

Hawaiian Memorial Park EXPANSION PROJECT



ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

November 2017

Prepared for
Hawaiian Memorial Life Plan, Ltd.

HAWAIIAN MEMORIAL PARK
CEMETERY

Prepared by

 **HHF PLANNERS**
places for people

EXHIBIT "5"



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CHAPTER 1 INTRODUCTION AND BACKGROUND

Hawaiian Memorial Life Plan, Ltd. (Petitioner) owns and manages the Hawaiian Memorial Park (HMP) that offers a variety of interment options. HMP is a full-service cemetery located in Kāneʻohe, Oʻahu, Hawaiʻi, and has been at its present location since 1958. The Petitioner is proposing the expansion of HMP because of a growing aging population on Oʻahu and demand for ground interment and inurnment spaces. Currently, only about 6% of all the individual plots at HMP remain available for families. This project is referred to as the “Hawaiian Memorial Park Cemetery Expansion Project.” This Environmental Impact Statement Preparation Notice (EISPN) document has been prepared for this project.

1.1 PURPOSE FOR EIS PREPARATION NOTICE

This project triggers the State of Hawaiʻi’s (State) environmental review process under Chapter 343 (Environmental Impact Statements), Hawaiʻi Revised Statutes (HRS), as amended and State Department of Health’s Hawaiʻi Administrative Rules (HAR), Title 11, Chapter 200 because the project involves reclassification of the Petition Area from the State Land Use Conservation District to the Urban District.

Compliance with the State’s environmental review process is thus required. This EISPN is being prepared in support of a State Land Use District Boundary Amendment petition to reclassify the Petition Area (project site) of approximately 53.45-acres from the Conservation District to the Urban District.

1.1.1 Applicant and Accepting Authority

HHF Planners (HHF) is serving as the “Authorized Agent” on behalf of the Petitioner in the preparation of this EISPN. The project is an “Applicant Action” under the State’s environmental review regulations because Hawaiian Memorial Life Plan, Ltd. is the proposing entity. Table 1.1 provides a summary of pertinent project information.

The Governor of the State of Hawaiʻi will serve as the “Accepting Authority” for the Final EIS document, and the State Land Use Commission is serving as the authorized representative for the Governor processing this document.

4. *Substantially affects the economic welfare, social welfare and cultural practices of the community or state;*

The project would generate additional tax revenue from construction activities and operations. However, these activities should not substantially affect the economic welfare of the city or state. Establishing a cultural preserve would have a beneficial effect on cultural practices by ensuring the preservation, management, and maintenance of cultural resources within this area in partnership with the Ko'olaupoko Hawaiian Civic Club. The project could have a substantial effect on social issues with regard to cemetery operations. These issues would be addressed in greater detail in the Draft EIS.

5. *Substantially affects public health;*

The project should not substantially affect public health as expansion of the cemetery should have little impacts on the natural environment, and should not generate significant public health issues, such as air pollution, hazardous waste, water quality issues, etc. The Draft EIS would include studies addressing particular areas in greater detail.

6. *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The project should not have substantial secondary impacts on the social environment, infrastructure, and public facilities because it only involves expansion of an existing cemetery. The project would not increase the resident or visitor population because it does not include new housing or visitor units. Project improvements would not generate additional demands on schools (e.g. new students), recreational facilities, or other public services.

7. *Involves a substantial degradation of environmental quality;*

The project should not contribute to a substantial degradation to the quality of the surrounding environment. Project improvements involve grading and landscaping activities. The Draft EIS will include studies addressing subjects that may affect environmental quality such as drainage, water quality, etc.

8. *Individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

This project should not have significant cumulative effect on the environment or involve a commitment for larger actions. The Draft EIS document would address such considerations in greater detail.

9. *Substantially affect a rare, threatened, or endangered species, or its habitat;*

The property does have the endangered native Blackline Hawaiian Damselfly present within a small area of the larger property that will be assessed in greater detail in the Draft EIS. There are no other known endangered, threatened, or rare species or resources present within the Petition Area. Technical studies will be conducted for the Draft EIS to address the presence of potential species in greater detail.

10. *Detrimentially affect air or water quality or ambient noise levels;*

The project should not have detrimentally significant impacts on air, water quality, or ambient noise levels. Construction of project improvement would include implementing best management practices that would be addressed in the Draft EIS. Other short-term construction effects are expected to be temporary and minor, and include mitigative measures such as best management practices.

11. *Affect or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

The Petition Area is not known to be located within environmentally sensitive areas, such as wetlands. The site is not located within a floodway or other flood hazard area, and is not located along the coastline that may be susceptible to associated hazards (e.g. tsunami zone). The Draft EIS will address potential hazards in greater detail, including potential hazards from rockfall, and stormwater runoff that might affect downslope residential properties.

12. *Substantially affect scenic vistas and view planes identified in county or state plans or studies;*

Project improvements should not have a significant impact on existing scenic vistas and view planes from roadways. The Draft EIS document would address view considerations in greater detail.

13. *Require substantial energy consumption*

The project would have minimal impact on energy consumption because it involves expansion of an existing cemetery. The proposed use would not generate substantial energy demand.

1.2 APPLICANT AND PROJECT BACKGROUND

Hawaiian Memorial Life Plan, Ltd. owns Hawaiian Memorial Park, which operates as a cemetery providing the community with burial plots along with a variety of interment options. HMP is a full-service cemetery that has been at its present location since 1958. HMP is the final resting place for over 41,000 people, representing families across Hawai'i. As sections of the cemetery have filled, HMP has grown from an initial size of six acres to its existing size of approximately 80 acres situated on three tax map parcels. One of the parcels is separated by the Hawai'i State Veterans Cemetery.

The Petitioner had developed expansion plans in 2007 that included completing a Final Environmental Impact Statement (EIS) in September 2008. Since then, the Petitioner has had several meetings over the years with the Kāne'ohe Neighborhood Board, community members, and government agencies to address concerns associated with previous plans. Current project plans have since been revised and have been incorporated in the City's updated *Ko'olau Poko Sustainable Community Plan*, which was recently revised by adoption of Ordinance 17-42 by the City Council in August 2017.

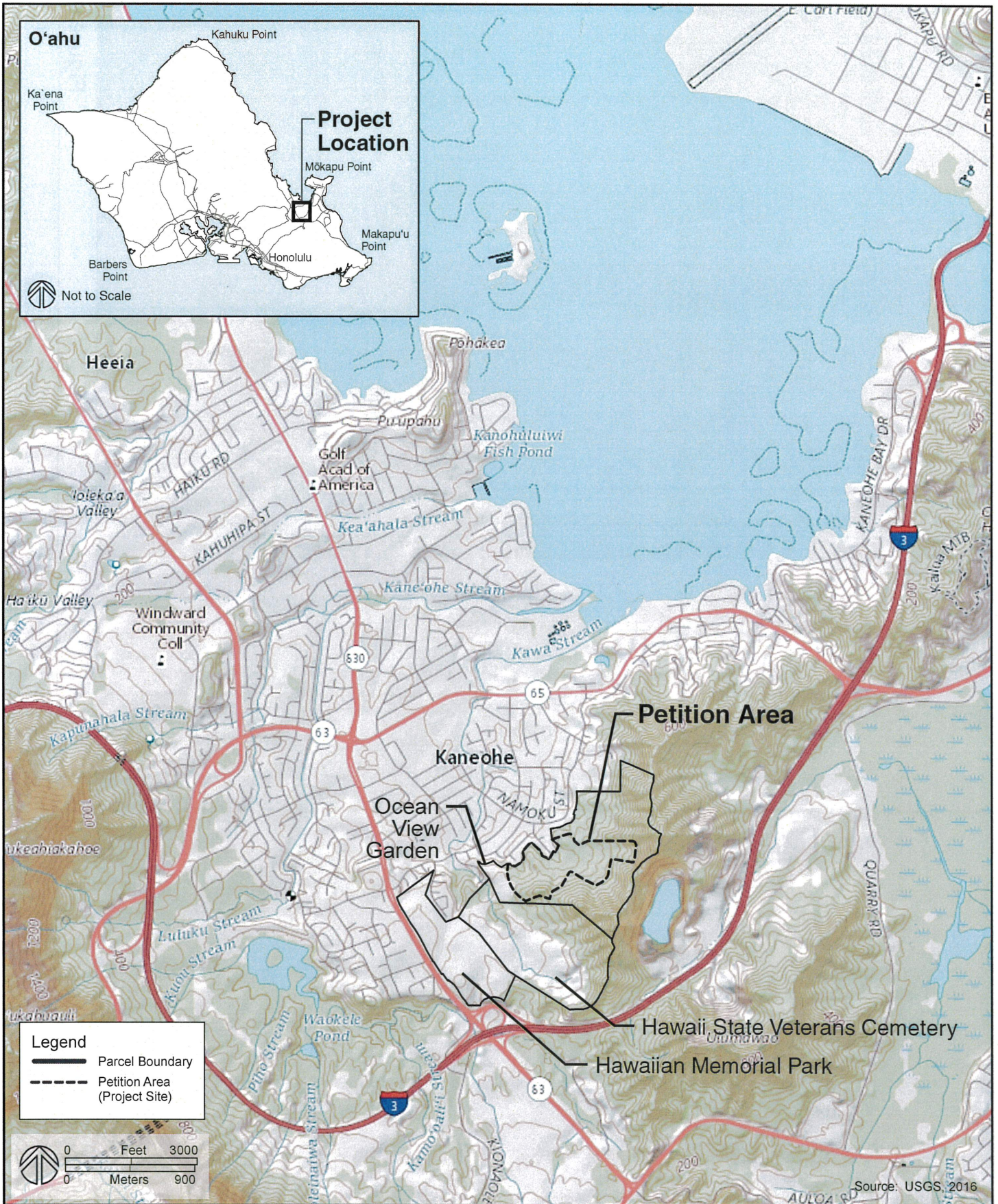
1.3 PROJECT LOCATION

HMP is a privately-owned cemetery located in the Kāne'ohe district on the Windward side of the island of O'ahu. The cemetery is approximately 7 miles northeast of downtown Honolulu, and located mid-way between the towns of Kailua to the east and Kāne'ohe to the west. The Petition Area is situated within the ahupua'a (traditional land division) of Kāne'ohe. Kāne'ohe is a large ahupua'a of approximately 11,000 acres, extending from the Windward crest of the Ko'olau Mountain Range to include most of the Mōkapu Peninsula, and is bordered by the ahupua'a of He'eia to the west and Kailua to the east.

The Ko'olau Mountain Range is located west of the HMP site, and Kāne'ohe Bay is situated approximately 1.5 miles to the north. Figure 1.1 is a location map showing the Petition Area in relation to the larger Windward district.

Project Vicinity and Surrounding Uses

The Petition Area for the expansion of the cemetery is situated makai (seaward) of the existing HMP area and the Hawai'i State Veterans Cemetery (Exhibit 1.1). The Petition Area is about 53.45 acres in size, and is a portion of a larger 164.4-acre parcel. The entire HMP property is comprised of three separate parcels. The 53.45-acre site is undeveloped. The HMP's existing Ocean View Garden cemetery site is located adjacent to the Petition Area on the northwest end of the larger 164-acre property. Figure 1.2 includes a vicinity map showing the Petition Area and surrounding uses in the vicinity.



Project Location Map

Figure 1.1

Hawaiian Memorial Park Cemetery Expansion Project
Kāne'ohe, O'ahu, Hawai'i