

Y. Ebisu & Associates

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September 16, 2015

Dave Ward and Bill Frampton
Olowalu Town, LLC
2035 Main Street, Suite No. 1
Wailuku, Hawaii 96793

SUBJECT: Preliminary Acoustic Study of the Proposed Olowalu Town
Master Plan Development, dated October, 2011

Dear Mr. Ward and Mr. Frampton:

Our October 2011 Preliminary Acoustic Study for the Olowalu Master Plan Study addressed the noise impacts related to the proposed Honoapiilani Highway Realignment. Our study addressed Alternative 1, the Preferred Alternative. With the adoption of the Maui Island Plan (MIP) in December 2012, Alternative 2 was introduced as a second alternative within the realm of implementation potential. Alternative 2 reflects a master plan concept which follows the MIP's growth boundaries. That is, lands makai of Honoapiilani Highway are not included as part of the Master Plan. Both Alternatives 1 and 2 call for the development of up to 1,500 residential units and between 300,000 to 375,000 square feet of commercial space.

The technical basis for our noise impact analysis relates to future traffic noise levels, together with environmental factors such as terrain, ground cover and local shielding conditions. Future traffic noise levels developed in our Preliminary Acoustic Study dated October 2011 are similar to those based on the traffic study provided by Roger Dyar's Olowalu Town Traffic Impact Analysis Report (TIAR) plus peak hour traffic data received in September 2015.

We have reviewed the updated TIAR (April 14, 2015) and the peak hour traffic data received in September 2015, and have determined that the traffic outputs presented in this updated report do not materially impact the results of our noise model results. Additionally, other factors used in developing our study methodology (terrain, ground

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cover and local shielding conditions) have not changed. These modeling factors apply to both Alternative 1 and Alternative 2.

No new circumstances have arisen with respect to the subject project or property that will result in different or likely increased environmental impacts not previously dealt with in our 2011 report. Accordingly, we confirm that the findings, conclusions, and recommendations presented in our October 2011 Preliminary Acoustic Study remain applicable and are valid for both Alternative 1 and Alternative 2.

Sincerely,

A handwritten signature in black ink, appearing to be 'Yoichi Ebisu', written over a circular stamp or seal.

Yoichi Ebisu, P.E.

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cc: Colleen Suyama, Munekiyo Hiraga