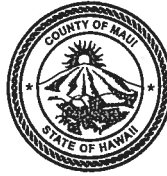


CHARMAINE TAVARES
Mayor

KATHLEEN ROSS AOKI
Director

ANN T. CUA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 30, 2010

Mr. Charles Jencks
c/o Goodfellow Brothers, Inc.
P.O. Box 220
Kihei, Hawaii 96753

Dear Mr. Jencks:

SUBJECT: MAUI PLANNING COMMISSION COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) FOR HONUA'ULA, A MASTER PLANNED COMMUNITY CONSISTING OF SINGLE-FAMILY AND MULTI-FAMILY HOMES, VILLAGE MIXED USE AREAS WITH SUPPORTING COMMERCIAL, OPEN SPACE, RECREATION, AND RELATED OFF-SITE IMPROVEMENTS LOCATED IN WAILEA, KIHEI-MAKENA, ISLAND OF MAUI, HAWAII. (EIS 2009/0001)

THE PROPERTY: 670 ACRES -
TMK'S: (2) 2-1-008:056
(2) 2-1-008:071

OFF-SITE IMPROVEMENTS: 30 ACRES -
TMK'S: (2) 2-1-08: 999 (POR) STATE OF HAWAII
(2) 2-1-08: 043 (POR) MAUI ELECTRIC COMPANY LTD
(2) 2-1-08: 090 (POR) MAKENA GOLF LLC
(2) 2-1-08: 108 (POR) MAKENA GOLF LLC
(2) 2-1-08: 054 (POR) ULUPALAKUA RANCH
(2) 2-1-08: 001 (POR) ULUPALAKUA RANCH

(2) 2-2-02: 050 (POR) HALEAKALA RANCH CO.
(2) 2-2-02: 054 (POR) HALEAKALA RANCH CO.

At its regular meeting on June 22, 2010, the Maui Planning Commission reviewed the above referenced document and provided the following comments:

1. Include information regarding the 250 off-site affordable homes, perhaps as an appendix;
2. All references cited in the EIS text should be provided in the references section;

3. Include analysis of more alternatives, in particular there should be an alternative discussing a Native Plant Preservation Area of 130 acres instead of just 22 acres as is in the current plan;
4. Discuss accommodations for bus transportation for workers within the off-site and on-site affordable housing areas;
5. Discuss noise abatement measures to mitigate noise levels along Piilani Highway as well as within the development;
6. Discuss energy development efforts or energy production generation in addition to energy efficiencies and conservation;
7. Discuss energy production and generation and specifically the feasibility of the MECO substation expansion to include batteries for the storage of energy;
8. Discuss access to telecommunications;
9. Examine the need for a monitor well before production wells are utilized in Kamaole Aquifer;
10. Provide well data for all known wells in Kamaole, including chlorides and water levels;
11. Examine the level of the transition zone for the aquifer;
12. Provide map of the project water infrastructure showing Community Plan boundaries and any impacts related thereto;
13. Discuss the possibility of easements for a mass transit station; there would be a terminus there to accommodate for transportation throughout the various destination points on Maui;
14. Elaborate on where the trail system would be;
15. Provide information regarding whether the project is proposed to be LEED certified;
16. Work with people that have provided comments regarding the archaeology of the site to clarify findings;
17. Provide information regarding the design and cost for the operation of the reverse osmosis system, cost analysis to consumers, and the market price housing for the water;

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18. Discuss what mechanism can be put in place or what assurances there are in case the water system fails or the private operating entity is unable to operate or maintain it;
19. Discuss the average energy demand required for Honuaula, how the demand could be off-set with renewable energy from on site, and the net demand that would be required from MECO. Meet with MECO to see what their requirements are or what their methodology is for estimating demand;
20. Provide a map showing the potential gated community areas and examine the impacts of having those areas gated;
21. Provide a description of the filtering of runoff and the effects of filtering or not filtering all runoff and surface runoff;
22. Honuaula Draft EIS is one of the better draft documents the commission has seen in terms of completeness.

Please provide written responses to the above comments in the Final EA. Should you require further clarification, please contact Deputy Planning Director Ann Cua by email at ann.cua@mauicounty.gov or by telephone at (808) 270-7521.

Sincerely,



for KATHLEEN ROSS AOKI
Planning Director

xc: Ann T. Cua, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Tom Schnell, AICP, PBR Hawaii (1001 Bishop St. Hon, HI 96813)
Gwen Hiraga, Munekiyo & Hiraga Inc.
Project File
General File

KRA:ATC:atw

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