FINAL ENVIRONMENTAL ASSESSMENT

WAIKOLOA CONGREGATION KINGDOM HALL

TMK (3rd): 6-8-018:036
South Kohala District, Hawai‘i Island, State of Hawai‘i

June 2008

Prepared for:

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South Kohala District, Island of Hawai‘i, State of Hawai‘i

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CLASS OF ACTION:

Use of County Lands

This document is prepared pursuant to:

The Hawai‘i Environmental Policy Act,
Chapter 343, Hawai‘i Revised Statutes (HRS), and
Title 11, Chapter 200, Hawai‘i Department of Health Administrative Rules (HAR).

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SUMMARY OF THE PROPOSED ACTION, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The Kohala Congregation of Jehovah's Witnesses propose to construct a church in Waikoloa Village of the South Kohala District on the Island of Hawai'i. The site is a vacant and unused 1.706-acre property located in a neighborhood of residences, schools and churches. The property is presently owned by the Waikoloa Community Association and is being sold to the Jehovah's Witnesses. The church's driveway would connect to and require use of right-of-way from Paniolo Avenue, a County roadway, which requires the preparation of an Environmental Assessment.

Because the project area is greater than one acre in extent, the contractor shall obtain an NPDES permit and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to contain sediment and storm water runoff during construction. Furthermore, construction equipment shall be kept in good working condition to minimize the risk of fluid leaks that could enter runoff and groundwater. Significant leaks or spills, if they occur, shall be properly cleaned up and disposed of at an approved site. A dust management plan will be prepared and implemented to prevent the potential for fugitive dust emissions to impact nearby receptors. Landscaping will enhance the visual appearance of the site and screen adjacent residential uses. Impacts to threatened and endangered flora and fauna will not occur as none are present. No impacts to cultural or historic properties are expected as none are present. However, if archaeological resources or human remains are encountered during land-altering activities associated with construction, work in the immediate area of the discovery will be halted and the State Historic Preservation Division will be contacted.

The applicant will apply for a modification of a subdivision condition prohibiting access from Paniolo Drive, as this street is more suitable for access to a church than the frontage on Lahilahi Street. Paniolo Drive is the major arterial thoroughfare in Waikoloa Village and an appropriate access for community facilities, while the alternative access, Lahilahi Street, is a minor residential street.

PART 1: PROJECT DESCRIPTION, PURPOSE AND NEED AND ENVIRONMENTAL ASSESSMENT PROCESS

1.1 Project Description and Location

The Kohala Congregation of Jehovah's Witnesses propose to construct a church in Waikoloa Village, South Kohala District, Island of Hawai‘i. The 1.706-acre site is presently vacant and unused, and is located between another church and single-family residences, across the street from a school. The project would utilize solely private funds and land, apart from connecting to the County roadway. The project would construct a 4,363-square foot (sf) church along with a caretaker's residence on parcel TMK (3rd) 6-8-018:036, located at 68-3625 Paniolo Avenue in Waikoloa Village. The property is presently owned by the Waikoloa Community Association and is being sold to the Kohala Congregation of Jehovah's Witnesses. The church's driveway would connect to and require use of right-of-way from Paniolo Avenue, a County roadway, which requires the preparation of an Environmental Assessment.

The project would include two structures: the main meeting structure and a caretaker's residence (Appendix 1). The church would include a 1,954 sf assembly area with seating for 150 persons, a library, a conference room, restroom, and storage area. Also planned are a paved parking area and landscaping. The facility would be used for Sunday services, Watchtower Study, Theocratic Ministry School, and Book Study. Sunday services are anticipated for 10:00 am to 12:00 pm. There would be services or study on Tuesdays from 7:00 pm to 9:00 pm and Thursday from 7:00 pm to 9:00 pm. The 926 sf caretaker's residence would contain one bedroom, one bathroom, a kitchen, a living room and an office.

1.2 Purpose and Need

The project would provide a church for the members of Jehovah's Witnesses living in Waikoloa and Kamuela. The Kamuela congregation was eliminated several years ago, with members joining either the Honoka‘a congregation or the Kohala congregation in Hawi. Members must now drive 36 miles to Hawi or 38 miles to Honoka‘a to worship, which is not practical for some members. The number of members in Waikoloa has grown to the point where a Waikoloa Congregation is justified, which would also include members from Kamuela.

Figure 1. Project Location

Figure 2. TMK Map

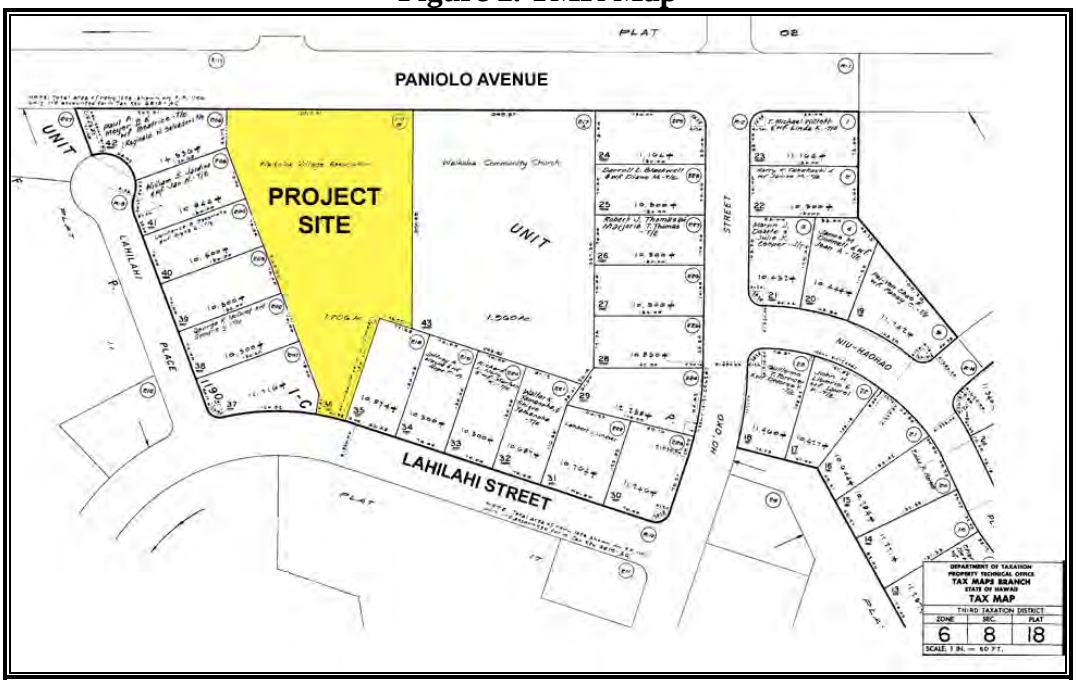
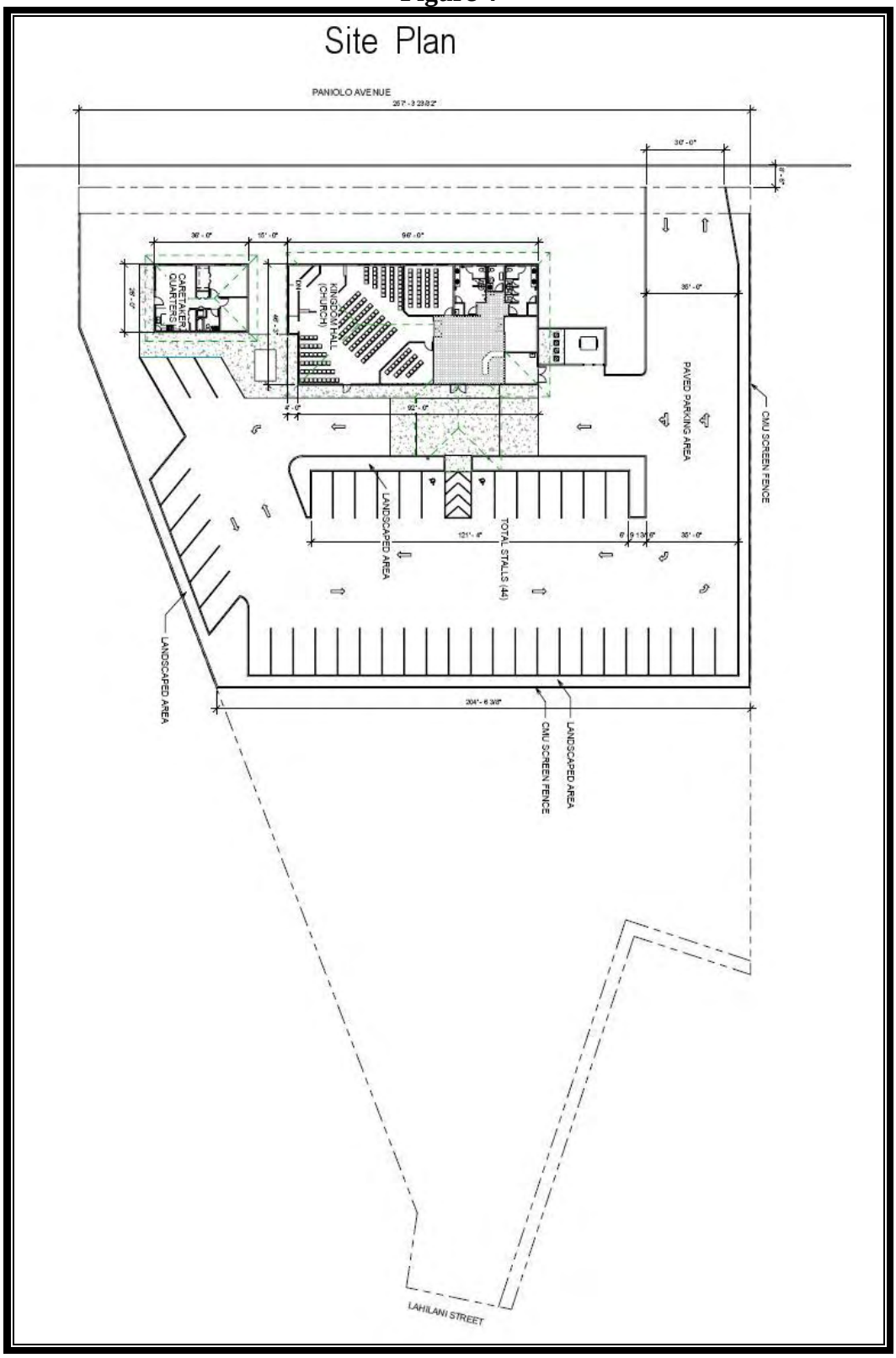


Figure 3. Project Site Photograph

1.3 Environmental Assessment Process

This Environmental Assessment (EA) process is being conducted in accordance with Chapter 343 of the Hawai‘i Revised Statutes (HRS). This law, along with its implementing regulations, Chapter 11-200 of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact assessment process in the State of Hawai‘i. According to HRS Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. Part 4 of this document states the anticipated finding that no significant impacts are expected to occur; Part 5 lists each criterion and presents the preliminary conclusions for each made by the applicant. If, after considering comments to the Draft EA, the Planning Department, the approving agency for the document, concludes that no significant impacts would be expected to occur, then the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to proceed. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) must be prepared for the project to proceed.

Figure 4


Site Plan
PANIOLO AVENUE
CARETAKER QUARTERS
KINGDOM HALL (CHURCH)
PAVED PARKING AREA
CMU SCREEN FENCE
LANDSCAPED AREA
TOTAL STALLS (44)
LANDSCAPED AREA
CMU SCREEN FENCE
LANDSCAPED AREA
LAHILANI STREET

1.4 Public Involvement and Agency Coordination

The following agencies and organizations were consulted in development of the environmental assessment.

State:

Department of Land and Natural Resources, Historic Preservation Division
Department of Land and Natural Resources, Division of Forestry and Wildlife
Board of Land and Natural Resources, Chairman
Office of Hawaiian Affairs

County:

Planning Department	Public Works Department
Police Department	Fire Department
Civil Defense	County Council

Private:

Waikoloa Village Association	Waikoloa Community Church
Waikoloa Elementary School	Waikoloa Outdoor Circle
South Kohala Hawaiian Civic Club	Sierra Club
Adjacent Property Owners	

Copies of communications received during early consultation are contained in Appendix 2a.

Appendix 2b contains written comments on the Draft EA and the responses to these comments. Various places in the EA have been modified to reflect input received in the comment letters; additional or modified non-procedural text is denoted by double underlines, as in this paragraph.

PART 2: ALTERNATIVES

2.1 No Action

Under the No Action Alternative, the church would not be constructed at this location. This alternative is considered undesirable by the Jehovah's Witnesses because they would be forced to identify other less promising and less suitable candidate properties for development, or may be prevented from constructing a Waikoloa area church altogether.

2.2 Alternative Locations or Strategies

Because the property is located in a suitable area, near many of its members, and appears to possess no conditions or qualities that would preclude its use for the proposed action, the Jehovah's Witnesses have not identified alternative locations for construction of a church for its Waikoloa congregation.

PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Basic Geographic Setting

The parcels upon which the church would be constructed are referred to throughout this EA as the *project site*. The term *project area* is used to describe the general environs of Waikoloa Village, and in some cases, the South Kohala District.

The project site is located at 68-3625 Paniolo Avenue, just south of its intersection with Hoʻoko Street (see Figures 1-2). Paniolo Avenue is a two-lane County roadway that serves as the primary thoroughfare for Waikoloa Village. The project site has no development (see Figure 3) but appears to have been modified by limited grading, dumping of yard waste, and the influence of grazing animals in the past. The surrounding area is predominantly residential. Waikoloa Community Church is located on the adjacent parcel to the north and Waikoloa Elementary School is across Paniolo Avenue. Waikoloa Park is located nearby on Hoʻoko Street.

3.1 Physical Environment

3.1.1 Climate, Geology, Soils and Geologic Hazards

Environmental Setting

Average high temperatures vary from approximately 82° Fahrenheit (F) in the winter to 88° F in the summer. Temperature lows average approximately 64° F in the winter to 71° F in the summer, and annual rainfall averages between 10-20 inches. Wind is important for its effect on dispersion or concentration of pollutants, particularly dust. This part of South Kohala typically experiences east to northeast trade winds with speeds of 20-30 miles, which may be replaced by strong sea breezes during the day (U.H. Hilo-Geography 1998).

Geologically, the project site is located on the lower flank of Mauna Kea. The surface consists of lava flows from Mauna Kea of age 14,000 to 65,000 years old (Wolfe and Morris 1996). The project site soil is classified by the Natural Resources Conservation Service (formerly Soil Conservation Service) as Kawaihae extremely stony very fine sandy loam with 6 to 12% slopes (KNC), a dark reddish-brown soil that is approximately two inches thick, underlain by dark reddish-brown and dusky-red stony silt loam, following the undulating topography of the underlying pahoehoe lava flows at a depth of about 33 inches. Permeability is moderate, runoff medium, and erosion hazard is moderate. Its Capability Subclass is IV, and it is mainly used for pasture, wildlife habitat, and recreation area (U.S. Soil Conservation Service 1973).

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Volcanic hazard as assessed by the United States Geological Survey in this area is 8 on a scale of ascending risk 9 to 1 (Heliker 1990:23). The relatively low hazard risk is based on the fact that Mauna Kea has not erupted for at least several thousand years, with hazard zone 8 areas having only several percent of their land surface inundated by lava in the last 10,000 years.

In terms of seismic risk, the entire Island of Hawai‘i is rated Zone 4 Seismic Hazard (*Uniform Building Code, 1997 Edition*, Figure 16-2). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built. The project site does not appear to be subject to subsidence, landslides or other forms of mass wasting.

Impacts and Mitigation Measures

In general, climatic or geologic conditions impose no constraints on the proposed action, and the church is not imprudent to construct. Project design takes soil properties into account. All facilities would be built in conformance with the Uniform Building Code’s seismic standards.

3.1.2 Drainage, Water Features and Water Quality

Existing Environment

There are no fresh surface water bodies in the immediate area, owing in part to the semi-arid climate, with the exception of the artificial water features of the nearby Waikoloa Village Golf Course, located about one mile to the south. No stream poses a flooding hazard to the project site. The Flood Insurance Rate Map (FIRM) 1551660291C is not printed, indicating that the entire map area is in Flood Zone X, defined as moderate to low risk areas that have less than 1% annual probability of flooding. Flood insurance is not required in Flood Zone X.

Impacts and Mitigation Measure

The project would create impermeable surface on a portion of the site. The additional storm water runoff produced by impermeable surfaces would be contained on-site, as required by Chapter 10, Hawai‘i County Code, by using injection wells or similar structures. Wastewater would be managed with an individual wastewater treatment system. No impacts to stream banks or stream waters would occur, as none are present.

Construction-phase activities have the potential to produce sediment-laden storm water runoff. In order to minimize the potential for sediment to leave the site, the contractor shall perform all earthwork and grading in conformance with Chapter 10, Erosion and Sediment Control, Hawai‘i County Code. Because the project would disturb more than one acre of soil, a National Pollutant Discharge Elimination System (NPDES) permit must be obtained by the contractor before the project commences. This permit requires the completion of a Storm Water Pollution Prevention Plan (SWPPP). In order to properly manage storm water runoff, the SWPPP will describe the emplacement of a number of best management practices (BMPs) for the project. These BMPs may include, but will not be limited to, the following:

- Minimization of soil loss and erosion by revegetation and stabilization of slopes and disturbed areas of soil, possibly using hydromulch, geotextiles, or binding substances, as soon as possible after working;

- Minimization of sediment loss by emplacement of structural controls possibly including silt fences, gravel bags, sediment ponds, check dams, and other barriers in order to retard and prevent the loss of sediment from the site;
- Minimizing disturbance of soil during periods of heavy rain;
- Phasing of the project in order to disturb a minimum necessary area of soil at a particular time;
- Application of protective covers to soil and material stockpiles;
- Construction and use of a stabilized construction vehicle entrance, with designated vehicle wash area that discharges to a sediment pond;
- Washing of vehicles in the designated wash area before they egress the project site;
- Use of drip pans beneath vehicles not in use in order to trap vehicle fluids;
- Routine maintenance of BMPs by adequately trained personnel; and
- Clean-up and disposal at an approved site of significant leaks or spills, if they occur.

3.1.3 Flora, Fauna and Ecosystems

Existing Environment

The natural vegetation of this part of South Kohala was most likely Lowland Dry Shrubland (Gagne and Cuddihy 1990). These original communities, however, have been destroyed or heavily degraded by cattle grazing and other human-induced changes. A walk-through biological survey of the project site was performed by Patrick Hart, Ph.D., and Ron Terry, Ph.D., in January 2008. The existing vegetation was found to be a savanna of mostly alien buffel grass (*Cenchrus ciliaris*) and kiawe (*Prosopis pallida*) trees, with various herbs, grasses and sub-shrubs, most of them alien. Table 1 is a list of plant species detected. The project site supports mostly non-native species but has several native species indicative of the pre-existing ecosystem including ‘ilima (*Sida fallax*), ‘uhaloa (*Waltheria* indica) and ‘aheahea (*Chenopodium oahuensis*).

Several species of alien feral mammals are likely to be found on the project site at various times, including rats, mice, cats, dogs, and mongooses. None of these species are of conservation concern. The site does not contain the habitat that supports native animals. The scarcity of native plants as well as the presence of predatory mammals makes the area poor habitat for most native birds. One exception is the Short-eared Owl or Pueo (*Aseo flammeus sandwichensis*), which preys on rats and mice and may occasionally be seen in this urban site. Additionally, the endangered Hawaiian Hoary Bat, or ‘ope‘ape‘a (*Lasiurus cinereus semotus*), the only land mammal native to the Hawaiian Islands, may fly over the site while foraging, but the type of foliage on the site in very unlikely to be used for roosting.

Table 1
Project Site Plant Species

Scientific Name	**Family**	**Common Name**	**Life Form**	**Status**
Abutilon grandifolium	Malvaceae	Hairy abutilon	Shrub	A
Aloe sp.	Aloeaceae	Aloe	Shrub	A
Amaranthus viridis	Amaranthaceae	Slender amaranth	Herb	A
Bidens pilosa	Asteraceae	Beggar's tick	Herb	A
Boerhavia acutifolia	Nyctaginaceae	Alena	Vine	A
Cenchrus ciliaris	Poaceae	Buffel grass	Grass	A
Chenopodium murale	Chenopodiaceae	Lamb's quarters	Shrub	A
Chenopodium oahuensis	Chenopodiaceae	Aheahea	Shrub	A
Cleome gynandra	Capparaceae	Wild spider flower	Shrub	A
Coccinea grandis	Cucurbitaceae	Ivy gourd	Vine	A
Crotalaria sp.	Fabaceae	Rattlepod	Herb	A
Desmanthus pernambucanus	Fabaceae	Slender mimosa	Shrub	A
Emilia fosbergii	Asteraceae	Pualele	Herb	A
Euphorbia heterophylla	Euphorbiaceae	Kaliko	Herb	A
Lantana camara	Verbenaceae	Lantana	Shrub	A
Leonotus nepetifolia	Lamiaceae	Lion's ear	Herb	A
Malvastrum coromandelianum	Malvaceae	False mallow	Herb	A
Panicum maximum	Poaceae	Guinea grass	Herb	A
Pennisetum setaceum	Poaceae	Fountain grass	Grass	A
Prosopis pallida	Fabaceae	Kiawe	Tree	A
Ricinus communis	Euphorbiaceae	Castor bean	Shrub	A
Senecio madagascariensis	Asteraceae	Fireweed	Herb	A
Sida fallax	Malvaceae	Ilima	Shrub	I
Sida rhombifolia	Malvaceae	Cuba jute	Herb	A
Sonchus oleraceus	Asteraceae	Sow thistle	Herb	A
Tridax procumbens	Asteraceae	Coat buttons	Herb	A
Waltheria indica	Sterculiaceae	'Uhaloa	Herb	I
Zinnia sp.	Asteraceae	Zinnia	Herb	A

A = alien, E = endemic, I = indigenous

No listed or proposed threatened or endangered animal or plant species was found or would be expected to be found on the project site (USFWS 2008). In terms of conservation value, no botanical or zoological resources requiring special protection are present.

Impacts and Mitigation Measures

The removal of vegetation and landscaping and construction activities should not impact native fauna, including Hawaiian Hoary bats and Short-eared Owls. Because of the lack of native ecosystems and threatened or endangered plant species no adverse impacts would occur as a result of construction and landscaping.

3.1.4 Air Quality, Noise, and Scenic Resources

Existing Environment

The State of Hawai‘i operates five air quality monitoring stations of Hawai‘i Island, one in Hilo, three in Puna, and one in South Kona. During the period of 2001-2006 only one single measurement from all of the Hawai‘i Island air quality monitoring stations was above any of the State and federal air quality standards, the 1-hour H_2S State standard. All other measurements from all five air quality monitoring stations were below State and federal ambient air quality standards during this period. In general, air pollution in South Kohala is minimal, and is mainly derived from blown dust, fugitive dust emissions from nearby construction activities, and vehicle emissions. Air quality on the project site is excellent, with the occasional issue of wind-blow dust.

Noise on the project site varies from low to moderate, and is derived mainly from helicopters, motor vehicles, church and school activities, as well as residences.

While Waikoloa’s undulating terrain precludes expansive viewplanes in most locations, some locations, including the project site, possess expansive views of either the coastline, Mauna Kea, or both. However, the Hawai‘i County General Plan does not list any sites in the project area as possessing significant natural beauty.

Impacts and Mitigation Measures

The potential for fugitive dust emissions exists during grading and construction. Short-term direct and indirect impacts on air quality could potentially occur due to project construction, principally through fugitive dust from vehicle movement and soil excavation and exhaust emissions from on-site construction equipment. The State of Hawai‘i Air Pollution Control Regulations (Chapter 11-60, HAR) prohibit visible emissions of fugitive dust from construction activities beyond the property line. Thus, an effective dust control plan for the project construction phase is essential, particularly because a church and homes are directly adjacent. The Jehovah’s Witnesses will require the contractor to prepare and implement a dust plan, including a dust screen/fence around the perimeter of the construction site.

Adequate dust control can usually be accomplished by the establishment of a frequent watering program to keep bare-dirt surfaces in construction areas from becoming significant sources of dust. In dust-prone or dust-sensitive areas, other control measures such as limiting the area that is disturbed at any given time, applying chemical soil stabilizers, mulching and/or using wind screens may be necessary. Control regulations further stipulate that open-bodied trucks be covered at all times when in motion if they are transporting materials that could be blown away. Haul trucks tracking dirt onto paved streets from unpaved areas is often a significant source of dust in construction areas. Some means to alleviate this problem, such as road cleaning or tire washing, may be appropriate. Establishment of landscaping as early in the construction schedule as possible can also lower the potential for fugitive dust emissions.

On-site mobile and stationary construction equipment would also emit air pollutants from engine exhaust, particularly diesel-powered equipment. Nitrogen oxide emissions from diesel engines can be relatively high compared to gasoline-powered equipment, but the standard for nitrogen dioxide is set on an annual basis and is not likely to be violated by short-term construction equipment emissions. Carbon monoxide emissions from diesel engines, on the other hand, are low and should be relatively insignificant compared to vehicular emissions on nearby roadways. Therefore, in order to avoid air quality impacts from slow-moving construction vehicles traveling to and from the site on major roadways, heavy construction equipment should be moved on-site during periods of low traffic volume.

In the long-term, effects to noise, air quality and scenery would be minimal. The church building and parking lot are oriented in a way as to focus activities towards the Paniolo Avenue part of the property and away from the residences, as shown in Figure 4. Landscaping would enhance the visual appearance of the project site and project area and will comply with a subdivision condition of 10-foot planting screen setback (Subdivision No. 5486, approved December 19, 1986), providing a degree of screening and privacy to adjacent properties.

3.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

Environmental Setting, Impacts and Mitigation Measures

No hazardous substances are known to be present or are expected to be present on the project site, which is vacant and does not appear to have undergone any active land use in modern times. The history of use of the site and its surroundings does not suggest the presence of hazardous materials. Additionally, visual surveys of the project site and its surroundings do not suggest the use or presence of hazardous materials, including the presence of structures, equipment, or storage containers that might be indicative of hazardous material use or their release. Therefore, based upon prior and present use of the project site, hazardous substances, toxic wastes, or hazardous conditions are not expected to be present on the project site.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

Existing Setting and Impacts

Social and economic benefits of the project would affect the Waikoloa Village community most directly. Table 2 provides information on the socioeconomic characteristics of Waikoloa along with those of Hawai‘i County as a whole for comparison, from the United States 2000 census. The current population of Waikoloa Village is growing quickly and has a population greater than the value reported in the 2000 census. The project would socially benefit church members the most, fostering a sense of community by allowing congregation members to gather within their home community. Construction and operation jobs would provide a minor positive economic impact to Waikoloa Village.

Table 2
Selected Socioeconomic Characteristics

CHARACTERISTIC	ISLAND OF HAWAI`I	SOUTH KOHALA	WAIKOLOA VILLAGE
Total Population	148,677	36,836	4,806
Percent Caucasian	31.5	15.8	45.9
Percent Asian	26.7	39.6	16.6
Percent Hawaiian	9.7	13.3	9.2
Percent Two or More Races	28.4	26.5	26.1
Median Age (Years)	38.6	38.0	34.6
Percent Under 18 Years	26.1	25.8	29.9
Percent Over 65 Years	13.5	15.8	6.7
Percent Households with Children	21.3	37.8	44.0
Average Household Size	2.75	2.85	2.74
Percent Housing Vacant	15.5	9.6	14.9

Source: U.S. Bureau of the Census. May 2001. *Profiles of General Demographic Characteristics, 2000 Census of Population and Housing, Hawai‘i.* (U.S. Census Bureau Web Page).

3.2.2 Cultural Resources

Existing Environment

In order to assess the traditional cultural value of the land in and around the project site for the presence and the significance of traditional gathering uses, traditional cultural sites, or any other important cultural symbolic associations, we reviewed available and pertinent published information.

The project site is located within the *‘okana* (district) of Kohala, in the *ahupua‘a* of Waimea, within the *‘ili* of Waikoloa. Kamehameha I gave management rights of this very large area to Isaac Davis, who later passed it to his son Hu‘eu Davis. The area ultimately came under the ownership of Parker Ranch, and the land was a marginal part of the extensive pastures of the ranch for over one hundred years. In the 1970s, Waikoloa was developed as a residential community.

As part of the Environmental Assessment performed in 2002 for Waikoloa Park Improvements, a project located about 500 feet from the project site, Geometrician Associates interviewed Jiro Yamaguchi, a celebrated *paniolo* (cowboy) whose family has been associated with Parker Ranch for three generations and who since passed away. Mr. Yamaguchi was born in the 1920s in Waimea and grew up working with Hawaiian cowboys, spoke Hawaiian, and was familiar with

traditional cultural places and practices of the ranch lands. Mr. Yamaguchi related his knowledge of the Waikoloa area and various gathering practices and important cultural places on Parker Ranch. During this interview Mr. Yamaguchi stated that he was familiar with the general project area, through driving cattle through the area beginning in the 1940s. He further stated that to his knowledge, there were no culturally important caves, pu‘u, drainages, or vegetation patches in the area. Mr. Yamaguchi identified certain upper portions of Keamuku and Pu‘uanahulu (located five to ten miles from the project site) as having such features. He named ‘ilima and ‘uhaloa as plants that might be common in the area, as they are throughout South Kohala. He said the ‘ilima of this area were sparse and did not produce abundant or particularly good lei flowers. His father used Hawaiian medicinal herbs, and the family regularly used ‘uhaloa as a sore-throat remedy. He recalled the frequent sight of ‘uhaloa bark hanging over rafters to dry.

Aside from the few individuals of ‘uhaloa and ‘ilima, which are extremely common plants throughout West Hawai‘i, the property would not appear to contain any plants with cultural uses. No archaeological sites or burials are present, and there are no potentially culturally important geological features such as pu‘u or caves. In conclusion, there is no evidence for traditional activities on or near the project site, including gathering, ceremonial, or access purposes, and it would appear that no important valued natural, cultural, or historical resources are present. As part of the current study, the Office of Hawaiian Affairs and the South Kohala Hawaiian Civic Club were contacted in an attempt to obtain information on traditional cultural properties and practices in the project area. As expected, no information was offered about cultural resources or practices on this small suburban lot.

Impacts and Mitigation Measures

Based upon the lack of resources it is reasonable to conclude that the exercise of native Hawaiian rights related to gathering, access or other customary activities will not be affected, and there will be no adverse effect upon cultural practices or beliefs. The Draft EA was distributed to agencies and groups who might have knowledge in order to confirm this finding, and no contradictory information was supplied.

3.2.3 Archaeology and Historic Sites

Existing Environment, Impacts and Mitigation Measures

In 1972 the Bishop Museum performed a survey of portions of Waikoloa for Boise Cascade Properties (Bernice P. Bishop Museum 1972). One of the surveyed portions apparently included the project site, study area “F”, an approximately 3 mile by 1 mile area. Five sites were recorded within this area including two cairns, two C-shaped shelters, and a stone enclosure. The survey recommended that none of the five sites required further work or preservation.

Site reconnaissance in December 2007 by environmental scientists revealed no apparent archaeological features such as walls, mounds, platforms, artifact scatters, caves or other evidence of archaeological features or any kind of historic sites. Additionally, much of the site

had been modified by grading activities from adjacent properties that encroached upon the project site, and also by apparent vehicle traffic on the project site. The State Historic Preservation Division (SHPD) was provided with this information along with maps and photographs of the site in a letter of December 24, 2007, which also requested concurrence on a determination of no effect. A letter of February 11, 2008 (see Appendix 2a), provided this concurrence, which was reiterated in its comment letter to the Draft EA of May 14, 2008 (see Appendix 2b). Contractors will be instructed that in the unlikely event that archaeological resources or human remains are encountered during future construction activities, work in the immediate area of the discovery must be halted and SHPD contacted as outlined in Hawai‘i Administrative Rules 13§13-275-12.

3.3 Infrastructure

3.3.1 Utilities and Services

Existing Facilities and Services

Electrical power to the area is supplied by Hawai‘i Electric Light Company (HELCO), a privately owned utility company regulated by the State Public Utilities Commission, via its island-wide distribution network.

Water is supplied by West Hawai‘i Utilities. Telephone service is provided by Hawaiian Telecom. There are no municipal sewage services provided to this portion of Waikoloa Village.

The South Kohala Police main station is in Waimea. There are two substations in the service area, one at the Mauna Lani Resort and one at the Waikoloa Golf Club, although the Waikoloa substation is typically unmanned. There is currently a fire station located on Waikoloa Road near the entrance to Waikoloa Village. This fire station also provides EMS services.

In a letter of January 28, 2008 (see Appendix 2), the Hawai‘i County Civil Defense Agency provided the information that the Waikoloa area was subject to high winds and fires, and, like all areas of the Big Island, to earthquakes and hurricanes, also suggesting that design take this setting into account. They also expressed interest in use of the facility in emergencies and requested that the design accommodate this.

Impacts and Mitigation Measures

The utility infrastructure for the facility is adequate and the proposed action would not have any substantial impact. No adverse impact on County fire or police services is expected, although some members of the congregation may occasionally require emergency medical service, as they would wherever the church would be located. The design, including landscaping, will take into account the fire, wind and seismic context. The existing brush would be removed during the construction process and replaced with irrigated landscape material that would be more resistant to fire. The roof will be constructed with nonflammable materials and the building will meet with all of the Fire Department’s fire protections standards. The church can be made available to the County during emergencies upon request.

3.3.2 Traffic and Parking

Existing Roadway and Traffic Conditions

As shown in Figure 2, the project site has a broad frontage on Paniolo Avenue and very narrow, steep frontage on Lahilahi Street, both two-lane County roadways. Paniolo Avenue is the major thoroughfare of Waikoloa Village.

Impacts and Mitigation Measures

The church plans to access the site via a driveway on Paniolo Avenue, as shown in Figure 4. A subdivision condition requiring a no-access planting screen on Paniolo Avenue and restricting access to Lahilahi Street is in place (Subdivision No. 5486, approved December 19, 1986). In response to both early consultation and the Draft EA (see letters in Appendices 2a and 2b), the Hawai‘i County Department of Public Works (DPW) expressed concern relocating the entrance to Paniolo Drive and the precise location of the driveway. The applicant is currently coordinating with DPW and will apply for a modification of this condition to access on Lahilahi Street. The property is adjacent to Waikoloa Community Church and immediately across the street from Waikoloa School and the Baptist Church and preschool. All of these non-residential uses have direct access from Paniolo Drive. The permitted access point on Lahilahi is inappropriate because of the shape of the lot, the steep grade off of Lahilahi Street and the potential traffic impacts to the neighbors on Lahilahi Street. The applicant acknowledges the DPW request to align the driveway with one of the driveways to the school across the street and will coordinate with DPW on the final alignment of the driveway on Paniolo Avenue. Parking will all be contained on site.

The project is relatively small in scale and usage will be concentrated at the low-traffic times of Sundays and weekday evenings, and traffic congestion on Paniolo Avenue is not expected. The project may, in fact, reduce traffic on Waikoloa Road and State Highways 190 and 19 by eliminating the need for most members of the congregation to travel to Honoka‘a or Hawi for church services and activities.

At the start of construction, equipment would be marshaled and then stored on site for the rest of the construction period; daily traffic associated with project construction would be limited to worker traffic.

3.4 Secondary and Cumulative Impacts

The project would not involve any secondary or cumulative impacts, such as population changes or effects on public facilities. Although the project would provide some short-term construction jobs, these would almost certainly be filled by local residents and would not induce in-migration.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. Waikoloa Village is growing, with several major new subdivisions being built on the current periphery of the village. The adverse effects of the project – very minor and temporary disturbance to air quality, noise, visual and traffic congestion quality during construction – are very limited in severity, nature and geographic scale. The project is not of a type to increase in-migration, and represents only an incremental increase in development in the project area. The project, in fact, would serve to provide services to existing and new residents of Waikoloa Village. No adverse effects from the proposed action would accumulate with those of other ongoing or future actions to create adverse cumulative effects.

3.5 Required Permits and Approvals

The following permits and approvals would be required:

- County Building Division Approval and Building Permit
- County Planning Department Approval
- County Public Works Department Grading & Driveway Permits
- State DOH National Pollutant Discharge Elimination System Permit (NPDES)
- County Planning Commission Use Permit
- County Planning Director Modification of Access Condition

3.6 Consistency with Government Plans and Policies

3.6.1 Hawai‘i State Plan

Adopted in 1978 and last revised in 1991 (Hawai‘i Revised Statutes, Chapter 226, as amended), the Plan establishes a set of themes, goals, objectives and policies that are meant to guide the State's long-run growth and development activities. The three themes that express the basic purpose of the *Hawai‘i State Plan* are individual and family self-sufficiency, social and economic mobility and community or social well-being. The project would promote these goals primarily by enhancing community cohesion and overall well-being of Waikoloa Village and the project area.

3.6.2 Hawai‘i County General Plan and Zoning

Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG). The LUPAG map component of the *General Plan* is a graphic representation of the Plan's goals, policies, and standards as well as of the physical relationship between land uses. It also establishes the basic urban and non-urban form for areas within the planned public and cultural facilities, public utilities and safety features, and transportation corridors. The project site is classified as Low Density Urban in the LUPAG. The project is consistent with this designation, which is intended for residential uses along with ancillary community and public uses.

Hawai‘i County Zoning. The project site is zoned Residential (RS-10). A church is a permitted use in this zoning district provided a Use Permit is issued by the Planning Commission. The caretaker's residence is a permitted use as it is a single-family residence, which is permitted under Section 25-5-3(a)(5) of the Hawai‘i County Code. The property is not situated within the County's Special Management Area (SMA).

The General Plan for the County of Hawai‘i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai‘i. The General Plan itself is organized into thirteen elements, with policies, objectives, standards, and policies for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai‘i. Most relevant to the project are the following Goals, Standards, Policies and Courses of Action of the following chapters:

OVERALL - GOALS
(a) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
Discussion: The project is consistent with relevant overall goals of the County of Hawai‘i General Plan, as it would enhance the social environment of Waikoloa Village and surroundings.

ENVIRONMENTAL QUALITY - STANDARDS
(b) Applicable standards and regulations of Title 11, Chapter 46, "Community Noise Control" of the Hawaii Administrative Rules.
(c) Applicable standards and regulations of Title 11, Chapter 59, "Ambient Air Quality Standards" of the Hawaii Administrative Rules.
(d) Applicable standards and regulations of Title 11, Chapter 60.1, "Air Pollution" of the Hawaii Administrative Rules.

ENVIRONMENTAL QUALITY - GOALS
(a) Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.
(c) Control pollution.

ENVIRONMENTAL QUALITY - POLICIES
(a) Take positive action to further maintain the quality of the environment.

ENVIRONMENTAL QUALITY - STANDARDS
(a) Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.
(c) Federal and State environmental regulations shall be adhered to.

Discussion: The project is consistent with relevant goals, standards, and policies of the environmental quality chapter of the County of Hawai‘i General Plan. The project would adhere to applicable State and County standards and regulations and would mitigate potential impacts to air and water quality.

HOUSING- STANDARDS
Housing standards shall consist of and comply with:
(a) Building Code
(b) Electrical Code
(c) Plumbing Code
(d) Zoning Code
(f) Standards of the single-family and multiple residential land use elements.

Discussion: The project is consistent with relevant standards of the housing chapter of the County of Hawai‘i General Plan as it would comply with the applicable codes for construction.

LAND USE – GOALS
(a) Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

LAND USE - POLICIES
(a) Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
(b) Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.
(f) Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
(j) Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

LAND USE – RESIDENTIAL - GOALS
(a) To provide for multiple residential developments that maximize convenience for its occupants.
(b) To provide for suitable living environments that accommodate the physical, social and economic needs of the island residents.
(c) To enhance the overall quality of life in our residential communities.

LAND USE – SINGLE FAMILY RESIDENTIAL - GOALS
(b) To ensure compatible uses within and adjacent to single-family residential zoned areas.
(d) To provide single-family residential areas conveniently located to public and private services, shopping, other community activities and convenient access to employment centers that takes natural beauty into consideration.
(e) To enhance the overall quality of life in our residential communities.

Discussion: The project is consistent with relevant goals, standards, and policies of the land use chapter of the County of Hawai‘i General Plan. The project is an appropriate use of the site, consistent with nearby uses, in a location that would be convenient for community residents, and will improve the overall quality of life in the community by enhancing community identity and cohesion.

3.6.3 Hawai‘i State Land Use Law

All land in the State of Hawai‘i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The property is in the State Land Use Urban District. The Land Use Commission Administrative Rules (Chapter 15-15 HAR) allows determination of allowed uses for the Urban Land Use district by County Zoning (discussed in section 3.6.2 above).

PART 4: DETERMINATION

Based on the findings below, and in consideration of comments on the Draft EA, the Hawai‘i County Planning Department has determined that the proposed project will not significantly alter the environment. This agency therefore determined that an Environmental Impact Statement is not warranted and has issued a Finding of No Significant Impact (FONSI).

PART 5: FINDINGS AND REASONS

Chapter 11-200-12, Hawai‘i Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects:

1. *The project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No valuable natural or cultural resources would be committed or lost, as none are located on the project site.
2. *The project will not curtail the range of beneficial uses of the environment.* No restriction of beneficial uses would occur. The project is a beneficial use of the environment as it will enhance community identity and cohesion.
3. *The project will not conflict with the State's long-term environmental policies*. The State’s long-term environmental policies are set forth in Chapter 344 HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The project is minor, environmentally benign, and fulfills aspects of these policies calling for an improved social environment. It is thus consistent with all elements of the State’s long-term environmental policies.
4. *The project will not substantially affect the economic or social welfare of the community or State.* The project would not have any adverse effect on the economic or social welfare of the County or State, and would improve the social welfare of the Waikoloa area.
5. *The project does not substantially affect public health in any detrimental way*. The project would not adversely affect public health in any way.
6. *The project will not involve substantial secondary impacts, such as population changes or effects on public facilities*. No secondary effects are expected to result from the proposed action, which is minor and would have negligible impacts on population and public facilities, and would serve and already resident population.
7. *The project will not involve a substantial degradation of environmental quality*. The project is environmentally benign and would not produce any degradation of environmental quality. The potential for water and air quality impacts during construction would be mitigated.
8. *The project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The project site supports overwhelmingly alien vegetation. Impacts to rare, threatened or endangered species of flora or fauna would not occur.
9. *The project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* The project is not related to other activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.

10. *The project will not detrimentally affect air or water quality or ambient noise levels.* No adverse effects on these resources would occur. Mitigation of construction-phase impacts will preserve air and water quality. Ambient noise impacts due to construction will be temporary and restricted to daytime hours, and permanent noise and air quality impacts from the church will be negligible.

11. *The project does not affect nor would it likely to be damaged as a result of being located in environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.* Although the project is located in an area with volcanic and seismic risk, the entire Island of Hawai‘i shares this risk, and the project is not imprudent to construct.

12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No scenic vistas and viewplanes will be adversely affected by the project. The proposed action would improve the visual appearance of the area as the project site is currently unmaintained and would be landscaped.

13. *The project will not require substantial energy consumption.* The construction and maintenance of the church and appurtenant facilities would require minimal consumption of energy. No adverse effects would be expected.

For the reasons above, the proposed action is not anticipated to have any significant effect in the context of Chapter 343, Hawai‘i Revised Statues and section 11-200-12 of the State Administrative Rules.

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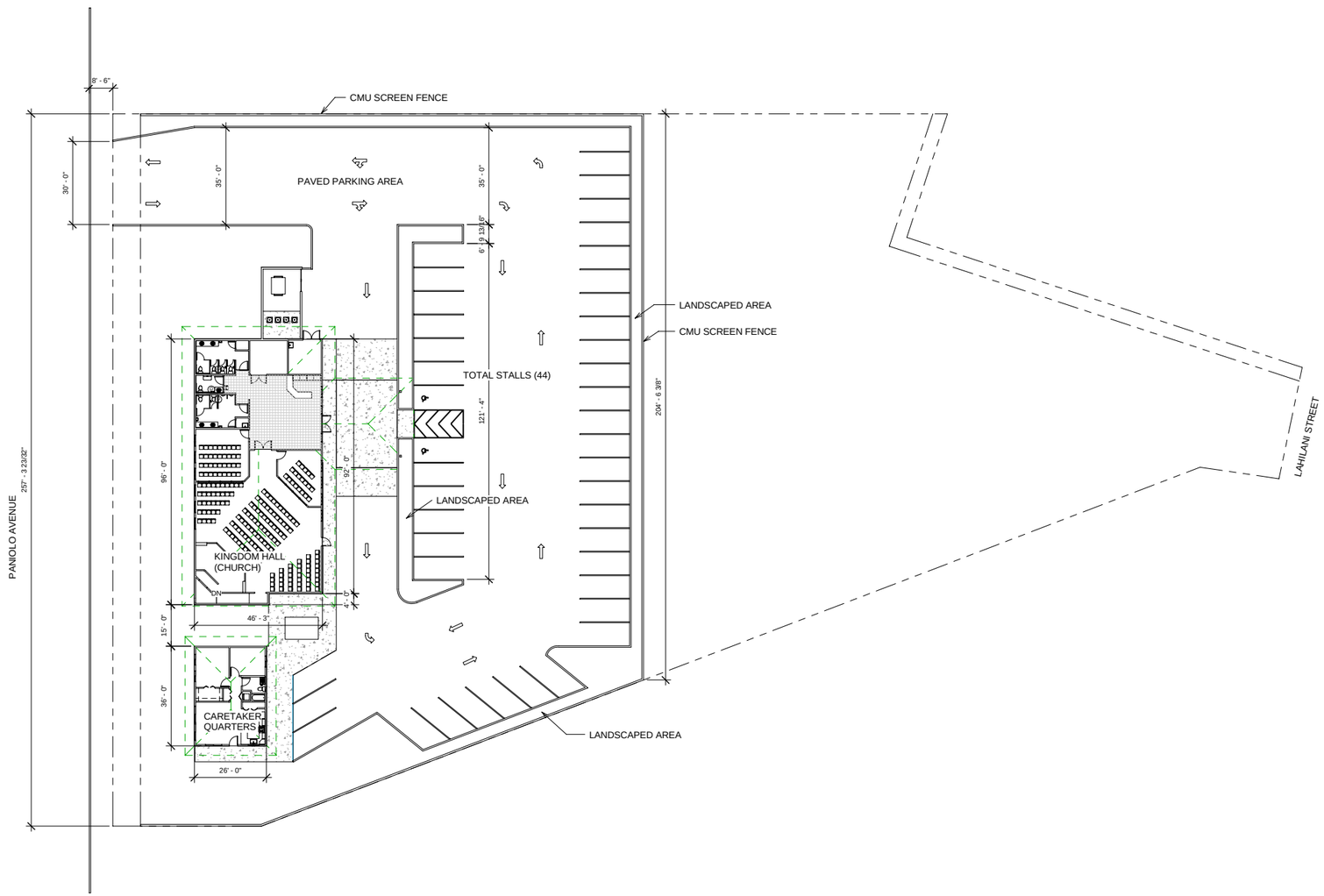
ENVIRONMENTAL ASSESSMENT

WAIKOLOA CONGREGATION KINGDOM HALL

APPENDIX 1

DETAILED SITE PLANS



1 Site Plan
1" = 20'-0"

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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION AS DEFINED PER CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS)

WAIKOLOA KINGDOM HALL OF JEHOVAH'S WITNESSES

TMK: 3-6-8-18:36 WAIKOLOA, HAWAII

No.	Description	Date

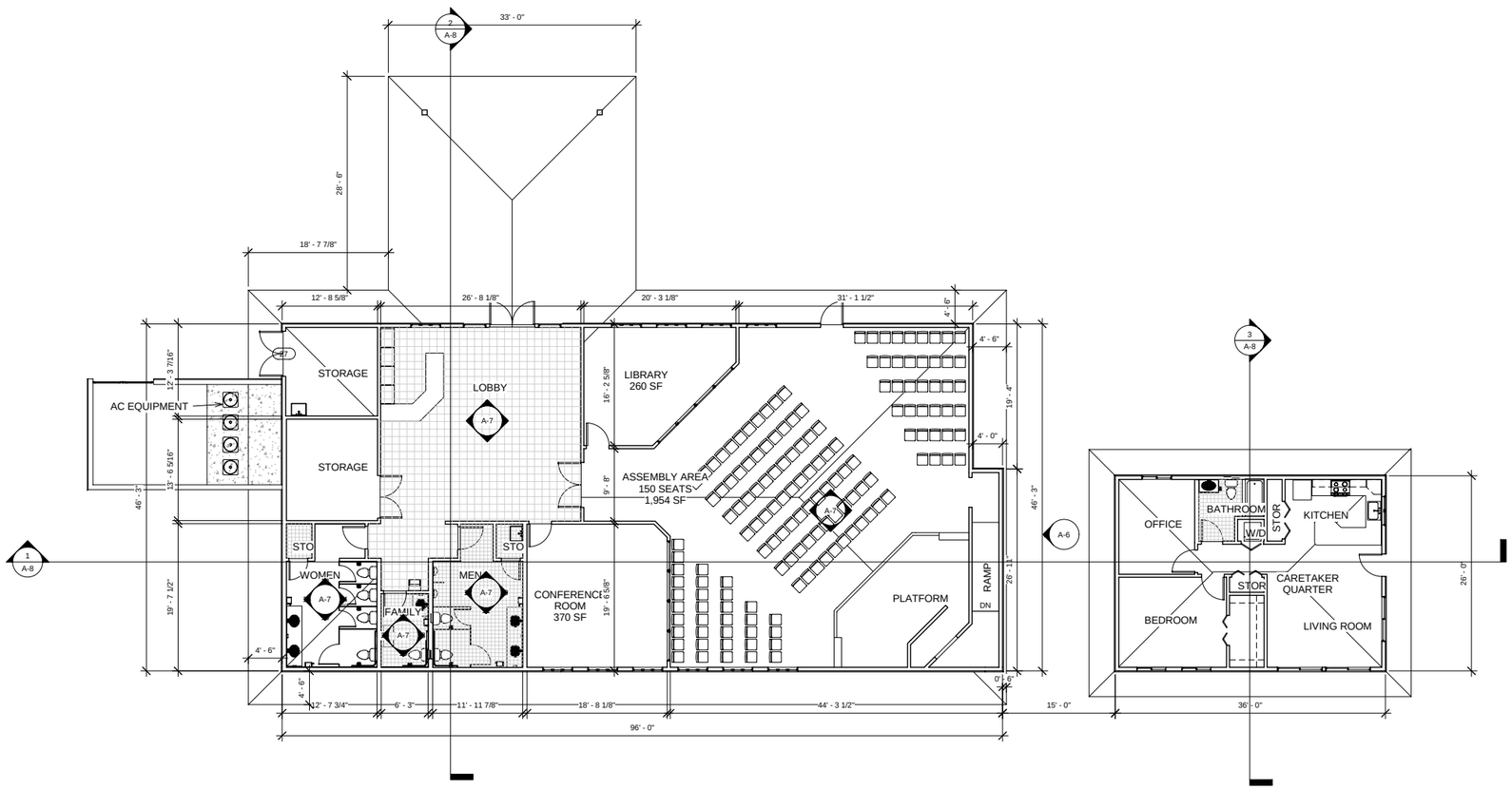
SITE PLAN

Date	11/15/07
Drawn by	RBC
Checked by	NC

A-1

Scale 1" = 20'-0"

11/26/2007 7:53:57 PM



1 Level 1
1/8" = 1'-0"

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WAIKOLOA KINGDOM HALL OF JEHOVAH'S WITNESSES

TMK: 3-6-8-18:36 WAIKOLOA, HAWAII

No.	Description	Date

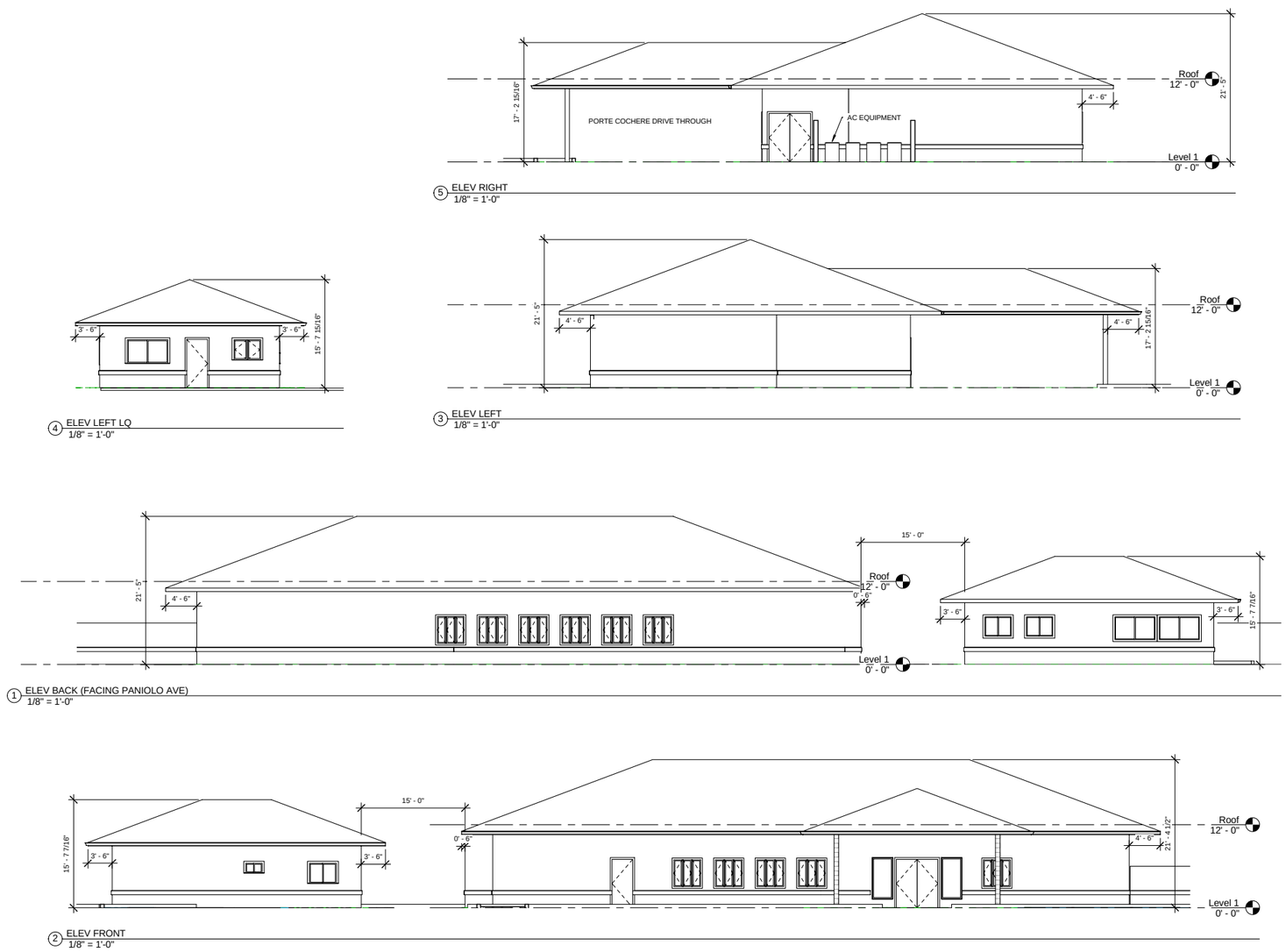
FLOOR PLAN

Date	11/15/07
Drawn by	RBC
Checked by	NC

A-2

Scale 1/8" = 1'-0"

11/26/2007 7:54:00 PM



5 ELEV RIGHT
1/8" = 1'-0"

3 ELEV LEFT
1/8" = 1'-0"

4 ELEV LEFT LQ
1/8" = 1'-0"

1 ELEV BACK (FACING PANIOLO AVE)
1/8" = 1'-0"

2 ELEV FRONT
1/8" = 1'-0"

LICENSE EXPIRES: 4/30/2008

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WAIKOLOA KINGDOM HALL OF JEHOVAH'S WITNESSES

TMK: 3-6-8-18:36 WAIKOLOA, HAWAII

No.	Description	Date

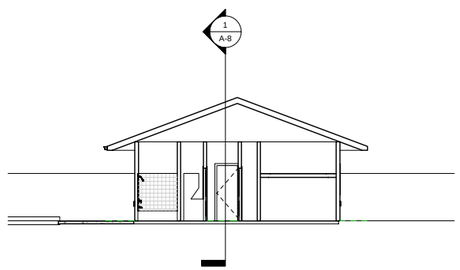
EXTERIOR ELEVATIONS

Date	11/15/07
Drawn by	Author
Checked by	Checker

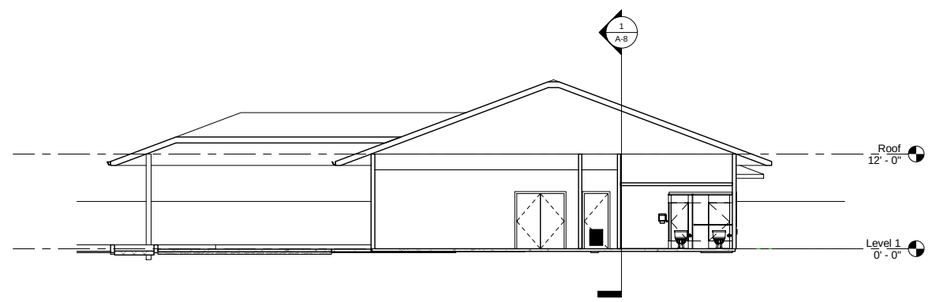
A-6

Scale 1/8" = 1'-0"

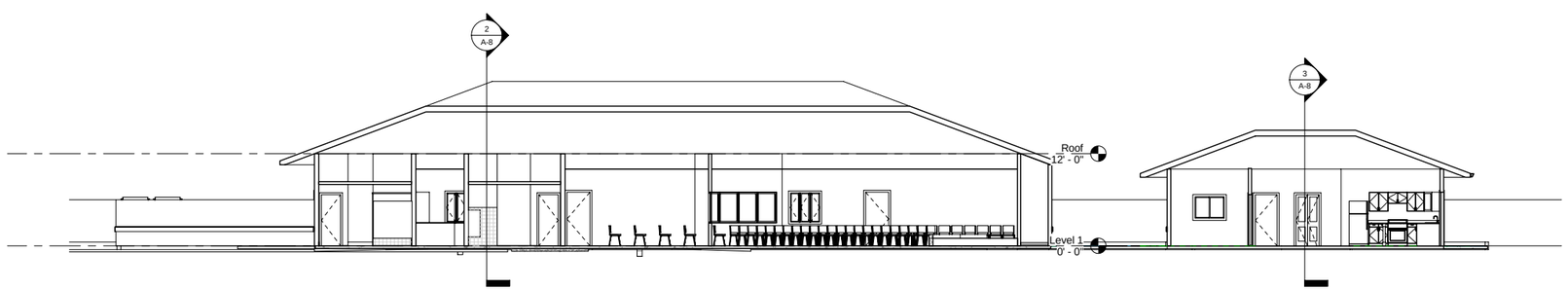
11/26/2007 7:54:02 PM



3 SECTION C
1/8" = 1'-0"



2 SECTION B
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

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WAIKOLOA KINGDOM HALL OF JEHOVAH'S WITNESSES

TMK: 3-6-8-18:36 WAIKOLOA, HAWAII

No.	Description	Date

BUILDING SECTIONS

Date	11/15/07
Drawn by	Author
Checked by	Checker

A-8

Scale 1/8" = 1'-0"

11/26/2007 7:54:07 PM

APPENDIX 2a

COMMENTS IN RESPONSE TO PRE-CONSULTATION

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 24, 2007

Geometrician Associates, LLC
Box 396
Hilo, Hawaii 96721

Attention: Mr. Ro Terry

Gentlemen:

Subject: Environmental Assessment for Waikoloa Congregation Kingdom Hall, Waikoloa, Hawaii, Tax Map Key: (3) 6-8-18:36

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

for Morris M. Atta
Administrator

December 27, 2007

Hi Ron
DPW received the EA announcement for the subject and are confused about the declared reason for the EA as "use County of Hawaii lands", specifically "make use of a County roadway for a driveway." It looks to us that the parcel fronts on 2 improved County streets. The County does not require an EA to obtain a permit for driveway approaches. We have a permit process under HCC Chapter 22 for that. Is there another reason for this EA? Perhaps a special permit or change of zone? If so, we assume you have addressed this to the Planning Director as well. FIRM designation is Zone X. If there are any known watercourses through or bordering the parcel, please report and show them on a site plan. We are concerned about traffic impacts to County streets and may have additional comments after reviewing the completed EA. Please send us a copy of the EA unless it will be a part of another application to Planning that they will send us through their review process. Thanks--Ki

Kiran Emler
County of Hawaii
Department of Public Works
Engineering Division
75-5706 Kuakini Highway #109
Kailua-Kona, HI 96740
(808) 327-3530

Harry Kim
Mayor

Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i

HAWAI'I FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

December 30, 2007

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, Hawaii 96721

SUBJECT: ENVIRONMENTAL ASSESSMENT
WAIKOLOA CONGREGATION KINGDOM HALL
TAX MAP KEY: (3rd) 6-8-018:036

We have no comments to offer at this time in reference to the above-mentioned Environmental Assessment.

DARRYL OLIVEIRA
Fire Chief

PBW:lpc

PHONE (808) 594-1888

FAX (808) 594-1865

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAI'I 96813

HRD07/3451

December 31, 2007

Ron Terry, Principal
Geometrician Associates, LLC
P.O. Box 396
Hilo, Hawai'i 96721

RE: Environmental Assessment ("EA") for Waikoloa Congregation Kingdom Hall, TMK (3) 6-8-018:036

Aloha nō e Mr. Terry,

The Office of Hawaiian Affairs ("OHA") is in receipt of your December 17, 2007 letter requesting preliminary comments concerning the above-referenced proposed project, TMK (3) 6-8-018:036, and offers the following comments:

As you are most aware, the Hawai'i State Constitution mandates the protection and preservation of Native Hawaiian cultural assets and sites, burials and funerary objects, traditional practices and access rights, among other things. This mandate constitutes one of OHA's primary kuleana.

The Environmental Assessment ("EA"), in accordance with Chapter 343 of the Hawaii Revised Statues, should include a Cultural Impact Assessment ("CIA"). In accordance with the requirement of Act 50, Session Laws of Hawaii 2000, a CIA shall include information relating to the practices and beliefs of the Native Hawaiians who once inhabited the area(s), and it is recommended that community involvement be included in this assessment. We refer you to Ruby McDonald, Cultural Resource Coordinator in our Kona office, who can be reached at (808) 327-9525, to further consult in this project area.

OHA asks that, in accordance with Section 6E-46.6, HRS and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD) shall be contacted. OHA would also like to be notified.

Upon completion of this vital segment to the proposed project, OHA thanks you in advance and respectfully requests a hardcopy of any EA draft(s), if feasible, addressed to my attention. OHA hopes to be consulted on this matter in the future as more information becomes available and as the project progresses.

Thank you for the opportunity to comment. If you have any further questions or concerns, please contact Mr. Jerome Yasuhara, Policy Advocate in the Native Rights, Land and Culture Hale, at (808) 594-0239 or via email at jeromey@oha.org.

'O wau iho nō, me ka ha'aha'a,

Clyde W. Nāmu'o
Administrator

C: Ruby McDonald, OHA—Kona Office

Harry Kim
Mayor

Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT
349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2389

January 8, 2008

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

RE: Environmental Assessment (EA) For Waikoloa Congregation Kingdom Hall
TMK: (3rd) 6-8-018:036

Staff has reviewed the Environmental Assessment for the Waikoloa Congregation Kingdom Hall and has no objections or comments to offer at this time.

Thank you for the opportunity to comment. Should you have any questions, please contact Captain James Sanborn, the South Kohala District Commander, at 887-3080.

Sincerely,

LAWRENCE K. MAHUNA
POLICE CHIEF

DEREK D. PACHECO
ASSISTANT CHIEF
AREA II OPERATIONS

JS:dmv

Harry Kim
Mayor

Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

January 14, 2008

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo HI 96721

Dear Mr. Terry:

Pre-Consultation on Environmental Assessment
Applicant: Jehovah Witnesses Church
Land Owner: Waikoloa Village Association
Project: Waikoloa Congregation Kingdom Hall
TMK: 6-8-18:36, Waikoloa, South Kohala, Hawaii

This is in response to your request for comments on the above-referenced project.

According to your submittal, the property is being sold to the Jehovah Witnesses. They propose to provide a church for their Waikoloa congregation. It will include a 1,954 square foot assembly area with seating for 150 persons, a library, conference room, restroom, and storage areas, a caretaker residence, paved parking area and landscaping. The project would make use of a County roadway for a driveway.

We have the following to offer for the proposed project area:

1. The State Land Use designation is Urban.

2. The General Plan designation is Low Density Urban which is characterized as *"Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre"*.

3. County zoning is Single-Family Residential (RS-10). We note the following:
   a. Hawaii County Code, Chapter 25, Section 25-5-3(a)(5) states that *"Dwellings, single-family"* is a permitted uses. Therefore, the caretaker residence would be allowed.
   b. Hawaii County Code, Chapter 25, Section 25-5-3,(b)(3) states that *"Churches, temples and synagogues"* may be permitted in this district, provided that a Use Permit is issued by the Planning Commission.

4. According to Subdivision No. 5486, approved on December 19, 1986, there is a *"Planting Screen Setback (10.00 feet) No Access Permitted"* along Paniolo Avenue.

5. Plan Approval will be required as a condition of approval of the Use Permit.

6. The project is not located within the County's Special Management Area.

Please provide us with a copy of the Draft Environmental Assessment for our review and file.

If you have questions, please feel free to contact Esther Imamura of this office at 961-8288, extension 257.

Sincerely,

CHRISTOPHER J. YUEN
Planning Department

ETI:cd
F:\wpwin60\ETI\EAdraftPre-consul\Terry Waikoloa Cong KH 6-8-18-36.rtf

cc: Planning Department Kona

Harry Kim
Mayor

County of Hawai'i

CIVIL DEFENSE AGENCY
920 Ululani Street · Hilo, Hawaii 96720-3958
(808) 935-0031 · Fax (808) 935-6460

January 28, 2008

Ron Terry, Principal
Geometrician Associates, LLC
P. O. Box 396
Hilo, Hawai'i 96721

Re: Environmental Assessment for Waikoloa Congregation Kingdom Hall, TMK: (3rd) 6-8-018:036

Dear Mr. Terry:

Thank you for the opportunity to comment on this project.

The environmental conditions that the project planners should be aware of in its design and use are as follows:

- ***Wildfires:*** The subject area has been exposed to numerous wildfires in past years. At this point, no structural loss has been suffered. However, in construction of the project, mitigation of the hazard can be addressed simply by the type of material used, especially roofing. It the wise property owner who considers landscaping techniques also.
- ***Wind:*** In the design of the facility, which also includes its positioning, be advised that the area is subject to high wind conditions on a regular basis.
- ***Earthquakes:*** This would be of high interest to the Civil Defense Agency as the design of the facility could provide an area of safety for community members. Some of the design modifications could be as simple as no glass louvers.
- ***Hurricanes:*** Like all areas of the island, the project area may be exposed to hurricane hazards of strong winds and heavy rains.

Aloha,

Harry Kim

Harry Kim
Mayor and Acting Civil Defense Administrator

Hawaii County is an equal opportunity provider and employer

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESEERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

February 11, 2008

Ron Terry, Principal
Geometrician Associates
Via fax to: 866-316-6988

LOG NO: 2008.0222
DOC NO: 0802MD36
Archaeology

Dear Mr. Terry:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Request for "No Historic Properties Affected" for the Consultation for Environmental Assessement (EA) for Waikoloa Congregation Kingdom Hall on a 1.706-acre parcel
Waikoloa Ahupua`a, South Kohala District, Island of Hawai`i
TMK: (3) 6-8-018:036

Thank you for the opportunity to comment on the aforementioned project, which we received on December 24, 2007. We appreciate your patience with the delay in our reply. Please do send us a copy of the final EA so we may have it for our records.

We determine that **no historic properties will be affected** by this undertaking because:

- ☐ Intensive cultivation has altered the land
- ☒ Residential development/urbanization has altered the land
- ☒ Previous grubbing/grading has altered the land
- ☐ An accepted archaeological inventory survey (AIS) found no historic properties
- ☐ SHPD previously reviewed this project and mitigation has been completed
- ☐ Other:

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Hawaii Island Section, needs to be contacted immediately at (808) 896-0514.

Please contact Morgan Davis at (808) 896-0514 if you have any questions or concerns regarding this letter.

Aloha,

Nancy McMahon, Acting Archaeology Branch Chief
State Historic Preservation Division

Post-it® Fax Note 7671	Date 15 Feb. 2008	# of pages ▶ 1
To Ron Terry	From	
Co./Dept. Geometrician Assoc.	Co. Historic Preservation	
Phone #	Phone # 692-8015	
Fax # 1-866-316-6988	Fax # 692-8020	

APPENDIX 2b

COMMENTS TO DRAFT E.A. AND RESPONSES

Harry Kim
Mayor

Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT
349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2389

May 27, 2008

Mr. Ron Terry
Geometrician Associates, LLC
P.O. Box 396
Hilo, Hawaii 96721

Dear Mr. Terry:

RE: Draft Environmental Assessment (DEA) For Waikoloa Congregation Kingdom Hall
TMK: (3rd) 6-8-018:036

Staff has reviewed the Draft Environmental Assessment for the Waikoloa Congregation Kingdom Hall and has no comments to offer at this time.

Thank you for the opportunity to comment. Should you have any questions, please contact Captain James Sanborn, the South Kohala District Commander, at 887-3080.

Sincerely,

LAWRENCE K. MAHUNA
POLICE CHIEF

HENRY J. TAVARES, JR.
ASSISTANT CHIEF
AREA II OPERATIONS

JS:dmv

geometrician
ASSOCIATES, LLC
integrating geographic science and planning

phone: (808) 969-7090 fax: (866) 316-6988 PO Box 396 Hilo Hawaii 96721
rterry@hawaii.rr.com

June 13, 2008

Lawrence K. Mahuna, Police Chief
Hawai'i County Police Department
349 Kapiolani Street
Hilo HI 96720

Dear Chief. Mahuna:

Subject: Draft Environmental Assessment for Waikoloa Congregation Kingdom Hall, South Kohala District, Island of Hawai'i, TMK 6-8-018:036

Thank you for your comment letter on the Draft EA dated May 27, 2008, in which you stated that your Department had no comments to offer at this time. We appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 969-7090.

Sincerely,

Ron Terry

Ron Terry, Principal
Geometrician Associates

Cc: Christopher J. Yuen, Director, Hawai'i County Planning Department

Harry Kim
Mayor

Bruce C. McClure
Director

Jiro A. Sumada
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
www.co.hawaii.hi.us

May 29, 2008

Mr. Ron Terry
Geometrician Associates
P.O. Box 396
Hilo, HI 96721

SUBJECT : Draft Environmental Assessment for the Congregation of Jehovah's Witnesses
Location: Waikoloa, S. Kohala
TMK: 3/ 6-8-018:036

We reviewed the subject Draft Environmental Assessment and our comments are the same as in the Use Permit application (USE 08-000012) as follows:

DRAINAGE

1. All development generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties.

2. The applicant shall be informed that if they include drywells in the subject development, an Underground Injection Control (UIC) permit may be required from the Department of Health, State of Hawaii.

3. A drainage study shall be prepared, and the recommended drainage system shall be constructed meeting with the approval of DPW.

EARTHWORK

1. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.

2. The applicant shall comply with Chapter 11-55, Water Pollution Control, Hawaii Administrative Rules, Department of Health, which requires an NPDES permit for certain construction activity.

ROADWAYS

1. All driveway connections to a County road shall conform to Chapter 22, Streets and Sidewalks, of the Hawaii County Code.

2. Driveways shall conform to County Standard Details R-37 and R-38. All sight distances shall meet the requirements of the Hawaii Statewide Uniform Design Manual and the AASHTO Standards.

3. Paniolo Avenue, fronting the subject property, is an existing County collector/arterial street according to the General Plan. It has an approximate 60-ft. wide pavement (in good condition), with existing curb gutter and sidewalks, all within an approximate 80-ft. right-of-way.

4. Currently, there is a "no access permitted, planting screen setback shown along the entire Paniolo Avenue parcel frontage." Therefore, access to Paniolo Drive is currently prohibited. DPW reviewed the applicant's site plan (Exhibit C) showing the proposed access. Should an effort to revise the no access permitted setback be submitted for DPW review and comment, our preliminary response is as follows: Access to Paniolo Avenue, including the location of the approach and provision of adequate sight distances, shall meet with the approval of DPW and be limited to one approach. DPW reserves the authority to restrict traffic movements to and from Paniolo Avenue and the subject property in the future by installation of a median or other barrier. Such movement restrictions may be imposed by DPW at any time during the life of the permit. If allowed, the approach to Paniolo Drive should be directly centered across from the Waikoloa School approach to minimize the possibility of future turning movement restrictions.

5. Lahilahi Street, also fronting the subject property, is an existing County Street that serves as a local connector and provides direct access to single family house lots. It has an approximate 40-foot wide pavement, asphalt curbs and no sidewalks within a 60-foot wide right-of-way. We can not concur with the applicant's claim that there are sight distance issues associated with an approach at this location. We do concur that driveway access from Lahilahi Street would be longer, steeper, and require more engineering and construction expense than the Paniolo Avenue access.

Should there be any questions concerning this matter, please feel free to contact Kiran Emler of our Kona Engineering Division office at 327-3530.

Galen M. Kuba, Division Chief
Engineering Division

KE

Cc: Director, Office of Environmental Quality Control
Hawaii County Planning Dept.

geometrician
ASSOCIATES, LLC
integrating geographic science and planning

phone: (808) 969-7090 fax: (866) 316-6988 PO Box 396 Hilo Hawaii 96721
rterry@hawaii.rr.com

June 13, 2008

Galen Kuba, Engineering Division Chief
Hawai'i County Department of Public Works
101 Pauahi Street, Suite 7
Hilo HI 96720

Dear Mr. Kuba:

Subject: Draft Environmental Assessment for Waikoloa Congregation Kingdom Hall, South Kohala District, Island of Hawai'i, TMK 6-8-018:036

Thank you for your comment letter on the Draft EA dated May 29, 2008. Our point by point response to your comments is as follows:

1. *Drainage and earthwork.* The applicant will comply with all regulations related to drainage and earthwork, including Chapter 10 of the Hawai'i County Code, Erosion and Sediment Control; and Chapter 11-55, Water Pollution Control, Hawai'i Administrative Rules.

2. *Roadways.* The applicant agrees that Paniolo Avenue, fronting the subject property, has 60-feet wide pavement within the 80-feet right-of-way with curbs, gutters and sidewalks on both sides of the street and is in good condition. The applicant agrees that any improvements within the right-of-way shall conform to Chapter 22, Streets and Sidewalks of the Hawai'i County Code and also meet the requirements of Hawai'i Uniform Design Manual and the AASHTO Standards.

The applicant has addressed the issue of the "no access permitted setback" along Paniolo Avenue in the application and EA, and the requested access from Paniolo Avenue is a key element of the proposed action.

The applicant believes that access from Paniolo Avenue should be allowed for the proposed church. This 80-foot wide street has four lanes with curbs, gutters and sidewalks on both sides and has excellent site distance in both directions. This is a far better access point than from Lahilahi Street which is much narrower neighborhood street and the Paniolo access would have fewer impacts to neighboring properties than the Lahilahi access.

The applicant acknowledges the DPW request to align the driveway with one of the driveways to the school across the street and will coordinate with DPW on the final alignment of the driveway on Paniolo Avenue.

We appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 969-7090.

Sincerely,

Ron Terry

Ron Terry, Principal
Geometrician Associates

Cc: Christopher J. Yuen, Director, Hawai'i County Planning Department

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
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RUSSELL Y. TSUJI
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CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
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KAPOLEI, HAWAII 96707

May 14, 2008

Ron Terry
Geometrician Associates
PO Box 396
Hilo, HI 96721

LOG NO: 2008.1729
DOC NO: 0805MD17
Archaeology

Dear Mr. Terry:

SUBJECT: Chapter 6E-42 Historic Preservation Review –
Request for Review of a Draft Environmental Assessment for the Waikoloa Congregation Kingdom Hall
Waikoloa Ahupua`a, South Kohala District, Island of Hawai`i
TMK: (3) 6-8-018:036

Thank you for the opportunity to comment on the aforementioned project. We determine that **no historic properties will be affected** by this undertaking because:

- ☐ Intensive cultivation has altered the land
- ☒ Residential development/urbanization has altered the land
- ☒ Previous grubbing/grading has altered the land
- ☐ An accepted archaeological inventory survey (AIS) found no historic properties
- ☐ SHPD previously reviewed this project and mitigation has been completed
- ☒ Other: *SHPD has previously reviewed this project and determined at that time that no historic properties would be affected (Log No. 2008.0222, Doc No. 0802MD36). Please do forward a copy of the final EA when it has been prepared.*

In the event that historic resources, including human skeletal remains, cultural materials, lava tubes, and lava blisters/bubbles are identified during the construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Hawaii Island Section, needs to be contacted immediately at (808) 896-0514.

Please contact Morgan Davis at (808) 896-0514 if you have any questions or concerns regarding this letter.

Aloha,

Nancy McMahon, Archaeologist and Historic Preservation Manager
and Deputy SHPO

cc:

Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Jeff Darrow
Hawaii County Planning Department
101 Aupuni Street, Suite 103
Hilo, HI 96720

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rterry@hawaii.rr.com

June 13, 2008

Nancy McMahon, Deputy SHPO
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei HI 96707

Dear Ms. McMahon:

Subject: Draft Environmental Assessment for Waikoloa Congregation Kingdom Hall, South Kohala District, Island of Hawai'i, TMK 6-8-018:036

Thank you for your comment letter on the Draft EA dated May 14, 2008, in which you stated that based on the information you received, no historic properties will be affected by the proposed action. The precautions you further specify are part of the Draft and Final EA and will be strictly adhered to by contractors for the project.

We appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 969-7090.

Sincerely,

Ron Terry

Ron Terry, Principal
Geometrician Associates

Cc: Christopher J. Yuen, Director, Hawai'i County Planning Department

Harry Kim
Mayor

Darryl J. Oliveira
Fire Chief

Glen P.I. Honda
Deputy Fire Chief

County of Hawai'i

HAWAI'I FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 981-8394 • Fax (808) 981-2037

May 27, 2008

Mr. Ron Terry
Geometrician Associates
PO Box 396
Hilo, Hawaii 96721

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
WAIKOLOA CONGREGATION KINGDOM HALL
TAX MAP KEY(3RD) 6-8-018:036

We have no comments to offer at this time in reference to the above-mentioned Draft Environmental Assessment.

DARRYL OLIVEIRA
Fire Chief

GN:lpc

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phone: (808) 969-7090 fax: (866) 316-6988 PO Box 396 Hilo Hawaii 96721
rterry@hawaii.rr.com

June 13, 2008

Darryl Oliveira, Chief
Hawai'i Fire Department
25 Aupuni Street
Hilo HI 96720

Dear Chief Oliveira:

Subject: Draft Environmental Assessment for Waikoloa Congregation Kingdom Hall, South Kohala District, Island of Hawai'i, TMK 6-8-018:036

Thank you for your comment letter on the Draft EA dated May 27, 2008, in which you stated that your Department had no comments to offer at this time. We appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 969-7090.

Sincerely,

Ron Terry

Ron Terry, Principal
Geometrician Associates

Cc: Christopher J. Yuen, Director, Hawai'i County Planning Department