

Group 2 - Responses to Primarily Traffic Concerns

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Peter T Young

From: Stuart Zimmerman [zimmermanstuart2013@icloud.com]
Sent: Monday, June 08, 2015 1:34 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Cc: Zimmerman Mokihana
Subject: Hokua Place DEIS

Peter Young

State Land Use Commission

6/8/2015

RE: Hokua Place DEIS

Aloha,

We do not support this project under the pretext that it's 769 residences will not impact our horrendous traffic situation or that our schools will only be impacted by an additional 156 students as opposed to approximately 1500. We also cannot support any development of this size in that crowded location and without any required financial contribution toward extra traffic lanes on Kuhio Highway and the Bypass other than a left turn lane to road A. The financial impacts of extra police, fire, and educational personnel also will borne by the public and not the developers which is a large problem.

This 97 acre parcel should be kept in it's current agricultural designation until proper infrastructure is in place prior to development.

Stuart Zimmerman

Evelyn Mokihana Zimmerman

Kilauea

Stuart Zimmerman
office: (808) 828-0058
mobile: (808) 635-3440
zimmermanstuart2013@icloud.com

Response, 7/10/2017:

Mr. Zimmerman,

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai's plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient.

Also, please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

PUBLIC COMMENTS: DEIS re. HOKUA PLACE, KAUAI

From: Gabriela Taylor, Kapaa, Hi. June 11, 2015

TO: luc@dbedt.hawaii.gov & info@hookuleana.com

I've waded through the dense almost 400 page DEIS, Volume1 and Volume 2 for Hokua Place. I saw that the developer only responded to those 85 people in the public sector (who made the effort to comment against this zoning change/ development), with stock comments, nothing specific, and no answers. However, they did respond directly to some of those commenting from the various offices of the County and State governments. Although water, sewage and storm runoff are important infrastructure considerations to consider, the majority of public comments addressed traffic congestion and how this project will make it unbearable to navigate through, in, and around Kapa'a with another 1600 (or more) cars entering the Bypass Rd, Oloheua Rd and downtown Kapa'a. Don't forget that there will also be mega -traffic created from two, already approved Waipouli hotels, as well as Coco Palms—all on Kuhio Highway.

I didn't receive adequate responses to my questions posted in Volume 2, of the DEIS, nor were they answered in the body of Volume1 of the DEIS. I gave specific examples with time and place of traffic congestion that I have experienced and continue to experience in areas that will be exacerbated by 1600 cars added from Hokua Place. I still want answers.

- a. Kukui St going east onto Kuhio Highway at the traffic light .
- b. Kapaa roundabout on the all of the 4 entries, No, South, East, West which is heavily impacted by the Middle School traffic as well as commute traffic, morning and afternoon and Wed. during the Sunshine market time when it turns into gridlock. What is the solution?
- c. Traffic is frequently backed up on Kuhio Highway between downtown Kapaa and Kuamoo Rd., in **both** directions, turning the normal 10 minute trip into 3/4 hr., as I have experienced . And at the same time, Bypass Rd.traffic is stopped, or creeping along. What will be done?
- d. It is stated in the EISPN that if the Bypass is closed, that Kuhio Highway won't be able to handle the additional load. Then what?

Note: Another fantasy the developers are promoting is the notion that Rd A will decrease all the traffic problems, not only those generated by Hokua Place. I'm not a road engineer, but I'm astute enough to realize that adding one cut-through road in a development, which is generating 1600 plus more cars to the already heavy traffic is unlikely to decrease traffic congestion in that area.

A Glimmer of Hope from the County Public Works Dept.

Note: The county Dept of Public Works did ask the developer for a new TIAR, to include traffic counts at 2 more intersections .The ratings on all of the intersections impacted by this development were in the range of A to F (flunk) in the EISPN. Now referring to p133 in the DEIS **Volume 1**. p133, #2. Dept of Public Works is asking for more detailed comments in the final EIS & **2.b** they ask that the TIAR be revised to update traffic studies at Lehua/Kuhio Highway intersection. **2.c** They ask the TIAR be revised with traffic studies for the Lehua St.& Oloheua Rd. intersection, as well.

The response from developers in the DEIS is Shocking! They essentially say they did revise it in 2012 and furthermore it doesn't seem appropriate to ask for additional intersections to be analyzed after the TIAR was already reviewed and finalized in 2012.

What I'm asking the Dept. of Public Works to require from developers

In the 3 years since the TIAR was finalized, the traffic in Kapaa has grown exponentially. Not only should current traffic studies be executed for those 2 new intersections cited by the Dept. of Public Works, but also for the intersection of Ulu Rd & Kuhio Highway, another hot spot. . And traffic studies need to be updated for all the other intersections onto Oloheua Rd, the Bypass, all entrances/exits on the roundabout as well as the south end of the Bypass onto Kuhio Highway. Three year-old traffic numbers are obsolete and must be updated now with a new TIAR required..

Reality Check regarding new state HDOT Transportation Plan 2035

The new HDOT Transportation Plan 2035, Exhibit 4-4, has revealed plans to build roads in other areas of Kauai, but doesn't include plans to add any roads/lanes to central Kapaa, add lanes to the northern Bypass, or to build another lane on Kuhio Highway in front of Coco Palms up to the south end of the Bypass. These improvements in the road system are stated as fact by the developer; however, they're not in writing. Gov. Ige came to Kauai June 8, and admitted that the state DOT is under funded, because essentially there is a lack of money. Would approval be given to Kokua Place prior to guaranteed road expansion? I hope not.

More Evidence—No Plans for Kapaa HDOT Roads even in the STIP!

Please see See p 45 of Hawaii Statewide Transportation Improvement Program (STIP) CURRENT UPDATE, FISCAL YEAR 2011 TO 2014. After reading this outdated "Current Update", I have totally given up hope for HDOT road building projects to materialize on Kauai. It states: "Currently, HDOT is in the process of updating the STIP for the next 4-year cycle. Priorities and needs, project readiness and eligibility and public opinion of highway and transit projects statewide have been reviewed for inclusion in the next Federal Fiscal Year 2011-2014 (+2) STIP". When will that be published?

Summary:

1. The state and county departments must require updated (current) traffic data-collected now, for *all of the intersections* that will be affected by the built-out of nearly 800 dwellings in the Hokua Place Development.

2. HDOT as well as Public Works and the County Planning Dept. need to factor in the 3 already approved hotels in the Wailua Corridor as well as the projected population growth for residents and visitors in the next 20 years and consider that in relation to (non) reality of proposed road/lane building projects before any approval is given.

3. There's *no documentation* with a specific road plan, nothing in writing in the HDOT Transportation 2035 Plan, the HDOT STIP, or by the county Public Works Dept. to expand the road system in the area affected by this project.. Promises don't cut it. Even if it does materialize, another lane in front of Coco Palms to the So. Bypass exit/ won't be enough. Future road plans for Kapaa need to be guaranteed by the county and HDOT so they will be held accountable if it fails to materialize. Sidewalks and bike paths are desirable but won't decrease the traffic significantly.

Conclusion:

The proposed Hokua Place subdivision traffic will disrupt our rural life style as well as discourage visitors who choose Kauai because of its relaxed pace & natural environment. It will impact travel from the north shore to the airport and add to the impacts of traffic headed north.

See TGI June 12, '15 column by Walter Lewis "Future development threatens life as we know it in Kauai" where he states: "Hokua Place and Coco Palms would add 3000 cars to the "notorious Kapaa to Lihue traffic congestion." And he adds that there should be no approval of multi-unit residential development without infrastructure first.

The EIS needs to include social, emotional and community impacts of this development on our lifestyle. Please read all the public comments.

If you do, you will be convinced that this is not the right place or time for the Hokua Place Development.

Please: No Up-zoning for Hokua Place. Roads first, development later!

Response, 7/10/2017:

Ms. Taylor,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor



DO NOT APPROVE THE HOKUA PLACE DEVELOPMENT

seacottage to: luc

06/15/2015 11:09 PM

Hokua Place Development is very damaging to the Eastside of Kauai. Kauai roads cannot handle any more cars from the proposed houses in the Kapaa Area with the Hokua Place Development. Daily Traffic along the main Highway Wailua through Kapaa is horrendous as everyone knows. You are also aware of the major problems getting from the North Shore through this Kapaa Corridor.

New housing cannot be allowed until a better road and bypass is built through the East side of Kauai.

As a resident of Wailua I urge you to do all you can to prevent these houses from being approved.

Marilyn Anne Townsend
7173 Aina Pono Street
Kapaa HI 9674
808-822-0198

Response, 7/10/2017:

Ms. Townsend,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Carey <iamcarey.lt@gmail.com>
Sent: Thursday, June 04, 2015 2:30 PM
To: luc@dbedt.hawaii.gov; info@hookuleana.com
Subject: No Hokua place development at this time

I am writing to express that the 'Hokua place' development in Kapaa is not a good idea right now considering the major traffic struggles we already face. Unless a feasible solution to the traffic problem is presented, the development should not take place.

Thank You,
Sincerely, Carey Tinsley
Kapaa, Kauai

Response, 7/10/2017:

Ms. Tinsley,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Comments on the proposed Hokua Place development in Kapa'a, submitted to:
Peter Young (developers): info@hokuaeana.com
State Land Use Commission: luc@dbedt.hawaii.gov

Anne Thurston, June 18, 2015

I was one of the nearly a hundred people who objected to the zoning change from Agriculture to Urban Land Use, which is necessary for the Hokua Place project to go forward. Along with large numbers of others in the Kaua'i community, I do not believe that the concerns we expressed have been addressed. The Draft Environmental Impact Statement (DEIS), published online on May 8, makes only a few helpful changes regarding potential infrastructure problems, such as water and storm runoff. Most significantly, it does not realistically address our most serious and very significant concern: severe traffic congestion.

We have studied the section in the DEIS on traffic related measures, particularly those outlined on pages 130-137, and we find them to be wholly inadequate. We are aware that the Kaua'i County Public Works Department has asked the developers to make several changes to its Traffic Impact Assessment Report, and also that the Hawaii State Department of Transportation has plans in place to address some of these issues. However, even if these plans are implemented in a timely manner (which is not assured), we do not believe that they will be adequate to address the major problems that this development would cause for the local community. The suggested changes, including repaving roads, adjusting the timing of various traffic lights, and adding another south bound lane from the Wailua Bypass exit on Kuhio Highway, do not address the major issue of severe traffic congestion. Nor does the '2035 Transportation Plan for Kaua'i District' suggest significant and adequate road improvements to alleviate traffic.

The Hokua Project proposes 86 single-family lots and 683 multi-family units in townhouse units, or 769 family homes. Assuming the current Kauai average of 2.99 persons per household from the last census, we are talking about adding approximately 2,300 people to the Kapaa area population. The data contained in the '2012 Kauai Transportation Data Book' demonstrates that Kauai has the highest ratio of registered vehicles to population in the state and is the only county where there is more than one vehicle registered per person. Even taking a conservative estimate of two vehicles per household, the proposed project would add over 1500 vehicles to our roads in the Kapa'a area and would result in severe congestion, making it increasingly difficult to navigate in and around Kapa'a or to enter the the bypass road.

We understand that developer has denied the need for significant changes, saying that traffic studies done in 2012 are adequate and that 'traffic impacts due to the project are not considered significant.' Page 18 of the DEIS report notes that 'The Kapa'a By-Pass Road furnishes an alternative route for those traveling between the North Shore and Lihue. Contractor roads link the By-Pass to Kuhio Highway providing alternatives to reach commercial areas along the coast and improving circulation within the valley. Traffic is minimized and dispersed through the road network.' This statement alone indicates the inadequate nature of the DEIS and how badly out of touch the developer is with the realities of traffic congestion in the Kapa'a area.

We feel that the statements in the DEIS are unrealistic and that they gloss over substantial potential problems. The developer's own Traffic Impact Assessment Report, written in 2012, as part of the Draft

Environmental Impact Statement for the HoKua Place development recognised that the traffic flow through the Kapaa roundabout and the intersection of the Kapaa bypass and Kuhio Highway were already at failing grades for level-of-service or traffic flow. Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years. Moreover, the developer's Traffic Impact Assessment Report did not take into account the recently approved projects in Kapaa at Coco Palms, the Coconut Beach Resort, and the Coconut Plantation Village.

This Hokua development should not go forward unless and until there are sustainable solutions in place to address traffic issues and infrastructure issues. To build an additional 769 housing units before there is evidence that the traffic impact can be realistically and concretely addressed is a highly dangerous and unacceptable proposition that is of grave concern to our community. We feel that the needs of the people of Kaua'i, rather than profit for developers, should be the determining factor in determining the adequacy of the DEIS.

We strongly urge the State Land Commission to reject the DEIS.

Response, 7/10/2017:

Ms. Thurston,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Ted Steinberg <tcsteinberg@yahoo.com>
Sent: Sunday, June 07, 2015 10:16 AM
To: info@hookuleana.com
Subject: Hokua Place

Aloha:
Please fix the existing roads and the traffic jams before allowing new development.
Mahalo,
teds

Response, 7/10/2017:

Mr. Steinberg,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Heather Riggins [riginsha@yahoo.com]
Sent: Wednesday, June 17, 2015 12:56 PM
To: PeterYoung@Hookuleana.com
Subject: HoKua

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

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

Mahalo,

Heather Riggins
Northshore

Response, 7/10/2017:

Ms. Riggins,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Also, please refer to the EIS for the need for local affordable housing. The masterplan has included plenty of green space and opportunity for outdoor spaces. Kauai is protected from becoming like Oahu through zoning regulations.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Rocky Riedel <rockyriedel@gmail.com>
Sent: Friday, May 29, 2015 4:03 AM
To: info@hookuleana.com
Subject: Please DO NOT build the Hokua Place Development

Kapaa traffic is already horrendous. Please DO NOT build the Hokua Place Development until the traffic situation is rectified.

Thank you,
Patricia Riedel
4344 Hokualele Road
Anahola, HI 96703
808-635-7625

Response, 7/10/2017:

Mr. Riedel,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Jean Rhude <therhudes@hawaii.rr.com>
Sent: Thursday, May 28, 2015 1:03 PM
To: info@hookuleana.com
Subject: Hokua Place Development

Dear Committee;

As you consider HoKua Place development in Kapa'a I am sensitive that you will have to balance housing needs against the impact on the community. I know you are well aware of the traffic issues in Kapa'a. Plus there are three new resorts soon to be built.

It is already a nightmare to get through Kapa'a enroute North or South. The round about is the most obvious back up. The High Way and the By Pass are also at issue. Just getting out of the Safeway parking lot can be a challenge. These new residents will have to get to work, to school, to appointments and to the beach as do the rest of us. Tourist will resent being stuck in traffic and will choose a neighbor island for their next vacation. Traffic is already a problem and a problem that is about to get much larger. Admittedly I'm not fond of so many new residents in my neighborhood but this is largely because the issues, like traffic, are not being addressed.

Moving forward I do not think it unreasonable to require the developers to help pay for the infrastructure to support this project. We should have a traffic solution budgeted before approval and under construction before the project can begin.

Thank you for considering these issues in making your decision.

Respectfully,

Jean Rhude
Kapa'a resident

Response, 7/10/2017:

Ms. Rhude,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Paul Reynolds <paulunlimited@mac.com>
Sent: Sunday, June 07, 2015 11:56 AM
To: info@hookuleana.com
Cc: luc@dbedt.hawaii.gov
Subject: Hokua Place Proposal Let's not make things worse

The traffic situation here on the island is already of major concern adding more to our environment is setting up a scenario for safety issues that will affect residents and visitors alike. The area in question already has major traffic issues. A more intricate study is needed before the go ahead is given -

Let's stop looking myopically and looking at the bigger picture here. The Traffic situation changes drastically every year here - we can't rely on reports from 2012 to adequately give a clear picture of what is going on in the proposed area. Proper infrastructure must be in place - there has been no assurance of this to this point...

Take a step back, e-look at the situation before compromising a good portion of our islands residents.

Regards

Response, 7/10/2017:

Ms. Riedel,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will be a shared expense between the county and the developer.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Allan Rachap <allanjudy@gmail.com>
Sent: Friday, May 22, 2015 6:35 AM
To: luc@dbedt.hawaii.gov; info@hookuleana.com
Subject: HoKua Place DEIS

As a resident of Kauai, I already suffer with the heavy traffic and frequent long delays in the Kapaa area. Allowing the HoKua Place development would only serve to exacerbate that situation. It should NOT be allowed to proceed.

Allan Rachap
1714 Keoniloa PL
Koloa HI 96756

Response, 7/10/2017:

Mr. Rachap,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Laurel Quarton <laurelq@hawaiiantel.net>
Sent: Thursday, June 18, 2015 4:58 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Subject: Hokua Place

To Peter Young, developer, and State Land Use Commission:

In the face of intensive public objection, the critically unaddressed traffic and infrastructure issues, the paucity of proposed solutions to the above, and inadequate response to DEIS questions, we respectfully plead with you to stop the proposed development known as Hokua Place in Kapaa. Suspension of this project is essential to prevent total dysfunction of traffic in the Kapaa area and to retain the trust of residents in our County government. Thank you.

Laurie Quarton
Kapaa

Response, 7/10/2017:

Ms. Quarton,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Eve Powers <sacredearth70@gmail.com>
Sent: Saturday, June 13, 2015 11:26 AM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Subject: Proposed Hokua Place development

Anyone who has lived on Kaua'i for a number of years can tell you that the Kapa'a corridor is the worst traffic bottleneck on the island. Recently, it took me 2 1/2 hours to drive from Kilauea to Koloa, most of the time spent not moving at all, then occasionally moving by inches til the next time traffic stopped. This area is already the most heavily developed on Kaua'i. Additional thousands of residents, all with cars, would bring traffic to a standstill, use up more agricultural land and the ability to provide for food locally. Only 24% of the proposed residences could conceivably be afforded by local families on an island with bloated home prices. We who live here would bear the many ongoing costs of the proposed development, while developers walk away with millions and most of the residences are purchased by the wealthy.

Please do not, do not approve this project.

Sincerely,
Eve Powers
5200 Pa'anau Rd.
Koloa

Response, 7/10/2017:

Ms. Powers,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: nectargardenskauai@gmail.com
Sent: Friday, June 19, 2015 7:08 AM
To: info@hookuleana.com
Subject: Hokum place

Sent from my iPad. We don't need more house until we improve the roads and all the infrastructure involved. We re just shooting ourselves in the foot and you developers know what you are doing and just want to get your money and get out. You make me sad! Scott Pomeroy

Response, 7/10/2017:

Mr. Pomeroy,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Ashly Poblacion <ashlypoblacion@gmail.com>
Sent: Thursday, June 04, 2015 12:36 PM
To: luc@dbedt.hawaii.gov; info@hookuleana.com
Subject: Hokua place DEIS

Aloha,

I don't approve on the proposal for the new development at HoKua place. As a kapa'a residence for 28 years, traffic has not improved. Adding this new subdivision would increase the traffic.

Ashly
Kapaa

Response, 7/10/2017:

Ms. Poblacion,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Celia Carlin <elphaba43@yahoo.com>
Sent: Sunday, June 14, 2015 11:40 AM
To: info@hookuleana.com
Subject: Fw: No HoKua!

----- Forwarded Message -----

From: Celia Carlin <elphaba43@yahoo.com>
To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>; "info@hookuleana.om" <info@hookuleana.om>
Sent: Sunday, June 14, 2015 11:36 AM
Subject: No HoKua!

The HoKua and the Coco Palms projects are ridiculous.

The infrastructure does not exist to warrant them.

The east side traffic is already beyond capacity, and those in "power" are authorizing adding to the problem? Why aren't existing cane roads upgraded and used? This could be worked out if we had decision makers with vision instead of short-term greed goals.

Please. No HoKua. Please listen to the aina. It is yelling.

Sue Pickard
elphaba43@yahoo.com
808 431-4258

Response, 7/10/2017:

Ms. Pickard,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Sea & Bill Peterson [seabillpeterson@gmail.com]
Sent: Wednesday, June 10, 2015 9:26 AM
To: luc@dbedt.hawaii.gov
Cc: info@hookuleana.com; MWilliams@kauai.gov
Subject: HoKua Place Development, Phase 2 -- Comments on DEIS and TIAR

Dear State of Hawaii Land Use Commission,

As long term residents of Kapa'a, we wish to renew our opposition to the HoKua Place development, Phase 2, as currently proposed.

In response to several Letters to the Editor in "The Garden Island" newspaper and statements in the HoKua Place project DEIS claiming that the traffic impact from the proposed 769 home development in Kapa'a would be "minimal", my wife and I spent two recent mornings near the Kapa'a Middle School, while school was still in session, watching the existing traffic flow. I also spoke to a school administrator and one of the safety patrol officers about their thoughts. Both were concerned about the potential increase in traffic.

We observed that the existing traffic can be quite dense already, even without the likely addition of 1,500 plus vehicles to the morning and afternoon rush hours through the Kapa'a corridor. We also noted that most of the student "drop-off" traffic to the Middle School is actually coming up hill from the roundabout and turning left across the downhill traffic to enter the school parking lot. Coming back out of the parking lot, most vehicles turn right, downhill, back towards the roundabout.

The flow of traffic through the school parking lot itself appeared to go smoothly.

We also noted several parents dropping off their children along the side of the road, near to where the entrance to the proposed HoKua Place "Road A" is supposed to be located. Both the school administrator and the safety officer told me independently that there have been several close calls along that section of the road. The school is currently building a fence, partially intended to stop this practice and force the parents to drive onto school grounds to drop off their children where it is relatively safe.

If the HoKua Place Project is built as proposed, without additional road improvements being made first, parents dropping students off at the Middle School on their way to work will have to enter the school parking, then exit and turn right, downhill, to the roundabout. If they try to turn left when exiting the school grounds, they will have to turn against both the downhill traffic and parents turning left into the parking lot, then again cross the downhill traffic to enter "Road A". Since that entrance to "Road A" is at a curve in the road, the potential for accidents is significant. I believe most parents will instead choose to turn right coming out of the school grounds and end up in the heavy traffic at the roundabout.

It is difficult to see how the impact of adding another 1,500 plus vehicles entering the Kapa'a corridor during rush hour at what is already one of it's most congested locations can be considered "minimal". The proposed HoKua Place Development has a lot to recommend it, but until the County and the State can improve the existing traffic flow through Kapa'a corridor, changing the existing designation for the property involved from "Agricultural" to "Residential" would be premature.

And, of course, the developer's TIAR, written in 2012, did not take into account the recently approved projects in Kapa'a at Coco Palms, the Coconut Beach Resort and the Coconut Plantation Village. In fact, the TIAR specifically states "...we are not aware of any approved projects in the vicinity that will impact traffic conditions along Kapa'a Bypass or Oloheua Road before the design year of this project." (paragraph 3, page 124, DEIS)

At a minimum, the developer should be required to revise the TIAR section of the DEIS to take these approved projects into consideration.

To illustrate our point, we have posted videos on YouTube that can be seen at:

<https://youtu.be/dTBCmj3hW18>

<http://youtu.be/RZ2P2vVTsVI>

Respectfully Submitted, Please confirm receipt.

Bill and Sea Peterson
Kapa'a

References:

"HoKua Place Section 343-5e HRS Draft Environmental Impact Statement", available as a PDF at
http://ceqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Kauai/2010s/2015-05-08-KA-5E-DEIS-HoKua-Place.pdf
"2012 Kauai Transportation Data Book" - Final Version
http://www.city-data.com/county/Kauai_County-HI.html

Response, 7/10/2017:

Bill and Susan Peterson,

Your concerns for the safety of the school children have been noted. We will be considering appropriate design solutions for that area.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: seabillpeterson@hawaii.rr.com
Sent: Thursday, May 28, 2015 12:16 PM
To: luc@dbedt.hawaii.gov
Cc: info@hookuleana.com
Attachments: KapaaTraffic1.jpg; KapaaTraffic2.jpg

Dear State of Hawaii Land Use Commission,

As long term residents of Kapa'a, we wish to register our opposition to the Hokua Place development, Phase 2, as currently proposed. Although there is much to like about the project, we believe the development will have a significant negative impact on the flow of vehicular traffic through the Kapa'a Traffic Corridor.

The existing Phase 2 plans call for 86 single-family lots and 683 multi-family units in 57 townhouses. That is a total of 769 family homes. Assuming the current Kauai average of 2.99 persons per household from the last census, that would be approximately 2,300 people added to the local Kapa'a population.

According to the final version of the "2012 Kauai Transportation Data Book", the County's own "Multimodal Transportation Plan": "Kauai has the highest ratio of registered vehicles to population in the state, and is the only county where there is more than one vehicle registered per person."

That would indicate those 2,300 people could have as many as 2,500 vehicles. That number seems exceptionally high. A more realistic estimate would seem to be two vehicles per household, or 1,539 vehicles added to the flow of traffic through the Kapa'a corridor.

The developer's own Traffic Impact Assessment Report (TIAR), written in 2012, as part of the Draft Environmental Impact Statement (DEIS) for the HoKua Place, Phase 2 Development, suggested a much more modest estimate of an additional 394 vehicles will be added to the peak morning rush hour and 487 to the afternoon peak rush hour. The TIAR also noted that the traffic flow through the Kapa'a Roundabout and the intersection of the Kapa'a Bypass and Kuhio Highway were already rated "E" and "F" (failing grades for Level-of-Service or traffic flow). Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years.

Considering the Kapa'a Roundabout already resembles a parking lot during these peak periods it is difficult to see how even these optimistic numbers could be sustained.

And, of course, the TIAR, written in 2012, did not take into account the recently approved projects in Kapa'a at Coco Palms, the Coconut Beach Resort and the Coconut Plantation Village. In fact, the TIAR specifically states "...we are not aware of any approved projects in the vicinity that will impact traffic conditions along Kapa'a Bypass or Olohena Road before the design year of this project." (paragraph 3, page 124, DEIS)

At a minimum, the developer should be required to revise the TIAR section of the DEIS to take these approved projects into consideration.

The TIAR also projects minimal traffic impact on the intersection of Kuhio Highway and the Kapa'a Bypass — an intersection already rated "F" within their own report. Since most of the employment on the island for those 2,300 new Kapa'a residents is in the Lihue area, it is difficult to understand how the most direct route between HoKua Place and Lihue could not be significantly impacted.

This is not just a traffic issue. Since Kapa'a houses the greater portion of the island's population, much of it within the low lying designated Tsunami Flood Zone, this corridor is an integral part of the Tsunami Evacuation Plan. Having

inadequate and congested roads on a daily basis is one thing. Having them during a major disaster is another. The potential for loss of life is staggering.

This issue is barely addressed in the current Draft Environmental Impact Statement. The attitude of the developers, as reflected in the TIAR, appears to be "The traffic situation in Kapa'a is so bad now, we can hardly make it much worse." They have proposed no real solution to the existing traffic congestion, yet wish to build an additional 769 housing units that would feed directly into the most congested section of the corridor. They appear to be depending upon the State and the County to take care of the traffic problems along the Kapa'a corridor.

Even the County of Kauai has evidenced some misgivings about the traffic impact from the project, as noted in the "Comments from County of Kauai Department of Public Works and Responses...Dated June 6, 2014..." quoted on Page 133 of the Hokua Place DEIS.

Approval of this project under the current DEIS, with no additional significant improvements to the flow of traffic is unacceptable.

As a reminder to the members of the Land Use Commission, We have attached two still photos and included a Youtube link to a recent video of the traffic congestion on a relatively normal Wednesday in Kapa'a at the traffic roundabout -- the very place that would see the most impact from the new development. We believe the video speaks eloquently as to the traffic flow problem we already have.

<http://youtu.be/RZ2P2vVTsVI>

Respectfully,

Bill and Susan Peterson
(808) 822-0163
4885 Laipo Road
Kapa'a, HI 96746

References:

"HoKua Place Section 343-5e HRS Draft Environmental Impact Statement"

"2012 Kauai Transportation Data Book" - Final Version http://www.city-data.com/county/Kauai_County-HI.html

Response, 7/10/2017:

Bill and Susan Peterson,

Again please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. We appreciate your concern for emergency situations and believe the updated TIAR provides those considerations.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Sea & Bill Peterson <seabillpeterson@gmail.com>
Sent: Friday, May 22, 2015 6:51 PM
To: info@hookuleana.com
Subject: Hokua Place EIS

Dear Mr. Young,

As long term residents of Kapa'a, we wish to register our opposition to the proposed Hokua Place development. As proposed, the development will have a significant negative impact on the flow of vehicular traffic through the Kapa'a Traffic Corridor. This section of State and County roads already has a serious problem with traffic flow. Several of the existing intersections were already rated "F" during the Traffic Impact Assessment Report done in 2012. They have not improved since then. This is not just a traffic issue. Since Kapaa houses the greater part of the island's population, much of this corridor is also part of the Tsunami Evacuation Plan. Having inadequate and congested roads on a daily basis is one thing. Having them during a major disaster is another. The potential for loss of life is staggering.

This issue is barely addressed in the current Draft Environmental Impact Statement. The developers, HG Kaua'i Joint Venture LLC, have proposed no real solution to the existing traffic congestion, yet wish to build an additional 760 housing units that would feed directly into the most congested section of the corridor. Approval of this project under the current DEIS, with no additional significant improvements to the flow of traffic is unacceptable.

We have included a Youtube link to a recent video of the traffic congestion on a relatively normal Wednesday in Kapa'a at the traffic roundabout -- the very place that would see the most impact from the new development. We believe the video speaks eloquently as to the traffic flow problem we already have.

<http://youtu.be/RZ2P2vVTsVI>

Respectfully,

Bill and Susan Peterson
(808) 822-0163
4885 Laipo Road
Kapa'a, HI 96746

Response, 7/10/2017:

Bill and Susan Peterson,

Again please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: L Osterer <losterer@hotmail.com>
Sent: Sunday, June 21, 2015 3:01 PM
To: luc@dbedt.hawaii.gov; info@hookuleana.com
Subject: Hokua Place EIS

Attention: State Land Use Commission Peter Young (developers),

The majority of DEIS public comments have not been answered regarding traffic congestion and infrastructure needed before development approval. Even the County Department of Public Works agrees. Comments from County of Kauai Department of Public Works and Responses, dated June 6, 2014, quoted on Page 133 of the Hokua Place DEIS:

"Unfortunately, until the issue of traffic congestion can be adequately addressed, it is a development that the Eastside of Kauai cannot afford. If it is allowed to go forward, then it will be clear that money — not the needs of the people of Kauai — speaks loudest to our elected officials." Ref: Hokua Place Section 343-5e HRS Draft Environmental Impact Statement.

769 housing units are planned, and with most families owning more than one vehicle, that means approximately 1500 more cars in the area. The existing plan to pave roads adds significant traffic delays, and does not help throughput. Traffic congestion is already extremely burdensome for current paving and road improvements, costing lots more for night work. The new hotels planned in the Wailua corridor would also make delays intolerable. Together, these projects will downgrade Kauai for residents and tourists. The county will pay the cost for infrastructure if they do not demand it of the developer in advance. This means roads, expanded septic systems, expanded school programs, fire and police protection and other public services. How can the county consider accepting this proposal when it hasn't even answered the most basic road infrastructure needed?

Thank you for your reconsideration.

Lorraine Osterer, Koloa resident, who already finds traffic too much to get past Kapaa.

Response, 7/10/2017:

Ms. Osterer,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Caroline Okasako [moloaagirl@hawaiiintel.net]
Sent: Wednesday, June 24, 2015 9:50 AM
To: info@hookuleana.com; luc@dbedt.hawaii.gov; mwiliams@kauai.gov
Subject: Hookuleana

Peter Young, and others making decisions about new proposed development,

Have you sat in the line of cars on the road (Kuhio Hwy.) north of the Wailua Bridge heading south? Also, going north is not any easier. We do not need additional cars (800+) which will come with the development.

Please do not grant "OK" for development until the present traffic problems are solved.

Mahalo nui loa,
Caroline Okasako

Response, 7/10/2017:

Ms. Okasako,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: M.Mulhall <mmulhall@hawaii.rr.com>
Sent: Monday, June 22, 2015 3:21 PM
To: luc@dbedt.hawaii.gov; info@hookuleana.com; mwilliams@kauai.gov
Subject: Re: DEIS Hokua Pl. pub. 5-8-15 by OECQC --- Please halt the Hokua Place development in Kapaa, Kauai

Dear Members of the Commission:
Please halt the development of Hokua Place in Kapaa, Kauai.

It is an insane idea to add homes in that area of Kapaa, and if you had to drive through it daily as many of us do, you would understand what I mean.

1. Kapaa's traffic is legend.....in a horrifying way.
Personally, I often drive from the Wailua Homesteads down Kuamoo to the highway and then to Lihue to shop during the daylight hours rather than sit in traffic in Kapaa, wasting time and getting more and more irritated.
Five years ago, some visitors commented to me that they would never again stay in Kapaa or North of Kapaa because, they said, the "traffic is murder!" (their words.)
My point: **traffic is not only affecting us, the residents of Kauai.**
Kapaa traffic has a negative effect on tourism as well.

2. We do not even have sidewalks most places on Kauai.
The kids have to walk or ride bikes along the roads to school.
Oloheua Road, where HoKua place would be built, is so hazardous that bike riders have been sent head-over-heels into roadside ditches as people come down the hill and are unable to see people on bikes in time to stop or slow down.
Oloheua is a county road, poorly engineered for today's needs. It is winding, with poor visibility along its many curves.
The increased traffic plus the increased number of children on the road is a setup for disaster.

The cost burden to the County for improvements to the roads, sewers, water supply, utilities, added to the loss of tourism due to the terrible traffic adds up to an economic disaster for Kauai.

Please, please, please.....either halt or re-locate the HoKua development.

Mahalo,
Mary Mulhall, Kapaa resident
1210 Crossley Rd.
Kapaa, HI. 96746

Response, 7/10/2017:

Ms. Mulhall,

Your concern about adequate sidewalks has been noted and we will review the issue for the master plan.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Bonnie <anaholabon@gmail.com>
Sent: Thursday, June 18, 2015 3:27 PM
To: info@hookuleana.com
Subject: Stop Selling Out

If you are really considering this project without having first resolving our current traffic problem, you are showing the residents & every visitor your lack of intelligent planning. There are some very knowledgeable people visiting who are speaking out about Kaua'i's seemingly ridiculous way of planning infrastructure. One man, a former Utah mayor, had some strong opinions & very creative ideas; our mayor declined to talk with him, he was incredulous as he had revitalized Ogden with transportation & planning expertise. Don't embarrass yourself, but more importantly, don't sell out our very unique island and its people.

Aloha...

Bonnie Morris
Anahola homeowner & 36+ year resident watching the aina being sold off.
Aloha...

Response, 7/10/2017:

Ms. Morris,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Jess Montgomery [burnitbro@yahoo.com]
Sent: Monday, June 15, 2015 8:34 AM
Subject: Hokua Place Etc

To Whom It May Concern:

Regarding the upcoming decisions as apply to HoKua Place Housing Development, Coco Palms Resort, and the 2 other pending resort projects in the Wailua corridor:

It is unconscionable for the Land Use Commission, Planning and/or Building Departments to even consider allowing any of these projects without a coincidental, actionable plan for expanding Kuhio Highway to 4 lanes between the south end of the Kapaa bypass and the Wailua River Bridge. Indeed, I'm sure an audit would show that more has been spent thus far coning the contraflow lanes every day than it would have cost to widen and pave the highway in the first place.

In addition, if helping the local economy is the true goal of any of the projects, then the work should ALL be performed by Kauai-based contractors/workers. Tho this might lengthen the time line for completion, the local economy would be more sustainably served, and local people might in fact be able to afford some of the homes or visit the resorts they are building.

Respectfully,

Jess Montgomery

Response, 7/10/2017:

Ms. Montgomery,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

Subject: FW: Hokua Place Development

From: Richard Diamond [<mailto:kauaimuse@gmail.com>]
Sent: Monday, June 22, 2015 5:09 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Subject: Hokua Place Development

Aloha,

Considering the increasingly burdensome traffic in the Kapaa area, the Hokua Place project will severely exacerbate our dire problems. The massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

The Hokua Project proposes 86 single-family lots and 683 multi-family units in townhouse units, or 769 family homes. It has been estimated that as much as 1,500 vehicles or more could be added to our roads in the Kapaa area, resulting in overwhelming congestion on our already taxed road system.

It is outrageous that the developer has denied the need for significant changes in road construction, saying that traffic studies done in 2012 are adequate and that 'traffic impacts due to the project are not considered important. It is obvious that the traffic impacts of 1,500 vehicles added to our roads would actually be quite significant!

Further, the developer's own Traffic Impact Assessment Report, written in 2012, as part of the Draft Environmental Impact Statement for the HoKua Place development recognized that the traffic flow through the Kapaa roundabout and the intersection of the Kapaa bypass and Kuhio Highway were already at failing grades for level-of-service or traffic flow. Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years.

It is clear that the substantial potential problems of this massive development will contribute, inevitably, to the lowered quality of life on our tiny garden island.

We implore you to urge the State Land Commission to reject the DEIS.

Thank you for your attention to this, and to the numerous other letters you have received in opposition to this proposed development.

Aloha,

Richard (Diamond) Moll

P.O. Box 113

Kapaa, HI 96746

Response, 7/10/2017:

Mr. Moll,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Glenn Mickens [glennruth2030@gmail.com]
Sent: Tuesday, June 23, 2015 2:04 PM
To: info@hookuleana.com
Subject: Traffic and infrastructure

Until new routes and wider roads are put in, NO NEW DEVELOPMENT SHOULD BE PERMITTED.

TRAFFIC IS AT A CRISIS NOW AND BY ALLOWING MORE UNITS TO BE BUILT UNDER THE PRETENSE THAT IT IS GOING TO GIVE US MORE AFFORDABLE HOUSING IS COMPLETELY WRONG!! Any unbiased, neutral EIS that is done would HAVE TO SHOW THAT INFRASTRUCTURE MUST BE PUT IN PLACE BEFORE BUILDOUT BEGINS.

PLEASE DO NOT LET THIS PROJECT OR ANY OTHER PLANNED PROJECT BEGIN UNTIL INFRASTRUCTURE IS FIRST PUT IN PLACE.

GLENN MICKENS
5920 KINI PLACE
KAPAA, HI 96746

822 0998

Response, 7/10/2017:

Mr. Mickens,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Glenn Mickens <glennruth2030@gmail.com>
Sent: Friday, June 19, 2015 1:26 PM
To: info@hookuleana.com
Subject: NO KNEW DEVELOPMENTS

There is no way that this new development of 800 units should be approved UNTIL INFRASTRUCTURE IS SOLIDLY IN PLACE TO TAKE CARE OF THE ADDED CARS AND PEOPLE.

I have been on that bypass road (I use it at least twice a week or more) when traffic is backed up from the round a bout to Kuhio highway and obviously a potential 1600 more cars exiting on Kuhio Highway will only exacerbate the problem

Not just this project but ALL AND ANY NEW PROJECTS' should be mandated to improve our infrastructure before construction begins or put a moratorium on building until new roads are built to carry the traffic.

Sincerely,
Glenn Mickens
5920 Kini Pl
Kapaa, 96746
822 0998

Response, 7/10/2017:

Mr. Mickens,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

Subject: FW: Hoku Place Development

From: Joni Benton [<mailto:halawaihale42@hawaii.rr.com>]

Sent: Monday, June 08, 2015 10:25 PM

To: info@hookuleana.com

Cc: uc@dbedt.hawaii.gov

Subject: Hoku Place Development

To Whom It May Concern:

I am a psychotherapist in private practice. I reside on the East side of Kauai island in the Wailua Houselots. This used to be the perfect commute until traffic increased and the waste management site on the corner of the highway and Hale Ilio Road began to regularly malfunction; causing quite an unpleasant smell to overwhelm the lengthy wait at this light.

My clientele include adults who are unable to leave their homes due to medical and or mental health issues. To that end, I have chosen to bring my services to them. That means that I drive a great deal throughout the weekdays. As recently as two years ago, I was able to drive from the Wailua Houselots into downtown Lihue within 15 to 20 minutes; these days I have to budget my time to at least a half hour or more for the same distance. In the afternoons, I am often in the Waipoli area and find that the current traffic is at a virtual standstill in both directions, often backed up all of the way into Kapaa proper in one direction and the stop light at Coco Palms (the entrance to Wailua Homesteads. In the past two years, this snarl of traffic has included the bypass road.

The idea of adding more long and short term accommodations in the Kapaa area without having first completed extensive expansions to the infrastructure, both in terms of actual roads and upgrading the waste management systems currently in place is frankly ludicrous. Yes, housing is at a premium but a rush to put housing that is not affordable to most current residents on this island without a well thought out long term plan to address the current burdens placed on the existing systems demonstrates a short sighted, greedy and rather cynical perspective.

This year, Kauai beat out the other islands in this state for increases in visitor presence and spending. That is due in great part to the rural nature of our island. Becoming Maui or Oahu by thoughtlessly over building to simply make developers wealthy shoots the goose who is beginning to lay golden eggs for our lit island.

Take your time and complete studies that provide you with answers based in reality.

Thank you,

Joni Lesser-Benton M.S.W., L.C.S.W.

Joni Benton [<mailto:halawaihale42@hawaii.rr.com>]

Response, 7/10/2017:

Ms. Lesser-Benton,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Karen Kenny <k2yogafitness@gmail.com>
Sent: Sunday, June 07, 2015 11:20 AM
To: info@hookuleana.com
Subject: Hokua Place

This is a terrible and inappropriate idea. I'm a former real estate developer and I doubt that you see yourself as a creator of misery, which is what will happen if this project is built. Just try to drive in Kapa'a any afternoon and you will see.

Be kind whenever possible. It is always possible. -The Dalai Lama

Response, 7/10/2017:

Ms. Kenny,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. It would be kind of us to provide adequate housing to the people of Kauai.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: abi <ABI@ALOHA.NET>
Sent: Sunday, June 14, 2015 11:45 AM
To: info@hookuleana.com
Cc: luc@dbedt.hawaii; mwilliams@kauai.gov
Subject: Make HoKua Place Go Away !!!

Hi Peter, State Land Use Commission, and Planning Department,

I am writing this letter in response to the proposed HoKua Development in Kapaa. I have lived in Kapaa for 20 years and watched the traffic increase to the point of currently being horrific. I have had to change my lifestyle around the traffic. Please do not change the zoning on the proposed parcel from "agriculture" to "urban zoning". We need more agriculture on this island, which is why it was zoned for farming, as we are overly dependent on food shipments, which is not a good position to be in when there is a crisis, such as a dock strike in California. We already have an overloaded infrastructure, ie our schools, water, etc. why make it worse? Don't sell out to Greg Alllen and his Mainland investors, and add 1600 cars and at an average of 4 people per household 3000 people to the already overloaded Kapaa corridor. You are all in excellent positions to help this island, please don't add to its destruction. Infrastructure first, moritorium on bulding in the most conjested areas, until the infrastructure has been upgraded to the point where it can handle it. Think less cars, less crowding in schools, clean air, clean water, organic farms, industrial hemp fields ! Have respect for this aina a and it's people!

Much Aloha,
Abilgail Jones

Response, 7/10/2017:

Ms. Jones,

Your concerns have been noted. Please refer to updated Traffic Impact Analysis Report released in May 2017 for solutions to Kapaa circulation problems.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai's plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient.

As shown in the EIS, Kauai is in need of affordable housing done correctly.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Penny Heiple <pennylynnwendel@msn.com>
Sent: Saturday, June 20, 2015 12:22 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Subject: Hokua Place DEIS

Aloha,

I am writing to share my concern about this project. While I recognize and appreciate the need for housing on Kauai, I do not believe the proper infrastructure is in place (nor will it be in place by the time development is completed) to support the project at this time. The traffic in Kapaa -- with the approval of the Waipouli Hotels, the Coco Palms Hotel, and then the traffic from this development -- would be severely impacted, to put it mildly. This affects people's lives in major ways -- not only residents, but also tourists. Please keep this land in its current agricultural designation until the proper infrastructure is in place prior to development.

Sincerely,

Penny Heiple
Kalaheo, HI

Response, 7/10/2017:

Ms. Heiple,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Esti Grinpas <esti@bobstropicals.com>
Sent: Tuesday, June 02, 2015 9:33 AM
To: info@hookuleana.com
Subject: NO to Hokua Place

Dear Peter Young

I do not approve of Hokua Place subdivision being built in Kapaa. I live in Kapaa and the traffic is very difficult as it is, and during tourist season, Kapaa comes to a total stand-still. Until the traffic problem is improved, we cannot with good conscious approve any more large subdivisions to be built in Kapaa. This subdivision is not being built for the reason to make Kapaa a better place! Please use your power to make Kauai a better place, not worse!

Thank you,
Esti Grinpas
Kapaa resident since 35 years

Esti

Esti Grinpas
NORDIC WALK Hawaii
Bob's Tropicals
808-822-4500
esti@bobstropicals.com
www.bobstropicals.com

Response, 7/10/2017:

Ms. Kenny,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Scott Derrickson [SDerrick@dbedt.hawaii.gov] on behalf of &LUC [luc@dbedt.hawaii.gov]
Sent: Wednesday, June 03, 2015 11:15 AM
To: info@hookuleana.com
Subject: Fw: NO to Hokua Place

Mahalo,
Fred Talon
State of Hawaii, Land Use Commission
Phone: (808) 587-3822
Fax: (808) 587-3827
E-Mail: ftalon@dbedt.hawaii.gov or luc@dbedt.hawaii.gov
Website: <http://luc.state.hi.us>
----- Forwarded by Scott Derrickson/DBEDT on 06/03/2015 11:15 AM -----

From: Esti Grinpas <esti@hawaiiropicals.com>
To: luc@dbedt.hawaii.gov
Date: 06/02/2015 09:38 AM
Subject: NO to Hokua Place

Dear Land Use Commission,
I do not approve of Hokua Place subdivision being built in Kapaa.
I live in Kapaa and the traffic is very difficult as it is, and during tourist season, Kapaa comes to a total stand-still. Until the traffic problem is improved, we cannot, with good consciousness, approve any more large subdivisions to be built in Kapaa.
This subdivision is not being built for the reason to make Kapaa a better place!

Please use your power to make Kauai a better place, not worse!
Thank you,
Esti Grinpas
Kapaa resident since 35 years

Response, 7/10/2017:

Ms. Grinpas,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Rebecca Gorsline <shinyhappyislandgrl@yahoo.com>
Sent: Friday, June 19, 2015 11:32 AM
To: info@hookuleana.com
Subject: Hokua Place is a Bad Idea

Aloha,

I live right down the road from the proposed location of the Hokua Place Development. This is not a good idea. Traffic is already a crazy nightmare. Right now this is a country area. Building this there would start to change all that. Please consider all of us who live and work in this area and ditch this plan. Thank you.

Rebecca Gorsline
Kapaa, Hi

Response, 7/10/2017:

Ms. Gorsline,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Sharon Goodwin <sharonmokihana@gmail.com>
Sent: Wednesday, June 17, 2015 1:45 AM
To: luc@dbedt.hawaii.gov; info@hookuleana.com; mwilliams@kauai.gov;
counciltestimony@kauai.gov
Subject: DEIS HoKua Pl published 5-8-15 by OEQC

Dear Members, Land Use Commission
Members, Hookuleana EIS Co and Mr Peter Young
Ms Marie Williams, Kaua'i County Planning Dept
Kaua'i County Council Members

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

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

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

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

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

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

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

Tallying, as it was, is inexact. Traffic at times extremely intense. At moments the jam was so full, only 1 vehicle could go. Worse yet, sometimes NO vehicle moved. This happened when vehicle from Roundabout wanted to turn Left on to Kahau Rd (KFM) and vehicle leaving Kahau wanted to turn Left on to Kukui.

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

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

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

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

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

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

Subject: FW: letter

From: Noreen Dougherty <montessorihale@gmail.com>
To: hui@hawaii.gov
Date: 06/02/2015 12:22 PM
Subject: letter

Noreen Dougherty
P.O. Box 685
Kapa'a, Hawai'i 96746

June 2, 2015

State Land Use Developers.

It seems that the State of Hawaii Land Use Dept should be able to come up with positive developments that can improve the life of the residents and encourage Visitors to come and enjoy Kauai. The visitors do not want to spend their time in a traffic Jam. The present traffic situation on Kauai indicates, without a doubt, that the roads and infrastructure are not ready for the proposed Hokua Place Subdivision.

The roads are maxed out right now with the number of vehicles in the Kapaa area. As a resident of the Wailua Kapahi Kapaa area for almost 40 years. I have seen alot. Never has the situation been this serious.

The condition of the roads that our people are using daily to get their family members to school and work are not being properly maintained. Actually some of the roads are extremely unsafe since the yellow lines are worn down and in many of the most crucial places they are totally worn away. Reflectors that were once in place are long gone. There are areas where there are no signs indicating a rock/earth embankment dead ahead on unlit heavily traveled roads. There are signs that are not visible due to vegetation or fading.

I actually live near the proposed subdivision and I have been experiencing the traffic congestion, the slow 'crawl' through Kapaa, the dead stop when there is an accident, and the 'bowling pins' along Kuhio Highway.

It is only lately, in the last year or so, that I have seen many drivers stuck in a line of cars, knowing they will not get to Lihue in time to do their very important business. I've seen them give up and do a U turn in despair. Twice last month I did exactly that. (Once on Kuhio Highway, and once on the ByPass). As I turned around heading back to the round about, from a dead stop on the bypass, I thought, "Well, at least I can go to the bank here in Kapaa". When I got back to the round about and got onto Kuhio Hwy I realized the traffic was not moving well enough to even accomplish that. This is not OK.

We must stop developing until all necessary related concerns have been addressed.

Stop putting the cart before the horse. Kauai needs to formulate reasonable, attainable, comprehensive, consciously designed plans taking into consideration all aspects including our community and the safety of our people.

Now is NOT the time for more subdivisions.

Sincerely,
Noreen Dougherty
(808)823-0619