



Protesting
judy xenofos
to:

info@hookuleana.com, luc@dbedt.hawaii.gov, mwilliams@kauai.gov

06/16/2015 04:56 PM

Hide Details

From: judy xenofos <jxenofos@yahoo.com>

To: "info@hookuleana.com" <info@hookuleana.com>, "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>, "mwilliams@kauai.gov" <mwilliams@kauai.gov>

Please respond to judy xenofos <jxenofos@yahoo.com>

Aloha,

I am adding my protest to the other voices of Kauai who do not want more housing development in the Kapaa area until the necessary infra-structure is in place. There have been times when it took me nearly one hour to get from Safeway to Kuamoo Rd. The bypass road feeding into the highway makes traffic crawl. Imagine how awful it will be if even more cars come down that road.

Also, agricultural land must be protected and used only for that purpose and not for development.

When housing is planned for development it should reflect prices more in line with the incomes of those who are middle to low income - and not the rich.

Thank you.

Judy Xenofos,



DEIS HoKua Pl published 5-8-15 by OEQC

Sharon Goodwin

to:

luc, info, mwilliams, counciltestimony

06/17/2015 01:46 AM

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From: Sharon Goodwin <sharonmokihana@gmail.com>

To: luc@dbedt.hawaii.gov, info@hookuleana.com, mwilliams@kauai.gov, counciltestimony@kauai.gov

Dear Members, Land Use Commission

Members, Hookuleana EIS Co and Mr Peter Young

Ms Marie Williams, Kaua'i County Planning Dept

Kaua'i County Council Members

Mr. Young, thank you for your email response to my 1-22-15 EISPN email regarding HoKua Place. You touched on many of my concerns of how this development would impact Kaua'i Island, its land and its citizens--Traffic, Affordable Housing, Problems with Access Into and From HoKua Pl, Construction Waste, Ample (not just adequate) Sewage Treatment, Abundant Clean Water Supply, Pedestrian (especially school children) Safety, School Capacity. I also want to reiterate the impact of "enormous density" (my last paragraph) which would result in major infrastructure stresses, and I hereby add, environmental stresses.

On 12-27-14 Mr. Greg Allen (Developer) presented HoKua Concept Plan at Wailua-Kapa`a Business Assoc meeting. He calls Kapa`a a "City" and an "Urban" area, and desires a zoning change from Agriculture to Urban Land Use. His plan shows an 800+ dwelling subdivision.

On Wednesday, May 27, 2015 between 2:30 to 3:15pm (a 45 minute interval) a citizens' vehicle count was taken to grasp awareness of road usage in vicinity of Kapa`a Middle School (KMS) / Kapa`a Bypass Rd / Kapa`a Roundabout / Kapa`a Farmers' Market (KFM). To begin, Wednesdays, KMS dismisses 2:55pm. KFM begins 3:00pm.

Two counters, one situated across KMS entrance on Olohena Rd. 60 vehicles parked on grounds (i.e. personnel, visitors). From Mauka (mountain) 23 vehicles entered School. 48 vehicles exited and drove Mauka. 236 non-school vehicles drove directly Mauka.

From Makai (oceanside) 35 vehicles entered School. 44 vehicles exited School driving Makai. 192 non-school vehicles drove directly Makai.

Counter #2 situated adjacent to Kapa`a Skate Rink. 251 vehicles (including at least 6 School buses) drove from Mauka (Olohena) into Roundabout. 248 vehicles entered Roundabout from South Entrance Bypass Rd. From the Roundabout 84 vehicles drove onto Kahau Rd where KFM, Police Station, Park, etc are located, going against traffic from Kukui and Lehua Sts. This number does NOT include any vehicles entering Kahau Rd from Kukui and Lehua Sts.

We needed 1-2 more persons to tally to gain fuller understanding of magnitude of traffic numbers. There was almost steady stream of vehicles from North Entrance Bypass Rd (including Malu St) entering Roundabout. These were not tallied, as vehicles from Kukui/Lehua Sts were not, neither vehicles traveling South on Bypass Rd, an important # to have since HoKua Pl project plans an Entrance/Exit on that Road.

Tallying, as it was, is inexact. Traffic at times extremely intense. At moments the jam was so full, only

1 vehicle could go. Worse yet, sometimes NO vehicle moved. This happened when vehicle from Roundabout wanted to turn Left on to Kahau Rd (KFM) and vehicle leaving Kahau wanted to turn Left on to Kukui.

The State Dept of Transportation (DOT) identified at least 2 Kapa`a intersections they score a Level of Service F. (LOS) F = severe congestion with stop and go conditions, what I just described above!

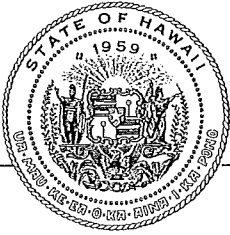
Another potential serious traffic hazard is the Main Rd through HoKua Pl designed to exit West on to Olohena adjacent to KMS's parking lot. Equally compelling to resolve is the 3-way intersection where drivers on Ka`apuni have a blind roadway to their Right and drivers on Olohena must negotiate a steep upward incline.

Kaua`i County Public Works Dept, in their " 2035 Transportation Plan for Kaua'i District" plans only to repave existing roads and add a Southbound lane from Wailua Bypass exit, fronting Coco Palms to Kuamo`o Rd. Think about it! 800 - 1600+ vehicles owned by HoKua Pl occupants, combined with cars from 2 recently approved hotels in Waipouli, plus our existing traffic problems, would certainly put Kaua'i traffic right up there with Oahu's traffic woes.

In the face of HoKua Place's "enormous density", Kaua`i Island's infrastructure, in my opinion, is seriously lacking. To avoid further sewage problems, shouldn't HoKua Pl have a plan for their own septic systems? For this many dwellings, septic systems must be a minimum requirement! Mr. Allen informed us raw sewage/effluent would travel all those miles to Lydgate Sewage Plant. It seems foolhardy, to me, for the County Wastewater Dept to go along with this plan. Kaua'i County wants to require residences with out-dated cesspools to install septic systems upon their sale. To not do so would result in environmental degradation. I think HoKua Place needs to take care of its own waste. The services of the Waste-water station at Kuhio Hwy/Hale`ili`o St and the Wailua Waste Water Treatment Plant will already be in high demand once the 2 new Waipouli hotels are hooked up.

At present this 97 acre property is designated "agricultural". Until traffic impacts and environmental impacts are responsibly addressed, I think a change in zoning should not take place.

Sharon Goodwin, Wailua Homestead
PO Box 446
Kapa`a, HI 96746
808-822-7646



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DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

Ref. No. P-14777

June 15, 2015

Mr. Peter T. Young, President
Hookuleana, LLC
1539 Kanapuu Drive
Kailua, Hawaii 96734

Dear Mr. Young:

Subject: HoKua Place
HG Kauai Joint Venture
Draft Environmental Impact Statement
TMK: (4) 4-3-003: por. 001
Kawaihau District, Wailua, Kauai, Hawaii

2015 JUN 17 A 7:05
LAND USE COMMISSION
STATE OF HAWAII

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS). The 97-acre project is proposed for approximately 683 multi-family and 86 single family units including parks, and 1.4 acres of commercial use. The document also indicates that the adjacent HoKua farm lots share some of the project infrastructure.

The Office of Planning (OP) has the following comments:

1. The resolution and clarity of some of the maps were poor.
2. Archaeological Resources, Appendix L. We could not locate any letters or comments from the State Department of Land and Natural Resources, State Historic Preservation Office commenting on the adequacy of this study. These should be provided if available.
3. Agricultural Resources, Exhibit C. Information is included on the designations for the Land Study Bureau, but we could not locate any information on ALISH designations. If the document does not include this information, then the DEIS should include additional information on agricultural resources. The soils and LSB maps included should be clarified, as these were of poor resolution and clarity.
4. The entire site is within the State Agricultural District. The proposal will require that the Property be reclassified to the State Urban District by the Land Use Commission (LUC). OP represents the State as a mandatory party in proceedings before the LUC. In developing its position, OP evaluates whether the project meets the LUC decision-making criteria in

Mr. Peter T. Young
June 15, 2015
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HRS § 205-17, as well as its conformance with Coastal Zone Management objectives and policies in HRS § 205-A-2.

5. Invertebrate Survey. In a letter dated January 29, 2015, for the Environmental Impact Statement Preparation Notice (EISPN), OP commented that the DEIS should include an invertebrate survey. In Exhibit K, Biological Surveys Conducted on the Kapaa Highlands Phase II Project Site, TMK: (4) 3-003: 001, Island of Kauai, Hawaii, an invertebrate survey was not included within the document.

Thank you for the opportunity to review this project. If you have any questions please call either Josh Hekeia of our Coastal Zone Management Program at (808) 587-2845 or Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,



Leo R. Asuncion
Acting Director

✓ c: Land Use Commission



HoKua

Heather Riggins to: luc@dbedt.hawaii.gov
Please respond to Heather Riggins

06/17/2015 12:59 PM

I'm writing to express my total opposition to the proposed Hokua Place. I do not know what they mean by "multi-family units" but assuming at least 2 families in each plus single family homes, you are talking about at minimum 1,452 families. If each use a minimum of 2 cars each (and for some it will be more than that) you are adding at least 2,904 cars to the overburdened Kapa'a area. Then you need to account for all the additional school children. Where are all these people going to work? I still know people struggling to finding jobs. Sure a lot of people want to move here, but I don't see why we need to accommodate them. Look what has happened to Oahu (the state known for high rises and the worst highway in the US). People live here because we are not like Oahu. Tourists love it for the same reason. The major complaint I hear from tourists is about the congestion in Kapa'a.

Please turn down this proposal and keep the ag land or we will no longer be called the Garden Isle.

Mahalo,

Heather Riggins
Northshore



Re: Proposed 800 new housing units surrounding Kapaa Middle School

Robb Wall (RS) Kauai to: robbwall, councilmembers, luc, gary

06/17/2015 10:11 AM

Dear Council Members,

Please consider the attached testimony of my concerns about allowing "up-zoning" of valuable AG lands surrounding the Kapaa Middle School. If Developers wish to build new neighborhoods, there are plenty of residential zoned lots for sale.

The Wailua uplands scheduled for the Hawaiians should be a priority - not rezoning.

Up-zoning hurts property values and our burdened roadways can NOT handle another car.

Please see the attached.

Sincerely,

Robb Wall, Realtor Broker

Wailua Houselots

Cell: 808-635-4606

----- cut here -----

JUST SAY "NO" TO UP-ZONING OUR PRECIOUS AG LANDS

THERE ARE CURRENTLY 76 LOTS FOR SALE ON THE EAST SIDE OF KAUAI - as of 6/17/15

THERE ARE CURRENTLY 87 UNSOLD HOMES FOR SALE ON THE EAST SIDE OF KAUAI

THERE ARE CURRENTLY 47 UNSOLD CONDOS FOR SALE ON THE EAST SIDE OF KAUAI

50% OF KEALIA KAI HAS NEVER SOLD - ANOTHER AG "UP-ZONED PROJECT"

THE 50 PLUS UP-ZONED AG UNITS AT KEALANANI HAVE GONE UNSOLD.

THERE IS CLEAR EVIDENCE THAT UP-ZONING AG LANDS ON THE EAST SIDE IS NOT PROFITABLE.

THE OWNER OF THE KAPAA MIDDLE SCHOOL AG LANDS CAN LEGALLY CPR AND SELL AG FARMS RIGHT NOW WITHOUT UP-ZONING.

THE EMERGENCY BY-PASS SHOULD *NEVER* BE CONSIDERED FOR ANY FURTHER BURDEN OF USE - WE ALREADY HAVE A CHURCH ON THE BY-PASS.

EMERGING PROJECTS ALREADY APPROVED:

350 TIMESHARE UNITS IN FRONT OF PLANTATION HALE

250 CONDOS IN COCONUT GROVE BY COURTYARD MARRIOTT

TRAFFIC IS ALREADY AT GRIDLOCK - DEVELOP THE WAILUA UPLANDS FOR THE HAWAIIANS.

AN EIS *MUST* BE DONE ASAP TO REDIRECT THIS PROJECT INTO AG PURSUITS.

THERE ARE TWO NEW HOUSING DEVELOPMENTS COMING FROM GROVE FARM IN

AREAS THAT CAN HANDLE THE BURDEN OF DEVELOPMENT IN PUHI AND HANAMAULU.

THANK YOU FOR CONSIDERING THESE PERTINENT FACTS.

Sincerely,

Robb Wall