

## THE PROCESS

MMNA: We hope you received our email below regarding our question about meeting with us: Has your intention always been to limit your responses to writing only? If so, why not tell us that in advance of our scheduled zoom meeting? If not, when and why did that change?

HP (response from an email):

Our intent is to communicate honestly, accurately and efficiently. We don't seek to debate; rather, we intend to foster an open dialogue in which all parties are heard and understood equally. As we have done in many other community meetings for this project (and other projects), we believe that providing written responses to questions ensures an accurate dialogue that may be shared with the widest group. We were prepared to hear and record all questions on Monday night, and we respect your preference to email questions to us.

MMNA: HP did respond to the questions but we respectfully disagree with the response. HP said they want "open dialog" but that happens best with real-time conversation. HP said they want accuracy, but recording a zoom meeting would provide an absolute accurate record. HP said they want responses to be shared with the widest group, but in this video age people are much more inclined to watch a video recording than to comb through pages of written material.

COMMENT: We also do not wish to enter into a debate. In the spirit of cooperation and neighborliness we simply seek up-to-date, accurate information, ongoing, so we can keep our community informed about the next-door neighbors' plans.

Although some of the info below may be available elsewhere, please understand that we are trying to amass all the info together in one place for the average citizen without them having to search online documents or cross-reference other documents. We are requesting this for the benefit of our residents, so they can have easy access to the project information all together in one place.

## CONSTRUCTION TIMETABLE

MMNA: Please explain how the construction timetable will work for the whole project?

1) First the Piilani road needs to be built out to 4 lanes from Kilohana?  
Project roads will be graded at the same time?  
Will this be all roads or just roads in the Phase I map area?

HP: Construction will be conducted in phases, as detailed in Condition 2 of the project's Conditions of Zoning. Improvements begin with the upgrade of Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. This upgrade shall be completed prior to the commencement of any construction.

MMNA: HP did not answer our questions as they did not explain the construction timetable for the entire project. There are many aspects of construction. Instead they referred to Condition 2 of Conditions of Zoning, which forces us volunteers to lookup documents and maybe get the answer.

REMAINING QUESTION: Please explain how the construction timetable will work for the whole project? Please outline it here for our residents so they don't have to hunt around for Conditions of Zoning.

2) When will grading happen?  
Is grading dependent on Piilani widening?  
Will all grading happen at once or by Phases, with Phase 1 first?

Will you put up retention fencing to reduce dust?  
What about all the critters (rats and mice) that may be driven into our neighborhood?

HP: Grading will commence upon Phase III approval and will occur in phases. Best Management Practices (BMPs) will be implemented, including fencing around the construction area to reduce dust. Each phase of grading will also require County grading permits and National Pollutant Discharge Elimination System (NPDES) permits, ensuring adverse environmental impacts are avoided. HP will work with an environmental consultant to assess the rodent population prior to construction, and as necessary, implement a bait and trap program to reduce the rodent population prior to project initiation.

MMNA: HP did address the question of when project roads would be graded, "Upon Phase III Approval". It is unclear which phase would be graded first, as they simply say "It will occur in phases". They did not specify if grading is dependent on Piilani highway widening. Their new map shows an area adjacent to Maui Meadows as Phase I. This is a recent change. They did address fencing and critters.

REMAINING QUESTIONS: Please tell us which phase would be graded first? We don't want to assume. Would the currently labeled "Phase I" area adjacent to Maui Meadows be graded first? Please tell us if grading is dependent on Piilani widening or not?

3) When will drainage retention basins and associated piping be installed?  
Will this be all basins at once, or just basins in Phase I map area?

HP: Generally, drainage basins will be developed concurrent with grading and infrastructure work. As currently designed, our drainage scheme is significantly oversized, designed to capture substantially more runoff than required by code.

MMNA: Question was not clearly answered, response is left to interpretation as with their use of the word, "generally". No specific response in regards to all basins at once or just Phase 1 basins.

REMAINING QUESTIONS: You said "generally". What would be the exception(s) to the drainage basins and piping installations timing? Will all basins be installed at once or in phases? Please reply to the question without cross referencing to grading and infrastructure timing.

MMNA:

4) When will water and sewer pipes be installed? Installation all at once or just Phase 1 first?

HP: The initial phase of development will require the sewer and water connections be completed to the water source and wastewater treatment facility. As future areas are developed, they will connect to and expand the previously installed infrastructure.

MMNA: It looks as if this question was answered as water and sewer pipe installation will expand as future areas are developed, assuming "initial phase" is Phase 1. Thus, water/sewer pipes will be installed during Phase 1 and throughout the process.

## LIGHTING

1) Are you intending to meet the Dark Skies lighting standards in development areas between the Maui Meadows border and the first gulch to the north?  
If not, how will you avoid the typical light pollution that current county standards allow?

2) What is actually planned in the areas along the Maui Meadows border - from the 116 ft "buffer" to the first gulch - how many units will be there and what kind of lighting will you have for parking lots and apartment buildings?

3) Will any testing be done to see how potential types of lighting affect our neighborhood?

HP: The project electrical engineer will confirm compliance with Maui County Lighting Ordinance No. 3430, and where applicable, the Dark Skies lighting standards.

MMNA: It is unclear whether "confirm compliance" includes testing. Also, a new dark skies lighting ordinance is in the pipeline. Will the project comply with that?

REMAINING QUESTIONS: Does "confirm compliance" include testing? Will you comply with the new Maui County Dark Skies lighting standards currently proposed to protect native birds?

4) Will any Maui Meadows representatives be invited to view the test area of proposed outdoor lighting and offer feedback?

HP: No response.

MMNA: This question was not answered.

REMAINING QUESTION: Will the MMNA be invited to view the test area of proposed outdoor lighting and offer feedback?

5) Would our feedback be seriously considered in the project's lighting design?

HP: Feedback from the Maui Meadows Neighborhood Association would be considered as part of the project's lighting design.

MMNA: HP simple answer is yes, which answers the question. But it seems that our feedback would need to be in response to observation of lighting in the test area, which from the previous responses there does not seem to be a solid commitment to testing when they state "to the extent testing is required..." We don't know if there are lighting testing requirements - if so then we will be able to provide feedback. If not then we won't have much to comment on.

REMAINING QUESTION: Is testing of lighting to meet Dark Skies requirements required? Will you commit to testing anyway, even if it's not required? At what part of this process would you be seeking and considering MMNA feedback?

## DRAINAGE

1) What methods will be used for drainage basin construction? Will there be "blasting"? How deep will each drainage basin be?

HP: The methods and means of constructing the retention basins will be determined by our civil engineer in consultation with a geotechnical engineer. Our intent is to minimize impacts to the existing topography by working with the natural terrain to create drainage basins. At this time, the depth of the drainage basins has not been determined. Although controlled blasting is an option for this development, it is not preferred. Controlled hoe ramming is another option that may be considered. With either method, the contractor would be required to comply with all Federal, State and County laws.

MMNA: Their answer is: We don't know yet. Has yet to be determined by our civil engineers. So this is something to be followed up on when they have determined their answers to the question.

REMAINING QUESTIONS: Will you contact the MMNA as soon as this determination is made? Will you give the MMNA advance notice of any blasting so that we may inform our residents in a timely manner?

2) It appears that there's a good sized drainage basin by Hoala Drive - right by the proposed park. On the maps it looks like that area is more like "green space"- but if the basin is constructed will it potentially be a place of intense construction?

HP: As noted above, our proposed drainage scheme seeks to minimize impacts to the surrounding areas and to work with the natural topography of the land, and as such, "intense" construction is not anticipated. Further, all retention basins will be grassed and/or landscaped and would blend into the buffer area.

MMNA: For this they are referring back to their response on the previous question, saying that they intend to "minimize impact" by using hoe ramming when possible, instead of blasting. They also say that they won't know how deep they will need to dig until their civil engineer and geotechnical engineer complete the evaluation of the area.

REMAINING QUESTIONS: Will you contact the MMNA as soon as this determination is made? Will you give the MMNA advance notice of any blasting so that we may forewarn our residents in a timely manner?

3) There are basins in areas that have been shown as part of the Maui Meadows buffer on past maps the community has been shown, so are those areas really part of the "buffer" or part of the project's drainage infrastructure?

HP: Drainage basins are not proposed within the 116-foot buffer zone. Retention basins may be utilized in some of the Open Space corridors areas. All retention basins will be grassed and/or landscaped and would blend into the buffer area.

MMNA: They clearly state that "the basins are not proposed within the 116-foot buffer zone", so they have answered the question. They do clarify that basins could be used in the "open space corridors".

## ROADS

1) Which map shows what roadways are planned? The documents turned in to the Planning Commission were from different years and showed different road locations. Can we get current road maps?

HP: The preliminary Roadway Site Layout Plan was provided to the Maui Planning Commission for its meeting on February 22, 2022. This plan represents the project's current road layout and is attached to this letter.

MMNA: This question seems to be answered.

2) Are all of the roads planned to be county, or private and maintained by your homeowners association?

HP: The roads within the project site will be privately owned and maintained.

MMNA: HP says the roads within the project site will be private but they don't say if that is the sum total of all the roads that are planned.

REMAINING QUESTION: Are there any other roads planned in connection to this project, other than those within the project site?

3) You seem to have the same traffic consultant who worked for Ledcor/Wailea Phase II. Their traffic report stated that only one additional lane was needed to handle all expected traffic on Piilani's south end until 2035. Is this consultant going to recommend the full 4 lane widening, and when does he estimate it will be needed?

HP: Yes, Honua'ula has the same traffic consultant. Honua'ula has an existing zoning condition that requires full upgrade of Pi'ilani Highway to four (4) lanes of traffic from Kilohana Drive to Wailea Ike Drive prior to any construction of residential units on site. Honua'ula intends to comply with this condition.

MMNA: According to HDOT the MOU does not have a construction duration. However, since any vertical construction of the subdivision cannot start until the roadway construction is completed, it seems HP is committed to having the roadway improvements completed as soon as possible. Currently each of these improvements are on different construction timelines. HDOT has said they will coordinate the improvements as best as possible as each moves into construction.

4) Have you met with HDOT recently? When is the last time? Have any agreements been signed? Will we be included in future discussions?

HP: The project team has met with the Hawai'i Department of Transportation (HDOT) on a number of occasions over the past year. Honua'ula consulted with HDOT on several matters including the development of a Supplemental Traffic Assessment (October 2021), which HDOT reviewed and confirmed its findings. A letter agreement regarding the project's roadway improvements (as part of Condition No. 18k.) was also signed and executed with HDOT, and included in the Staff Report provided to the Maui Planning Commission. Additionally, a draft Memorandum of Agreement regarding the project's traffic improvements (as part of Condition No. 2) has been submitted to HDOT and will be executed upon Phase II approval.

MMNA: According to HDOT, HP has had several discussions with HDOT over the last year or so. HP has submitted a draft MOU to HDOT. HDOT is reviewing and has provided comments. The MOU would be executed after Phase II approval. **They did not respond to our question about MMNA being included in future discussions.**

REMAINING QUESTION: Will the MMNA be included in future discussions with HDOT?

5) What agreements do you have with the Paeahu Solar farm about the road and about the overhead transmission line? Can we see those agreements? Can we get copies of signed agreements?

HP: For its solar project, Paeahu Solar LLC is currently considering two access routes for the Project. One access route is via a single new access road extending from Pi'ilani Highway, across TMK 2-1- 008:056 (owned by Honua'ula Partners, LLC). Plans for the Paeahu Solar project can be viewed/downloaded at: <https://www.mauicounty.gov/ArchiveCenter/ViewFile/Item/28200>.

MMNA: They did not say what, if any, agreements they have. They did not respond to our request to see the agreements or get signed copies of the agreements. We need to see the roads on a map.

REMAINING QUESTIONS: Please tell us what agreements you have with the Paeahu Solar project? Also please tell us about the overhead transmission line? Can we see the agreements? Can we get copies of signed agreements?

## HOUSING

1) What is the density, number of units and type of units in the area along our border? Especially what is the density of the "new" housing complex on the northwest end of the project nearest the Maui Meadows border?

HP: There will be no development along the Maui Meadows border. As indicated in the Master Plan, the development area "XX" in our northwest corner (immediately adjacent to the 116-foot Maui Meadows buffer) proposes affordable duplexes, with each living unit approximately 1,000 square feet in size. The units which are immediately adjacent to the 116-foot buffer may not exceed a maximum height of thirty (30) feet. The development area "WW" to the east will include multi-family units, and those immediately adjacent to the 116-foot buffer will be limited to a height of 30-feet. Development areas "A" & "B" in the northeast will be low-density single-family units, and the units immediately adjacent to the 116-foot buffer will be limited in height to 20-feet.

MMNA: They gave the type of building but not the density, like lot size for each unit. What is the square footage for each?

REMAINING QUESTIONS: What is the lot size for the "XX" units? What is the square footage for the "WW" multi-family units? What is the lot size and square footage of the single-family units in area "A & B"?

Again, although some of this info may be available elsewhere, please understand that we are trying to amass all the info together in one place for the average citizen without them having to search online documents or cross- reference other documents. We are requesting this for the benefit of our residents, so they can have easy access to the project information all together in one place.

Thank you.