



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-AWP-10529-OE

Issued Date: 12/14/2016

Kanani Fu
 Kauai County Housing Agency
 4444 Rice Street, Suite #330
 Lihue, HI 96766

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Lima Ola Development (Subdivision)
 Location: Eleele, HI
 Latitude: 21-54-28.97N NAD 83
 Longitude: 159-34-38.68W
 Heights: 175 feet site elevation (SE)
 40 feet above ground level (AGL)
 215 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 06/14/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6558. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-10529-OE.

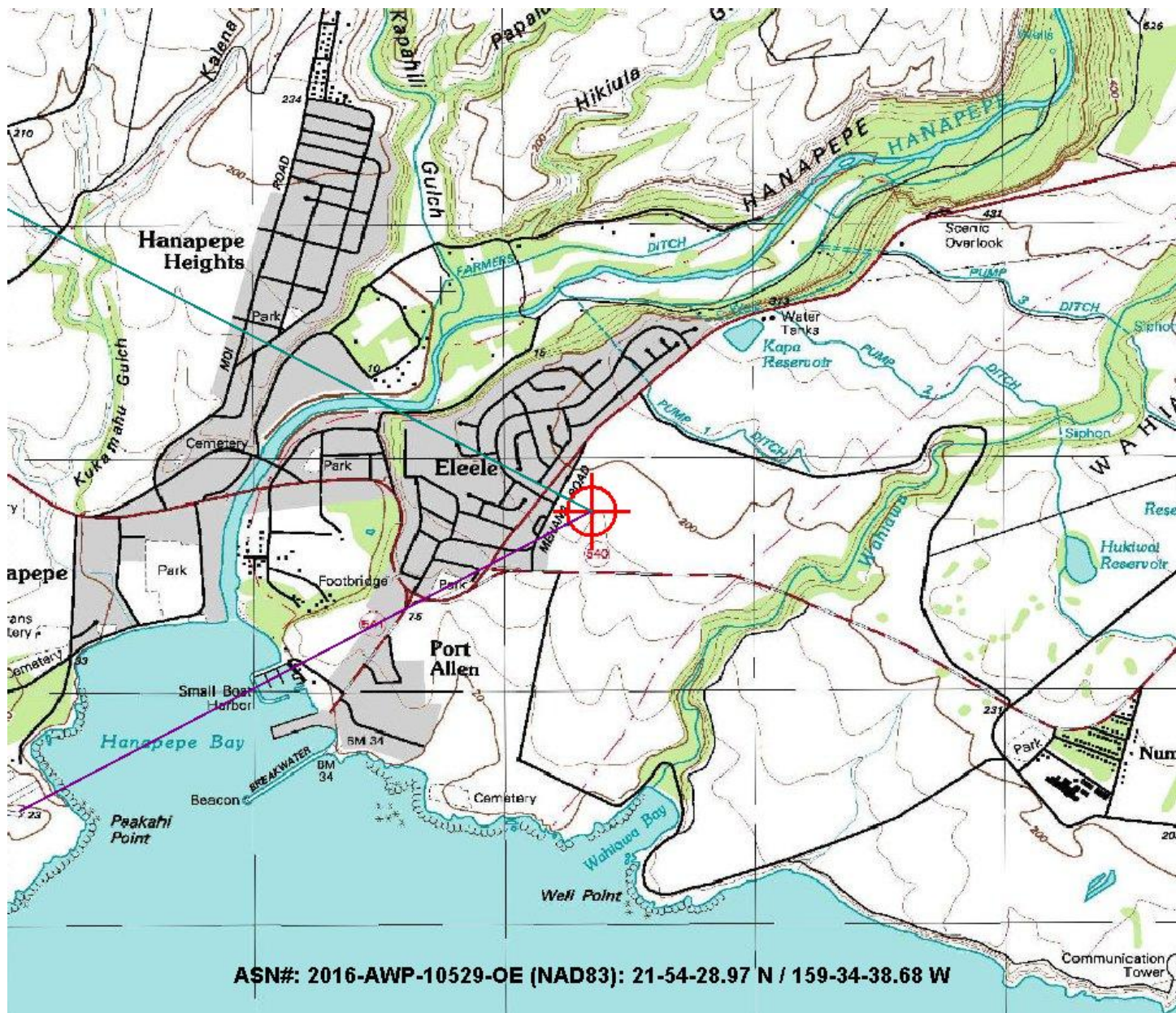
Signature Control No: 308878076-312660546

(DNE)

LaDonna James
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2016-AWP-10529-OE





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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Director
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
STP 8.2111

April 13, 2017

Ms. Kanani Fu
Housing Director
Kauai County Housing Agency
Piikoi Building
4444 Rice Street, Suite 330
Lihue, Hawaii 96766

Dear Ms. Fu:

Subject: Lima Ola Work Force Housing
Response to HDOT Comments
Eleele, Kauai
TMK: (4) 2-1-001:054

The Department of Transportation (HDOT) has the following comments on the subject project:

Airports Division

The Airports Division has read the response to HDOT comments sent by Community Planning and Engineering, Inc. dated March 22, 2017 and finds the responses adequate.

Highways Division

Community Planning and Engineering, Inc. provided responses to HDOT comments in STP 8.2023 dated September 20, 2016 regarding the Lima Ola Work Force Housing project (Project). HDOT finds the responses satisfactory and propose the following stipulations.

The Project is expected to be constructed in four phases (1A & 1B, 2, 3, and 4). HDOT understands the transportation improvements as provided in the Traffic Impact Analysis Report (TIAR) and the March 22, 2017 response for Phase 1 has been funded by the County, and that the County will be responsible for all costs for the construction of the remaining phased improvements for the Project.

An updated TIAR will be prepared prior to execution of Phase 2 of the Project and before all subsequent phases to re-evaluate the validity of the TIAR and revised if necessary and determine whether the previously proposed improvements are adequate or require revision. The TIAR will be submitted to HDOT for review and acceptance, specifically for proposed transportation improvements in the State Highway right-of-way.

Ms. Kanani Fu
April 13, 2017
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STP 8.2111

HDOT recommends prior to the issuance of a Certificate of Occupancy for that Project Phase the Phase-related transportation improvements are accepted by the HDOT.

HDOT has also provided two additional comments in a letter dated March 17, 2017, STP 8.2094. HDOT has contacted the consultant which the comments have been resolved and accepted by HDOT.

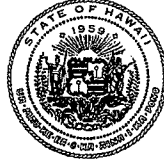
If there are any questions, please contact Mr. Norren Kato of the HDOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

A handwritten signature in black ink, appearing to read 'FORD N. FUCHIGAMI'. The signature is stylized with a large 'F' and a long horizontal stroke.

FORD N. FUCHIGAMI
Director of Transportation

c: County of Kauai Planning Department
CP&E, Inc.



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

June 15, 2017

TO: State Land Use Commission

FR: Representative Dee Morikawa
House of Representatives, District 16

RE: Land Use District Boundary Amendment Petition
County of Kaua'i Housing Agency – Lima Ola Project
TMK (4) 2-1-001:054

Aloha Chair Aczon and Members of the State Land Use Commission. My name is Dee Morikawa, member of the House of Representatives for District 16. I am testifying today in strong support of the County of Kaua'i Housing Agency's Petition for a Land Use Boundary Amendment for development of affordable housing for the Lima Ola Project.

Lack of housing is a statewide issue and very evident on our island of Kaua'i. With the price of homes skyrocketing, the dreams of owning a new home becomes a far-fetched reality. Our local families with decades of history, being born and raised on Kaua'i wish to remain here, but simply cannot afford it here and relocate elsewhere. I wish one day that my children would have the opportunity to own a home.

Lima Ola's goals of being 100% affordable, incorporating smart growth principles, fostering social interaction and aloha, supporting healthy living, green sustainable features, and developing a community that serves as a prudent public investment for Kaua'i. I applaud the Housing Agency's hard work and commitment to produce affordable housing for our Kaua'i residents.

Mahalo for the opportunity to testify in strong support of the Petition for more affordable housing on Kaua'i.

Daynette "Dee" Morikawa
House of Representatives
16th District – Ni'ihau, Lehua, Kōloa, Waimea

Bernard P. Carvalho, Jr.
Mayor



Lyle Tabata
Acting County Engineer

Wallace G. Rezentes, Jr.
Managing Director

Deputy County Engineer

DEPARTMENT OF PUBLIC WORKS

County of Kaua'i, State of Hawai'i

4444 Rice Street, Suite 275, Līhu'e, Hawai'i 96766
TEL (808) 241-4992 FAX (808) 241-6604

May 4, 2017

Ms. Kanani Fu, Housing Director
County of Kaua'i Housing Agency
4444 Rice Street, Suite 330
Līhu'e, HI 96766

Dear Ms. Fu:

SUBJECT: UPDATE ON SEWER CAPACITY AT 'ELE'ELE WASTEWATER TREATMENT PLANT FOR LIMA OLA WORKFORCE HOUSING DEVELOPMENT TAX MAP KEY NO. (4) 2-1-001:054

In August, 2016, the Wastewater Management Division (WMD) reviewed the proposed Lima Ola Development ("Project") projected sewage flows relative to the sewage treatment capacity at the County's 'Ele'ele Wastewater Treatment Plant (WWTP). Based on our review, WMD concluded that the 'Ele'ele WWTP has adequate capacity for full build-out of the Lima Ola Project. At that time our analysis did not consider an extended time frame of up to 20 years for full build-out of the Lima Ola Project.

The 'Ele'ele WWTP treatment capacity is 0.8 million gallons per day (MGD), and current average daily flows are less than 0.4 MGD, or a little below 50% capacity. Based on the relatively slow growth rate that has occurred over the past several years and the currently available capacity, the WMD does not anticipate that an expansion of the 'Ele'ele WWTP will be needed in the near term. The WMD recognizes that over a 20-year planning period, the pace of community development and growth can change.

Although it is difficult to project exactly when such expansion may be needed, with respect to Wastewater Systems, the County follows the requirements of Title 11, Chapter 62, Hawai'i Administrative Rules (HAR). HAR 11-62-23.1 (i) establishes criteria for initiating a plant expansion, design for which is triggered by when actual flows reach 90 percent of plant capacity. These criteria allow the municipal wastewater utility adequate time to plan, design and construct any needed WWTP expansions.

In conclusion, the WMD does not anticipate that an expansion of the 'Ele'ele WWTP will be needed prior to full build-out of the Lima Ola Project. However, in the event that presently unforeseen community growth and development necessitates a plant expansion, such expansion is feasible. Following the criteria established in HAR 11-62-23.1(i), there will be adequate time for scheduling, planning design and construction of the facility expansion by the County. Further, it is likely that such an expansion would be funded by the State of Hawai'i Water

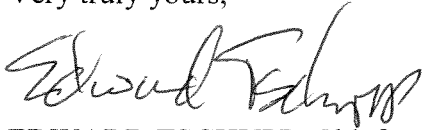
An Equal Opportunity Employer

Ms. Kanani Fu, Housing Director
May 4, 2017
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Pollution Control Revolving Fund (known as “SRF”), which is a dedicated source of low interest funds managed by the State of Hawai‘i Department of Health (DOH) for funding such capital improvement projects. Regardless of the source of funding, once the Lima Ola Project development permitting is completed, any expansion of the ‘Ele‘ele WWTP would not be a requirement for development of the Lima Ola Project.

If you have any questions, please call Edward Tschupp at (808) 241-4084.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward Tschupp". The signature is fluid and cursive, with the first name "Edward" being larger and more prominent than the last name "Tschupp".

EDWARD TSCHUPP, Chief
Division of Wastewater Management



SHIOI CONSTRUCTION

Building Hawai`i since 1948

April 25, 2017

County of Kauai Housing Agency
4444 Rice Street, Ste 330
Lihue Hawaii 96766

Attention: Ms. Kanani Fu, Housing Director

Re: Support for Lima Ola affordable community by the Land Use Commission

Dear Ms. Fu:

My name is Conrad Murashige, President of Shioi Construction that employs approximately 200 Kauai residents. We have experienced the growing gap of available work force housing and affordable housing inventory. Lima Ola will fill critical needs for the spectrum of housing for rentals, multi-family, single-family, self-help and kupuna, independent living.

We fully support the considerable investment by the County of Kauai in money and resources to develop a master-planned community that is sorely needed. Lima Ola is situated with available infrastructure that is almost always an issue with other developments. The existing Eleele community will benefit from the recreational amenities and transportation improvements planned for Lima Ola. The additional new families will re-vitalize the Eleele shopping mall and businesses within the area and promote new business opportunities already zoned for development.

I have seen the extremely long and tedious process to bring a new community to life, and offer our support as a kama'aina company to get through the entitlement & permits for a sustainable Kauai that we can provide to our keiki.

Sincerely,
Shioi Construction, Inc.


Conrad H. Murashige
President

Keith Perry

From: Melissa_Speetjens/WAIMEAC/HIDOE@notes.k12.hi.us
Sent: Wednesday, April 26, 2017 9:15 AM
To: Steven Franco
Subject: Re: WRITTEN TESTIMONY FOR LIMA OLA PROJECT IN ELEELE

Dear State of Hawaii, Land Use Commission,

As the public middle school principal on the West Side of Kauai, I am not able to physically be at your hearing today but did want to submit this email.

This email represents my full support of the Lima Ola project in Eleele.

Waimea Canyon Middle School is the smallest public middle school on Kauai - my current population is 410. In real terms, this means that I have less money to work with as far as electives, no academic coach, and limited general offerings to the students on the West Side. We are losing students every year to Kamehameha in Oahu (10 this year) as well as 15 families this year for economic reasons (families moving off island for employment). This is monumental for a small secondary school; I was under enrolled as of the August 12th enrollment count.

The Lima Ola project represents opportunity for housing on the West Side- it offers the opportunity of building a stable West Side community and numerous associated jobs.

The passion among the West Side educators is to build, grow and excel; let's make this a reality together by supporting the Lima Ola project and even the playing field for public education of Kauai.

Thank you.

Melissa Speetjens
Principal

Waimea Canyon Middle School
9555 Huakai Road
P.O. Box 518
Waimea, Hawaii 96796
(808)338-6830
fax (808) 338-6832

"Show your Minihune pride"

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STATE OF HAWAII
LAND USE COMMISSION
P.O. BOX 2359
HONOLULU, HAWAII 96804

RE: Lima Ola Workforce Housing

Dear MEMBERS OF THE LAND USE COMMISSION,

I am writing this letter to express my support for the proposed Lima Ola affordable housing project in Eleele.

Lima Ola is being proposed in a great location – next to schools, shops, services, and jobs. The energy efficient design; and a “green” concept will make Lima Ola a great place to live. We also appreciate the “land banking” concept - preparing land with a plan for future generations seeking affordable housing.

Eleele Elementary School is excited about the many possibilities afforded by the potential increase in student enrollment that this project could bring. Students and their families are our most valuable resource. The increase in funding that could come with the added children from The Lima Ola affordable housing project would support new programs to better prepare our students for a life as 21 century learners. Not to mention the new family partnerships that would be added to our school ohana. Those school family partnerships that are at the core of so many county programs would grow at our school and the broader west side community.

The county has put a good deal of effort in keeping the community involved in the process of bringing Lima Ola to realization. We value this effort of working together and would like to extend our commitment to helping this process move forward.

I enthusiastically support Lima Ola and look forward to the benefits it will have on our community. I urge you to approve legislation promoting the development of this project at your earliest opportunity.

With discerning hope for our school and west side community,



Paul Zina
Principal, Eleele Elementary School

April 24, 2017

Kanani Fu, Housing Director
County of Kauai Housing Agency
4444 Rice Street, Suite 330
Lihue, Kauai, HI 96766

RE: A17-802 County of Kauai Housing Agency Lima Ola-201H

Dear Director Fu:

Pacific Resource Partnership (PRP) is a not-for-profit organization that represents the Hawaii Regional Council of Carpenters, the largest construction union in the state, and more than 240 of Hawaii's top contractors. Through this unique partnership, PRP has become an influential voice for responsible construction and an advocate for creating a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents.

We would like to express our support for the Lima Ola master planned residential community in 'Ele'Ele.

The shortage of affordable housing units for working moderate-and lower-income households is at a crisis level negatively affecting families throughout the State, including many in the 140% of the area median income and below range.

This project will provide a mix of 550 multi-family and single family rentals and for-sale homes that are affordable to the residents of the County of Kauai. Like the County of Kauai, PRP is committed to supporting policies that provide housing that is not only affordable but environmentally friendly; and also promotes a healthy lifestyle.

Thank you for allowing us to submit our letter of support and we respectfully request your favorable consideration.

Sincerely,



Christopher Delaunay
Government Relations Manager



STATE OF HAWAII
LAND USE COMMISSION
P.O. BOX 2359
HONOLULU, HAWAII 96804

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With discerning hope for our school and west side community,



Paul Zina
Principal, Eleele Elementary School