

From: Steven R. Brown

Representing:

Lebruns LLC

Owners of 87 & 91 Haniu Street

Makila Land/Plantation

Lahina, HI

To:

A. Makila Land Co.,LLC

305 East Wakea Avenue Suite 100

Kahului, Hawai'i 96732

Attn: Ms. Heidi Bigelow,

B. State of Hawai'i Land Use Commission

Department of Business, Economic Development & Tourism

P.O. Box 2359

Honolulu, HI 96804

Attn: Mr. Daniel Orodener, Executive Officer

C. Consultant: PBR & Associates, Inc.

1001 bishop Street, suite 650

Honolulu, HI 96813

Attn: tom Schnell, AICP, Principal

Concerning:

District: West Maui

Project name: 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

LAND USE COMMISSION
STATE OF HAWAII
2015 DEC -9 P 2:43

Dear Sirs:

LAND USE COMMISSION
STATE OF HAWAII
2015 DEC 19 PM 2:43

I am writing to express my concerns about the change in zoning of the Makila Agricultural status of lots 001 thru 012 to a designation as the Makila Rural Community. In particular I was informed that an EISPN (Environmental Impact Statement Preparation Notice) has been issued and that I have until December 8 to respond.

My property lies below Hainu Street and is probably the most impacted property in the neighborhood. It consists of 16 acres. I have completed construction of my home and Ohana and have started considering redevelopment of the lower 8 acres that is currently held in pasture. Originally, I was going to develop a barn with orchards and plots of land for hobby gardeners. The gardens were to be leased to Lahina residents that lived in apartments or condos and did not have land to garden. You might call this a hobby garden industry. I have noticed the satisfaction these gardens have brought to residents that live in large cities or communities where agricultural land is scarce or unavailable to less affluent or Naturally grown citizens.

I believe a change in zoning so close to my property will require me to rethink my use plan. I am concerned that water which seems to be available at the moment will be diverted to the household and landscape needs of over 225 new homes. I am concerned about the security of property and crops grown in the gardens next to a higher density community. I believe I would have to provide additional security such as fencing, lighting and alarms for the plots of land and possibly fencing in the entire pasture area.

When I bought my land I was informed that a road by pass would be built some day through the property below and to the North of my property. I accepted that as logical and important to the residents of Lahina and the tourist guests that provide jobs and enjoy our beautiful paradise. It is obvious that the access to the West side of Maui is constricted by a two lane road that is often subject to traffic congestion. This overly impacted transportation corridor is a problem now. What will it be like with more high rise condos being built north of Lahina as well as the 225 new homes at Makila.

In addition I was informed that the County wanted to develop the beach front property to provide more recreational opportunities and improve the safety of residents and vacationers that use the existing road as a means of access. Am I correct that this property is to be used for upscale Beach front Homes? If so, there is a danger of beach access being limited or restricted to the public. I am sure there is a balance in use but I am concerned that it has not been properly considered.

From my personal residential perspective, I am concerned about the impact of a higher density community. I always thought that this would be agricultural land that would be developed similar to mine. 50% in agriculture and the balance with limited structures that improved and enhanced a quality of life that is hard to find today. I suspect that if the new parcels were 5 to 10 acres, I would have little to complain about. The higher density brings with it more noise, light, traffic, trash, traffic, crime, etc.

How many residents are anticipated? Will higher taxes be needed for the infrastructure to support the needs of a 1000 new residents (Based on a family of 4)? Has consideration been given to police, fire and community services? Most importantly, I find Medical Services to be in adequate in the Lahina area now. Where is the Hospital or Emergency Room for the already over crowded conditions on West Maui.

I would agree that development brings a greater opportunity for people to see a great Maui sunset and enjoy this place we call paradise but we all lose that paradise when we lose that peace and quiet, the sound of the ocean at night when the traffic dies down, the stillness of the evening and my friends the Nene that have made my yard and pool one of their grazing fields and watering holes. We lose the diversity that agricultural land was supposed to

bring when it was originally designated as such. Why do we have to destroy that here? Aren't their other parcels of land to develop that have less impact on the existing residents? Surely, there is a better compromise than what has been proposed.

I am also concerned about the children whom will live in these homes. Where will they go to school and are those schools adequate to handle a 100 to 400 new students? What parks will they play in? If the open space being considered is merely a portion of their backyard then where is the soccer, baseball field or playground for younger tots. Or, are they going to play in the parking lot of a small convenience, hardware store or restaurant? Also, where are the bike and hiking paths for the community utilization?

The more I learn the more questions I have.

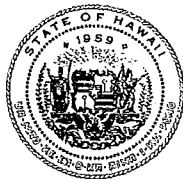
A handwritten signature in cursive script that reads "Steven L. Brown".

Sincerely

Steven Brown.

87 and 91 Hainu Street

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

December 7, 2015

Ms. Heidi Bigelow
Makila Land Company, LLC
305 East Wakea Avenue, Suite 100
Kahului, Hawaii 96732

Dear Ms. Bigelow:

**Subject: Makila Rural Community
Launiupoko-Polanui, Lahaina, Maui
TMK: (2) 4-7-013:001, 002-012**

2015 DEC -9 A 8:13
LAND USE COMMISSION
STATE OF HAWAII

Thank you for the opportunity to review this project. We have the following comments to offer:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The project is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. We are unable to offer any further comments on the proposed project at this time as domestic wastewater treatment and disposal have not been addressed. Preliminary design/study pertaining to the treatment unit and disposal system should be provided in order that we may be able to evaluate any impact and make a determination related to the wastewater plan.

Please be informed that the proposed wastewater system for the subdivision may have to include design consideration to address any effects associated with the construction of and/or discharges from the wastewater system to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices. In addition, all wastewater plans must conform to applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems."

Ms. Heidi Bigelow
December 7, 2015
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3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.
4. All lands formerly in the production of sugarcane should be characterized for arsenic contamination. If arsenic is detected above the US EPA Region Preliminary Remediation Goal (PRG) for non-cancer effects, then a removal and/or remedial plan must be submitted to the Hazard Evaluation and Emergency Response (HEER) Office of the State Department of Health for approval. Please contact them at 808 586-4249.

It is strongly recommended that the Standard Comments found at the Department's website: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/> be reviewed and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please contact me at 808 984-8230.

Sincerely,



Patti Kitkowski
District Environmental Health Program Chief

c EPO
PBR Hawaii & Associates, Inc.
State of Hawaii Land Use Commission