

From: Karen Gibbons <alohakareng@yahoo.com>

Date: June 21, 2018 at 9:28:39 AM HST

To: daniel.e.ordenker@hawaii.gov

Subject: Kealia MaukaHomesites Proposal

LAND USE COMMISSION
STATE OF HAWAII

2018 JUN 21 A 11: 36

State of Hawai'i Land Use Commission
Mr. Daniel Orodener, Executive Officer
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, HI 96804-2359

Aloha Mr. Orodener,

I have read the April, 2018 EIS report. Thank you.

I continue to have grave concerns regarding this proposal.

In addition to those I have already sent to you on 12-18-2018, they are as follows:

1. These 235 lots can be sold to anyone! Even though there is heavy emphasis on them being targeted/intended for existing "workforce housing" Kauai residents, there is nothing that can be done legally to insure that would be the end result.
2. If this proposal passes, what is to stop the owner from submitting another similar proposal for an additional 235 lots for a "Phase 2 " on his land?
3. There is no mention of the impact to residents of Kamole Road, though far less than our neighbors on the Mauka side.
4. What will be the financial impact -the market value -to the existing old time, authentic local style island homes in Kealia. Most of these homes are owned by first, second and third generation plantation workers. These homes truly were for "workforce housing".

I hope that decision making regarding this proposal will be comprehensive and include the horrific impact it will have on many lifetime residents of Kealia!

Thank you for this opportunity to voice my (and others) concerns.

Karen Gibbons
2382 Kamole Rd.
Kealia, HI



United States Department of the Interior

U.S. GEOLOGICAL SURVEY

Pacific Islands Water Science Center

1845 Wasp Boulevard, Building 176

Honolulu, Hawaii 96818

Phone: (808) 690-9600/Fax: (808) 690-9601

LAND USE COMMISSION
STATE OF HAWAII

2018 JUN 21 A 8:18

June 19, 2018

Ms. Moana Palama
Kealia Properties LLC
Hawai'i Management Services LLC
P.O. Box 1630
Kōloa, Hawai'i 96756

Dear Ms. Palama:

Subject: Draft Environmental Impact Statement (DEIS)
Keālia Mauka Homesites
Kawaihau District, Island of Kaua'i
TMKs: (4) 4-7-004: por.001

Thank you for forwarding the subject DEIS from HHF Planners to the U.S. Geological Survey Pacific Islands Water Science Center for review and comment. We regret however, that due to prior commitments and lack of available staff, we are unable to review the document.

We appreciate the opportunity to participate in the review process.

Sincerely,

Stephen S. Anthony
Center Director

cc: Mr. Daniel Orodener, Executive Officer
State of Hawai'i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Mr. Scott Ezer
HHF Planners
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

LAND USE COMMISSION
STATE OF HAWAII

2018 JUN 21 A 8:18

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

June 20, 2018

Ms. Moana Palama
Hawaii Management Services LLC
P.O. Box 1630
Koloa, Hawaii 96756

Re: Draft Environmental Impact Statement for the Proposed Kealia
Mauka Homesite Project, Kawaihau District
Kauai, Hawaii, TMK: (4) 4-7-004: por. 001

Dear Ms. Palama:

The Hawaii State Department of Education (HIDOE) has the following comments for the Draft Environmental Impact Statement (DEIS) for the proposed Kealia Mauka Homesite Project (Project). According to the DEIS, the proposed Project is to develop 235 single-family house lots on approximately 53.4 acres of land located at Kawaihau District, Island of Kauai, Hawaii TMK: (4) 4-7-004: por. 001.

The HIDOE previously commented on the Project Environmental Impact Statement Preparation Notice, by letter dated December 22, 2017, on whether Additional Dwelling Units (ADU) will be allowed as they will contribute to student estimates. The DEIS notes that the proposed lot sizes of the Project do not allow for the construction of ADUs. There will only be one single-family dwelling per lot.

Subsequently, at the request of the Project consultant, HIDOE suggested a student generation rate (SGR) utilizing information from a comparable subdivision also located on Kauai. The SGR was used in the DEIS to say that the Project may generate approximately 101 students at full buildout, which could occur over a ten year period.

As there are disclaimers with the creation of any SGR, there is also a disclaimer regarding student estimates produced from a SGR. The student estimates are long-term projections covering a time frame that goes beyond a project build out. If the HIDOE had provided the DEIS estimates, the numbers would be qualified as follows: "When the Project is mature and unit turnover is stabilized, approximately 101 HIDOE students will reside there."

The analysis offered a minimal estimate of impact to all Kauai public schools of 21 new students. This was based on the assumption that 20 percent of the 235 Project lots, 47 lots, would be sold to non-resident/vacation home buyers. We do not concur with this island wide conclusion and do not understand how the Project related number was extrapolated into an island wide number.

Thank you for the opportunity to comment. Should you have any questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist, of the Planning Section of the Facilities Development Branch at (808) 784-5093.

Respectfully,



Kenneth G. Masden II
Public Works Manger
Planning Section

KGM:rl

c: Daniel Orodener, Executive Officer, State Land Use Commission, DLNR
Leslie Kurisaki, HHF Planners

DAVID Y. IGE
GOVERNOR OF HAWAII



LAND USE COMMISSION
STATE OF HAWAII



2018 JUN 21 AM

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 20, 2018

Kealia Properties LLC
Attention: Ms. Moana Palama
P.O Box 1630
Koloa, Hawaii 96756

via email: moana@mskauai.com

Dear Ms. Palama:

SUBJECT: Draft Environmental Impact Statement (DEIS) for **Kealia Mauka Homesites**; Kawaihau District, Kauai

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division, (b) Land Division – Kauai District and (c) Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)

cc: D. Orodenker, State Land Use Commission
S. Ezer, HHF Planners
Central Files

daniel.e.orozenker@hawaii.gov
sezer@hht.com

DAVID Y. IGE
GOVERNOR OF HAWAII



18 MAY 09 PM 12:20 ENGINEERING
SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 8, 2018

MEMORANDUM

TO:

FROM

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Kauai District
- ☒ Historic Preservation

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsuji, Land Administrator
Draft Environmental Impact Statement (DEIS) for **Kealia Mauka Homesites**
Kawaihau District, Island of Kauai; TMK No. (4) 4-7-004:001 (por.)
Kealia Properties, LLC

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments by **June 20, 2018**.

The DEIS can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on the Current Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed:

Carty S. Chang, Chief Engineer

Print Name:

Date:

5/10/18

Attachments

cc: Central Files

RECEIVED
LAND DIVISION
2018 MAY 18 AM 11:12
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

**Ref: Draft Environmental Impact Statement (DEIS) for Kealia Mauka Homesites,
Kawaihau District, Island of Kauai; TMK No. (4) 4-7-004:001 (por.)**

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiinfip.org/FHAT>).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4846.

Signed: _____


CARTY S. CHANG, CHIEF ENGINEER

Date: _____

5/14/10

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZAN E. D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 8, 2018

MEMORANDUM

TO: From

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Kauai District
- ☒ Historic Preservation

TO

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Impact Statement (DEIS) for **Kealia Mauka Homesites**
LOCATION: Kawaihau District, Island of Kauai; TMK No. (4) 4-7-004:001 (por.)
APPLICANT: Kealia Properties, LLC

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments by **June 20, 2018**.

The DEIS can be found on-line at: <http://health.hawaii.gov/oegc/> (Click on the Current Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

- () We have no objections.
- (☒) We have no comments.
- () Comments are attached.

Signed: _____

Print Name: _____

Date: _____

Wesley T. Matsunaga
5/14/18

Attachments

cc: Central Files

RECEIVED
LAND DIVISION
2018 MAY 18 AM 11:19
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

18292

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 8, 2018

MEMORANDUM

TO:
Fr.

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Kauai District
- ☒ Historic Preservation

RECEIVED
LAND DIVISION
2018 JUN 14 AM 11:11
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

To.

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Impact Statement (DEIS) for **Kealia Mauka Homesites**

LOCATION: Kawaihau District, Island of Kauai; TMK No. (4) 4-7-004:001 (por.)

APPLICANT: Kealia Properties, LLC

Transmitted for your review and comment is information on the above-referenced project. Please submit any comments by **June 20, 2018**.

The DEIS can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on the Current Environmental Notice in the middle of the page.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

- ☐ We have no objections.
- ☒ We have no comments.
- ☒ Comments are attached.

Signed: _____

Print Name: **DAVID G. SMITH, Administrator**

Date: 6/8/18

Attachments
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

Date: June 8, 2018

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAIHOLAWA ISLAND RESERVE COMMISSION
LAND
STATE PARKS

TO: Mr. Russell Y. Tsuji
Land Administrator, Land Division

FROM: David G. Smith DGS
Administrator, Division of Forestry and Wildlife

SUBJECT: Division of Forestry and Wildlife (DOFAW) Comments on the Kealia Mauka
Homesites Draft Environmental Impact Statement (DEIS)

DOFAW is responding to the May 8, 2018 memo from Land Division requesting comments on the subject DEIS. Keālia Properties, LLC has petitioned the State of Hawai'i Land Use Commission (LUC) to amend the Agricultural Land Use District Boundary into the Urban Land Use District. The Petition Area is comprised of 53 acres of land. Keālia Properties, LLC proposes to develop a residential subdivision within the Petition Area, consisting of approximately 235 lots.

Endangered seabirds such as the threatened Newell's shearwater (*Puffinus newelli*) and the endangered Hawaiian petrel (*Pterodroma sandwichensis*) and Band-rumped storm petrel (*Oceanodroma castro*) are not likely to be in the vicinity of the project area but they may traverse the area at night to and from their mountain nesting grounds. Bright artificial lighting can adversely impact seabirds causing disorientation which could result in collision with manmade structures or grounding of birds. To avoid take of listed seabirds during construction, it is recommended that nighttime work requiring construction lights be avoided during the seabird fledging season from September 15 to December 15. This is the period when young seabirds take their maiden voyage to the open sea. For nighttime lighting when the facility is operational, DOFAW recommends that lights to be used are fully shielded to minimize impacts. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

It is also strongly recommended that individual homes and buildings install outdoor lights that are fully-shielded to minimize attracting seabirds into the residential area. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i visit: <https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

The applicant should be aware that artificial lighting can adversely impact State- and Federally-listed seabirds that may pass through the area at night causing disorientation which could result in collision with manmade artifacts or grounding of birds. For any nighttime lighting during construction and when the facility is operational, DOFAW recommends that lights used be fully shielded to minimize impacts. For illustrations and guidance related to seabird-friendly light

styles that also protect the dark, starry skies of Hawai'i visit:
<https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf>.

The State and Federally listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to roost in the project area. To minimize the potential for risk of injury or mortality to juvenile bats or other impacts to this species, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Site clearing should be timed to avoid disturbance to breeding Hawaiian Hoary Bats. DOFAW also recommends avoiding using barbed wire, as bat mortalities have been documented as a result of becoming ensnared by barbed wire during flight.

The State and Federally listed Nēnē has the potential to occur in the vicinity of the proposed project site. It is against State law to harm or harass a listed species. If a bird is present during ongoing construction activities, then all activities within 100 feet (30 m) of the bird should cease, and the bird should also not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the Kauai DLNR-Division of Forestry and Wildlife office at 808-274-3433.

To prevent the spread of rapid 'ōhi'a death (ROD), if 'ōhi'a trees are present and will be removed, trimmed, or potentially injured, DOFAW requests that the information and guidance at the following website be reviewed and followed: <https://cms.ctahr.hawaii.edu/rod>.

We appreciate your efforts to work with our office for the conservation of native species. Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. If you have any questions, please contact James Cogswell, Wildlife Program Manager (808) 587-4187 or James.M.Cogswell@hawaii.gov.



SIERRA CLUB OF HAWAII
KAUAI GROUP

LAND USE COMMISSION
STATE OF HAWAII

2018 JUN 21 A 11:37

MAALAMA I KA HONUA
Cherish the Earth

June 20, 2018

[VIA email: daniel.e.orođenker@hawaii.gov]

Daniel E. Orođenker, Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804-2359

RE: Draft Environmental Impact Statement for Kealia Mauka Homesites Subdivision and
Land Use Boundary Amendment, TMK (4) 4-7-004: por. 001

Aloha Mr. Orođenker:

Sierra Club Kauai Group appreciates the opportunity to submit our comments on the above referenced DEIS and opposition to the Land Use Boundary Amendment sought by applicant Kealia Properties, LLC for a proposed residential subdivision in east Kauai.

While we support opportunities for new housing, this project has all the characteristics of sprawl, and contradicts fundamental planning guidelines expressed in the new 2018 County General Plan. It was not included in the Plan unlike other housing proposals more complimentary to "urban infill" planning guidelines.

DENSITY

The site is located off of Kealia Road, adjacent to 36 homesteads built in the 1920's through 1960's for plantation worker housing known as "Kealia Town Tract". The proposed density is too high and will burden this rural neighborhood. The subdivision calls for small 5,600 to 7,300 sq. ft. lots that are not in keeping with the existing neighborhood whose lots range in size from 7,000 to 14,000 sq. ft. and larger. The proposed R-6 residential zoning could easily accommodate 8,700 sq. ft. lots and remain below the 10,000 sq. ft. threshold. The high density will have adverse impacts on the availability of adequate public safety needs such as fire, police and paramedics.

OPEN SPACE

Impacts on the existing community will be significant. The conceptual plan includes no parks or community garden space. Tradewinds and viewplanes will be blocked and will diminish rural character and quality of life. Kealia Kai, a subdivision on the other side of Kuhio Highway, was required to maintain a 100-300 foot setback from the highway. But, a similar green area and noise setback is not proposed for these lots lining the highway.

TRAFFIC CONGESTION

East Kauai is the island's most densely populated region, and traffic congestion has been a top concern in recent years. Access to the proposed subdivision would be from the intersection of Kuhio Highway, the only thoroughfare around the island, and Kealia Road, which is a narrow roadway built into a hillside. There is no practical way to allow for safe pedestrian and bicycle traffic. The 235 households with 500-700 cars must all use Kealia Road. The Department of Highways has said that no more street entry points onto Kuhio Highway will be allowed. Currently during the morning commute, southbound traffic can back up one quarter mile at the first Kapaa street intersections; Kawaihau Road and the Kapaa bypass road. Traffic delays will have a cascading effect at the entry point where the traffic light is proposed for this project, and proceeding through the Kapaa-Wailua corridor. Plans to mitigate this traffic bottleneck may never come to pass.

INFRASTRUCTURE

"The County (Dept. of Public Works, Wastewater Management Division), in a Dec 22, 2017 letter, indicated that it would service the proposed subdivision, but that they typically do not issue "will serve" letters until the developments have obtained zoning approvals. How convenient for developers that they can clear the LUC hurdle before having to prove wastewater capacity. Discussion of estimated wastewater generation quantities in the DEIS is inadequate. Prudent planning dictates that the estimated wastewater generation quantities of already permitted developments and resorts, and those with permits applied for, are totaled up to see if the Lydgate plant can accommodate Kealia Mauka.

In addition, the Lydgate wastewater plant is near the ocean, in the tsunami zone, and will be threatened by sea level rise. New large scale development should not be approved until waste management can be located away from the hazards of sea level rise.

CONCLUSION

The need for affordable housing was a central topic in the creation of the 2018 General Plan. Sierra Club Kauai Group supports the community's consensus that "urban infill"; higher density development near jobs, schools and services, is the preferred route to achieving housing, traffic and environmental solutions. We respectfully request that the Boundary Amendment for Kealia Mauka Homesites not be granted.

Mahalo,

Kip Goodwin

Kip Goodwin, Executive Committee Member
for the Sierra Club Kaua'i Group, Hawai'i Chapter

cc: sezer@hhf.com; moana@mskauai.com; marti.townsend@sierraclub.org

LAND USE COMMISSION
STATE OF HAWAII

From: Sharla Kalauawa <wilnshar@hawaii.rr.com>

Date: June 21, 2018 at 6:42:49 AM HST

To: <Daniel.e.orodenker@hawaii.gov>

Subject: Kealia Mauka Homesites

2018 JUN 21 A 11:37

Mr. Orodener

In regards to the proposed Kealia Mauka Homesites, it should not be allowed to continue the way it is proposed.

My first and foremost concern is the amount of traffic (congestion) that will compound the already overburdened roadways on Kauai - in the Kawaihau district, especially! 235 proposed homesites - there will be no improvements to Kealia Road, which is the only road leading in and out of the homesites - Kealia Road is a narrow and winding road with several sheer dropoffs along a hillside at some points having no shoulders. Realistically, there's probably 2 cars to each home which would amount to 460 additional cars driving up and down that road. How will all those vehicles impact the intersection at Kuhio Highway? HHF Planners had said that a traffic light may be put there - OK, that's not a given - but seriously - just a few yards south of that junction at Kuhio Highway and Mailihuna Road, the state is already planning a "roundabout" which should alleviate the "school" traffic there - then those drivers will come around and get stuck at a "traffic light"? How much more will traffic have to be "backed up" or at a "stand still" before "roadway infrastructure" is put in place before subdivisions can arise?!?!? They've also said that they cannot provide an alternate roadway to intersect with Kuhio Highway - say at the bottom of Kumukumu area, where there is an existing old "plantation" road, because it would go through pasture land. Since the owner of all that property owns the pasture land, how hard would it be for him to have the area redesigned to include a new roadway?

The proposed 235 lots are proposed at roughly 5,000 to 7,000 square feet and 10% is deemed affordable - roughly \$90,000 to \$120,000 per lot - and they still have to build a house at their own expense. OK, 10% is only 23 lots - what about the other 212 lots? HHF Planners say that the "affordable" housing can be stipulated to Hawaii residents only and have to be owner occupied - how do they propose to do that? I'd really like to see their plans actually say that in their final draft. Seriously, how many Hawaii residents can afford that (just the lot alone is ridiculously expensive!)?

HHF Planners say that Kealia Water Company has GUARANTEED them 300,000 gallons of water, per day, for the homesite use. Where is this water coming from? The current 2 tanks servicing Kealia hold 60,000 gallons each at capacity. Who will be building the addition tanks and at whose expense? Kealia residents already pay the highest amount for water on this Island - will Kealia Water co. increase our water rates to pay for these additional tanks? I certainly hope not!

Then there's the matter of the proposed sewer for the subdivision - they will provide the infrastructure for the subdivision - but who will be paying for the County to install a sewer system for the Kealia area? Who will pay for the County to install it, who will pay for the existing residents to hook up into the system, a monthly sewer fee and who will pay for the existing residents to close up their cesspool/septic systems? Will the County then raise our taxes again to cover these costs? Speaking of the sewer system - how is it possible to add all this "extra" sewage to the Wailua treatment plant? Isn't it already "overburdened" (just drive by, especially in the afternoon on weekends and catch that nasty smell!)?

What about the new residents receiving their mail? There is no "carrier" service in Kealia - all mail is received at the Kealia Post Office, which is almost at its max capacity. The office is small and even if Kealia Properties LLC were to expand it, the post office would not be able to afford the "expansion" and the increase in rent. You cannot just "add" a carrier route from Kapaa Post Office since it would be crossing a "district" boundary.

I firmly believe these concerns need to be addressed with a reasonable solution before allowing the Kealia Mauka Homesites to continue as is.

Thank you for allowing me to voice my opinions.

Sincerely,

Sharla Kalauawa

From: <mdente@hawaii.rr.com>

Date: June 21, 2018 at 1:28:42 PM HST

To: <daniel.e.ordenker@hawaii.gov>

Subject: Objecting to Kealia Mauka Homesites

Aloha Daniel,

I am encouraging you NOT to approve the Kealia Mauka Homesites. This area must remain open for nothing but agricultural...no homesites at all:

REASONS: 1) Kuhio Highway can not take any more traffic congestion from an addition of over 500 private vehicles now or in the near future. 2) Lack of detail at the only public meeting, from the developer as to how sales are to be restricted to local residents only with no resale to off island investors. 3) the only access road is narrow and not safe for this kind of development 4) who would pay for the complete reconfiguration on Kuhio Highway at Kealia Beach 5) the only required EIS so far has been for the County to be able to accommodate waste water to the existing Sewer treatment plant in Wailua. The County is not telling the truth about this site. It already is over taxed and a disgrace to residents and visitors who frequent Lydgate Park and have to put up with the over powering disgusting odor from it.

This is only a few reasons I am objecting...have not the time to go into any more detail. I am a 40 year resident/owner on Kauai.

Marj Dente, 6335 Waipouli Rd, unit B, Kapaa, HI 96746....823-8162