

Exhibit A

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI
INTERIM DIRECTOR

Deputy Directors
RANDY GRUNE
AUDREY HIDANO
ROSS M. HIGASHI
JADINE URASAKI
IN REPLY REFER TO:

HWY-PS 2.8105

September 22, 2014

Mr. Phillip J. Rowell, P.E.
Principal
Phillip Rowell and Associates
47-273 D Hui Iwa Street
Kaneohe, Hawaii 96744



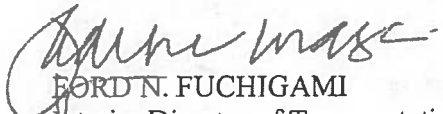
Dear Mr. Rowell:

Subject: Traffic Impact Analysis Report (TIAR) REVISED, Puunene Heavy Industrial
Subdivision, Wailuku, Maui, Hawaii
TMK: (2)3-8-008:019

The REVISED TIAR prepared by Phillip Rowell and Associates, dated September 2013, for the subject project is acceptable to the Department of Transportation and therefore Condition #1, as stated in our attached letter dated June 7, 2013 (HWY-PS 2.4842), has been satisfactorily addressed. Conditions #2, #3 and #4 in our letter are still outstanding.

If you have any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch, at 587-6336. Please reference file review number 2013-117B in all contacts and correspondence regarding these comments.

Very truly yours,


FORD N. FUCHIGAMI
Interim Director of Transportation

Attachment

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GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

HWY-PS

2.4842

JUNE 7, 2013

TO: JESSE K. SOUKI, DIRECTOR
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT
AND TOURISM
OFFICE OF PLANNING

FROM: GLENN M. OKIMOTO, PH.D. *Glenn M. Okimoto*
DIRECTOR OF TRANSPORTATION

SUBJECT: PETITION FOR AMENDMENT OF THE STATE LAND USE DISTRICT
BOUNDARIES FROM AGRICULTURAL TO URBAN, LAND USE
COMMISSION DOCKET NO. A13-797, CMBY 2011 INVESTMENT, LLC,
WAILUKU, MAUI, HAWAII, TMK: (2) 3-8-008: 019

Thank you for the opportunity to review and comment on the subject petition to amend the State Land Use District Boundary for 86.030 acres of land for the planned Puunene Heavy Industrial Subdivision from Agriculture to Urban.

The Petition proposes the incremental development of a heavy industrial subdivision planned for approximately 28 heavy industrial lots that will range in size from 0.5 acre to 20 acres. Transportation access to the Project will be from the Mokulele Highway intersection with Kamaaina Road and Mehamaha Loop, which is approximately 1.4 miles northwest of the Project site. Mokulele Highway is State Route 311, a four-lane divided, principal arterial highway with a posted speed limit of 45 miles per hour.

The Department of Transportation (DOT) has the following concerns:

1. The subject Puunene Heavy Industrial Subdivision is part of the Old Puunene Airport Area Master Plan which has not been fully developed, and eventually at full build-out, the cumulative generated traffic from these incremental land use/zoning change/subdivision requests, etc. within the Old Puunene Airport Master Plan area will adversely impact Mokulele Highway. We suggest that the county consider imposing a condition requiring developers/applicants applying for land use approvals to participate in cost sharing arrangements regarding necessary roadway mitigation measures to our nearby State highway facilities, such as Mokulele and Piilani Highways.
2. In accordance with the Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition, User's Guide, when using acres as the independent variable, the trip generation in the TIAR should be based on the entire 86-acre development site, and not on

Attachment D

Mr. Jesse K. Souki
June 7, 2013
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2.4842

the net projected development area of 65.92 acres. The area of the development site may be reduced by the Drainage Reserve area.

3. The level of service (LOS) with the project with mitigation improvements should reflect the DOT guide that the Petitioner mitigate all transportation impacts to State highway facilities due to the project in order to maintain the without project scenario operating LOS and delay level conditions for the horizon year.

DOT recommends the following conditions:

1. Petitioner shall revise the TIAR prepared by Phillip Rowell and Associates, dated January 24, 2012, and submit a revised TIAR for review and obtain acceptance by DOT prior to submitting a subdivision application to the County of Maui. The Revised TIAR shall indicate all recommended mitigation measures for potential project-related traffic impacts on State highway facilities to the satisfaction of the DOT.
2. Petitioner shall fund and provide for the planning, design and construction of all recommended transportation improvements required to mitigate local and direct project generated and/or related transportation impacts, in accordance with the Revised TIAR, as approved by DOT, at no cost to the State. Petitioner shall also dedicate land to accommodate auxiliary lanes on Mokulele Highway, as required.
3. Petitioner shall provide and complete all transportation improvements, as recommended in the accepted Revised TIAR, prior receiving Final Subdivision Approval from the County of Maui.
4. Petitioner shall coordinate with DOT and provide its fair share contribution toward the cost of regional transportation improvements to our State highway facilities in the area. Regional improvements may also include the reservation and contribution of land for such improvements.

Should you have any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch, at 587-6336.

bc. STP, HWY, HWY-M, -PS (13-117)

FC:emk