

OFFICE OF PLANNING

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LAND USE COMMISSION
STATE OF HAWAII

2019 AUG 21 P 2:17

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A17-804
)	
HAWAIIAN MEMORIAL LIFE PLAN,)	OFFICE OF PLANNING’S STATEMENT
LTD.)	OF POSITION; CERTIFICATE OF
)	SERVICE
To Amend the Conservation Land Use)	
District Boundary Into The Urban Land Use)	
District for Approximately 58,449 Acres of)	
Land At Kaneohe, Island of Oahu, State of)	
Hawaii, Tax Map Key No: (1) 4-5-033: por.)	
001)	
_____)	

OFFICE OF PLANNING’S STATEMENT OF POSITION

Pursuant to Hawaii Administrative Rules (“HAR”) § 15-15-55, the Office of Planning (“OP”) submits this Statement of Position of support for the reclassification of the Petition Area, subject to certain conditions. This Statement of Position summarizes OP’s position based on information currently available, including the representations of Hawaiian Memorial Life Plan, Ltd. (“Petitioner”), documents filed in these proceedings, coordination with the Petitioner and affected government agencies, and the statutes and regulations applicable to these proceedings. Any additional information that becomes available to us may be reflected in OP’s written testimony.

PETITION OVERVIEW

General Information

The Petitioner requests that the Land Use Commission (“Commission or LUC”) reclassify approximately 53.449 acres of land from the State Conservation District to the State Urban District at Kaneohe, Island of Oahu.

The Petitioner is the fee owner of the parcel, Tax Map Key (“TMK”) No. (1) 4-5-033: por. 1, being proposed for reclassification under this Petition.

Proposed Use of the Petition Area

Petitioner proposes to expand the existing Hawaiian Memorial Park Cemetery by an additional 28.2 acres for new cemetery space and to create a 14.5 acre Cultural Preserve northeast of the expansion area. The remainder of the property would remain undeveloped. Petitioner is proposing to enter into a Conservation Easement with the Hawaiian Islands Land Trust on approximately 156.5 acres, which would restrict future development of the property.

According to the Petition, the Petition Area is consistent with the City and County of Honolulu’s Koolaupoko Sustainable Communities Plan, which designates the area for expanded cemetery use. Access to the site is through the existing cemetery driveway off Kamehameha Highway.

Petition Area Description

The Petition Area is shown in Petitioner’s Exhibit 1.

KEY ISSUES OF CONCERN TO THE STATE

The following summarizes key issues related to areas of State concern in Hawaii Revised Statutes (“HRS”) §§ 205-16 and 205-17. OP’s written testimony will recommend appropriate conditions, as necessary, to address any reasonably foreseeable impacts from the proposed project that have not been addressed by commitments made by Petitioner to avoid, minimize, or mitigate these impacts.

Impacts on Areas of State Concern

Natural Systems and Habitats

According to the Final Environmental Impact Statement (FEIS), the Blackline or Rainbow-eye Hawaiian Damselfly is an endangered invertebrate species located within the Petition Area. The habitat is within a seep within the northwestern corner of the Petition Area that is fed from a well. The well may have been created during the areas former use as a dairy farm. The FEIS proposes various mitigation measures.

The Hawaiian Hoary bat was not observed, however, mitigation measures are outlined within the FEIS for the species.

Archaeological, Historic, and Cultural Resources

A letter dated April 8, 2019 from the State Historic Preservation Division, Department of Land and Natural Resources indicated that a full archaeological inventory survey (AIS) of the project area was completed and approved by the SHPD. This letter indicates that the Petitioner must submit a data recovery plan, preservation plan and an archaeological monitoring plan prior to permitting processes.

Transportation

The FEIS includes Appendix N, a Traffic Impact Analysis Report, dated January 2019. OP is in the process of consulting with the State Department of Transportation regarding traffic impacts for this Petition.

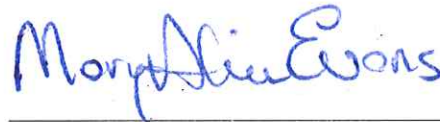
CONCLUSION

Based on our preliminary assessment of the Project with respect to the Commission's decision-making criteria, OP supports the proposed boundary amendment with possible conditions to address the concerns raised herein to be provided in OP's forthcoming testimony. The proposed boundary amendment is consistent with HRS Chapter 205 and generally meets the Commission's decision-making criteria contained in HRS Chapter 205 and HAR Chapter 15-15. OP's position is contingent on the Petitioner's commitment to avoid, minimize, or mitigate Project impacts identified by the State herein and in this proceeding to the satisfaction of the relevant State agencies prior to the close of the Petitioner's case-in-chief, or by agreed-to conditions of approval.

OP distributed the Petition to State agencies for their review and comments; additional information or concerns may be forthcoming. Specific impacts on areas of State concern and recommendations on conditions to mitigate Project impacts will be discussed further in OP's written testimony.

DATED: Honolulu, Hawaii, August 21, 2019.

OFFICE OF PLANNING
STATE OF HAWAII



MARY ALICE EVANS
Director

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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served upon the following by either hand delivery or depositing the same in the U.S. Postal Service by regular mail.

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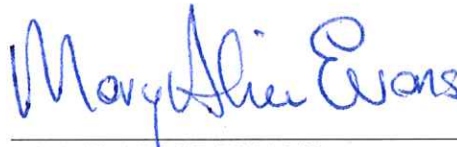
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PLANNING COMMISSION
City and County of Honolulu
650 South King Street, 7th Floor
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DATED: Honolulu, Hawaii, August 21, 2019.

OFFICE OF PLANNING
STATE OF HAWAII



MARY ALICE EVANS
Director