

LAND USE COMMISSION
STATE OF HAWAII

2018 JAN 11 A 8:09

Ross-boy and Cindi Link
2306 Orrington Ave., Evanston IL 60201
Kealia Kai Lots 1A/1B and 3A
Ross-boy's mobile phone: (847) 420-0704
Ross-boy's email: RossLink@outlook.com

December 26, 2017

Attn: Mr. Daniel Orodener
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

SUBJECT: Petition filed by Kealia Properties LLC, Docket No: A17-803
For the proposed project identified as Kealia Mauka Homesites on Kauai

Dear Mr. Orodener,

We own Lots 1A/1B and 3A (formerly 2 & 3), comprising 3 of the 35 home sites in the Kealia Kai subdivision across the street from the proposed Kealia Mauka location. Following is our feedback regarding the petition filed with the LUC by Kealia Properties LLC proposing to build 235 home sites on 53.4 acres of land in Kealia on the Island of Kauai, with TMK: (4) 4-7-004:001. We provided input to a feedback letter you may have received from our HOA, but our personal view is a little less negative than that of our HOA's, so we're providing our personal view here.

We are not opposed to this project, but we have concerns about it, most but not all of which were raised in the Kealia Mauka October 2017 Environmental Impact Statement (EIS) Preparation Notice. We believe we could be supportive of the project if our concerns are addressed, so we are raising them with you and also plan to discuss them with the Developer.

Concern #1 - Traffic: First and foremost, there is no doubt the project will increase traffic in the already congested area on the north end of Kapaa.

Potential Solution(s): An additional traffic light would almost certainly be necessary. Other actions to mitigate traffic buildups may also be needed.

Concern #2 - Density: An additional 235 homes on the north side of Kapaa is not ideal from our personal vantage points, but from the overall island's perspective, it is probably an acceptable tradeoff in order to provide needed, more affordable housing. Having said that, 235 additional homes in that area is probably enough.

Potential Solution(s): We would ask that the Developer agree no further subdivision will occur in TMK 4-7-004:001.

Concern #3 – View from Kuhio Highway: The Kealia Mauka homes on Kuhio Highway as planned will be somewhat of an eyesore both from the highway and from some homes at Kealia Kai.

Potential Solution(s): We at Kealia Kai are required to maintain a 100' to 300' setback from Kuhio Highway, planted with a Hau and Bougainvillea berm to minimize views of our homes. We would ask something similar from Kealia Mauka. Specifically, we would ask that the 22 homes adjacent to Kuhio Highway (less than 10% of the total) be deleted and replaced with green area, Hau, and Bougainvillea. This would provide about a 120' setback to Kealia Mauka and we believe everyone on the island would prefer that to having 22 homes right on the highway with what appears to be zero setback.

Other Concerns: Other concerns we have are not as problematic in our view, but given the relatively short notice we have had of this planned development, we would like to better understand them and look forward to doing so both through review of the EIS when complete and discussions with the Developer. Such additional concerns include:

- Any potential adverse impact on the availability of **public services** (fire, police, paramedics, etc.), public facilities, drainage, waste water, and other public services provided to the area (medical care, etc).
- Any potential adverse impact on **potable water** availability (private water sources serve the area), though our preliminary analysis suggests this is not a concern provided no further demands are made on the system (see Concern #2 above).
- Any potential adverse impact on **agricultural water** quantity, allocation, easements, and interference with the infrastructure currently in place, for the Kealia Kai Subdivision which is agriculturally zoned and relies on irrigation water.
- Excessive potential adverse impact on **property values** in our subdivision. We do not expect Kealia Mauka to have a positive impact on our property values, and in fact expect it to be at least somewhat negative. We just want some more time to ensure it would not be expected to have an excessive negative impact.

Thank you for your consideration of our concerns and suggestions for mitigating the most serious of them. We look forward to discussions with the Developer. Please feel free to contact us to discuss this matter further.

Sincerely,

Handwritten signatures of Ross-boy and Cindi Link. The signature for Ross-boy is on the left and Cindi Link is on the right.

Ross-boy and Cindi Link