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May 15, 2019

Scott A. K. Derrickson
c/o State of Hawai'i - Land Use Commission
235 South Beretania St., Rm. 406
Honolulu, HI 96813

Dear Mr. Derrickson,

Subject: Draft Environmental Assessment (DEA) for Petition A18 805 to Rezone from the State Conservation District to the State Agricultural District
Petitioner: Ken Church and Joan Hildal
Location: Waialea, South Hilo District, Island of Hawai'i
Tax Map Keys: (3) 2-9-003:060 & 029

The County of Hawai'i Planning Department is in receipt of your Draft Environmental Assessment (DEA) in support of the State Land Use Commission Petition *A18 805*, which is proposing to rezone Tax Map Keys: (3) 2-9-003:029 and (3) 2-9-003:060 from the State Conservation District to the State Agricultural District.

For your information, the subject properties consists of 2.252 acres of land (Parcel 60) and 1.116 acres of land (Parcel 29), is situated in the State Land Use Conservation District (Resource Subzone), zoned Agricultural 20-acres (A-20a) by the County, and designated as Open (ope) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) map.

Previous permitting includes a Special Management Area Minor Permit (SMM-15-328), which was provided to the landowner for a Consolidation and Resubdivision of three (3) lots; this project also entailed data collection (subsurface bore holes) for land planning. Special Management Area Minor Permit (SMM-16-345) was provided to the landowner to construct a 750 square-foot storage building for landscaping and agricultural farming equipment. No other approvals or permits have been provided to either of the subject parcels.

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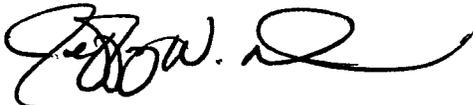
Scott A. K. Derrickson
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May 15, 2019
Page 2

For reference, our records do not show that the property has been included on the State Inventory of Historic Properties or on the Hawai'i or National Register of Historic Places. For more information regarding historic properties, the historic inventory or register, please contact the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) at (808) 692-8015. Should the consultation process with SHPD identify any significant site(s) on the property, the Hawai'i County Cultural Resources Commission would appreciate the ability to comment on the impact, if any, the subject proposal would have on the site(s).

Please note that the County of Hawai'i Planning Department is in the process of re-evaluating shoreline setback rules and regulations. Landowners of shoreline parcels that propose development will be held to a more stringent standard of regulatory review that may include current shoreline certifications, and/or geo-technical studies as well as increased setback requirements based on location, type of shoreline, and existing erosion rates.

If you have any questions regarding this letter, please contact Alex J. Roy, M.Sc. of the Planning Department staff at 808-961-8140 or via email at alex.roy@hawaiiicounty.gov

Sincerely,



RM MICHAEL YEE
Planning Director

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cc: Department of Land and Natural Resources, Office of Conservation and Coastal Lands
Ken Church and Joan Hildal