

**From:** [Janet Carafa](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Stop Hokuia Place  
**Date:** Sunday, December 23, 2018 5:36:53 PM

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**Dear Land Use Commission ,**

**The impact will cause so many problems:**

- 1. Stuck In Traffic: Buried in the 2<sup>nd</sup> Draft Environmental Impact Statement and By Their Own Admission, Hokuia Place Will Generate a Total of Approximately 1,900 Vehicle Trips Per Hour During Morning and Afternoon Rush Hours Combined. Traffic now is bumper to bumper 7am -9pm.**
- 2. Our Aging and Insufficient Infrastructure: The 769 Additional Units Hokuia Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure: water supply, road surfaces, sewage, school capacity**
- 3. How Can Hokuia Place Be Touted As Meeting Our Affordable Housing Needs: Only 30% of units are required to be affordable the others are “ subject to market conditions”, which means the developer can increase current prices.**
- 4. Single Family Homes from \$650,000 –\$950,00 Where is the Affordability?**
- 5. Food Security in a Time of Uncertainty: Conservation of Agriculture Lands Should Be a Priority, Not Urban Sprawl.**
- 6. Hokuia Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.**

**BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION:**

We are recommending Alternative 1 – the No Action Alternative from the 2<sup>nd</sup> Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokuia Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua'i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle. Let's kokua Kaua'i before it's too late!

In peace with great love for Kaua'i, Gabriela Taylor

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