

**AGOR JEHN ARCHITECTS, LLC**  
**460 Ena Road, Suite 303**  
**Honolulu, Hi 96815**  
[ron@agorjehnarch.com](mailto:ron@agorjehnarch.com)  
**808-947-2467**

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Date: 10-01-2018

RE: Response to Comments on HoKua Place DEIS

TO: Laura Leialoha Phillips, McIntyre, AICP  
Program Manager, Environmental Planning Office, DOH  
PO Box 3378  
Honolulu, Hi 96801

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in November. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies, including a new TIAR, an Agricultural Suitability Report, an Invertebrate Study, as well as references to the updated County General Plan were added. Therefore, the submittal of the 2nd DEIS will allow the public and agencies to comment on the new information.

We are pleased to respond to your May 12, 2015 comments on the DEIS for HoKua Place as follows:

The Developer has reviewed the Land Use Planning Review Program and is committed to adhere to all the applicable standard comments set forth in the program in the development of HoKua Place.

We have examined the Hawaii Environmental Health Portal and are committed to visit it regularly during the final planning of HoKua Place.

The Developer acknowledges the updated Water Quality Standards Maps and is committed to using the updated maps for Kaua'i during the final planning of HoKua Place.

Respectfully Submitted,



Ron Agor, Architect

DAVID Y. IGE  
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

In reply, please refer to:  
File

EPO 15-106

May 12, 2015

Mr. Peter T. Young  
Ho'okuleana, LLC  
HG Kaua'i Joint Venture, LLC  
9911 S. 78<sup>th</sup> Avenue  
Hickory Hills, Illinois 60457

Dear Mr. Young:

**SUBJECT: Draft Environmental Impact Statement (DEIS) for HoKua Place**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEIS dated April 27, 2015. Thank you for allowing us to review and comment on the HoKua Place project available on the OEQC website at:

[http://oeqc.doh.hawaii.gov/Shared%20Documents/EA\\_and\\_EIS\\_Online\\_Library/Kauai/2010s/2015-05-08-KA-5E-DEIS-HoKua-Place.pdf](http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Kauai/2010s/2015-05-08-KA-5E-DEIS-HoKua-Place.pdf)

The DEIS was routed to various branches. The various branches will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/>. Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

You may also wish to review the revised Water Quality Standards Maps that have been updated for all islands. The Water Quality Standards Maps can be found at:

<http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/water-quality-standards/>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

A handwritten signature in cursive script, appearing to read "Laura Leialoha Phillips McIntyre".

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

c: Hookuleana LLC  
LUC  
CWB, WWB, HEER, DHO Kauai, DOH-DDEH (via email only)

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**808-947-2467**

---

Date: 10-01-2018

RE: Response to Comments on HoKua Place DEIS

TO: Sina Pruder, PE, Chief  
Wastewater Branch  
State of Hawaii Department of Health  
PO Box 3378  
Honolulu, Hi 96801

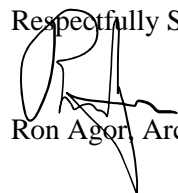
Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in November. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies, including a new TIAR, an Agricultural Suitability Report, an Invertebrate Study, as well as references to the updated County General Plan were added. Therefore, the submittal of the 2nd DEIS will allow the public and agencies to comment on the new information.

We are pleased to respond to your May 20, 2015 comments on the DEIS for HoKua Place as follows:

Page 102 of Volume I, 2<sup>nd</sup> DEIS and Exhibit G of Volume II describes the preliminary finding for the capacity of the Kaua'i Wailua Wastewater Treatment Plant's (KWWTP) capacity and the Developer's agreement to facility cost contribution to the repair and upgrade of the system.

Attached please find a letter from the County Division of Wastewater Management confirming the viability of HoKua Place tying into the KWWTP. Furthermore, the Developer will be submitting the final scope of work that will be required for HoKua to connect to KWWTP to your branch for approval.

Respectfully Submitted,

  
Ron Agor, Architect

DAVID Y. ICE  
GOVERNOR



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

In reply, please refer to:  
File

LUD - 4 4 3 003 001 DEIS  
HoKua Place-ID2250

May 20, 2015

Mr. Benjamin David Johnson  
Manager  
HG Kauai Joint Venture LLC  
9911 South 78<sup>th</sup> Avenue  
Hickory Hills, IL 60457

Dear Mr. Johnson:

Subject: Draft Environmental Impact Statement (DEIS)  
Hokua Place (Kapaa Highlands), Kapaa Town, Kauai, 96746  
TMK (4) 4-3-003: 001


Thank you for allowing us the opportunity to provide comments on the above subject project.  
We have the following information to offer.

The subject project is located in the critical wastewater disposal area as determined by the Kauai County Wastewater Advisory Committee. We have two (2) treatment individual wastewater systems (IWSs) (septic tanks) for the subject tax map key (TMK) number, i.e., for the Kapaa Intermediate School and the Kapaa Solar Farm located on Olohehena Road.

The wastewater generated from the proposed Hokua Place project is planned to be connected to the County of Kauai Wailua Wastewater Treatment Plant (WWTP) for treatment and effluent disposal. However, the DEIS did not clearly demonstrate that the existing Wailua WWTP has available capacity and required operation equipment to treat and dispose of the additional wastewater from the proposed Hokua Place project in compliance with Hawaii Administrative Rules, Chapter 11-62, Wastewater Systems. Accordingly, we defer making any determination regarding this project until a detailed review and plan addressing any necessary facility upgrades to the existing Wailua WWTP and effluent disposal system, including implementation schedules, to accommodate the additional wastewater flows from the proposed project is addressed.

Should you have any questions, please contact Mr. Mark Tomomitsu of my staff at (808) 586-4294.

Sincerely,

  
SINA PRUDER, P.E., CHIEF  
Wastewater Branch

LM/MST:lmj

c: Ms. Laura McIntyre, DOH-Environmental Planning Office (15-106)  
Ms. Lori Vetter, DOH-WWB's Kauai Staff  
Mr. Daniel E. Orosenker, State of Hawaii, Land Use Commission  
Mr. Peter T. Young, Hookuleana LLC

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---

Date: 10-01-2018

RE: Response to Comments on HoKua Place DEIS

TO: Scott Nakasone  
Assistant Division Administrator  
Department of Human Services  
820 Mililani Street, Suite 606  
Honolulu, Hi 96813

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in November. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies, including a new TIAR, an Agricultural Suitability Report, an Invertebrate Study, as well as references to the updated County General Plan were added. Therefore, the submittal of the 2nd DEIS will allow the public and agencies to comment on the new information.

We are pleased to respond to your May 19, 2015 comments on the DEIS for HoKua Place as follows:

The Developer is committed to safeguard the nearby and surrounding properties from fugitive dust. The permit plans and specifications will address the provisions of the Hawai'i Administrative Rules 5-11-60.11.33 on Fugitive Dust.

Respectfully Submitted,



Ron Agor, Architect

**AGOR JEHN ARCHITECTS, LLC**  
**460 Ena Road, Suite 303**  
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Date: 10-01-2018

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TO: Laura Leialoha Phillips, McIntyre, AICP  
Program Manager, Environmental Planning Office, DOH  
PO Box 3378  
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We are pleased to respond to your May 12, 2015 comments on the DEIS for HoKua Place as follows:

The Developer has reviewed the Land Use Planning Review Program and is committed to adhere to all the applicable standard comments set forth in the program in the development of HoKua Place.

We have examined the Hawaii Environmental Health Portal and are committed to visit it regularly during the final planning of HoKua Place.

The Developer acknowledges the updated Water Quality Standards Maps and is committed to using the updated maps for Kaua'i during the final planning of HoKua Place.

Respectfully Submitted,



Ron Agor, Architect



DAVID Y. IGE  
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.  
DIRECTOR OF HEALTH

**STATE OF HAWAII**  
**DEPARTMENT OF HEALTH**  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

In reply, please refer to  
File

EPO 15-106

May 12, 2015

Mr. Peter T. Young  
Ho'okuleana, LLC  
HG Kaua'i Joint Venture, LLC  
9911 S. 78<sup>th</sup> Avenue  
Hickory Hills, Illinois 60457

Dear Mr. Young:

**SUBJECT: Draft Environmental Impact Statement (DEIS) for HoKua Place**

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[http://oeqc.doh.hawaii.gov/Shared%20Documents/EA\\_and\\_EIS\\_Online\\_Library/Kauai/2010s/2015-05-08-KA-5E-DEIS-HoKua-Place.pdf](http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Kauai/2010s/2015-05-08-KA-5E-DEIS-HoKua-Place.pdf)

The DEIS was routed to various branches. The various branches will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/>. Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

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We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

A handwritten signature in black ink, appearing to read "Laura Leialoha Phillips McIntyre".

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

c: Hookuleana LLC  
LUC  
CWB, WWB, HEER, DHO Kauai, DOH-ODEH (via email only)

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**808-947-2467**

---

Date: 10-01-2018

RE: Response to Comments on HoKua Place DEIS

TO: Mr. Edward Doi  
Department of Water  
PO Box 1706  
Lihue, Hi 96766

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in November. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies, including a new TIAR, an Agricultural Suitability Report, an Invertebrate Study, as well as references to the updated County General Plan were added. Therefore, the submittal of the 2nd DEIS will allow the public and agencies to comment on the new information.

Thank you very much for your comments on the Draft EIS for the HoKua Place.

HoKua Place has tested for a well on site and has made a proposal to dedicate the well site to the DOW to serve HoKua Place as well as other areas.

The Developer acknowledges Conditions 1 through 6 of your recommendations. The recommendations will be addressed during the permitting phase<sup>4</sup>. Recommendation 1 has been incorporated in the 2<sup>nd</sup> DEIS.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ron Agor', with a stylized flourish at the end.

Ron Agor, Architect





June 23, 2015

UID #682

Mr. Peter T. Young  
Ho'okuleana LLC  
1539 Kanapu'u Drive  
Kailua, HI 96734

Dear Mr. Young:

**Subject:** Draft Environmental Impact Statement for the Hokua Project (Formerly Referred to as Kapaa Highlands), TMK: 4-3-03:001 por, Kapaa, Kauai

This is in regard to your letter received on May 7, 2015. We have no objections to the proposed Draft Environmental Impact Statement. The following are our comments to the subject Draft Environmental Impact Statement for the Hokua Project (formerly referred to as Kapaa Highlands).

Any actual subdivision or development of this area will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time. At the present time, the existing source, storage, and transmission facilities are not adequate for the proposed project which includes 86 single family lots, 683 multifamily residential units, a 3.1 acre park, and 1.4 acres for commercial use.

Prior to the Department of Water (DOW) recommending building permit or water service approval, the applicant will be required to:

1. Be made aware that the Water Master Plan for the subject project has **not** been approved by the DOW. The DOW recommends that the following statement on Page 77 of the DEIS: *"A Water Master Plan for Hokua Place and Hokua Farm Lots (formerly known as Kapa'a Highlands), has been approved, in concept, by the County Department of Water (DOW),"* be changed or corrected in the Final Environmental Impact Statement.
2. Prepare and receive DOW's approval of a Water Master Plan for full development of the area.
3. Submit a formal request for water service. The applicant shall describe the proposed water meter use. For non-residential use, the applicant shall submit detailed water demand calculations, along with the proposed water meter size, to the DOW for review and approval. DOW conditions for approval may change based on the approved water demands and use.
4. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and construct said facilities as required in the approved water master plan for the proposed project.

Mr. Peter T. Young

Ho'okuleana LLC.

Subject: Draft Environmental Impact Statement for the Hokua Project (Formerly Referred to as  
Kapaa Highlands), TMK: 4-3-03-001 por, Kapaa, Kauai

June 23, 2015

Page 2

5. Pay the applicable charges in effect at the time of payment to the DOW. At the present time, these charges include the Facilities Reserve Charge (FRC) which is based on \$4,600 per 5/8-inch water meter/unit or the FRC based on the approved water meter size, whichever amount is greater. FRC offsets may apply for source, storage, and transmission facilities that qualify for offsets, in accordance with the DOW's Rules and Regulations.
6. Receive a "Certification of Completion" notice for the construction of necessary water system facilities from the DOW.

All conditions stated above are subject to the Rules and Regulations of the DOW as amended or as will be amended.

If you have any questions concerning the construction drawings, please contact Mr. Roman Silvestre at (808) 245-5412. For questions concerning the Certification of Completion, please contact Mr. Dustin Moises at (808) 245-5459. For other questions, please contact Mr. Joel Bautista at (808) 245-5441.

Sincerely,



Edward Doi

Chief of Water Resources and Planning Division

c: Ken Taylor (taylork021@hawaii.gov)

4-3-03-001por, T-17058, Hokua Project DEIS, Young/JB:100

**AGOR JEHN ARCHITECTS, LLC**  
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[ron@agorjehnarch.com](mailto:ron@agorjehnarch.com)  
**808-947-2467**

---

Date: 10-01-2018

RE: Response to Comments on HoKua Place DEIS

TO: Division of Aquatics, DLNR  
PO Box 621  
Honolulu, Hi 96809

Please note that a "Second Draft Environmental Impact Assessment (2nd DEIS)" will be published for comments in November. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies, including a new TIAR, an Agricultural Suitability Report, an Invertebrate Study, as well as references to the updated County General Plan were added. Therefore, the submittal of the 2nd DEIS will allow the public and agencies to comment on the new information.

We are pleased to respond to your May 19, 2014 comments on the DEIS for HoKua Place as follows:

Page 2, Comment 1: The Developer is committed to implement BMPs during all phases of the project development to assure minimizing or eliminating negative impacts resulting from construction debris, petroleum products and /or other toxic pollutants entering into the nearby bodies of water as a result of runoffs.

Page 2, Comment 2: HoKua Place will maintain public access in and out of the Waikaea Fishing Area so the fishing public continues to have access to resources in the fishing area.

Respectfully Submitted,



Ron Agor, Architect





STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

May 19, 2014

MEMORANDUM



DAR #5114

TO: **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: Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

LOCATION: "Situated at (4) 4-3-003:001 (portion) in the Kawaihau District on the island of Kauai"

APPLICANT: HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

JK ✓  
MF ✓  
BK ✓  
GH ✓

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **June 17, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: Altan Miyasaka DAR #5046 still apply  
Print Name: Altan Miyasaka They are attached  
Date: 6-4-15

Signed: Suzanne D. Case  
Print Name: Suzanne D. Case  
Date: 6/2/2015



POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

MEMORANDUM

JESSE K. MOORE  
UNIVERSITY OF TEXAS AT AUSTIN

WILLIAM JAM  
BURNING OILS AND WAXES

AUTHOR INDEX  
BIBLIOGRAPHY  
COMMISSION ON WATER RESOURCES MANAGEMENT  
COUNCIL OF GOVERNMENTS  
FEDERAL BUREAU OF INVESTIGATION  
FEDERAL POLICE  
FEDERAL PROSECUTOR  
FEDERAL SECURITY AGENCY  
FEDERAL BUREAU OF INVESTIGATION  
FEDERAL POLICE  
FEDERAL PROSECUTOR  
FEDERAL SECURITY AGENCY



DAQ # 5046

**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 – Oahu District
- ☒ Historic Preservation

Russell Y. Tsuji, Land Administrator

SUBJECT: Environmental Impact Statement Preparation Notice (EISPN) for the HoKua Place project (formerly referred to as Kapa'a Highlands)

LOCATION: "Situated at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai"

APPLICANT: HG Kauai Joint Venture, by its consultant, Ho'okuleana LLC

JK ✓  
KN  
BK  
ct OH  
MF

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: <https://sp01.ld.dnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: Opa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa'a Highlands)", then click on "Files" and "Download a copy". (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or [Jonathan.C.Real@hawaii.gov](mailto:Jonathan.C.Real@hawaii.gov))

Please submit any comments by **January 20, 2015**. 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 Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed:

Print Name: Carty S. Chang

Date: 2/15/15



A stream within the HoKua Farm Lots flows from north to south along the western boundary of HoKua Place. The path of the stream passes under a bridge on the By-Pass Road at the southwest corner of the property, and empties into the Waikaea drainage canal about 800 ft. downstream from the property. The Waikaea Canal is a regulated fishing area managed by on Kauai. HoKua Place is committed to keeping the flow of the stream consistent to prevent potential health and mosquito problems associated with streams when not flowing naturally.

The Applicant proposes to adhere to applicable laws to minimize soil movement, erosion and compaction during the various phases of the project. Additionally

A Preliminary Report has been prepared and a detailed drainage and erosion mitigation plan will be prepared and submitted to the County Engineer for approval during the design and development stages. The Applicant proposes to provide major drainage improvements in connection with development of the property. Multiple detention ponds are being proposed for the property, catch basins, drainage pipes and culverts to be utilized for directing run off to major drainage areas on the property are also being proposed.

The EIS submitted for review and comments states that the proposed drainage system for the project will be designed to minimize impacts to the near shore coastal waters. Additionally, water quality treatment and detention basins will be built to prevent runoff and sedimentation from impacting groundwater resources. The Applicant proposes to use BMPs to maintain storm and surface-water runoff and that the BMPs will be designed to prevent violations of State water quality standards.

Comments:

DAR recommends BMPs be implemented during all phases of project development to assure minimizing/eliminating negative impacts resulting from construction debris, petroleum products and/or other toxic pollutants entering into the nearby bodies of water as a result of run-off.

DAR also recommends maintaining public access in and out of the Waikaea Fishing Area so that the fishing public continues to have access to resources in the fishing area.

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plans, DAR requests the opportunity to review and comment on those changes.