

AH Committee

From: teresa jacques <terrijacques@icloud.com>
Sent: Tuesday, June 18, 2019 1:15 PM
To: AH Committee
Subject: Fwd: June 19, 2019: Polanui Gardens/Makila Rural-East

Without attachments

Begin forwarded message:

From: teresa jacques <terrijacques@icloud.com>
Date: June 17, 2019 at 3:30:58 PM HST
To: ah.committee@mauicounty.us
Cc: Terri Jacques <terrijacques@icloud.com>
Subject: June 19, 2019: Polanui Gardens/Makila Rural-East

Aloha,

I fully support the idea of affordable housing and understand that the area where the above-referenced proposals, and additionally Makila Farms, are located will eventually be developed. However, the three projects should be taken in to consideration as a whole, and their combined impacts should be assessed before any decisions are made.

If the two developers of the three projects are commissioning water engineering studies for the area together as if the projects were just different phases of the entire area's development, shouldn't the County do the same? (Ref: page 680 of Makila Rural-East proposal package) Additionally, the Market Study, Cultural Study, Archeology Study and Engineering Study were done by the same companies at the exact same time for both projects. They are essentially the same reports with a few paragraphs changed. So the two projects are really two portions of one larger one.

It would seem that the combined total of 200+ homes of the "Makila 201H projects", as they are referred to by the developers, would trigger a more thorough process than the currently-requested fast track. I say 200+, because even though the current two projects do not allow accessory dwellings, the 34 lots of Makila Farms could potentially be 68 homes.

Additionally, this water engineering report and the engineering study were completed before the CWRM decision amending interim streamflows for Kauaula Stream. So the findings are outdated and incorrect as to a dependable, consistent water source of non-potable water for the market/ag lots. The applicant states the water company has assurances there will be enough water for the projects. But the projects and the water company is owned by the same person. Does that not raise any flags? For "show me the water", independent, current studies are needed to ensure the future reliability of the aquifer. As I write, we are on day three with no ag water for irrigation to my orchards. So we are irrigating with potable water. If the existing 300 homes and additional 200 homes use more than the outdated water study estimated, how will it affect the potable water aquifer? How can the County rely on an incorrect water report to make a decision that affects hundreds of existing and future residents? And how can the developers present the report knowing full well that they are misrepresenting the data?

Build some houses. Make sure a lot are affordable for residents. Lots of parks and open space for the community. But. Require the developers to present an honest, smart and reasonable project for the

entire area. The State of Hawaii Land Use Commission feels the projects are “deliberately engaging in parcelization to circumvent comprehensive review by the LUC”. (Ref:page 273 Makila Rural-East proposal package). If the State has issues with the applications, maybe the County should too.

There is only one chance to do this right. Please, no shortcuts.

Teresa Jacques

Mahanalua Nui

PS, it would be wonderful if these meetings that concern west-side residents occurred on the west side, so we could attend them in person.

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