

**AGOR JEHN ARCHITECTS, LLC**  
**460 Ena Road, Suite 303**  
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[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: Roy Hardy  
Commission on Water Resource Management  
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 on HoKua Place as follows:

Page 1, Item 1: The Developer currently is in negotiations with the Kauai Department of Water (DOW) to include HoKua Place proposed water well in the DOW water system. The testing of the proposed well concluded that the well is anticipated to generate more water than the need for HoKua Place.

Page 1, Item 3: Contact by the Developer has been made with HDOA to coordinate the reclassification of agricultural zoned land and redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan.

Page 1, Item 4: The Developer is committed to incorporate water efficient fixtures and practices in this development to reduce the consumption of water.

Page 1, Item 5: The project does include Best Management Practices (BMP) for storm water management to minimize the impact of the project's existing area hydrology while maintaining on-site infiltration and polluted runoff from storm events.

Page 1, Item 6: The Developer is committed to using stored storm water for an alternate source of irrigation.

Page 2, Item 8: Landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii will be incorporated in the irrigation system as deemed practical.

Page 2, Item 9: The Developer will be coordinating with the State Health Department on issues of ground and surface water measures to minimize surface water degradation and/or contamination.

Page 2, Item 11: It is the intent of the Developer to secure a Well Construction Permit before well construction begins.

Page 2, Item 12: The Developer will secure a Pump Installation Permit before any ground water is used for HoKua Place.

Page 2, Item 13: Should any well on or adjacent to this project be abandoned, a permit for abandonment will be secured by the Developer.

Page 2, Other: The Developer will coordinate with Kauai DOW to incorporate this project into the County water use and development plan.

This project will be incorporate recommendations by the Handbook for Storm Water Reclamation and Reuse Best Management Practices in Hawaii (2008).

The Developer intends to use water efficient fixtures and water conservation measures throughout the project.

Respectfully Submitted,

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

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

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

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

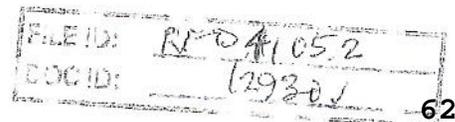
1. Go to: <https://sp01.ld.dlnr.hawaii.gov/LD>
2. Login: Username: LD\Visitor Password: 0pa\$\$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file "Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa'a 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.
- (x) Comments are attached.

Signed: /s/ W. Roy Hardy  
Print Name: Acting Deputy Director  
Date: June 3, 2015





STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P.O. BOX 621  
HONOLULU, HAWAII 96809

June 3, 2015

REF: RFD.4105.2

TO: Russell Tsuji, Administrator  
Land Division

FROM: W. Roy Hardy, Acting Deputy Director  
Commission on Water Resource Management

SUBJECT: Hokua Place Project (formerly Kapaa Highlands)

FILE NO.:

TMK NO.: (4) 4-3-003:001 (portion)

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrn>.

Our comments related to water resources are checked off below.

1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/>.
5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.
6. We recommend the use of alternative water sources, wherever practicable.
7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>

- 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at [http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH\\_Irrigation\\_Conservation\\_BMPs.pdf](http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf)
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at [http://hawaii.gov/dlnr/cwrm/info\\_permits.htm](http://hawaii.gov/dlnr/cwrm/info_permits.htm).

- 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- 11. A Well Construction Permit(s) is (are) required before any well construction work begins.
- 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:  
The State Water Code requires each county to update its water use and development plans as necessary to maintain consistency with its zoning and land use policies (§174C-31 HRS). Should a change in zoning be approved for this project, please coordinate with the respective Planning Department and/or Department of Water to incorporate this project into the county water use and development plan. An update of the County of Kauai's Water Use and Development Plan is being initiated by the Department of Water.

The project is located in the Anahola Aquifer System Area (ASYA). The sustainable yield of the Anahola ASYA is 17 million gallons per day (mgd). Reported pumpage as of December 2014 is 2.33 mgd. The projected average water demand associated with this project, 0.451 mgd, was based on the Domestic Consumption Guidelines in the County Water System Standards.

Due to the location of this project makai of the UIC, the establishment of an onsite wastewater reclamation and reuse facility and the installation of a dual water system should be considered. Recycled non-potable water and stormwater capture and reuse may be used to meet the irrigation needs of the development, while conserving our natural supplies of ground water for environmental needs. The Commission has published a Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawaii (2008). Please visit the Commission's website at <http://hawaii.gov/dlnr/cwrm> to view or download a copy.

The Commission strongly supports the proposed installation of water efficient fixtures and water conservation measures. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/products/index.html>.

If there are any questions, please contact Lenore Ohye of the Planning Branch at 587-0218 or Ryan Imata of the Regulation Branch at 587-0225.

**AGOR JEHN ARCHITECTS, LLC**  
**460 Ena Road, Suite 303**  
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[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: Leo R. Asuncion, Director  
Office of Planning  
State of Hawaii  
PO Box 2359  
Honolulu, Hi 96804

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 were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

We are pleased to respond to your June 15, 2015 comments on the DEIS for HoKua Place as follows:

Page 1, Item 1: An effort has been made to replace some of the maps that had poor resolution.

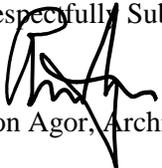
Page 1, Item 2: The Second Page (Page 326) of Exhibit "L" in Volume I is SHPD's letter of approval of the Archaeology Assessment.

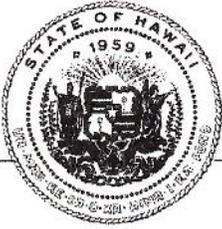
Page 1, Item 3: -An updated LSB map is included in Exhibit "C", Page 54.  
-An updated ALISH map is included in Exhibit "C", Page 55.  
-An updated Soils Map, Page 45, Exhibit "C".  
-Please refer to Soils Maps, Page 76 of Volume I. Pages 77 to 78 of Volume I describes the soils type.

Page 1, Item 4: To the best of our knowledge the HoKua Place petition meets HRS 205-17 and the project is outside the Coastal Zone Management Area.

Page 2, Item 5: An Invertebrate Study is attached as Exhibit "P".

Respectfully Submitted,

  
Ron Agor, Architect



## OFFICE OF PLANNING STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE  
GOVERNOR

LEO R. ASUNCION  
ACTING DIRECTOR  
OFFICE OF PLANNING

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Ref. No. P-14777

June 15, 2015

Mr. Peter T. Young, President  
Hookuleana, LLC  
1539 Kanapuu Drive  
Kailua, Hawaii 96734

Dear Mr. Young:

Subject: HoKua Place  
HG Kauai Joint Venture  
Draft Environmental Impact Statement  
TMK: (4) 4-3-003: por. 001  
Kawaihau District, Wailua, Kauai, Hawaii

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS). The 97-acre project is proposed for approximately 683 multi-family and 86 single family units including parks, and 1.4 acres of commercial use. The document also indicates that the adjacent HoKua farm lots share some of the project infrastructure.

The Office of Planning (OP) has the following comments:

1. The resolution and clarity of some of the maps were poor.
2. Archaeological Resources, Appendix I. We could not locate any letters or comments from the State Department of Land and Natural Resources, State Historic Preservation Office commenting on the adequacy of this study. These should be provided if available.
3. Agricultural Resources, Exhibit C. Information is included on the designations for the Land Study Bureau, but we could not locate any information on ALISH designations. If the document does not include this information, then the DEIS should include additional information on agricultural resources. The soils and LSB maps included should be clarified, as these were of poor resolution and clarity.
4. The entire site is within the State Agricultural District. The proposal will require that the Property be reclassified to the State Urban District by the Land Use Commission (LUC). OP represents the State as a mandatory party in proceedings before the LUC. In developing its position, OP evaluates whether the project meets the LUC decision-making criteria in

Mr. Peter T. Young  
June 15, 2015  
Page 2

HRS § 205-17, as well as its conformance with Coastal Zone Management objectives and policies in HRS § 205-A-2.

5. Invertebrate Survey. In a letter dated January 29, 2015, for the Environmental Impact Statement Preparation Notice (EISPN), OP commented that the DEIS should include an invertebrate survey. In Exhibit K, Biological Surveys Conducted on the Kapaa Highlands Phase II Project Site, TMK: (4) 3-003: 001, Island of Kauai, Hawaii, an invertebrate survey was not included within the document.

Thank you for the opportunity to review this project. If you have any questions please call either Josh Hekeka of our Coastal Zone Management Program at (808) 587-2845 or Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,



Leo R. Asuncion  
Acting Director

c: Land Use Commission

**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: Marie Williams, Planner  
Planning Director Michael Dahilig  
4444 Rice Street, Suite A-473  
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.

This is in response to your comments on the DEIS for HoKua Place. The General Plan was updated and signed by the Mayor in early 2018. Our response will focus on the updated General Plan.

The General Plan establishes priorities for managing growth and community development over a 20-year planning timeframe.

The General Plan is a direction-setting document and not a regulatory in the sense of a zoning code or other land use entitlement. The policies guide County decision-making by mapping land use patterns, describing what type of development is desirable, and by setting high-level priorities for infrastructure and programs.

“The General Plan is based on the community’s vision for Kaua’i’s future by establishing the following “Goals” and “Policies”.

The vision sets the desired long-range outcome through a series of statements organized by the following Goals:

- Goal #1 - A Sustainable Island
- Goal #2 - A Unique and Beautiful Place
- Goal #3 - A Healthy and Resilient People
- Goal #4 - An Equitable Place, With Opportunity for All

The follow are policies articulating the County’s path forward toward meeting the community’s visions and goals:

- Policy #1      Manage Growth to Preserve Rural Character
- Policy #2      Provide Local Housing
- Policy #3      Recognize Kaua’i’s Individual Towns and Districts
- Policy #4      Design Healthy and Complete Neighborhoods
- Policy #5      Make Strategic Infrastructure Investments

Policy #6	Reduce Cost of Living
Policy #7	Build Balanced Multimodal Transportation Systems
Policy #8	Protect Kaua'i's Scenic Beauty
Policy #9	Uphold Kaua'i as a Unique Visitor Destination
Policy #10	Help Business Thrive
Policy # 11	Help Agricultural Lands be Productive
Policy # 12	Protect our Watersheds
Policy #13	Complete Kaua'i's Shift to Clean Energy
Policy #14	Prepare for Climate Change
Policy #15	Respect Native Rights and Wahi Pana
Policy #16	Protect Access to Kaua'i's Treasured Places
Policy #17	Nurture Our Keiki
Policy #18	Honor Our Kupuna
Policy #19	Communicate with Aloha

HoKua Place is in the East Kaua'i district. The East Kaua'i district extends from the Wailua River north to Moloa'a, including the Kapa'a-Wailua basin, Kealea and Anahola. The Kapa'a-Wailua basin is home to a large portion of Kaua'i's population. An urban corridor extends along Kuhio Highway from Haleilio Road in Wailua to Kawaihau Road, at the northern edge of Kapa'a Town.

Visions for East Kaua'i include the following:

Residents enjoy a high quality of life in a rural setting

Natural resources are protected and open spaces and public access are preserved

Agricultural lands are farmed, productive, and protected. Affordable housing opportunities exist for local families.

Archaeological, historic, and cultural places in our community are honored, preserved, and maintained.

New recreational facilities provide safe and healthy opportunities for youth and adults.

Historic Kapa'a Town maintains its western plantation character, is livable and walkable with mixed uses, pedestrian-friendly streets, bike paths, new parking and public transit.

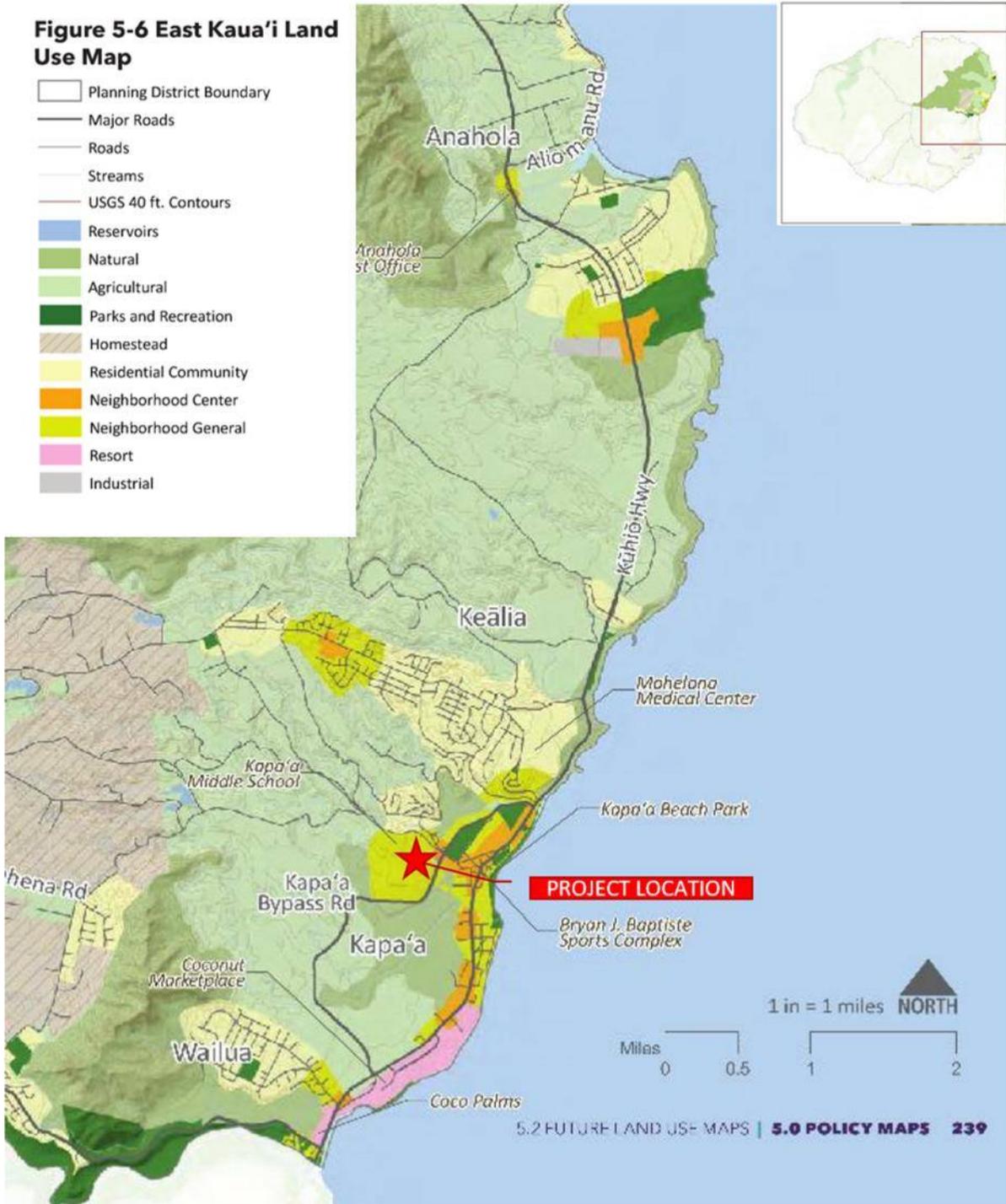
A range of visitor accommodation types are in place and new attractions have opened.

Deferred infrastructure needs have been addressed.

Public transit services have grown and do integrated into new developments.

**Figure 5-6 East Kaua'i Land Use Map**

-  Planning District Boundary
-  Major Roads
-  Roads
-  Streams
-  USGS 40 ft. Contours
-  Reservoirs
-  Natural
-  Agricultural
-  Parks and Recreation
-  Homestead
-  Residential Community
-  Neighborhood Center
-  Neighborhood General
-  Resort
-  Industrial



The HoKua Place meets the Goals of the General Plans as follows:

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.

The HoKua Place offers beautiful and unique views of the lower Kapa'a, the ocean and mountains. The development will offer views of surrounding beauty to residents from their homes. HoKua Place will not negatively impact public views of the beautiful lands surrounding area. Environmental studies are attached as exhibits and they determined that endangered species, historic structures, archaeological sites, cultural traditions, etc, for the area will not be negatively impacted. Therefore the project is in line with **Goal # 2**, respecting a Unique and Beautiful Place.

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. Diversified housing units will provide homes for all people. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents. HoKua Place contributes to **Goal #3**, a Healthy and Resilient People.

HoKua Place is in line with **Goal #4** as the project will offer diversified housing for everyone. It's close walking proximity to Kapa'a town provides economic opportunities for all as Kapa'a town businesses will grow to support the increased population via the project. The project will foster a diverse and equitable community with access to housing and economic opportunities.

HoKua Place project substantially conforms to and implements the General Plan's 19 Policies to Guide Growth.

HoKua Place is strategically placed in a Neighborhood General designation. 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, therefore conforms to **Policy #1**.

The purpose of HoKua Place is to provide local housing in line with **Policy #2**. The development will provide 683 multi-family units and 86 single family units. The project will comply with the County's affordable housing policy. HoKua Place will preserve Kapa'a town's separate distinctiveness with its elevated lands and walking/bicycle paths connecting the development with the town as **Policy #3** emphasizes.

HoKua Place is intended to be designed to where it's residents will be safe in walking and bicycling. The development is substantially within a 10-minute walking distance to town, thus creating a healthy life to its residents. HoKua Place is a place designed for a healthy and complete neighborhood per **Policy #4**.

HoKua Place will include roadways accepted by the State Department of Transportation and the County Public works. These roadways will help the traffic congestion in the immediate area. (See TIAR). The project will be providing water source to the project and contribute to the Department of Water system. HoKua Place will also be contributing to the wastewater system for increasing its capacity. Therefore HoKua Place is contributing to infrastructure per **Policy # 5**.

**Policy #6** emphasizes to reduce the cost of living. HoKua Place will help to reduce the cost of living by reducing the need for driving into Kapa'a town. With the increase in population created by this project in the area, more businesses will develop thus creating jobs where residents can live and work without the use of vehicle transportation.

HoKua Place's contribution to **Policy #7** in order to reduce traffic congestion is creating a real opportunity for a walking/bicycle community integrated with Kapa'a town.

HoKua Place will not impact Kaua'i's scenic beauty. The scenic beauty around and beyond the development will not be harmed. This development will also not impact Kaua'i's visitor destinations. Therefore, HoKua Place meets the **Policy #8** and **Policy #9**.

The HoKua Place development will contribute to **Policy #10**, help business thrive, by providing a population that will creating more businesses and support existing businesses.

The petitioner is including HoKua Phase I Ag Lots adjacent and west of HoKua Place. There will be 16 ag lots within 54 acres of land. Therefore, the project will help agricultural lands be productive per **Policy #11**.

In accordance to **Policy #12**, HoKua Place will incorporate water conservation and reuse policies to protect our Watersheds. Rain runoff's created by the development will be taken care of on site with retention basins. Water reuse from the basins will be used to landscape irrigation.

A large 1.18 MW solar farm was constructed on Phase I, HoKua Place adjacent to this development. There will be opportunities to expand the facility to contribute to Kaua'i's shift to clean energy. The development will include solar water heaters, thus helping on a limited basis to shift to clean energy per **Policy #13**.

HoKua Place land is elevated above the sea rise level maps for the area. The General Plan for the area emphasize developing two housing locations. One at Hokua Place and the other area in Kapa'a Town. Developing HoKua Place will conform to **Policy #14** in preparing for climate change.

**Policy #15** entails respecting Native Hawaiian rights and Wahi Pana. HoKua Place will not have a negative impact on Native Hawaiian rights and Wahi Pana. The land for many decades had been in sugar cultivation.

HoKua Place will not have an impact on access to any of Kaua'i's treasured places, thus is in line with **Policy #16**.

HoKua Place will contribute to the nurturing of our Keiki as emphasized in **Policy #17**. Housing will be available to our young families. They will grow up in a community where walking and bicycling will foster a good and healthy lifestyle. Some parents will be able to work in Kapa'a Town, thus reducing time spent away from their children sitting in traffic.

There will be opportunities to develop senior housing in this development. HoKua Place will be a Kupuna friendly community. Considerations for our Kupuna to walk or bicycle from home to Kapa'a town is incorporated in HoKua Place. Therefore, the development is in line with **Policy #18**.

HoKua Place is committed to work and communicate with government and concerned citizens in the actual design and development of this project. This process will take place during the entitlement process on the County level. The public will have ample opportunity to state their concerns during the process. The Petitioner and their consultants are committed to communicate with Aloha per **Policy #19**.

The HoKua Place project conforms to and implements the policies of the General Plan as stated above by developing within Neighborhood General designation. The rural character of the area will be preserved.

Page 2, Paragraph 5: Chapter 5.1 of the 2<sup>nd</sup> DEIS states the General Plan's Goals and Policies.

Page 3, Paragraph 1: The updated General Plan is complete and approved. This 2<sup>nd</sup> DEIS reflects the Goals and Policies of the General Plan.

Page 3, Community Plan Consistency: Change to only reference to the General Plan and the Kapa'a-Wailua Development Plan.

Page 3-4, Consistency with Recent Plans and Policy Initiatives: Although the petition is focused on what the LUC's task is, which is a Boundary Amendment, the Developer acknowledges the Goals and Policies of the updated General Plan. Furthermore, the Developer desires to be flexible in the design of the site at this time so planning, during the county entitlement process, can take place with the implementation of the "Complete Streets", Multi-Model Land Transportation Plan, and the Smart Code. The Developer recognizes that the "Form-Based Code" is part of the General Plan update. HoKua is committed to shifting vehicle trip mode to pedestrian, bicycle and transit trips.

Other Comments:

- ) Exhibit H has the updated TIAR and responses to DPW and DOT comments.
- ) Pages 19 and 20 elaborates more on the Kapa'a Town Park and the Kapa'a By Pass.
- ) Page 21 clarifies "reserved areas" as "zoned" areas.
- ) Page 24 elaborates on "Social Sustainability".

Respectfully Submitted,

  
Ron Agor, Architect

**Bernard P. Carvalho, Jr.**  
Mayor



**Michael A. Dahilig**  
Director of Planning

**Nadine K. Nakamura**  
Managing Director

**Ka'aina S. Hull**  
Deputy Director of Planning

**PLANNING DEPARTMENT**  
**County of Kaua'i, State of Hawai'i**  
4444 Rice Street, Suite A-473, Lihue, Hawai'i 96766  
TEL (808) 241-4050 FAX (808) 241-6699

**JUN 18 2015**

Mr. Peter T. Young  
Hookuleana LLC  
1539 Kanapuu Drive  
Kailua, Hawai'i 96734

**RE: A11-791 HG Kaua'i Joint Venture  
Kapa'a Highlands II  
Comments on the Draft Environmental Impact Statement (DEIS)**

Dear Mr. Young:

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS) for the State Land Use District Boundary Amendment Petition to the State Land Use Commission for HoKua Place (HG Kaua'i Joint Venture, LLC) which is located on a portion of TMK (4) 4-3-003:001 in the East Kaua'i Planning District.

According to the DEIS, the petition area, named "HoKua Place", is sited on 97 acres located on a bluff mauka of the existing Kapa'a Town Core and adjacent to the Kapa'a Middle School. The area is hemmed by Olohena Road, the Temporary Kapa'a Bypass, and an agricultural subdivision, "HoKua Agriculture Lots." The initial plans show a predominantly residential development characterized by large pockets of single family (86 lots) and multi-family dwelling units (683 units). The County's affordable housing requirements will be fulfilled onsite. The plans include limited space for complementary commercial uses. The public facilities include land for a police/fire station and 14.3 acres of open space, including greenways and a 3.1-acre park. The project area is designated State Land Use District – Agricultural and zoned "Agriculture" by the County.

Based on the DEIS, the Planning Department has the following comments and concerns, primarily in relation to the County's long range plans and land use policy initiatives:

Consistency with the General Plan Update (2000)

Thank you for providing statements addressing how the project conforms to existing County long-range plans. By County Charter, the General Plan guides the future physical development of the County and is adopted by ordinance. The Kaua'i County Code states

that amendments and updates of land use regulations and maps shall be consistent with the policies of the General Plan (Section 7-2.5, Land Use Regulations).

The existing General Plan (2000) identifies the project site for future urban growth under the "Urban Center" designation. This carried over the 1984 General Plan's designation for the area (Urban Mixed Use). The policy for Urban Center-designated land is stated in Section 5.4.1.1 of the General Plan:

*"(a) Lands included within the Urban Center designation shall be centers of government, commerce and transportation that serve the entire county or a large region. Uses may include shopping centers, government offices, churches and other institutions, office complexes, and industrial facilities. Residential or resort uses may also be located within the Urban Center designation, where compatible.*

*(b) Urban Center areas are typically served by wastewater collection and treatment facilities and major roads. Urban Center lands may be zoned for any type of use, including General Commercial, General Industrial, Resort, and Residential."*

Since the project map is conceptual at this point, the Planning Department reserves the right to confirm that the project's boundaries are entirely within the "Urban Center" designation before assessing if a General Plan Amendment is required.

Land use policies specific to the Kawaihau District are contained in Section 6.2. This section includes a preliminary planning district vision statement and a discussion on issues and opportunities related to growth and development. Specific to the project site is the following statement (Section 6.2.4.1):

*"Lands previously designated for urban use but as yet mostly undeveloped include an area located near Kapa'a, south of Oloheua Road. This area was previously designated for Urban Mixed Use and is shown as Urban Center on the new GP Land Use Map. Owned partly by the State and partly by Amfac/JMB (or its successor), this "expansion area" for Kapa'a has already accommodated the Kapa'a Middle School."*

It must be considered that in the late 1990s, when the General Plan was developed, a major assumption influencing the final land use map was that the Kapa'a Bypass Road, also known as the Permanent Relief Route, would be completed, thus increasing highway capacity. This critical infrastructure project has stalled and does not appear to be moving forward at the State Department of Transportation (DOT).

Also, while the General Plan identified this area as Urban Center, the plan did not adopt policy that allocated housing units to the area nor identified the desired build-out scenario or intensity of uses. Likewise, the zoning capacity figures in the build-out analysis conducted for the existing General Plan should not be construed as desired growth policy. Please clarify this in the DEIS.

#### Ongoing General Plan Update Process

In November 2014, the Planning Department launched the General Plan Update, contracted to SSFM International. The project is envisioned to last two years and will

utilize extensive public input and new data to amend the existing General Plan's vision, policies and maps.

In May 2015, the public process for the General Plan Update was initiated with multiple Island-wide events and meetings. The planning department received a large number of comments related to traffic congestion throughout the Kapa'a-Wailua corridor and the desire to limit future growth until vehicular level-of-service improves. The applicant should be aware that these public comments, along with other public concerns, will factor into the discussion regarding potential General Plan land use map amendments. The FEIS should acknowledge that the General Plan Update is underway and could result in General Plan land use map amendments.

In Section 4.8, Socioeconomic Conditions & Public Service Facilities, please utilize information from the General Plan Technical Study: Socioeconomic Analysis and Forecast (2013) in the discussion of population growth and housing demand. This technical study was prepared for the ongoing General Plan Update and provides regional population and housing allocation forecasts for all six planning districts, including the East Kaua'i Planning District. It is a foundation study for the ongoing General Plan Update process and will be utilized in General Plan policy discussions related to growth and land use map amendments.

#### Community Plan Consistency

In several places, the DEIS incorrectly states that HoKua Place is consistent with the Kapa'a Town Development Plan and the Kapa'a-Wailua Basin Community Plan.

The existing development plan for the area, the Kapa'a-Wailua Development Plan, focuses on the Kapa'a Town Core and does not address regional growth nor touch on future plans for the project area. Despite the age of the plan, which was adopted in the 1970s, this is the correct plan to reference when addressing consistency with the regional plan.

The Planning Department has been working on an update of the Kapa'a-Wailua Development Plan (also known as the East Kaua'i Community Plan) for several years. This plan is not yet in public draft form and cannot be considered when addressing consistency with the project area's regional plan. However, it would be appropriate to mention that the planning process is ongoing. Unfortunately, the Planning Department cannot provide a clear timeline for project completion as the project's status is under review by County Administration.

There is no existing or draft Kapa'a Town Development Plan. A Kapa'a Town Urban Design Plan was submitted as part of the Mayor's Annual Budget Submittal to Council (FY2015-16), but it was not included in the final annual budget. Please exclude mention of this plan from the Final Environmental Impact Statement.

#### Consistency with recent plans and policy initiatives

##### **Complete Streets (2010) and Complete Streets Subdivision Ordinance (2013)**

The County's Complete Streets Policy requires that new projects safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles. Therefore, we appreciate the inclusion of active transportation design in the initial project concepts and the

acknowledgement of the positive health impacts when such infrastructure is carefully integrated into community design. However, the conceptual plans in the DEIS do not appear to reflect a recent amendment to the subdivision code which requires short block lengths in the Residential District. Please review Ordinance 946, as said standards have the potential to significantly alter the project layout.

### **Multi-Modal Land Transportation Plan (2013)**

The Kaua'i Multimodal Land Transportation Plan (MMLTP), approved by Council in 2013, sets a goal of flatlining total annual vehicle miles travelled via trip mode shifts to active transportation modes, such as walking, biking and transit. For this to occur, the walkability of towns and urban centers must improve which will require stronger linkages between land use and travel modes. The FEIS should acknowledge this goal and address how the project will support vehicular trip mode shift to pedestrian, bicycle and transit trips.

### **Smart Code (Form-Based Code)**

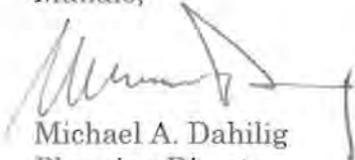
The Sustainability Plan for HoKua Place refers to "Smart Code" and states that the conceptual plans implement Smart Code principles. The County is currently implementing Smart Code's transect-based (or place-based) zoning, also known as Form-Based Code, via two community plans. As shown in the DEIS, the project would create a community segregated into two building types: the single-family house and the multi-family apartment complex. Form-Based Code supports a seamless mix of building types to meet diverse housing needs at a range of price points. This mix includes the "missing middle" building types that provide medium-scale, higher density housing such as the duplex, carriage house, mansion apartment, and cottage court. This zoning approach is codified in the Draft South Kaua'i Community Plan and is supported in the Draft Līhu'e Community Plan. Please be aware that the General Plan Update will explore how an Island-wide approach to form-based code could be implemented.

### Other Comments:

- In regards to the TIAR and recommendations for the design of the proposed new connector road from the Temporary Bypass Road to Olohena Road, please address comments from the Department of Public Works.
- On Page 18, Paragraph 1, a description of Kapa'a Town Park is used but it reflects the vision for the facility and is not an accurate description of the existing facility. Likewise, Paragraph 2 on the same page reflects a vision statement for the Bypass Road and does not illustrate current conditions.
- Section 2.2, Page 19, states that the project will address housing needs "without significantly affecting reserve areas for foreseeable urban growth". Please clarify the meaning of this statement, including what is meant by "reserve areas for foreseeable future growth."
- Page 21, please clarify the meaning of "social sustainability."

Should you have any questions, please contact Marie Williams, Planner, at (808) 241-4050.

Mahalo,



Michael A. Dahilig  
Planning Director

CC: Jodi Higuchi, Office of the County Attorney  
State Land Use Commission