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November 21, 2015

State of Hawaii Land Use Commission  
Attn.: Mr. Daniel Orodener  
Dept. of Business, Economic Development,  
& Tourism  
PO Box 2359  
Honolulu, HI 96804

Makila Land LLC.	PB&R Associates, Inc.
Ms. Heidi Bigelow	Mr. Tom Schnell
305 East Wakea Ave.	1001 Bishop Street
Suite 100	Suite 650
Kahului, HI 96732	Honolulu, HI 96813

Dear Mr. Orodener, Ms. Bigelow and Mr. Schnell,

I am a homeowner in the Makila Plantation subdivision and are writing about the following project:

Makila Rural Community  
Docket Number: A15-799  
Subject: EISPN

TMK: (2)4-7-013:001,002,003,004,005,006,007,008,009,010,011 and 012.

I have several concerns that I would like to see addressed.

- 1) Section 3 of the EISPN states that there are "no known environmentally sensitive areas, wetlands, Critical Habitat, or endangered plant or animal species on the Property."

I live directly across from the area in question and have seen and photographed Nene geese in our area. The Nene are often seen coming up towards us from the field below, the subject area. Given that Nene are classified as an endangered species, what steps will be taken to ensure that a Nene habitat is not disturbed? (We have also seen owls in the area in question.)

- 2) This area has been designated primarily (except for drainage gulleys) as "good soil" having the second highest productivity rating classified by the state. It is state policy NOT to take "good" soil out of potential AG use. Additionally only 10% of AG land currently falls into the top two productivity levels. Removing this land puts a serious dent in what remains. What justification for removing this soil from potential AG use is there? (While the area is not currently used for AG that is simply because the applicant has chosen NOT to use it for AG or sell it to individuals. I have heard that individuals have expressed an interest in purchasing individual lots from the petitioner for AG use but have been held at bay/"wait listed".)

- 3) Emergency evacuation in the event of a brushfire above the development is an important issue. With a potential tripling of the population, what plan is there for ensuring that those mauka of the development will not encounter bottlenecks and a strangled exit road in the event of a fire?
- 4) In addition to fire evacuation, how will congestion on Kai Hele Ku Street and backups onto Honoapiiliani Highway be addressed? Anyone who lives here knows that we are already seeing backups as the population of the area increases. What plan is there to prevent this from being exacerbated?
- 5) Why does this plan NOT conform to the Maui Island Plan? The Maui Island Plan calls for a minimum of 50% of the development being designated as "open space". Makila Land is achieving this figure by including portions of what will be people's backyards as open space. Was this the intent of the authors of the Maui Island Plan? AND what will prevent folks from developing this private "open space" a few years from now?
- 6) The plan has an urban core of 40 acres. Why is this necessary? Again it does NOT conform to the Maui Island Plan. Surely "workforce housing" can be placed on rural land. Why not build fewer luxury homes to accommodate this?
- 7) How will light and noise pollution be addressed? These issues have an effect on all of us who live in the area but also effect the Nene geese and the owls. There are also Newell Shearwaters and Hawaii Dark Rumped Petrels nesting in the West Maui Mountains. How will light and noise pollution affect them?
- 8) Will there be adequate water? We have are already facing water shortages as evidenced by the note sent to all homeowners in Makila on behalf of West Maui Land's water company, asking us to conserve water because supplies were running out. How will a tripling of population effect this supply?
- 9) The Makila Plan includes a sewage treatment plant on the property (the location to be determined as of the time of the community presentations to our homeowners association). It strikes me that the details of this important piece should have been shared with effected homeowners in advance. Additionally, how will the issue of smells wafting up to the abutting subdivision be addressed? What about potential overflow during rains and storms? How will that be prevented?
- 10) How will the project address the increased need for emergency services that comes with a tripling of population?
- 11) The development of lands mauka to the reefs is likely to affect water quality and reef health. How is this being addressed? What oversight will there be? Any damage done will be irreversible. This shoreline is designated monk seal habitat. Any effect on water quality will also effect this protected marine life.

Sincerely,



Linda Jenkins