

Group 4 - Responses to Other Individual Comments

Karen Wood | createaloha@hawaiiantel.net
Juan Wilson | juan@islandbreath.org
Anne Walton | annehugginswalton@gmail.net
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Michael Ritz | michael_ritz@ymail.com
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Terry O'Shaughnessy | terryoshaun@gmail.com
Katherine Muzik | kmuzik@gmail.com
Santos Alvarez | aumakua639639@gmail.com
Aaron Higa

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:57 PM
To: createaloha@hawaiiantel.net
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Karen Wood.pdf

Aloha Ms. Wood,

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 Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Karen Wood <createaloha@hawaiiantel.net>
Sent: Friday, June 12, 2015 2:47 PM
To: info@hookuleana.com
Subject: Just say noooooooo to hokua place

Sent from my iPad

Response, 10/01/2018:

Ms. Wood,

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.

We cannot address your concerns at this time without specific examples. However, I would like to share the following information.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

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.

Exhibit "C.1" 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 Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Thank you.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 1:00 PM
To: juan@islandbreath.org
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Juan Wilson.pdf

Aloha Mr. Wilson,

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.

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Mahalo,

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Peter T Young

From: Juan Wilson <juan@islandbreath.org>
Sent: Saturday, June 20, 2015 1:06 PM
To: luc@dbedt.hawaii.gov
Cc: info@hookuleana.com; mwilliams@kauai.gov; CouncilTestimony@kauai.gov; Bernard Carvahlo; Bill Buley
Subject: HoKua Place DEIS Testimony to LUC

Testimony regards DEIS Hokua Place

published 5-8-15 by OEQC

Aloha Land Use Commissioners,

Land Use Commission planning and decision making for Hawaii must take into consideration the long term interests of the people and environment of our islands. In recent decades our needs have become predominately dependent on imported of goods, services, energy and food.

We now rely on the mainland for approximately 90% of our food. This over dependence from far off places extends to our sources of energy, and our sources of consumer and industrial products.

On top of that the economy of Hawaii has need for tourism for income that is fragile and fickle. Obviously our isolation from all other land masses in the world will be a factor of planning for the future if those importations are threatened.

So, if ever there was a time that self sustainability was a top priority for planning the future of Kauai - NOW is that time.

SUSTAINABILITY

The proposed Kohua Place advertises its plan as "Sustainable". But they use the word only as a talisman. This project is quite the opposite of "Sustainable" planning. It's more of the kind of development that makes us vulnerable to food riots within weeks of any serious disruption of Matson Line container ships from California.

The plan is car-centric. It will require getting in your car to do most anything. This will be place where people have to commute to work and commute to find food. The plan requires new roads, parking and accommodation for high-density multi-story living. Three quarters of the land is used for multi-unit housing requiring extensive parking lots, the rest is suburban single family sprawl on cul-de-sacs.

There will be little opportunity to grow food, pick fruit, raise chickens, keep goats, or house hunting dogs in this development.

The proposed density of the project is needed only to cover the debts and maximize profits to the speculators and investors promoting it - and from that springs the necessity to change it to an Urban District. In tomorrow's rearview mirror that will be seen as shortsighted and impoverishing to Kauai.

Unfortunately, the wasteful use of fossil fuels, and the resources needed for the extravagant consumer lifestyle the modern world has become accustomed to has brought us to situation in which we are facing real declines in sources of cheap energy and resources.

Since 2008 we have been living in a collapsed world consumer-based industrial economy that faces negative growth forecasts. Although characterized as a financial collapse, the crash in 2008 was largely driven by having reached world Peak Oil production at that time.

Cheap, plentiful, fossil fuels to "grow the world economy indefinitely" will not recur again. As a result there is little reason to believe that the technology and industry supported by cheap oil will persevere. This would include affordable world-wide shipping across oceans of containers filled with consumer products or packaged and refrigerated food.

In Hawaii we already face some of the highest consumer costs in the world. It is certain that we in Hawaii will face ever increasing costs to import food and all other industrial products to our islands.

CLIMATE CHANGE

But even more tragic is that the by product of modern industrialism and food production has been the ever increasing CO2 content of our atmosphere. This "greenhouse" gas is wreaking havoc with the climate of the Earth and driving worldwide temperatures higher.

In Hawaii we are already seeing impacts on the environment. The jetstream has become more erratic. Here on Kauai our regular north-east tradewind has become irregular and supplanted by drier polluted Kona winds.

Climate scientists at the University of Hawaii have found an association with rising ocean temperatures and the elevations of the clouds over Hawaii. On Kauai rainfall on Mount Waialeale has been falling for decades. Much of Kauai is now in a moderate drought.

Climate Change and Global Warming are identified with the state-wide extreme drought in California that is quickly returning the Central Valley to desert conditions. Less snowfall in the mountains of California will continue due to Global Warming and has doomed agriculture there. And desert is what much California was before the last unusually wet century and the diversion of Colorado River.

Up until 2014 more than half of America's vegetables, fruits and nuts were grown in California. That will no longer be the case.

As California returns to the old normal we will see end of the recent cornucopia of fruits and vegetables in the supermarkets of America and Hawaii.

Why is this relevant to the LUC decision on Kohua Place to convert the land its to sit on from an Agricultural District to an Urban District?

In one simple word it is patently "UNSUSTAINABLE!" And we need to be self sustaining in Hawaii. Not only will Kauai have to provide the food for its residents, but all the outer islands will have to contribute food to Oahu with its overburden of hundreds of thousands of people.

FOOD SECURITY

All agriculture land in Hawaii should now be viewed as a lifeboat to the future. We now know that industrial mono-crop farming requiring high energy inputs, synthetic fertilizers and massive pesticide use and will not work in Hawaii.

Sustainable food growing practices such as Organic Farming, Permaculture and Food Forests as well as some traditional farming, pasturing and orcharding should be practiced. We need to find what works as quickly as possible.

2

In general, I would suggest that the LUC evaluate proposals in Agricultural Districts with a strict set of criteria regarding an increase in local food production, and avoiding increased automobile dependence, population growth, and suburban sprawl.

If any changes in designation of mauka Agricultural Districts is contemplated it should be to either Conservation or Rural Districts. To sustain water resources we will need more forestation and to meet our food security requirements we will need more residents on small farms.

And projects on designated Rural Districts should be required to be at least self sustaining in the production of such things as fruits, vegetables, chickens, or eggs.

How else shall we live on Kauai in the future?

Mahalo for your considerations of this matter.

Juan Wilson
Architect/Planner
Executive Committee member
of the Kauai Group
of the Hawaii Chapter
of the Sierra Club

See also:

[Ea O Ka Aina: HoKua Place Comment Deadline 6/18/15](#)

[Response, 10/01/2018](#)

[Mr. Wilson,](#)

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Exhibit "C.1" 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 Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

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 Project will substantially address the current need for housing in the area for all income brackets. The Project 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 16 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.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2015 1:01 PM
To: annehugginswalton@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Anne Walton.pdf

Aloha Ms. Walton,

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.

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Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Anne Walton <annehugginswalton@gmail.com>
Sent: Sunday, June 21, 2015 8:43 AM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Subject: Hokua Place

Dear Land Use Commission,

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? On top of that, DoT does not have a sufficient plan in place to address the current gridlock, much less adding 1800 vehicles to the mix in Kapaa alone.

This approach to land use planning is ad hoc at best, without consideration of the appropriate infrastructure to support new development - and in the end only responsive to the interests of developers. What is at risk is the loss of quality of life, the loss of tourism revenue - a major source of income for this island, and most of all, the loss of agriculture land to housing developments turning the garden isle into the suburban isle.

The project has been presented under the guise of being a low income housing project, however with full disclosure it is clear that 76% of the project does not fall within this category. As of today, 784 houses are on the market on Kauai, do we really need more mid to high value housing? Given the number of available mid to high value homes, do we really want to lose land, lose our quality of life, and lose our major income generator to the interest of a single developer?

I am a full time resident and property owner in the Homesteads, I do have an interest in the outcome of your decision. **Please do not change the land use designation from agricultural to residential in order to accommodate the building of Hokua Place.**

Mahalo,
Anne Walton
Wailua Homesteads

Response, 10/01/2018:

Ms. Walton,

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.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times. As you mentioned, there are three major projects that will be completed in the next 5 years. These projects will add as much as 500 jobs to the area. HoKua Place will provide housing opportunities for workers of these new projects. These workers will be encouraged to use the bus or car pool to work from HoKua Place. There is discussion about having the developments and the project association providing shuttles for employees to and from work. I know Coco Palms have already committed to this concept. This will be better than the alternate of them driving through town from the north and south to get to work,

HoKua Place intends to provide housing opportunities for all income brackets. The Petitioner has committed to the policies of the County Affordable Housing policy.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 1:03 PM
To: roebro@aol.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Randall Roe.pdf

Aloha Mr. Roe,

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,

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Agor Jehn Architects

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O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Randall <roebro@aol.com>
Sent: Monday, June 22, 2015 12:04 PM
To: info@hookuleana.com
Subject: NO TO HOKUA PLACE!

To Peter Young:

For the record, I am against the Hokua Place development. This land is agricultural land. It should remain agricultural land and be put to that use. Otherwise, this is another example of someone from out of state buying AG land on Kauai without the least intention of using it as agricultural and instead trying to make as much money as they can from it. This is not for the Community. How naive can they expect us to be?

I understand that Greg Allen is trying to get this pushed through for his own profit. This is the same person that built that monstrosity on Anini Beach and also is just finishing up another inappropriate structure on State Conservation land along the Wailua River.

Sincerely,

Randall Roe
Wailua

Response, 10/01/2018:

Mr. Roe,

Please note that a "Second Draft Evironmental 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 Assesement, 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.

Exhibit "C.1" 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 Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Phase I of HoKua entails 16 ag lots that will offer opportunities for farming.

Mr. Roe, you should know that Greg Allen had the subject land ready to go out for sale with agricultural lots. (gentlemen farms) In 2015 he was asked by the planning director to develop the property with 1000 housing units. Greg deliberate on the issue for quite a while. He eventually thought that the gentlemen farms would attract only the rich and that he was not doing anything for the locals. Thus, he is complying to his commitment to the planning director of providing housing opportunities for the locals.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 1:07 PM
To: michael_ritz@ymail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Michael Ritz.pdf

Aloha Mr. Ritz,

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.

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Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: MICHAEL RITZ <michael_ritz@ymail.com>
Sent: Monday, June 15, 2015 4:44 PM
To: info@hookuleana.com
Subject: HoKua Place

We are opposed to the proposed development in Kapaa mauka of the alternate round-about. Any further developments should be south of the river until the East Side traffic can be resolved. Mike and Donna Ritz Princeville

Response, 10/01/2018:

Mr. Ritz

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.

Both the 2000 General Plan and the current General Plan depicts the housing needs for East Kauai. The General Plan was generated with the input of the people of Kaua'i. HoKua Place provides housing opportunities for people living on the east side, thus following the current General Plan.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 1:09 PM
To: wendywilua@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Wendy Raebeck.pdf

Aloha Mr. Raebeck,

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.

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Mahalo,

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Response, 10/01/2018:

Wendy,

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It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times. There are upcoming projects that will be completed in the next 5 years. These projects will add jobs to the area. HoKua Place will provide housing for workers of these new projects. These workers will be encouraged to use the bus or car pool to work from HoKua Place. Discussions are underway on the aforementioned developments and this project providing shuttles to and from work for the workers. Coco Palms have already committed to this concept. This will be better than the alternate of them driving through town from the north and south to get to work.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Wendy <wendywilua@gmail.com>
Sent: Friday, June 19, 2015 4:41 PM
To: LUC@DBEDT.Hawaii.gov; info@hookuleana.com; mwilliams@kauai.gov; councilmembers@kauai.gov
Cc: Raymond McCormick; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.f.smith@hawaii.gov; mmoile@kauai.gov; Mayor Bernard Carvalho
Subject: strong opposition to the proposed Hokua Place development

June 19, 2015

re: DEIS Hokua Place, published 5-8-15 by OEQC

Aloha Land Use Commission,

Planning for the small island of Kaua'i is about proper long-term management of limited resources.

Piling more layers of population and traffic upon our already-congested East Side makes no sense. Aside from our clean air and relatively clean oceans, the Garden Island's phenomenal natural beauty, rural character, and relaxed ambiance are its primary attractions. There's nothing relaxing about traffic jams; they're what we and our visitors are here to escape. Why is our County even considering a development on the scale of the Hokua housing project proposed for Kapa'a?

Kapa'a and Wailua residents are already tearing their hair out trying to get to and fro from work or errands. It now takes hours to perform the simplest tasks of shopping, banking, and getting gas. (I work mostly on the North Shore and have actually moved from the House Lots to the north end of Kapa'a to save numerous hours per week not negotiating traffic.) Meanwhile our County has approved three more HUGE resorts smack in the middle of the congestion. And now a whole new city—86 new houses, 683 new apartments, and at least 1500 more commuting vehicles daily? And re-zoning the land from Agricultural to Urban so this development may proceed? Who are the winners, and why?

The single protection that land has is to be zoned as Ag, wilderness, preserve, park, or the like. Zoning with a long view as to how things will play out later is key. Zoning laws are LAWS. And we are to follow them. To make exception for ANY developer sets a precedent that mocks our county's guidelines and protections. It makes a sham of government itself—when government breaks its own laws, we're all in trouble.

The land in question is zoned Agricultural to protect Kapa'a Town and vicinity against over-development, and was thusly zoned by those who respected the 'aina, wanted our island to remain special through the decades and centuries ahead, and recognized that food would one day be critical and having enough land to grow it would mean the very survival of our tiny remote island.

Now there's talk of trading away this food land for fancy houses, token rentals for low-income locals (a broad demographic that can easily include newcomers from the Mainland), and a vast sweep of concrete, access roads, lights, utility grids, sewer infrastructure, roads, telephone poles and lines, signage, sidewalks, driveways, not to mention the tremendous disruption, noise, and traffic impediments that come with two years of construction. Plus the thousands of humans to be installed and the burden they'll place on the small town of Kapa'a.

And we lose forever the land, the opportunity to grow food on it, the lush foothills of Sleeping Giant, the lovely vistas that restore our souls, and the irreplaceable habitat for all the flora, fauna, birds, bees, and crawly things we know, love, and depend on for the overall ecosystem. Not to mention whatever befalls our watershed.

The consideration of something such as Hokua Place sincerely questions why we've even conversed about honoring Hawaiian culture, and protecting our environment and our Ahupua'a. It questions whether we care about our island at all, and questions the vows our public officials took upon entering office. I know that common sense and any kind of conservation are dinosaurs from a day gone by, yet Kaua'i was always a breath of fresh air. Is it not our kuleana to keep Kaua'i that special place?

Approval of this development is unwise, unpopular, and requires *changing the law* to service the few at the expense of the many. (And the solution is not new roads—as the Hokua developers and others are proposing—but putting new housing and resorts in areas of Kaua'i that can accommodate them. Not Kapa'a or Wailua.)

Don't let Hokua happen.

With deep love for the 'aina and commitment to protecting it,

Wendy Raebeck

P.S. Keeping a place pristine and beautiful has never been bad for its economy, but quite the reverse.

1

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 1:10 PM
To: terryoshaun@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Terry O'Shaughnessy.pdf

Aloha Terry Oj`Shaughnessy,

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.

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Mahalo,

Sara Jehn, RA
Agor Jehn Architects

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Peter T Young

From: Terry O'Shaughnessy <terryoshaun@gmail.com>
Sent: Sunday, June 14, 2015 9:17 AM
To: info@hookuleana.com
Subject: Please stop proposed HoKua Place Development

Dear Sir,
My husband and I have been residents of Wailua Homesteads for the past 43 years. I am writing to tell you that I disagree strongly with the proposed change of zoning for the Kapaa property that will be called HoKua Place. This land should remain as agriculture zoning in hopes that in the future it will be used in Ag capacity. A change to residential zoning will create a huge increase in vehicles on our already clogged Eastside roads. We MUST fix the traffic problems Now before any more housing or hotel projects can be added to this mess. Please do the right thing and vote against this foolish zone change. Thank you, Sincerely, Terry OShaughnessy

Response, 10/01/2018:

Ms. O'Shaughnessy,

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.

Exhibit "C.1" 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 Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times. There are upcoming projects that will be completed in the next 5 years. These projects will add jobs to the area. HoKua Place will provide housing for workers of these new projects. These workers will be encouraged to use the bus or car pool to work from HoKua Place. Discussions are underway on the aforementioned developments and this project providing shuttles to and from work for the workers. Coco Palms have already committed to this concept. This will be better than the alternate of them driving through town from the north and south to get to work.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 1:13 PM
To: kmuzik@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-4 Katherine Muzik.pdf

Aloha Ms. Muzik,

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 Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Q

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Peter T Young

From: kmuzik@gmail.com
Sent: Sunday, June 21, 2015 7:14 PM
To: Raymond McCormick; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinzumi@hawaii.gov; donald.l.smith@hawaii.gov; mmoale@kauai.gov; luc@dbedt.hawaii.gov; info@hookuleana.com; mwilliams@kauai.gov; counciltestimony@kauai.gov; Marj Dente; Ken Taylor; Juan Wilson; Richard Diamond
Subject: Fwd: DEIS HoKua Pl testimony due June 22, 2015

June 21, 2015

Dear Aloha Land Use Commission,

Simply put, to remain inhabitable by humans, this Island of Kaua'i needs for us to restore its soils and protect its waters. It does not, repeat NOT, need further development.

The Hokua Place project is not an appropriate solution to our indeed dire problems. It pretends to provide affordable housing, but in reality it does not. Worse, importing the massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

I am a marine biologist, with a PhD in Hawaiian corals, 4 years here recently in Kaua'i and 45 years of familiarity with coral reefs worldwide.

I am appalled at the current condition of our coral reefs here in Kaua'i. I have begun a small restoration project in Kapa'a, and encounter only three (3!) species, barely surviving. It is quite frightening. Bioerosion (disintegration) of the reef substrate is being favored by our human activities on land. These activities, including construction projects, poor sewage management, poor farming techniques and excessive traffic (for example the 30+ chemicals that wear away from automobile tires and are flushed with the rains directly to the sea) send nutrients and biocides into the sea, and consequently wipe out the corals.

As so many have written to you quite elegantly and convincingly already, we are a tiny remote island. We here need to become self-sufficient, starting immediately. As I beg in my opening sentence, we need to restore our soils, and protect our waters.

I am against the Hokua Housing project.

Katherine Muzik, Ph.D.
Associate in Natural Sciences, Bishop Museum and
Marine Biologist, National Tropical Botanical Garden

Response, 10/01/2018:

Ms. Muzik,

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.

Both the 2000 General Plan and the current General Plan depict the housing needs for East Kauai. The General Plan was generated with the input of the people of Kaua'i. HoKua Place provides housing opportunities for people living on the east side, thus following the current General Plan.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: PeterYoung@Hookuleana.com <no-reply@weebly.com>
Sent: Wednesday, January 06, 2016 6:27 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
Aaron Higa

Email

Comment

Why can't it be like the Kakaako project in Oahu where it's being sold for less but if Owner sells in future they must pay back the difference? This Kakaako project is being geared towards Hawaii families and not people moving here from the Mainland. How many Hawaii families can afford a 600k home!

Response, 10/01/2018:

Mr. Higa,

It is the intention of the Petitioner to provide housing for our local population as the General Plan expressed for this need on East Kaua'i. This project will provide local housing for all income brackets. HoKua has committed to following the County Affordable Housing policy.

Ron Agor