

Highway and on Hakimo Road.

There are no future plans by landowners and commercial operators to reduce, shut down or change the nature of their business that we know of. The addition of one for "urban-like" usage next to working agricultural farms and residential communities without addressing the reduction, elimination or prevention of serious public health issues is immoral.

Changing the district boundary from agricultural to urban will further compromise the public health for citizens in the Lualualei ahupuaa.

Noise

The project is not in a highly developed area. Existing ambient noise levels are relatively low. The noise sources will increase from traffic noise due to large volumes of traffic and heavy vehicles that will use Hakimo Road, the primary traffic access to the project.

What are your hours of operation?

Water Supply

The project is not served by the existing water lines and water meters. How will buildings be served if there are no existing laterals for water lines?

Are the existing water lines for agricultural lots of sufficient size and adequate to serve the urban needs of the new buildings to be constructed and the changed uses of the new users who occupy them?

Tropic Land will use sub-standard quality water to irrigate the project which will require better management practices and a plan for managing the use of R-water. Food Safety concerns are real because properties downstream farm lands. Food safety certifications may be jeopardized by potential contamination from r-water runoffs.

Does Tropic Land plan to have an automated irrigation system? If yes, then will Tropic Land (TL) use waste plan water to irrigate, TL must install a backflow preventer to eliminate cross contamination of the municipal water system if an automatic irrigation system installed to irrigate the landscape.

Is the water supply to the proposed site adequate to meet needs and fire insurance requirements? If not, what plan does the BWS have to expand capacity or extend service?

Will raw water for industrial use be drawn from wells on site?

Are there specific, funded plans for the expansion of the water supply to the project site?

What type of waste water treatment technology will be employed?

What becomes of the sludge collected in the waste treatment plant?

Traffic Congestion

The existing roadway is non-standard as it contains no drainage, no sidewalks, curbs, or gutters. Access to the TL project is via an existing NON-CITY-LIKE standard road. More discussion is warranted regarding the roadway and roadway improvements with Hakimo residents.

The number of employees, customers and suppliers associated with the park using the Hakimo Road access to the TL project will inevitably increase.

The existing Hakimo roadway and the intersection of Farrington Highway are not adequate to serve the traffic to the TL Park, which will result in increase traffic flow through the residential community at the Princess Kahanu Estates.

We're not building our way out of congestion with this TL proposal.

Is the TL site served adequately by access roads? Are there additional access roads planned?

Is traffic congestion a problem on the access road to the project? On state highways? In supplier areas? In market areas?

What are the road limits?

Please complete a traffic study for the anticipated increased traffic on H-1, Farrington Highway, Hakimo Road, and any other access ways.

Sense of Community

Industrial parks often offer desirable site characteristics to companies, such as proximity to existing industrial centers and easy access to transportation. TL does not offer easy access. Urban designation does not make the site ideal for warehouse and distribution businesses. If the TL project proposes to link to regional businesses, which ones?

TL will be new stock. What is the demand to locating in a region far from the centers of commerce and with traffic access challenges? We don't believe the land use proposed by TL is appropriate to the state and city transportation policies and development plans.

Does our state general plan to regional development plan support urban development and industrial commercial growth moving into rural Waianae? Is there a plan in effect? Is there a plan proposed?

Produce a study to capture the observed historical economic development trends to forecast the vocational behavior of the individual households and firms in a construct consistent with economic theory to determine that the industrial park will create jobs accessory to the economic activities in the Waianae region?

What is the non-market value of the open space that would be lost if the industrial park were built?

What impact will the loss of this agricultural land have on Hawaii's effort to improve food security? Please conduct a study on how many acres of agricultural land are necessary to provide for all of Hawaii's food needs?

Part of Tropic Land's theory is the notion of accessibility between households and businesses, as represented by the regional transportation network. Does TL know what that network is?

What mode of transportation will be used to serve suppliers to the market areas?

Do the suppliers and markets operate within the Waianae region?

Is there demand for industrial space?

Does the proposed economic development project have a plan to reduce waste and increase resource efficiency? Does the project have a mindset to reach zero waste?

Is there a plan to coordinate the activities of the firms to increase efficient use of raw materials, reduce waste outputs, conserve energy and water resources, and reduce transportation requirements?

Companies co-locate so that water, energy sharing and recycling of low-value by-products become physically and economically feasible by closely coordinating their production process and infrastructure to maximize efficiency.

Does the park have as its goal the elimination of wastes?

Does the change from Agricultural to Urban lower the environmental impact than traditional business ventures allowable on Agricultural lands?

Better Land Use Alternatives Exist

Please document the history of farming in Nanakuli. Nanakuli was once a famed farming community with lush farms that helped to feed the people of Oahu. With proper planning, Nanakuli can manage its economic development to provide jobs while re-embracing its farming history. We propose the Tropic Land parcel be subdivided and leased to graduates of the University of Hawaii's agriculture programs and MA'O Farm's apprenticeship program. New farmers need the hands-on experience to demonstrate their proficiency and qualify for additional support from the government and private sector support programs. The 205A parcel could serve as the incubator for the next generation of master farmers in Hawaii.

Princess Kahanu Estates A S S O C I A T I O N

87-117 Princess Kahanu Avenue, Wai'anae, Hawai'i 96792 ♦ Telephone 668-2115

RECEIVED JUN 24 2009

June 20, 2009

Tropic Land LLC
1001 Bishop Street, Suite 2690
Honolulu, Hi 96813

Re: ***Tropic Land LLC – Nanakuli Community Base yard
Tax Map Key: (1) 8-7-9:2 (portion)***

Gentlemen:

The Board of Directors of the Princess Kahanu Estates Association, a 271-residential home community of the Department of Hawaiian Home Lands, met on June 18, 2009 and discussed Tropic Land LLC's Nanakuli Community Base yard's Environmental Assessment and Environmental Impact Statement Preparation Notice of March 2009.

Here are our pertinent concerns. As adjacent neighbors to Tropic Land LLC's proposed development of an industrial park, we are concerned about the impact this development will have on our community.

As such, we want Tropic Land LLC to address the traffic flow pattern in and through Hakimo Road, and the traffic management plan for Hakimo Road. We are very concerned, because heavy trucks drive through our residential community to avoid the tight right turn at Hakimo Road and Farrington Highway. Princess Kahanu Estate's community borders on Farrington Highway and Hakimo Road.

In addition, we are concerned about the odors associated with the proposed wastewater treatment system; and the water run-off into Ulehawa Stream and the ocean. We also have concerns about how this project will further degrade our environmental quality of life. Princess Kahanu Estates is located in an environmentally sensitive area. We live next door to the PVT landfill.

Also, as a Native Hawaiian community, we object to the impact this project will have on the cultural and historic significance of the unique natural landscape and cultural resources associated with the demigod Maui.

Princess Kahanu Estates Association

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Tropic Land LLC
June 20, 2009

Finally, please keep Princess Kahanu Estates Association apprised of all pertinent information and materials relating to Tropic Land LLC's proposed industrial park. You may contact us at:

87-117 Princess Kahanu Avenue
Waianae, Hawaii 96792

Thank you for this opportunity to convey our concerns.

Very truly yours,

PRINCESS KAHANU ESTATES ASSOCIATION
BOARD OF DIRECTORS

By: *Olivia M. Aquino*
Olivia M. Aquino, President

Cc: State Land Use Commission
✓ Kimura International, Inc.
Micah Kane, Department of Hawaiian Home Lands