

## Group 3 - Responses to Comments on Community Related Concerns

Judy Xenofos | jxenofos@yahoo.com  
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Lila Devi | liladevi@yahoo.com  
Michael Goodwin | goodwinkip@gmail.com

**Peter T Young**

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**From:** judy xenofos <jxenofos@yahoo.com>  
**Sent:** Tuesday, June 16, 2015 4:55 PM  
**To:** info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov  
**Subject:** Protesting

Aloha,

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

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

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

Thank you.

Judy Xenofos,

Response, 7/10/2017:

Ms. Xenofos,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

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.

I can assure you the Hokuia Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Cynthia Welti <cwelti@gmail.com>  
**Sent:** Monday, June 22, 2015 10:19 PM  
**To:** info@hookuleana.com; luc@dbedt.hawaii.gov  
**Cc:** Bruce Welti  
**Subject:** Welti Comments on Hokua Place

Dear Mr Young,

We have read the extensive Draft Environmental Impact Statement for Hokua Place and remain opposed to this development for 2 reasons.

1. Traffic. Though the DEIS addresses traffic along with many subjects, the fact remains Kapaa is already overloaded with vehicular traffic and the new improvements will not do enough to alleviate what we already have. The DEIS study dates from almost 2 years ago for its Existing Conditions, and traffic has grown significantly worse since then. Indeed between the hours of 8-6 traffic comes practically to a halt in at least one direction of the highway if not both, and beyond these hours as well.
2. Upzone. We are opposed to upzone without significant mitigation. While there is clearly some good mitigation in the proposal, we are unable to determine if it compensated for the enormous financial benefit of changing the zoning to urban.

Despite the impressive amount of content in the document about the site and beyond, we have severe misgivings about it for multiple reasons and wish to voice our strong opposition to the development.

Sincerely,

Bruce and Cynthia Welti  
Kapaa

Response, 7/10/2017:

Bruce and Cynthia Welti,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

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.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Valerie Weiss <valerieweiss31@gmail.com>  
**Sent:** Friday, May 22, 2015 11:28 AM  
**To:** luc@dbedt.hawaii.gov; Peter Young  
**Subject:** DEIS HOKUA PLACE

5/22/2015

RE: Hokua Place DEIS

Aloha,

I 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. I 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.

Valerie Weiss  
Kapaa

Response, 7/10/2017:

Ms. Weiss,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

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.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The need for extra, if any, City and County personnel is a topic best discussed with the County of Kauai.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Elli Ward <elaloha@gmail.com>  
**Sent:** Saturday, June 20, 2015 5:27 PM  
**To:** luc@dbedt.hawaii.gov, info@hookuleana.com, mwilliams@kauai.gov, counciltestimony@kauai.gov,; info@hookuleana.com; mwilliams@kauai.gov; counciltestimony@kauai.gov> >  
**Subject:** Hokua Place Development

Aloha Land Use Commission Members and Friends of Kauai. We are writing you to request that you DENY the developer's request for a Zone Change of their 97 acre Agricultural parcel. You have heard from several residents of Kauai about this matter, some in support, others in opposition like us. We oppose the development for these reasons: (1) health and safety concerns. We have experienced the serious traffic congestion and pedestrian safety issues, particularly during the Kapaa Farmers Market days. School children dodging cars to get to their rides, the absence of crosswalks and cross guards, and the popularity of the Market itself all contribute to a serious safety issue. (2) Any large scale development at this point, on top of the three hotels that are scheduled for the TOWN of Kapaa, will only be one more nail in the coffin to bury this special town with its small town charm that appeals to residents and tourists alike. The existing infrastructure cannot support any additional demands on it, such as the waste water treatment, pollution and environmental stress from additional population and vehicles, and the overall quality of life for the year round population. (3) The Agricultural zoning for this parcel should not be changed for any developer. Zoning laws are meant to protect our island and her people, not to be changed, chopped up, trimmed down here and there. There have been too many exceptions, special use permits, conditional uses with no safeguards in place to assure that the conditions are met, granted to too many developers over the years.

We respectfully request that you DENY a zone change so we can preserve our Agricultural lands and retain our semi-rural character that makes our island special to us, the residents of Kauai. Thank you for your consideration and careful study of what is before you.

Sincerely,

David and Elli Ward  
Kilaua (808-651-5618)

Response, 7/10/2017:

David and Elli Ward,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

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.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

Your concern for the safety of Pedestrians has need noted and will be reviewed.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

**From:** Bart Walton [bartwalton@hotmail.com]  
**Sent:** Thursday, May 14, 2015 2:14 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua Place Development

Dear Land Use Commission,

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

If you add to the Hokua Place proposal, the proposed new development at Coco Palms, Coconut Beach resort and Coconut Plantation, it's expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

As a resident of Wailua Homesteads, we are particularly affected by any increase in traffic volume on the East side. As you know, we have only two routes down to the main highway; 1) Oloheua Rd., or 2) Kuamoo Rd. Let me address each of these.

1) Oloheua Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hokua Place will turn this road into a congested main feeder into old Kapaa town. Neither the road, nor the traffic circle at the bottom of the hill were designed to handle the volume of traffic being proposed. Also, have you considered the effect this development will have on Kapaa Middle School? When school lets out in the afternoon, traffic on Oloheua Rd. essentially comes to a halt until all the busses can leave. During this time, the whole Hokua development will be essentially unable to get in or out.

The Kapaa Bypass road is not going to be sufficient to serve as any solution to this problem. As with Oloheua, it's a winding road and can be dangerous at the speeds people often drive there. With this new development, you can predict terrible congestion and a lot more traffic fatalities.

2) Kuamoo Rd. is somewhat wider and straighter than Oloheua Rd., but still, it's already congested at certain times of the day. For example, if you try to go down the hill at 7:30 A.M., the traffic is sometimes backed up 1.5 miles, all the way to Opaekaa Falls.

It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown substantially. New long-term plans have to be developed before any new development is approved.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure have to be updated in order to handle the substantially increased volume of cars and people.

Other problems that concern me are:

a. **Environmental impacts** on storm drainage, land fill and recycling centers, as well as the impact on the land from sewage and septic systems.

b. **Impact on Retail Business** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on-line, or on other parts of the Island.

c. **Impact on Quality of Life and Tourism** - The main reasons people want to visit our Island is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries?? Are we going to continue down this path until Kauai is simply no longer a pleasant place to live and visit?

In my opinion, Hokua Place should not be approved until ALL the impacts on our community can be thoroughly addressed.

Thank you for considering our comments.

Bart and Anne Walton

Response, 7/10/2017:

Bart and Anne Walton,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The utmost care will be taken to protect the surrounding areas from storm runoff with an adequate stormwater system. This development is designed for people who already live on island. If any impact to businesses should happen, it should be an increase of customers. Online retailing is fact of life in our modern world, one must choose to buy locally.

Thank you for voicing your concerns,

Ron Agor



Hokua Place Development

Maile Walters

to:

luc

06/15/2015 03:47 PM

Hide Details

From: Maile Walters <mailemichiko@gmail.com>

To: luc@dbedt.hawaii.gov

Aloha,

My email is to express my concern that the development behind the Kapaa Middle School will have a big impact on the already terrible traffic congestion in Kapaa. Also, there should be more than 25% affordable housing included in the development.

Thank you. Maile

Response, 7/10/2017:

Ms. Walters,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Your concern for the safety of Pedestrians has need noted and will be reviewed.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor

**Peter T Young**

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**Subject:** FW: Proposed 800 new housing units surrounding Kapaa Middle School

**From:** Robb Wall (RS) Kauai [<mailto:robbwall@aol.com>]

**Sent:** Friday, June 19, 2015 9:29 AM

**To:** [info@hookuleana.com](mailto:info@hookuleana.com); [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov); [mwilliams@kauai.gov](mailto:mwilliams@kauai.gov); [judydalton123@gmail.com](mailto:judydalton123@gmail.com); [gabriellaires@hotmail.com](mailto:gabriellaires@hotmail.com)

**Subject:** Proposed 800 new housing units surrounding Kapaa Middle School

Dear Kauai Leaders,

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

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

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

Please see the attached.

Sincerely,

**Robb Wall, Realtor Broker**

**Wailua Houselots**

**Cell: 808-635-4606**

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

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

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

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

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

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

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

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

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

**EMERGING PROJECTS ALREADY APPROVED:**

**350 TIMESHARE UNITS IN FRONT OF PLANTATION HALE  
250 CONDOS IN COCONUT GROVE BY COURTYARD MARRIOTT**

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

**AN EIS \*MUST\* BE DONE ASAP TO REDIRECT THIS PROJECT INTO AG PURSUITS.  
THERE ARE TWO PLANNED HOUSING DEVELOPMENTS COMING FROM GROVE FARM IN AREAS THAT CAN HANDLE THE BURDEN OF DEVELOPMENT IN PUHI AND HANAMAULU.**

**THANK YOU FOR CONSIDERING THESE PERTINENT FACTS.**

Sincerely,

**Robb Wall, Realtor Broker**

**Wailua Houselots**



Response, 7/10/2017:

Mr. Wall,

Many of those lots for sale are not affordable,

Many of those homes are not affordable to purchase or repair,

Only a handful of those condos are designed for families, most are transient accommodations or 1-2 bedroom vacation homes,

Kealia Kai is a luxury development, many luxury developments on Kauai and the outer islands have this issue,

Kealanani was canceled, not very many affordable options either, and living on ag land comes with additional cost responsibilities as stipulated by The County,

Again, the goal is provide single family and multiple family dwellings, without the agriculture stipulations implemented by The County,

The new timeshare and hotel units are not designed affordable housing for residents,

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

There is an EIS available on the development's website,

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** jwskatz@yahoo.com <no-reply@weebly.com>  
**Sent:** Saturday, May 23, 2015 7:44 AM  
**To:** PeterYoung@Hookuleana.com  
**Subject:** New Form Entry: HoKua Place

You've just received a new submission to your HoKua Place.

### Submitted Information:

#### Name

Jill W

#### Email

jwskatz@yahoo.com

#### Comment

I understand and agree with need for increased affordable housing development. There is much talk of traffic and road infrastructure and that is just a fragment of the impact of a large scale housing development. I understand that most of what is printed on you website speaks to the mass cry but there are other items that are missing on your list of improvements that might help sell your project as well. There is only one mention of building a new school and that is hidden in with other items. As a parent and educator I know of the overcrowded schools. That should be a priority in pushing your plan as well as a shopping center.

The density of families that will be living in the new community will not only impact roads. It is the assumption of the public that all residents will get in their cars, bypass Kapaa and head to work in Lihue. That's just not real life. They will have children who need to go to school and EAT. I would not choose a neighborhood where my child will be on of 40+ students in a classroom. There are already 30+ per class in many of the Kapaa schools as Hawaii has no class size limits, only what is dictated by the fire department. I would not choose to purchase in a community where I would need to drive down a hill to a grocery store where I would still get caught in Kapaa traffic because the roads near the groceries were not being improved and then waiting on even longer check out lines....I'd choose to move elsewhere. This is not a simple "If I build it they will come".

I would happily move into a planned community with a grocery and school in my neighborhood. Bike paths and a pool are just to placate. You need to stop reacting to the superficial cries, but that is

cheaper, isn't it. As developers you are aware that communities like the one I described are successfully built and sold all over the world. It's what people want. It does cost more and take more time to build, as you know. However, if you presented the public with a livable plan, a plan for the future with shopping, schools, a bike path and a pool, the public would accept it with open arms and you would appear to have been listening all along.

Response, 7/10/2017:

Jill,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

The Department of Education has reviewed the DEIS and has no comment or concern.

The design of the development will be walkable/bikable with suitable amenities that dont detract from established companies/services within a 3 mile radius.

Thank you for voicing your concerns,

Ron Agor

6/22/15

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

Daniel Orodener and Land Use Commissioners

Re: Comments on Hokua Place  
Draft Environment Impact Statement Volumes 1 & 2

## **NO ZONE CHANGE SHOULD BE GIVEN, UNTIL THERE IS ADEQUATE INFRASTRUCTURE IN PLACE.**

Because the applicant has failed to answer most of the questions raised back in Jan.2015, this document should not be accepted. It should be returned for clearer and more precise answers to all questions.

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

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

## **Traffic**

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route between Kapule Highway and Kapaa Stream all the way back to 1973. 42 years of growth without the relief route, it's time has come.

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

We have received all the development from these documents, but very, very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams and bump to bump traffic is not only a social impact on the community and tourism, it has a very heavy economic impact on the whole Island wide business community. Also one must consider the movement of emergence equipment during these times.

We have “DOUG OURSELF’S INTO A HOLE”. Please, “NO” more zone changes till we get the Kapaa relief route between Kapule Highway and Kapaa Stream in place.

The traffic studies for this project were done in 2012-2013 maybe even earlier, as we were still feeling the effects of the 2008-09 economic down turn. The economic activity since late 2014 has been picking up to a point where we may have a 12-20 % increase or more in visitors. If you have 18,000 visitor per day on Island, and you have 2.75 people per car that equals a potential of 6,500 cars on the road, at 22,000 visitors the number jumps to 8,000 cars per day.

The traffic studies also neglected to look at the traffic increases from Coco Palms Hotel, two condo projects with about 500 units total, just north of Coconut Market Place, the potential increase in traffic from the remodel of Coconut Market Please. Then west of the proposed project you have a 130 unit Ag. Subdivision, further west between Kuamoo Rd. (580) all the way over to Kawaihau, there is about 4000 buildable lots that do not need zone changes. Property owners could go in for building permits at any time.

Just to the south of Coco Palms Hotel along Kuhio Hwy. and across the Wailua River there is a 700 unit Hawaiian Homelands Proposed project.

And looking north we have a 3000 unit project. Because Lihue, is the center of commerce of Kauai, all the residents from this project will be traveling from time to time to Lihue.

Traffic from all projects will have substantial adverse effects on human beings now living on Kauai.

These impacts, which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects must be considered The project’s contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.

The major traffic congestion comes when these projects come together at the intersections of Kukui street and Kuhio Highway and then at Kapaa Bypass and Kuhio Highway.

## **Project Alternatives:**

The (DEIS) Must discuss both mitigation and alternatives to the proposed project. Each alt. must be described in sufficient detail to permit a clear and precise comparison with the proposed project.

The EIS should focus on alternatives, capable of “substantially lessening “ adverse environmental effects This has not been done.

## **Storm water/ Drainage**

Because of the slopes on this site, a plan must show how the wet-lands will be protected from polluted storm water runoff. The developments hard surfaces could cover (12-15 acres) which will concentrate runoff and create a situation difficult to absorb. Before granting a zone change, require a full storm water/ drain plan.

## **Waste Water**

Today there is a question as to the capacity and plant’s ability to treat the current flow let-a- loan any additional flow. There also is a law suit in place and “NO REZONE” should take place till we see the outcome of the suit. If the County looses they could be required to build a new treatment plant, which may take 3-5 years or more.

## **Water**

The project is within Kauai County Department of Water service area and must be required to deal with the water district. They must not be able to build their own water system.

## **ADA**

Show how all walks, paths, and streets meet ADA requirement? A map is needed showing the grades of all walks, paths and streets, as well as the

connectivity to old town. It should also show how one may get to the church across the street, swimming pool and commercial areas of the project.

**Show a complete North/South circulation plan.**

**How does the transportation plan and its mitigation promote resiliency for the community?**

**Please, “NO ZONE CHANGE” till the Kapaa relief route, is in place.**

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

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

4 pages

**Thank You**

**Ken Taylor**

**taylork021@hawaii.rr.com**

Response, 7/10/2017:

Mr. Taylor,

All of your concerns have been noted.

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

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

ADA is not applicable to site wide improvements which are privately owned and funded. Instead, ADA guidelines will be applied to a code specified amount of individual multifamily residences, parking facilities, access to residences, community amenities, and more where applicable. Please refer to the 2010 ADA Guidelines and Chapter 11 of the IBC for more information.

Thank you for voicing your concerns,

Ron Agor



**Peter T Young**

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**From:** isobel <isobel148@gmail.com>  
**Sent:** Monday, June 22, 2015 9:46 AM  
**To:** info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov  
**Subject:** Re: HoKua Place Draft EIS -Kauai - public comment

I am a permanent resident of Kauai and live at 5837 Olohena Road. As such I will be directly impacted by the proposal to open an entrance onto Olohena Road from the proposed housing project. My house is only a few feet from the road and I already observe a great deal of traffic on a regular basis coming in both directions day and night. In addition, despite the extremely curvy nature of the road, many vehicles drive at an excessive speed. Creating an opportunity for more traffic to use this road will only increase the noise and potential for accidents, especially since I read nothing in the EIS that would reduce the speed limit allowed on this road.

I am opposed to the proposal to open an entrance to Olohena Road from Hokua Place due to the negative impact it will create on the community already living here. If, however, such an opening were to be built, then I would recommend a change in the speed limit to 15 mph.

Lastly, I oppose the proposed zoning change from agriculture to urban. My family and I are farmers; we live on Kaua'i precisely because of its agricultural history. We strongly believe the economic future of this little island lies in sustainable agriculture and not in housing development. There could be sufficient affordable housing here if the county would step up and create regulations for rent control as well as other appropriate means to allow our families to live affordably. Furthermore, the prices listed in your proposal are hardly affordable!

Thank you for the opportunity to make my comments.

Isobel Storch  
5837 Olohena Rd.  
Kapaa, HI. 96746  
808-635-6053

Response, 7/10/2017:

Ms. Storch,

Your concerns have been noted. 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 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.

At this time we project that any off-site utility and roadway upgrades will be a shared expense between the county and the developer.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Robert Rowny <oz77@hawaiiantel.net>  
**Sent:** Thursday, June 04, 2015 9:04 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Subject:** Hokua Place!

Robert Rowny opposes the pending Hokua Place development because of the negative impact on the infrastructure & quality of life... for all residents & tourists on Kauai. Sincerely, Robert Rowny

Response, 7/10/2017:

Mr. Rowny,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** S. David Rosenberg <sdaver1@mac.com>  
**Sent:** Monday, June 22, 2015 1:24 PM  
**To:** luc@dbedt.hawaii.gov  
**Cc:** info@hookuleana.com  
**Subject:** Hokua Place Development

Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I am trying to understand why this is even on the table and can come up with only three possibilities

- The members of the Land Use Commission are ignorant of the reality of life in Kapaa.
- The members of the Land Use Commission don't care about the reality of life in Kapaa.
- The members of the land use commission have contempt for the citizens of Kapaa and Kauai.

I know that these sentiments are harsh, but given that the traffic congestion in Kapaa is near gridlock for much of the work day, it is hard to think otherwise. I regularly avoid going through Kapaa during the day between 10:00 A.M. and 6:30 P.M. The congestion during these times means that a trip from Kapahi (Helena Lane where I live) to Safeway and back takes no less than an hour. I know I'm not the only one who avoids Kapaa during these times and that's got to have an adverse impact on Kapaa businesses.

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

As you know people in Wailua, have only two routes down to the main highway; 1) Oloheua Rd., or 2) Kuamoo Rd.

1) Oloheua Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hokua Place will turn this road into a congested main feeder into old Kapaa town. Neither the road, nor the traffic circle at the bottom of the hill were designed to handle the volume of traffic being proposed. Also, have you considered the effect this development will have on Kapaa Middle School? When school lets out in the afternoon, traffic on Oloheua Rd. essentially comes to a halt until all the busses can leave. During this time, the whole Hokua development will be essentially unable to get in or out.

The Kapaa Bypass road is not going to be sufficient to serve as any solution to this problem. As with Oloheua, it's a winding road and can be dangerous at the speeds people often drive there. With this new development, you can predict terrible congestion and a lot more traffic fatalities.

2) Kuamoo Rd. is somewhat wider and straighter than Olohena Rd., but still, it's already congested at certain times of the day. For example, if you try to go down the hill at 7:30 A.M., the traffic is sometimes backed up 1.5 miles, all the way to Opaekaa Falls.

It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown substantially. New long-term plans have to be developed before any new development is approved.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure have to be updated in order to handle the substantially increased volume of cars and people.

Other problems that concern me are:

a. **Environmental impacts** on storm drainage, land fill and recycling centers, as well as the impact on the land from sewage and septic systems.

b. **Impact on Retail Business** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on-line, or on other parts of the Island.

c. **Impact on Quality of Life and Tourism** - The main reasons people want to visit our Island is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries?? Are we going to continue down this path until Kauai is simply no longer a pleasant place to live and visit?

In my opinion, Hokua Place should not be approved until ALL the impacts on our community can be thoroughly addressed.

Thank you for considering my comments.

Dave Rosenberg

Response, 7/10/2017:

Mr. Rosenberg,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The utmost care will be taken to protect the surrounding areas from storm runoff with an adequate stormwater system. This development is designed for people who already live on island. If any impact to businesses should happen, it should be an increase of customers. Online retailing is fact of life in our modern world, one must choose to buy locally.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Land of Mist <karen@landofmist.com>  
**Sent:** Thursday, May 21, 2015 8:58 PM  
**To:** info@hookuleana.com  
**Subject:** Hokua Place Development / for Peter young

Dear Peter,

I would appreciate your taking another look at the Hokua Place project proposal. I am a 20 year resident of Wailua and have great concern for what I hear about the development.

The DEIS is supposed to be the official response to previous comments and concerns raised by the community. It appears that the document not only fails to address most of the concerns raised by the community it also fails to resolve potential infrastructure problems.

- 1) The developers have denied the need for changes, saying that traffic studies done in 2012 are adequate. How valid is that?

I travel from my home down Oloheua Rd to the roundabout on work days between 7:30-7:45am every morning and I can tell you the traffic regularly gets backed up to the Middle School. There is not one morning where there is less traffic than that unless school is not in session or it is a Holiday.

Adding more density to the environment before we resolve traffic issues is a great mistake. It may look great to everyone who is looking at the proposal on paper but I can tell you from personal experience that if the development is allowed to go ahead it will have a very negative impact on the entire Kapaa corridor as there will be gridlock at the Roundabout, in Kapaa town, at the Wailua Bridge multiple times a day which will affect

- being able to get from point A to point B on a timely basis
- local businesses
- the tourist industry in a negative way. Who will want to come visit if they can't travel with ease from one area of the island to another. No one wants to sit in traffic as if it were LA.

- 2) The DEIS also fails to address the very real problem of lack of adequate water pressure and storm runoff issues that will increase due to re- contouring the land.

For 10's of years the big concern about building in the Wailua corridor has been the lack of adequate water pressure. Moreover when there is heavy rainfall the water run-off is a serious

problem. There is always flooding and road closure that goes on due to water running off from NouNou Mt.

3) The development fails to address the issue of affordable housing

Moreover, the most egregious error is the lack of provision for affordable housing. According to the DEIS only 24% or 183 dwellings in the multi-family apartments are to fall in the affordable housing category which is mandated by the County. Single-family dwellings on lots will be in the "\$650,000 to \$950,000 range with projected prices as noted in 2015 dollars".

Who can afford that?? Your average Kaaian already holds two jobs to try to make ends meet. There is not enough time in the week to work even more hours.

Please re-consider what is at stake here!!

Aloha, Karen Mavec

Wailua resident

Response, 7/10/2017:

Ms. Mavec,

All of your concerns have been noted.

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

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Scott Derrickson <SDerrick@dbedt.hawaii.gov> on behalf of &LUC  
<luc@dbedt.hawaii.gov>  
**Sent:** Friday, May 22, 2015 8:34 AM  
**To:** info@hookuleana.com  
**Subject:** Fw: hokua place subdivision

Aloha Peter:

Forwarded on response to DEIS. Aloha, Scott

State of Hawaii, Land Use Commission

Phone: (808) 587-3822

Fax: (808) 587-3827

Website: <http://luc.state.hi.us>

----- Forwarded by Scott Derrickson/DBEDT on 05/22/2015 08:34 AM -----

From: [wailuat@hawaiiantel.net](mailto:wailuat@hawaiiantel.net)  
To: [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)  
Date: 05/20/2015 03:16 PM  
Subject: hokua place subdivision

I am in total opposition to this subdivision. As a life long resident of this island I have seen the changes

that have impacted our highways and lives some good, but for the most part not. To me this is not smart growth.

Before homes, we need our highways and roadways updated and improved. Let us not put the cart before the horse.

Seen way to many of those happen on our island. Do it right and correct. Not after the fact.

Affordable housing has become such a trite word. For whom is it affordable to? I know that anything above

500,00 dollars is not affordable for the local people, my question then is to whom are these homes targeted to.

I say No Adequate Highways, No Homes. Am just saying Not here and not now

aloha

Lynn

Response, 7/10/2017:

Lynn,

All of your concerns have been noted.

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

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor



**Peter T Young**

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**Subject:**

FW: serious concerns about the proposed Hokua Place development

**From:** Joan Levy [mailto:[joanlevy47@icloud.com](mailto:joanlevy47@icloud.com)]

**Sent:** Saturday, June 20, 2015 1:53 AM

**To:** [bbuley@thegardenisland.com](mailto:bbuley@thegardenisland.com); [Mayor@kauai.gov](mailto:Mayor@kauai.gov); KauaiCountyCouncil; [mwilliams@kauai.gov](mailto:mwilliams@kauai.gov); [huc@dbedt.hawaii.gov](mailto:huc@dbedt.hawaii.gov); [info@hookuleana.com](mailto:info@hookuleana.com)

**Subject:** serious concerns about the proposed Hokua Place development

Aloha,

I live in the Wailua house lots in Kapaa. It is unimaginable and I think completely irresponsible to consider allowing agreement for this development (by re-zoning ag to urban land use) before we have the infrastructure in place to accommodate the increased traffic, waste treatment, and classroom overcrowding.

Not to mention whatever other unforeseen negative impacts on our rural kauai lifestyle the proposed increase in island resident and tourist population will bring.

We must be righteously committed to only sustainable growth here on Kauai. Developers promises of environmental sensitivity and sustainability have no basis in what actually happens. Their concerns are on the profits they will make. Not on any ill effects that the community will suffer because of what they have built here.

This particular developer has pointed to written safeguards and allowances that are ambiguous at best with no tangible dates, financing, or definitive plans. Pie in the sky hopes that will only turn into mud on our faces.

Just today the bypass was considerably backed up, going south. Market day on Wednesday in Kapaa is already a horrendous traffic mess. Adding 1600 cars from the Hokua Place development right smack into the congestion that already exists there can only lead to a total nightmare for us.

The waste treatment substation at haleilio road already smells like you know what. The traffic light can last 6 minutes with a bunch of cars having to sit right next to that stench. If we can't manage our waste now, what will happen as the proposed Coco Palms opens it's doors - especially with the existing plan to route their guests right onto Haleilio. Then there are the Waipouli Hotels planned. Do we really need 3 new hotels in Kapaa???? With no beautiful beach to offer their customers, none will be hanging out at the hotel. They will be on the roads from dawn till ...

Numerous times I have ventured out along Haleilio planning to go south or north only to turn back not wanting to deal with the traffic congestion and delays. The post office can wait. I'll get that food I need later. I hope my bank balance can wait to deposit this check another day...

Do you really think tourists (who remain Kauai's bread and butter) will continue to flock here to sit locked in traffic congestion while they have to smell noxious waste treatment failures?

This is such a no brainer. Our future is in YOUR hands. We have entrusted you to watch over our a'ina and island community needs.

Please deny the application for a zone change form ag to urban for the proposed Hokua Place Development.

Thank You!

Joan Levy

POB 160, Kapaa, HI 96746

Joan Levy

[joanlevy47@icloud.com](mailto:joanlevy47@icloud.com)

Response, 7/10/2017:

Ms. Levy,

All of your concerns have been noted.

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

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

The Department of Education has reviewed the DEIS and has no comment or concern.

Thank you for voicing your concerns,

Ron Agor

**Peter T Young**

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**From:** Makoto Lane [makotolane@yahoo.com]  
**Sent:** Monday, June 15, 2015 8:31 AM  
**To:** info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov  
**Subject:** HoKua Place development

Aloha,

The traffic congestion on Kaua'i is at a point where county planners can be found negligent in approving and contributing to the density of our roadways. It is a emergency and safety issue when first responders cannot get to their calls. There needs to be a viable traffic remedy, not stop gap fixes like those proposed and before any new development let alone rezoning of agricultural land is approved.

The coconut palms hotel will already create major traffic congestion at one end of Kapa'a, we don't need another source of traffic at the other end. There are major choke points along the main highway of Kaua'i. Any development will add to the congestion of these known choke points.

Kaua'i is food unsustainable importing 90% of our food. The state, county, UH system and private entities are working towards food sustainability initiatives and we cannot afford to lose any agriculturally zoned land to residential development until we fully address and solve our food sustainability issue.

We have many other problems that need to be taken care of before we start exacerbating these problems with more people and traffic. Sewage, MIRF(recycling), run-off water leading to polluted streams, traffic, water rights. All of which have to be addressed before we add any more people to the mix.

We need affordable housing but building 650 high-end over-priced houses in the name of affordable housing is a problem. This is where we run into traffic problems that will not be solved by the proposed new routes. How much affordable housing has gone to those born and raised in past developments?

Since when did building more houses ever lower housing prices. Look at Honolulu or Los Angeles. Building more houses has never lowered the median cost of housing, ever. Construction jobs are unsustainable.

Please do not let us end up being the new Orange County.

Makoto Lane  
Vice-President Kaua'i Young Democrats  
(808) 631-1866

Response, 7/10/2017:

Mr. Lane

All of your concerns have been noted.

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 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.

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Ken Jopling <kenxxden@gmail.com>  
**Sent:** Sunday, June 21, 2015 7:23 PM  
**To:** info@hookuleana.com  
**Subject:** Kapaa Highlands development

As a citizen resident of upper Kapahi I cannot support the proposed Hokua Place development. The highway infrastructure cannot support such development with 800 new homes and the cars that each home will have entering Kapaa at the current roundabout. As far as your proposed feeder road from the current Bypass to Olohena Road goes against the initial purpose of the Bypass to not have intersections along its route.

Also I feel strongly that Agricultural Land should remain for the production of local food sources and not be re zoned for residential purposes.

Ken Jopling, RN, BSN  
Support Your Health

Response, 7/10/2017:

Mr. Jopling,

All of your concerns have been noted.

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 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.

Thank you for voicing your concerns,

Ron Agor

**Peter T Young**

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**Subject:**

FW: Proposed HoKua Place development

**From:** Sandra Herndon [mailto:2da1wahine@gmail.com]

**Sent:** Saturday, June 20, 2015 12:42 AM

**To:** Info@hookuleana.com

**Cc:** Marie Williams; Mayor Bernard Carvalho; counciltestimony@kauai.gov; raymond.j.mccormick@hawaii.gov; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.l.smith@hawaii.gov; mmoule@kauai.gov

**Subject:** Proposed HoKua Place development

Aloha Mr Young and other interested parties,

I am writing in opposition to the proposed Hokua Place development. While I certainly agree that Kaua'i needs more affordable housing, I don't believe that this is the appropriate time nor place for this project to go forward.

Until such time as the infrastructure has been established, it does a huge disservice to the rest of the community, to accommodate the new construction.

I live in the Wailua House Lots division, having moved recently from Kapahi. I used to have to schedule trips past the middle school, so as not to encounter the backed up traffic from parents dropping off / picking up their children. With the additional homes planned for this area, the congestion will only be worse, but likely not as bad as it is now, on Kuhio Hwy through Kapaa town. The roads need to be in place before the construction commences.

I'm also concerned that these homes will not be affordable for the average citizen of Kaua'i, but instead will be priced out of the market. Pricing these homes out of financial reach of the majority of the community only increases the homeless situation, which we're dealing with particularly on the Eastside area.

Another concern is the sewage system. For years, traversing the area around Coco Palms/ Haleilio intersection is a strong reminder that the waste water treatment plant is insufficient to handle the current load. The odor is so strong at times you have to hold your breath, even with the windows up. It's inconceivable that 800 new residences could be added to this already overloaded system, without major pollution problems. Again, we need to have infrastructure in place prior to construction.

Although this testimony may be regarded as merely "anecdotal", it is what we live with on a daily basis; If the intention is to increase the quality of life here on Kauai, consider locating the development in Lihue, where residents can walk to the shopping centers, etc. The roads have already been widened to accommodate more traffic, there is plenty of vacant land across from the centers and it would serve to centralize the community.

Mahalo for the opportunity to speak to this issue.

Sandra Herndon

Kapaa, HI

"Thought is Creative, and YOU are the Thinker"

Response, 7/10/2017:

Ms. Herndon,

All of your concerns have been noted.

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

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Marj Dente <mdente@hawaii.rr.com>  
**Sent:** Sunday, June 21, 2015 9:03 PM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com  
**Cc:** raymond.j.mccormick@hawaii.gov; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.l.smith@hawaii.gov; mwilliams@kauai.gov; mmoule@kauai.gov; Kauai Council  
**Subject:** Concerns related to the Hokua Place, Kapa'a Zoning Change

RE: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) , MAY 2015 FOR APPLICATION OF ZONING CHANGE FROM AGRICULTURAL TO URBAN LAND USE as prepared by Ho'okuleana LLC, known as HOKUA PLACE in Kapa'a, HI.

Aloha to all personnel, State and Kauai County, who will be reviewing the above application DEIS.

I have spent a considerable amount of time reading the (DEIS) for the above application. Among many important items outlined in this document, I have time to write the issues only I am most concerned about, after having researched information that has prompted me to comment on issues and ask the following questions.

- 1) Page 130: TRAFFIC RELATED ISSUES: The applicant suggests that to mitigate a potential problem for pedestrians and bicycles to safely cross the Kapa'a By-Pass Road, that a multi-use overpass be constructed. According to Don Smith of the Hawaii Department of Transportation (HDOT), overpasses are seldomly used and are not a good investment in State funds. The DEIS does not indicate who would be responsible for building the overpass if approved. I find this suggestion unacceptable.
- 2) Page 131: TRAFFIC RELATED ISSUES: The applicant admits that the intersection of Olohena, Ka'apuni and Keahulua Roads is presently poor. They are proposing a round-a-bout be constructed near this intersection, leading into their project at their main drive-through road which is immediately at the property corner of their project and the Kapa'a Middle School. Not only is this probably the worst possible sighting for a round-a-bout being so close to a steep grade from and to Olohena Road (causing all traffic including school buses to consistently stop and start on this hill, but there is a huge drop off on both sides of this area. Should navigation by school buses be impaired for any reason, buses could easily fall over the edge of the embankments. Also, the cost of round-a bouts has been quoted to me by the HDOT as costing between 5 and 7 million dollars. Since this intersection is NOT a state highway, the County of Kauai would have to pay for this suggested mitigation as the applicant is not offering to do so in the DEIS. This is an unacceptable solution.
- 3) Page 136: TRAFFIC RELATED ISSUES: In a letter dated February 11, 2015 from Raymond Mc Cormick, then District Engineer of the HDOT, he states that one of the solutions being proposed to hasten traffic around Kapa'a, is to add an additional lane to the North end of the Kapa'a Bypass. Not only is there no time line for funds to be available for this addition, but according to the HDOT, a traffic signal would have to be installed at the intersection with Kuhio Highway, causing more of a traffic tie up than what already exists. Since no funds have been allocated by the KDOT, it could be many years after any development is approved and constructed on the applicant's property. This is not an acceptable solution.
- 4) Page 79: WATER RESOURCES: The applicant admits that there may be a contamination problem with the well that they are proposing would either be connected to the Department of Water (DOW) storage tank on Ka'apuni Road, or used directly within their project development. Regardless, I find these two proposals are assuming that their well water will be potable water for human consumption since this exploratory well is not indicated as having been already tested by the Hawaii Department of Health (HDOH), and not now meeting the requirements of the DOW. The well is indicated as being on two separate maps in two separate places in the DEIS as being within a few feet from an existing stream and about 300 feet from the stream. QUESTION: Which map is correct?

Regardless, the stream that flows through or near the applicant's property originates west and northwest of Olohena Road, flowing through major cattle, goat and pig country for years and years. Plus, is there any research to be done regarding overflowing or leaching cesspools within the uplands of this stream?

- 5) Page 80: WASTEWATER: The applicant is proposing that all wastewater from any potential development will be routed to the sewer lines that traverse through Kapa'a and Wailua into the Wailua Water Treatment Plant (WWTP). This plant, originally

constructed in 1964 meets only the minimum requirements for wastewater treatment per Hawai'i Administrative Rules. Although the WWTP has been expanded to deal with a higher peak flow, it still is pumping a minimally treated outflow into the ocean at Lydgate Park as well as being used as irrigation for the Wailua Golf Course.

QUESTION: What kind of testing and how often is the outflow pipe into the ocean researched? Also, are there signs at both the Lydgate beach location and the golf course advising swimmers, surfers and golfers that they may be subject to pollution and bodily harm, particularly if studies and research are not done consistently and independently of the management of the WWTP?

I would appreciate your consideration of my concerns as you review the DEIS for this project and will expect detailed responses via e-mail and/or at a future public hearing to be held on Kauai.

Mahalo and with Aloha,

Marj Dente, resident and property owner for over 25 years  
6335-B Waipouli Road, Kapa'a, HI 96746 808-823-8162



## Peter T Young

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**From:** lila devi <liladevi@yahoo.com>  
**Sent:** Friday, June 12, 2015 7:00 AM  
**To:** info@hookuleana.com  
**Cc:** luc@dbedt.hawaii.gov  
**Subject:** 800 house development Kapaa

Please don't ask for approval for this development until the infrastructure in Kapaa can be improved by the DOT. The sanitation needs improving and the flow of traffic through the Kuhio Highway shopping area. The tourists are not going to continue to visit here once they experience the traffic gridlock.

the locals will have to do our shopping in the evening or early morning hours to stay out of the gridlock. It is already slow most weekday afternoons and we don't even have the traffic from the approved 3 hotels yet to experience.

Is the developer going to live and commute from his development. I doubt it!

Hold off till DOT and local politicians can improve the traffic and sanitation.

Thank you, Llla Devi (Wailua Homesteads homeowner)

Response, 7/10/2017:

Mr. Lane

All of your concerns have been noted.

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 a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

Thank you for voicing your concerns,

Ron Agor

## Peter T Young

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**From:** Michael Goodwin <goodwinkip@gmail.com>  
**Sent:** Monday, June 22, 2015 10:35 AM  
**To:** luc@dbedt.hawaii.gov; info@hookuleana.com; Michael Goodwin  
**Subject:** Draft EIS, Hokua Place

Aloha to those reviewing this application,

After reviewing the Draft Environmental Impact Statement of May 15 for application of zoning change from agriculture to urban use as proposed by Ho`okuleana LLC, aka Hokua Place in Kapa`a on Kaua`i, I do not think the developer has made a convincing case for this development in this location being a better use than its current designation for agriculture.

Attending a meeting with Dept. of Transportation personnel Ray McCormick and Don Smith, I learned that funding for road upgrades that would mitigate the increased traffic on the already overburdened Kapa`a-Wailua corridor, arising from this development, will not be forthcoming for a long time, if ever. Traffic congestion is already a real safety issue for buses transporting children to the adjacent Kapa`a Middle School, for children crossing Olohena Road in front of the school, and for emergency vehicles being delayed in dense traffic on Kuhio Highway.

The developer is claiming an on-site water source sufficient to serve all 800 homes. There is no independent corroboration of this claim. An independent study, paid for by developer, needs to verify the quantity and potability of water from a well on the property.

Wastewater is proposed to go to Lydgate where it would be partially treated and much of it then pumped into the ocean. Please consider there are three already permitted, yet to be built resorts in Waipoli/Wailua, all to be served by the 1960's era Lydgate waste treatment plant. Developers, not taxpayers, should pay for waste treatment upgrades. But first and foremost it should be determined that the already stressed eastside ecosystem can absorb all this added waste at all.

On a personal note, I used to drive from my home on Olohena Road to Wailua Beach frequently, but I have stopped because of the stress and personal risk of confronting the traffic tie-up at the Kuhio Highway, Kuamo`o Road intersection. It's a small example of a loss of quality of life, difficult to measure and quantify, endured by residents of the east side of Kaua`i.

Kaua`i needs housing for its people in areas that have the capacity to receive them. Kapa`a-Wailua is not one of those places.

Thank you for your consideration,

Michael Goodwin  
Member of the executive committee, Kaua`i Chapter, Sierra Club

