

AH Committee

From: Kyle Ginoza <kyle@hopebuildershawaii.com>
Sent: Sunday, October 04, 2020 5:23 PM
To: Alison N. Stewart; Evan P. Dust; Tasha A. Kama
Cc: AH Committee; Linda Munsell; Mimi Desjardins; Heidi Bigelow; peter@westmauland.com
Subject: RE: Responses to Council Member Paltin's Questions and Proposed Conditions
Attachments: 10-4-20 Response to the AH Committee.pdf

Aloha Chair Kama,

Please find attached the projected estimated values of the fee waivers that we are requesting. I would appreciate the opportunity to go over the attached response at the beginning of the meeting tomorrow. Thank you.

The following resource personnel will be present at the meeting tomorrow.

Peter Martin – majority owner of Lihau`ula LLC
Heidi Bigelow – project manager for Lihau`ula LLC
Kyle Ginoza – project manager for Lihau`ula LLC

Kyle

From: Kyle Ginoza
Sent: Monday, September 28, 2020 5:51 PM
To: Alison N. Stewart <Alison.Stewart@mauicounty.us>; Evan P. Dust <Evan.Dust@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>
Cc: AH Committee <AH.Committee@mauicounty.us>; Linda Munsell <Linda.Munsell@co.maui.hi.us>; Mimi Desjardins <MIMI.Desjardins@co.maui.hi.us>; Heidi Bigelow <Heidi@westmauland.com>; peter@westmauland.com
Subject: Responses to Council Member Paltin's Questions and Proposed Conditions

Aloha Chair Kama,

Please find attached the responses requested by Council Member Paltin after last week's meeting. I would appreciate the opportunity to go over our attached responses at the beginning of the meeting tomorrow.

The following resource personnel will be present at the meeting tomorrow.

Peter Martin – majority owner of Lihau`ula LLC
Dylan Payne, Ali Linder, and Kamuela Guth – real estate representatives for Lihau`ula LLC
Heidi Bigelow – project manager for Lihau`ula LLC
Glenn Tremble and Dave Minami – Olowalu Water Company, Inc. representatives
Kyle Ginoza – project manager for Lihau`ula LLC

Please let me know if you have any questions. Thank you.

Kyle

Kyle Ginoza
Project Manager

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DATE: October 4, 2020

TO: Chair Kama and Members of the Affordable Housing Committee

FROM: Kyle Ginoza on behalf of Lihau`ula LLC

Please find below our response to the value of the fee waivers requested for the project. All the fee waivers are being requested for the 40 affordable units only. The estimated fee waiver amount per affordable unit is \$10,781.63 with an aggregate total for the project of \$431,265.

Requested Fee Waiver	Total Estimated Value	Estimated Cost per Affordable Unit	Response
Driveway permit and inspection fees, Section 12.08	0	0	Not applicable (private roadways)
Traffic and roadway improvement impact fees in West Maui, Section 14.62	0	0	Per the Planning Department, the fee schedule is pending adoption. Consequently, for the purposes of this project, the value is zero.
Fire plan review fee, Section 16.04C	0	0	Not applicable since the review will be part of building permit review.
Plumbing permit fees, Section 16.20B	\$ 5,140	\$ 128.50	
Electrical permit fees, Section 16.18B	\$ 11,300	\$ 282.50	
Building permit fees, Section 16.26B	\$ 30,100	\$ 752.50	
Park dedication and assessment fees, Subsection 18.16.320(I)(5)	\$381,000	\$ 9,525.00	
Grubbing and grading permit fees, Section 20.08.090	\$ 3,725	\$ 93.13	
Total	\$431,265	\$10,781.63	

Regarding the discussion with respect to wastewater, please find attached a letter from Dr. Steven Dollar, dated September 28, 2020, which provided input on the efficacy of State of Hawaii, Department of Health approved wastewater disposal methods and questioned the generalizations of many of the testifiers with respect to reef impacts.

Please also find attached a plan view rendering of how the project landscaping is envisioned.

Thank you.

September 28, 2020

To Whom It May Concern;

I have been asked to review testimony regarding opposition to the Lihau`ula Workforce Housing Project based in part on supposed expert opinion indicting the project will result in damage to the coral reef habitats off of Olowalu Maui. My qualifications to provide such a review are based on my educational background (Ph.D. in Chemical Oceanography from the University of Hawaii), over forty years of academic experience mostly as a Coastal Resources Specialist at the School of Ocean and Earth Science at the University of Hawaii, and the author of numerous scientific studies on the effects of nutrient discharge to the nearshore ocean and coral reefs in the Hawaiian Islands, particularly in West Maui.

While everyone is entitled to their own opinion regarding views on a housing project, should those views be couched in the context of scientific expertise, then some justifiable factual data must be presented to support the opinion. The testimony that I have been asked to review provides no specific data, no qualifications of the testifiers, and only vague generalizations that are not accurate. In fact, should the project utilize and maintain waste disposal systems that are approved by the State of Hawaii Department of Health, the claim that these systems will result in impacts to environmental health is not defensible. Such waste disposal systems (particularly aerobic digesters) serve to reduce nutrient loading to the ocean to the point where such inputs are only a small addition to natural inputs and do not cause any disruption to marine environmental processes. Such results have been documented repeatedly by myself and others throughout the Hawaiian Islands and the rest of the world, and provide the rationale for acceptance of such septic waste treatment by the Department of Health.

The testifiers claim that similar projects have resulted in impacts to reefs of Maui is also not accurate. (e.g., "Septic systems in South Maui are good examples of the negative impact to coastal waters"). Such impacts have not been documented. The reference to these kinds of systems resulting in algal blooms is completely inaccurate, as there have been no algal blooms off South or West Maui for decades. As the author of a major study funded by the U.S. Environmental Agency in the 1980s, I determined that the cause of the algal blooms at that time was primarily related to nutrient input from large-scale sugarcane agriculture, which no longer exist in Maui.

Please note that I am not providing this review in terms of supporting or not supporting the Lihau`ula Workforce Housing Project. Rather it is to try to support the use of scientific integrity in the decision process.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Dollar", with a stylized, flowing script.

Dr. Steven Dollar

