

From: D Freund <danfreund@hotmail.com>

Sent: Sunday, July 21, 2019 8:33 AM

To: DBEDT LUC <dbedt.luc.web@hawaii.gov>

Subject: Commission should reject the Keālia Mauka Homesites amendment request.

I encourage the Commission to reject the request of Kealia Properties, LLC, to amend the boundaries of the State Land Use Agricultural District into the State Urban District.

The impact statement says "The purpose of the Proposed Action is to provide improved residential lots for sale **to Kaua'i residents**." What binds the proponent to ensuring that this "purpose" is fulfilled? Especially if "a block of lots could be sold to a single purchaser who would construct the finished homes for sale." Would that purchaser have a similar purpose? How about a real estate flipper who buys a home from that single purchaser?

Earmarking only 36 of the 235 lots for affordable housing doesn't fix this problem. (Regarding the other 199 lots - almost 85% of the project - the impact statement says "Prices of market lots will depend on market conditions at the time of sale.")

The impact statement says "the intersection of Kūhiō Highway-Keālia Road will experience a significant increase in traffic, with level of service being **over capacity**." But not to worry, we're told, "Other currently proposed roadway projects" will solve this problem. Notice that it says "proposed," not "planned." What happens before these proposals become a reality? What if they never become a reality? Let's

Oh, and let's not forget the "unresolved" issue with "either **a wall or berm** [that will] be installed along Kūhiō Highway" *across from Kealia Beach*. The purpose of the wall would be noise reduction - so we're not talking about a four foot lava wall. It's a bit disingenuous to say "The view looking mauka from Kūhiō will also be altered by the subdivision." And, if it is a wall, how much highway noise will it divert back to one of the island's most popular beaches?

While the county may have confirmed this area for development 35 years ago, a lot has changed since then. Did the county in 1984 envision a development that, in 2019, would (a) do little to solve an affordable housing crisis, (b) cause the major highway to reach "over capacity" use levels, and (c) involve a high fence or berm that would block the mauka view from Kealia Beach?

- Dan Freund
5609A Honua Rd.
Kapaa, HI 96746

Derrickson, Scott A

From: Claudia Herfurt <claudia@kauaistyle.com>
Sent: Monday, July 22, 2019 8:01 AM
To: DBEDT LUC
Subject: Kealia Mauka Subdivision

To the Kauai Devision of the State Land Use Commission,

it is my conviction along with that of hundreds of other Kauai residents, that this project is misconceived and a total detriment to improving conditions on the island and for the a benefit of residents looking for affordable housing. The developers have a profit interest, which is the major motivator. We have overwhelming traffic problems, that have to be addressed before more development is allowed. How about turning Coco Palms into affordable housing?

Sincerely,
Claudia Herfurt
Kalihiwai

Derrickson, Scott A

From: Eliel Starbright <elielstarbright@gmail.com>
Sent: Monday, July 22, 2019 9:47 AM
To: DBEDT LUC
Subject: NO on The Proposed Subdivision, Kealia Mauka

To whom it concern;1. Kealia Mauka Subdivision = Serious Traffic Impacts 2. Affordable? Far
From It! 3. Stressing Our Overloaded and Aging Infrastructure
More Traffic and Less Affordable Housing for Residents

Derrickson, Scott A

From: Sheri Courtemanche <slcourtemanche@gmail.com>
Sent: Monday, July 22, 2019 7:29 AM
To: DBEDT LUC
Subject: Kealia Mauka Subdivision Protest

I have been coming to Kauai since 1972 and bought a home in Kapaa in 2010. The changes to the island and the Kapaa area in these 40+ years is quite apparent. That said, I believe it could be much much worse if there were not check and balances to deter such developments such as Kealia Mauka over the past half century. The idea of destroying paradise for profit with no accountability is shameful and I am asking for the checks and balances of the past to continue in 2019+ so that Kauai can stave off the for-profit push to put as many houses on an island that literally has no capacity for expanded infrastructure.

Thank you for the opportunity to voice my opinion and distress at this continued push to revert longstanding agricultural land to urban land in the already highly overpopulated Kapaa area. The developers arguments for this request are highly flawed and if allowed to proceed will do nothing but line their pockets while the residents of Kapaa (and Kauai as a whole) as well as visitors to the island will have to bear the overwhelming burden of even more obscene traffic and loss of agricultural lands which makes Kauai the "garden island" and the reason for visiting and living here. Greed masked as "doing good" has always been the corporate playbook for destroying anything in its way for financial gains. Not for one minute do I believe the developers are pushing this project to "help" anyone but themselves and in the process if allowed to implement their plans will harm far more people in the Kapaa area and the island as a whole than it purports it will help. It's foolish to think otherwise.

I urge the powers that be who can stop this project from moving forward to keep the best interests of the island as their top most priority which would include preserving agricultural lands today and in the future.

Mahalo.

Derrickson, Scott A

From: Siri Shabad <waipua17@gmail.com>
Sent: Monday, July 22, 2019 5:50 AM
To: DBEDT LUC
Subject: testimony for- Kealia Mauka Subdivision
Attachments: Kealia Mauka final edit.pages

Sent from my iPhone

To who it may concern,

I have been a resident of Kaua'i for 20 years and have witnessed the massive changes upon our island infrastructure. Below are the glaring points why this development would have a negative impact on the quality of life that we all appreciate that is uniquely Kaua'i .

Be prudent in this decision making process and hear your residents at Thursday's meeting ; qualifying the far reaching impact this project would have on our Aina and its resident population.

Mahalo for your kokua,
Siri Shabad

LAST CHANCE TO STOP THIS DEVELOPMENT IN ITS TRACKS:

More Traffic and Less Affordable Housing for Residents ,Kapaa urban sprawl is encroaching on our precious agricultural lands!

The Proposed Subdivision, Kealia Mauka, would have 235 lots for sale on Kealia Rd., above the Kealia store. The developer is requesting an up-zoning from Agriculture to Urban, which is necessary for this subdivision to be developed. The State Land Use Commission (LUC)

HERE IS HOW YOU CAN BE PART OF THE DECISION MAKING PROCESS – *Numbers count*

2: **Email testimony before July 25 to:** State Land Use Commission
to: dbedt.luc.web@hawaii.gov

1. Kealia Mauka Subdivision = Serious Traffic Impacts

The developer stresses that this Kealia Mauka site was designated for residential community development going back to the 1984 General Plan Update (GPU). " Any assertions that the 2018 GPU required earmarking this area as a change from previous drafts are unfounded, as the

potential for development was confirmed as the county spatial policy for close to 35 years". The devil upper is taking advantage of an outdated GPU!!, it's 2019, and needs to be accessed with our current growth and it's subsequent impact and projected future ramifications!

Kapaa traffic is totally over the top and adding another 425 cars will likely create even more crippling gridlock than we have now. Kuhio Highway would have either a stoplight or roundabout at the corner of Kealia Road, across from the main entrance to Kealia Beach. There is only one entrance/exit to the proposed subdivision. With traffic traveling fast down hill on Kuhio Highway, this is an unlikely and potentially dangerous spot for either of these proposals. Please remember that there already is an approved roundabout slated for Kuhio Highway at Mailehuna Rd., a short distance from the one proposed for Kealia Mauka.

The recent General Plan Update has emphasized the need to restrict development to Kauai's Urban Center (Lihue) as a measure to decrease traffic (and sprawl) in other areas. Kealia Mauka Subdivision, if approved, would significantly increase the bumper to bumper traffic we are experiencing now, plus that traffic generated from 2 already approved resorts slated to be built in the Wailua corridor. The proposed highway widening promised by the state, from the Bypass to the traffic light at Kuamoo Rd., would not even solve the congestion we have now.

2. Affordable? Far From It!

According to the FEIS, out of the total 235 lots for sale, only 36 would fall into the county "affordable" category. The other 199 lots would be sold at prevailing market prices. Furthermore, according to the developer, "a block of lots could be sold to a single purchaser who would construct the finished homes for sale." That means a developer could scoop up a block of lots to build houses priced at Market Value, thus inviting Mainlanders who could afford high prices.

3. Stressing Our Overloaded and Aging Infrastructure

Kealia Mauka subdivision would have a waste water pump station near Kuhio Highway. This has not yet been approved by the County Dept. of Public Works.

In addition, the sewer main would need to cross Kapaa Stream (sewage pipe would be mounted to the side of Kealia Stream bridge) before connecting to an existing sewer manhole in front of the Kaiakea Fire Station, just north of Kapaa Town. Judging by the putrid odor and recent sewage spill at the Wailua River mouth, do we want to risk polluting Kealia Beach or add more sewage to the existing plant?

4. In a Nut Shell

Kealia Mauka would greatly stress the quality of life for residents of Kapaa as well as those traveling south, through Kapaa on the Bypass or Kuhio Highway. Please consider these consequences when you testify and make your voice heard on July 25. Testimony from residents will decide whether this subdivision will pass and we'll lose yet more agricultural lands to urban sprawl.

LAND USE COMMISSION MEETING

July 25, 2019 – 9:30 a.m.

**County of Kaua'i Moikeha Building Conference Room 2A/2B
4444 Rice Street, Līhu'e**

Derrickson, Scott A

From: Joan Levy <joan@joanlevy.com>
Sent: Monday, July 22, 2019 1:34 AM
To: DBEDT LUC
Subject: The proposed Kealia Mauka Subdivision

To Whom it may concern:

I am a resident of Kapaa, own a home in the Wailua Houselots for 16 years and have been living on Kauai since 1992.

This proposed development serves the developer far more than it serves the people of Kauai.

TRAFFIC:

Today, a Sunday! the traffic in Kapaa was so bad it took an hour to go from the north side of town to lydgate park. I was at a community function there and many people, including the caterer, were very very late as it took so long to get through Kapaa.

So adding another 425 cars from this proposed subdivision will clearly only add to this gridlock. I can tell you that if I were here on vacation (as i did frequently before I moved here) dealing with this kind of traffic I would NEVER return.

I have started going to Lihue to do my everyday shopping instead of going to Kapaa bank, post office, safeway and ace hardware. I know I am not the only Kapaa resident doing this. This can't be good for businesses in Kapaa!

HOUSING:

We do need more housing. But only affordable - truly affordable, housing. Mainlanders will certainly be buying into any pseudo affordable housing. affordable to them, yes. But to Kauai citizens, definitely not.

The Fiasco that is going on right now with the Waipouli apartments nearby where I live is an excellent example of how Kauai has just given lip service to affordable housing.

People are paying \$1000-1500/month for renting a room in a house! This is insane. And for those making minimum wages, how can that possibly work?

Any new developments must be required to meet the needs of the people who live here FIRST!

Why do we continue to cater to the mainlanders who fall in love with Kauai, build fancy expensive homes, and then occasionally drop in for a visit? Maybe eventually moving here to retire. But it sure seems to me that group is far less than the drop in for a visit home owners.

But before we have more developments built, we need to tend to Kauai's inadequate infrastructure. Isn't that what county planning really is all about? Making sure that what is built is needed and works for the community at large? And for the quality of life which over and over again in our general plans that I've participated in over the last 26 years, the people of Kauai clearly state that quality requires maintaining a rural lifestyle.

INFRASTRUCTURE:

The whole island was without electricity today, The west side for over 6 hours. The roads are full of potholes. And when roads are repaired it takes months rather than weeks. Where else in the world, are the painted lines in the middle of the road, crooked and swervy? Nowhere else, not even in very poor third world countries, that I have seen.

And what about sewage. Finally the horrid smells from the sewage station on Haleilio and the Highway at the entry to the houselots was remedied. I would always have to roll up my car windows as I waited for the light to change. I do appreciate that long awaited fix! Thank you for that!

This new subdivision would have a waste water pump near the Kuhio highway. And the sewer main would need to cross Kapaa Stream before connecting to an existing sewer manhole in front of the Kaiakea Fire Station North of Kapaa. Remember the terrible smells and the recent sewage spill at the Wailua River mouth?

We cannot afford to risk polluting Kealia Beach, can we??? Can the existing sewage plant really handle the waste coming from this new development? Just adding connecting pipes does nothing to improve the sewage infrastructure. It just makes it worse.

We need to stop taking care of the developers and take care of Kauai instead. If these kinds of projects are really needed - AND THIS ONE IS NOT! - then the cost of evaluating infrastructure needs and implementing them should fall upon the developers who laugh all the way to the bank as things now stand.

We cannot lose more land to urban sprawl - especially if it DOES NOT BENEFIT the long time residents of Kauai.

I urge you to stand up for Kauai, for the land, the people, the air and the water of Kauai.

Please SAY NO to the Kealia Mauka subdivision.

Thank you!

Joan Levy, Kapaa

Derrickson, Scott A

From: L Osterer <losterer@hotmail.com>
Sent: Sunday, July 21, 2019 7:55 PM
To: DBEDT LUC
Subject: Kealia Mauka Proposed Subdivision testimony

The recent General Plan Update has emphasized the need to restrict development to Kauai's Urban Center (Lihue) as a measure to decrease traffic (and sprawl) in other areas. Kealia Mauka Subdivision, if approved, would significantly increase the current bumper to bumper traffic, plus that traffic generated from 2 already approved resorts to be built in the Wailua corridor. The proposed highway widening with state funding, from the Bypass to the traffic light at Kuamoo Rd., when completed, would not even solve the congestion we have now. Let's get the traffic moving before promising any more development.

Kapaa traffic is totally already so congested that many residents now avoid Kapaa. Adding another 425 cars creates even more crippling gridlock than we have now. Adding a stoplight or roundabout at the corner of Kealia Road and the highway, across from the main entrance to Kealia Beach would be dangerous for the beach area. And there is already an approved roundabout planned for Kuhio Highway at Mailehuna Rd., just a short distance from there.

Listen to the tourists. They already hate our increased traffic. An additional sewer treatment facility right near the beach will add another tremendous negative impact on our most important industry, tourism. Other waste treatment solutions, especially to protect the ocean, should be found before proceeding, and an EIS considered.

If we need more housing, wait for the infrastructure to be done first, with the cost of it paid for by developers. Otherwise we all pay for it in higher taxes in spite of the decreased enjoyment of Kauai. It's time to put the horse before the cart, not the old way of infrastructure 20 years behind when needed.

Thank you for consideration,
L. Osterer, Kauai resident and registered voter

Derrickson, Scott A

From: Margery Freeman <freemanmargery@gmail.com>
Sent: Sunday, July 21, 2019 12:54 PM
To: DBEDT LUC
Subject: Subject: Kealia Mauka Subdivision - against

From: Margery Freeman July 21, 2019

Dear Comisioners,

The proposed Kealia Mauka Subdivision has serious problems and shouldn't be alowd. Most of the objections have already been brought to your attention.

1) Why pass a bill on Important Agricultural Lands (IAL) if you are going to set that designation aside as soon as a developer wants it set aside? This project has no reason to have a change of zoning. Agriculture zoning should be kept and not changed just for a developer. It is also clearly against the present General Plan. Why make a General Plan if no one is going to consider it when planning?

2) Waste water - It is stated the waste water will be added to the present system. This is very poor planning as the present system is overtaxed and often overflows, and smells, with the load of waste water it now processes. We will soon need a new waste plant away from the coast with more capacity. Why isn't this project required to build that new plant?

3) The whole project is without any merit and is very unattractive as the lots are so close together and are all set in squares.

4) The idea of adding more traffic to Kapaa is ridiculous. Nothing much is scheduled to be done to alleviate the increase traffic.

5) In all those houses there is just one open space, or park. It is too far away from most of the houses to be useable by young children. Each house with young children will have to transport them to a suitable place to play.

6) Kapaa does not need any additional sprawl and this project is clearly sprawl. Every house will have to drive to shop, attend school, go to work and reach a beach.

7) After hearing some of the present residents it is clear they often experience a serious lack of water pressure. All those new houses on the same system will only add to the problem.

8) Most of the houses will be without any scenic views at all. They are just on small lots so they will look at the other houses rather than our beautiful outdoors. Who wants to buy into that especially at high market value prices.

For all these reasons, and many more, this project should be rejected. It solves nothing and adds a great deal to our present problems. Please do not rezone this area just for money for mainland developers.

Aloha,

Marge Freeman
4-820 Kuhio hwy. #D405
Kapaa, HI 96746

Derrickson, Scott A

From: D Freund <danfreund@hotmail.com>
Sent: Sunday, July 21, 2019 8:33 AM
To: DBEDT LUC
Subject: Commission should reject the Keālia Mauka Homesites amendment request.

I encourage the Commission to reject the request of Kealia Properties, LLC, to amend the boundaries of the State Land Use Agricultural District into the State Urban District.

The impact statement says "The purpose of the Proposed Action is to provide improved residential lots for sale **to Kaua'i residents**." What binds the proponent to ensuring that this "purpose" is fulfilled? Especially if "a block of lots could be sold to a single purchaser who would construct the finished homes for sale." Would that purchaser have a similar purpose? How about a real estate flipper who buys a home from that single purchaser?

Earmarking only 36 of the 235 lots for affordable housing doesn't fix this problem. (Regarding the other 199 lots - almost 85% of the project - the impact statement says "Prices of market lots will depend on market conditions at the time of sale.")

The impact statement says "the intersection of Kūhiō Highway-Keālia Road will experience a significant increase in traffic, with level of service being **over capacity**." But not to worry, we're told, "Other currently proposed roadway projects" will solve this problem. Notice that it says "proposed," not "planned." What happens before these proposals become a reality? What if they never become a reality? Let's

Oh, and let's not forget the "unresolved" issue with "either **a wall or berm** [that will] be installed along Kūhiō Highway" *across from Kealia Beach*. The purpose of the wall would be noise reduction - so we're not talking about a four foot lava wall. It's a bit disingenuous to say "The view looking mauka from Kūhiō will also be altered by the subdivision." And, if it is a wall, how much highway noise will it divert back to one of the island's most popular beaches?

While the county may have confirmed this area for development 35 years ago, a lot has changed since then. Did the county in 1984 envision a development that, in 2019, would (a) do little to solve an affordable housing crisis, (b) cause the major highway to reach "over capacity" use levels, and (c) involve a high fence or berm that would block the mauka view from Kealia Beach?

- Dan Freund
5609A Honua Rd.
Kapaa, HI 96746

Derrickson, Scott A

From: Abi Jones <abi@aloha.net>
Sent: Sunday, July 21, 2019 8:23 AM
To: dbedt.luc.web@hawaii.gov.
Subject: Subdivision

Dear Planning Department,

Please please please do not approve the zoning for this subdivision, Kealia Mauka.

1. First and foremost, we need to increase farming so we are more self sustained as an island and less dependent on the import of food, so we really shouldn't be rezoning any of our precious farmland to urban, so greedy developers can make more money and we get more fatcat mainlanders. in addition only 36 lots would be affordable, the other 199 not, who's this helping ?

2. Kapaa is already inundated by traffic, and they want to add to that ? Are they crazy? Please don't help destroy this island any more by approving more construction, by turning more farmland into houses for mainlanders to buy, especially construction that will add to Kapaa traffic directly !!! We must first handle the traffic situation.

This would add at least 425 cars to our already bizarre traffic situation.

Please don't let them buy you off like Kealia Kai bought Mary Ann Kusaka ! It s really up to you to control and stop the new subdivisions until the underlying infrastructure is handled. And it ISNT !

Most Sincerely,

Abigail jones

Derrickson, Scott A

From: IRMT Protonmail <athurston@irmt.org>
Sent: Saturday, July 20, 2019 6:57 PM
To: DBEDT LUC
Subject: Opposition to the proposed Kealia Mauka Sub-Division

Dear Land Use Commissioners,

I write to express genuine concern about and strong opposition to the proposed Kealia Mauka Subdivision. I believe that the proposed development would cause significant negative consequences for Kaua'i residents without real benefits. I hope very much that you will not support it.

We do need certainly need affordable housing, but this development is not an answer. Only a very small number of the lots for sale (36 of 199) would meet the Kaua'i county's definition of 'affordable'. Moreover, a developer could buy up a block of lots and sell them to mainlanders who could pay high prices. This is certainly not going to help Kaua'i residents, who are very worried about adequate housing for themselves and their children.

The recent General Plan update stressed the need to restrict development to the urban centre in Lihue as an important way of reducing sprawl. The Kealia Mauka sub-division would, to the contrary, achieve just the effect that the General Plan is trying hard to avoid by diminishing valuable agricultural land and increasing urban sprawl. It would greatly increase traffic going toward and coming from the north shore, which is already beginning to experience ever worsening traffic conditions. A further 425 cars will add greatly to this situation.

To make matters worse, the infrastructure needed to support the development is not there. There is no waste water pump has been permitted and there is no adequate sewer main. The sub-division would bring the risk that the Kealia Beach would be polluted and the existing sewage tank could be over stressed.

Taken together, these are consequences that the community strongly opposes. Please support us in saying no to the proposed Kealia Mauka Subdivision.

Yours sincerely,

Anne Thurston, 3639 Keoniana Road, Princeville

Derrickson, Scott A

From: K SM <kstmarie99@hotmail.com>
Sent: Saturday, July 20, 2019 8:17 AM
To: DBEDT LUC
Subject: Stop Kealia Mauka Subdivision

I am 25 year Kauai resident who has lived in Kapahi, areas north and south as well.

As acknowledged in most recent, up-to-date General Plan, we need better ways to handle current traffic overload. Please do not approve Kealia Mauka. We cannot handle more traffic!

Also greatly concerned over ability for blocks of lots to be sold and there are very few accommodations for locals, for affordable housing.

This not a project truly designed to benefit residents of Kauai County.

Please Stop Kealia Mauka Subdivision!

Respectfully
Katrina Stmarie
4441 Kale PI Apt7
Lihue HI 96766

Derrickson, Scott A

From: Mira Walker <mirasharan@pacific.net>
Sent: Friday, July 19, 2019 11:25 PM
To: DBEDT LUC
Subject: Kealia subdivision

It will cause increased congestion and traffic jams adding to the already traffic that I have heard tourists say they are considering not coming here due to traffic thru Kapa'a The lots are not really set aside as affordable. Not when a developer can buy them and then sell them for market price The proposed road revisions are not adequate for this development as there are already two resorts approved in the Kapa'a corridor Mira Walker mirasharan@pacific.net

Sent from my iPhone

Derrickson, Scott A

From: Linda Pizzitola <linda@kauaidesign.com>
Sent: Friday, July 19, 2019 4:48 PM
To: DBEDT LUC
Subject: Stop Kealia Mauka

To Whom it May Concern:

Stop Kealia Mauka. With the horrendous traffic and crumbling infrastructure on the east side of Kauai, approving further development is insane.

Anyone considering approving this up-zoning and re-purposing of ag lands should be required to spend time daily in the frequently gridlocked traffic in Kapaa, imagining the consequences of adding hundreds more cars daily to the grid.

Two large, already-approved resorts in the Wailua corridor will already be further burdening the highway, adding hundreds more cars daily to the traffic "flow" (euphamism).

This development would negatively impact the already compromised quality of life for all residents of Kauai and visitors who travel this corridor, which is most of us and most of them.

The General Plan has emphasized the need to restrict development to the Lihue area due to traffic and infrastructure issues. Stick with the plan.

Rise above the current culture of greed and opportunism at the expense of the people and the land. Do the right thing.

Linda Pizzitola
Kauai Design Graphics Inc
kauaidesign.com
Mobile 808 635-3703
Home office/fax 808 822-0055



facebook.com/kauaidesign
instagram.com/kauai_design
linkedin.com/in/kauaidesign

Derrickson, Scott A

From: Lauren Esaki-Kua <laurenek@stanford.edu>
Sent: Friday, July 19, 2019 3:07 PM
To: DBEDT LUC
Subject: Kealia development

Dear Land Use Commission,

I was born and raised on Kaua'i, and grew up in Kawaihau for half of my childhood before my family moved down the road to Ka'apuni Road. I'm currently a graduate student at Stanford University studying sustainable development and energy, but still try to keep apprised of things going on back home.

I am writing in opposition to the Kealia Mauka development and the reclassification of these agricultural lands to State Urban District lands. Kaua'i is already rapidly losing its agricultural lands to urban reclassification – this is not the first instance in the last 5-10 years (ie. Kapa'a Homesteads area) that major developers are seeking to rezone lands for above-market rate housing developments. Redevelopment of existing properties should be the emphasis of providing affordable housing to our communities –ones in which are more energy efficient and place less of a burden on our imported energy sources and traffic congestion– not the conversion of agricultural lands in rural parts of our island. Additionally, let us not forget the purpose and mission of the Land Use Commission as a governing body as stated on your website, which I hope will be upheld throughout the years:

*...the Hawaii State Legislature determined that **a lack of adequate controls had caused the development of Hawaii's limited and valuable land for short-term gain for the few** while resulting in long-term loss to the income and growth potential of our State's economy. Development of scattered subdivisions, creating problems of expensive yet reduced public services, **and the conversion of prime agricultural land to residential use, were key reasons for establishing the state-wide land use system.***

Not only will this development exacerbate existing traffic congestion problems in the Kapa'a region, but more importantly, it will exacerbate the widening social and economic disparities that face local Kaua'i residents as is without promoting the goals of the Kaua'i General Plan to concentrate development in the Lihu'e town core.

With these lots for sale at prices that will outprice local residents' ability to pay for them, it will bring in foreign and outside investments for this area that will not contribute to Kaua'i's long term economic sustainability. Please look at the precedent of Kaka'ako and Ward multimillion developments – many of which are empty and unoccupied – and consider how those foreign property owners do nothing to benefit our local communities economic, environmental, social wellbeing. The amount of additional infrastructure that will need to be developed for this project will also come at local taxpayers' expense, and will place an additional burden on our already aging and outdated wastewater infrastructure –further posing ecological and public health threats to our nearshore waters.

Please reconsider and deny the petitioner's request for amending the boundaries, in the interest of Hawai'i's people.

Mahalo,
Lauren Esaki-Kua

Derrickson, Scott A

From: anaholabon@gmail.com
Sent: Thursday, July 18, 2019 1:26 PM
To: DBEDT LUC
Subject: Kealia Subdivision

DO NOT ALLOW THIS, the impact will effect the Aina, the Ocean and every Kaua'i resident. Protect this area, we are counting on you to prevent further desecration of land, without consideration for our very real traffic & housing crisis. And it's worsening. WE ARE COUNTING ON YOU.

Bonnie Morris
Kapaa

Derrickson, Scott A

From: roger harris <rrh38114@yahoo.com>
Sent: Thursday, July 18, 2019 1:06 PM
To: DBEDT LUC
Subject: Kealia Mauka is not needed for many reasons



Let me count the ways:

Not affordable for most RESIDENTS of Kauai.

There is too much traffic already on the Highway.

There are too many vacation rentals already - 35K visitors/day is taking a huge toll on us RESIDENTS, and our beloved island is slowly unfolding into a environmental disaster.

Vote NO on this new development.

Roger Harris
420 Molo Street
Wailua Homesteads

Derrickson, Scott A

From: Maria Maitino <mmaitino@gmail.com>
Sent: Thursday, July 18, 2019 9:19 AM
To: DBEDT LUC
Subject: I OPPOSE the Kealia Mauka Subdivision

To the State Land Use Commission,

I oppose the Kealia Mauka Subdivision for many reasons.

- 1) If you drive through Kapaa going north or south, you will see that there is a huge congestion problem. Adding 425 cars to an area that is already over capacity will create a nightmare situation.
- 2) The developer claims this development is "affordable " housing. Only 36 or 235 lots fall into this category. The other 199 lots would be at market value. Is that affordable???
- 3) Please DO NOT risk the potential polluting of Kealia Beach due to the added stress put on the aging infrastructure for this development.

Please oppose this development.

Thank you,
Maria Maitino
Kilauea, Kauai

Derrickson, Scott A

From: Sylvia Partridge <sylpartridge@yahoo.com>
Sent: Thursday, July 18, 2019 7:57 AM
To: DBEDT LUC
Subject: No up-zoning from ag to urban for Kealia Mauka!!!!

To: State Use Land Commission

Please do not up-zone Kealia Mauka from agricultural to urban!!!!

1. TRAFFIC CONGESTION IS ALREADY A NIGHTMARE AT CERTAIN TIMES OF THE DAY IN KAPAA!!! And there are already 2 approved resorts about to be built in the area to add many more cars to the area plus the 425 proposed additional cars from Kealia Mauka. State highway plans will not solve the problem of just way to many cars in the area. This is VERY BAD PLANNING AND WILL CREATE MUCH WORSE NIGHTMARE TRAFFIC. This is an unfortunate fact.
2. MOST HOMES ARE MARKET PRICE. 199 homes will be at market price and only 36 will be priced as affordable. So this subdivision will not solve the problem of affordable housing on Kauai.
3. THE INFRASTRUCTURE WILL NOT ADEQUATELY SUPPORT THE ADDITION OF SO MANY MORE HOMES AND CARS AND PEOPLE!

Sincerely,

Sylvia Partridge
3800 Kamehameha Rd., # 22
Princeville HI 96722

Sent from Yahoo Mail for iPhone

Derrickson, Scott A

From: Lee Martinez <leleemart@yahoo.com>
Sent: Thursday, July 18, 2019 6:33 AM
To: DBEDT LUC
Subject: Kealia Mauka Subdivision

Aloha, I am a taxpayer who lives in Kapa'a. I drive by Kealia daily.

I am OPPOSED to the proposed building of Kealia Mauka Subdivision.

Traffic all over our island is at an all time high. Especially through Kapa'a. Our roads are dangerous and improvements on our roads are slow. Potholes seem to be the "norm".

I am asking you to please hold off on this development until the traffic issues are resolved.

Thank you for your time.

Aloha, Gina

Gina Martinez
P.O. Box 240
Kapa'a, HI 96746
808-639-3349

Derrickson, Scott A

From: Karen Wood <createaloha@hawaiiantel.net>
Sent: Thursday, July 18, 2019 12:07 AM
To: DBEDT LUC
Subject: Kealoha Mauka subdivision

Please no subdivision for this area, too crowded and safety if accident or warning for ocean high tide, no room for all the new cars and traffic, they are getting Lihue all ready for increase of rental housing keep it there, and not change zoning to urban, no no no to Kealia mauka sibdivision . Thank you Karen Wood

4350 Kanaele rd

Kapaa Hi 96746

Aloha ☺