



OFFICE OF PLANNING STATE OF HAWAII

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LAND USE COMMISSION
STATE OF HAWAII

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January 31, 2020

TO: Daniel Orodener, Executive Officer
State Land Use Commission

FROM: Mary Alice Evans, Director *Mary Alice Evans*
Office of Planning

SUBJECT: Church Conservation District Boundary Amendment Draft Environmental
Assessment (EA) A18-805

Petitioner: Ken Church and Joan Evelyn Hildal
Location: Hilo, Hawaii
Acreage: Approximately 3.368 Acres
Tax Map Key: (3) 2-9-003: 29, 60

The Draft EA is required in order to allow the Land Use Commission (LUC) to process a District Boundary Amendment for land within the State Conservation District. Petitioner proposes to reclassify approximately 3.368 acres from the Conservation to the Agricultural Land Use District. The County zoning is agricultural (A-20a). Agricultural use is permitted by Hawaii Administrative Rules Section 13-5-7. Petitioner intends to continue agricultural use of the Petition Area. The Petitioner has proposed a buffer area along the cliff like coastline of the Petition Area. There is a State owned strip of land adjacent to the Petition Area along the coastline. Existing uses of the property are a residence, currently under construction, and agricultural accessory uses. Previously, the Department of Land and Natural Resources issued a FONSI in 2005 for the uses and residence on the Petition Area.

The Office of Planning (OP) has reviewed the Draft EA and has the following comments.

1. Page 9. Draft EA indicates that the Petition Area is fully developed and no new construction is proposed.
2. Page 11. Buffer zone is proposed along the coastal boundary of the Petition Area will be maintained in woody plants and grasses, and no cultivation is proposed.
3. Page 13-14. According to the Agricultural Lands of Importance to the State of Hawaii or (ALISH), the Petition Area is within Prime agricultural lands.
4. Page 56-57. Page 148. Draft EA contains information on archaeology, historic, and cultural impacts and a Kapaakai analysis. Page 149 describes a letter from the State Historic Preservation Office regarding acceptance of the consultant's report of no significant impacts.

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5. Page 137-148. Draft EA contains information on infrastructure, flora and fauna, and other resources.
6. OP has no other comments at this time.

Thank you for the opportunity to review this Draft EA. If you have any questions, please call Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,

A handwritten signature in cursive script that reads "Mary Alice Evans". The signature is written in dark ink and is positioned above the printed name and title.

Mary Alice Evans
Director