



Jake Bracken

Rebuttal

County Conditions

- ▶ Updated TIAR – HG Kauai will commission updated Traffic Impact Analysis Report to be submitted with application for change in zoning, to include County's requests.
- ▶ Multimodal Transportation– Road A will be designed and constructed as a multi-modal main road including bus stops, sidewalks, and bicycle and walking paths.
- ▶ HG Kauai will cooperate with HDOT and County in making improvements to Kapaa Bypass Road and Olohena Road to accommodate HoKua Place residents
- ▶ HG Kauai will provide design of mixed multi-family housing types at County zoning level
- ▶ HG Kauai will confer with County of Kauai agencies regarding a location for relocation of County's swimming pool and other county facilities such as police and fire substations.

Office of Planning Conditions

- ▶ HG Kauai will implement BMP's to minimize runoff from construction operations, reduce ground water pollution, and formulate dust control measures.
- ▶ HG Kauai will participate in air quality monitoring as required by DOH.
- ▶ HG Kauai will submit updated TIAR to HDOT and Kauai DPW prior to final subdivision approval.
- ▶ HG Kauai will mitigate project generated traffic impacts and agree to regional pro-rata share of traffic impact prior to subdivision application.
- ▶ HG Kauai will dedicate Kapaa Bypass Road right of way and establish 100 foot building setback from road.
- ▶ HG Kauai will preserve any established gathering and access rights of Native Hawaiians who have traditionally used Petition Area for subsistence, cultural, and religious practices.

Office of Planning Conditions

- ▶ If historic resources or human remains are identified during construction, work shall cease until SHPD issues archeological clearance approving mitigation measures.
- ▶ Clearing of dense vegetation over 15 feet shall not occur during June 1 to September 15 to avoid potential impact to Hawaiian Hoary bat habitat.
- ▶ Wildlife biologist shall survey Petition Area for listed water birds during construction and recommend mitigation measures. HG Kauai will install construction fence to prevent water birds from entering construction area.
- ▶ HG Kauai will minimize moving plant soil material to minimize spread of invasive species.

Office of Planning Conditions

- ▶ HG Kauai will avoid night work that requires outdoor lighting from September 15 to December 15, and shall shield all outdoor lighting.
- ▶ HG Kauai will consult with Kapaa Middle School to mitigate construction-related impacts to school.
- ▶ HG Kauai will, on a fair share basis, fund and install civil defense warning sirens as required by HiEMA.
- ▶ HG Kauai will develop the Petition Area in substantial compliance with the representations made to the Commission. Failure to so develop the Petition Area may result in reversion of the Petition Area to its former classification, or change to a more appropriate classification.
- ▶ HG Kauai will complete construction of the proposed backbone infrastructure, including the primary roadways and access points, residential internal roadways, and water supply, sewage and electrical infrastructure for Petition Area within 10 years from date of receipt of all government approvals for HoKua Place.