

**From:** Gabriela Taylor <[gabrielataylor40@gmail.com](mailto:gabrielataylor40@gmail.com)>

**Date:** June 19, 2018 at 1:48:17 PM HST

**To:** [daniel.e.ordenker@hawaii.gov](mailto:daniel.e.ordenker@hawaii.gov)

**Subject:** comments for Kealia Mauka Homesites

To: State Land Use Commission, Daniel Ordenker

Re: Comments on Kealia Mauka Homesites Subdivision

From: Gabriela Taylor, resident of Keapana Valley, Kapaa, Kauai

Comissioner Ordenker,

There are many serious concerns about the appropriateness of this proposed development, which is now before the state Land Use Commission for consideration. Please consider the following negative impacts that will further affect our quality of life on Kauai if the Kealia Mauka subdivision is approved. This subdivision is in the wrong place with serious potential impacts.

1. **Lack of Transparency and Consistency** In spite of the County General Plan recommendations for urban housing in-fill, this project proposes to upzone agricultural land. And, there were discussions with the Planning Dept. as early as 2016, but the project is not listed in the General Plan Update.
2. **Cultural Impacts** The developer never interviewed the existing small community of Kealia residents, some of whom with family heritage for many generations who were employees of Kealia/ Makee Sugar Plantation. Cultural or archiological impacts were not covered at the public meeting or addressed in the DEIS document. The DEIS archaeological and cultural information in the Appendix overlooks decades of Kealia history between the 1940's and 1970's and neglects to discuss Kumukumu Camp and other significant community features such as the Dispensary
3. **Kealia Road Inadequate /Dangerous/ Traffic Light proposed** *There is only one entrance/exit onto Kuhio Highway from the existing subdivision on Kealia Rd. Adding another 450 cars from Kealia Mauka onto Kuhio Highway is hazardous. The developer has proposed a traffic light at the bottom of the hill on Kuhio Highway across from the main entrance to Kealia beach park. I frequent the beach and see trucks/cars speeding 60 or more in a 40 MPH stretch without any police presence. When Kealia residents asked about kids crossing the highway safely to the beach, the response was that a traffic light will solve the problem. Or, will it create an even more dangerous situation?*
4. **Urban Sprawl & Traffic Impact** The General Plan Update has emphasized the need to restrict development to Kauai's Urban Center (Lihue) as a measure to decrease traffic. Kealia Mauka subdivision, if approved, would significantly increase the current bumper to bumper traffic burden we are experiencing in Kapaa now in addition to the the 3 already approved resorts to be built in Waipoule and Wailua.

5. **Affordability/ Contractors/ Flipping Properties** The project representative at our public meeting was very vague about affordability of the subdivision. The EIS states that Work Force Housing will be built. According to the DEIS, contractors can buy up multiple lots. What's to stop them from building homes that aren't affordable, since Work Force Housing can be sold to the public who earn 120% of the median income/yr. on Kauai- that's \$90,000? When asked, he agreed to look into the possibility of selling to Kauai residents only. What's to stop a contractor from flipping properties, selling at a higher

price to non- residents after a year or so?The local Kealia community is not supporting this. Please consider the serious impacts on our Kauai Quality of Life and stop this proposed development.

Sincerely, Gabriela Taylor, 48 year resident of Kapaa