

Comments and Responses

To EIS Preparation Notice

## Peter T Young

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**From:** Allan Rachap <allanjudy@gmail.com>  
**Sent:** Tuesday, January 20, 2015 7:09 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

Here are the top 3 reasons HoKua Place is a terrible idea and should NOT be permitted

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Wailua-Kapaa Corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kauai residents in today's economy.

Allan Rachap  
Koloa, HI

## Ho'okuleana LLC

... to take responsibility ...

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**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Allan Rachap  
allanjudy@gmail.com

**Subject:** Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Rachap:

Thank you for your email on January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Plan
- Impacts on Traffic
- Neighboring Development
- Affordable Housing

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

**From:** silverslev@cox.net  
**Sent:** Monday, January 19, 2015 8:56 AM  
**To:** info@hookuleana.com  
**Subject:** We OPPOSE the Hokua Place Development

To whom it may concern,  
Before this development moves forward, I would like to make sure that many issues are addressed.  
This project will affect the entire east coast of Kauai in a very negative way.  
I ask that all issues be considered BEFORE this project is given the green light.  
My family and I absolutely OPPOSE this project and ask that all thought be given to the immense impact it will have on our "Jewel" of an island.

These are the issues that must be addressed before this project moves forward:

INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Oloheha Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Oloheha Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Oloheha Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Oloheha) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed sub division. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Oloheha Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences.  
The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bare this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Reference:  
Hokua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement

Mahalo nui loa for these considerations, Andrea Slevin PO Box 223875 Princeville, HI 96722

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

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Ms. Andrea Slevin  
silverslev@cox.net

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Ms. Slevin:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Consistency with the Kauai Long-Range Land Transportation Plan
- Impacts on Traffic
- Neighboring Development
- Affordable Housing
- Pedestrian Safety
- Landfill Capacity
- Storm Water Runoff
- Sewage Treatment Capacity
- Water Availability
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Comments on the EISPN re Up-Zoning: Agriculture to Urban – Hokua Place Subdivision, 800 houses

News of the proposed re-zoning application has spread across Kaua'i rapidly, causing widespread concern and a strong negative reaction. People are wondering whether the concept of agricultural land is now being abandoned in favor of profit for developers. Although there may be a few who will benefit financially, the resounding response of the residents of the island is: NO. WE DO NOT WANT THIS DEVELOPMENT. We feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the Land Use Commission to refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

We are particularly concerned about the following issues:

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue, as well as on tourism. The inevitable long traffic delays resulting from the proposed development would make Kaua'i very much less attractive to tourists, who would find it very difficult to move around the island. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- The risks to the students at Kapa'a Middle School are unacceptably high. Not only is there already a problem for parents in dropping off and picking up students, but there is a risk for students safety, with students walking or riding bikes along Oloheua Road or crossing it to get to the school. Moreover, the middle school is already full to its capacity, and a large additional influx of students could easily undermine the quality of education or leave some children without education.
- The infrastructure required to support the proposed development is inadequate. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas. There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is a question about the availability of water for the proposed residences.

In summary, this project will bring profit to developers but will severely damage the economy and quality of life of the island of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it.

## Ho'okuleana LLC

... to take responsibility ...

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Ms. Anne Thurston  
athurston@irmt.org

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Thurston:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Neighboring Development
- Pedestrian Safety
- Landfill Capacity
- Storm Water Runoff
- Sewage Treatment Capacity
- Water Availability
- School Capacity
- Loss of agriculture land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

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**From:** Anne Walton <annehugginswalton@gmail.com>  
**Sent:** Sunday, January 18, 2015 6:32 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place EISP Comments  
**Attachments:** Letter tp Land Use Commission.docx

Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I currently live in Wailua Homesteads and already the traffic congestion in Kapaa is near gridlock for much of the work day. At the present time, we have to plan our day in order to avoid going through Kapaa between 10:00 A.M. and 6:30 P.M. During these times, the traffic congestion is so bad that it takes 25 minutes to drive from the Public Library in Old Kapaa, to the 580 (Kuamoo Rd.) Intersection, a distance of less than 3 miles.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure need to be updated in order to handle the substantially greater capacity.

In particular, I am concerned about the impact of this development on the following areas:

1) **Impact on Traffic** - It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown exponentially. New long term long term plans have to be developed before any new development is approved. Areas of concern are not just the traffic problems on the main highway but also, along the Kapaa bypass and Olohena Rd.

2) **Other Land Development** - with the addition of proposed new development at Coco Palms and Coconut Beach resort and Coconut Plantation, it's expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa/Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

### 3) **Other Infrastructure Concerns:**

a. Impact on Kapaa Middle School.

b. Impact on storm drainage

c. Impact on land fill and recycling centers

d. Impact on the land from sewage and septic systems

4) **Impact on Retail Business and Tourism** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on other parts of the Island. What effect to you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries??

5) **Impact on Quality of Life** - The beauty of Kauai, and one of the main reasons people want to visit our Island, is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. Are we going to continue down this path until Kauai is simply no longer a pleasant place to visit?

In my opinion, the EISP should not be improved until ALL the impacts on our community can be thoroughly studied and addressed.

Furthermore, the loss of agriculture land to residential development on Kauai represents a loss of a way of life, loss of the aesthetic value of this special place and the loss of future opportunities for agricultural-based livelihoods, food security and self-sufficiency for Kauai. This is our home and we don't want to loose the rural character of Kauai.

Thank you for considering my comments.

Best regards,

Anne Walton

444-A Puuopae Road

Kapaa. HI 96746

## Ho'okuleana LLC

... to take responsibility ...

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PeterYoung@Hookuleana.com  
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Ms. Anne Walton  
annehugginswalton@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Walton:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Other Land Development
- Other Infrastructure Concerns
- Impact on Retail Business and Tourism
- Impact on Quality of Life
- Loss of Agriculture Land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Ashina Sunshina <ashinasunshina@gmail.com>  
**Sent:** Thursday, January 22, 2015 10:33 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** I OPPOSE the Hokua Place development

Aloha,

News of the proposed re-zoning application has spread across Kaua'i rapidly, causing widespread concern and a strong negative reaction. People are wondering whether the concept of agricultural land is now being abandoned in favor of profit for developers. Although there may be a few who will benefit financially, the resounding response of the residents of the island is: NO. WE DO NOT WANT THIS DEVELOPMENT. We feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the Land Use Commission to refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

We are particularly concerned about the following issues:

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue, as well as on tourism. The inevitable long traffic delays would make Kaua'i very much less attractive to tourists, who would find it very difficult to move around the island. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- The risks to the students at Kapa'a Middle School are unacceptably high. Not only is there already a problem for parents in dropping off and picking up students, but there is a risk for students safety, with students walking or riding bikes along Olohehena Road or crossing it to get to the school. Moreover, the middle school is already at capacity, and a large additional influx of students could easily undermine the quality of education or leave some children without education.
- The infrastructure required to support the proposed development is inadequate. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas. There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is a question about the availability of water for the proposed residences.

In summary, this project will bring profit to developers but will severely damage the economy and quality of life of the island of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it.

**I oppose** the Hokua Place development until all the concerns mentioned herein are fully and publicly addressed, and that there needs to be more public community meetings with the State and County agencies involved to confirm that proper action/decisions are being made.

Mahalo,  
Ashina Ashina  
6540 Olohehena Road  
Kapaa

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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Ms. Ashina Sunshina  
ashinasunshina@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Sunshina:

Thank you for your email on January 22, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Neighboring Development
- Pedestrian Safety
- Landfill Capacity
- Storm Water Runoff
- Sewage Treatment Capacity
- Water Availability
- School Capacity
- Loss of agriculture land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

From: Bart Walton [<mailto:bartwalton@hotmail.com>]  
Sent: Monday, January 12, 2015 10:06 AM  
To: [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov); [info@hookuleana.com](mailto:info@hookuleana.com)  
Subject: Hokua Place EISPN Comments

Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I currently live in Wailua Homesteads and already the traffic congestion in Kapaa is near gridlock for much of the work day. At the present time, we have to plan our day in order to avoid going through Kapaa between 10:00 A.M. and 6:30 P.M. During these times, the traffic congestion is so bad that it takes 25 minutes to drive from the Public Library in Old Kapaa, to the 580 (Kuamoo Rd.) Intersection, a distance of less than 3 miles.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure need to be updated in order to handle the substantially greater capacity.

In particular, I am concerned about the impact of this development on the following areas:

1) **Impact on Traffic** - It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown exponentially. New long term long term plans have to be developed before any new development is approved. Areas of concern are not just the traffic problems on the main highway but also, along the Kapaa bypass and Olohena Rd.

2) **Other Land Development** - with the addition of proposed new development at Coco Palms and Coconut Beach resort and Coconut Plantation, it's expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa/Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

3) **Other Infrastructure Concerns:**

- a. Impact on Kapaa Middle School.
- b. Impact on storm drainage
- c. Impact on land fill and recycling centers
- d. Impact on the land from sewage and septic systems

4) **Impact on Retail Business and Tourism** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on other parts of the Island. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries??

Do well by doing good.

5) **Impact on Quality of Life** - The beauty of Kauai, and one of the main reasons people want to visit our Island, is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. Are we going to continue down this path until Kauai is simply no longer a pleasant place to visit?

In my opinion, the EISPN should not be improved until ALL the impacts on our community can be thoroughly studied and addressed.

Thank you for considering my comments.

Bart Walton  
808-346-9330

## Ho'okuleana LLC

*... to take responsibility ...*

**Peter T. Young**  
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Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Bart Walton  
bartwalton@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Walton:

Thank you for your email on January 12, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Roads, Drainage, Sewage and Refuse Infrastructure Needs
- Impacts on Traffic
- Other Land Development
- Other Infrastructure Concerns
- Impact on Retail Business and Tourism
- Impact on Quality of Life

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

**Do well by doing good.**



## Peter T Young

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**From:** airbilly@hawaii.rr.com  
**Sent:** Wednesday, January 14, 2015 3:05 PM  
**To:** luc@dbedt.hawaii.gov; info@Hookuleana.com  
**Subject:** Hokua Place

I don't think this development fits in at this time.

One thing for certain is our present infrastructure can't accommodate it.

Please kill this.

Aloha,  
Bill Doherty  
Kapaa

## Ho'okuleana LLC

*... to take responsibility ...*

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**Peter T. Young**  
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www.Hookuleana.com



Mr. Bill Doherty  
airbilly@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Doherty:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Present Infrastructure

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** bdwoods44@yahoo.com  
**Sent:** Friday, January 23, 2015 1:18 PM  
**To:** info@hookuleana.com  
**Cc:** dmoriki@thegardenisland.com  
**Subject:** MORE TRAFFIC IN KAPAA?!

Aloha,

It is unacceptable to place more development/traffic into the Kapaa area before major infrastructure is done. Please get serious about the problem!!

We who live and work in the Kapaa area are already heavily burdened with traffic that causes horrible delays of up to an hour one way during the heavy traffic of the early and later part of the day. To allow building of another 800 house development without the infrastructure to support it and create an unrealistic high level of traffic gridlock is a serious error in judgement on the part of any official involved. The studies need to be updated and some common sense needs to be used. The Kauai Long-Range Land Transportation Implementation Plan developed in 1997 (updated 9/14) for EXTENSIVE ROAD WIDENING in the areas affected by the proposed zoning change, HAS NOT met its 2000 and 2006 deadlines for Kapaa. Therefore, the plan implementation will not serve the needs of Hokua Place's 1600+ addition vehicle load in a timely fashion. The EISPN does not address that overdue road widening has to be completed BEFORE granting Hokua Place any further permits. The developers must pay for the infrastructure necessary to serve the development...we tax payers and our local government should not be burdened with that bill!!!

There is no justification for allowing this plan to go forward until after the infrastructure is already in place to handle the existing needs of the community and any additional load. Our traffic since the tourism has returned to Kauai is unbearable already. Also, there are several (3) hotels soon to add to the traffic in Kapaa, there are also the issues of storm water runoff and contamination, sewage!! (can it smell any worse in Wailua and at the Lydgate treatment plant? Are we going to "overflow" and have "sewage beach" biohazard signs on our beaches like what happens in California?), what about even more household waste in the overloaded landfill...

Another very serious concern: As a medical professional with years of experience in a major trauma hospital, I can tell you without reservation, that the amount of time for transport of an injured or critically ill patient is the #1 factor is survival and recovery. Gridlock of traffic causes death and advanced injury in patients that would otherwise have survived and recovered well. Imagine how you would feel if you or your loved ones die or are harmed because of lack of adequate roads and horrible gridlocked traffic. Are you willing to accept that your choices to go forward without proper and safe infrastructure can and will lead to the death and injury of many people? What about the legal liability? Those who wrongfully allow such things to happen should be and may be open to legal action, class action lawsuits, etc, from families that lose loved ones, once it is proven that there was error in judgement...(easy to do in this case with all the documentation).

Further, please use foresight: Why do we get so much money (BILLIONS of dollars) from tourism? Because we are the "Garden Island" not the overdeveloped polluted Maui island. Do we really want Kauai to become like Maui? Tourists from all over the world talk about how happy they are that Kauai isn't developed like Maui and Oahu.

There is always talk about "progress" by short sighted people and how you "can't stop progress" so I ask you to consider very carefully:

PROGRESS TOWARD WHAT???

Progressing toward overdevelopment that destroys what Kauai is most loved and world famous for??? Is that progress to you? The island fathers took steps long ago to make sure we didn't lose the beauty and majesty of Kauai...please think about what we risk losing and do the right thing. Stop this nonsense before it is too late. Stop foolish actions now that will cause worse problems later.

Respectfully...a voice of reason, with Aloha,

Brett D. Woods RN

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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www.Hookuleana.com



Mr. Brett Woods  
bdwoods44@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Woods:

Thank you for your email on January 23, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- The Kauai Long-Range Land Transportation Implementation Plan
- Transport of injured or critically ill patients
- Tourism

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Carmen <carmentina@hotmail.com>  
**Sent:** Sunday, January 18, 2015 1:42 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Stop Hokua - keep Kauai country

Respected Land Use Commission,  
Please think LONG AND HARD before changing the lives of Kauai residents irreversibly.  
Please read this letter of complaints before our lives, as Kapaa residents, become similar to those of big cities.  
Mahalo in advance for your care and time.

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Kapa'a-Wailua corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kaua'i residents in today's economy.
- 4) Access into and from Hokua Place at the Kapa'a Middle School on Oloheua Road, will jeopardize the safety of school children and parents twice daily.
- 5) Construction noise, dust and daily confusion will greatly affect the safety and learning abilities of the students at the Kapa'a Middle School for many years.
- 6) Construction waste, adequate sewage treatment, storm run off and a sufficient clean water supply have not been adequately addressed by the applicants.

Carmen

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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(808) 226-3567 (Cell Phone)  
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www.Hookuleana.com



Carmen  
carmentina@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Carmen:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** CAR/RAR <atip@hawaii.rr.com>  
**Sent:** Wednesday, January 21, 2015 8:26 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place EISPN comments from Carol Ridgley

Please say NO to Greg Allen's proposed Hokua Place in Kapaa, Kauai. I live above the proposed development. It is logical and simple. No new roads are being developed for this or any new housing projects. We own a towing company.

The current traffic takes us longer to reach the vehicle disabled on the road and longer to tow from point A to point B. We have no new roads to use to help with the traffic. Just as my one letter could make a difference, as one vote could make a difference, just one NO to ONE development CAN MAKE A DIFFERENCE.

Please do not approve a change in zoning to urban.

Carol Ridgley  
Kapaa, Kauai

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Carol Ridgley  
atip@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Ms. Ridgley:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Road Infrastructure
- Impacts on Traffic

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Carrigan Curtis <carrigan@carrigancurtis.com>  
**Sent:** Sunday, January 18, 2015 9:23 AM  
**To:** info@hookuleana.com; luc@dbedt.hawaii.gov  
**Subject:** Hokua Place EISP Comments

To: Land Use Commission:

#### Re: Public Comment Period for EISP re Up-zoning: Agriculture to Urban- Hokua Place Subdivision, 800 houses

I have recently become a resident of Kauai, living in Kilauea. I am very concerned about this proposed development.

About a week or so ago, it took me 75 minutes to drive from Kapaa on the Kuhio highway South to Costco in Lihue. Most of my time was spent just getting through Kapaa.

And a week before I spent 20 minutes on the Kapaa bypass just getting to the round-about, and past it at 3pm in the afternoon. I have been visiting Kauai for many years before moving here and this is the worst traffic I have ever experienced.

Add 800 minimum, and much more likely another 1600 cars due to this new proposed development coming down Olohena and it will surely create an enormous problem at the round-about causing increased congestion on the bypass and at the intersection of Kukui Street and the highway at the traffic light.

The planned development at the Coco Palms that intends to create a parking area off of Haleiilo will create congestion at the intersection of Haleiilo and the highway even more. Turning right to go to Lihue will be impossible. And turning left to go north will be impossible either on the bypass or driving through town.

It is my understanding that "The Kauai Long-Range Land Transportation Implementation Plan" which was created back in 1997 has not yet met its 2000 and 2006 deadlines for Kapaa. Yet the The EISP does not address that overdue road widening has to be completed before Hokua Place is granted any further permits. This situation is definitely putting the cart before the horse.

What is the point of doing extensive study and then not actualizing the action plans that come out of that study?

Meanwhile the EISP traffic study that was developed in 2013 has already become outdated!

Due to the very good news of economic recovery, we have had an influx of visitors this last year. And what about the Coco Palms, Coconut Beach Resort and Coconut Plantation resorts development plans for the Wailua Corridor. An additional 1800 vehicles are anticipated to accompany this development. As if that is not enough, not mentioned in the EISP are stores and another community swimming pool - does Kapaa really need two community swimming pools?? - by Hokua place to further congest the already too small congested roundabout and entry way into the Kuhio Highway.

I am particularly concerned about this entry: E. p15, O 1. "Impacts of Closing Kapaa Bypass" Does this mean there are plans to close the bypass, temporarily or permanently? The bypass is the only saving grace for the levels of congestion we already have.

I understand the importance of maintaining a thriving economy here on Kauai. But bigger is not always better. Managed growth control is even more important than growth. There are many communities that have realized this. Some because of the way nature itself locks the living area in so that it just can't keep expanding. But others have managed to see and implement managed growth that keeps sustainability in mind as a priority and not as something one just gives lip service to.

Do well by doing good.

These are decisions that need to be well thought out before they are made. Because after they are implemented there is no turning back.

And what about overstressing the already near capacity landfill situation? And the terrible sewage smells already coming from Lydgate sewage treatment and the junction of Haleilio at the Kuhio Highway. I have to make sure the air circulates from within my car when I am stopped at that light on Haleilio for the putrid smell that is often filling the air there now. What do you suppose the Coco Palms tourists who are driving from their proposed parking area off of Haleilio will have to say about that horrid smell???

When the Kuhio Highway floods after big storms because water run off has never really been addressed and the road is closed, how will this huge planned influx of cars add to the problem of getting our valuable tourists, not to mention ourselves, from here to there?

Until the infrastructure for road use and traffic, waste management, water run off, and all the sustainability concerns that I haven't even thought to address here can handle the development we already have it is not acceptable to allow new large developments to be permitted.

Please do not be swayed by the costly lobbying of these development companies. Please put the people of Kauai and our lifestyle first and foremost in your decision making. And before any permitting is granted that clearly will make things worse for us please resolve to take a deeper and more sustainable look at addressing the above stated existing problems we have on Kauai.

The proposed Hokua Place subdivision will be disruptive our rural life style as well as to visitors who choose Kauai because of its relaxed pace & natural environment. The EIS PN should include social, environmental, emotional and community impacts before it goes any further.

Thank you so much for your time and consideration

Carrigan

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**

1539 Kanapuu Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Carrigan Curtis  
carrigan@carrigancurtis.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Carrigan Curtis:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts of Closing Kapaa Bypass
- Landfill Capacity
- Sewage Capacity
- Storm Runoff
- Infrastructure for Road Use and Traffic, Waste Management and Water Runoff
- Sustainability

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Charles Grotsky <kauaiphotosotropic@yahoo.com>  
**Sent:** Monday, January 19, 2015 5:31 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place Subdivision Development

I am opposed to changing the zoning of 97 acres from Agricultural to Urban Residential next to Kapa'a Middle School and Olohena Road and Kapa'a Bypass Road until all the concerns mentioned herein are fully and publicly addressed, and that there needs to be more public community meetings with the State and County agencies involved to confirm that proper action/decisions are being made.

Charles Grotsky  
Kauai, Hawaii  
823-0585

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Charles Grotsky  
kauaiphotosotropic@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Grotsky:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed the need for more community meetings with State and County agencies.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

**From:** Iao <helloiao@yahoo.com>  
**Sent:** Tuesday, January 20, 2015 3:20 PM  
**To:** info@hookuleana.com  
**Subject:** Rezoning Application

Sent from my iPhone

News of the proposed re-zoning application has spread across Kaua'i rapidly, causing widespread concern and a strong negative reaction. People are wondering whether the concept of agricultural land is now being abandoned in favor of profit for developers. Although there may be a few who will benefit financially, the resounding response of the residents of the island is: NO. WE DO NOT WANT THIS DEVELOPMENT. We feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the Land Use Commission to refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

We are particularly concerned about the following issues:

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue, as well as on tourism. The inevitable long traffic delays would make Kaua'i very much less attractive to tourists, who would find it very difficult to move around the island. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- The risks to the students at Kapa'a Middle School are unacceptably high. Not only is there already a problem for parents in dropping off and picking up students, but there is a risk for students safety, with students walking or riding bikes along Olohena Road or crossing it to get to the school. Moreover, the middle school is already at capacity, and a large additional influx of students could easily undermine the quality of education or leave some children without education.
- The infrastructure required to support the proposed development is inadequate. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas. There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is a question about the availability of water for the proposed residences.

In summary, this project will bring profit to developers but will severely damage the economy and quality of life of the island of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it.

I am a Anahola, Kauai resident and registered voter and I oppose thi development.

In Concern,  
Cheeah Fairroh

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Cheeah Fairroh  
helloiao@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Fairroh:

Thank you for your email on January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Neighboring Development
- Pedestrian Safety
- Landfill Capacity
- Storm Water Runoff
- Sewage Treatment Capacity
- Water Availability
- School Capacity
- Loss of agriculture land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young



## Peter T Young

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**From:** Claudia Herfurt <claudia@kauaistyle.com>  
**Sent:** Friday, January 16, 2015 8:08 AM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place Subdivision

Aloha,

please stop this thoughtless development and realize that Kauai is not for sale and is already losing visitor appeal because of traffic congestion, lack of infrastructure, and the loss of our rural lifestyle. The County is already compromised in taking care of this island, so what would it be like to keep adding more subdivisions and more hotels and resorts? The required EISAPN should include all the emotional and community impacts before it goes any further.

Self-sufficiency is more important for an island like Kauai in the middle of the Pacific than urban development. I already avoid driving to Lihue to avoid getting stuck in traffic, and I have missed appointments and flights because of congestion and traffic accidents. Kauai simply is not set up to be another Maui.

Sincerely,  
Claudia Herfurt  
Hanalei

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Claudia Herfurt  
claudia@kauaistyle.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Herfurt:

Thank you for your email on January 16, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Lack of Infrastructure
- Loss of Rural Lifestyle
- Self-sufficiency

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Bruce and Cynthia Welti  
6201 C Kawaihau Rd  
Kapaa, HI 96746  
822-0050

January 20, 2015

Hawaii State Land Use Commission  
RE: Hokua Project Environmental Impact Statement Preparation Notice

Dear Commissioners:

We are writing concerning the proposed Hokua development in Kapaa. While we appreciate the value of economic development, we are seriously concerned about the traffic impacts.

We recently moved back to the island after living in Seattle for the last 12 years. During that time we have come over at least once a year, and it was easy to notice as the traffic situation got steadily worse to the point of significantly impacting the quality of life here in Kapaa. The mid-day slowdown has gradually grown to extend through the whole town. The impact isn't only on the drivers – your experience as a pedestrian is worse when every time you want to cross the street there is a solid line of cars. Contra-flow was an innovative addition to really change the morning traffic. Likewise the traffic circle was a welcome help. Until last year you could count on the bypass as a way to get to Lihue with little slowdown. Now there are times when things come to a complete halt and there aren't alternatives.

For example, last Wednesday we were down in Wailua and came up the highway to go to the farmer's market at 4 pm. Traffic was so backed up we parked on Kukui street near Hoku Foods and walked. Cars were at a standstill in all directions, with cars trying to get to the field for the market, cars trying to get out of the field, cars and buses trying to come down from the Middle School, and the roundabout was seemingly frozen up. Fortunately by walking we were able to get through and realized we needed to stay down in town for another hour until things cleared up. Then on Friday afternoon we hit another major jam. We left for Lihue from the recycling center at 4:20, planning to go by the Humane Society before going to a play in Puhi. We got on the bypass road and had only gone about a half mile before coming to traffic completely stopped. We gave up on the Humane Society, turned around and waited in Kapaa until 5:50, at which time we felt we needed to leave to make the play at 7 pm. Traffic inched along, often coming to a complete stop until we were past Kuamoo Road.

The situation is no good for residents and visitors alike. Adding more cars without improving traffic flow is really a ridiculous idea.

Sincerely,

Bruce and Cynthia Welti  
Kapaa Residents

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Bruce Welti and Mrs. Cynthia Welti  
6201 C Kawaihau Road  
Kapaa, HI 96746

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. and Mrs. Welti:

Thank you for your letter dated January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Impacts on Pedestrians

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

**Peter T Young**

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**From:** Danny Hashimoto <dakinedanny@yahoo.com>  
**Sent:** Sunday, January 18, 2015 12:44 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Re. Public Comment for EISPN for Hokua Place, Kapa'a

The below letter is being emailed simultaneously to:

1. **Land Use Commission:** email address [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)
2. **The Kailua company** that did the EISPN study [info@hookuleana.com](mailto:info@hookuleana.com)

**Re. Public comment for EISPN**

I am a resident of Kaua'i for the past 66 years, living primarily in the Wailua Houselots/Homesteads area. I am very concerned about this proposed development, Hokua Place in Kapa'a. There are a number of concerns, and traffic congestion is among the largest. Expanding the "picture" to include additional traffic flows (additional to that of Hokua Place) from the new hotel resorts in the area, including the upcoming redevelopment of the Coco Palms Hotel, which will undoubtedly add substantial vehicular flow to both Kuhio Hwy. as well as the Kapa'a Bypass which fronts the subject development, Hokua Place, potentially to the point of unacceptable levels. Terms such as "gridlock" only begin to describe potential horrendous conditions. Well over 2000 vehicles will be added to the traffic pattern in the area between the Wailua River Bridge area (Kuhio Hwy./Kuamo'o Road) and the heart of Kapa'a Town (near the junction of Olohena Road and Kuhio Hwy.) which again, will include the Kapa'a Bypass itself.

Thus, the traffic congestion at peak times at these key junctions and locations will likely become unacceptable according to the current A-F rating standards in effect.

With regard to the traffic analysis for the subject development, I do not necessarily believe that Road A will mitigate very much of the traffic congestion near the development. While relieving some of the congestion at the turnabout in the mornings for those driving to work Southbound, there'll still be some Northbound traffic (exiting Road A and turning left onto the Bypass) heading toward the turnabout during peak hours and thus that area will still be congested.

Further, it is my understanding that "The Kauai Long-Range Land Transportation Implementation Plan" which was created back in 1997 has not yet met its 2000 and 2006 deadlines for Kapa'a. Yet the The EISPN does not address that overdue road widening has to be completed before Hokua Place is granted any further permits. Why is this?

What is the point of doing an extensive study and then not actualizing the action plans that come out of that study? Hokua Place has been in the works for many years now so why hasn't the Plan referred to above been fully actualized or at least made noticeable progress? Meanwhile the EISPN traffic study that was developed in 2013 for the subject development has already become outdated in my opinion.

Due to the very good news of economic recovery, we have had an influx of visitors this last year, 2014...thus, more traffic! And specifically, as generally alluded to above, the Coco Palms Hotel, Coconut Beach Resort and Coconut Plantation resorts development plans for the Wailua Corridor, a huge amount of traffic will be added to the area. From the Coco Palms alone, an additional 1800 vehicles are anticipated to accompany their development.

The waste treatment issue is huge. No details need to be mentioned other than to ask if the facilities can really accommodate the substantial increase in "flow" from all the new developments, not just that of the subject development. The public needs to see a complete updated wastewater treatment plan incorporating all of the development referred to herein.

Until the infrastructure for road use and traffic flow, waste management, water run off (from the subject development), and all other relevant concerns are fully addressed and acted upon (not just lip service) it is UNCONSCIONABLE AND WRONG to allow new large developments such as Hokua Place to be permitted and approved.

Sincerely,

Danny Hashimoto

=====

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Danny Hashimoto  
dakinedanny@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Hashimoto:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion and Impacts
- Neighboring Development
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Sewage Capacity
- Infrastructure for Road Use and Traffic Flow, Waste Management and Water Runoff

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** David H. Dinner <gentlewave@hawaii.rr.com>  
**Sent:** Sunday, January 18, 2015 1:59 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place Subdivision

Dear Land Use Commission

In my 14 years on Kauai, I've seen one project after another worm its way through our political structure until now we are on the brink of gridlock in the town of Kapaa. I've read talking points about why the Hokua Place Subdivision should not be allowed. These items are so self evident that one must wonder how the project could possibly pass. Yet, haven't we seen it before? The Superferry, The Coconuts projects, Longs Drugs are all examples of developments that threaten to destroy the essential nature of Kauai and yet they passed despite the objection of huge resistance from the community.

So, let's be clear. This decision about HoKua Place Subdivision Development is not about talking points. It is about whether our vision of Kauai as a community is one that drives the island to more and more development until we arrive at a completely unsustainable environment or one that creates a vision of function and esthetics that is consistent with the highest quality experience for both residents and visitors alike. Kauai is dying before our eyes and you have the power to help reverse the direction of its demise. Please do not support the HoKua Place Subdivision. Mahalo.

Aloha,  
David Dinner  
Kilauea, HI

Sent from my iPad with Aloha

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. David H. Dinner  
gentlewave@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Hashimoto:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Increased Development

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** David Sutton [malamaounworld@gmail.com]  
**Sent:** Monday, January 19, 2015 10:39 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement

To Whom It May Concern,

If you allow this request for zoning change and resulting development, you will be burying Kapa'a and much of Kaua'i in an unbearable traffic snarl for residents and visitors alike. There is no way around this. Please do not be fooled.

Please save our towns from this over development and preserve our ag land as the law intended.

Mahalo,

David H Sutton=

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. David Sutton  
malamaourworld@gamil.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Sutton:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Loss of Agriculture Land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** DJ Star <djandstevest@gmail.com>  
**Sent:** Tuesday, January 20, 2015 11:11 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place EISPN Comments

Aloha,

I have lived in Molooa for 24 years. I had an emergency situation and was got caught in bumper to bumper crawl traffic on the way to the emergency room. The stress of trying to get me to the hospital almost gave my husband a heart attack. This is not quality of life, it's dangerous.

Please stop the growth until the traffic problem is addressed.

In gratitude,  
DJ Star

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. DJ Star  
djandstevestarc@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Star:

Thank you for your email on January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Emergency transport of injured or critically ill patients

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Dorothy Perry <dorothy.perry@hawaiiintel.net>  
**Sent:** Wednesday, January 14, 2015 8:13 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hooku Place Eispn comment

Aloha,

Please do not allow one more development to pass through your department that will further erode our quality of life here on Kauai. The east side traffic is a mess now and it will get much worse if you allow this to go through. We all know this as we drive in this mess frequently. I cannot imagine what it is like for people who have to commute to work through this daily.

We will begin to see road rage incidents, if you further this situation and it will become harder and harder for those of us who live here.

Mahalo for your hard work,

Dottie and Dick perry

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mrs. Dottie Perry and Mr. Dick Perry  
dorothy.perry@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. and Mrs. Perry:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion and Impacts

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Elizabeth Midwikis and Mr. Vance Collins  
emidwikis@sbcglobal.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Midwikis and Mr. Collins:

Thank you for your email on January 17, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Land Use District Change
- Traffic
- Water and Waste Treatment
- Landfill Capacity
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.



Peter T Young

**From:** elizabeth midwikis <emidwikis@sbcglobal.net>  
**Sent:** Saturday, January 17, 2015 12:05 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** hokua place plan for kauai

please do not change the land zoning from ag to urban for the development of hokua place in kauai / as a resident of kauai I have grave concerns about traffic, water and waste treatment, over filling the landfill, overfilled schools.... etc....

thank you for your consideration vance collins and elizabeth midwikis



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122  
Honolulu, Hawaii 96850



JAN 16 2015

In Reply Refer To:  
2015-TA-0102

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

Subject: Technical Assistance for the Proposed HoKua Place Project, Kauai

Dear Mr. Young:

The U.S. Fish and Wildlife Service (Service) received your letter, dated December 17, 2014, requesting our comments on the Environmental Impact Statement Preparation Notice (EISPN) for the proposed HoKua Place housing development on the island of Kauai. HG Kauai Joint Venture, LLC proposes to develop a mix of 86 single-family and 683 multi-family units, affordable housing residential units, park and open space area, and commercial areas including associated infrastructure (transportation and water/wastewater improvements). The development will be located on approximately 97 acres of a larger 163 acre parcel (TMK 4-3-003:001) adjacent to Oloheua Road in Kapaa. We offer the following comments to assist you in the preparation of the draft Environmental Impact Statement (EIS). Our comments are provided under the authorities of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 *et seq.*).

We reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program, as it pertains to federally listed species and designated critical habitat. The following species are known to occur or transit through the proposed project area: the endangered Hawaiian black-necked stilt (*Himantopus mexicanus knudseni*), Hawaiian moorhen (*Gallinula chloropus sandvicensis*), Hawaiian coot (*Fulica ulai*), Hawaiian duck (*Anas wyvilliana*) (hereafter collectively referred to as Hawaiian waterbirds); the endangered Hawaiian goose (*Branta sandvicensis*); the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*); and the endangered Hawaiian petrel (*Pterodroma sandwichensis*), the threatened Newell's shearwater (*Puffinus auricularis newelli*), and a candidate for listing the band-rumped storm-petrel (*Oceanodroma castro*) (hereafter collectively referred to as seabirds). There is no designated critical habitat within the vicinity of the proposed project area. We provide the following recommendations to avoid and minimize project impacts to listed species and candidate species.

#### *Hawaiian Waterbirds*

Our information suggests that your project may result in standing water or creation of open water, thus attracting Hawaiian waterbirds to the site. In particular, the Hawaiian stilt is known to nest in sub-optimal locations (e.g., any ponding water) if water is present. Hawaiian waterbirds attracted to sub-optimal habitat may suffer adverse impacts, such as predation and reduced reproductive success, and thus the project may create an attractive nuisance. Additional details on the proposed site preparation and grading activities is necessary to assess potential impacts to Hawaiian waterbirds. We suggest the draft EIS provide this additional information and outline measures to avoid and minimize potential impacts. Therefore, we recommend you work with our office during project planning so that we may assist you in developing measures to avoid and minimize impacts to Hawaiian waterbirds.

#### *Hawaiian Goose*

In order to avoid impacts to Hawaiian geese, we recommend a biologist familiar with the nesting behavior of the Hawaiian goose survey the area prior to the initiation of any work, or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work should cease immediately and our office should be contacted for further guidance. Furthermore, all on-site project personnel should be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity should be temporarily suspended until the Hawaiian goose (or geese) leaves the area of its own accord.

#### *Hawaiian Hoary Bat*

The Hawaiian hoary bat roosts in both exotic and native woody vegetation and, while foraging, will leave young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the breeding season, there is a risk that young bats could inadvertently be harmed or killed. Site clearing should be timed to avoid disturbance to Hawaiian hoary bats in the project area.

The EISPN states that the project will adhere to the measure mitigation measure of not clearing woody vegetation greater than 15 feet between June 1 and September 15. The EISPN also describes an alternative mitigation measure of "reviewing areas" scheduled for removal with vegetation greater than 15 by a qualified land manager, biologist, or forester prior to removal, and notifying the Service if a bat is found in the trees scheduled for removal. The Service appreciates your efforts to minimize impacts to the bat. However, as currently written, we are concerned that the proposed alternative protocol is insufficient to assure impacts to the bat would be minimized. We are concerned with the effectiveness of reviewing areas to confirm that juvenile bats are not present in or near trees prior to or during clearing operations. To minimize impacts to the endangered Hawaiian hoary bat, we recommend adherence to our guidance that woody plants greater than 15 feet tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15).

#### *Seabirds*

Seabirds, including the Newell's shearwater, Hawaiian petrel, and band-rumped storm petrel fly at night and are attracted to artificially-lighted areas resulting in disorientation and subsequent fallout due to exhaustion. Seabirds are also susceptible to collision with objects that protrude above the vegetation layer, such as utility lines, guy-wires, and communication towers. Additionally, once grounded, they are vulnerable to predators and are often struck by vehicles along roadways.

We understand the exterior lights installed in conjunction with the proposed project, including streetlights, will be shielded. To further reduce potential impacts to seabirds, we recommend the following minimization measures be incorporated into your project description:

- Construction activities should only occur during daylight hours. Any increase in the use of nighttime lighting, particularly during peak fallout period (September 15 through December 15), could result in additional seabird injury or mortality.
- If housing development lights cannot be eliminated due to safety or security concerns, then they should be positioned low to the ground, be motion-triggered, and be shielded and/or full cut-off. Effective light shields should be completely opaque, sufficiently large, and positioned so that the bulb is only visible from below.

The draft EIS should examine potential impacts to the Newell's shearwater, Hawaiian petrel, and band-rumped storm petrel that may occur as a result of construction and the operational use exterior lights associated with the proposed project.

Utility poles and overhead lines may constitute a collision hazard for seabirds as they traverse between the ocean and their breeding colonies. Additional information on the design of the proposed utility system for the development, including the number of utility poles, length of powerline, configuration of powerlines, and height of utility poles and overhead powerlines, in the area is necessary to assess the potential impacts to seabirds. We suggest the draft EIS provide this additional information as well as determine whether undergrounding power lines in the proposed development area is feasible to avoid impacts to seabirds. If it is not feasible to underground power lines or install power lines at or below the vegetation layer, other measures to minimize the potential for seabird collision should be analyzed in the draft EIS (e.g., vertical versus horizontal arrays, etc.).

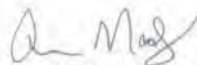
If it is determined that the proposed project may affect federally listed species, we recommend you contact our office early in the planning process so that we may assist you with the ESA compliance. Additionally, we recommend you incorporate the attached best management practices into your project description to avoid and minimize impacts to water resources that have the potential to occur during water and wastewater system improvements.

Peter T. Young

4

We appreciate your efforts to conserve endangered species. Please contact Adam Griesemer, Endangered Species Biologist (phone: 808-285-8261, email: adam\_griesemer@fws.gov) should you have any questions pertaining to this response.

Sincerely,



Aaron Nadig  
Island Team Manager  
Oahu, Kauai, North Western Hawaiian  
Islands, and American Samoa

#### U.S. Fish and Wildlife Service Recommended Standard Best Management Practices

The U.S. Fish and Wildlife Service (USFWS) recommends the following measures to be incorporated into project planning to avoid or minimize impacts to fish and wildlife resources. Best Management Practices (BMPs) include the incorporation of procedures or materials that may be used to reduce either direct or indirect negative impacts to aquatic habitats that result from project construction-related activities. These BMPs are recommended in addition to, and do not over-ride any terms, conditions, or other recommendations prepared by the USFWS, other federal, state or local agencies. If you have questions concerning these BMPs, please contact the USFWS Aquatic Ecosystems Conservation Program at 808-792-9400.

1. Authorized dredging and filling-related activities that may result in the temporary or permanent loss of aquatic habitats should be designed to avoid indirect, negative impacts to aquatic habitats beyond the planned project area.
2. Dredging/filling in the marine environment should be scheduled to avoid coral spawning and recruitment periods, and sea turtle nesting and hatching periods. Because these periods are variable throughout the Pacific islands, we recommend contacting the relevant local, state, or federal fish and wildlife resource agency for site specific guidance.
3. Turbidity and siltation from project-related work should be minimized and contained within the project area by silt containment devices and curtailing work during flooding or adverse tidal and weather conditions. BMPs should be maintained for the life of the construction period until turbidity and siltation within the project area is stabilized. All project construction-related debris and sediment containment devices should be removed and disposed of at an approved site.
4. All project construction-related materials and equipment (dredges, vessels, backhoes, silt curtains, etc.) to be placed in an aquatic environment should be inspected for pollutants including, but not limited to: marine fouling organisms, grease, oil, etc., and cleaned to remove pollutants prior to use. Project related activities should not result in any debris disposal, non-native species introductions, or attraction of non-native pests to the affected or adjacent aquatic or terrestrial habitats. Implementing both a litter-control plan and a Hazard Analysis and Critical Control Point plan (HACCP – see <http://www.haccp-nrm.org/Wizard/default.asp>) can help to prevent attraction and introduction of non-native species.
5. Project construction-related materials (fill, revetment rock, pipe, etc.) should not be stockpiled in, or in close proximity to aquatic habitats and should be protected from erosion (e.g., with filter fabric, etc.), to prevent materials from being carried into waters by wind, rain, or high surf.
6. Fueling of project-related vehicles and equipment should take place away from the aquatic environment and a contingency plan to control petroleum products accidentally spilled during the project should be developed. The plan should be retained on site with the person responsible for compliance with the plan. Absorbent pads and containment booms should be stored on-site to facilitate the clean-up of accidental petroleum releases.
7. All deliberately exposed soil or under-layer materials used in the project near water should be protected from erosion and stabilized as soon as possible with geotextile, filter fabric or native or non-invasive vegetation matting, hydro-seeding, etc.



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Aaron Nadig, Island Team Manager  
US Fish and Wildlife Service  
Oahu, Kauai, North Western Hawaiian Islands and American Samoa  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Boulevard, Room 3-122  
Honolulu, Hawaii 96850

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place  
2015-TA-0102

Dear Mr. Nadig:

Thank you for your letter dated January 16, 2015 regarding HoKua Place.

We have forwarded your letter to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Forest Shomer [ziraat@olympus.net]  
**Sent:** Thursday, January 22, 2015 3:43 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua Place EISPN Comments

Commissioners:

The proposal for enormous development at Hokua Place is alarming. It implies traffic gridlock at any number of choke points in the limited road system.

Gridlock already occurs at times, on an everyday basis, between the Wailua River Bridge and the northern end of the bypass road. Adding thousands of vehicle trips per day, which is inevitable if Hokua Place is built as proposed, would leave all residents and visitors north of the Wailua extremely vulnerable in time-sensitive situations----ranging from commuters arriving late to work, students late to school, parents late returning from work to retrieve their keiki after school or post-school activities; to even more urgent situations such as arriving at the airport for a once-a-day flight somewhere, to emergencies like driving to Wilcox. Police, fire, ambulance--all emergency service vehicles are equally susceptible to this gridlock. Many more people are riding the Kauai buses each day, but buses too cannot proceed on a gridlocked road.

The combination of Hokua Place, and a reopened Coco Palms resort, each generating hundreds of vehicle trips per hour throughout the day, would be a 'perfect storm' rendering the northern half of the island a less desirable, or just plain undesirable place from which to come and go. The impact on tourism would be unavoidable--word travels fast among travelers these days. We surely don't want large numbers of visitors having negative experiences such as missed flights due solely to inadequate ground transportation!

If one accepts the premise that *some* development is going to occur at Hokua Place, and that Coco Palms will be adding its big share in generating traffic before very long, the County must anticipate and prepare by improving and expanding the road system. The cost of those improvements could and should be partly borne by those benefiting from these two developments, rather than merely free-loading their vehicle trips into the already burdened system.

I call upon the County to **begin the improvement process by re-routing Kuhio Highway mauka the Coco Palms. There needs to be a new 4-lane bypass extension from the south end of the current bypass, to behind instead of in front of Coco Palms, and south via a new crossing of the Wailua, reconnecting to 3-lane Kuhio south of the Wailua.**

The benefits of such a improvement include:

- increased highway capacity at its main choke point
- removal of the existing lanes south of the Shell station, to reconnect Coco Palms with the beach and to quiet the shoreline from the steady traffic roar
- an opportunity to replace or upgrade the existing sewage facility
- improved access to the Wailua house lots area
- resolution of the traffic congestion where the existing bypass traffic has to merge into the single southbound lane of Kuhio
- a river crossing less susceptible to tsunami damage--which has the potential to sever traffic between the North and East shores!

Lastly: the chance to create a truly vibrant Historic Park district at the mouth of the Wailua River, an honoring of the sacredness of the location.

It wouldn't take Hokua Place to make such a road improvement/relocation worthwhile--but with Hokua Place, it would make such changes urgent and essential.

Please look for ways to get started on highway upgrades now, before rather than after any large development. Sincerely,

Forest Shomer  
[ziraat@olympus.net](mailto:ziraat@olympus.net)

PO Box 301  
Kapaa

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Forest Shomer  
ziraat@olympus.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Shomer:

Thank you for your email on January 22, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Transport of injured or critically ill patients
- Emergency service response
- Neighboring Development
- Tourism

It also expressed the need for highway upgrades including a Kūhio Highway Bypass Extension.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** francesco.garripoli@gmail.com on behalf of Francesco Garripoli  
<francesco@wujitech.com>  
**Sent:** Saturday, January 17, 2015 5:06 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua Place EISPN Comments

Aloha!

I know you are receiving many email regarding the new proposed development called Hokua Place... So i will not burden you with redundancy... but simply make my statement as a concerned property owner who drives past the Middle School and uses the Bypass daily...

I am VERY concerned about this development proposal and feel it would be extremely detrimental to life on Kaua'i... the life we have all worked hard to preserve...

I pray that the EIS is updated and CAREFULLY reviewed as anyone like me knows that without major infrastructure changes, this Hokua Place development will be a disaster. I want to keep Kaua'i the beautiful place it is now.

Mahalo...

Peace,

Francesco

**Francesco Garri Garripoli 盖瑞**

[WujiTech.com](http://WujiTech.com)  
Founder & CTO



[www.WujiProductions.com](http://www.WujiProductions.com)  
[www.KahunaValley.org](http://www.KahunaValley.org)

Thanks for supporting our non-profit Kahuna Valley organization, dedicated to empowering and educating our youth in the areas of health and well being...

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Francesco Garripoli  
francesco.garripoli@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Garripoli:

Thank you for your email on January 17, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Quality of Life on Kauai
- Infrastructure Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Fred Wells [fred@anuenue.com]  
**Sent:** Wednesday, January 21, 2015 3:01 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** HoKua Place

RE: HoKus Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement

Why must we sacrifice what little agricultural is left in Kapaa for more housing development when there is no apparent need? The nearby large Kulana development with all roads and water in place is still not able to find tenants after many years. And the new development where the former Green's Nursery was located still sits empty. Where are the jobs in the Kapaa area for 800 new families. And there is no room in the schools. The State would have to build additional rooms for the three schools.

A major issue is the inability of the roads to carry anymore traffic. Twice daily a dozen or so busses and many private vehicles travel to the Middle School adjacent to the planned development bringing children from the entire north and east sides, while those who live nearby walk by the roads to their homes. It is well known that the traffic on Kuhio Highway between Kapaa and Wailua is at a standstill. The so-called Kapaa Bypass is just as bad. The traffic circle no longer functions when all four entrances are backed up preventing any movement on or off. In a crisis emergency vehicles could never get through since there is no road shoulder space.

The recent new designation of most of the Kapaa-Wailua corridor as being in the ocean hazard zone must be considered. If the area is hit by a powerful surge that might wipe out all businesses and even the Wailua River bridges, this population and the entire area north would be cut off from the airport, the harbor that brings in food and supplies, and our major hospital.

So the question is not just about building more houses, but one of major impact to the lives and welfare of a large population of the island.

Mahalo,  
Dr. Frederick Wells  
6163 Waipouli Rd.  
Kapaa, HI 96746

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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www.Hookuleana.com



Mr. Fred Wells  
fred@anuenue.com

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Wells:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Loss of agriculture land
- Impacts on school capacity
- Infrastructure
- Impacts on Traffic
- Emergency services response

You also expressed concern that the Kappa-Wailua corridor has been designated as being within an ocean hazard zone.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Gabriela Taylor <gabriela@keapana.net>  
**Sent:** Sunday, January 18, 2015 4:10 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** comments: Hokua Place EISP

To: LUC Re: comments/Hokua Pl. EISP From: GABRIELA TAYLOR 5620 KEAPANA RD, KAPAA, HI 96746 808 823-9013

### INFRASTRUCTURE FIRST : (Development Later)

**1.Roads and Traffic — Everyone from the no. to east shores of Kauai is complaining daily about he traffic from Hell- read on !**

#### My recent driving experiences:

**1. Jan. 13,** 3pm Kuhio St, west bound, backed up in both directions and creeping from Kuhio highway all the way through the roundabout to the middle School, took me 35 min. to get past middle school- in both directions.  
**2. Jan. 15,** 1 pm going no. on Kuhio Highway from so. exit of ByPass rd to Hauaala Rd traffic backed and creeping, took me 48 minutes. We can't navigate these small roads with any more traffic and stay sane. Traffic from 3 new hotels in Wailua will be and adding Hokua will be intolerable!

#### MY comments re lack of road infrastructure & traffic studies in EISP

**A The Kauai Long-Range Land Transportation Implementation Plan** developed in 1997 & updated 9/14 for extensive road widening in the areas affected by the proposed zoning change, has not met its 2000 and 2006 deadlines for Kapaa. Therefore, the multi-billion plan implementation will not serve the needs of Hokua Place's 1600 addition vehicle load in a timely fashion. The EISP does not address that overdue, road widening has to be completed before Hokua Place is granted any further permits.

**B. . Traffic studies need to be updated/repeated for the new DraftEIS.** There have been major changes since the EISP traffic study was performed in 2013. 1. More traffic is jamming the roads since the influx of Visitors last year, due to the Economic Recovery. 2. Three additional permitted hotels, Coco palms, Coconut Beach Resort and Coconut Plantation resort, counting tourist and staff, will pour an additional 1800 vehicles onto Kuhio Highway in the Wailua corridor. 3. Also, not mentioned in the EISP, is that the proposed Stores and community swimming pool by Hokua Place will bring additional traffic to the area next to Kapaa Middle School and impact the Roundabout, as well as Olohena Rd. traffic.

**Exhibit H pages 6 & 7. Existing Levels of Service Table 3:** Traffic going east onto Kuhio Highway from Kukui St. at stoplight in downtown Kapaa. is given a B rating ( Scale A-F), the study needs to be re-thought with the load from the school as well as that from Hokua Place

likely creating backup going through beyond the Roundabout. This study must be repeated in the morning when school starts and again in the afternoon when it lets out. Then add the Hokua Place traffic (see my recent experience re this rd. above)

**Table 4:** Kapaa Roundabout at Olohena Rd. is given a grade E noting that “The east-bound approach is near capacity during the morning peak hour. Since that is recognized, please add the Hokua traffic and you have grid-lock. Not acceptable.

**Table 5:** Kuhio Highway at So. End of Bypass Rd. got an F.(failure) rating.

No surprise there. And the Hokua commute traffic to Lihue will add several hundred vehicles to that mess. Why is it not mentioned that traffic is backed up frequently from the Kuamoo Rd light to Kapaa downtown? How can anyone fathom traffic from the 3 new hotels previously mentioned, as well as that from the 800 houses from Hokua Place added to the mess we already have? I ask the LUC to consider the traffic problems we have now, multiply that by 10 and imagine the current one hour wait many have endured driving through Kapaa downtown/Wailua now —doubled.

**C. How does the increased traffic on Olohena Rd.coming from Hokua western exit impact the Middle School?** Dangerous for Kids dropped off, kids walking, kids riding bikes? Have “Complete Streets and Safe Route to School” design principles been incorporated? The middle school is up to capacity. Where will all kids from Hokua Place go?

#### **D. p15, O 1. “Impacts of Closing Kapaa Bypass”**

The study says that such closing, “would force that traffic to use Kuhio Highway....was noted that Kuhio highway is congested, especially in the afternoon with very slow speeds and long delays,,,,,,,,,,,,, “ It’s good the study acknowledged the problems, but what do they mean by “Closing the Bypass”, temporary due to accident or permanent closure? Is there a threat to close the Bypass? If so, that is another reason that this project can’t proceed.

#### **Other Infrastructure to Consider**

1. Drainage from storm runoff on the hard surfaces created in development needs to be re – examined do to elevation steep slope of land in the project. Detailed flood studies and Flood Insurance Rate Maps need to be done according to comments from Dept of Public Works. Is the Kapaa Bypass bridge flow capacity adequate?
2. The ADA requirement for public roadway, sidewalk and bike path can not be more than a 6% grad.e. Will that be provided in the project?
3. Over stressing our already near capacity Landfills with construction waste and resident generated trash must be addressed too.
5. Can the Lydgate Sewage treatment plant, which smells bad now, handle the 3 proposed/permitted hotels as well as the 800 Hokua Place dwellings?

**Conclusion:** The proposed Hokua Place subdivision will be disruptive our rural life style as well as to visitors who choose Kauai because of its relaxed pace & natural environment.

The DraftEIS should include include social, emotional and community impacts before it goes any further. And I hope that all the testimony/comments you receive will convince you that this is not the right place or time for this development. **No** on Rezoning this parcel from Ag to Urban!

---

Read Gabriela's Book -

"Geckos & Other Guests: Tales of a Kaua'i Bed & Breakfast"

web site: <http://www.napalipress.com/>

buy at Amazon: [http://www.amazon.com/Geckos-Other-GuestsTalesBreakfast/dp/1885129149/ref=sr\\_1\\_1/104-366959692071351e=UTF8&s=books&qid=1182560125&sr=8-1](http://www.amazon.com/Geckos-Other-GuestsTalesBreakfast/dp/1885129149/ref=sr_1_1/104-366959692071351e=UTF8&s=books&qid=1182560125&sr=8-1)

Gabriela Taylor  
[gabriela@keapana.net](mailto:gabriela@keapana.net)

*People Don't Stop Playing Because They Grow Old*

*They Grow Old Because They Stop Playing*



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Gabriela Taylor  
gabriela@keapana.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Taylor:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Roads and Traffic
- Lack of Road Infrastructure
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Traffic Studies
- Neighboring Development
- Capacity of Schools
- Pedestrian Safety
- Impacts of Closing Kapaa Bypass
- Storm Runoff
- ADA Requirements
- Landfill Capacity
- Sewage Treatment Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** George Hoffberg <kauaigeo@gmail.com>  
**Sent:** Sunday, January 18, 2015 9:18 PM  
**To:** info@hookuleana.com  
**Subject:** 800 home development in kapaa

wake up and smell the exhaust.  
implement the 2000 and 2006 plan1st

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. George Hoffberg  
kauaigeo@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Hoffberg:

Thank you for your email on January 18, 2015 regarding the HoKua Place EISPN.

The HoKua Place property is designated as an "Urban Center" by both the Kaua'i General Plan and the Kapa'a Town Development Plan. This project seeks to fill the housing needs of Kapa'a within the Urban Center, consistent with these local plans.

The traffic impact of the proposed project was assessed by analyzing changes in traffic volumes at the study intersections and changes on the level-of-service. The HoKua Place developer has prepared and updated several traffic impact assessments and is working with the State and County to address community traffic concerns. Transportation improvements will include an intersection on Kapa'a Bypass Road, bus stops, sidewalks, and bike and walking paths to the existing Kapa'a Middle School.

The forthcoming draft Environmental Impact Statement (DEIS), will include a Traffic Impact Assessment which will include current and anticipated traffic levels as well as planned improvements to the areas transportation system.

Sincerely,

Peter T. Young

Daniel E. Orodenker  
Land Use Commission  
235 S. Beretania St. Suite 406  
Honolulu, Hawaii 96813

Daniel Orodenker

Re: Comments on

- A) Docket No. Aii-791 HG Kauai Joint Venture (HoKua Place)
- B) Environmental Impact Statement Preparation Notice (EISPN)
- C) Proposed HoKua Place Project
- D) Kapa'a, Kawaihau, Kaua'i, Hawai'i

[HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.](#)

**LET'S BE CLEAR, THIS PROJECT IS NOT SUSTAINABLE.**

**What's the first law of sustainability? You've heard thousands of people talking endlessly about sustainability; did they ever tell you the first law? Here it is: population growth and/or growth in the rates of consumption of resources cannot be sustained**

The EIS must look at:

Normally Significant Impacts:

- A) Induced population growth or concentration.
- B) Substantially increase traffic or ambient noise
- C) This traffic will have substantial adverse effects on human beings now living on Kauai.
- D) Impacts which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects. The project's contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.

Do well by doing good.

**Project Alternatives:**

- A) Must discuss both mitigation and alternatives to the proposed project.
- B) The Project is the project not a alternative
- C) Each alt. must be described in sufficient detail to permit comparison with the proposed project
- D) The EIS should focus on alternatives, capable of “substantially lessening “ adverse environmental effects

**Info not adequate or dated (OLD)**

- A) Traffic
- B) Water
- C) Storm Water
- D) Sewage
- E) Resident and Comical generated trash . Yard waste
- F) ADA, do all walks and paths, meet requirement?
- G) Project Roads, especially the main road though the project
- H) Show a complete North/South circulation plan
- I) How does the transportation plan and it’s mitigation promote resiliency for the community.
- J) Connectivity to old town

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa

relief route between Kapule Highway and Kapaa Stream all the way back to 1973. 42 years of growth without the relief route, it’s time has come

- 1) Kapaa, Wailua Development Plan 1973 Bill# 304 (As Amended) Ordinance # 304
- 2) Kauai Long Range Land Transportation Plan 1997
- 3) Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council on Nov. 29, 2000
- 4) Federal-Aid Highway 2035 Transportation Plan

Three pages

[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)

[info@hookuleana.com](mailto:info@hookuleana.com)

Thank You

Ken Taylor

[taylork021@hawaii.rr.com](mailto:taylork021@hawaii.rr.com)

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Harry Guiremand  
harry.guiremand@gamil.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Woods:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Tourism

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Jane Sezak [jsezak@hotmail.com]  
**Sent:** Monday, January 19, 2015 9:17 AM  
**To:** info@hookuleana.com  
**Subject:** Reasons for Opposition to Hokua Place development plans

1/19/2015

Aloha,

I oppose the Hokua Place development subdivision plans in Kappa. The primary reason I am against this development is traffic. It often takes me an hour to go through Kapaa town to Coco Palms traffic light. I like to shop at Safeway, Papayas and Foodland and often have to turn around and forgo shopping plans as I do not have the time to be stuck in traffic. I can't imagine what traffic will be like if Hokua Place is developed, not to mention the planned addition of more hotels, Coco Palms etc. I have lived on Kauai since 1986 and have never seen traffic so consistently snarled as in the past years, and it is only getting worse. There is no plan I am aware of to alleviate this problem.

I understand the need for housing, as many dear friends have had to leave island due to lack of affordable housing and people looking for rentals have to pay more than half their monthly paycheck for a place to live. These problems are staggering with no easy solutions. Since hotels are not at maximum capacity it seems the county could focus more on affordable housing and allowing bed and breakfasts to be easier for residents to operate. The county of Kauai seems to be on a "growth at all costs" pathway and this is not sustainable especially without awareness of the consequences of these decisions.

There needs to be more public testimony, environmental impact studies and creative problem solving, thinking outside the box, before any new development is approved.

Thank you for your time and consideration.

Sincerely,

Jane Sezak

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Jane Sezak  
jsezak@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Sezak:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development
- Affordable Housing

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Joan Levy <kauaimermaid@me.com>  
**Sent:** Saturday, January 17, 2015 8:51 PM  
**To:** info@hookuleana.com  
**Subject:** Public Comment Period for EISPN re Up-zoning: Agriculture to Urban- Hokua Place Subdivision, 800 houses

To: The Kailua Company

Re: Public Comment Period for EISPN re Up-zoning: Agriculture to Urban- Hokua Place Subdivision, 800 houses

I am a resident of Kauai for the past 22 years, living in the Wailuaouselots area for the past 11 years. I am very concerned about this proposed development.

About a week or so ago, it took me 35 minutes to drive from the traffic light at Haleilio along the Kuhio highway North to a location near the Kauai product fair. At 2:30pm in the afternoon. This normally takes 5-10 minutes.

On Wednesday, 1/14, I took the bypass north at about 3:10pm and traffic was backed up further than ever before. It took 30 minutes to get from the beginning of the bypass to the roundabout. This normally takes 5 minutes. It was a market day and so of course there was traffic for that reason, but in all the 11 years I've been heading on this route to the market at that same time more or less, never before has it been so backed up.

Add 800 min and much more likely another 1600 cars due to this new proposed development coming down Olohena will surely create an enormous problem at the round about causing increased congestion on the bypass and at the intersection of Kukui Street and the highway at the traffic light.

I live off of Haleilio in the Houselots. The planned development at the Coco Palms that intends to create a parking area off of Haleilio will congest the intersection of Haleilio and the highway even more. Turning right to go to Lihue will be impossible. And turning left to go north will be impossible either on the bypass or driving through town.

It is my understanding that "The Kauai Long-Range Land Transportation Implementation Plan" which was created back in 1997 has not yet met its 2000 and 2006 deadlines for Kapaa. Yet the The EISPN does not address that overdue road widening has to be completed before Hokua Place is granted any further permits. Can you not see that the cart is being put first before the horse???

What is the point of doing extensive study and then not actualizing the action plans that come out of that study?

Meanwhile the EISPN traffic study that was developed in 2013 has already become outdated!

Due to the very good news of economic recovery, we have had an influx of visitors this last year. And what about the Coco Palms, Coconut Beach Resort and Coconut Plantation resorts development plans for the Wailua Corridor. An additional 1800 vehicles are anticipated to accompany this development. As if that is not enough, not mentioned in the EISPN are stores and another community swimming pool - does Kapaa really need two community swimming pools?? - by Hokua place to further congest the already too small congested roundabout and entry way into the Kuhio Highway.

I am particularly concerned about this entry: E. p15, O 1. "Impacts of Closing Kapaa Bypass" Does this mean there are plans to close the bypass, temporarily or permanently? The bypass is the only saving grace for the levels of congestion we already have.

With all due respect, this all makes me wonder if the people making these decisions ever get in their cars and drive along these routes themselves!

Do well by doing good.

I understand the importance of maintaining a thriving economy here on Kauai. But bigger is not always better. Managed growth control is even more important than growth. There are many communities that have realized this. Some because of the way nature itself locks the living area in so that it just can't keep expanding. But others have managed to see and implement managed growth that keeps sustainability in mind as a priority and not as something one just gives lip service to.

These are decisions that need to be well thought out before they are made. Because after they are implemented there is no turning back.

If I wanted to live on Oahu or Maui, I would have moved there. Bought my house there. Built my business there. I chose Kauai because of the rural life style, the open vistas to undeveloped nature, and the small town quality of the rural life style that clearly separates Kauai from these other very developed places in Hawaii.

And what about overstressing the already near capacity landfill situation? And the terrible sewage smells already coming from Lydgate sewage treatment and the junction of Haleiilo at the Kuhio Highway. I have to make sure the air circulates from within my car when I am stopped at that light on Haleiilo for the putrid smell that is often filling the air there now. What do you suppose the Coco Palms tourists who are driving from their proposed parking area off of Haleiilo will have to say about that horrid smell???

When the Kuhio Highway floods after big storms because water run off has never really been addressed and the road is closed, how will this huge planned influx of cars add to the problem of getting our valuable tourists, not to mention ourselves, from here to there?

Until the infrastructure for road use and traffic, waste management, water run off, and all the sustainability concerns that I haven't even thought to address here can handle the development we already have it is UNCONSCIONABLE AND WRONG to allow new large developments to be permitted.

I know the developers are chomping at the bit! Why not, it is only about money in their pockets to them. They bring in their own workers (rather than use our local building trade people), they do their thing, and they leave the island with all the money they made. And they leave us to deal with all the problems that we are left with.

Do not be swayed by their costly lobbying and whatever else it is that they do. Please put the people of Kauai and our lifestyle first and foremost in your decision making. And before any permitting is granted that clearly will make things worse for us (but not for the developers) please resolve to take a deeper and more sustainable look at addressing the above stated existing problems we have on Kauai.

Let's put the horse before the cart, ok?

Very Sincerely and very Concerned,

Joan Levy,  
Kapaa resident  
808-822-5488  
[joan@joanlevy.com](mailto:joan@joanlevy.com)

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

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Ms. Joan Levy  
[joan@joanlevy.com](mailto:joan@joanlevy.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Levy:

Thank you for your email on January 17, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts of Closing Kapaa Bypass
- Rural Lifestyle
- Landfill Capacity
- Sewage Capacity
- Storm Runoff
- Infrastructure for Road Use and Traffic, Waste Management and Water Runoff
- Sustainability

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

**Peter T Young**

**From:** Joanna Vorgeas <jvorgeas@gmail.com>  
**Sent:** Tuesday, January 20, 2015 7:30 AM  
**To:** info@hookuleana.com  
**Subject:** Kauai Development

I **oppose** the Hokua Place development until all the concerns mentioned herein are fully and publicly addressed, and that there needs to be more public community meetings with the State and County agencies involved to confirm that proper action/decisions are being made.

I have been a visitor to Kauai for many years, my brother lives on Kauai. Last Feb. 2014, I was trying to get to the Waialua homesteads area, and literally had to turn around because of the immense traffic, in the middle of the day on the 2 roads in question!....I thought about the heavy tourists times of the year: What tourist would want to drive on these beautiful roads, with this much traffic?....If the proposed construction ensues, there will be devastating results for future 'visitors', not to mention the Kauai students trying to focus on 'learning' with so much invasive noise, dust, etc, from this proposed project. There must be a more logical solution to this very real 'congestion problem. I am very concerned for all of us who want to continue our 'easy going, no stress' Kauai visits, and for the Kauai residents, who are already facing ridiculous amounts of traffic, on Oloheua Road, and the Kapa'a Bypass Road everyday.

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**Ho'okuleana LLC**  
*... to take responsibility ...*

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**Peter T. Young**  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Joanna Vorgeas  
jvorgeas@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Vorgeas:

Thank you for your email on January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Impacts on Road Infrastructure
- Impacts on Tourism

You also expressed the need for more public community meetings with State and County agencies reading the project.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

**From:** John Harder [dumpdoctor@gmail.com]  
**Sent:** Thursday, January 22, 2015 12:19 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Cc:** Gabriela Taylor; kenneth Taylor; Pat Gegen  
**Subject:** Hokua Place EISPN Comments

### Hokua Place EISPN Comments

[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov) / [info@hookuleana.com](mailto:info@hookuleana.com)

Aloha, Please insure that the following questions and concerns are addressed in the Hokua Place EIS.

Where does the development propose access to the bypass highway, and what are the anticipated traffic impacts on rush hour traffic? Will the highway need to be widened?

What will be the proposed development's impact on traffic at the southern end of the bypass (the intersection with Kūhiō Hwy) at the evening rush hour?

What will be the combined impact of the proposed development and the proposed hotel / condo development in the Wailua / Waipoli area on traffic on Kūhiō Hwy from the Bypass intersection to the Kuamoo intersection?

Where exactly will the proposed commercial center be located, what will be its access to either Oloheua Rd or the bypass highway, and what would be the proposed impacts?

What will be the traffic impact of the development on the Kuhio Hwy and Kukui Kukui St intersection? It is already difficult to turn left on to the Hwy.

What will be the traffic impact of the development on the Lehua merge heading north?

What will be the development's impact on local schools?

Will there be a plan to reduce the impacts of construction waste generated during development? Will contractors be required to develop specific waste reduction and diversion plans?

What will be the impact of the development on current waste generation? Will the development provide (or require the provision of) adequate space for recycling (especially in the multi-family units)?

How will Sewage be managed? How will any sewage line link up with the existing system? If septic tanks are proposed, what will be the impact on water quality?

What will be the effect of the development on surrounding agricultural uses. Will development increase the pressure for development of the land Makai of the bypass hwy?

What will be the costs of these impacts on local taxpayers (infrastructure, time lost, health & safety, etc)?

Mahalo  
John Harder  
PO Box 272  
4085 Kealia Rd  
Anahola, HI 96703  
808-823-6995

**John Harder, aka the Dumpdoctor**

*If you're not for ZERO Waste, how much Waste ARE you for?*

## Ho'okuleana LLC

*... to take responsibility ...*

**Peter T. Young**

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[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. John Harder  
[dumpdoctor@gmail.com](mailto:dumpdoctor@gmail.com)

**Subject:** Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Harder:

Thank you for your email on January 22, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter.

Thank you for your comments.

Sincerely,

Peter T. Young

**Do well by doing good.**



**Peter T Young**

**From:** jonathan jay [jikaui@gmail.com]  
**Sent:** Thursday, January 22, 2015 3:21 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Cc:** Ken Taylor; brucesiv@hawaii.rr.com  
**Subject:** REFERENCE: HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

Aloha.

At a community meeting in regard to this project, a number of issues, concerns, questions, and requests were identified. On behalf of the east-side members present, I am submitting a summary of the points raised:

First and foremost, we request a two week extension be made for comments on the 400+ page document released in the middle of the holiday season at the end of last year. Because of the turbulent holiday season and all the responsibilities they entail: **chanuka, christmas, kwanza**, new years, etc, 1/2 of the 30 day comment period evaporated in the blink of an eye. To read **thru** the document and make cogent analysis takes time, which is why 30 are mandated. However, these 30 days are not like other 30 day periods throughout the year. 2 additional weeks would allow for for an actual 30 days worth of review to be actually available.

Comments, Concerns and Questions:

1) ownership:

can the developer show clear title and/or royal patents to this property? If clear and legal ownership of the property can not be demonstrated, it is inappropriate to respond to any requests from the developer.

2) road congestion/ auto traffic:

Of course this is a concern, and has been in this region for the last 30 years. Many plans have been made to upgrade the transportation infrastructure going back to at least the general plan of 1978, state 2000 DOT and many others, which have largely remained undone. We request that until the previously identified transportation infrastructure upgrades are completed, that no change in zoning be allowed. Transportation infrastructure needs based on existing allowable development capacity never took into consideration this newly proposed large-scale density at this location.

Until long existing needs unmet needs are met, we request no additional density be approved.

3) waste:

how will the waste from 2k people in this proposed high-density development be treated? the existing waste-treatment facility near **lydgate** is over-capacity. Existing fecal/bacterial levels in the local waterways is far above allowable health levels.

We request that until existing conditions are brought with allowable health levels that requests for additional zoning density be denied.

4) pedestrian/school children access:

the existing pedestrian access up the hill from the roundabout to the school is inadequate and dangerous for school children walking to school. The road bed is situated toward the edge of the hillside such that before the children approach the school, room for the walkway on the north side of Oloheua road is squeezed out, and an unsafe crossing must be made at the curve of the road with low line of sight visibility. If the road was re-aligned and moved closer in to the school, the children would be able to safely walk all the way to the school, and then cross safely at a controlled intersection on a straight section of road directly in front of the school.

If the developer is earnest about working in partnership with the community to meet the community's needs while profiting from enhanced development this zoning request will allow, they will demonstrate this good faith by completing this pedestrian improvement adjacent to the parcel before receiving a zoning change.

We request that no zoning change be allowed until such conditions are met.

5) poorly designed dangerous intersection north of project:

At the junction of Oloheua, Kaapuni and Keahulua roads, the intersection was never properly designed or engineered to provide safe transit by automobile, cyclists, or pedestrians.

If the developer is serious about working in good faith with the community to meet community needs while pursuing a healthy profit resulting from a change in zoning from ag to urban, the developer will demonstrate this good faith by completing these upgrades before receiving a zoning change.

We request that no zoning change be allowed until such conditions are met.

6) cycle upgrades consistent with state cycle master plan:

adjacent along the parcel in question, Oloheua road is intended to be made cycle friendly by introducing signage and re-engineering/broadening the shoulders of the road to allow safe passage for cyclists.

If the developer is serious about working in good faith to meet the communities needs while pursuing profit from development consistent with a change in zoning from Ag to Urban, the developer will demonstrate this good faith by making the upgrades adjacent to the entirety of the parcel in question, in this case from the traffic circle up to Oloheua bridge #1 at the western edge of the parcel.

We request that no zoning change be allowed until such conditions are met.

7) improving general road alignment:

adjacent to the parcel in question, the existing roadbed curves and twists in numerous locations obscuring line of sight for drivers in both directions and increasing the danger of travel for all users of the road. Where possible, we request the developer agree to cede portions of the periphery of the parcel in question such that road alignments can be straightened, turning radius can be increased, and generally lines of sight be improved and

extended to enhance safety for all road users including autos, cyclists, and pedestrians.

If the developer is serious about working in good faith with the community to meet community needs while pursuing a healthy profit made possible from a change in zoning from "Ag" to "Urban", the developer will demonstrate this good faith by completing these upgrades before receiving a zoning change.

We request that no zoning change be allowed until such conditions are met.

Mahalo for your attentive reading and consideration of the points raised here.

Respectfully,

jonathan jay  
Ken Taylor  
James Alaleu  
Tommy Mekanani  
Jerry Pacheco  
Bruce Smalling

--

**me ke aloha,**  
**jonathan jay**

## Ho'okuleana LLC

... to take responsibility ...

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PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Jonathan Jay  
jjkauai@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Jay:

Thank you for your email on January 22, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter.

We have continued to receive comments on the EISPN through February 2015.

Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Jonathan McRoberts <jonathanmcroberts4@gmail.com>  
**Sent:** Wednesday, January 14, 2015 3:30 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place EISPN comments

I am a 65 year old resident of Kilauea. I moved to Kauai in 1996 after living on Oahu for 18 years. I left my home in Manoa because traffic became so bad that I could no longer get to the beach after work because it took over an hour to go the 4 miles from my home to the South Shore Beaches. On the weekends, the trip to the North shore, that in 1979 took an hour, became a two hour slog, with most of the time spent just getting through the Honolulu corridor. Now I am afraid the same thing is about to happen on Kauai.

The rezoning of the land in the area behind and below Kapa'a Middle School to allow the Hokua Place Development would be a serious mistake for the future of the area and all points North. The resulting traffic snarl would be a nightmare. By itself it is a bad idea, but in combination with two resorts planned behind Coconut Market Place, plus the reopening of Coco Palms, it becomes an absolutely ridiculous idea.

Not only will it create a daily nightmare for the current residents of the area, it will deter tourists from coming to Kauai. Tourists will miss flights and find themselves stuck in traffic jams instead of seeing the island. If more housing needs to be built, it should be South of the Wailua Bridge.

My own opinion is that we need to limit growth, not encourage it. If there must be growth, it should be through increased density in areas of employment that allow residents to get around without cars. We do not need another commuter suburb that feeds into a traffic pattern that is already overcapacity.

Jonathan McRoberts  
2214 Liliuokalani Street  
Kilauea, HI 96753

808-652-6863

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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www.Hookuleana.com



Mr. Jonathan McRoberts  
jonathanmcroberts4@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. McRoberts:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Joni Benton <halawaihale42@hawaii.rr.com>  
**Sent:** Friday, January 16, 2015 9:33 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** proposed development

I am writing as a home owner in the Wailua Houselots neighborhood. At present, we are subject to heavy traffic at our stop light (only outlet to the main highway) as well as more and more frequent odorous smells at that light (highway and Hale Ilio) emanating from the sewage management spot on that corner. traffic is backed up from 3:30pm to 6:00 pm (and sometimes later) nearly every day from the Wailua Bridge to the town of Kapaa. Often, the bypass road is similarly congested. Until such time as these issues have been addressed, it seems premature to pursue further development in the Wailua-Kapaa area of the island. Quality of life and the health of current residents must be taken into account.

Thank you,

Joni Lesser-Benton M.S.W., L.C.S.W.  
Halawai Counseling  
[halawaihale42@hawaii.rr.com](mailto:halawaihale42@hawaii.rr.com)

## Ho'okuleana LLC

... to take responsibility ...

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peter.t.young (Skype)  
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www.Hookuleana.com



Ms. Joni Benton  
halawaihale42@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Benton:

Thank you for your email on January 16, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Sewage Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** joy blais [joyblais@yahoo.com]  
**Sent:** Monday, January 19, 2015 9:05 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Re: Hokua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

Aloha,

I am a 17 year resident of Kauai writing in opposition to the proposed Hokua Place subdivision, as it currently stands, for the following reasons:

1) Traffic is already too congested in the area. Infrastructure to support this new population is not yet in place. No new development should occur until this problem is addressed.

2) Safeguards must be put in place to insure the development will benefit the current residents. All housing built should be made affordable to current lower income residents and the subdivision should not be used to attract new population to the island solely for profit.

In short, our island has limited resources and must be preserved. Once we have overdeveloped this island there is no going back. All efforts should be focused on improving the lives of the current residents who are committed to Kauai and to the community.

Excessive traffic, as we have seen recently, makes it near impossible to get through the Kapaa-Wailua area in a timely manner. In addition to being annoying, it also has far reaching implications for business, education, and health.

There is a strong need here for affordable housing as many hard working kanaka and long time residents are homeless, living in outdoor structures, carports or cramped apartments with their entire families. Development that supports narrowing the gap between the upper and lower class on this island is badly needed and should be the reason for any new development. Big profit should not be the guiding force.

As usual, the biggest threat to our island lifestyle is the high desirability of living here. We should be very prudent about preserving the beauty of Kauai and the relaxed lifestyle that makes our island a popular tourist location since our economy depends on it.

Please take all this into serious consideration when moving forward with plans for this proposed project.

Thank you very much,

Joy

Joy Blais  
310 Makani Rd  
Kapaa, HI 96746

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Joy Blais  
joyblais@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Blais:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Infrastructure Capacity
- Affordable Housing

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Judie Lundborg Hoeppner <judie@aloha.net>  
**Sent:** Thursday, January 22, 2015 10:12 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua EISPN

Infrastructure First : (Development Later)

Aloha,

I am testifying that adding 800 more vehicles to Kapaa area roads is beyond reasonable. Even with the by-pass road, it can easily take an hour to get through Kapaa. Please DO NOT allow this subdivision to move forward until the traffic issues in Kapaa are addressed.

Mahalo,

Judie Hoeppner  
639-0212

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Judie Hoeppner  
judie@aloha.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Hoeppner:

Thank you for your email on January 22, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Road Infrastructure Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

From: Spirit Feathers Pattee [spiritfeathers13@msn.com]  
Sent: Monday, January 19, 2015 7:59 AM  
To: uc@dbedt.hawaii.gov; info@hookuleana.com  
Subject: Re-Zoning - Hokua Place Subdivision

#### Agriculture to Urban – Hokua Place Subdivision, 800 houses

I DO NOT WANT THIS DEVELOPMENT. I feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. I appeal to the Land Use Commission to **refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.**

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue, as well as on tourism. The inevitable long traffic delays would make Kaua'i very much less attractive to tourists, who would find it very difficult to move around the island. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- 
- The middle school is already at capacity, and a large additional influx of students could easily undermine the quality of education.
- 
- The infrastructure required to support the proposed development is **inadequate**. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas (more concrete on our land??). There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is a question about the availability of water for the proposed residences.
- 

In summary, this project will bring **profit to developers** but will severely **damage the economy and quality of life of the island** of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it.

**Please remember this Island is 22 miles by 33 miles and is trying to handle 60,000 people every day already. Please think this proposed RE-ZONING thru very carefully.... It is in no way a win-win situation for you, me, your family, our Island residents, or mahiini.**

Judy Pattee, Reiki Master  
Kapahi, Kauai

*E Ho`o Maluhia me ka Honua – May Peace Prevail on Earth*

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Judy Pattee  
Spiritfeathers13@msn.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Pattee:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Pedestrian Safety
- School Capacity
- Inadequate Infrastructure
- Landfill Capacity
- Drainage
- Wastewater Treatment Facility Capacity
- Availability of Water

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Kabir Helminski <khelminski@aol.com>  
**Sent:** Tuesday, January 20, 2015 7:48 AM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

PLEASE, PLEASE, DO NOT LET THIS DEVELOPMENT HAPPEN. IT WILL CAUSE IMMENSE TRAFFIC AND OTHER PROBLEMS.

ED HELMINSKI PRINCEVILLE

## Ho'okuleana LLC

*... to take responsibility ...*

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Ed Helminski  
khelminski@aol.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Helminski:

Thank you for your email on January 20, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on traffic.

The draft Environmental Impact Statement (DEIS) for the project will address this issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** kastoll@hawaiiantel.net  
**Sent:** Monday, January 19, 2015 10:19 PM  
**To:** info@hookuleana.com  
**Subject:** UNACCEPTIBLE!



## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Karin Stoll  
kastoll@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Stoll:

Thank you for your email on January 19, 2015 regarding HoKua Place.

The draft Environmental Impact Statement (DEIS) for the project will address issues raised in the EISPN comment period. Thank you for your email.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Kauailady1@aol.com  
**Sent:** Wednesday, January 14, 2015 7:24 AM  
**To:** info@hookuleana.com  
**Subject:** (no subject)

kealea area fronting beach had water cores taken for new route from north to south. as one day it will flood from raising ocean. very soon. already.

they also took core samples at alakai swamp which may have most likely caused tons of water to dump into waialua why the river is so poluted it's a crime. it's also a crime this outpoor was only twice mentioned ... went to wildlife preserve to get the straight story. it breached twice.

this over 4th July weekend. the pollution is unmentionable.

kauailady1

help our kauai ... stop raising buildings those people will be dead soon so help kauai now.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Kauailady1@aol.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Kauailady1:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Storm Runoff
- Pollution

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

Bernard P. Carvalho, Jr.  
Mayor

Nadine K. Nakamura  
Managing Director



DEPARTMENT OF PUBLIC WORKS  
County of Kaua'i, State of Hawai'i  
4444 Rice Street, Suite 275, Lihue, Hawai'i 96766  
TEL (808) 241-4992 FAX (808) 241-6604

Larry Dill, P.E.  
County Engineer

Lyle Tabata  
Deputy County Engineer

February 4, 2015

Mr. Peter Young, President  
Ho'okuleana LLC  
1539 Kanapu'u  
Kailua, Hawai'i 96734

SUBJECT: HoKua Place - Environmental Impact Statement Preparation Notice (EISPN)  
Ho'okuleana, LLC - Petitioner  
TMK: (4) 4-3-03: Por. 001  
Kapa'a, Kawaihau District, Island of Kaua'i PW 12.14.084

Dear Mr. Young:

The Engineering Division of the Department of Public Works received the subject EISPN on December 17, 2014. We appreciate the opportunity to review the EISPN and offer these general comments:

1. The Kaua'i County Council has adopted a resolution establishing a *Complete Streets Policy*. Therefore, *Complete Streets* design principles will need to be incorporated in this project. *Complete Streets* features include interconnected sustainable street networks providing opportunities for all modes of travel to and from neighborhood and nearby destinations. Street layout and design shall provide connectivity with ample space for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities. We recommend that you work with our office as you finalize the street network and street cross sections for the project. The preliminary street layout shows many cul-de-sacs and dead end streets. We recommend that dead end streets be avoided as much as possible in the design of this project. In addition, where streets do not connect (for example due to concerns about access control and intersection proximity on major streets and collector streets), we recommend that pathway connections be provided for pedestrians and bicyclists. For this project, it is especially important that pedestrian and bicycle connections be provided from all residential areas of the development to Kapa'a Middle School.
2. A Traffic Impact Assessment Report (TIAR) is included as part of the EISPN. We would appreciate the opportunity to review the TIAR prior to it being finalized, in order to provide more detailed comments. We have the following initial comments regarding the TIAR and the discussion of traffic issues in the EISPN:

*An Equal Opportunity Employer*

- a. There are a number of typographical errors in the traffic section of the EISPN (Section 4.9), including misspelled and incorrect road names, incomplete sentences, and other errors.
- b. We recommend that the revised TIAR analyze the intersection of Kuhio Highway and Lehua Street since this intersection will likely receive more northbound traffic than the Kuhio Highway and Kukui Street intersection.
- c. We recommend that the revised TIAR analyze the intersection of Olohena Road and Lehua Street since this intersection will receive a fair amount of additional traffic.
- d. The EISPN suggests speed control measures along Road "A" through the project area. Road "A" is an important connection that will alleviate congestion in other areas; as such it will need to be constructed as a collector street. The use of four-way stops or typical residential street speed humps would not be appropriate as speed control on a collector street. We recognize the need to reduce speeds on this roadway and we recommend that the applicant work with us to identify appropriate speed control measures for a collector street, possibly including speed tables or raised medians.
- e. The EISPN includes discussion of a letter from the Hawaii Department of Transportation that suggests that a left turn storage lane from the Kapa'a Bypass into Road "A" could be deferred. We disagree and recommend that this left turn lane be included as part of the project development. In addition, the TIAR assumes that there will be no traffic making the southbound left turn from Road "A" to the Kapa'a Bypass. We do not agree with this assumption. The EISPN indicates an estimated level of service of D for the southbound left and right turn movements, even with this assumption of no southbound left turns. We suspect that the addition of southbound left turns at this intersection will have a negative effect on the delay and level of service. This may warrant additional mitigating measures, such as separate southbound left and right turn lanes, or a possible roundabout at this intersection. Lastly, the AM Peak analysis in the TIAR for this intersection appears to incorrectly assign the volumes for the westbound through movement to the westbound right turn movement.
- f. The EISPN and TIAR show the proposed location of the intersection of Olohena Road and Road "A" as being approximately adjacent to the property line of Kapa'a Middle School. We are concerned about the close proximity of this full movement intersection to the school. In addition, this intersection would be about 800 feet from the intersection of Olohena Road and Kaapuni Road, an existing intersection with unusual geometry. The TIAR shows that the small amount of project-generated traffic at the intersection of Olohena Road and Kaapuni Road intersection does not significantly worsen delay or level of service. However, we are concerned with the safety of this intersection due to the increase in traffic and the unusual geometry. We recommend that the TIAR evaluate realigning Road A

- to connect to Olohena Road at Kaapuni Road, with the possible installation of a roundabout.
3. Pre-development drainage flow volumes and drainage flow patterns must be maintained. The applicant is required to address any increase in storm water runoff generated from the proposed improvements and mitigate drainage impacts in compliance with the County's Storm Water Runoff System Manual. No additional storm water runoff is allowed to adversely impact natural drainage ways, streams, or downstream properties. The Preliminary Engineering Report – Drainage Improvements for Kapa'a Highlands – Phase II as Exhibit F does not provide sufficient information to analyze the impacts of storm water runoff from the proposed development.

Thank you for providing this opportunity for consultation on this pending project. We look forward to receipt of the Draft Environmental Impact Statement. If you have any questions or need additional information, please contact me at (808) 241-4891 or Stanford Iwamoto at (808) 241-4896.

Very truly yours,



MICHAEL MOULE, P.E.  
Chief, Engineering Division

SI/MM

Copies to: DPW-Design & Permitting  
Larry Dill, County Engineer

## Ho'okuleana LLC

... to take responsibility ...

Mr. Michael Moule, P.E.  
Chief, Engineering Division  
Department of Public Works  
County of Kaua'i, State of Hawai'i  
4444 Rice Street, Suite 275  
Lihue, Hawai'i 96766

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Moule:

Thank you for your letter dated February 4, 2015 regarding HoKua Place.

We have forwarded your letter to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

**Bernard P. Carvalho, Jr.**  
Mayor

**Nadine K. Nakamura**  
Managing Director



**TRANSPORTATION AGENCY**  
**County of Kaua'i, State of Hawai'i**  
3220 Ho'olako Street, Lihue, Hawai'i 96766  
TEL (808) 246-8110 FAX (808) 241-6417

**Celia M. Mahikoa**  
Executive on Transportation

January 5, 2015

Mr. Peter T. Young  
Ho'okuleana LLC  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734

Dear Mr. Young,

The County of Kaua'i, Transportation Agency appreciates the opportunity to comment on the proposed Ho'okuleana Project in respect to our area of concern. We look forward to participating in the review of the development plans as they progress along. At this early stage we have a few general comments in relation to the operation of the public transit system and the proposed Ho'okuleana Development that have been bullet pointed below:

- ❖ Please be aware of and integrate the concepts of the KMLTP (Kaua'i Multi-Modal Land Transportation Plan). A full copy that was adopted by the County Council can be found at <http://www.movekauai.net> in the library section under Council adopted version.
- ❖ Please be aware of and integrate the concepts of the County Bus Stop Design Guidelines. A PDF copy can be requested by submitting a request to: [jlee@kauai.gov](mailto:jlee@kauai.gov).
- ❖ We are requesting to become a consulted party for this development plan.

If you have any questions or comments, please feel free to contact us. Mahalo for the ongoing support of The Kaua'i Bus.

Sincerely,

Celia Mahikoa  
Executive on Transportation

*An Equal Opportunity Employer*



## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



*Water has no substitute.....Conserve it*

January 26, 2015

UID #682

Ms. Celia Mahikoa, Executive on Transportation  
Transportation Agency  
County of Kaua'i  
3220 Ho'olako Street  
Lihu'e, HI 96766

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Mahikoa:

Thank you for your letter dated January 5, 2015, in which you offered comments on the EISPN.

We will review the Kaua'i Multi-Modal Land Transportation Plan as well as the County Bus Stop Design Guidelines, and incorporate relevant information into the Draft Environmental Impact Statement (DEIS).

We also acknowledge your request to become a consulted party for the HoKua project.

We appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Mr. Peter T. Young  
Ho'okuleana LLC  
1539 Kanapu'u Drive  
Kailua, HI 96734

Dear Mr. Young:

Subject: Environmental Impact Statement for the Hokua Project (Formerly Referred to as Kapaa Highlands), TMK: 4-3-03:001 por, Kapaa, Kauai

This is in regard to your letter dated December 17, 2014. We have no objections to the proposed Environmental Impact Statement. The following are our comments to the subject Environmental Impact Statement for the Hokua Project (formerly referred to as Kapaa Highlands).

Water service will be limited to the existing water meters serving this parcel. Any actual subdivision or development of this area will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time. At the present time, the existing source and storage facilities are not adequate for the proposed project which includes 16 single family residential units (SFR) for Phase 1; 86 SFR, 683 multifamily residential units (MFR), parks, church, and commercial development for Phase 2.

Prior to the Department of Water (DOW) recommending building permit or water service approval, the applicant will be required to:

1. Prepare and receive DOW's approval of a Water Master Plan for full development of the area.
2. Submit a formal request for water service. The applicant shall describe the proposed water meter use. For non-residential use, the applicant shall submit detailed water demand calculations, along with the proposed water meter size, to the DOW for review and approval. DOW conditions for approval may change based on the approved water demands and use.
3. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and construct said facilities as required in the approved water master plan for the proposed project.
4. Pay the applicable charges in effect at the time of payment to the DOW. At the present time, these charges include the Facilities Reserve Charge (FRC). FRC offsets may apply for source, storage, and transmission facilities that qualify for offsets, in accordance with the DOW's Rules and Regulations.
5. Receive a "Certification of Completion" notice for the construction of necessary water system facilities from the DOW.

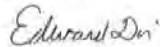
Do well by doing good.

Mr. Peter T. Young  
Ho'okuleana LLC  
Subject: Environmental Impact Statement for the Hokua Project (Formerly Referred to as  
Kapaa Highlands), TMK: 4-3-03:001 por, Kapaa, Kauai  
January 26, 2015  
Page 2

All conditions stated above are subject to the Rules and Regulations of the DOW as amended or as will be amended.

If you have any questions concerning the construction drawings, please contact Mr. Roman Silvestre at (808) 245-5412. For questions concerning the Certification of Completion, please contact Mr. Dustin Moises at (808) 245-5459. For other questions, please contact Ms. Regina Flores at (808) 245-5418.

Sincerely,



Edward Doi  
Water Resources and Planning Division

RP:lon  
4-3-03:001por; T-16717, Hokua Project EIS, Young

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Edward Doi  
Water Resources and Planning Division  
Department of Water  
County of Kaua'i  
4398 Pua Loke Street  
Lihue, Hawai'i 96766

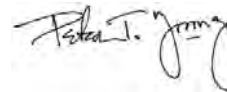
Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Doi:

Thank you for your letter dated January 26, 2015 regarding HoKua Place.

We have forwarded your letter to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,



Peter T. Young

Daniel E. Orodenker  
Land Use Commission  
235 S. Beretania St. Suite 406  
Honolulu, Hawaii 96813

Daniel Orodenker

Re: Comments on

- A) Docket No. Aii-791 HG Kauai Joint Venture (HoKua Place)
- B) Environmental Impact Statement Preparation Notice (EISP)
- C) Proposed HoKua Place Project
- D) Kapa'a, Kawaihau, Kapa'i, Hawai'i

HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

LET'S BE CLEAR, THIS PROJECT IS NOT SUSTAINABLE.

What's the first law of sustainability? You've heard thousands of people talking endlessly about sustainability; did they ever tell you the first law? Here it is: **population growth and/or growth in the rates of consumption of resources cannot be sustained**

The EIS must look at:

Normally Significant Impacts:

- A) Induced population growth or concentration.
- B) Substantially increase traffic or ambient noise
- C) This traffic will have substantial adverse effects on human beings now living on Kauai.
- D) Impacts which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects. The project's contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.

Project Alternatives:

- A) Must discuss both mitigation and alternatives to the proposed project.
- B) The Project is the project not a alternative
- C) Each alt. must be described in sufficient detail to permit comparison with the proposed project
- D) The EIS should focus on alternatives, capable of "substantially lessening " adverse environmental effects

Info not adequate or dated (OLD)

- A) Traffic
- B) Water
- C) Storm Water
- D) Sewage
- E) Resident and Commercial generated trash . Yard waste
- F) ADA, do all walks and paths, meet requirement?
- G) Project Roads, especially the main road through the project
- H) Show a complete North/South circulation plan
- I) How does the transportation plan and it's mitigation promote resiliency for the community.
- J) Connectivity to old town

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa

relief route between Kapule Highway and Kapaa Stream all the way back to 1973. 42 years of growth without the relief route, it's time has come

- 1) Kapaa, Wailua Development Plan 1973 Bill# 304 (As Amended) Ordinance # 304
- 2) Kauai Long Range Land Transportation Plan 1997
- 3) Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council on Nov. 29, 2000
- 4) Federal-Aid Highway 2035 Transportation Plan

Three pages

[luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)

[info@hookuleana.com](mailto:info@hookuleana.com)

Thank You

Ken Taylor

[taylork021@hawaii.rr.com](mailto:taylork021@hawaii.rr.com)

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young@hookuleana.com](mailto:peter.t.young@hookuleana.com)  
[www.hookuleana.com](http://www.hookuleana.com)



Mr. Ken Taylor  
[taylork021@hawaii.rr.com](mailto:taylork021@hawaii.rr.com)

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Taylor:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Environmental Impacts

You also noted the need to address "Normally Significant Impacts" and Project Alternatives as well as the need to expand on a variety of issues not adequately addressed in the EISP.

The draft Environmental Impact Statement (DEIS) for the project will address and expand on these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.



**Peter T Young**

---

**From:** Kim Morris [kimmerlyzimmer@yahoo.com]  
**Sent:** Monday, January 19, 2015 9:59 AM  
**To:** info@hookuleana.com  
**Subject:** Zoning Proposal

HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

Hello, I am a regular visitor to Kauai and usually stay in Kapa'a. I am very concerned about the proposal to change the zoning of 97 acres from Agricultural to Urban Residential.

Please do not approve this proposal for the sake of both traffic congestion (I probably will stop coming to Kauai if approved) and also the Environmental impact of such change in policy.

Thank you for your consideration of these concerns.

Kim Morris, Langley, WA

## Ho'okuleana LLC

*... to take responsibility ...*

---

---

**Peter T. Young**

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Kim Morris  
kimberlyzimmer@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Morris:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Environmental Impacts

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

**From:** Kirby Guyer [hoomaha@aloha.net]  
**Sent:** Monday, January 19, 2015 1:04 PM  
**To:** info@hookuleana.com  
**Subject:** Need infrastructure

### LONG LIST WITH MORE INFORMATION:

INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed subdivision. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bare this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Kirby B. Guyer

-

*Hale Ho'o Maha B & B*  
P.O. Box 82  
7083 Alaniia Rd  
Hanalei, Kauai, HI 96714  
800-851-0291 Toll Free  
808-826-7083 Kapa'a/Hawaii  
808-826-7084 Fax  
<http://www.hoomaha.com> WEBSITE

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Kirby Guyer  
hoomaha@aloha.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Guyer:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Neighboring Development
- Affordable Housing
- Access Into and From HoKua Place
- Pedestrian Safety
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Water Supply
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

**From:** L Osterer <losterer@hotmail.com>  
**Sent:** Sunday, January 18, 2015 11:51 PM  
**To:** info@hookuleana.com  
**Subject:** EISPN comments for proposed Hokua Place Subdivision and zoning change

Kauai is respected by residents and tourists alike for it's rural, less developed terrain. Planners are now ignoring the "slow growth" concepts that were supposed to be carried forth by county officials. Instead they seem to be looking for more tax revenue from developed parcels, ignoring the long term effects for tourism, the main source of income.

Traffic congestion does not serve businesses and discourages everyone from going anywhere. A simple drive from the south shore to shop in Kapaa now takes an hour instead of 1/2 that because there is always road construction somewhere along the way. For traveling to the north shore, you have to plan on 2 hours for commute traffic or construction. Tourists are turned off when stuck in traffic, miss a tour, golf tee off or restaurant. Residents learn to go out less. Why must Kauai always be 20 years behind correcting traffic flow? And why aren't developers paying the real cost of providing infrastructure, that is roads, schools, waste disposal, public services such as police. These are all indirect costs that the taxpayer bears, while developers make all the money. We cannot put real expenses off to the future in this economy. A valid EISPN should study the whole picture.

We the public are stuck with the results when there is inadequate future planning, or plans are not completed. For example at the Safeway/Foodland area congestion, a vehicular bridge between shopping centers and secondary road entrance/exits could alleviate lengthy Kuhio highway back-ups. Clearly existing congestion needs to be addressed adequately before more is added. This includes road widening, specified in the 1997 Kauai Long-Range Land Transportation Implementation Plan, still incomplete. The Wailua bypass and Kuhio Highway through Kapaa are already saturated and will not adequately handle the added traffic for 3 new hotels planned. Please determine if the new hotels or anyone else is building any new septic processing plants. Evidently the current operation of the Wailua septic plant is marginal and not likely to handle increased capacity. Also, the schools need expansion to serve the families of the subdivision. So, neither the subdivision or the hotels should proceed without extensive commitments to improve roads, schools, and septic service IN ADVANCE.

Specifically, traffic/infrastructure studies need to be updated to incorporate the 3 new hotel effects on the Wailua corridor. Solutions should be found to avoid closing of the Wailua bypass. The current Kapaa Roundabout at Olohena Rd roundabout needs to be further addressed for saturation at school access hours before planning for the increase from Hokua Place. Adequate foot/bike paths and pedestrian safety measures need to be incorporated to provide safe routes for students in and around this area.

Once plans incorporate all of the public requirements, bonds need to be required to insure their completion. This should be required by law to protect the taxpayers, who otherwise end up with decades of inconvenience and cost to remedy it.

Thank you for your consideration,  
L. Osterer, Koloa, HI.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapuu Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



L. Osterer  
losterer@hotmail.com

**Subject:** Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear L. Osterer:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Sewage Capacity
- School Capacity
- Wailua Bypass
- Kapaa Roundabout at Olohena
- Pedestrian Safety

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Sincerely,

Peter T. Young

Do well by doing good.

**Peter T Young**

---

**From:** laurel francis <lafxoxo@yahoo.com>  
**Sent:** Monday, January 19, 2015 5:19 PM  
**To:** info@hookuleana.com  
**Subject:** ag land!

Note I totally oppose changing agricultural land into urban development in this Kappa area! Sincerely, Laurel Francis, Kilauea resident.....

**Ho'okuleana LLC**  
*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Laurel Francis  
lafxoxo@yhao.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Francis:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns regarding the reclassification of land from agriculture to urban.

The draft Environmental Impact Statement (DEIS) for the project will address this issue further. Thank you for your comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter T. Young', written over a light gray rectangular background.

Peter T. Young

## Peter T Young

**From:** Laurel Quarton [laurelq@hawaiiintel.net]  
**Sent:** Monday, January 19, 2015 3:35 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place

It is unfortunate that Hokua Place project, which has the potential to contribute funds and impetus to affordable housing and community building, is the straw to break our backs. The three other high impact hotel projects along Kuhio Highway in the Kapaa corridor have already been approved with little if any remediation provided for infrastructure relief and improvement. At the same time they provide nothing for the county besides tourist dollars which don't equitably serve community interests. Without these three projects already in the works it is possible that HoKua Place might have worked out. In addition to those three, Hokua Place is unacceptable. Please seriously consider the below quick and long summaries of concerns.

The below list is a quick summary of essential requirements before Hokua Place can be considered acceptable.

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Wailua-Kapaa Corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments. NOT TO MENTION DURING NATURAL DISASTER EVACUATIONS.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kauai residents in today's economy.
- 4) Access into and from HoKua Place at the Kapa'a Middle School on Olohehena Road, will jeopardize the safety of school children and parents twice daily.
- 5) Construction noise, dust and daily confusion will greatly affect the safety and learning abilities of the students at the Kapa'a Middle School for many years.
- 6) Construction waste, adequate sewage treatment, storm run off and a sufficient clean water supply have not been adequately addressed by the applicants.

### LONG LIST WITH MORE INFORMATION:

INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Kapa'a-Wailua corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road through the proposed Hokua Place development exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area arriving to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along Olohehena Road.

This area has a blind intersection of three intersecting roads, (Ka'apuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed subdivision. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a roundabout may solve this problem. However, for those who know the actual terrain of this area, a roundabout could not be safely and successfully constructed and implemented anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kaua'i taxpayers) are projected for this subdivision. Therefore, more traffic than indicated by the plan will be entering and exiting at all hours of the day and evening that would be over and above that from within Hokua Place.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm runoff water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kaua'i Department of Water does not accept the applicant's offer to donate water from its well, for whatever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Ka'apuni Road? If additional well(s) must be drilled by the DOW, who will bear this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not true. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Aloha,

Laurie Quarton, Kapaa

## Ho'okuleana LLC

... to take responsibility ...

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Laurel Quarton  
laurel@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Ms. Quarton:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply
- Neighboring Development
- Pedestrian Safety
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

---

**From:** Linda Garrett <kapaaqueen@hawaii.rr.com>  
**Sent:** Wednesday, January 14, 2015 12:46 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua Place EISPN Comments

Aloha Hawaii State Land Use Commission:

I am writing in opposition to a large development plan called Hokua Pace, proposed by Mr. Greg Allen, in Kapaa, Hawaii.

This particular area is currently zone for ag land and asking that this area be rezoned to urban zoning. Really? 800 new homes in that area. The traffic on this island has already affected our quality of life.

I believe the prudent position on this item is the fix the roads on this island before adding additional housing to an area that traffic is already impossible to traverse.

I for one will continue to protest this zoning change.

Linda Garrett  
4707 Iwaena Rd.  
Kapaa, HI 96746

## Ho'okuleana LLC

*... to take responsibility ...*

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**Peter T. Young**

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Linda Garrett  
kapaaqueen@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Garrett:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Reclassification of Agriculture Land
- Impacts on Traffic

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

**From:** Loren Kohnfelder <[loren.kohnfelder@gmail.com](mailto:loren.kohnfelder@gmail.com)>  
**Date:** December 28, 2014 at 7:13:30 AM HST  
**To:** Bill Buley <[bbuley@thegardenisland.com](mailto:bbuley@thegardenisland.com)>  
**Cc:** Darin Moriki <[DMoriki@thegardenisland.com](mailto:DMoriki@thegardenisland.com)>  
**Subject:** Correction: **HoKua Place talks grow heated**

The lot size numbers in the recent article do not add up that I can figure.

Article: HoKua Place talks grow heated  
[http://thegardenisland.com/news/local/hokua-place-talks-grow-heated/article\\_328cd1e6-8e5a-11e4-bb1c-f7826e2c845d.html](http://thegardenisland.com/news/local/hokua-place-talks-grow-heated/article_328cd1e6-8e5a-11e4-bb1c-f7826e2c845d.html)

It says, "As HoKua Place is currently proposed, about 97 acres of the development will be set aside for 683 multi-family units ranging from 7,500- to 10,000-square-feet, and 86 single-family lots ranging in size from 1- to 5-acre parcels."

Even at the minimum 7500 sq ft size, 683 lots is over 117 acres, not 97.

683	lots
7500	sq ft
117.6	acre
43,560	sq ft per acre

Presumably the 86 larger lots are separate, still using the minimum 1 acre size ( $97 + 86 = 183$ ) is more than the stated 163 acre total project size. So I suspect something is off with these numbers.

Hope this helps. Thanks for covering these important community events.

/Loren Kohnfelder  
Kalaheo

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Ms. Loren Kohnfelder  
[loren.kohnfelder@gmail.com](mailto:loren.kohnfelder@gmail.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Kohnfelder:

Thank you for your comment in an e-mail dated December 28, 2014 to the Garden Island regarding their December 28, 2014 article on HoKua Place. Your email was forwarded to me.

You raised concern about the land available for the respective uses as reported in the Garden Island for the HoKua Place project. Unfortunately, the Garden Island transposed the acreage of the parcels and thus, printed the wrong information in their news story.

The EISPN for HoKua Place states, "Approximately 97-acres will be subdivided into single family lots ranging from 7,500 to 10,000 square feet and multifamily lots from 1-acre to 5-acre parcels. A total of 683-multi-family units and 86-single family lots and homes are planned", page 12.

We apologize for the confusion this created and appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Do well by doing good.

**Peter T Young**

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**From:** Kolea [marciaharter@gmail.com]  
**Sent:** Monday, January 19, 2015 2:02 PM  
**To:** info@hookuleana.com  
**Subject:** Kapaa proposal

Greetings,

I am a resident of Anahola. I have seen the traffic increase every year since I have lived in my house on Kuhio highway. I now seriously consider whether I need to go to Lihue as the traffic in Kapaa is unbearable. I do not see how in any reasonable frame of mind additional development of this size could even be considered for this area of the island with the infrastructure so inadequate. Certainly the interests of the residents of the east side are not being considered. Who interests are being considered?

We live on an island with very special qualities. However, pressure from additional development coming from developers is only going to continue and increase. I do think in the past the pressure has worked. How many developments have been turned down? It is past time to consider the long range implications of the decisions that are being made as to building on Kaua'i.

Infrastructure first, including roads, walking and bike paths so we don't have to only rely on cars to travel safely, mixed use development so residents don't have to go long distances for jobs, planning for green buildings and communities. All the information is there to plan for proper and sustainable development, but this proposal is not safe for students or residents, not sustainable, not in the interests of the residents of the east side.

Marcia Harter  
Anahola, HI=

## Ho'okuleana LLC

*... to take responsibility ...*

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**Peter T. Young**

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Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Marcia Harter  
marciaharter@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Harter:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Neighboring Development
- Infrastructure Concerns
- Planning for Green Buildings and Communities

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

**Do well by doing good.**



Peter T Young

From: Maren Orion [marenorion@hotmail.com]  
Sent: Monday, January 19, 2015 8:48 AM  
To: info@hookuleana.com  
Subject: FW: Kapa`a proposed subdivision

From: marenorion@hotmail.com  
To: luc@dbedt.hawaii.gov; info@hookuleana.comm  
Subject: Kapa`a proposed subdivision  
Date: Sun, 18 Jan 2015 12:51:52 -1000

Aloha Folks... Here are some very good reasons not to allow the proposed subdivision mauka of Kapa`a to happen at this time. These issues need to be addressed and solved before this is allowed... Who actually owns this land anyway?  
Sincerely, Maren Orion Oppenheimer, Kilauea

SHORT LIST:

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Wailua-Kapaa Corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kauai residents in today's economy.
- 4) Access into and from HoKua Place at the Kapa'a Middle School on Olohehena Road, will jeopardize the safety of school children and parents twice daily.
- 5) Construction noise, dust and daily confusion will greatly affect the safety and learning abilities of the students at the Kapa'a Middle School for many years.
- 6) Construction waste, adequate sewage treatment, storm run off and a sufficient clean water supply have not been adequately addressed by the applicants.

LONG LIST WITH MORE INFORMATION:

INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed sub division. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bare this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

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- [English \(United States\)](#)

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Maren Orion Oppenheimer  
marenorion@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Oppenheimer:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply
- Neighboring Development
- Pedestrian Safety
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

From: Margery Freeman [<mailto:freemanmargery@gmail.com>]  
Sent: Friday, January 09, 2015 9:43 AM  
To: [PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
Subject: Hokua Place

Mr. Peter Young and others.

I have a single question about the EISPN on Kapaa Highlands development. The most important thing to include is exactly how the traffic will go in and out of the project. Not just that it will connect with the bypass road but details on how many cars per hour and how many at peak times. How those cars will join Kuhio Hwy., which is already backed up for a good part of the day. We need to know the number of cars now and the number when the Highlands building is complete and occupied. And we need to know details on your transportation plan.

Thanks,  
Marge Freeman - Kapaa

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Margery Freeman  
freemanmargery@gamil.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Freeman:

Thank you for your email on January 9, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Traffic into and out of HoKua Place
- Road Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Marj Dente [mdente@hawaii.rr.com]  
**Sent:** Monday, January 19, 2015 9:39 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** HoKua Place Sect 343-5e HRS Preparation Notice, EIS

ATTENTION: LAND USE COMMISSION AND HOKUA LAND DEVELOPERS  
RE: HoKua Place Sect 343-5e, HRS Preparation Notice, Environmental Impact Statement

As a resident landowner for over 25 years, and dependent on the efficient use of Kuhio Highway in the Kapa'a - Wailua Corridor on a daily basis, I am writing to oppose any land rezone of what is now called HoKua Place in Kapa'a. Absolutely NO zoning changes should ever occur to change the zoning of this property into Urban Residential, for any amount of density, as the infrastructure of this area can and will not support such a change.

I urge you to NOT support this zoning change. My concerns and comments are as follows:

Infrastructure must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed sub division. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bear this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Thank you for consideration of my request.

Marjorie Dente, 6335 Waipouli Road, Unit B, Kapa'a, HI 96746

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Marjorie Dente  
mdente@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Dente:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply
- Neighboring Development
- Pedestrian Safety
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** M.Mulhall <mmulhall@hawaii.rr.com>  
**Sent:** Saturday, January 24, 2015 10:30 PM  
**To:** info@Hookuleana.com  
**Subject:** Please re-think LOCATION of HoKua development

To the directors of HoKua housing development:

Please re-think the LOCATION of the planned development in Kapaa.  
Yes, we need more housing, but the chosen location in Kapaa would be disastrous.

Traffic in Kapaa is horrendous NOW.  
HoKua Place is planned in an area where the traffic is already bad and will be unbearable with so many additional units of housing added.  
On the mainland, planners prepare for three vehicles per planned home.  
Here on Kauai – on my street – a more realistic figure is five to six vehicles per dwelling, This includes the pickup trucks, boat trailers, boats, etc. that many families need.  
Realistically, almost 2,000 housing units will mean close to 10,000 more vehicles on Kauai's roads- and in Kapaa.

The bypass road will not mitigate the traffic problems in Kapaa.  
It does not do that NOW.

In addition, any citizen who must drive past the Wailua Waste Treatment facility and the pump station at Haleilio Rd. and the highway is very much aware that the Wailua Waste Water Treatment plant is NOT adequate to handle what we have now, let alone additional development.

Please use common sense and develop the infrastructure needed BEFORE building this housing.  
Mahalo,  
Mary Mulhall

P.S. A suggestion: a far more reasonable location for development is the area along Ahukini Road between Lihue Airport and Walmart's property. That area is flat (a win for developers) closer to Lihue (a win for commuters) and in a location close to schools, Wilcox Hospital, and work locations for hundreds of workers (a win for the children, workers and families). The shorter distances to be traveled for work, school, shopping etc. will mean less wear and tear on the roads, a win for the Department of Transportation, too.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Mary Mulhall  
mmulhall@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Mulhall:

Thank you for your email on January 24, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Infrastructure
- Adequate Sewage Treatment

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** meg schofield <megschofield@yahoo.com>  
**Sent:** Tuesday, January 13, 2015 12:42 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place EISPN Comments

To Whom It may Concern,

Thank you for taking comments from the public regarding the proposed change in zoning, (agricultural to urban), which would allow plans for Hokua Place, an 800-house subdivision and additional commercial district to proceed.

While I understand that Kauai is deficient in housing availability, especially affordable housing, I am deeply concerned that the existing infrastructure in the proposed subdivision area is NOT by any means adequate at this time to allow such a development to occur.

We live off of Hauiki Road and in the past several years we have witnessed increasing traffic jams and gridlock that have literally caused us to have to abandon journeys to Lihue for work, appointments, services, shopping etc. We already have a serious traffic problem without the addition of 1600 cars coming and going from Hokua Place, let alone three newly permitted hotels in the Kapaa/Wailua corridor.

The Kauai Long-Range Land Transportation Implementation Plan's 2000 and 2006 targets for Kapaa have not been met, and so it is unfathomable that development on the scale being proposed could be seriously considered until road widening and alternative transportation options have been put in place. In the 2013 existing traffic study, Kuhio Highway at the South end of the Bypass Rd. got an 'F' (failure) rating. The Hokua commute traffic to Lihue would add several hundred vehicles to that mess.

While traffic and transportation issues top the list of inadequate existing infrastructure, the proposed development raises two additional serious public health concerns: over stressing our already near capacity landfills with construction waste and resident generated trash, and proper waste water treatment facilities.

This represents a significant and unacceptable threat to the Kauai rural lifestyle and quality of life, which is what attracts people to the island in the first place.

The proposed Hokua Place subdivision will be disruptive our rural life style as well as to visitors who choose Kauai because of its relaxed pace & natural environment. The EIS PN should include include social, emotional and community impacts before it goes any further.

Thank you for considering this input.

Sincerely,  
Meg Schofield  
5879 Kini Place  
Kapaa, HI 96746

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Meg Schofield  
megschofield@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Schofield:

Thank you for your email on January 13, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure Capacity
- Impacts on Traffic
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Landfill Capacity
- Wastewater Treatment Facilities

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Michael Goodwin <goodwinkip@gmail.com>  
**Sent:** Sunday, January 18, 2015 6:43 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place Subdiv. zone change

I attended the developer's presentation at Kapa'a Neighborhood Ass'n meeting. The developer said there is ample capacity at the Lidgate waste treatment plant for his development. At least two and probably three resort developments are in line ahead of him. It's only fair that the state must address this before allowing any zoning change. This is but one of several infrastructure needs that have to be addressed for development to go forward. The developers, not the taxpayers, must pay the costs.

In addition:

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Wailua-Kapaa Corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kauai residents in today's economy.
- 4) Access into and from HoKua Place at the Kapa'a Middle School on Olohena Road, will jeopardize the safety of school children and parents twice daily.
- 5) Construction noise, dust and daily confusion will greatly affect the safety and learning abilities of the students at the Kapa'a Middle School for many years.
- 6) Construction waste, adequate sewage treatment, storm run off and a sufficient clean water supply have not been adequately addressed by the applicants.

With regards,  
Michael K Goodwin  
6296Q Olohena Road  
Kapa'a

## Ho'okuleana LLC

... to take responsibility ...

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**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Michael Goodwin  
goodwinkip@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Goodwin:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Waste Treatment Plant Capacity
- Infrastructure Needs
- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Michael Schwartz <mschwartz@uw.edu>  
**Sent:** Sunday, January 18, 2015 5:34 PM  
**To:** info@hookuleana.com  
**Subject:** REFERENCE: HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

Dear Sir

I'm writing to protest plans for the planned HoKua Place Subdivision Development in Kapa'a. Congestion is already excessive in Kapa'a and this would undoubtedly worsen with the major influx of residents resulting from this development.

Sincerely

Michael W. Schwartz, MD  
3556 Moloa'a Rd  
Kilauea, HI

## Ho'okuleana LLC

*... to take responsibility ...*

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**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Michael Schwartz  
mschwartz@uw.edu

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Schwartz:

Thank you for your email on January 18, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young



From: mira [<mailto:mirasharan@pacific.net>]  
Sent: Sunday, January 11, 2015 7:53 PM  
To: [info@hookuleana.com](mailto:info@hookuleana.com)  
Subject: Hokua Place EISPN

Aloha,

As a resident of Kapaa I have major concerns about this proposed 800 house subdivision.

As all residents and visitors know the traffic jam that occurs daily going and coming thru Kapaa causes delays up to 1 hour just to get from one side to another. I have been in that jam many many times.

How will 800 cars + households with two cars...manage to get to their houses, to work or just to town? The traffic is a major problem already.

The present studies and guides to meet the present need for alternate ways to get through Kapaa have not been met. WE need to make this a major consideration BEFORE more houses and cars are added.

Thank you for your attention,

Mira Walker

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young@hookuleana.com](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Ms. Mira Walker  
[mirasharan@pacific.net](mailto:mirasharan@pacific.net)

Subject:Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Walker:

Thank you for your email on January 11, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Transportation Alternatives

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

**Peter T Young**

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**From:** Molly McKenzie <molly@molly-design.ca>  
**Sent:** Monday, January 19, 2015 7:23 AM  
**To:** info@hookuleana.com  
**Subject:** Hokua Development

I oppose the Hokua Place development until all the concerns are fully and publicly addressed. There needs to be more public community meetings with the State and County agencies involved to confirm that proper action/decisions are being made.

My major concern is the infrastructure in the Kapaa area does not support this dense development.

Please do the right thing.

Sincerely,

Molly McKenzie

**Ho'okuleana LLC**  
*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Molly McKenzie  
molly@molly-design.ca

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. McKenzie:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure Capacity
- Community Consultation on Actions and Decisions

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Jeff Miller <sandcastle1@hawaiiintel.net>  
**Sent:** Wednesday, January 14, 2015 4:43 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua place eispn comments

To whom it may concern,

Please reconsider your plan for this development. We are already almost grid locked through town. After the proper solution to traffic is solved then it would make sense to build a new neighborhood. Thank you, mrs. Miller

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mrs. Miller  
sandcastle1@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mrs. Miller:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impact on Traffic

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Sea & Bill Peterson <seabillpeterson@gmail.com>  
**Sent:** Thursday, January 15, 2015 7:48 AM  
**To:** info@Hookuleana.com  
**Subject:** Question re: HoKua Place proposal

Dear Mr. Young,

My husband and I live not far from the **proposed** HoKua Place development in Kapa'a on Kauai and are very concerned about traffic congestion and safety on the Kapaa Bypass Road and at the intersection of Oloheua Road and the Kapaa Bypass Road.

Sometimes the roads are so congested that traffic is at a standstill in the traffic circle and traffic on the bypass connecting to Kuhio Hwy is back up all the way to the traffic circle at Oloheua. These roads have even been rated "F" because of this.

I was wondering if you know of plans to address and remedy the congestion before considering adding a 760 unit housing complex to the area as proposed by HoKua Place, HG Kaua'i Joint Venture.

I would appreciate a response.

Mahalo.

Aloha,  
Mrs. Peterson  
Teacher

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mrs. Peterson  
seabillpeterson@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mrs. Peterson:

Thank you for your email on January 15, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Traffic Safety

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

**From:** Pamela DeFrancis [pamellahd@yahoo.com]  
**Sent:** Wednesday, January 21, 2015 9:48 AM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place

This list of concerns is circulating. Not everyone will respond to you but this list is out there to many voters. Having attended many Lihue planning meetings and a few Kapaa meetings I can honestly support these requests. I have lived in six other developing communities during my life. NONE of them allowed subdivision development before all infrastructure was completed. Only Kauai allows this in my experience. You and I are suffering and certainly our children will. Pay attention to true needs and proper planning before jumping to profit mongers. Again, I support these concerns, especially the ones addressing plans already on the books and in need of updating and completion.

### SHORT LIST:

- 1) The Kauai Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 must be completed before any new development occurs in the Kapa'a-Wailua area.
- 2) Adding an additional estimated 1600 vehicles from this proposed subdivision onto Kuhio Highway with the already permitted three hotels in the Wailua-Kapaa Corridor will cause unprecedented traffic, jeopardizing the safety of residents trying to reach the airport, hospital, medical, dental and business appointments.
- 3) "Affordable Housing" as described in the EIS is not really affordable for most Kauai residents in today's economy.
- 4) Access into and from Hokua Place at the Kapa'a Middle School on Olohehena Road, will jeopardize the safety of school children and parents twice daily.
- 5) Construction noise, dust and daily confusion will greatly affect the safety and learning abilities of the students at the Kapa'a Middle School for many years.
- 6) Construction waste, adequate sewage treatment, storm run off and a sufficient clean water supply have not been adequately addressed by the applicants.

### LONG LIST WITH MORE INFORMATION:

INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed sub division. The representative for this project recognizes that this may present a dangerous situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed, page ??.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bare this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Aloha nui,

Pamella DeFrancis

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)

peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Pamella DeFrancis  
pamellahd@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. DeFrancis:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Impacts on Kapa'a Middle School
- Construction Waste, Adequate Sewage Treatment, Storm Runoff and Sufficient Clean Water Supply
- Neighboring Development
- Pedestrian Safety
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

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**From:** John and Patricia <howardsendus@gmail.com>  
**Sent:** Friday, January 16, 2015 2:33 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place

I suspect you know that this will be a strong 'NO' vote on the proposed change to the zoning along what is now the Kapa'a bypass road in order to build on the state land there.

I suspect that no one from your organization has attempted to drive from Kapa'a into Lihue in recent weeks? If substantial research were to be a part of this proposal, it would quickly become obvious that there is already traffic overload through that corridor. Recently, it was impossible to get onto the bypass road or the highway because traffic was at a standstill...all this without adding more housing units in the area.

Please look very carefully into all the facts of this proposal and, having done so, I suspect that a 'no' vote would be a no-brainer!

Respectfully yours  
Patricia Howard

Sent from my iPad

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Patricia Howard  
howardsendus@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Howard:

Thank you for your email on January 16, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

**Peter T Young**

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**From:** peppy1007b@gmail.com  
**Sent:** Monday, January 19, 2015 10:28 AM  
**To:** info@hookuleana.com

I oppose Hokua Place Development as a new resident of Kauai.

Sent from Windows Mail

**Ho'okuleana LLC**  
*... to take responsibility ...*

---

**Peter T. Young**  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Peppy1007b@gmail.com

Subject:Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Peppy1007b:

Thank you for your email on January 19, 2015 regarding HoKua Place.

The draft Environmental Impact Statement (DEIS) for the project will address issues raised in the EISPN comment letters. Thank you for your comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter T. Young", with a stylized flourish at the end.

Peter T. Young

**Do well by doing good.**

To: Land Use Commission January 19, 2015  
From: Puanani Rogers, Ho'okipa Network - Kauai

COMMENTS IN REFERENCE TO: HOKUA PLACE, SECTION 343-5E HRS  
PREPERATION NOTICE, ENVIRONMENTAL IMPACT STATEMENT

I humbly petition this body to please consider placing a delay on this huge project in my ahupua'a of Kapa'a. My ohana lives and works in this area and we as well as our neighbors in the community are concerned about the negative and cumulative impacts this project's expansiveness and sees this as a threat to our lives. It would better serve our community, in my opinion, if it was downsized.

Our concerns include:  
INFRASTRUCTURE must be addressed, updated and in place as per Table ES-6 Kauai Long-Range Land Transportation Implementation Plan, developed in 1997 with deadlines for completion in 2000 and 2006 for Kapa'a. As outlined, they all relate to widening roads in the area of the proposed zoning change from Agricultural to Urban Residential. None of these have occurred.

There have been major changes in the proposed area since this EIS was published in Oct, 2013, such as: more population arriving as tourists and real estate buyers due to the economic recovery; 3 more hotels, already pre-approved, are being developed in the near future, resulting in an additional approximately 1600 more vehicles on a daily basis in the Wailua/Kapa'a corridor.

The petitioners claim that there are no known developments in the area that will be affecting additional traffic on the roads to be used by this proposed zoning change. In fact, the Kulana Subdivision on Olohehena Road will add many more vehicles traveling west and east to and from Kapa'a, passing the property in question.

Only 30 % of the approximately 800 residential and farm lots will be considered to be "affordable" housing. Is this in proportion to what is actually needed?

The main road thru the proposed Hokua Place exits on the west side onto Olohehena Road, immediately adjacent to the Kapa'a Middle School Parking lot. From early morning, sometimes in darkness, and mid afternoon, the vehicles in this area to drop off or pick up students creates a large traffic problem coming from Wailua Homesteads, Kapahi and from Kapa'a. Students must walk along Olohehena Road and/or cross it to get to the school at this point to exit or enter the cars parked along the roadside.

This area has a blind intersection of 3 intersecting roads, (Kaapuni, Kaehula and Olohehena) including a steep grade immediately west of the school and the proposed road leading in and out of the proposed sub division. The representative for this project recognizes that this may present a dangerous

situation and has indicated at a public community meeting that a Round-A-Bout may solve this problem. However, for those who know the actual terrain of this area, a Round-A-Bout could not be safely and successfully constructed anywhere near a steep incline, i.e. Olohehena Road. The EIS states that complete streets and safe routes to school design principles need to be addressed.

Retail stores and a community swimming pool (funded by Kauai tax payers) are projected for this subdivision. Therefore, far more traffic than indicated will be entering and exiting at all hours of the day and evening that may not include any bona-fide residents of the subdivision.

The applicants have not addressed the issue of construction waste and additional amounts of personal trash that will be generated from multi hundred residences. The Kauai landfill is already full, with no indication that a projected one will be built in the near future or within the expected start-up date of the proposed project.

Storm run off water from the projected hard surface areas will find the natural valley drainage areas allowing water to drain down onto the bypass road and across into private property and homes below the subdivision, causing possible floods. This has not been addressed in the EIS.

We question whether or not the current Lydgate Sewage Treatment plant can adequately handle human waste from an additional nearly 800 residential units, several retail stores and a swimming pool facility?

If the Kauai Department of Water does not accept the applicant's offer to donate water from its well, for what ever reason, can the DOW guarantee that enough water will be available to all residences, stores and a swimming pool from the only source now available, a tank on Kaapuni Road? If additional well(s) must be drilled by the DOW, who will bare this expense?

The applicant has stated at a public community meeting that schools in the Kapa'a area have plenty of room for new students. This is not a true fact. Any public school teacher in any of the Kapa'a schools can verify that classrooms are now at or over capacity.

Respectfully submitted,  
Puanani Rogers, Director  
Ho'okipa Network – Kauai  
Ahupua'a o Kapa'a, Puna Moku  
Kingdom of Hawai'i  
(808) 652-1249



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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www.Hookuleana.com



Ms. Pualani Rodgers  
Puanani Rogers, Director  
Ho'okipa Network – Kauai  
Ahupua'a o Kapa'a, Puna Moku  
Kingdom of Hawai'i

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Rodgers:

Thank you for your letter dated January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Kauai Long-Range Land Transportation Implementation Plan
- Neighboring Development
- Affordable Housing
- Pedestrian Safety
- Landfill Capacity
- Storm Water Runoff
- Sewage Treatment Capacity
- Water Availability
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter T. Young".

Peter T. Young

Do well by doing good.

## Peter T Young

---

**From:** Richard Diamond <kauaimuse@gmail.com>  
**Sent:** Thursday, January 22, 2015 4:28 PM  
**To:** info@hookuleana.com  
**Subject:** Agriculture to Urban – Hokua Place Subdivision, 800 houses

Agriculture to Urban – Hokua Place Subdivision, 800 houses

News of the proposed re-zoning application has spread across Kaua'i rapidly, causing widespread concern and a strong negative reaction. People are wondering whether the concept of agricultural land is now being abandoned in favor of profit for developers. Although there may be a few who will benefit financially, the resounding response of the residents of the island is: NO. WE DO NOT WANT THIS DEVELOPMENT.

We feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the Land Use Commission to refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

The proposed Hokua Place subdivision will be disruptive our rural life style as well as to visitors who choose Kauai because of its relaxed pace & natural environment. The EISPN should include include social, emotional and community impacts before it goes any further.

Thank you for your attention to this, as well as to all the many others who have written to you.

Sincerely,

Richard Moll  
P.O. Box 113  
Kapaa, HI 96746

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Richard Moll  
kauaimuse@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Moll:

Thank you for your email on January 22, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure
- Impacts on Traffic
- Neighboring Development
- Pedestrian Safety
- Quality of Life
- Loss of agriculture land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

**Peter T Young**

**From:** Robert Rowny [oz77@hawaiiantel.net]  
**Sent:** Thursday, January 15, 2015 8:57 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place EISPN comments!

To Whom It May Concern, We have lived in Kapahi for over 25 years. We do not want Hokua Place to be able to change the zoning from ag land to urban zoning. Over the past few years, the daily traffic in Kapaa is already a nightmare, with seemingly no solutions from the County. This will create a complete shutdown in Kapaa traffic, with the added (1600) cars from this urban subdivision. Locals & tourists will continue to be frustrated, miss their flights @ the airport, & road rage will only increase. PLEASE, respect the wishes of constituents that have enjoyed Kauai for years & want to continue living here. Sincerely, Robert Rowny & Diane Blaize

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## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**

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Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Robert Rowny and Ms. Diane Blaize  
oz77@hawaiiantel.net

Subject:Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Rowny and Ms. Blaize:

Thank you for your email on January 15, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Reclassification of Agriculture Land
- Traffic Congestion

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

---

**Peter T Young**

**From:** robin yost <rbnyost@yahoo.com>  
**Sent:** Friday, January 16, 2015 7:11 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place, Kappa, Kauai

Aloha,

I am writing to you in regards to the development plan of Hokua Place, in Kapaa, Kauai.  
Please do NOT change the zoning of the agricultural land, to urban, for these developers.

There are too many infrastructural problems for the residents and visitors of Kauai, that have yet to be taken care of.  
Traffic is a HUGE issue. Everyday, I sit in my car for as much as 30-40 minutes, driving only 5 miles; either to get to work, or home. This particular area is already very congested--especially before and when the kids are out of school.

And of the schools in this area here; they are already overcrowded. The developers want to build 800 homes for families....  
no room at the schools.....

Also, our over-stressed landfill is close to fill-capacity---no room for all the tons of construction waste.....

I've been to meetings with the developer.....this plan is not for the residents, as the "affordable housing" is not affordable to local people here. Water and waste concerns, too, as the treatment facility is very far from this area; and when you drive by this treatment site, the odors are atrocious.

Please, please, please, keep this land in ag. For the sake of Kauai's future.

Thank you,  
Robin Yost  
Kapaa, Kauai

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**

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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Robin Yost  
rbnyost@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Yost:

Thank you for your email on January 16, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Infrastructure Capacity
- Impact on Traffic
- School Capacity
- Landfill Capacity
- Affordable Housing
- Water
- Wastewater Treatment Facilities
- Loss of Agriculture Land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

**From:** Sharon Goodwin [sharonmokihana@gmail.com]  
**Sent:** Thursday, January 22, 2015 9:02 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com; Sharon Goodwin  
**Subject:** HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement

Dear Members, Land Use Commission and  
Members, Hookuleana EIS Co.,

I attended Mr Greg Allen's presentation of HoKua Place at the Wailua-Kapa'a Businessperson's Assoc meeting 12-27-14.

Mr. Allen consistently referred to Kapa'a town as a "City" and an "Urban" area. I understand he wishes to change zoning from Agricultural to Urban Residential. Having lived in Wailua Homestead the past 8 years I can say assuredly Kapa'a is Rural, and a Town.

The Kaua'i Long-Range Land Transportation Implementation Plan, Table ES-6 of 1997 needs completion before new development occurs in Kapa'a-Wailua. This relates to road-widening in areas of proposed zoning change from Agricultural to Urban Residential. This has not yet happened.

Kaua'i Island's infrastructure is seriously lacking. We have sewage problems. Will HoKua Place have a waste-water treatment plant? For 750+ dwellings that must be a minimum requirement. For effluent to travel to Lydgate Sewage plant (Mr Allen informs us) seems foolhardy to me. Residents that possess out-dated cesspools are soon being made to install septic systems upon their sale; therefore I think HoKua Place should take care of its own waste. Already the waste-water collection station at corner of Kuhio-Hale'ili'o emits gases of odoriferous stink each day so as to curtail my visits to Kinipopo Shopping Village. How do you think Kinipopo Village business owners feel?

While on the topic of waste, there will be large amounts of garbage/trash deposited in our landfill daily from 750+ dwellings, plus construction debris from each of those dwellings. We have landfill problems. The current landfill is running out of space, a future one not yet designated; Kaua'i Island is quite finite.

There is another development, Kulana Subdivision, on Olohehena Rd near the proposed HoKua Pl. I believe Kulana is zoned for 104 homes all of which will simply further impact waste-water collection, our landfill and traffic.

How many cars/trucks/recreational vehicles will 750+ new dwellings put forth on Kauai's roads/off roads? Good question. 3 adults purchased the home next to mine; 3 adults own 3 separate cars. Kaua'i is only 35 miles across! We are experiencing big traffic problems in Kapa'a already--snarls sometimes taking 10-15 minutes to creep along 3 blocks!

The main road of HoKua Pl is designed to exit West on to Olohehena Rd adjacent to Kapa'a Middle School's parking lot. Perhaps design planners saw that as being the ONLY place a road connecting Olohehena and the existing Bypass Rd could be placed. My feeling at viewing the concept map is "Yikes...poor road placement...too close to School." Students arriving and leaving School, those walking and being driven cannot help but create traffic at their "stopping" points. And since the proposed HoKua Bypass Rd is a public road, all travelers on it will add to the School traffic mayhem. Located nearby on Olohehena is a 3-way road inter-section in which drivers on Ka'apuni have a blind roadway to their Right. Drivers on Olohehena must negotiate a steep upward incline. This is vital infrastructure to resolve well before HoKua Pl is even up for consideration.

Can the Dept of Water, County of Kaua'i deliver with assurance all waters residents of 750+ dwellings think they need and deserve? Clean water is an issue of great concern Island-wide.

Mr Allen says the Kapa'a Schools are under-populated and can easily provide spaces for HoKua's residents' children. A Kapa'a High School employee told me classes at her School are adequately filled presently.

I think the HoKua Place concept plan for 750+ dwellings is a huge stretch of the human imagination. It would seem that families would be packed inside of dwellings on relatively small lots. Wouldn't it be great to have each family occupy an acre? Then each family could really live! And it would be magnanimous to make certain AT LEAST 30% of those acre parcels would be sold to low income/affordable housing qualifiers. Many Kaua'i families cannot afford even "affordable housing".

I cannot envision a development of such enormous density, one that would result in major infrastructure stresses, as what is being shown in the HoKua Place Concept Plan map.

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

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**

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PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Sharon Goodwin  
sharonmokihana@gmail.com

**Subject:** Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Goodwin:

Thank you for your email on January 22, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Consistency with the Kauai Long-Range Land Transportation Implementation Plan
- Impacts on Traffic
- Affordable Housing
- Access Into and From HoKua Place
- Construction Waste, Adequate Sewage Treatment, and Sufficient Clean Water Supply
- Neighboring Development
- Pedestrian Safety
- School Capacity

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

---

**Peter T Young**

**From:** Shosannah Chantara <chantara@hawaii.rr.com>  
**Sent:** Monday, January 19, 2015 11:25 PM  
**To:** info@hookuleana.com  
**Subject:** REFERENCE: HoKua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.

To whom it may concern,

I am writing in opposition to the planned subdivision on Hokua place, Kapaa. The roads through Kapaa are already seriously congested, and new hotel projects affecting the area are already in the pipeline. Adding 800 additional dwelling units without first addressing road infrastructure and improving public transportation options is a serious mistake which will not only inconvenience, but also endanger Kauai's residents and visitors.

It is not common to spend over an hour in traffic between Kapaa and Lihue. Accidents, which are of course more frequent on overcrowded roads, result in massive back ups and sometimes road closures which leave people stranded on either side of the scene. How much worse will the situation be with 1600 more vehicles trying to make use of the same overcrowded roads?

The best way to begin addressing road congestion would be to increase mass transit opportunities, making them more viable for Kauai residents and visitors. Surely this would also be important for anyone interested in affordable housing units. Among the needed improvements: more frequent bus runs, expanded hours daily, additional stops and/or shuttle buses for rural areas, commuter parking options.

There have been discussions of a relief route going back decades. This too should be addressed before any new project is approved.

I also oppose the redesignation of agricultural land for this development. This is not appropriate for Kauai or compatible with the rural lifestyle that is cherished here.

Sincerely,

Shosannah Chantara

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**Ho'okuleana LLC**  
*... to take responsibility ...*

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**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Shosannah Chantara  
chantara@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Chantara:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Road Infrastructure
- Reclassification of agricultural land to urban

You also suggested addressing mass transit opportunities for Kauai residents and visitors.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

## Peter T Young

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**From:** Sid and LeAnn Jackson <sjackson23@hawaii.rr.com>  
**Sent:** Wednesday, January 21, 2015 10:08 PM  
**To:** info@Hookuleana.com  
**Cc:** luc@dbedt.hawaii.gov; Gallen@harbormall.net  
**Subject:** KAUAI (HRS 343) HoKua Place EISPN

### Comments:

1. We are concerned that the traffic statistics used in this EIS are seriously outdated in 2015. East Kaua'i has had long delays in scheduled road improvements since the 2010-2011 period due to budget problems. For example, the 2010 survey of the Bypass Road is low, since considerably more traffic is now diverted to the Bypass in an attempt to avoid the daily delays of both north and south traffic on Kuhio Highway.
2. The suggestion that residents in the project will be able to shop in Kapa'a without driving, should include where residents will be able to shop. Businesses in the area are predominantly oriented to tourists, not residents.

Thank you,

Sid and LeAnn Jackson

[sjackson23@hawaii.rr.com](mailto:sjackson23@hawaii.rr.com)  
808-821-2837

## Ho'okuleana LLC

... to take responsibility ...

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**Peter T. Young**  
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[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Sid Jackson and Mrs. LeAnn Jackson  
[sjackson23@hawaii.rr.com](mailto:sjackson23@hawaii.rr.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. and Mrs. Jackson:

Thank you for your email on January 21, 2015 regarding HoKua Place.

Your email expressed concerns reading the traffic data included in the EISPN and also asked for more information regarding resident shopping opportunities.

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

DAVID Y. IGE  
GOVERNOR  
BRIGADIER GENERAL (H) ARTHUR J. LOGAN  
DIRECTOR OF EMERGENCY MANAGEMENT



DOUG MAYNE  
ADMINISTRATOR OF EMERGENCY MANAGEMENT

PHONE (808) 733-4300  
FAX (808) 733-4281

STATE OF HAWAII  
DEPARTMENT OF DEFENSE  
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE / EMERGENCY MANAGEMENT  
3949 DIAMOND HEAD ROAD  
HONOLULU, HAWAII 96816-4495

January 12, 2015

Mr. Peter T. Young  
President  
Ho'okuleana LLC,  
1539 Kanapū'u Drive  
Kailua, Hawaii 96734

Dear Mr. Young:

Environmental Impact Statement Preparation Notice (EISPN)  
Proposed HoKua Place Project,  
Kapa'a, Kawaihau, Kaua'i, Hawai'i

Thank you for the opportunity to comment on the subject project.

After reviewing the map included for this project, we have determined that there is a need for siren coverage. We request that a 121 db(c) omni-directional siren be installed within the 3.1 acres designated for the proposed park area below Kapa'a Middle School. This will ensure siren coverage for the proposed project area.

The proposed multi-family and mixed-use development will increase the residential population in an area with limited safe room options. As a result, we strongly recommend incorporation of hardening measures for safe rooms within planned residential facilities, and the hardening of proposed community facilities so as to withstand high-wind and other events.

If you have any questions please contact Ms. Havinne Okamura, Hazard Mitigation Planner, at 733-4300, extension 556.

Sincerely,

DOUG MAYNE  
Administrator of Emergency Management

c: Mark Marshall, Kaua'i Civil Defense Agency

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
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www.Hookuleana.com



Mr. Doug Mayne, Administrator  
Emergency Management  
Department of Defense  
State of Hawaii  
3949 Diamond Head Road  
Honolulu, HI 96816

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Mayne:

Thank you for your letter dated January 12, 2015, offering comments on the HoKua Place project.

We will work with you and the Kaua'i Civil Defense Agency on siren coverage. Specific home design and construction are not known at this time; we will take your recommendations into consideration as we move forward.

We appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Do well by doing good.



DAVID Y. IGE  
GOVERNOR



DOUGLAS MURDOCK  
Commissioner

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1002.5

JAN 12 2015

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

Dear Mr. Young:

Subject: Hokua Place Project  
Kapaa Highlands  
Island of Kauai  
TMK: (4)4-03-003:01

Thank you for the opportunity to provide comments for the subject project. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities in this area, and we have no comments to offer at this time.

If you have any questions, you may call Mr. Alva Nakamura of the Planning Branch at 586-0488.

Sincerely,

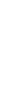
JAMES K. KURATA  
Public Works Administrator

AN:mio

## Ho'okuleana LLC

... to take responsibility ...

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www.Hookuleana.com



Mr. James K. Kurata, Administrator  
Public Works  
Department of Accounting and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, HI 96810

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Kurata:

Thank you for your letter dated January 12, 2015, in which you note, "This project does not impact any of the Department of Accounting and General Services' projects or existing facilities in this area, and we have no comments to offer at this time."

We appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Do well by doing good.

DAVID Y. IGE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
Benefit, Employment & Support Services Division  
820 Mililani Street, Suite 606  
Honolulu, Hawaii 96813

December 26, 2014

BARBARA A. YAMASHITA  
DIRECTOR

Refer to 14-0821

Peter T. Young  
Ho'okuleana LLC  
1539 Kanapu'u Drive  
Kailua, Hawaii 96834

Subject: Hokua Place Project  
Formerly Referred to as Kapa'a Highlands  
Island of Kauai, Hawaii  
Environmental Impact Statement Preparation Notice (EISPN)  
(4) 4-3-03: por 01 (portion in the Kawaihau District)

Dear Mr. Young:

Thank you for your letter dated December 17, 2014, that requests the Department of Human Services (DHS) comment on the Environmental Impact Statement Preparation Notice (EISPN) for your review.

The DHS has reviewed the EISPN CD on the proposed Hokua Place project. Please be advised there are several family child care homes as well as a group child care facility in the vicinity that may be impacted by the construction of the project.

If you have any questions or need further information, please contact Ms. Jill Arizumi, Child Care Program Specialist, at (808) 586-5240.

Sincerely,

Scott Nakasone  
Assistant Division Administrator

c: Barbara A. Yamashita, DHS Director

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Scott Nakasone, Assistant Division Administrator  
Department of Human Services  
Benefit, Employment & Support Services Division  
State of Hawaii  
820 Mililani Street, Suite 606  
Honolulu, HI 96813

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Nakasone:

Thank you for your letter dated December 26, 2014 (14-0821) in which you commented on existing family child care homes and a group child care facility in the vicinity of the project.

We will consider your comments and concerns as we evaluate impacts in the preparation of the Draft Environmental Impact Statement (DEIS) for HoKua Place.

We appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Do well by doing good.

DAVID IGE  
GOVERNOR



DWIGHT TAKAMINE  
DIRECTOR

JADE T. BUTAY  
DEPUTY DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS

830 PUNCHBOWL STREET, ROOM 321  
HONOLULU, HAWAII 96813  
www.hawaii.gov/labor  
Phone: (808) 586-8844/Fax: (808) 586-9099

December 22, 2014

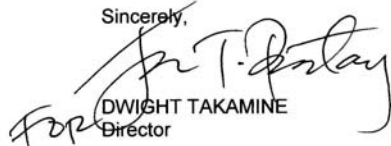
Peter T. Young  
President  
Hookuleana LLC  
1539 Kanapuu Drive  
Kailua, Hawaii 96734

Dear Mr. Peter T. Young:

This is in response to your request for comments dated December 14, 2014 on the Environment Impact Statement Preparation Notice for the HoKua Place project located Kawaihau District in the Kawaihau District on Hawaii island.

The Department of Labor and Industrial Relations has no comments, and we foresee no impact on our existing or proposed programs. Should you have any questions, please call me at (808) 586-8844.

Sincerely,

  
DWIGHT TAKAMINE  
Director

Ho'okuleana LLC  
... to take responsibility ...

Peter T. Young  
1539 Kanapuu Drive  
Kailua, Hawaii 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Elizabeth Kim, Director  
Department of Labor and Industrial Relations  
State of Hawaii  
830 Punchbowl Street, Room 321  
Honolulu, HI 96813

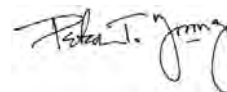
Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Kim:

Thank you for the letter from former Director Mr. Dwight Takamine dated December 22, 2014, in which he noted that the Department of Labor and Industrial Relations, "has no comments, and we foresee no impacts on our existing or proposed programs."

We appreciate your participation in the environmental review process.

Sincerely,



Peter T. Young

Do well by doing good.

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

January 21, 2015

CARLY S. CHANG  
ACTING CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

FIRST DEPUTY

WILLIAM M. TAM  
INTERIM DEPUTY DIRECTOR - WATER  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF PLANNING  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAWAIIAN ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 18, 2014

MEMORANDUM

TO:

**DLNR Agencies:**

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - *Kauai*
- ☒ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

LOCATION:

"Sited at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"

APPLICANT:

HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **January 20, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- ☐ We have no objections.
- ☒ We have no comments.
- ☐ Comments are attached.

Signed:

Print Name: *MAVIN MUKA*

Date: *Dec. 22, 2014*

Ho'okuleana LLC  
Attn: Peter T. Young, President  
1539 Kanapu'u Drive  
Kailua, HI 96734

via email: [info@Hookuleana.com](mailto:info@Hookuleana.com)

Dear Mr. Young,

SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (1) Land Division - Kauai District; (2) Division of Boating & Ocean Recreation; (3) Division of State Parks; (4) Commission on Water Resource Management; and (5) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

WILLIAM J. ADAMS, JR.  
GOVERNOR OF HAWAII

FIRST DEPUTY

WILLIAM M. TAM  
INTERIM DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF PLANNING  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAWAIIAN ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

2014 DEC 24 PM 1:39

RECEIVED  
LAND DIVISION

DAVID Y. ICE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 18, 2014

MEMORANDUM

TO: DLNR Agencies:  
☒ Div. of Aquatic Resources  
☒ Div. of Boating & Ocean Recreation  
☒ Engineering Division  
☒ Div. of Forestry & Wildlife  
☒ Div. of State Parks  
☒ Commission on Water Resource Management  
☒ Office of Conservation & Coastal Lands  
☒ Land Division – Oahu District  
☒ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator  
SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)  
LOCATION: "Sited at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"  
APPLICANT: HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD/Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **January 20, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

☐ We have no objections.  
☐ We have no comments.  
☒ Comments are attached.

Signed:   
Print Name: David Y. Ice  
Date: 12/22/14

DECLASSIFIED BY: 60300BUB 0211  
DECLASSIFY DATE: 04-03-2018

WILLIAM J. AHA, JR.  
GOVERNOR

DAVID Y. ICE  
GOVERNOR OF HAWAII

JESSE K. SHUKI  
GOVERNOR

WILLIAM M. TAM  
GOVERNOR

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STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 18, 2014

MEMORANDUM

TO: DLNR Agencies:  
☒ Div. of Aquatic Resources  
☒ Div. of Boating & Ocean Recreation  
☒ Engineering Division  
☒ Div. of Forestry & Wildlife  
☒ Div. of State Parks  
☒ Commission on Water Resource Management  
☒ Office of Conservation & Coastal Lands  
☒ Land Division – Oahu District  
☒ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator  
SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)  
LOCATION: "Sited at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"  
APPLICANT: HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

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2. Login: Username: LD/Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **January 20, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

☐ We have no objections.  
☐ We have no comments.  
☒ Comments are attached.

Signed:   
Print Name: David Y. Ice  
Date: 12/22/14

56411

WILLIAM J. AHA, JR.  
GOVERNOR

DAVID Y. ICE  
GOVERNOR OF HAWAII

JESSE K. SHUKI  
GOVERNOR

WILLIAM M. TAM  
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DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 621  
HONOLULU, HAWAII 96809

December 31, 2014

WILLIAM J. AILA, Jr.  
CHAIRPERSON

DENISE ANTOLINI  
KAMANA BEAMER  
MICHAEL D. BUCK  
MILTON D. PAVAO  
VIRGINIA PRESSLER, M.D.  
JONATHAN STARR

WILLIAM M. TAM  
DEPUTY DIRECTOR

REF: H-D-4105.2

TO: Russell Tsuji, Administrator  
Land Division

FROM: William M. Tam, Deputy Director *WMT*  
Commission on Water Resource Management

SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands), Kauai

FILE NO.:  
TMK NO.: (4) 4-3-003:001 (por.)

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- ☒ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☒ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- ☒ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/>.
- ☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
- ☒ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>

DRF-IA 03/20/2013

Russell Tsuji, Administrator  
Page 2  
December 31, 2014

- ☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at [http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH\\_Irrigation\\_Consevation\\_BMPs.pdf](http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Consevation_BMPs.pdf)
- ☒ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at [http://hawaii.gov/dlnr/cwrm/info\\_permits.htm](http://hawaii.gov/dlnr/cwrm/info_permits.htm).

- ☐ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- ☒ 11. A Well Construction Permit(s) is (are) required before any well construction work begins.
- ☒ 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- ☒ 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☐ 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- ☐ 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- ☐ 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- ☒ OTHER:  
The average day demand for Phase 2, broken down on page 73, is consistent with the Domestic Consumption Guidelines in the County Water System Standards. While a breakdown for Phase 1 average day demand is provided on page 81, the summary table on page 71 shows a different average day demand.

If there are any questions, please contact Lenore Ohye at 587-0216.

DRF-IA 06/19/2008

DAVID Y. HUI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 18, 2014

MEMORANDUM

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ **Engineering Division**
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Oahu District
- ☒ Historic Preservation

TO: *PR*  
FROM: *FD* Russell Y. Tsuji, Land Administrator  
SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)  
LOCATION: "Sited at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"  
APPLICANT: HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

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2. Login: Username: LD\Visitor Password: opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

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Attachments

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed:

Print Name:

Date:

*Cory S. Chang*  
Cory S. Chang, Chief Engineer

1/16/15

WILLIAM J. ALA, JR.  
GOVERNOR  
JESSIE K. KAHAKA  
DEPUTY GOVERNOR  
WILLIAM M. TAM  
DEPUTY GOVERNOR  
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
14 DEC 18 PM 03:03 BERNING  
2015 JUN 20 AM 10:56  
DEPT OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LD/ Russell Y. Tsuji  
REF: EISP for the HoKua Place Project (formerly referred to as Kapa'a Highlands)  
Kauai.009

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.
- ( ) Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone \_\_\_\_.
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_.
- ( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- ( ) Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- ( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- ( ) Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
- ( ) Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.
- ( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- ( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- ( ) Additional Comments: \_\_\_\_\_
- ( ) Other: \_\_\_\_\_

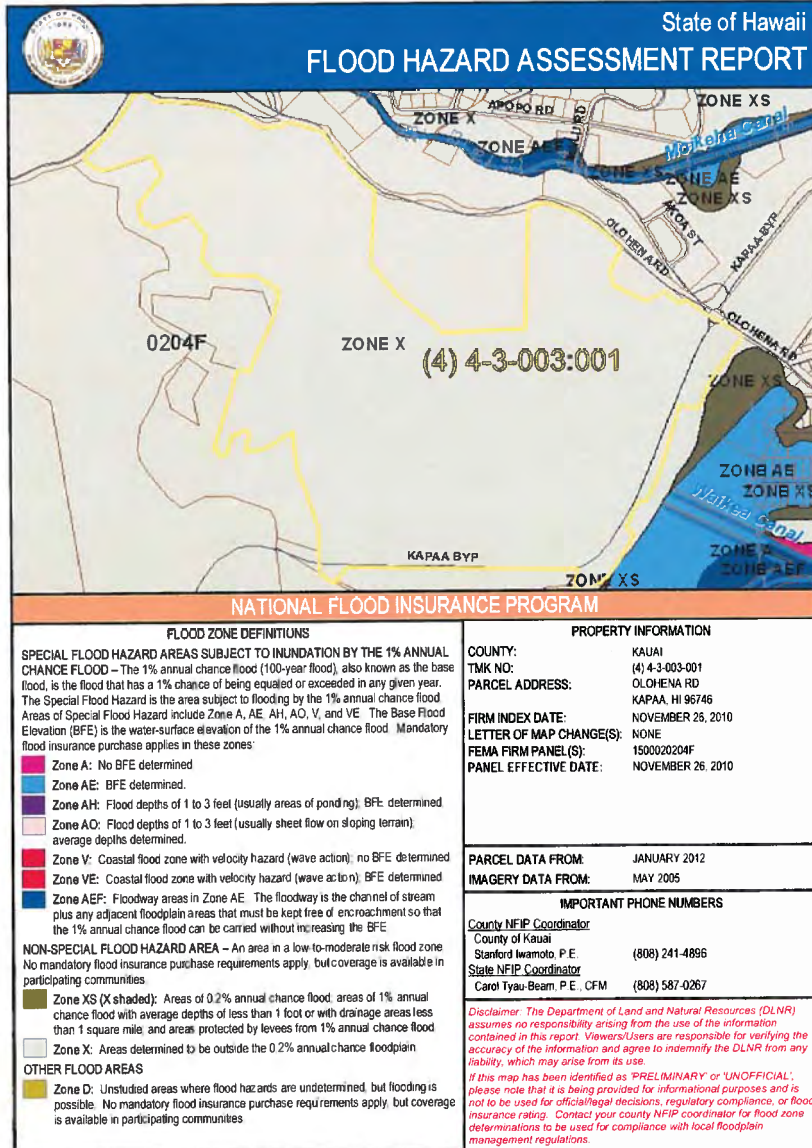
Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed:

*Carty S. Chang*  
CARTY S. CHANG, CHIEF ENGINEER

Date:

1/16/15



## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Russell Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
PO Box 621  
Honolulu, Hawai'i 96809

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Tsuji:

Thank you for your letter dated January 21, 2015 regarding HoKua Place.

We have forwarded comments, included in your letter, from the various divisions to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.





POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

Ho'okuleana LLC  
Attn: Peter T. Young, President  
1539 Kanapu'u Drive  
Kailua, HI 96734

via email: [info@Hookuleana.com](mailto:info@Hookuleana.com)

**SUBJECT:** Environmental Impact Statement Preparation Notice (EISPN) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments sent to you dated January 21, 2015, enclosed are additional comments from the Division of Aquatic Resources on the subject matter. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you,

Sincerely,

Russell Y. Tsuji  
Land Administrator

Enclosure(s)

**CARY S. CHANG**  
DEPUTY CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
TRANSITION TO WATER RESOURCES MANAGEMENT

**DANIEL S. QUINN**  
DEPUTY FIRST DEPUTY

**W. ROY HARKY**  
ACTING DEPUTY DIRECTOR - WATER

**AQUATIC RESOURCES**  
FISHING AND OCEAN RECREATION  
WILDLIFE AND HABITATS  
TRANSITION TO WATER RESOURCES MANAGEMENT  
COASTAL PLANS AND COASTAL LANDS  
CORPUS CALLESI AND SAN JUAN RECREATION  
DEVELOPMENT

**FISHING AND WILDLIFE**  
WILDLIFE RESEARCH  
CORPUS CALLESI AND SAN JUAN RECREATION  
LAND  
STATE PARKS



POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

December 18, 2014

## MEMORANDUM

TO:

**DLNR Agencies:**

- X Div. of Aquatic Resources
- X Div. of Boating & Ocean Recreation
- X Engineering Division
- X Div. of Forestry & Wildlife
- X Div. of State Parks
- X Commission on Water Resource Management
- X Office of Conservation & Coastal Lands
- X Land Division – Oahu District
- X Historic Preservation

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsui, Land Administrator

Environmental Impact Statement Preparation Notice (EISPN) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

"Situated at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"

HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.id.dlnr.hawaii.gov/LD>
2. Login: Username: LD/Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **January 20, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

☐ We have no objections.

☐ We have no comments.

☒ Comments are attached

Signed: [Signature]  
Print Name: Carty S. Chang  
Date: 2/19/11



DAR #5046

JK  
KN  
BK  
OH  
MF

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

CARLY S. CHANG  
BYTHIA CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
(TRAINING AND WATER RESOURCE MANAGEMENT)

DANIEL S. QUINN  
INTERIM DEPUTY

W. ROY HARDY  
ACTING DEPUTY DIRECTOR - WATER

ADJUTANT GENERAL  
TRAINING AND OCEAN REGULATION  
BOARD OF COAST GUARDS  
COMMISSIONER OF WATER RESOURCE MANAGEMENT  
CONSERVATION AND CAPITAL LAND  
CONSERVATION AND RESOURCE DEVELOPMENT  
DEPARTMENT  
JUDITH A. WILSON  
DIRECTOR, WATER RESOURCES  
KAWAIAHU BEACH RESERVE COORDINATOR  
LAND  
STATE PARKS

Date: 02-02-15  
DAR #5046

MEMORANDUM

TO: Carly S. Chang, Acting Chairperson, BLNR  
DATE: 2/10/15  
FROM: Katie Nalesere, Education Specialist  
Jo-Anne Kushima, Aquatic Biologist  
Mike Fujimoto, Aquatic Biologist  
Brian Kanenaka, Aquatic Biologist  
Glenn Higashi, Aquatic Biologist  
SUBJECT: HoKua Place Environmental Impact Statement Preparation Notice (EISPN)

Comment	Date Request	Receipt	Referral	Due Date
	12-18-14	12-19-14	12-29-14	01-20-15

Requested by: DLNR/Land Division (Russell Tsuji)  
Steve Moleman, Supervising Land Agent

Summary of Proposed Project

Title: EISPN for HoKua Project

Project by: HG Kauai Joint Venture  
Ho'okuleana LLC, Consultant

Location: Kawaihau District  
TMK (4) 4-3-03: por 01

Brief Description:

HoKua Place is a 97 acre residential, commercial, and infrastructure development that proposes to fill the housing needs of Kapa'a within its Urban Center and that is consistent with the Kauai General Plan and local planning. The project proposes to be a sustainable community, preserving the rural-like character of Kapa'a while meeting its growing housing needs. 683 multi-family and 86 single affordable family homes are planned along with 14.3 acres of open space, and a 3.1 acre park adjacent to the existing Kapa'a Middle School.

A stream within the HoKua Farm Lots flows from north to south along the western boundary of HoKua Place. The path of the stream passes under a bridge on the By-Pass Road at the southwest corner of the property, and empties into the Waikaea drainage canal about 800 ft. downstream from the property. The Waikaea Canal is a regulated fishing area managed by on Kauai. HoKua Place is committed to keeping the flow of the stream consistent to prevent potential health and mosquito problems associated with streams when not flowing naturally.

The Applicant proposes to adhere to applicable laws to minimize soil movement, erosion and compaction during the various phases of the project. Additionally

A Preliminary Report has been prepared and a detailed drainage and erosion mitigation plan will be prepared and submitted to the County Engineer for approval during the design and development stages. The Applicant proposes to provide major drainage improvements in connection with development of the property. Multiple detention ponds are being proposed for the property, catch basins, drainage pipes and culverts to be utilized for directing run off to major drainage areas on the property are also being proposed.

The EIS submitted for review and comments states that the proposed drainage system for the project will be designed to minimize impacts to the near shore coastal waters. Additionally, water quality treatment and detention basins will be built to prevent runoff and sedimentation from impacting groundwater resources. The Applicant proposes to use BMPs to maintain storm and surface-water runoff and that the BMPs will be designed to prevent violations of State water quality standards.

Comments:

DAR recommends BMPs be implemented during all phases of project development to assure minimizing/eliminating negative impacts resulting from construction debris, petroleum products and/or other toxic pollutants entering into the nearby bodies of water as a result of run-off.

DAR also recommends maintaining public access in and out of the Waikaea Fishing Area so that the fishing public continues to have access to resources in the fishing area.

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plans, DAR requests the opportunity to review and comment on those changes.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Russell Tsuji, Land Administrator  
State of Hawai'i  
Department of Land and Natural Resources  
PO Box 621  
Honolulu, Hawai'i 96809

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Tsuji:

Thank you for your letter dated February 23, 2015 regarding HoKua Place.

We have forwarded comments from the Division of Aquatic Resources to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.


DAVID T. IGE GOVERNOR		KATHRYN S. MATAYOSHI SUPERINTENDENT
<b>STATE OF HAWAII</b> <b>DEPARTMENT OF EDUCATION</b> P.O. BOX 2360 HONOLULU, HAWAII 96804		
OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES		
January 15, 2015		
Mr. Peter T. Young Hookuleana LLC 25 Kaneohe Bay Drive, Suite 212 Kailua, Hawaii 96734		
Dear Mr. Young:		
The Department of Education (DOE) has reviewed the environmental impact statement preparation notice (EISP) HoKua Place project in Kapaa, Kauai.		
The DOE reviewed a preliminary draft environmental Assessment (DEA) for the HoKua Place's predecessor, Kapaa Highlands II, and raised some questions about the lack of detail on the proposed project's impact on traffic entering and exiting Kapaa Middle School. The traffic consultants responded to the DOE's questions sent to the DOE on August 31, 2012 and a subsequent email was sent to you. Copies of the previous correspondence are attached.		
The DOE is concerned that there continues to be little acknowledgement in the EISP or the accompanying traffic analysis of the existing traffic entering and exiting the Kapaa Middle School campus. While school was in session during the time of the traffic counting, that does not address the level of traffic activity entering and exiting the school. It is also possible the peak hour analysis in the traffic study does not cover the peak hour of school traffic in the mornings.		
We think there needs to be some analysis of the number of cars which may be traveling either direction on Olohehena Road, entering the school and then exiting in either direction. We think school traffic will impact the level of service on the proposed intersection of Road A and Olohehena Road. We believe that level of impact would be at least as great as the impact of cars using the intersection of Kaehula and Kaapuni Roads with Olohehena, which was included in the study.		
We wonder if a left turn storage lane on Olohehena for three vehicles to turn left from Olohehena on to Road A is sufficient given the number of cars from the school which may want to travel south on Road A.		
AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER		



Mr. Peter T. Young  
January 15, 2015  
Page 2

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Respectfully,

  
Kenneth G. Masden  
Public Works Manager  
Planning Section

Attachment

KGM:jmb

NEIL ABERCROMBIE  
GOVERNOR



KATHRYN S. MATAYOSHI  
SUPERINTENDENT

STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

August 13, 2012

Mr. Peter T. Young  
Ho'okuleana LLC  
25 Kane'ohe Bay Drive, Suite 212  
Kailua, Hawai'i 96734

Dear Mr. Young:

The Department of Education (DOE) has reviewed the preliminary copy of the Draft Environmental Assessment (DEA) for the Kapa'a Highlands II project in Kapa'a, Kauai.

There has been no change in the DOE's position that there is sufficient student capacity in the existing Kapa'a schools to accommodate the students who will eventually live in the Highlands project.

The DOE is concerned that there is no acknowledgement in the DEA or the accompanying traffic analysis of the existing traffic entering and exiting the Kapa'a Middle School campus. Most of the several hundred cars counted in either direction on Olohe Road, west of the Kapa'a Bypass, were school related traffic.

The DEA must identify the school's driveways and the distance between the nearest school driveway and the proposed Road A's intersection with Olohe Road. A suggested left turn lane on Olohe Road for cars to turn left on to Road A could conflict with the right and left turns made from the campus on to Olohe Road.

It was also unclear how many project-related driveways there would be on Olohe Road, to serve the 16 Phase I agricultural lots.

The DOE acknowledges the advice in the traffic analysis that intersections into and out of the subdivisions should provide pedestrian crosswalks. Kapa'a Middle School estimates that currently 20 to 30 students walk to and from the campus.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

## Phillip Rowell and Associates

47-272 O'ahu Ave Street Kalaheo, Hawaii 96744 Phone: (808) 233-8200 FAX: (808) 234-4175 Email: phillip@rowellandassociates.com

August 31, 2012

Mr. Greg Allen  
Kapa'a Highlands II  
Three Stooges, LLC  
161 Wailua Road  
Kapa'a, Hawaii 96746

Re: **Response to DOE Comments**  
**Kapa'a Highlands**  
**TMK: (4) 4-3-031, portion**  
**Kapa'a, Kauai, Hawaii**

Dear Greg,

The following are my responses to DOE comments dated August 13, 2012.

1. Paragraph 3

School was in session during the traffic counts. Therefore, school traffic is included in the counts and the level-of-service analyses.

2. Paragraph 4

Based on the subdivision plan provided and an aerial photograph of the school area along Oloheua Road, I estimate that the centerline of Road A will be approximately 350 feet west of the west edge of the school's driveway.

As shown in Table 7 of the TIAR, the queue analysis estimated at the westbound to southbound 95<sup>th</sup> percentile queue would be 2 vehicles during the morning peak hour and 3 vehicles during the afternoon peak hour. The left turn storage lane should therefore be long enough to accommodate three vehicles, or 75 feet. Allowing a 150-foot long taper, a minimum total distance of 225 feet between the intersections is required. Therefore, there is sufficient length to accommodate the left turn lane and taper and leave sufficient length for left turns from the school's driveway.

3. Paragraph 5

All driveways to the Ag lots will be west of Road A and therefore have no impact on traffic operations at the intersection of Oloheua Road and Road A or Oloheua Road and the school's driveway.

4. Paragraph 6

No response required.

If you have any questions, please call.

Very truly yours,

**PHILLIP ROWELL AND ASSOCIATES**



Phillip J. Rowell, P.E.  
Principal



RE: DOE letter  
Heidi Meeker to: PeterYoung

08/31/2012 01:46 PM

Peter, Thank you for sending Mr. Rowell's response to our letter. I have two quick comments.

1) Paragraph 3. Our concern is that the DEA and the traffic analysis did not identify the traffic entering and exiting the Middle school campus. We think that on a daily basis several hundred cars do not currently drive west completely past the campus on Oloheua. We think a more detailed description of the traffic flow is needed.

2) Paragraph 5. We asked how many project related driveways there would be on Oloheua.

Heidi Meeker - heidi\_meeker@notes.k12.hi.us  
Planning Section  
Department of Education/Facilities Development Branch  
Kalanii High School TB1B  
4680 Kalaniana'ole Highway  
Honolulu, 96821  
Ph.808-377-8301

"Peter T Young" Heidi;

08/31/2012 11:53:08 AM

From: "Peter T Young" <PeterYoung@Hookuleana.com>  
To: Heidi\_Meeker/FacilDev/HIDOE<Heidi\_Meeker/FacilDev/HIDOE@notes.k12.hi.us>.  
Date: 08/31/2012 11:53 AM  
Subject: RE: DOE letter

Heidi:

Here is a response from the folks that did the traffic analysis. Does this address your concerns?

Thanks,  
Peter.


Peter T. Young, President  
Ho'okuleana LLC  
... to take responsibility ...

25 Kane'ohe Bay Drive, Suite 212  
Kailua, Hawai'i 96734

(808) 254-2223 (O'ahu)  
(808) 329-4447 (Big Island)  
(808) 226-3567 (Cell Phone)

[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)

*Do well by doing good.*

 Save paper, save money - you may not need to print this e-mail.

From: Heidi\_Meeker/FacilDev/HIDOE@notes.k12.hi.us [  
mailto:Heidi\_Meeker/FacilDev/HIDOE@notes.k12.hi.us]  
Sent: Tuesday, August 14, 2012 8:28 AM  
To: PeterYoung@Hookuleana.com

**From:** [Heidi\\_Meeker/FacilDev/HIDOE@notes.k12.hi.us](mailto:Heidi_Meeker/FacilDev/HIDOE@notes.k12.hi.us)

**Date:** December 24, 2014 at 6:43:45 PM MST

**To:** [PeterYoung@hookuleana.com](mailto:PeterYoung@hookuleana.com)

**Subject:** HoKua Place

Peter, I've taken an initial look at the HoKua Place prep. notice and don't think that we have anything to add.

However, we do have a dangling issue with the need for a drain easement from Kapaa Middle into your project's property. I recall that you confirmed that the drain is there, but I suspect nothing was done about the easement. I'm attaching internal correspondence which seems to go no where.

I would appreciate if you would take a quick look and if we need to do something to initiate action from DOE's side, please let me know.

Heidi Meeker - [heidi\\_meeker@notes.k12.hi.us](mailto:heidi_meeker@notes.k12.hi.us)

Planning Section

Department of Education/Facilities Development Branch

Kalani High School TB1B

4680 Kalanianaʻole Highway

Honolulu, 96821

Ph.[808-377-8301](tel:808-377-8301)

## Ho'okuleana LLC

*... to take responsibility ...*

**Peter T. Young**

1539 Kanapū'u Drive

Kailua, Hawai'i 96734

(808) 226-3567 (Cell Phone)

[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)

[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)

[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Kenneth Masden  
Public Works Manager, Planning Section  
State of Hawai'i  
Department of Education  
PO Box 2360  
Honolulu, Hawai'i 96804

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Masden:

Thank you for your letter dated January 15, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Heidi Meeker  
Department of Education, Facilities Development Branch  
Planning Section  
State of Hawaii  
Kalani High School TB1B  
4680 Kalaniana'ole Highway  
Honolulu, HI 96821

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Meeker:

Thank you for your email dated December 24, 2014 in which you commented on the need for a drain easement from Kapaa Middle School into the subject property.

The project engineer has noted that the Kapaa Middle School drainage easement is designated on the current subdivision map as it was proposed by the DOE Kapaa Middle School construction plan. Although the outlet headwall and drain-line have been in use a number of years within the HoKua Place property, the easement (D-1) has not been formally recorded as it is not in the current title report.

We appreciate your participation in the environmental review process.

Sincerely,

Peter T. Young

Do well by doing good.

PHONE (808) 594-1888

FAX (808) 594-1938



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
560 N. NIMITZ HWY., SUITE 200  
HONOLULU, HAWAII 96817

HRD14-6389B

February 11, 2015

Peter Young, President  
Ho'okuleana LLC  
1539 Kanapu'u Drive  
Kailua, HI 96734

Re: Environmental Impact Statement Preparation Notice for the HoKua Place Project  
Kapa'a Ahupua'a, Puna Moku, Kaula'i Mokupuni  
TMK: (4) 4-3-003:001

Aloha e Peter Young:

The Office of Hawaiian Affairs (OHA) is in receipt of your December 17, 2014 letter seeking preliminary comments on the above environmental impact statement preparation notice (EISPN), on the development of the 97-acre HoKua Place project (project), previously known as Kapa'a Highlands, with a total of 683 multi-family units and 86 single-family lots. The subject property is zoned agricultural by the County of Kaula'i. A petition is being submitted to change the land use district from the Agricultural land use district to Urban district.

On July 20, 2012, a draft environmental assessment (DEA) for the Kapa'a Highlands project was submitted to OHA for review and comment. Your recent letter mentioned OHA provided a list of possible individuals to contact for knowledge of traditional cultural practices and resources, but that none knew of any historic or cultural sites for this area. Also, the cultural impact assessment of the DEA concluded there were no historic properties identified within the project area or in the vicinity. The nearest cultural sites identified were mauka of Kūhio Highway, along the coastline in the Kapa'a ahupua'a, and outside of the project area.

With a heavy load on infrastructure, OHA is concerned with the increase in traffic and how this burden will affect the community and commuters, as well as impacts to water and

Peter T. Young  
February 11, 2015  
Page 2

sewage infrastructure that also services the ever-growing Kapa'a town. OHA looks forward to reviewing the follow-up environmental impact statement.

As this project moves forward, OHA does request assurances that should iwi kupuna or Native Hawaiian cultural deposits be identified during any ground altering activities, all work will immediately cease and the appropriate agencies, including OHA, will be contacted pursuant to applicable law.

Thank you for the opportunity to submit comments on this EISPN. Should you have any questions, please contact Kathryn Keala at (808) 594-1848 or kathyk@oha.org.

'O wau iho nō me ka 'oia 'i'o,



Kamana'opono M. Crabbe, Ph.D.  
Ka Pouhana, Chief Executive Officer

KC:kk

C: Dan Ahuna, OHA Kaua'i & Ni'ihau Trustee  
Kaliko Santos, OHA Kaua'i Community Outreach Coordinator (via email)

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Kamana'opono M. Crabbe, Ph.D.  
Ka Pouhana, Chief Executive Officer  
State of Hawai'i  
Office of Hawaiian Affairs  
560 N. Nimitz Hwy., Suite 200  
Honolulu, Hawai'i 96817

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Crabbe:

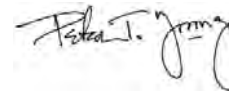
Thank you for your letter dated February 11, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter.

As the project moves forward, should iwi kupuna or Native Hawaiian cultural deposits be identified during any ground altering activities, all work will immediately cease and the appropriate agencies, including OHA, will be contacted pursuant to applicable law.

Thank you for your comments.

Sincerely,



Peter T. Young

Do well by doing good.





**OFFICE OF PLANNING  
STATE OF HAWAII**

235 South Beretania Street, 8th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2358, Honolulu, Hawaii 96804

DAVID Y. IGE  
GOVERNOR

LEO R. ASUNCION  
ACTING DIRECTOR  
OFFICE OF PLANNING

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Ref. No. P-14640

January 29, 2015

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

Dear Mr. Young:

Subject: HoKua Place  
HG Kauai Joint Venture  
Section 343-5e HRS Environmental Impact Statement Preparation Notice  
TMK: 4-3-003: por. 001  
Kawaihau District, Wailua, Kauai, Hawaii

Thank you for the opportunity to review and comment on the preparation of a Chapter 343, Hawaii Revised Statutes, Environmental Impact Statement Preparation Notice (EISP). 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 shares some of the project infrastructure.

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

1. OP has some general comments on the document as follows:
  - a. The resolution and clarity of some of the appendices were poor. We recommend that this improve in the DEIS document. Some of the passages and letters, etc., were difficult to read. For example, the letters in the EISP Exhibit L, Archaeological Assessment.
  - b. Each chapter, subsection and appendix in the CD should be bookmarked. On the CD at least, appendices should be full sized for readability.
  - c. Although some of the maps in the document contained a scale and legend, the maps were not uniform in this respect. Thus, all of the map exhibits throughout the document should be of high resolution, contain a legend, north arrow and scale. Also, the Petition area should be highlighted, and separated from Kapaa Highlands I.
  - d. A list of permits required should be clearly indicated.
2. OP is the lead agency for the Hawaii CZM Program. The coastal zone management area is defined as "all lands of the State and the area extending seaward from the shoreline to the

Mr. Peter T. Young  
January 29, 2015  
Page 2

limit of the State's police power and management authority, including the U.S. territorial sea" see HRS § 205A-1 (definition of "coastal zone management area").

The Draft Environmental Impact Statement (DEIS) shall include a statement in a section that addresses how the project conforms or is in conflict with state and county plans, policies, and controls. The statement should include a discussion of the proposed project's ability to meet all of the objectives and policies set forth in HRS § 205A-2. Where a conflict or inconsistency exists, the statement must describe the extent to which the applicant has reconciled its proposed action with this statute. These objectives and policies include: recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. This project may have nonpoint pollution impacts on the watershed or coastal waters. Please review the Hawaii Watershed Guidance, which provides a summary and links to management measures that may be implemented to minimize coastal nonpoint pollution impact. Specifically please examine page 120 (management measure for new development). The Watershed Guidance can be viewed or downloaded from the Office of Planning website at [http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI\\_Watershed\\_Guidance\\_Final.pdf](http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI_Watershed_Guidance_Final.pdf).
4. The entire island of Kauai is subject to very flashy/unstable weather patterns year round. Therefore please consider utilizing OP's *Stormwater Impact Assessment* to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff occurrences. In particular, please examine Low-Impact Development Concepts. These concepts include decentralized micro-scale controls that infiltrate, filter, store, re-use, evaporate, and detain runoff close to its source.  
  
This guidance document will assist in integrating stormwater impact assessment within your review process. The purpose of this document is to provide guidance on assessing stormwater impacts in the planning phase of project development. The goal is to provide a suggested framework and various tools for integrating stormwater impacts assessment. Please review the Low-Impact Development Concepts listed on pages 14-16 of the *Stormwater Impact Assessment* guidance. This can be found at [http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater\\_inapct/final\\_stormwater\\_impact\\_assessments\\_guidance.pdf](http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_inapct/final_stormwater_impact_assessments_guidance.pdf).
5. The entire site is within the State Agricultural District. The proposal will require that the Property is reclassified to the State Urban District through the Land Use Commission. OP represents the State as a mandatory party in proceedings before the Land Use Commission. In developing its position, OP evaluates whether the project meets the LUC decision-making

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

6. Attached for your review and consideration in your environmental assessment and Petition is a document entitled "Attachment A – Issues of Concern in District Boundary Amendment Proceedings Based on LUC Decision-Making Criteria." We encourage early consultation with our office to discuss how a petition will address these issues and criteria – particularly the areas of State concern in this document and best practices that could or will be incorporated in the proposed project to address State priority guidelines for sustainability. A short list of resources related to best practices can be found at the OP website at [http://hawaii.gov/dbedt/op/land\\_use.htm](http://hawaii.gov/dbedt/op/land_use.htm).
7. 4.1.4 Potential Project Impacts in Context with Applicable Requirements & Mitigation Measures, Page 28. Hawaii HRS. Chapter 205A should be included in this list.
8. Invertebrate Survey. Page 61. The document indicates that no survey was completed, because there were no lava tubes on site, however, a survey should be conducted on the surface area of the Petition area, and included in the DEIS.
9. Botanical, Biological, Avian, and Mammal Surveys, Pages 52-61. We recommend that a definitive statement be included on the presence of any Federal or State threatened, endangered, candidate or species of concern within the Petition area.
10. Hawaiian Bat. The document indicates that a bat detector was not used to determine the presence of the endangered Hawaiian Bat. We recommend that further study be done in this area, and this should be included within the DEIS.
11. Archaeological Assessment, Exhibit L, by Nancy McMahon, M.A. and Wendy Tolleson, M.A. The EISPN did not include an Archaeological Inventory survey, because as indicated on page 29, Recommendations, "As no archaeological sites are present, there are no historic preservation concerns for the project." Thus, no further work was recommended. Letters were also included from the State Department of Land and Natural Resources, State Historic Preservation Office, however these are difficult to read.
12. Agricultural Resources. 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. Appropriate maps should also be included.
13. State Land Use (SLU) Districts. An SLU map should also be included of the area, and Petition area.

Mr. Peter T. Young  
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Page 4

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

Sincerely,



Leo R. Asuncion  
Acting Director

c: Land Use Commission  
Enclosure



**Attachment A**  
**Issues of Concern in District Boundary Amendment Proceedings**  
**Based on LUC Decision-Making Criteria**

The following issues are commonly discussed and analyzed for project proposals in petitions and their supporting environmental assessments (EAs) or environmental impact statements (EISs) prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS). This list reflects the range of issues the State Land Use Commission (LUC) must take into consideration in its decision-making under Chapter 205, HRS, and Chapter 15-15, Hawai'i Administrative Rules (HAR). This list is not exhaustive or complete.

1. **Water Resources.** Groundwater and surface water resource protection and water quality are critical State issues. A thorough evaluation of these resources includes identifying and discussing: (a) estimated water demand by types of land use; (b) proposed potable and non-potable water sources to be used for the project and measures to reduce water demand and promote water reuse in the project; (c) whether the proposed project is within a designated Water Management Area; (d) the impact of the project on the sustainable yield and water quality of affected aquifers and surface water sources; (e) permits or other approvals required for proposed water source use; and (f) the consistency of the project and impact of the project in terms of proposed water use and system improvements and priorities contained in the County water use and development plan, prepared pursuant to the State Water Code, Chapter 174C, HRS.
2. **Agricultural Lands.** Article XI, Section 3, of the Hawai'i State Constitution provides that "[t]he State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency, and assure the availability of agriculturally suitable lands." Protecting agriculture is a policy objective in the Hawai'i State Plan, Chapter 226, HRS, and in the State Administration's New Day Comprehensive Plan, which is available at <http://hawaii.gov/about/a-new-day>. Agricultural activity in the vicinity of the proposed project should be identified, and the impact of urban use or conversion of project lands on existing and future agricultural use and the viability of agricultural use of adjoining agricultural lands needs to be examined. Please discuss how the proposed project meets policy objectives to promote and protect agriculture, particularly in cases where the lands have high agricultural value.
3. **Affordable Housing.** Increasing the supply of affordable housing is a critical State and County issue. Every County has an affordable housing policy and both the Hawai'i State Plan, Chapter 226, HRS, and the State Administration's New Day Comprehensive Plan identify affordable housing as a policy priority. If applicable, please discuss specifically how the proposed project will meet State and County affordable housing policy objectives, to include a discussion of how the project's proposed residential product types will be allocated among the market and various affordable housing target populations, and the expected price ranges for the different product types.
4. **Coastal Zone Management (CZM).** The Office of Planning is the lead agency for the Hawai'i CZM Program, which is a Federal-State partnership for protecting, restoring, and responsibly developing coastal communities and resources. The coastal zone is defined as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea (HRS § 205A-1). EA/EISs should reference this definition of the coastal zone. State agency actions must be consistent with the CZM program objectives and policies under Section 205A-2, HRS. The EA/EIS needs to discuss the project in terms of its consistency with the following CZM objective areas.
  - a. **Coastal and Ocean Resources.** The State has an interest in protecting coastal and marine ecosystems and resources, as well as coastal and marine water quality. The EA/EIS should identify any coastal and marine resources and ecosystems that may be impacted by the proposed project, and the potential for nonpoint sources of pollution from the project to adversely affect coastal and marine water quality. Project impacts on existing site and off-site

hydrology and measures to manage stormwater and runoff need to be discussed. The Office of Planning recommends the use of low impact development (LID) techniques and other best management practices (BMPs) that promote onsite infiltration and minimize runoff from storm events. More information on LID and stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.

- b. **Coastal and Other Hazards.** The EA/EIS should describe any hazard risks that are relevant to the site and describe the measures that are proposed to mitigate any hazard impacts, such as from tsunami, hurricane, wind, storm wave, sea level rise, flood, erosion, volcanic activity, earthquake, landslide, subsidence, and point and nonpoint source pollution. This should include a discussion of any wildfire hazard and any mitigation measures that might be required to address potential threats from wildfires.

The EA/EIS process also provides an opportunity to address the sustainability of proposed projects in terms of natural hazards and hazard mitigation, and the potential impact of climate change on the proposed project over time. To this end, OP recommends the final EA/EIS include a discussion of the proposed project with respect to the *State Multi-Hazard Mitigation Plan, 2010 Update*, adopted in September 2010, available at <http://www.scd.hawaii.gov/documents/HawaiiMultiHazardMitigationPlan2010PUBLIC.pdf>, as well as the respective County Hazard Mitigation Plan.

- c. **Coastal-dependent Uses and Beach Protection.** If the project is located on or near the coast, the EA/EIS should discuss why the proposed development needs to be located on the coast, the economic uses that will be of benefit to the State, as well as potential impacts on beach access. The discussion should identify measures to protect beach systems and ensure short- and long-term public access to beaches.
- d. **Coastal Recreational Resources.** If the project is located on the coast, the EA/EIS should include a description of recreational uses and facilities on or near the project site, and discuss how the impact of increasing users on coastal and ocean recreational resources and competing uses will be mitigated and managed during project development and buildout.
- e. **Scenic Resources.** The EA/EIS should discuss the impact of the proposed project on scenic views to and from the coast and along the coast and coastal open space, and how any impacts on these scenic and open space resources will be avoided, minimized, or mitigated.
- f. **Special Management Area (SMA) Permitting.** The SMA is defined by the Counties and includes areas in the coastal zone that are particularly sensitive so that it requires special attention. Please identify whether the proposed project is within the SMA and how SMA permitting requirements pursuant to Chapter 205A, HRS, will be satisfied.

For additional resources and information, visit <http://hawaii.gov/dbedt/czm>.

5. **Cultural, Archaeological, and Historic Resources.** Another CZM objective is to protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone that are significant in Hawaiian and American history and culture. If archaeological or historic properties or artifacts, including native Hawaiian burials, are identified in an archaeological inventory survey on the property, the EA/EIS should discuss how the petitioner has consulted with the State Historic Preservation Division (SHIPD), what plans will be prepared to monitor or protect identified resources, and how the petitioner intends to comply with Chapter 6E, HRS, related to historic preservation, and the CZM objective and policies for historic resources contained in Sections 205A-2(b) and (c). SHPD has information and guidance available at <http://hawaii.gov/dlnr/bpd/hpertz.htm>.

The EA/EIS document should identify any cultural resources and cultural practices associated with the property, including visual landmarks, if applicable, and discuss the impact of the proposed project on identified cultural resources and practices as well as proposed mitigation measures. The LUC is obligated



under Article XII, Section 7 of the Hawai'i State Constitution to protect the reasonable exercise of customarily and traditionally exercised native Hawaiian rights. Thus, the LUC requires information as to the presence of cultural resources and cultural practices associated with the project site and vicinity for decision-making on petitions. The State Office of Environmental Quality Control provides guidance for preparing a cultural assessment at <http://oeqc.doh.hawaii.gov>, at "Environmental Assessment PrepKit" (<http://oeqc.doh.hawaii.gov/Shared%20Documents/Preparation%20of%20Hawaii%20Environmental%20Policy%20Act%20Documents/Guidance%20on%20Cultural%20Impact/1997%20Cultural%20Impacts%20Guidance.pdf>)

6. **Biota.** The EA/EIS should include an inventory and assessment of flora and fauna, including invertebrates, found on or in proximity to the project site and in any lava tubes and caves on the property that are listed on the federal or State list of endangered or threatened species. Please also discuss species of concern and candidates for listing. The petitioner should consult with the Database Manager at the Hawai'i Biodiversity and Mapping Program, Center for Conservation Research and Training, University of Hawai'i, (808) 956-8094, as to the potential for the presence of rare species in the project area. The EA/EIS should discuss measures to be taken to protect rare, threatened, or endangered species or ecosystems of concern as required by law. The design of the biological survey should consider both wet and dry season observations to capture the fullest range of flora and fauna.
7. **Wastewater Treatment and Disposal.** The EA/EIS needs to identify the anticipated volume of wastewater to be generated by type of user, as well as the proposed means of wastewater treatment and disposal. A discussion of the availability of County wastewater collection and treatment capacity and its existing service levels, design capacity, and allocated capacity is also needed. The EA/EIS should also identify whether any facility improvements would be required to accommodate additional wastewater generated within the service area, including the proposed project. If a private wastewater treatment system is identified as the preferred option, the EA/EIS should discuss the type of plant to be used, permitting requirements, plans for reuse and/or disposal of treated effluent and waste solids, and how the private system will be operated and maintained.
8. **Energy Use and Impacts.** The State Hawai'i Clean Energy Initiative has adopted a goal of using efficiency and renewable energy resources to meet 70 percent of Hawai'i's energy demand by 2030, with 30 percent from efficiency measures and 40 percent from locally-generated renewable sources. The EA/EIS should quantify the projected energy requirements of the project and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. Please discuss how energy efficiency and energy demand reduction, including reduced transportation energy use will be incorporated in the design of the project and identify the kinds of green building and sustainable design practices that could be used to promote energy and resource conservation in the proposed project. Please also identify any generating or transmission capacity constraints that may arise as a result of the proposed project and other projects planned for the region.
9. **Impact on State Facilities and Resources.** The EA/EIS should quantify the impacts of the proposed project on State-funded facilities, including schools, highways, harbors, and airports, and discuss these impacts in terms of existing and planned capacity of the impacted facilities. The EA/EIS should cite the mitigation measures proposed to be used in the development of the project and describe efforts to address identified State agency concerns. Regarding transportation impacts, consider project design options that limit the need to drive, including mixed land uses, compact site design, walkable neighborhoods, and providing a variety of transportation choices (e.g., biking, public transit, etc.).
10. **Conservation District.** If the proposed project is within the State Conservation District, the EA/EIS should provide an inventory of conservation resources, and discuss how the loss of these resources (habitat, watershed area, etc.) will impact the public.

11. **Conformance with County Plan Designations and Urban Growth or Rural Community Boundaries.** Act 26, Session Laws of Hawai'i 2008, reaffirmed the Land Use Commission's duty to consider any proposed reclassification with respect to the Counties' adopted general, community, or development plans. If the proposed project is not consistent with the County plans or lies outside a County urban growth or rural community boundary, the EA/EIS should provide an analysis and discussion of the following:

- a. **Alternative Sites Considered.** Describe and discuss alternative sites that were considered for the project, and discuss why the project could not be accommodated on lands within the urban growth or rural community boundary, if the county plan delineates such boundaries, or on land already designated by the county for similar uses.
- b. **Impact on Surrounding Lands.** Discuss what the impacts of changing the county plan designation or extending the urban growth or rural community boundary would have on the surrounding lands.
- c. **Significant Public Benefit.** Discuss what, if any, public benefits are provided by the proposed project above that already required under existing approval and permitting requirements.
- d. **Plan Amendment.** Provide a timeframe for application for and approval of any required plan amendment.

12. **Environmental Health Hazards.** The EA/EIS should discuss the potential for the project or project users to generate hazardous materials or release possible contaminants to the air, soil, or water, as well as measures to be taken to ensure that environmental and public health and safety will be protected during construction and after buildout. The EA/EIS should also identify and discuss any potential health and environmental threats that may be present due to site-specific contamination from past or current use. If contaminants of concern are identified for the project site, OP recommends that the petitioner consult with the State Department of Health's Hazard Evaluation and Emergency Response Office as to measures to be taken to address possible or actual contamination at the site.
13. **Solid Waste Management.** The EA/EIS should quantify the volume of solid waste likely to be generated by the project by types of users, and describe the impact the project will have on the County's existing and planned capacity for managing solid waste as represented in the County's solid waste management plan. The EA/EIS should discuss specific mitigation measures to be taken to reduce solid waste generation and ensure that recycling and reuse are incorporated within the project area by residential, commercial, and institutional users.
14. **Sustainability Analysis.** OP is implementing the sustainability elements of the State Administration's New Day Comprehensive Plan and Act 181, Session Laws of Hawai'i (SLH) 2011 (the new sustainability priority guideline of the Hawai'i State Planning Act) by asking petitioners to prepare sustainability plans for their projects in anticipation of district boundary amendment proceedings before the LUC. LUC Dockets A06-771, DR Horton-Schuler Homes (Ho'opili) and A11-793, Castle & Cooke Homes (Koa Ridge Makai/Castle & Cooke Waiawa) provide a good point of reference for sustainability plans. The Koa Ridge Sustainability Plan and Ho'opili Sustainability Plan can be found on the LUC's web site under each respective docket's exhibits. Links to additional helpful resources can be found at the OP website at [http://hawaii.gov/dbedt/op/land\\_use.htm](http://hawaii.gov/dbedt/op/land_use.htm).

OP evaluates sustainability plans based on the *Healthy Community Design Smart Growth Checklist* prepared by the Hawai'i State Department of Health, Built Environment Working Group, which recommends that State and county planning departments, developers, engineers, and other professionals apply healthy built environment principles when they plan or review new

developments or redevelopments. See <http://hawaii.gov/health/environmental/env-planning/landuse/hcdchecklist.pdf>.

The *Checklist* is adapted from the *Smart Scorecard for Development Projects* (Congress for New Urbanism and the U.S./ Environmental Protection Agency, 2002) and *East Garrison Smart Growth Checklist* (Monterey, CA). The checklist applies Smart Growth principles to accomplish the following:

- Promote fitness through safe walking, biking, and other active transportation through connectivity of planned bikeways and paths with existing and adjacent networks, designing travelways that connect multiple destinations and encourage non-vehicular travel.
- Promote clean air by making transit convenient and comfortable, minimizing petroleum-fueled car and truck use, and minimizing fossil energy use.
- Promote a healthy environment by buying green products, reducing, reusing, and recycling, and minimizing waste in construction, operations, and demolition.
- Promote fitness and health by encouraging home and community gardens.

Factors to consider include Close Proximity to Existing/Future Development and Infrastructure; Site Optimization and Compactness; Mix and Balance of Uses; and Accessibility and Mobility Choices. The *Checklist* is flexible so that developers can implement what works for their particular development. It is also consistent with the objectives of Act 181, S.L.H. 2011, and can help petitioners address reasonably foreseeable impacts caused by a proposed project on areas of State concern listed under Section 205-17, HRS.

15. **Development Timetable.** The LUC requires that projects seeking reclassification be substantially completed within ten years or seek incremental approvals, pursuant to Section 15-15-50, H.A.R. The EA/EIS and/or petitioner should provide a schedule of development for each phase of the total project and a map showing the location and timing of each phase or increment of development. Regarding infrastructure (e.g., highway improvements), the petitioner should discuss how improvements will be completed to ensure that mitigation coincides with the impact created by the proposed project.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
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Mr. Leo Asuncion, Acting Director  
Office of Planning  
State of Hawai'i  
PO Box 2359  
Honolulu, Hawai'i 96804

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Asuncion:

Thank you for your letter dated January 29, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter.

Thank you for your comments.

Sincerely,

Peter T. Young

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### Peter T Young

**From:** Susan Westmoreland <bobandsusy@hawaiiintel.net>  
**Sent:** Friday, January 23, 2015 11:38 AM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place Subdivision

I'm not used to writing but this project is pure insanity.

I have lived on Kauai for 34 years and have seen a lot of changes. The worst one is the traffic and no new roads have been built except the Kapaa bypass.

What are the people making decisions for our beautiful island thinking??? The infrastructure of Kauai is not able to add more cars and people. We are not Oahu or Maui.

The only time I make doctor appointments in Lihue and plan my trips to Honolulu are before 10am. Otherwise I am late or miss my plane. Have any of you tried to go thru Kappa around 11:30am?? It is a nightmare.

Please do not allow this development to happen.

Susan Westmoreland  
Princeville  
826-4442

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
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peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Susan Westmoreland  
bobandsusy@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Westmoreland:

Thank you for your email on January 23, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Road Infrastructure

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Sylvia Partridge <sylpartridge@yahoo.com>  
**Sent:** Wednesday, January 14, 2015 8:04 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place ESPN comments

Please say no to the zoning change request from agricultural to urban by Mr. Greg Allen and investors in Hokua Place in Kapaa. Please keep the zoning agricultural to avoid contributing to the urban gridlock traffic congestion that already exists in the area. If urban zoning is approved, 800 new homes would add 800-1600 new cars to an area that is already in gridlock at certain times of the day.

I live in Princeville and driving through the Kapaa area to get to Lihue or other places on the island can take 2 hours or more at certain times of the day (a drive that, without congestion, takes 10-15 minutes). The only other way for me to get to the rest of the island would be by boat or plane and that is not doable for me. So please consider the needs of residents of the island and keep the zoning agricultural.

Thank you.

Sylvia Partridge  
3800 Kamehameha Rd., # 22  
Princeville, HI 96722

## Ho'okuleana LLC

... to take responsibility ...

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www.Hookuleana.com



Ms. Sylvia Partridge  
sylpartridge@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Partridge:

Thank you for your email on January 14, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Loss of Agricultural Land
- Traffic Congestion

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

### Peter T Young

**From:** Uma Mehta [umamehta6@gmail.com]  
**Sent:** Monday, January 19, 2015 9:48 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** I oppose development!

oppose the Hokua Place development until all the concerns mentioned herein are fully and publicly addressed, and that there needs to be more public community meetings with the State and County agencies involved to confirm that proper action/decisions are being made.

Comments on the EISPN re Up-zoning:

Agriculture to Urban – Hokua Place Subdivision, 800 houses

News of the proposed re-zoning application has spread across Kaua'i rapidly, causing widespread concern and a strong negative reaction. People are wondering whether the concept of agricultural land is now being abandoned in favor of profit for developers. Although there may be a few who will benefit financially, the resounding response of the residents of the island is: NO. WE DO NOT WANT THIS DEVELOPMENT. We feel that it will bring our traffic to a standstill, endanger our children as they travel to and from school, place an immense burden on an inadequate infrastructure, damage our economy, and irrevocably damage our quality of life. We appeal to the Land Use Commission to refuse the application to change the zoning of 97 acres of land adjacent to the Kapa'a Middle School from Agricultural to Urban Residential.

We are particularly concerned about the following issues:

- The project would result in severe road congestion that would have an enormous impact on the lives of residents, who are already finding it increasingly difficult to travel between the North Shore and Lihue, as well as on tourism. The inevitable long traffic delays would make Kaua'i very much less attractive to tourists, who would find it very difficult to move around the island. Existing traffic studies are inadequate and out of date due to the growing pressure on the road system. Most significantly, the plans for road widening dating back to 1997 have not been implemented.
- The risks to the students at Kapa'a Middle School are unacceptably high. Not only is there already a problem for parents in dropping off and picking up students, but there is a risk for students safety, with students walking or riding bikes along Oloheua Road or crossing it to get to the school. Moreover, the middle school is already at capacity, and a large additional influx of students could easily undermine the quality of education or leave some children without education.
- The infrastructure required to support the proposed development is inadequate. We do not have the landfill capacity to handle large amounts of construction waste and personal waste from the projected new homes. Drainage is inadequate to handle the run off from the projected hard surface areas. There is a real question as to whether the Lydgate Sewage Treatment plant could adequately handle the human waste from an additional nearly 800 residential units and associated developments. There is a question about the availability of water for the proposed residences.

In summary, this project will bring profit to developers but will severely damage the economy and quality of life of the island of Kaua'i. It will significantly weaken the concept of agricultural land, which has been fundamental to the historical development of the island. For all these reasons, the community strongly opposes it.

thank you  
Uma Lakshmi

Do well by doing good.



## Ho'okuleana LLC

... to take responsibility ...

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WAILUA - KAPA'A  
NEIGHBORHOOD  
ASSOCIATION

January 21, 2015

Land Use Commission  
State of Hawai'i, DBEDT  
P. O. Box 2359  
Honolulu, HI 96804-2359  
scott.derrickson@dbedt.hawaii.gov

Peter Young  
Ho'okuleana LLC  
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info@hookuleana.com

Greg Allen, Jr.  
HG Kaua'i Joint Venture  
161 Wailua Road  
Kapa'a, HI 96746  
gallen@harbormall.net

RE: EISPN for HoKua Place, Kapa'a - Petition for District Boundary Amendment for 97-acres from Agriculture District to Urban District, TMK (4)4-3-03:001

Thank you for referring this project to Wailua-Kapa'a Neighborhood Association (W-KNA) for pre-assessment consultation, review and comment. We also thank Mr. Greg Allen, Jr. for his presentation at our November 2014 General Meeting which was attended by 40 members of the public.

We recognize the need for affordable housing on Kaua'i and the importance of siting urban expansion adjacent to the town core. However, development is outpacing Kapa'a's roadway infrastructure. Residents and visitors are crippled by severe traffic congestion throughout the day. We are concerned that this project, when fully built-out, may contribute to this problem since timeframes for transportation remedies are uncertain.

### Density.

The proposed density of 769 housing units on 97-acres is very high. Alternatives in project density with a reduced residential footprint may be more acceptable in light of constraints posed by current traffic conditions. It would also provide a more gradual transition to the rural environment of neighborhoods along Ka'apuni Road and in the adjacent ahupua'a of Waipouli. Therefore, we would like to see the Draft Environmental Impact Study (EIS) include:

- Three additional housing density scenarios (300, 450 and 600 units) as viable options for development, with visual configurations provided too.
- Describe in detail the cost challenges and design challenges posed by building multifamily structures on hillsides.

### Phasing.

- Explain the relationship between Phase I-HoKua Farm Lots and Phase II-Hokua Place and describe in detail any constraints that one may have upon the other.

### Request for Additional Maps.

To provide more clarity about the project, we would like to see the following detailed maps in the DEA:

- Topographic map to include clear elevation lines, streams, ditches, ditch intakes, diversions, tunnels and the location of the proposed well
- Existing cane haul roadways (paved and unpaved) along with the new proposed access roads
- Renderings of the multi-family housing and single family homes built on rim lots or significantly sloped topography, showing preliminary design for hillside construction
- Boundary map with all adjacent landowners and their TMK

Serving Residents of the Kawaihau District  
"We treasure our rural community"

340 Aina Uka Street, Kapa'a, Hawai'i 96746 • 821-2837

Ms. Uma Lakshmi  
umamehta6@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Lakshmi:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Loss of Agriculture Land
- Traffic Congestion and Impacts
- Pedestrian Safety
- Sewage Capacity
- Infrastructure Capacity for Construction, Personal and Human Waste
- Drainage
- Availability of Water

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.

Stream Impacts.

- Please provide the name of the stream that flows along the property boundary and empties into the Waikaea drainage canal about 800-feet downstream from HoKua Place.
- Discuss establishing a minimum instream flow standards (in coordination with COWRM) for any waterways on the property and impacts from proposed well and long-term water removal
- Identify what actions will be taken to mitigate a reduction in streamflow and enhance stream water circulation.

Inconsistent Information.

- Since so many Kapa'a Highlands documents are included in the EISPN, it would be helpful to see a list of the particular details not relevant to the HoKua Place project or highlighting any disparities.
- Exhibit N shows letters written in 2010, 2011 and 2012, from DOT District Engineer Ray McCormick, Mayor Bernard Carvalho and County Engineer Larry Dill, respectively, who voice support for 231 affordable housing units to be developed. It is unclear whether they realize that the proposed density is almost 800 units on 97-acres. This discrepancy/omission raises doubts.

County Police and Fire Public Services.

- Please describe the extent to which increased tax revenues will offset and exceed the demand for additional police and fire protection.
- Please describe roadway design requirements to be in compliance with (or greater than) County fire code requirements, particularly the roadways with cul-de-sacs.

Traffic Circulation and Congestion.

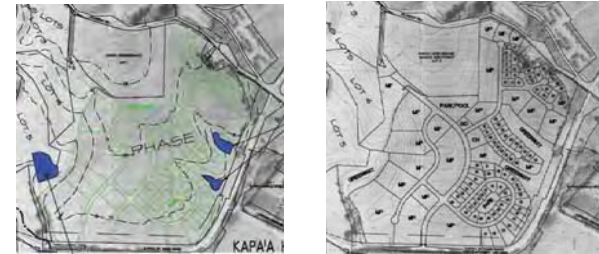
HoKua Place represents a dramatic increase in housing for East Kaua'i. Once the project is occupied, it will greatly contribute to regional traffic despite the intent to utilize multi-modal design. The 1997 Kaua'i Long-Range Land Transportation Implementation Plan has not met its 2000 and 2006 deadlines for Kapa'a roadway widening in the areas affected by the proposed zoning change.

- Will an updated supplement to the TIAR prepared in 2011 be provided?
- Can the timeframes identified as "peak hours" in TIAR be included in the DEA narrative?
- Discuss and illustrate preliminary designs for Phase I and Phase II intersections at Oloheua Road and the Bypass Road
- Describe the anticipated traffic impacts at the Kapa'a Roundabout, not in the context of closing the Bypass Road
- What plans does the project have to improve pedestrian access to Kapa'a?
- How will kids with bicycles cross the Bypass Road or navigate the Roundabout safely?
- What additional traffic congestion mitigation remedies or cost-sharing solutions can be proposed to further reduce the "E" designation to a "C or D" classification?
- Provide DOT/County timelines for road-widening improvements in the vicinity.

Runoff & Drainage (Exhibit F).

- Explain in more detail the drainage improvements, which may include drain lines, grass swales, and culverts to balance any expected increases in runoff resulting from the proposed project.
- Describe in detail how will nonpoint source pollution and urban runoff including sedimentation from weathering and erosion of the sloped topography be managed.
- What are potential impacts from "directing storm water to the nearest downstream street or natural drainageway"?
- Due to valleys and significant slopes in the topography, please describe in detail any specific mitigation measures to address erosion and flash flood hazards in these areas.

- The drainage system refers to three detention basins. These detention basins are also depicted as "Greenways" on the maps. Will these be accessible to residents? Do they pose hazards or recreational opportunities?



Preserving Views.

- Preparation of visual resources using photographic and computer rendered images that illustrate the project's visual impacts from different public vantage points along the Kapa'a Bypass Road, at the Kapa'a Roundabout, and from Oloheua Road would be helpful.
- The creation of public viewpoints along the rim lot portions of the property would provide benefit to the public and enhance the desirability of this new community. Can this be provided?
- Please detail compliance with all Chapter 205A, objectives and policies related to scenic and open space resources.

Secondary and Cumulative Impacts.

Generally, new affordable housing is welcomed, however Kapa'a is facing significant growth challenges. Secondary impacts associated with HoKua Place relate principally to infrastructure, with an emphasis on traffic and the need for additional public facilities and services. Cumulative impacts relate to the potential impacts of HoKua Place in the context of two large developments approved in the immediate Kapa'a area – Coconut Beach Resort (343 units) and Coconut Plantation Village (198 units) along with pending permit approvals for the Coco Palms Resort's 350-unit hotel.

- Examine and describe any social impacts or diminished quality of life from the population growth described above
- Provide an estimated count of new student enrollment and the capacity of the public Elementary, Middle and High Schools to accommodate them?
- What are the reasonably foreseeable secondary impacts or "indirect effects" caused by this development and please identify measures to mitigate the effects.

Thank you for the opportunity to comment. We look forward to reviewing the Draft Environmental Impact Study upon its completion and request that W-KNA be provided with one copy of all future documents.

Sincerely,



Rayne Regush  
Chairperson, on behalf of the W-KNA Board

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Rayne Regush, Chairperson  
Wailua-Kapa'a Neighborhood Association  
340 Aina Uka Street  
Kapa'a, Hawai'i 96746

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Rayne:

Thank you for your letter dated January 21, 2015 regarding HoKua Place.

We have forwarded your comments to the project's appropriate sub-consultants for review. The draft Environmental Impact Statement (DEIS) for the project will address these issues and include appropriate edits based on your letter.

Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Sea & Bill Peterson [seabillpeterson@gmail.com]  
**Sent:** Monday, January 19, 2015 9:58 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place, Section 343-5e HRS Preparation Notice, Environmental Impact Statement.  
**Attachments:** map5 - Medium.mov; Kapaa Bypass Traffic.jpg

To Whom It May Concern:

My wife and I live not far from the **proposed** HoKua Place development in Kapa'a on Kauai. We are very concerned about traffic congestion and safety on the Kapa'a Bypass Road and at the intersection of Oloheua Road and the Kapa'a Bypass Road (See attached map).

We have attached a video taken on our iPhone of the traffic on the approximately two and a half mile stretch between the round about at Oloheua to Kuhio Hwy. The attached video was taken at 3:30 pm on Wednesday afternoon during winter break when the children were out of school.

Sometimes these roads are so congested that traffic is at a standstill in the traffic circle. Traffic on the bypass connecting to Kuhio Hwy is often backed up all the way to the traffic circle at Oloheua. These roads have been rated "F" because of this.

Before considering adding a 760 unit housing complex to the area as proposed by HoKua Place, HG Kaua'i Joint Venture, that would directly connect to these roads, the existing traffic congestion needs to be resolved.

We would appreciate a response.

Mahalo.

Aloha,  
William and Susan Peterson  
(808) 822-0163

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. William Peterson  
seabillpeterson@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Peterson:

Thank you for your email on January 19, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Traffic Congestion
- Traffic Safety

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** kauairoostercards@gmail.com <no-reply@weebly.com>  
**Sent:** Monday, February 02, 2015 7:45 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Andy Stennett

#### Email

[kauairoostercards@gmail.com](mailto:kauairoostercards@gmail.com)

#### Comment

Well planned, pleasant neighborhoods, functional neighborhoods, and affordable housing for the residents of Kauai? Wow, pleeeze bring it on. Population growth is inevitable, let's do it responsibly, efficiently and beautifully--just the way HoKua proposes.

Andy Stennett  
Lihue

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Andy Stennett  
kauairostercards@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Stennett:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** anthonycook@hawaiiintel.net [no-reply@weebly.com]  
**Sent:** Monday, February 02, 2015 9:05 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Anthony Cook

##### Email

[anthonycook@hawaiiintel.net](mailto:anthonycook@hawaiiintel.net)

##### Comment

It's nice to see a community designed specifically for Kauai families in location that traditionally been desirable to local residents.

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Anthony Cook  
anthonycook@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Cook:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** BRubadue@honsador.com <no-reply@weebly.com>  
**Sent:** Thursday, January 29, 2015 12:59 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Brian Rubadue

#### Email

[BRubadue@honsador.com](mailto:BRubadue@honsador.com)

#### Comment

I have always been a proponent of smart growth, and as a former Realtor, have seen the need for family homes, particularly on the east side of Kauai. Having seen the plans for this development, the traffic mitigation plans, as well as the sustainability designs for this project, I whole heartedly am in favor of allowing Hokua Place to move forward. I strongly believe that it will help to insure that our keiki will have safe places to play, and much needed housing, allowing them to be able to remain on our island home that we all love so much. Thank You, Bria Rubadue, Kapaa HI

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Brian Rubadue  
BRubadue@honsador.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Rubadue:

Thank you for your email on January 29, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** bridgetarume@gmail.com [no-reply@weebly.com]  
**Sent:** Monday, March 02, 2015 3:15 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Bridget Arume

##### Email

[bridgetarume@gmail.com](mailto:bridgetarume@gmail.com)

##### Comment

As I have listened to the presentation and seen the layout of the project I am very excited for what this will offer the Kapaa/Kauaihou community. There are so many people like my children that will be looking for homes in this part of the island. This project offers starter and larger home options with the infrastructure that supports the families living there and Kapaa town businesses. There has been a lot of listening before, during and be ready to adjust as you move forward. I have been hearing about the need and ideas put forward for this type of development from back in the mid 1990's. I'm pleased that time and wisdom has been a large part of how the layout, amenities and communities needs have been met. I am in full support of HoKua Place and encourage others that want homes for our young families to get started and others that want the feeling of cohesive community to add their letter of support. Mahalo for keeping the ideas of the past 30 years alive. I hope to see construction soon!

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Bridget Arume  
bridgetarume@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Arume:

Thank you for your email on March 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Camascook@gmail.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 10:06 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Camas Cook

#### Email

[Camascook@gmail.com](mailto:Camascook@gmail.com)

#### Comment

We need more affordable housing communities in Kapaa! I fully support the development.



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Camas Cook  
camascook@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Cook:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** carume@hawaii.rr.com <no-reply@weebly.com>  
**Sent:** Tuesday, February 03, 2015 3:36 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

**Name**  
Carl Arume

**Email**  
[carume@hawaii.rr.com](mailto:carume@hawaii.rr.com)

### Comment

There has not been a significant housing development with houses in the affordable range in a while. I hope that this subdivision will provide opportunities for people of Kauai to purchase a home. Not cheap but at least within range. So with some effort they can get own their own home. It looks like this project has been planned and planned again so it should have a good future.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Carl Arume  
carume@hawaii.rr.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Arume:

Thank you for your email on February 3, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Caven@crdc.net <no-reply@weebly.com>  
**Sent:** Thursday, February 05, 2015 4:12 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Caven Raco

#### Email

[Caven@crdc.net](mailto:Caven@crdc.net)

#### Comment

support for more gap lots for Kauai local people.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Caven Raco  
caven@crdc.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Raco:

Thank you for your email on February 5, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** connorallen@outlook.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 12:01 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

**Name**  
connor allen

**Email**  
[connorallen@outlook.com](mailto:connorallen@outlook.com)

### Comment

I support this hokua place project.

Living in kauai I know that the traffic in kapaa is quite horrible, I feel glad to know that this project will help to improve the traffic.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Connor Allen  
connorallen@outlook.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Allen:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** kawikaball@gmail.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 7:45 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Dave Ball

#### Email

[kawikaball@gmail.com](mailto:kawikaball@gmail.com)

#### Comment

So long as Greg Allen is part of the Hokuaplace project it will be nothing short of honest, positive and beneficial business! Greg will enhance and benefit both the Island of Kauai and its People!  
Aloha

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Dave Ball  
kawaikaball@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Ball:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** davewilkey@yahoo.com <no-reply@weebly.com>  
**Sent:** Tuesday, February 03, 2015 8:20 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

David Wilkey

#### Email

[davewilkey@yahoo.com](mailto:davewilkey@yahoo.com)

#### Comment

I have watched this proposed development over the last 8 years and support the concept and the bypass road. Both are needed in Kapaa.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. David Wilkey  
davewilkey@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Wilkey:

Thank you for your email on February 3, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Frank Allen  
tony.allen2009@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Allen:

Thank you for your email on February 3, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

Do well by doing good.

**Peter T Young**

---

**From:** tony.allen2009@hotmail.com <no-reply@weebly.com>  
**Sent:** Tuesday, February 03, 2015 7:58 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

**Submitted Information:**

---

**Name**

Frank Allen

**Email**

[tony.allen2009@hotmail.com](mailto:tony.allen2009@hotmail.com)

**Comment**

This project will provide substantial employment to local residents for the construction of the residences in the project and affordable housing for local residents of the KaPala area.

If should have local support

**Peter T Young**

---

**From:** tobey@dckauai.com <no-reply@weebly.com>  
**Sent:** Sunday, February 01, 2015 6:44 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

**Submitted Information:**

---

**Name**

Gary Tobey

**Email**

[tobey@dckauai.com](mailto:tobey@dckauai.com)

**Comment**

I have been designing high end up scale homes for mostly off island owners for years, and feel this type of project is long overdue.

I see "HOKUA PLACE" as a project for the people of Kauai, a much needed housing community for those who live here now, and for newly formed local families.

I support this development for what it can, and should be, housing for Kauai.

Gary Tobey

owner, Design Concepts

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Gary Tobey  
tobey@dckauai.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Tobey:

Thank you for your email on February 1, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** go@eaglefocus.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 7:32 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Gordon Oswald

#### Email

[go@eaglefocus.com](mailto:go@eaglefocus.com)

#### Comment

To whom it may concern,

I've been a resident of Kapaa for 25 years and have grown to love the beauty of Kauai. There is no other place on earth like it! As a result, I've been anti-development for those who would disrupt what makes Kauai what it is. That being said, I have made a complete turn around with the proposal to build above Kapaa in a contiguous position with the already existing infrastructure of the town. Our local families desperately need housing and it's becoming critical. Hokua Place is the perfect development for the future of Kauai as we know it. I am completely behind this development and the relief it will offer to so many local families who are now forced to live 2 or 3 generations in the same house. Please approve this development, and let's only approve developments with a similar footprint in already existing townships. Hokua Place is a perfect example of a development that successfully conforms to the General Plan, and is perfectly designed to provide housing for our citizens without negatively affecting the beauty that makes Kauai the most beautiful place on earth.

Thank you for your consideration and sincerely,

Gordon Oswald  
Kapaa



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Gordon Oswald  
go@eaglefocus.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Tobey:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** gallen@harbormall.net <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 12:12 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

**Name**  
Greg Allen

**Email**  
[gallen@harbormall.net](mailto:gallen@harbormall.net)

### Comment

This is the first residential community being built on kauai in 30 years with mixed residential types it supports the country infrastructure with water, sewer and road improvements. It is above the flood zone. The project includes affordable housing and has no environmental or archaeological issues. It is the best opportunity for development on Kauai.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Greg Allen  
gallen@harbormall.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Allen:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Greg91366@gmail.com <no-reply@weebly.com>  
**Sent:** Wednesday, February 04, 2015 10:00 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Greg Bloss

#### Email

[Greg91366@gmail.com](mailto:Greg91366@gmail.com)

#### Comment

We need neighborhoods like this that will provide homes for locals families with community style living as this place will be.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Greg Bloss  
greg91366@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Bloss:

Thank you for your email on February 4, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** oshens4me@yahoo.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 8:03 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Humberto Carbonell

#### Email

[oshens4me@yahoo.com](mailto:oshens4me@yahoo.com)

#### Comment

Keep the aloha going!

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Humberto Carbonell  
oshens4me@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Carbonell:

Thank you for your email on January 31, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** 58chopper1@earthlink.net <no-reply@weebly.com>  
**Sent:** Tuesday, March 03, 2015 6:21 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

len wheatley

#### Email

[58chopper1@earthlink.net](mailto:58chopper1@earthlink.net)

#### Comment

I think this subdivision will be A Great addition to Kauai . We have a shortage of Home's already . it would create jobs and Home's for the community . I am 100% all in on this project . thank you Greg . We need this

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Ien Wheatley  
58chopper1@earthlink.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Wheatley:

Thank you for your email on March 3, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** jake@sandhollowresorts.com [no-reply@weebly.com]  
**Sent:** Monday, February 09, 2015 8:00 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Jake Bracken

##### Email

[jake@sandhollowresorts.com](mailto:jake@sandhollowresorts.com)

##### Comment

I am very excited to see this project moving forward. Growth is always a tough topic, and this kind of smart planning will help to keep the community what it is today. This looks to be a very positive development for the local people of Kauai, and I am happy to lend my voice of support.

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Jake Bracken  
jake@sandhollowresorts.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Bracken:

Thank you for your email on February 9, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** jlinkanation@gmail.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 8:08 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

janardan link

#### Email

[jlinkanation@gmail.com](mailto:jlinkanation@gmail.com)

#### Comment

I wish to support this movement. To the people of kauai please recognize continued growth in your community for local famalies for years to come. The world is changing and we have to keep up. This will not change our culture nor will it change our belief system. Accept change and believe in it. Change is the only constant.

Aloha,

Jlink

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Janardan Link  
jlinkanation@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Link:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** jen.e.womack@gmail.com [no-reply@weebly.com]  
**Sent:** Monday, February 02, 2015 12:54 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Jennifer Womack

##### Email

[jen.e.womack@gmail.com](mailto:jen.e.womack@gmail.com)

##### Comment

My family supports the Hokua Place development. It will provide housing for many families on our island, and will be a great addition to the neighborhood.

Do well by doing good.



## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Jennifer Womack  
jen.e.womack@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Ms. Womack:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Jeremiah Felsen <jeremiahfelsen@gmail.com>  
**Sent:** Friday, February 13, 2015 10:10 PM  
**To:** info@hookuleana.com  
**Subject:** EISP comments for proposed Hokua Place Subdivision and zoning change

It took me two hours to drive from Kilauea to Koloa today. There were no accidents and no traffic work going on. Sadly this is the new "norm" for rush hour traffic - with the back ups happening from Kealia Beach to Wailua then again near Kukui Grove towards Poipu turn off.

Tourists visiting from big cities don't want to vacation somewhere that reminds them of their traffic conditions back home. They come here to relax, not be stuck in traffic. They risk missing flights, dinner reservations and planned activities because of the excessive traffic. This will hurt Kauai's tourist revenue..not to mention dampening our "aloha spirit" - because we're stuck in traffic everyday and it's easy to just blame the tourists.

Let's think twice before putting in more developments when our roads already can't handle the amount of traffic they're getting now! More residential and commercial development near Kapa'a is bad for residents and for tourism/Kauai's economy. I live in Koloa and pay all my taxes.

Thanks for listening,

Jeremiah Felsen  
PO Box 1691  
Koloa, HI 96756

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Jeremiah Felsen  
jeremiahfelsen@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Felsen:

Thank you for your email on February 13, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Impacts on Traffic
- Impacts on Tourism
- Road Infrastructure

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** jamesyoun808@gmail.comk [no-reply@weebly.com]  
**Sent:** Monday, February 02, 2015 12:02 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Jimmy Youn

##### Email

[jamesyoun808@gmail.comk](mailto:jamesyoun808@gmail.comk)

##### Comment

I fully support Greg Allen's Hokua place project. Kauai is in need for a project like this. We need more housing on Kauai and this is the answer. I like the whole concept of this project-everyone benefits

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Jimmy Youn  
[jamesyoun808@gmail.com](mailto:jamesyoun808@gmail.com)

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Youn:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** [joanne@harbormall.net](mailto:joanne@harbormall.net) [no-reply@weebly.com]  
**Sent:** Wednesday, March 04, 2015 9:43 AM  
**To:** [PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Joanne Allen

##### Email

[joanne@harbormall.net](mailto:joanne@harbormall.net)

##### Comment

This letter is in support of HoKua Place. I like that it will mix homes and townhouses with parks, paths, and a small amount of general commercial. I have lived in neighborhoods like this in the past and they have that charming small town feel that will fit in nicely with down town Kapa'a. I like the sustainability that the project has with its agricultural lots, solar farm and well. It will be great to see abandoned cane fields blossom into something beautiful and useful for the people of Kauai.

As for the traffic, I am a resident of Wailua so I know firsthand how bad it is. It is good to see a development that is actually contributing to traffic solutions instead of ignoring them. There will be many traffic solutions in place before the houses are built. This development is also in line with the Kauai General Plan for the area. This land has been earmarked to be urban since the 1970s so I see no reason why it should not move forward.

My favorite part of this subdivision is how it embraces "green living". The agricultural operations already in place, the solar farm already feeding our grid, the well, the plans for parks, walking and biking paths, and the ideas I have heard about greener homes are forward looking and earth friendly. Even the variety of different sized homes placed near townhouses seem to support a sense of community and togetherness.

I hope that HoKua Place will be approved and be allowed to make the vision a reality.

Thank you,  
Joanne Allen  
March 4, 2015

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Joanne Allen  
joanne@harbormall.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Allen:

Thank you for your email on March 4, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** jbright135@gmail.com <no-reply@weebly.com>  
**Sent:** Sunday, February 01, 2015 8:15 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Justin Bright

#### Email

[jbright135@gmail.com](mailto:jbright135@gmail.com)

#### Comment

Affordable community housing is exactly what is needed for our community.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Justin Bright  
jbright135@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Bright:

Thank you for your email on February 1, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** Peter T Young [peteryoung@hookuleana.com]  
**Sent:** Wednesday, February 04, 2015 2:47 PM  
**To:** peteryoung@hawaii.rr.com  
**Subject:** Fwd: New Form Entry: HoKua Place

----- Forwarded message -----

**From:** [Kamanaolanamahelona@gmail.com](mailto:Kamanaolanamahelona@gmail.com) <[no-reply@weebly.com](mailto:no-reply@weebly.com)>  
**Date:** Mon, Feb 2, 2015 at 1:34 PM  
**Subject:** New Form Entry: HoKua Place  
**To:** [PeterYoung@hookuleana.com](mailto:PeterYoung@hookuleana.com)

You've just received a new submission to your [HoKua Place](#).

---

#### Submitted Information:

##### Name

Kamanaolana Umu

##### Email

[Kamanaolanamahelona@gmail.com](mailto:Kamanaolanamahelona@gmail.com)

##### Comment

Totally support this movement !!!

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Kamanaolana Umu  
Kamanaolanamahelona@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Kamanaolana:

Thank you for your email on February 4, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** karenaent@gmail.com <no-reply@weebly.com>  
**Sent:** Sunday, February 08, 2015 11:29 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Karen & Gaylord Perry

#### Email

[karenaent@gmail.com](mailto:karenaent@gmail.com)

#### Comment

Need affordable place so we can move here from the mainland.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Karen Perry  
karenaent@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Perry:

Thank you for your email on February 8, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

### Peter T Young

---

**From:** kana\_loa78@hotmail.com <no-reply@weebly.com>  
**Sent:** Sunday, February 08, 2015 3:33 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

### Submitted Information:

---

#### Name

Kasey Sasaki

#### Email

[kana\\_loa78@hotmail.com](mailto:kana_loa78@hotmail.com)

#### Comment

I am in full support of this project. For 1, it will creat more work for some people and 2 , provide the housing that KAUAI so desperately needs. Myself and my family, looked for 3 years for a place that we could afford. We (a family of 3) lived in a 1 bedroom studio that became more than cramped and the condition was not the greatest as well and paying a crazy amount for rent. Having more affordable housing on this island would be the greatest thing possible for so many family's like mines. Most of us living on Kauai can't afford to buy a house that cost 400k without taking the risk of our family not being able to live comfortably. Needless to say I am in full support of HoKua Place. I hope this project goes through.



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Kasey Sasaki  
kana\_loa78@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Sasaki:

Thank you for your email on February 8, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** leeners@hawaiiintel.net <no-reply@weebly.com>  
**Sent:** Monday, February 02, 2015 2:20 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Kathleen Robb-Walshak

#### Email

[leeners@hawaiiintel.net](mailto:leeners@hawaiiintel.net)

#### Comment

This will definitely help the affordable housing shortage on Kauai.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Kathleen Robb-Walshak  
leeners@hawaiiintel.net

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Robb-Walshak:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** katapia2@msn.com [no-reply@weebly.com]  
**Sent:** Wednesday, March 04, 2015 2:18 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Kathryne Tapia

#### Email

[katapia2@msn.com](mailto:katapia2@msn.com)

#### Comment

I like the fact that you have addressed the existing problems in Kapaa with a solution while at the same time creating a wonderful development for the residents of Kauai.

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Ms. Kathryn Tapia  
[katapia2@msn.com](mailto:katapia2@msn.com)

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Ms. Tapia:

Thank you for your email on March 4, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** [kmkeawe@gmail.com](mailto:kmkeawe@gmail.com) [no-reply@weebly.com]  
**Sent:** Tuesday, February 03, 2015 9:57 AM  
**To:** [PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Kimo M Keawe

#### Email

[kmkeawe@gmail.com](mailto:kmkeawe@gmail.com)

#### Comment

This appears to be the only planned community that has been submitted for the Kapaa area in the last 30 years. It has all the features that are desired by anyone looking for a home in this area. It provides for affordable and market priced units with bike paths and a community pool facility on site. The addition of a new road within the project along with other traffic improvements planned by the DOT should lessen the concern about traffic. I support this project as it will give the future generations of home buyers an opportunity to live in a well planned environmentally sound community.

Do well by doing good.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Kimo Keawe  
kmkeawe@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Keawe:

Thank you for your email on February 3, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** copydoc@hotmail.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 3:34 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

LeGrand Lee

#### Email

copydoc@hotmail.com

#### Comment

It's great to see someone provide solutions for Kauai's housing problems as well as other issues we are faced with thw more I look at this the more I see only positive effects.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. LeGrand Lee  
copydoc@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Lee:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** lteepeters@gmail.com <no-reply@weebly.com>  
**Sent:** Thursday, January 29, 2015 10:50 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Leonard Peters

#### Email

[lteepeters@gmail.com](mailto:lteepeters@gmail.com)

#### Comment

Kauai needs this project. Families will benefit greatly from the addition of housing that we can afford.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Leonard Peters  
lteepeters@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Peters:

Thank you for your email on January 29, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** lynnboyer@hotmail.com <no-reply@weebly.com>  
**Sent:** Tuesday, February 10, 2015 2:00 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

**Name**  
Lynn Boyer

**Email**  
[lynnboyer@hotmail.com](mailto:lynnboyer@hotmail.com)

**Comment**  
This looks like a good project, There could be a lot of smaller retirement size homes for those looking to downsize.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Lynn Boyer  
lynnboyer@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Boyer:

Thank you for your email on February 10, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

### Peter T Young

---

**From:** bartfarkle@gmail.com <no-reply@weebly.com>  
**Sent:** Monday, February 16, 2015 3:43 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

### Submitted Information:

---

#### Name

Mark Holden

#### Email

[bartfarkle@gmail.com](mailto:bartfarkle@gmail.com)

#### Comment

Hokua Place is just what Kauai needs. I am always a big supporter of urban and suburban improvements. This is exactly what the people of Kauai need. Inner city improvements and new building expansion is a positive outlook for growth that Kauai can expect to expand on even further for it's people. This is a win win for everyone involved.

Thank you for your time.

M. Holden.

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Mark Holden  
bartfarkle@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Holden:

Thank you for your email on February 16, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** mslewis@hawaii.edu <no-reply@weebly.com>  
**Sent:** Wednesday, February 04, 2015 7:01 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

McKenna Lewis

#### Email

[mslewis@hawaii.edu](mailto:mslewis@hawaii.edu)

#### Comment

Perfectly organized for Kapa'a and provides many well thought out solutions to Kapa'a's growth. Out of the flood zone and I like that it will provide affordable housing!



## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



McKenna Lewis  
mslewis@hawaii.edu

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear McKenna:

Thank you for your email on February 4, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** maria.checkley@gmail.com <no-reply@weebly.com>  
**Sent:** Wednesday, February 18, 2015 10:27 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Mia Checkley

#### Email

[maria.checkley@gmail.com](mailto:maria.checkley@gmail.com)

#### Comment

I like that you are thinking of roads before homes, because I know that you know traffic is a problem. However, I think it is cool that the kids in this development could all walk to school. Build elsewhere and you have kids being bused or otherwise being transported to school and back twice a day. I like that the plan has open spaces, garden plots, parks, and a pool. One of the parks needs to have a splash pad for the little ones. :)

I am a supporter.

Mia

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Mia Checkley  
maria.checkley@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Checkley:

Thank you for your email on February 18, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** mike@houghtomarket.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 1:51 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Mike qHough

#### Email

[mike@houghtomarket.com](mailto:mike@houghtomarket.com)

#### Comment

Aloha Greg & Peter,

Thank you for sharing your ideas for the future development of the Eastside area of Kauai.

I carefully studied the information you sent to me, as well as the info on your Website and I am of the opinion that this development can only help solve the problem of housing for our young growing families on Kauai.

I see no significant impact of the additional traffic especially with the new road from Olohena to the bypass road. I also believe that the water and sewage issues are non issues based upon your data.

I look forward to seeing the Middle school benefit from the close proximity of a heated swimming pool that they can use, especially for Swim-meets etc.

Regards

Mike Hough  
Kapaa Business Association Board Member.

**Ho'okuleana LLC**  
*... to take responsibility ...*

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Mike Hough  
mike@houghtomarket.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Hough:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter T. Young', with a stylized flourish at the end.

Peter T. Young

February 6, 2015

Project: IN SUPPORT OF HOKUA PLACE PROJECT, Kapa'a, Kauai, Hawaii

Aloha kaua,

My name is Milton K.C. Ching, I am of part Hawaiian Ancestry, a retired law enforcement Supervisor, a life long farmer and currently a Cultural Monitor for a local Archaeology Company. I am a resident of Kapa'a, District of Kawaihau, County of Kauai. My father, his siblings and my grand parents, formerly lived makai of this Project, on Lehua street, in the 1920's thru the 1940's.

My concerns on this project references to the possible discovery of any Archaeological and Historic sites. The discovery of Inadvertent Burials maybe encountered in any construction site during earth and ground movement. The Applicant has addressed these issues and have stated that proper protocol will be followed based upon present applicable laws of the State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division and other Government agencies.

I would like to thank the Applicant, Mr. Allen, and his team for providing the people of Kauai, an alternative to affordable housing, providing a meaningful solution to our traffic woes and provide additional services to our community in the form of a park, swimming pool, public services and projected business facilities.

Mr. Allen has addressed the issue of retaining approx. 66 acres for the continued use for agricultural purposes, thus providing a place for the local farmers to graze livestock and the growing of crops.

This Project will bring economic stability to the local economy, by way of construction jobs, new infrastructure for the County of Kauai in the form of its water system and finally an alternated road for the upper Wailua-Kapa'a community.

I humbly ask the appropriate State and County Agencies to SUPPORT the Applicant, Mr. Allen in granting his permits to allow this Project begin.

Me ka kau ha'aha'a,

Milton K.C. Ching  
5369 Kawaihau Road  
Kapa'a, Kauai, Hawaii 96746-2108  
Phone: (808) 652-0316

## Ho'okuleana LLC

... to take responsibility ...

Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Milton K.C. Ching  
5369 Kawaihau Road  
Kapa'a, Hawaii  
96746-2108

Subject: Environmental Impact Statement Preparation Notice (EISP) - HoKua Place

Dear Mr. Ching:

Thank you for your letter dated February 6, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

---

**From:** rbjalt@yahoo.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 7:15 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

### Name

Nina Jones

### Email

[rbjalt@yahoo.com](mailto:rbjalt@yahoo.com)

### Comment

The developers of this subdivision care about Kauai and have worked very hard to design a subdivision that addresses the issues and needs of the community. I am happy to support a well planned and supportive development.

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](skype:peter.t.young)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Ms. Nina Jones  
[rbjalt@yahoo.com](mailto:rbjalt@yahoo.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Jones:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** sheldonn001@hawaii.rr.com [no-reply@weebly.com]  
**Sent:** Monday, February 02, 2015 2:31 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

### Submitted Information:

---

#### Name

Richard Sheldon

#### Email

[sheldonn001@hawaii.rr.com](mailto:sheldonn001@hawaii.rr.com)

#### Comment

I would like to support the residential and community development of Hokua Place in Kapaa. This development offers everything that the community has needed for the last decade. The developers have offered to include services that would benefit the entire east side community and those who would eventually live in the community. The developers desire to include land to assist with the traffic concerns as well as another road ACCESS to the Oloheua area is a win-win for many using this access. While my concern has always been finding ways to alleviate major traffic concerns on Kuhio Highway, Hokua Place should not be responsible for resolving the heavy traffic concerns of this Kapaa area. This development should bring quality and affordable housing to many and is quite frankly, long overdue. Its location adjacent to, and within walking distance to the middle school will help alleviate traffic problems. I am a life long resident of the Kapaa community. I have seen this community go through economic drought and little development into an era of fast development and growth. A need exists for more housing that is affordable to meet the current demand. State and County officials need to meet their responsibility of the traffic concerns without placing more demands on developers. I humbly request you accept my support for the HoKua Place Development.

## Ho'okuleana LLC

*... to take responsibility ...*

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](#)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Richard Sheldon  
[sheldonn001@hawaii.rr.com](mailto:sheldonn001@hawaii.rr.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Sheldon:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

Do well by doing good.

## Peter T Young

---

**From:** newbuild75@aol.com <no-reply@weebly.com>  
**Sent:** Sunday, February 01, 2015 8:30 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

**Name**  
RICK NEWTON

**Email**  
[newbuild75@aol.com](mailto:newbuild75@aol.com)

**Comment**  
Beautifully planned , well thought out , great location , low impact , enviromentally sound ,excellent views , community minded , and very much needed !let's get this approved ! Let's get started !

## Ho'okuleana LLC

*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Rick Newton  
[newbuild75@aol.com](mailto:newbuild75@aol.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Newton:

Thank you for your email on February 1, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

**Peter T Young**

---

**From:** RJ Ellison <rjellison63@hotmail.com>  
**Sent:** Thursday, February 05, 2015 1:33 PM  
**To:** info@hookuleana.com  
**Subject:** project

Having affordable housing on the island sounds like a great idea to me.

**Ho'okuleana LLC**  
*... to take responsibility ...*

---

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. RJ Ellison  
rjellison63@hotmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Ellison:

Thank you for your email on February 5, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter T. Young".

Peter T. Young



## Peter T Young

---

**From:** PeterYoung@Hookuleana.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 7:11 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

### Submitted Information:

---

#### Name

Scott Dandos

#### Email

#### Comment

It all Looks and Sounds fantastic. A great addition to the area.

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Mr. Scott Dandos

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Dandos:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** sonscott@hawaii.rr.com <no-reply@weebly.com>  
**Sent:** Saturday, January 31, 2015 6:55 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

### Name

Scott Greenleaf

### Email

[sonscott@hawaii.rr.com](mailto:sonscott@hawaii.rr.com)

### Comment

This subdivision seems to have it all. We need more affordable housing on Kauai, and this subdivision seems perfect to fit this need.

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](#)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. Scott Greenleaf  
[sonscott@hawaii.rr.com](mailto:sonscott@hawaii.rr.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Greenleaf:

Thank you for your email on January 31, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** shaneknight44@gmail.com <no-reply@weebly.com>  
**Sent:** Monday, February 02, 2015 4:41 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

### Name

Shane Knight

### Email

[shaneknight44@gmail.com](mailto:shaneknight44@gmail.com)

### Comment

Awesome looking development! Looks well planned and thought out. Hokua Place will be a great asset for Kapaa. I can't wait to see it progress!

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young@hookuleana.com](mailto:peter.t.young@hookuleana.com)  
[www.hookuleana.com](http://www.hookuleana.com)



Mr. Shane Knight  
[shaneknight44@gmail.com](mailto:shaneknight44@gmail.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Knight:

Thank you for your email on February 2, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** scarveiro@live.com <no-reply@weebly.com>  
**Sent:** Thursday, January 29, 2015 11:31 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

### Name

Sheri Carveiro

### Email

[scarveiro@live.com](mailto:scarveiro@live.com)

### Comment

We need more affordable housing.....

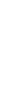
## Ho'okuleana LLC

... to take responsibility ...

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](#)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Ms. Sheri Carveiro  
[scarveiro@live.com](mailto:scarveiro@live.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Carveiro:

Thank you for your email on January 29, 2015 regarding HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** PeterYoung@Hookuleana.com <no-reply@weebly.com>  
**Sent:** Sunday, February 01, 2015 9:35 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

## Submitted Information:

---

### Name

Tiffany Morgan

### Email

### Comment

It all sounds great ! The bike paths are exciting and so important too. The single-family homing makes it more attainable for the people that it is harder to afford a place - excellent.

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Tiffany Morgan

**Subject:** Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Morgan:

Thank you for your email on February 1, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Peter T Young

---

**From:** f4uvsn1k@gmail.com <no-reply@weebly.com>  
**Sent:** Tuesday, February 03, 2015 6:31 PM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

### Submitted Information:

---

#### Name

TJ Richards

#### Email

[f4uvsn1k@gmail.com](mailto:f4uvsn1k@gmail.com)

#### Comment

The island of Kauai is one of the most beautiful places I have ever visited. Lush vegetation and lots of water. Right on lovely beaches. Kapa'a is a quaint little place with good people. Nestled in the Garden island is this great development with all the modern conveniences. I'm sure you will fall in love with it.

TJ

## Ho'okuleana LLC

*... to take responsibility ...*

---

### Peter T. Young

1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
[peter.t.young \(Skype\)](mailto:peter.t.young@hookuleana.com)  
[PeterYoung@Hookuleana.com](mailto:PeterYoung@Hookuleana.com)  
[www.Hookuleana.com](http://www.Hookuleana.com)



Mr. TJ Richards  
[f4uvsn1k@gmail.com](mailto:f4uvsn1k@gmail.com)

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Mr. Richards:

Thank you for your email on February 3, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

## Ho'okuleana LLC

... to take responsibility ...

**Peter T. Young**  
1539 Kanapu'u Drive  
Kailua, Hawai'i 96734  
(808) 226-3567 (Cell Phone)  
peter.t.young (Skype)  
PeterYoung@Hookuleana.com  
www.Hookuleana.com



Ms. Ursula Lamberson  
ulambeson@yahoo.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Lamberson:

Thank you for your email on February 18, 2015 in support of HoKua Place.

We will include your comments in the draft Environmental Impact Statement (DEIS) for the project.

Sincerely,

Peter T. Young

---

### Peter T Young

**From:** ulambeson@yahoo.com <no-reply@weebly.com>  
**Sent:** Wednesday, February 18, 2015 10:23 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

---

### Submitted Information:

#### Name

Ursula Lamberson

#### Email

[ulambeson@yahoo.com](mailto:ulambeson@yahoo.com)

#### Comment

Aloha. I am in general against development and it is a reality that there are more people and more housing is needed. I support community development versus more resort development. It is necessary that we take care of our people first before we invite more tourists. Of course, infrastructure and road development must come first and it looks that your project is doing that. All in all I am in support of the development. I hope that you hold to your standards and make this as a model of intelligent and people friendly environment. We certainly also need more spaces for the kids to be and play. Mahalo Keakua for offering this plan.

## Peter T Young

**From:** Valerie Weiss <valerieweiss31@gmail.com>  
**Sent:** Tuesday, February 10, 2015 12:36 PM  
**To:** Info@Hookuleana.com  
**Subject:** HOKUA PLACE

2-10-20015

Commenting on Hokua Place EIS:

I DISAGREE with the EIS concluding that this project encourages a diverse and vibrant economy. Instead it would over burden our economy, over burden our already extreme traffic situation, over burden our East Side schools and reduce our right to expect emergency vehicles to quickly arrive at critical calls.

The property has been rightfully classified agricultural and should stay classified that way. While THE GENERAL PLAN calls for developing within designated Urban Center areas, this project will destroy what little is left of Kauai's Eastside rural character by overloading a very crowded Kapaa Town and it's environs. As a resident of the area (Wailua Homesteads specifically) I am extremely concerned about traffic on our already overloaded Kuhio Highway. We cannot avoid the current traffic situation, if we need to pass between the south and north sides of the island. The Hokua project will intensify our problems if the 97 acres and 769 new residences are developed without a new major north/south thoroughfare in place FIRST.

The HOKUA PLACE project is very poor land use. It's bad for the island as a whole. It's bad for anyone living on any side of the island who will ever need to travel the east side corridor. There was some mention that the project would support Kapaa businesses. Many us will not stop to shop in town as it is now, due to the throngs of people and traffic, only wanting to get through and get out of Kapaa Town as fast as we can. Sadly fast never happens in Kapaa and this project will make a currently bad situation intolerable.

Additionally the area already has several multiunit resorts approved which will be adding to the horrendous traffic problem. They, however, are actually in designated urban/resort areas and not requiring a loss of ag lands or change of designation.

A comment about affordable housing; There are other far less congested places for that. Our county could also entertain the possibility of purchasing and rehabbing existing properties to that end and to the betterment of our communities/neighborhoods and a positive improvement to urban blight.

A final comment about the developer saying he worked hard to buy this property; He bought the properties at ag land prices, not urban, and it needs to stay ag just as it was when he bought the parcels.

Mahalo.

Valerie Weiss  
6616 Alahahele St  
Kapaa 96746

## Ho'okuleana LLC

... to take responsibility ...

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Ms. Valerie Weiss  
valerieweiss31@gmail.com

Subject: Environmental Impact Statement Preparation Notice (EISPN) - HoKua Place

Dear Ms. Weiss:

Thank you for your email on February 10, 2015 regarding HoKua Place.

Your email expressed concerns this development may have on the following areas:

- Economy
- Infrastructure
- Impacts on Traffic
- Emergency Response
- Neighboring Development
- School Capacity
- Loss of agriculture land

The draft Environmental Impact Statement (DEIS) for the project will address these issues. Thank you for your comments.

Sincerely,

Peter T. Young

Do well by doing good.