

**From:** [Mariah Gill](#)  
**To:** [James Wisthoff](#); [Warren MacDonald](#)  
**Cc:** [michele@mchawaii.com](mailto:michele@mchawaii.com); [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
**Subject:** RE: Makila Response returned for State of Hawaii Land Use Commission  
**Date:** 12/04/2015 10:09 AM

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FYI

This comment has been recorded by Makila Land Co., LLC.

Mahalo,  
Mariah

Mariah J Gill  
Environmental Consultant  
MEM Yale School of Forestry and Environmental Studies  
BS University of Southern California  
Work: [mariah@westmauiland.com](mailto:mariah@westmauiland.com)  
Work: (808) 877-4202 Ext. 40  
Cell: (808) 281-3241

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**From:** James Wisthoff [mailto:[jwisthoff@aol.com](mailto:jwisthoff@aol.com)]  
**Sent:** Friday, December 04, 2015 10:06 AM  
**To:** Warren MacDonald <[wmacdonald@synergeticsusa.com](mailto:wmacdonald@synergeticsusa.com)>  
**Cc:** Mariah Gill <[Mariah@westmauiland.com](mailto:Mariah@westmauiland.com)>; [michele@mchawaii.com](mailto:michele@mchawaii.com); [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
**Subject:** Re: Makila Response returned for State of Hawaii Land Use Commission

Aloha Warren -

Looks like the address above is correct. I went back and looked at your original email and it looks like the **.gov** is missing on the address. If that doesn't work, let me know and I will make sure your letter gets delivered.

Jay Wisthoff  
[jwisthoff@aol.com](mailto:jwisthoff@aol.com)  
808-269-1589

On Dec 4, 2015, at 10:33 AM, Warren MacDonald  
<[wmacdonald@synergeticsusa.com](mailto:wmacdonald@synergeticsusa.com)> wrote:

Greetings,  
The address I have for the State of Hawaii Land Use Commission  
[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov) came back as undeliverable I am attempting it again.  
Warren MacDonald  
<Makila.docx>

**From:** [James Wisthoff](#)  
**To:** [Warren MacDonald](#)  
**Cc:** [mariah@westmauland.com](mailto:mariah@westmauland.com); [michele@mchawaii.com](mailto:michele@mchawaii.com); [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
**Subject:** Re: Makila Response returned for State of Hawaii Land Use Commission  
**Date:** 12/04/2015 10:08 AM

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Aloha Warren -

Looks like the address above is correct. I went back and looked at your original email and it looks like the **.gov** is missing on the address. If that doesn't work, let me know and I will make sure your letter gets delivered.

Jay Wisthoff  
[jwisthoff@aol.com](mailto:jwisthoff@aol.com)  
808-269-1589

On Dec 4, 2015, at 10:33 AM, Warren MacDonald  
<[wmacdonald@synergeticsusa.com](mailto:wmacdonald@synergeticsusa.com)> wrote:

Greetings,

The address I have for the State of Hawaii Land Use Commission  
[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov) came back as undeliverable I am attempting it again.

Warren MacDonald  
<Makila.docx>

**From:** [judy.lauridsen](mailto:judy.lauridsen)  
**Reply To:** [judy.lauridsen](mailto:judy.lauridsen)  
**To:** [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
**Cc:** [mariah@wesmauland.com](mailto:mariah@wesmauland.com)  
**Subject:** State Land Use Commission, Docket A15-799, Makika Rural Community EIS  
**Date:** 12/04/2015 09:54 AM

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Hello,

As a homeowner in Mahanalua Launiupoko area I am deeply concerned and against the negative impact the Makila Land Co. LLC's plans to build a 271-acre project with 200-225 lots and units . The issues being with water availability, traffic congestion and safety issues with emergency evacuation from the area, the runoff into the ocean and the effects on the reef, not to mention the sewage problems of smell and leakage from a proposed treatment plant, changing to a rural area from an agricultural area with loss of future farm land, and the potential for increased crime due to this large increase in population. Please take these issues under serious consideration before allowing this project to proceed. Respectfully,  
Judith Lauridsen

December 4, 2015

Warren and Carol MacDonald  
31 Iliahi Way  
Launiopoko  
Lahaina, Maui, Hawaii 96761

To whom it concerns:

We have recently become aware of the proposed Makila Village development. We have several concerns we wish to convey.

A large part of our decision to purchase in Launiopoko was the quiet, serene environment. It is set apart from the hubbub of Lahaina, and yet convenient to all the amenities Lahaina has to offer. Coming from the country, this was a priority for us. When we purchased in August of 2013, there was no disclosure, addendum or notification of the proposed development. To say this would have been a major consideration on our part would be an understatement. We greatly value the Hawaiian atmosphere, the calming view of the ocean, and the protection of a structured development. By developing the lower portion of Launiopoko, several items need to be rectified. Not only will the quiet atmosphere of our beautiful development be destroyed, there will be added traffic, the potential for criminal activity, additional strain on an already strained water system, potential damage to the beach/surf from run off from the area proposed shops, sewage and so much more. As you drive north, the run off and stench of the water treatment plant in Kaanapali and Honokawai is evident. What is to prevent this outcome from this proposed system? What will be done to prevent the contamination and odor from that sewage plant? What becomes of the view of owners above in the development? With an already strained water system, it will be impossible to incorporate additional use. How will this be addressed? And how will it be any different than the current solution in Kaanapali and Honokawai? These are major, major issues to consider. To expect the current land/home owners to accept the massive impact this will have on us, along with the decreased property value due to the removal of our secluded environment, for the profit of the developer is unconscionable. New or supporting sewage and water systems for this village would remove the pristine view, especially in the evening with the increased lighting and increase traffic, noise and odors. Additionally, the developer should be held to the same standard as the homeowners are. Maui Island Plan requires open space. This is not being adhered to under the current proposal. Currently, portions of the lots being sold are to be considered as part of the 50% required parks and open land. This is a contortion of the requirement. As homeowners, we are not allowed to bend the rules to conform to our needs. When we purchased, we knew and understood there were limitations, which HAD been disclosed to us, as to land use. The development should also be required to have, separated and apart from the private property, 50% of the land set aside for parks and open space. This is part of the beauty of Launiopoko. To require the developer to conform to the same rules we as homeowners are is not only fair, but also seems to be the only legal and moral solution.

This area has been designated good soil, ranking 2nd highest productivity rating classification by the state. This is why we, as homeowners, are required to have a farm plan for our property, using 50% of the land towards that use. State policy is to NOT take good soil out of AG use, yet that is exactly what this new development will do. To say that using this land, because it is not currently under AG use, and to develop it without this requirement, also flies in the face of common sense and is disingenuous. Just because the land is not currently being used for such a purpose, does not reduce or change the requirements. I am confident that current owners of vacant land in Launiopoko would not receive the same waiver. Launiopoko CC&R's were structured to create a development to preventing the very thing Makila Village threatens to destroy.

Traffic in and out of Launiopoko is already strained. With the beach/park across the street, traffic in and out of Lahaina and the current development traffic, the dramatically increased traffic in the area that Makila Village will yield is most certainly a recipe for disaster. This is of deep concern for us. There will not only be fender benders, I for see potential deaths. Foot traffic will be the most at risk. There is no doubt that tourists,

distracted by the views, and unfamiliarity with the area, will pose a risk. As part of a team tasked with formulating road safety for my company, I can speak with experience to this point. Unfortunately, it often takes a death before serious safety issues are addressed.

Our beaches and reefs should be of utmost concern to us. Once damaged, it takes time for them to heal and return to their original condition, if ever. As marine biologists testified to the Maui Planning Commission in 2008 and 2009, in regards to Olowalu, just down the street from us, these areas will be put at risk.

As we see it, there are limitless red flags being raised by moving forward with this proposal and ignoring current rulings set aside to protect this area. The reason these rules were put in place was to protect the beauty and growth of Maui. Although growth and change are inevitable, rules were put in place to protect Maui against the very thing this development intends to defy.

With this development, there is also a very real concern for the impact on the wildlife. As the potential for food sources decreases in the wild and increases in the development, they will move to areas where they can obtain food. They can and will need to move into areas, such as back yards, in order to survive. We have personally seen large boars as far down as the horse farm. Is this really what we want to entice into our back yards? What protection will be afforded the other wildlife, some endangered? Will we choose to not protect them under the guise that there are limited numbers in the area?

Although there are attributes to such a community as Makila Village, they are not appropriate for Launiopoko, and would place an unfair burden on the current owners. We earnestly implore the owners of the proposed development to look for a more appropriate area to move to. If they choose not to relocate then we beseech the State to enforce the regulations set in place to protect this area to the letter of the law as it is currently written for us. We pray you make compulsory the current restrictions on Maui land use above the profit of an individual or corporation.

Sincerely,

Warren and Carol MacDonald

31 Iliahi Way