

THORNHILL name and address  
DESIGN GROUP.

Lot 8 Haniu St. Lahaina, HI

96761

West Maui

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

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

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

With a serious increase in population density, emergency evacuation becomes an issue. Evacuation routes out of Launiupoko in the case of another fire starting from above the subdivision, seem insufficient for our current area population. How will this be addressed with a tripling of population creating an even bigger strain on evacuation routes? (Kai Hele Ku is the only road that goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

The soil in the Makila Rural Community area is primarily designated as "good soil". It is Hawaii state policy not to remove good soil areas out of AG use. Why is this area being removed from AG? (It is worth noting that while the area is currently not used for AG purposes, this is because the owner has chosen not to use for AG purposes. It is not because the land is poor AG land.)

How will the likely increase in both light and noise pollution be addressed?

The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?

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LAND USE COMMISSION  
STATE OF HAWAII

The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan does NOT conform to the Maui Island Plan's requirement for 50% or greater open space. According to the US EPA, Open space is any open piece of land that is undeveloped **and** is accessible to the public. This Makila Rural Community Plan achieves its 50% open space requirement by including portions of people's lots (Lots they intend to sell) as open space. People's yards should NOT be counted as open space. They are not accessible to the public and therefore should not count towards the 50% requirement.

The plan does NOT conform to the Maui Island Plan because it contains a 40 acre urban core which will include smaller lots (making it a higher density area) for workforce housing. The workforce housing should be on the same size lots as the remainder of the housing. There is no provision for 40 acres of urban in the Maui Island Plan.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,



Your name *Thornhill Design Group - Maggi THORNHILL*

Applicant: Makila Land Co., LLC

305 East Wakea Avenue, Suite 100

Kahului, HI 96732

Attention: Ms. Heidi Bigelow

Approving Agency: State of Hawaii Land Use Commission

Department of Business, Economic Development and Tourism

PO Box 2359

Honolulu, HI 96804

Attention: Daniel Orodener, Executive Officer

Consultant: PBR & Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, HI 96813

Attention: Tom Schnell, Principal