Group 3 - Responses to Comments on Community Related Concerns
Aloha Mr. Rosenberg,

The attached response addresses your concerns about Hoku Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit O of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jahn, RA
Agor Jahn Architects

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Peter T. Young

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

Dear S. David Rosenberg,

As a full time resident of Kauai, I am very concerned about the proposed Hoku 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:

1. The members of the Land Use Commission are ignorant of the reality of life in Kapaa.
2. The members of the Land Use Commission don’t care about the reality of life in Kapaa.
3. 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 Kapahulu (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 Hoku Place proposal, the proposed new development at Coco Palms, Coconut Beach resort and Coconut Plantation, it’s expected that in additional 1800 vehicles will be added to the traffic load along the Kapaa/Wallua 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 Wallua have only two routes down to the main highway: 1) Ololena Rd., or 2) Kuanoo Rd.

1) Ololena Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hoku 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 Ololena Rd. essentially comes to a halt until all the buses can leave. During this time, the whole Hoku Place 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 Ololena, 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 wiser and straighter than Oloheha 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, landfill 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 affect 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, 10/01/2018:

Mr. Rosenberg,

Please note that a “Second Draft Environmental Impact Assessment (2nd DEIS)” will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIA has addressed the State DOT and the County PW Department’s comments. There is a discussion about having the project association providing a shuttle service from the project to Kapaa Town.

Please note that the Petitioner’s survey of young people in the Wailua-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don’t believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about your families please.

Page 94 of the 2nd DEIS has a preliminary drainage plan with detention basins to be incorporated in the final drainage design. Run-Offs in the detention basins will be used for landscape irrigation.

The General Plan developed “Visions” and “Goals” to guide Kauai in future developments. Goal #1 specifically states that “Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources.”

Hokua Place provides opportunity for housing for all people as they aspire for a better life. The need for housing is very current. The Project will substantially address the current need for housing in the area. The development will not deplete our important resources. Hokua Place is designated as “Neighborhood General” in the General Plan. It is substantially within a 10 minute walking distance to Kapa’a Town. It’s close proximity to Kapa’a Town offers opportunities for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of Hokua Place offers agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1.8 MW solar project that is contributing to clean energy. Thus, Hokua Place contributes to Goal #1 of the General Plan, a Sustainable Island.

Hokua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa’a Town, it entails walking/bicycle paths that will be integrated in future town paths, The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Discussions are also taking place on having the project association provide a shuttle to Kapa’a Town. Diversified housing units will provide homes for all people in all income levels. The increase in housing units adjacent to Kapa’a Town provides economic opportunities to the businesses and residents.

Hokua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area.

The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

The ADA design for the Hokua Place will be done during the final design of the subdivision.

Thank you for voicing your concerns,

Ron Agor
Aloha Ms. Mavec,

The attached response addresses your concerns about Hoku’a Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jahn, RA
Agor Jahn Architects

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Peter T Young

From: Peter T Young <peter@mist.com>
Sent: Thursday, May 21, 2015 8:54 PM
To: karen@landofmist.com
Subject: Hoku’a Place Development / for Peter Young

Dear Peter,

I would appreciate your taking another look at the Hoku’a Place project proposal. I am a 29 year resident of Waima 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. Frequently, it is difficult to address most of the concerns raised by the community. It is difficult to resolve potential infrastructure problems.

The developer has funded the road for changes, saying this will be purchased soon in 2015. Are adequate. How valid is that?

I travel from my home down Oliphant Rd to the roundabout on work days between 7:30-9:30 AM every morning, and I see the traffic really gets backed up to the Waima School. This area is an area where there is less traffic than that unless school is in session or is to be on Monday.

Adding more density to the environment before we mitigate traffic issues is a great mistake. It may help green is everyone who is living in the proposed area but I am not sure that personal experience that if the development is allowed to go ahead it will have a negative impact on the entire town. I think that there will be growth at the roundabout. This roundabout is the one that is to be in the park and at the Waima 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 tourism industry in a negative way. Who will want to come visit if they don’t travel with ease from one end of the island to another. No one wants to go on a trip if it were LA.

The DEIS does not adequately address any real problem of lack of adequate sewer pressure and streetlight issues that will become due to the configuring the land.

For the years that I’ve been about in the Waima community has been the lack of adequate sewer pressure. Moreover, when there is heavy rainfall the water runs off our community with no...
problem. There is always standing and flood water that persists due to water running off from
Kapa'a Town.

6. The Development Plan to address the need of affordable housing:

According to the 2010 countywide census, the Hawaiian population lives in the
affordable housing category, which is impacted by the County. Single-family
structures on lots will be in the $30,000 to $90,000 range with projected prices as
per the 2012 Census. *The land price is projected to $90,000.

What can affordable housing serve? It is where people actually hold or give them
opportunities to make ends meet. There is not enough time in the week to work extra

Please consider the value of the land.

Mare Mavec

The ADA design for the HoKua Place will be done during the final design of the
subdivision.

Thank you for voicing your concerns,

Ron Agor
Aloha Ms. Lynn,

The attached response addresses your concerns about Hoku'a Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jhn, RA
Agor Jhn Architects
AgorJhnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Scott Derrickson <SDerrickson@dbedt.hawaii.gov> on behalf of SLUC <Lucy@dbedt.hawaii.gov>
Sent: Friday, May 22, 2020 8:34 AM
To: info@hookuleana.com
Subject: Fw: hoku'a place subdivision

Aloha Peter,

Forwarded on response to DEIS. Aloha, Scott

State of Hawaii. Land Use Commission
Phone (808) 587-3322
Fax: (808) 587-3337
Website: http://luc.state.hi.us

----- Forwarded by Scott Derrickson <SDerrickson@dbedt.hawaii.gov> on behalf of SLUC <Lucy@dbedt.hawaii.gov> -----

----- Forwarded by Scott Derrickson <SDerrickson@dbedt.hawaii.gov> -----

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, 10/01/2018:

Lynn,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIA has addressed the State DOT and the County PW department's comments. It also discuses the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa'a Town.

Please note that the Petitioner's survey of young people in the Waialua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don't believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about young families please.

The 2nd DEIS adequately addresses the concern of infrastructure.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal # 1 specifically states that "Sustainably means growing responsibly to meet the needs of current and future generations without depleting important resources".

HoKua Place provides opportunity for housing for all people as they aspire for a better life. The need for housing is very current. The Project will substantially address the current need for housing in the area. The development will not deplete our important resources. HoKua Place is designated as "Neighborhood General" in the General Plan. It is substantially within a 10 minute walking distance to Kapa'a Town. It's close proximity to Kapa'a Town offers opportunity for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of HoKua Place offers agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1,6 MW solar photovoltaic system that is contributing to clean energy. Thus, HoKua Place contributes to Goal # 1 of the General Plan, a Sustainable Island.

HoKua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa'a Town. It entails walking/bicycle paths that will be integrated in future town plans. The Project is proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Diversified housing units will provide homes for all people in all income categories. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents.

HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area.

The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DW about having the well dedicated to the County for the general public use.

Thank you for voicing your concerns,

Ron Agor
Aloha Ms. Levy,

The attached response addresses your concerns about Hokuia Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Juhn, RA
Agor Juhn Architects
AgorJuhnArch.com
O: 808.947.2467
C: 808 373.6025

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Peter T Young

Subject: FW: serious concerns about the proposed Hokuia Place development

From: Joan Levy <jlevy@hokuiaplace.com>
Sent: Saturday, June 20, 2015 11:30 AM
To: Joan Levy <jlevy@hokuiaplace.com>

Subject: Serious concerns about the proposed Hokuia Place development

Aloha,

I live in the Waipouli house lots in Kapaa. It is unimaginable and I think completely irresponsible to consider allowing agreement for this development (by rezoning as 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 rigorously committed to only sustainable growth here on Kauai. Developers Bes 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 writen safeguards and allowances that are ambiguous at best with no tangible data, 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 Hokuia Place development right smack into the congestion that already exists there can only add to a total nightmare for us.

The waste treatment substation at Haleiwa already smells like you know what. The traffic light can last 5 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 its doors? especially with the existing plan to route their guests right onto Haleiwa. 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 Haleiwa 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 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 Hokuia Place Development.

Thank you!

Joan Levy
POB 160, Kapaa, HI 96746

Joan Levy
jlevy@hokuiaplace.com
Ms. Levy,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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Please note that the Petitioner's survey of young people in the Wailua-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle, I don't believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about of young families please.

The 2nd DEIS adequately addresses the concern of infrastructure.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal #1 specifically states that "Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources”.

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HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area.

The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

Thank you for voicing your concerns,

Ron Agor
Aloha Ma. Lane,

The attached response addresses your concerns about Hoku'a Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jeln, RA
Agor Jeln Architects

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Response, 7/10/2017:

Mr. Lane

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submission of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TJAR has addressed the State DOT and the County PW department’s comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa'a Town.

Please note that the Petitioner’s survey of young people in the Wallau-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don’t believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about young families please.

Exhibit "C", Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kaua’i has an abundance of agricultural lands to sustain our Island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kaua’i be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kaua’i Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

The intention of the Petitioner to provide housing for all, including for all income brackets, Hoku’a Place is committed to providing housing in conformance to the County Affordable Housing Policy.

Thank you for voicing your concerns,

Ron Agor
Aloha Mr. Jopling,

The attached response addresses your concerns about Hoku Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit G of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Response, 7/10/2017:

Mr. Jopling,

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Please note that the Petitioner’s survey of young people in the Wailua-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don’t believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about young families please.

Exhibit “C.1” Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kauai has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kauai be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Thank you for voicing your concerns,

Ron Agor

Peter T Yeung

From: Ken Jopling <kjeniden@gmail.com>
Sent: Sunday, June 21, 2015 7:23 PM
To: info@hokuplace.com
Subject: Kauai Highlands development

As a citizen resident of upper Kapaa I cannot support the proposed Hoku Place development. The highway infrastructure cannot support such development with 8000 new homes and the car traffic each house will have creating Kapaa at the current roundabout. As far as your proposed feeder road from the current bypass to Olomana 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 here zoned for residential purposes.

Ken Jopling, RN, BSN
Support Your Health
Aloha Ms. Herndon,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
D: 808.947.2487
C: 808.373.6025

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Peter T Young

Subject: FW: Proposed Hokua Place development

From: Sara Jahn <sara@agorjahnarch.com>
Sent: Friday, October 5, 2018 12:15 PM
To: 2ds1wahine@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Sandra Herndon.pdf

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 or 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 Kapaa. 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, 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 home-less 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/ Huliiio 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 500 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 Kaua‘i, 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 and 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, 10/01/2018:

Ms. Herndon,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa’a Town.

Please note that the Petitioner's survey of young people in the Wailua-Kapa’a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don't believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about of young families please.

The 2nd DEIS adequately addresses the concern of infrastructure.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal #1 specifically states that "Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources".

HoKua Place provides opportunity for housing for all people as they aspire for a better life. The need for housing is very current. The Project will substantially address the current need for housing in the area. The development will not deplete our important resources. HoKua Place is designated as "Neighborhood General" in the General Plan. It is substantially within a 10 minute walking distance to Kapa’a Town. It’s close proximity to Kapa’a Town offers opportunity for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of HoKua Place offers agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1,8 MW solar voltaic system that is contributing to clean energy. Thus, HoKua Place contributes to Goal #1 of the General Plan, a Sustainable Island.

HoKua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa’a Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Diversified housing units will provide homes for all people in all income categories. The increase in housing units adjacent to Kapa’a Town provides economic opportunities to the businesses and residents.

HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area.

The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

Thank you for voicing your concerns,

Ron Agor
Aloha Marj Dente,

The attached response addresses your concerns about Hoku Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit O of the DES.

A second Draft Environmental Impact Assessment (DES) will be published for comments in the weeks to come.

Mahalo,

Sara Jahn, RA
Agor Jahn Architects

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Peter T Young

From: Marj Dente <mdente@hawaii.rr.com>
Sent: Sunday, June 21, 2015 9:03 PM
To: lurer@doctel.hawaii.gov; info@hookuleana.com
Cc: raymondj mcconimick@hawaii.gov; rodney.y.fumakoshi@doctel.hawaii.gov; michael.k.hinszumi@hawaii.gov; donald.ismith@hawaii.gov; mwilliams@kauai.gov; mmouole@kauai.gov; KauaiCouncil
Subject: RE: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DES), MAY 2013 FOR APPLICATION OF ZONING CHANGES FROM AGRICULTURAL TO URBAN LAND USE as prepared by Holoholokua ITC. known as HOKUA PLACE in Kapaa, H.

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

I have spent a considerable amount of time reading the (DES) for the above application. Among many important items outlined in this document, I have time to write the issue only I am most concerned about, after having reviewed information that has prepared 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 bicyclists in safely cross the Kapaa By-Pass Road, 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 DES 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 Oldehoa, Kalapauni and Kehaua 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 after the property corner of their project and the Kapaa Middle School. Not only is this probably the worst possible location for a round-about, being on a curve in a steep grade from side of Oldehoa Road crossing 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 a 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-bout has been quoted to be by the HDOT as consisting 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 cannot offer to do so in the DES. This is an unacceptable solution.

3) Page 136: TRAFFIC RELATED ISSUES: In a letter dated February 11, 2015 from Raywood McConimich, this District Engineer of the HDOT, he states that one of its solutions being brought to fasten traffic around Kapaa, is to add an additional lane to the North end of the Kapaa By-Pass. 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 Kauai Highway, costing more of traffic tie up than what already exists. Since no funds have been allocated by the HDOT, 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 Kapaa Road, or used directly within their project development. Regardless, I find these two proposals are assuming that these well water will be acceptable water for human consumption since this exploratory well is not indicated as having been already tested by the Hawaii Department of Health (HDOT), and now not meeting the requirements of the DOW. The well is indicated as being on two separate maps in two separate places is the DES 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 northeast of Oldehoa Road, flowing through major cattle, goat and pig county for years and years. Plus, is there any research to be done regarding overflowing or leaking cesspits within the uplands of this stream?

5) Page 80: WASTEWATER: The applicant is proposing that all wastewater (n/a any potential development will be routed to the lower lagoon that traverses through Kapaa’s and Wailua into the Wailua Waste Water Treatment Plant (WTP). The plant, originally
The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

HoKua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapaa Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Diversified housing units will provide homes for all people in all income categories. The increase in housing units adjacent to Kapaa Town provides economic opportunities to the businesses and residents.

Thank you for voicing your concerns,

Ron Agor

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Response, 10/01/2018:

Dear Marj Dente,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come, in order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapaa Town.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don't believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness. Think about of young families please.

The 2nd DEIS adequately addresses the concern of infrastructure.

HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area. I have not been able to get information on the effluent discharged into the ocean and the golf course for irrigation. I will have to get back to you on this issue.
Aloha Lila Devi,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jahn, RA
Agor Jahn Architects
AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Response, 10/01/2018:

Dear Lila Devi,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIAH has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area.

Kauai is on the verge of forcing people to use the Bus, shuttles and car pooling. We have no other choice. People have the freedom to own homes, to visit and not go home. We cannot control the population. Government is and will always be slow in catching up with transportation improvements.

The three projects you mentioned will most likely be completed within 5 years. Hokua Place will have housing available for the workers of the projects. Innovative ways of getting the workers to and from their work place are being discussed. A shuttle by the hotels and the project association from the Project to and from the hotels is a viable.

Hokua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapaa Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicycable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus.

Thank you for voicing your concerns,

Ron Agor
Aloha Mr. Goodwin,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Juhn, RA
Agor Juhn Architects

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Response, 7/10/2017:
Mr. Goodwin,

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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The three projects you mentioned will most likely be completed within 5 years. Hokua Place will have housing available for the workers of the projects. Innovative ways of getting the workers to and from their work place are being discussed. A shuttle by the hotels and the project association from the Project to and from the hotels is a viable option.

Hokua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa'a Town. It offers walking/bicycle paths that will be integrated in future town paths. The Project is proposed to be a walkable/bicycleable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus.

Thank you for voicing your concerns,
Ron Agor

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Alora 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 HokuaPlace LLC, I am more than concerned. 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.

In a meeting with Dept. of Transportation personnel Ray Meyers and Don Smith, I learned that funding for road upgrades that would mitigate the increased traffic on the already overcrowded Kapaa-Walua corridor, arising from this development, will not be forthcoming for a long time, if ever. Traffic congestion is already a real estate issue for those transporting children to the adjacent Kapa'a Middle School, the children crossing Olowalu 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 waste source sufficient to serve all 800 homes. There is no independent certification of this claim. An independent study, paid for by developer, needs to verify the quantity and applicability 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 the impact on the environment and human health in Walua, Kapa'a. It is not served by the 1960s operating Lydgate waste treatment plant. Developers, not taxpayers, should pay for waste management upgrades.

In a personal note, I used to drive from my house on Olowalu Road to Walua Beach frequently, but I have stopped because of the stress and personal risk of navigating the traffic tie-up at the Kuhio Highway/Kaanapala Road intersection. It's a small example of a lot of quality of life, difficult to measure and quantify, endured by residents of the east side of Kauai.

Kauai needs housing, for its people in areas that have the capacity to receive them. Kapa'a-Walua is not one of those places.

Thank you for your consideration.

Michael Goodwin
Member of the executive committee, Kauai Chapter, Sierra Club