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DEPARTMENT OF LAND AND NATURAL RESOURCES

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November 3, 2011

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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

GL S-5985
LD-KM

MEMORANDUM

TO: Gary L. Hooser, Director
Office of Environmental Quality Control

FROM: William J. Aila, Jr., Chairperson
Board of Land and Natural Resources

SUBJECT: Draft Environmental Assessment, Living Stones Congregational Church Hall and Storage Building, Holualoa 1st and 2nd, North Kona, Hawaii; Tax Map Key: 3rd/7-6-13:33

UFC. OF ENVIRONMENTAL
QUALITY CONTROL
11 NOV -8 P 1:51
RECEIVED

The Department of Land and Natural Resources, Land Division, has reviewed the enclosed draft environmental assessment (DEA) for the above referenced project and anticipates a negative declaration determination.

Please publish the notice of availability for this project on the next publication date of the Environmental Notice.

We have enclosed a completed OEQC Bulletin Publication Form, one (1) hard copy of the DEA, and one (1) CD ROM including a pdf of the DEA and the Publication Form in Word format.

If you have any questions, please feel free to contact Hawaii District Land Agent Kevin Moore at (808) 974-6203. Thank you.

Enclosures

C: Land Board Member
Central Files
District Files

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form and a PDF of the EA or EIS. Mahalo.

Name of Project: Living Stones Congregational Church- Hall and Storage Building
Applicable Law: Chapter 343, HRS and Title 11, Chapter 200, HAR
Type of Document: Draft Environmental Assessment
Island: Island of Hawaii
District: North Kona
TMK: (3) 7-6-16:033
Permits Required: SMA (Minor) Permit, Plan Approval, Building Permits
Name of Applicant or Proposing Agency: Living Stones Congregational Church (Hawaii Conference Foundation)
C/O Brian R. Cook (Authorized Agent)
Address 78-7021 Kewalo Street
City, State, Zip Kailua- Kona, Hawaii 96740
Contact and Phone
Approving Agency or Accepting Authority: Department of Land and Natural Resources
Contact: Mr. Kevin E. Moore (Ph: 974-6203)
Hawaii District Land Agent
Address Land Division
City, State, Zip 75 Aupuni Street, Room 204
Contact and Phone Hilo, Hawaii 96720
Consultant J M. Leonard Planning, LLC
Address 1100 Ainalako Road
City, State, Zip Hilo, Hawaii 9672
Contact and Phone James M. Leonard, AICP (Ph: 808-896-3459)

Project Summary: Summary of the direct, indirect, secondary, and cumulative impacts of the proposed action (less than 200 words).

The Living Stones Congregational Church (Church) intends to reconstruct and expand a previously existing storage and restroom building. The project site is located along Ali'i Drive in Kailua-Kona, just south of Royal Poinciana Drive. When completed, this structure will be 16 feet in height and encompass approximately 1,152 square feet. The proposed structure is designed to be similar in character to the adjacent Church through the use of similar construction, materials, and colors. The building will be used for a meeting hall/Sunday school and storage facility for the Church and the restrooms will be upgraded to be ADA compliant. The Church has a new 65-year lease for this State-owned property. The site is listed on the State's Register of Historic Places (Site No. 310-37-7234). The area of the proposed structure has previously been disturbed and no significant biological resources would be impacted. While there are significant archeological features and burials on the property, none will be affected by the proposed building construction. The features and sites have been identified and cordoned off and the area of the proposed structure is not in close proximity to these sites and, thus, will not compromise the visual or spiritual integrity of these sites. Additionally, in that the proposed improvements are intended to improve and accommodate existing uses on the property, it is not expected to generate additional traffic to the site. The planned structure could be deemed as presenting a visual impact to the surrounding area. Nearby condominium projects include Hale Pohaku, Hale Kai O Kona, and Hale Nalu. The design of the structure has been altered to lower the roof height and thus minimize potential visual impacts when viewed from surrounding buildings. In that the structure is located in the same location and will be no higher than the prior structure, any visual impact should be negligible.

**DRAFT ENVIRONMENTAL ASSESSMENT
LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAI'I

APPLICANT: Living Stones Congregational Church
(Hawaii Conference Foundation)
Authorized Agent: Brian R. Cook
78-7021 Kewalo Street
Kailua-Kona, HI 96740

APPROVING AGENCY: State of Hawaii
Department of Land and Natural Resources
Land Division
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813

CONSULTANT: J M Leonard Planning, LLC
1100 Ainalako Road
Hilo, Hawaii 96720

This document is prepared pursuant to:

The Hawai'i Environmental Protection 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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APPENDIX E	SMA Minor Permit Approval

SUMMARY OF THE PROPOSED ACTION, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES AND MITIGATION MEASURES

The Living Stones Congregational Church (Church) intends to reconstruct and expand a previously existing storage and restroom building. The project site is located along Ali‘i Drive in Kailua-Kona, just south of Royal Poinciana Drive. When completed, this structure will be 16 feet in height and encompass approximately 1,152 square feet. The proposed structure is designed to be similar in character to the adjacent Church through the use of similar construction, materials, and colors. The building will be used for a meeting hall/Sunday school and storage facility for the Church and the restrooms will be upgraded to be ADA compliant. The Church has a new 65-year lease for this State-owned property. The site is listed on the State’s Register of Historic Places (Site No. 310-37-7234). The area of the proposed structure has previously been disturbed and no significant biological resources would be impacted. While there are significant archeological features and burials on the property, none will be affected by the proposed building construction. The features and sites have been identified and cordoned off and the area of the proposed structure is not in close proximity to these sites and, thus, will not compromise the visual or spiritual integrity of these sites. Additionally, in that the proposed improvements are intended to improve and accommodate existing uses on the property, it is not expected to generate additional traffic to the site. The planned structure could be deemed as presenting a visual impact to the surrounding area. Nearby condominium projects include Hale Pohaku, Hale Kai O Kona, and Hale Nalu. The design of the structure has been altered to lower the roof height and thus minimize potential visual impacts when viewed from surrounding buildings. In that the structure is located in the same location and will be no higher than the prior structure, any visual impact should be negligible.

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1.0 PROJECT DESCRIPTION, PURPOSE AND NEED, AND ENVIRONMENTAL ASSESSMENT PROCESS

1.1 Project Location and Description

The Living Stones Congregational Church (Church) intends to construct an annex building in the area adjacent to the existing Church, previously known as Hale Halawai O Holualoa Church. The project site is located along Ali‘i Drive in Kailua-Kona, North Hawai‘i, just south of Royal Poinciana Drive. **(Refer to Figure 1, Island and Site Location Map).** The annex building would be constructed on a coastal parcel consisting of 33,390 square feet and identified as TMK (3) 7-6-16:33. The subject property is owned by the State of Hawai‘i and is leased to the Hawai‘i Conference Foundation, which is a sister organization of the Hawai‘i Conference United Church of Christ.

When completed, the proposed annex building will have a total area of 1,152 square feet and will include a meeting hall, storage area, and ADA-accessible restrooms. The proposed structure will have a height of about 16 feet and will be set back over 130 feet from the shoreline. Along the front of the parcel, facing Ali‘i Drive, the setback will be 32 feet, and there will be a 15-foot side yard setback along the northern property line. **(Refer to Figure 2, Site Plan).**

The building site, which had been the site of a previous temporary storage/Sunday school and restroom building (since removed), is graded and graveled, and currently used as a parking area and site for temporary (portable) storage and restroom structures.

1.2 Purpose and Need

The Living Stones Congregational Church is undertaking this project in order to provide additional storage area, accessible restroom facilities and a space to provide Sunday school classes in support of the ongoing services that are conducted at the Church. Currently, temporary and portable structures are being used on the property for these purposes. The design of the proposed annex building will be of an architectural character similar to the existing Church with the use of a similar style, materials, and colors. Construction of the proposed building will, therefore, allow the Church to support the existing uses on the property in a more attractive, functional, and secure manner.

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, Title 11, Chapter 200, of the Hawai‘i Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawai‘i. For the proposed action, the use of State lands and the use of a site listed on the National and Hawaii Register of Historic Sites trigger the EIS law (Chapter 343, HRS). According to 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.

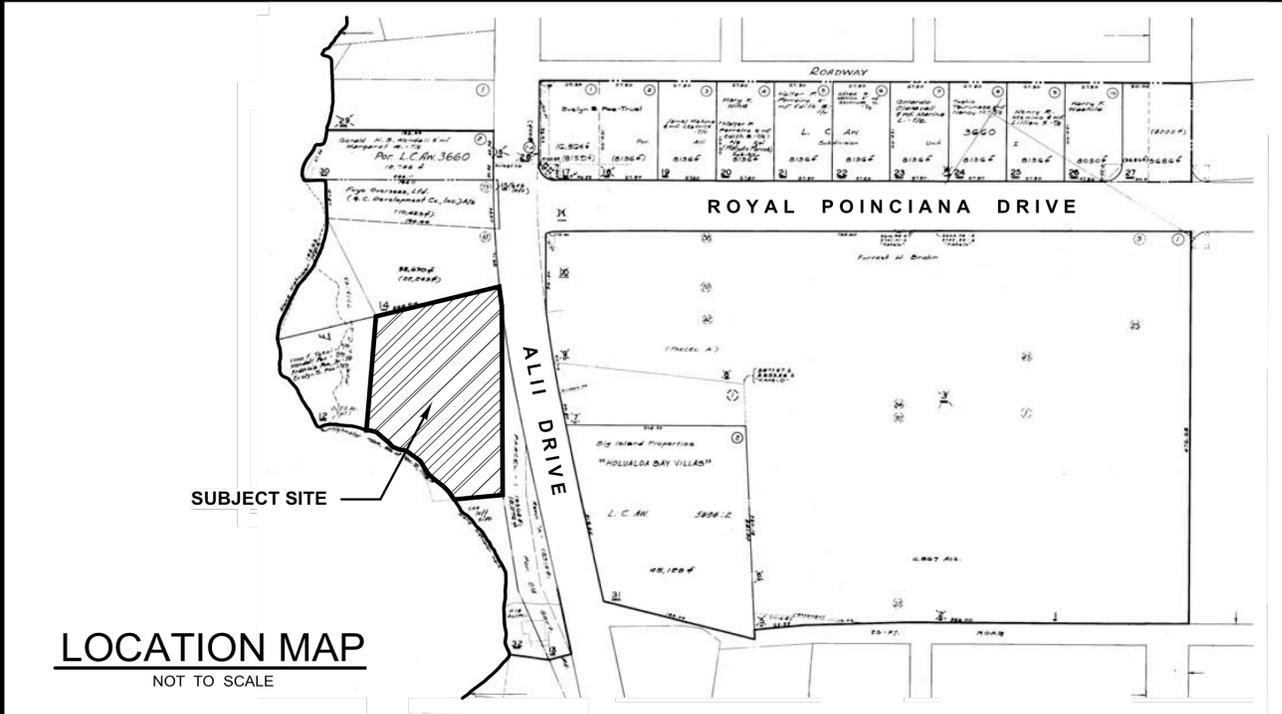
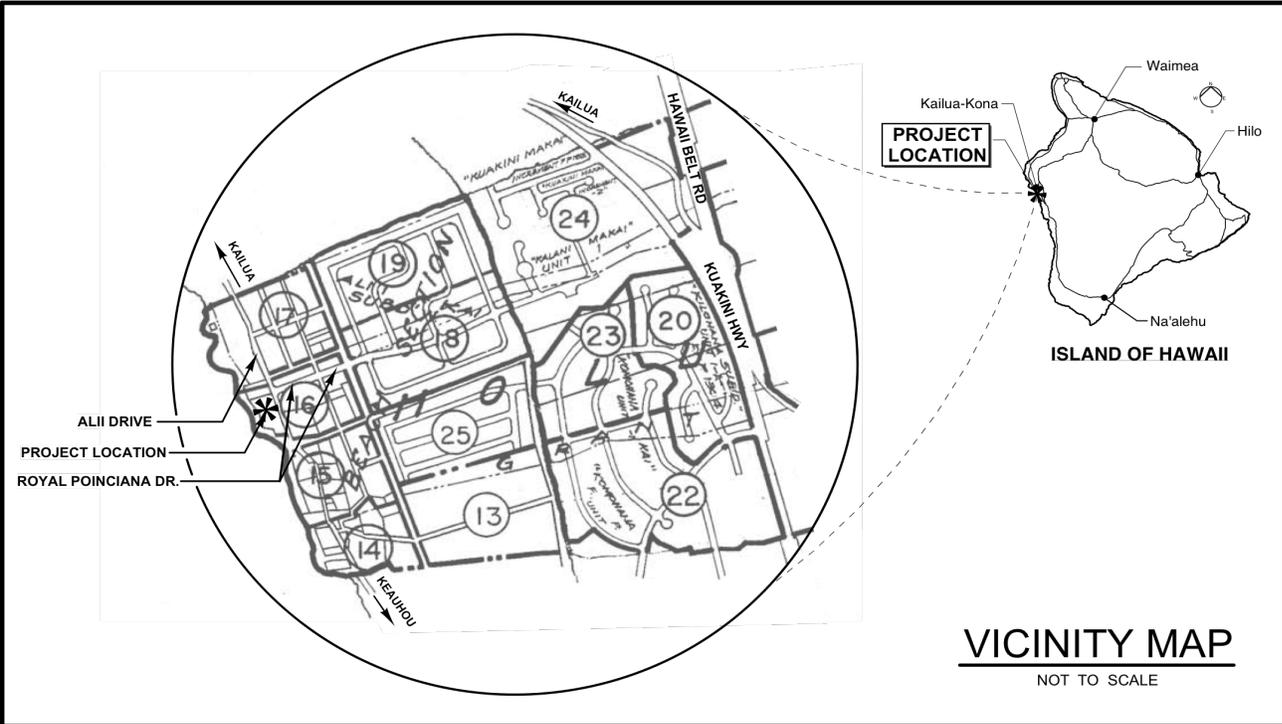
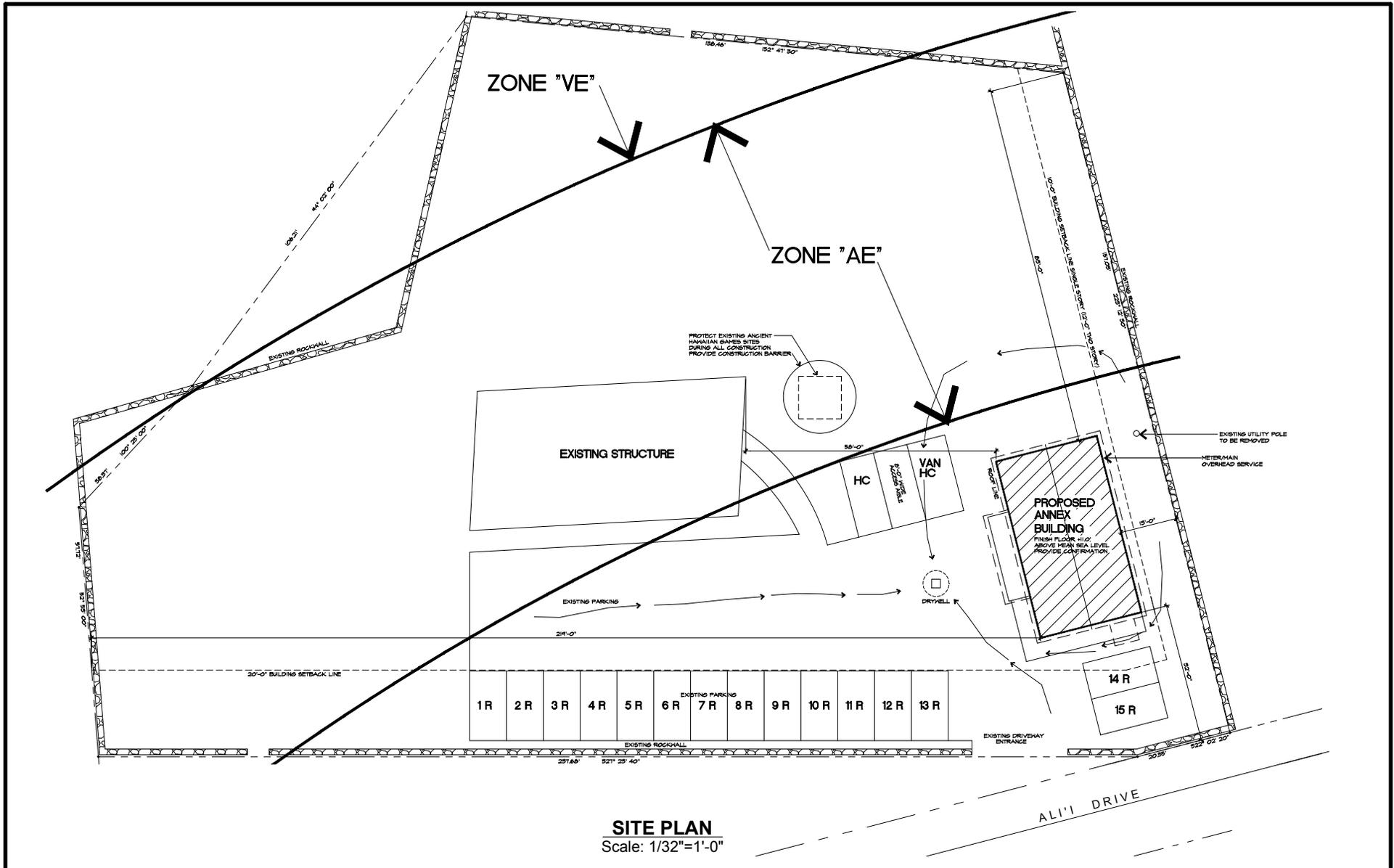


Figure 1
SITE LOCATION

Living Stones Congregational Church Annex
Kailua-Kona, Hawaii
T.M.K.:7-6-16:33





5' 0' 5' 10' 20'
SCALE IN FEET: 1/32" = 1'-0"

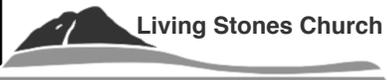


Figure 2 SITE PLAN

Living Stones Congregational Church Annex
Kailua-Kona, Hawaii
T.M.K.:7-6-16:33

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Section 4.0 of this document states the finding (anticipated in the Draft EA) that no significant impacts are expected to occur; Section 5.0 lists each criterion and presents the findings of the Department of Land and Natural Resources, the approving agency. In the EA process, if the approving agency determines after considering comments to the Draft EA that no significant impacts would likely occur, then the agency issues a Finding of No Significant Impact (FONSI), and the action is permitted to occur. If the agency concludes that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) is prepared.

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
Office of Hawaiian Affairs, Honolulu and West Hawai'i Offices

County:

Hawai'i County Council
Department of Environmental Management
Department of Public Works
Planning Department
Police Department
Fire Department

Private:

Sierra Club
Kona Outdoor Circle
Kona Hawaiian Civic Club
Neighboring property owners

Copies of communications received during the early consultation period are contained in Appendix A1.

2.0 ALTERNATIVES

2.1 No Action

In the No Action Alternative, the area of the property would continue to be used in its current state and function as a cleared, gravel parking area with some temporary and portable storage and lavatory facilities, and no structure would be constructed to provide these functions. In this alternative, neither the public nor the neighboring residents would benefit from the removal of unsightly and haphazard temporary and portable storage and restroom facilities. Additionally, Church users would not benefit from the enhanced nature of the storage area, restrooms, and meeting area that would be provided by the proposed building. This EA considers the No Action Alternative as the baseline by which to compare environmental effects from the Project.

2.2 Alternative Locations or Strategies

The properties identified as TMK (3) 7-6-16:33 is leased to the Church for the purposes of the maintenance, use and enhancement of the Church property which includes the Living Stones Congregational Church, formally known as “Hale Halawai O Holualoa,” and, due to the limitations to the size and facilities with in the existing Church building, the Church requires additional storage, meeting areas, and restroom facilities to accommodate the Church users during services. Alternatives to the proposed project would be to relocate the proposed improvements to other portions of the property. Moving the building site further south or west of the proposed site would bring the building closer to the existing archaeological features, would create a greater visual impact to the coastal area and nearby residents and would make the structure potentially more prone to flood-related impacts. Additionally, these locations would not function as well in terms of allowing for efficient vehicular access to and from the parking area and providing parking for those persons with disabilities that is accessible and in close proximity to both the existing Church structure and the proposed facility. In addressing the potential visual impact to the neighboring buildings that were identified in a pre-consultation period, modifications were made to the building design to lower the roof height and thereby minimize the potential impacts.

Although it is recognized that there are neighboring residential uses that require consideration in design and construction activities, particularly in regard to visual and noise impacts, there do not appear to be severe environmental or other disadvantages associated with the particular proposed site. The property is well suited and intended for the proposed use, and there are no apparent preferable alternatives. Therefore, no alternative sites have been advanced in this Environmental Assessment.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Basic Geographic Setting

The property upon which the proposed annex building would be developed is referred to throughout this EA as the *project site*, whereas, the specific area to be impacted by the building construction and related improvements is referred to as the *building site*. The project site consists of a single TMK (3) 7-6-16:33, a 33,390-square-foot coastal parcel located along Ali‘i Drive, just south of Royal Poinciana Drive. The State-owned parcel is leased to the Hawai‘i Conference Foundation. The term *project area* is used herein to describe the general environs of this part of North Kona between the communities of Kailua and Keauhou.

The main access to the site is provided from Ali‘i Drive. Surrounding condominium buildings, both directly north of the site and across Ali‘i Drive include Hale Pohaku, Hale Kai O Kona and Hale Nalu. The Kahakai Elementary School is located off of Royal Poinciana Drive, approximately one-half mile away. The visual character of the project site and its setting are depicted in **Figures 3A and 3B, Site Photos**.

3.1 Physical Environment

3.1.1 Climate, Geology, Soils and Geologic Hazards

Environmental Setting

The climate in the area is mild, with a mean annual temperature of 75 degrees (Armstrong 1983) and annual rainfall averaging approximately 30 inches (U.H. Hilo-Geography 1998:57). Geologically, the site is located on the flanks of Hualālai volcano, and the surface consists of weathered basalt soils derived from Pleistocene-epoch (more than 10,000 years old) lava flows (Wolfe and Morris 1996). Slopes on the project site are mild.

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Volcanic hazard as assessed by the U.S. Geological Survey in this area of North Kona is Zone 4, on a scale of ascending risk from 9 to 1 (Heliker 1990:23). The hazard risk is based on the fact that Hualālai has steep slopes and is the third most historically active volcano on the island. Volcanic hazard Zone 4 areas have about 5 percent of their land area covered by lava or ash flows since the year 1800 and less than 15 percent of their land area covered by lava in the past 750 years. They are at lower risk than Zone 3 areas because the frequency of Hualālai eruptions is lower than those of Kilauea and Mauna Loa.

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 structures that are poorly designed or built, as the 6.7-magnitude quake of October 15, 2006, demonstrated. That earthquake, and a magnitude 6.0 aftershock, caused no damage to the project site. The project site does not appear to be subject to subsidence, landslides or other forms of mass wasting.

FIGURE 3A, Site Photos



View of Living Stones Congregational Church from Annex Building Site



View fronting Living Stones Congregational Church to the shore

Figure 3B, Site Photos



View northwest across parking area of existing temporary storage units and “porta-jons”



View north of the planned annex building site and adjacent property and buildings

Impacts and Mitigation Measures

In general, geologic conditions impose no constraints on construction and use of the proposed annex building, which will be designed in accordance with regulations related to its seismic setting and is not imprudent to construct.

3.1.2 Drainage, Water Features and Water Quality

Existing Environment

The project site has no perennial surface water bodies and no known areas of local (non-stream related) flooding. The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) FM1551660926E (6/2/1995) (included for reference as APPENDIX B) shows that portions of the project site are within the VE and AE Flood Zones.

Maps printed by the Pacific Tsunami Warning Center and the Hawai'i County Civil Defense Agency locate the project site within an area that should be evacuated during a tsunami warning (<http://www5.hawaii.gov/tsunami/maps.asp>). Large extents of Hawai'i Island, including the project area, have been struck by highly destructive tsunami in historic times. The April 1, 1946 tsunami had a run-up of 10 feet (AMS) in the area of the project site (*Atlas of Hawai'i*, 3rd edition).

Impacts and Mitigation Measure

The proposed annex building site, as shown in Figure 2 (Site Plan), is located at least 130 feet from the shoreline and outside of the AE flood zone. All designs must undergo internal Department of Public Works review to ensure conformance with Chapter 27 of the Hawai'i County Code.

Because of the limited scale of construction, additional risks for flooding or impacts to water quality associated with the project appear to be negligible. The project will be required to contain any increase in runoff due to the construction of impermeable surfaces onsite, in conformance with Chapter 10 of the Hawai'i County Code, by directing runoff to a drywell which is planned within the parking lot adjacent to the proposed building. In order to minimize the potential for construction phase sedimentation and erosion, the contractor shall perform all earthwork and grading in conformance with Chapter 10, Erosion and Sediment Control, Hawai'i County Code. The SWPPP shall describe the emplacement of a number of best management practices (BMPs) for the project. These BMPs may include, but would not be limited to, the following:

- minimization of sediment loss by emplacement of structural controls possibly including silt fences and gravel bags;
- minimizing disturbance of soil during periods of heavy rain;
- phasing of the project in order to disturb the 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 a designated vehicle wash area that discharges to a sediment pond;
- washing of vehicles in the designated wash area before they leave 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;
- coordination of storm water BMPs and wind erosion BMPs whenever possible; and
- cleanup and disposal at an approved site of significant leaks or spills, if they occur.

Regarding the potential threat of tsunamis impacting the coast, the National Weather Service of the National Oceanic and Atmospheric Administration operates the Pacific Tsunami Warning Center and Alaska Tsunami Warning Center, which monitors sudden earth movements throughout the Pacific Basin. Tsunamis generated from earth movements along the Pacific Rim, including South America, Japan, California and Alaska, would allow for warning times between 4 and 15 hours, sufficient time for evacuation of the area. Sudden movements along faults close to Hawai‘i are unpredictable, allowing only minutes or perhaps an hour of warning time, and evacuation would be more problematic. Coastal recreational areas in Hawai‘i cannot avoid the tsunami hazard because the entire coast is vulnerable to tsunami. Warning sirens are present and easily audible at the project site.

3.1.3 Flora, Fauna and Ecosystems

Existing Environment, Impacts and Mitigation Measures

The original vegetation of the general area was probably Coastal Dry/Mesic Forest, per Gagne and Cuddihy (1990), consisting of an open canopy forest of various trees, shrubs, herbs, vines and ferns. The landscape of the Kailua-Kona area has been radically altered by centuries of settlements, more than a century of grazing, and particularly the development since 1960 of hotels, condominiums, resort homes, commercial centers, and associated infrastructure. The vegetation has also been fundamentally altered by alien species invasion to the point that in many locations there are few to no native species. The aliens kiawe (*Prosopis pallida*) and koa haole (*Leucaena leucocephala*) long ago became dominant in the coastal dry forest. The vegetation at the project site and nearby project area is now mainly managed vegetation in the form of resort, residential, and commercial landscaping, interspersed with patches of weeds, along with the occasional undeveloped lot covered with alien grasses, kiawe and koa haole.

A botanical reconnaissance of the project site was performed in June 2011 by Dr. Ron Terry of Geometrician Associates, a copy of which is included as Appendix C. The species list (Table 1) includes a number of cultivated species as well as weeds. Only one common native plant species was found. No rare, threatened or endangered native species were present or would be expected in this small and fully developed site.

Table 1

Scientific Name	Family	Common Name	Life Form	Status*
<i>Aloe vera</i>	Agavaceae	Aloe	Shrub	A
<i>Cenchrus ciliaris</i>	Poaceae	Buffel grass	Grass	A
<i>Chamaesyce hirta</i>	Euphorbiaceae	Garden spurge	Herb	A
<i>Crinum asiaticum</i>	Amaryllidaceae	Spider lily	Herbs	A
<i>Eleusine indica</i>	Poaceae	Goose grass	Grass	A
<i>Ficus microcarpa</i>	Moraceae	Chinese banyan	Tree	A
<i>Phymatosorus grossus</i>	Polypodiaceae	Maile Scented Fern	Fern	A
<i>Pithecellobium dulce</i>	Fabaceae	Opiuma	Tree	A
<i>Plumeria</i> sp.	Apocynaceae	Plumeria	Shrub	A
<i>Portulaca lutea</i>	Portulacaceae	Portulaca	Herb	A
<i>Waltheria indica</i>	Sterculiaceae	Uhaloa	Herb	I

Plant Species found at the Living Stones Congregational Church Annex Area

*A=Alien E=Endemic I=Indigenous END=Federal and State Listed Endangered (none present)

Only three species of birds were detected during the survey: Java Sparrow (*Padda orizyvor*), Zebra Dove (*Geopelia striata*) and Common Myna (*Acridotheres tristis*). The survey occupied only about an hour at about 2 p.m., and longer surveys during crepuscular hours would undoubtedly find more than a dozen other introduced bird species would likely be present on the property at different times, but rare native forest birds would almost certainly not be present.

As the project site is located on the shoreline, common native waterbirds such as ulili (*Heteroscelus incanus*) and kolea (*Pluvialis fulva*) likely utilize the rocky shelf and tidepools. Several species of seabirds would be expected to make use of the airspace over the property. Such species, none of which were spotted above the property during the limited survey, include Noddies (*Anous* sp.). Most notably, two species of rare seabirds may very occasionally fly over the property: the federally endangered Hawaiian Petrel ('Ua'u; *Pterodroma phaeopygia sandwichensis*) and the federally threatened Newell's Shearwater ('A'o; *Puffinus auricularis newelli*). There is no suitable nesting habitat within or close to the project area for these pelagic seabird species. The primary cause of mortality in both Hawaiian Petrel and the Newell's Shearwater is thought to be predation by alien mammals at the nesting colonies. Collision with man-made structures is considered to be the second most significant cause of mortality of these seabird species in Hawai'i. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can be disoriented by exterior lighting. When disoriented, seabirds often collide with manmade structures, and if they are not killed outright, the dazed or injured birds are easy targets of opportunity for feral mammals.

No wild mammal species were detected during the course of this survey, but as it is an urban area, it is likely that cats (*Felis catus*), mice (*Mus* spp.), rats (*Rattus* spp.), domestic dogs, (*Canis f. familiaris*), and mongooses (*Herpestes auropunctatus*) are at least occasionally present. None of these alien mammals have conservation value and all are deleterious to native flora and fauna.

As with all of the island of Hawai'i, the property may also be used by the State's only endemic mammal, the Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), which is listed as an endangered species. Hawaiian hoary bats are cryptic and little is known of their habits or habitat, but they are often seen in the Kailua-Kona area, sometimes roosting within kiawe and banyan trees. The period from May 15 through August

15 each year is the bat birthing and pup-rearing season, and roosting bats are vulnerable to disturbance of the large shrubs or trees in which they roost.

There are no native terrestrial reptiles or amphibians in Hawai‘i. No reptiles and amphibians were detected during the survey, although some common lizards may be present.

Because of the lack of threatened or endangered terrestrial species or native terrestrial ecosystems, no direct adverse impacts to biological resources would occur as a result of constructing the proposed annex building. Runoff from the additional building area would be unlikely to have a measurable affect water quality given the extremely developed nature of the surrounding area. As discussed above, runoff will be directed towards a drywell planned as part of the site improvements, providing some level of natural treatment through filtration in rock prior to exiting as groundwater.

3.1.4 Air Quality, Noise and Scenic Resources

Environmental Setting

Air pollution in West Hawai‘i is mainly derived from volcanic emissions of sulfur dioxide, which convert into particulate sulfate and produce a volcanic haze (vog) that persistently blankets North and South Kona.

Noise on the project site is moderate and derived mainly from motor vehicles, with occasional higher levels of noise from residential and road maintenance activities.

The project area contains sites that are considered significant for their scenic character in the Hawai‘i County General Plan. In particular, the General Plan names the “Viewplane from Kuakini Highway going mauka & makai” within TMK Sections 7-7 and 7-8 and the “Hōlualoa-Keauhou Viewplane from Kamehameha III Road going mauka & makai”. Prominent nearby points and bays such as Hōlualoa Bay and Kamoā Point in the project area are part of this scenic landscape. However, the project site itself, i.e., within or adjacent to the property, are not visible from these vantages and contains no scenic resources.

Impacts and Mitigation Measures

The proposed action will not measurably affect air quality or noise levels except minimally during grubbing, grading and construction. Removal of existing vegetation will be required. In order to minimize impacts from dust, DPW will prepare and implement, or require its contractor to prepare and implement, a dust-control plan compliant with provisions of Hawai‘i Administrative Rules, Chapter 11-60.1, “Air Pollution Control,” and Section 11-60.1-33, “Fugitive Dust.”

Construction would entail limited grading, compressors, vehicle and equipment engine operation. These activities may generate noise exceeding 95 decibels at times, impacting nearby noise sensitive receptors, including adjacent residences. In cases where construction noise is expected to exceed the Department of Health (DOH) “maximum permissible” property-line noise levels, builders must obtain a permit per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH reviews the proposed activity, location, equipment, project purpose, and timetable in order to decide upon conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers. DPW and/or its contractor will consult with DOH to determine if noise reduction measures are necessary.

No important view-planes or scenic sites, including those recognized in the Hawai‘i County General Plan, would be affected. The proposed structure would moderately impact views from the residences *mauka* on the adjacent property to the north of the project site, although measures have been taken in locating and reducing the height of the structure to minimize any potential impacts to views from the surrounding or nearby properties. The proposed uses, building height and dimensions, and architectural character of the proposed building are shown in the **Figure 4, Floor Plan and Figures 5A and 5B, Building Elevations.**

3.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

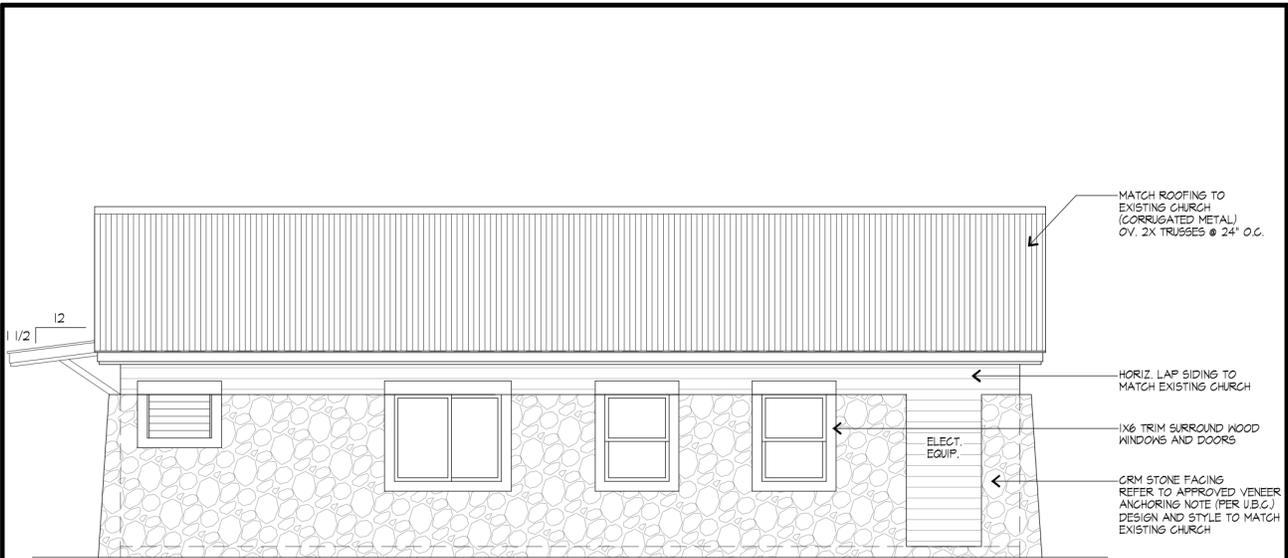
Environmental Setting, Impacts and Mitigation Measures

No systematic assessment of the project site has been conducted to determine if hazardous materials, toxic waste or other hazardous conditions may have been present on the site. Reconnaissance of the site during topographic, botanical and design surveys did not reveal any evidence of such conditions, nor have there been reports of such conditions. Because there is no evidence that the subject property has been previously used or developed other than for homes, the potential for use or storage of regulated or hazardous chemicals onsite is low. Based on this, there does not appear at this time to be any outstanding concern related to these issues. If evidence of suspicious materials or conditions appears during excavation or other construction, the Church may undertake a systematic assessment of the area in question to determine if remediation is required.

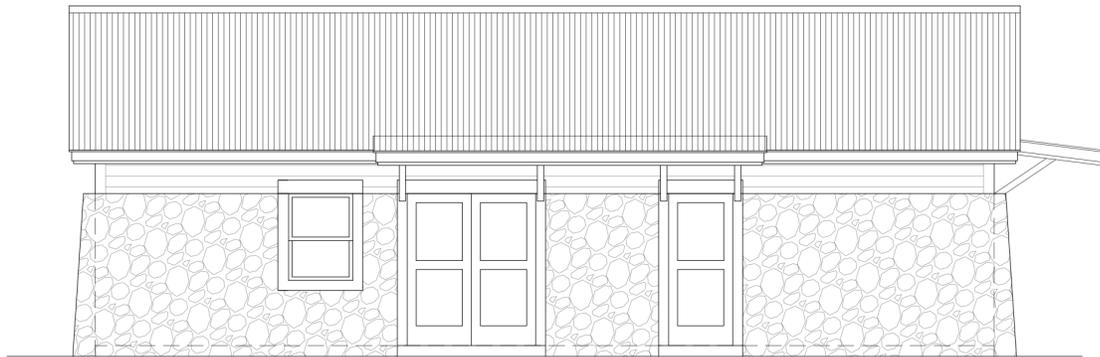
3.2 Socio-economic and Cultural

3.2.1 Socioeconomic Characteristics

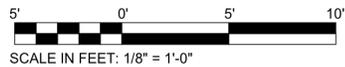
The proposed action would most directly affect the communities along Ali‘i Drive and, in a wider sense, the North Kona District. Table 2 provides a summary from the most recent census data of the socio-economic characteristics of North Kona and Kailua-Kona, along with those of Hawai‘i County as a whole for comparison purposes.



NORTH ELEVATION
Scale: 1/8"=1'-0"

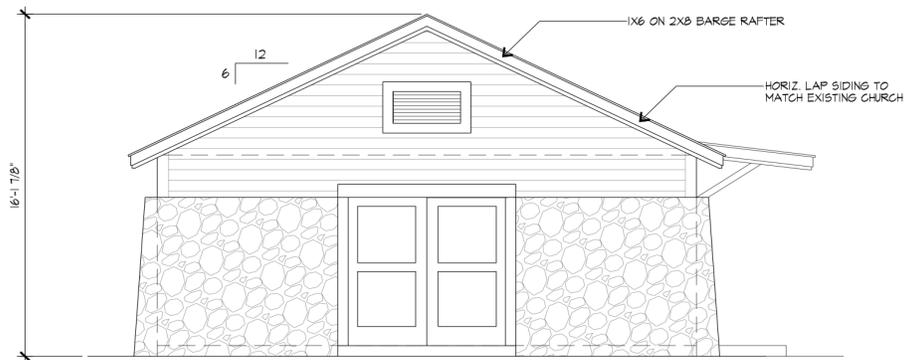


SOUTH ELEVATION
Scale: 1/8"=1'-0"

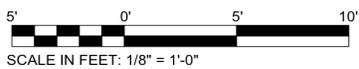




MAUKA ELEVATION
Scale: 1/8"=1'-0"



MAKAI ELEVATION
Scale: 1/8"=1'-0"



Living Stones Church

Figure 5B
BUILDING ELEVATIONS
Living Stones Congregational Church Annex
Kailua-Kona, Hawaii
T.M.K.:7-6-16:33

Table 2. Selected Socioeconomic Characteristics

Characteristic	Hawai'i County	North Kona	Kailua-Kona	Characteristic	Hawai'i County	North Kona	Kailua-Kona
Total Population	148,677	28,543	9,870	21 to 64 Years, Disabled (%)	19.2	17.4	18.7
Median Age	38.6	39.4	35.5	Employed and Disabled, 21 to 64 Years. (%)	51.8	64.1	67.0
Older Than 65 Years (%)	13.5	11.8	10.0	65 Years or Older, Disabled (%)	40.3	38.1	38.3
Race (%) White		47.1	38.7	Employment in: Management and professional Service Sales and offices Construction			
Hawaiian		16.3	18.3		30.2	22.2	26.6
Islander	31.5	8.9	10.8	Farming, Fishing and Forestry Production and Transportation	25.1	9.9	31.2
Two or More Races	26.7	1.8	2.4		8.9	8.8	9.1
Hispanic (Any Race)	9.7	23.5	27.1	Families Below Poverty Line (%)	11.0	5.6	6.5
	28.4	7.9	10.2	Households with Female Householder, no Husband, With Children (%)	28.1	22.0	26.3
Family Households (%)	69.6	68.6	68.7	Individuals Below Poverty Line (%)	15.7	9.7	10.8
Households with Female Householder, no Husband, With Children (%)	7.7	6.7	8.8	65 and Over Below Poverty Line	7.2	5.3	3.9
Householder Lives Alone (%)	23.1	22.2	22.6	Median Household Income (\$)	39,805	47,610	40,874
Average Household Size	2.75	2.70	2.78	Housing Owner-Occupied (%)	64.5	58.5	51.3
Average Family Size	3.24	3.13	3.26	Housing Rented (%)	35.5	41.5	48.7
Over 25 Years Old With High School Diploma (%)	84.6	87.7	84.5	Housing Vacant (%)	15.5	19.7	18.2
Married Now (%)	52.0	53.9	48.7	Median Home Value, 1999 (\$)	153,700	233,900	190,900
Widowed (%)	6.3	4.9	5.2	Median Rent, 1999 (\$)	645	745	686
Divorced Now (%)	10.7	11.4	11.9	Rent is Greater Than 25% of Income (%)	46.0	47.2	51.8
Veterans (%)	14.5	14.8	13.2	Poverty by Race: White	14.5	7.3	8.8
Over 16 in Labor Market (%)	61.7	69.2	69.5	Native Hawaiian/Pacific Islander	26.4	20.4	15.8
Residence 5 Years Ago (%) Same Home	57.7	49.9	46.2	Two or More Races			
Different Home, Same County	26.5	28.8	34.9				
Different County in Hawai'i	4.8	3.5	4.1				
Different State/Country	11.0	17.8	14.8				

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).

Impacts

The proposed project would enhance the function of the existing Church facilities by providing more secure, functional, and visually appealing facilities including ADA accessible parking and restrooms for church uses.

There would be no relocation of businesses or homes, disruption to traffic patterns or substantial effects to the neighborhood character or other social impacts from the proposed action. On the contrary, the proposed facility would provide enhanced facilities to support the ongoing Church activities and do so in a manner that is in character with the existing historical Church building, protective of the cultural features on site, and sensitive to the potential impacts to surrounding uses.

3.2.2 Cultural and Historic Resources

The Living Stones Congregational Church, also known as the Hale Halawai O Holualoa Church, is listed on both the State (11/26/1986) and National (6/5/1987) Registers of Historic Places. In addition to the Church, the church graveyard is situated on the south side of the Church. The graveyard is clearly demarcated and is outside the affected area for this project. There is also a papamu (ancient Hawaiian game board site) situated directly adjacent to the Church structure, on the north side. This feature is cordoned off and sufficiently outside the project area so as not to be directly affected.

Archaeological and Cultural Impacts and Mitigation Measures

The proposed annex building site and related improvements are located on the property in a manner so as to be removed from any features on the property of historical or cultural significance. The proposed building has also been designed so as to match the existing church with the use of an architectural style, construction materials and colors that are consistent with the existing church. Additional protection to the papamu site is proposed in the form of construction fencing that will be installed prior to site construction. The plans for the proposed annex building were submitted to the State Historic Preservation Division for Chapter 6E-8 (HRS) Review and SHPD provided a letter determination of “No historic properties will be affected,” a copy of which is included as Appendix D for reference.

3.3 Infrastructure

3.3.1 Utilities, Public Facilities and Public Services

Existing Utilities, Impacts and Mitigation Measures

Utilities required to service the proposed annex building are available to the site. Electrical power would be supplied to the project area 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 through overhead lines along Ali‘i Drive. Telephone service is available from Hawaiian Telcom, also through overhead lines. Water would be provided by the County Department of Water Supply. Wastewater will be managed by an existing 6-inch lateral sewer line extending from the property to a main sewer line along Ali‘i Drive and County sewer system that is connected to the wastewater treatment plant in Kealakehe. The proposed action would not have any adverse impact on existing utilities.

Existing Public Services and Facilities, Impacts and Mitigation Measures

The Kailua Police Station is located in Kealakehe and the Kailua Fire Station is located on Palani Road, both within reasonable distances of the property. Emergency medical services are provided by the Hawai‘i County Fire Department. Acute care services are available at Kona Hospital, approximately eight miles away from the Church site.

Schools include Kahakai Elementary, Kealakehe Intermediate and Kealakehe High. Recreational facilities in the Kailua area include an Olympic swimming pool, ballfields and a community center. Numerous State and County beach parks are located within 10 miles of Kailua, including White Sands, Kahalu‘u, and Pahoehoe County Beach Parks within three miles of the project site. Keolonahihi State Historical Park, which is largely undeveloped, is located across Ali‘i Drive, north of the project site.

Due to the modest size of the proposed project, no effects on police, fire, emergency medical services, County or State recreational facilities, or schools are expected. The project will be privately funded; will require little, if any, government assistance, and will generate some revenue, primarily to the State in terms of taxes on construction related expenditures. As such, the public service and facilities related impacts of the Project are deemed to be negligible if not positive.

3.3.2 Roadways

Existing Facilities

The project site is located along Ali'i Drive, a two-lane coastal roadway owned and maintained by the County.

Impacts and Mitigation Measures

Access to the project site would be from a single driveway off Ali'i Drive (see Figures 1 and 2), which is a two-lane collector street with an approximately 22-foot wide pavement and 8-foot wide shoulders within an approximately 50-foot right-of-way. Access to the Church property would remain unchanged and the proposed structure is intended to provide enhanced storage room, meeting space, and restroom facilities for the existing and ongoing Church activities and, therefore, is not expected to have any impact on existing traffic patterns or service levels.

The project is subject to a Special Management Area Minor Permit (No. 07-000055). As a condition of the Permit approval, the County Department of Public Works commented that "the applicant should provide adequate off-street parking and a turnaround before entering the County road right-of way." As shown on the Site Plan (Figure 2), sufficient area is provided to meet the off-street parking and turnaround requirements, including provisions for ADA-accessible parking, meeting or exceeding the requirements of the County Code. Construction plans will be reviewed and approved by the Departments of Planning and Public Works to insure compliance with the requirements of the County Code.

3.4 Secondary and Cumulative Impacts

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. The fast-growing North Kona District is the center of the visitor industry and real estate development that powers the economy of the island. There are many public and private projects being planned in the area, the details of which often change daily in response to market conditions and the regulatory process. The descriptions below are meant to provide some context for development occurring or potentially occurring in the Project area.

A variety of large-scale market housing projects, some with an affordable housing component, are underway, including a condominium project planned for immediately south of the Project. The County Planning Commission in 2007 granted developer D-Bar Ranch a Special Management Area permit for 108 units to be located mauka of the Kona Magic Sands subdivision.

Further to the south, Kona Heights LLC has proposed to build two subdivisions with a total of 267 lots. The development, announced to the public in January 2008, would include Laipala Makai, which would be located above Ali'i Drive along the proposed route of the Ali'i Parkway, and Laipala Heights,

which would be mauka of Laipala Makai and abutting Kuakini Highway.

Further yet to the south, the Kamehameha Investment Corporation, the development arm of Kamehameha Schools, is planning 1,700 more housing units in its Keauhou Resort, the timetable for which is uncertain and largely affected by prevailing market conditions.

North of the project, Sunstone Kona LLC is planning a 46-acre condominium project on the mauka side of Ali'i Drive that will contain 289 housing units and 45,765 square feet of commercial space. The Kona Sea Crest project includes construction of another mauka-makai connector road between Ali'i Drive and Kuakini Highway.

Closer to Kailua, a 67-unit condominium project is planned on Ali'i Drive next to the Coconut Grove Market Place. The KPC Villages project, which received rezoning approval in 2006, is planned to include a 13,000-square-foot commercial area. As with the other Projects noted above, progress on the commercial and residential developments will be dependent upon the shifts in market demand and corresponding availability of development financing.

The majority of projects that are likely to move forward in the area include several public roadway infrastructure projects. The County is carrying out several road improvements in the area of the Royal Ali'i project, including an extension of the existing La'aloa Avenue which intersects with Ali'i Drive about 0.6 miles to the south. The project would extend La'aloa Avenue 1,500 feet mauka to connect with Kuakini Highway, making it the first mauka-makai connector in the approximately 3.5-mile stretch between Royal Poinciana Drive to the north and King Kamehameha III Road to the south. Planning and design for the project are continuing.

At the same time, the County is preparing to extend Lako Street, which already intersects with Kuakini Highway, down to Ali'i Drive in order to create another mauka-makai connector within the same area. The project, initiated in 2000, has been delayed by litigation, which resulted in a ruling in favor of the County. While that ruling is being appealed, an advisory group continues to meet and is currently considering several possible routes for the extension.

A long time in the planning but moving closer to fruition is the proposed Kahului to Keauhou Parkway project, which would create a limited-access roadway located mauka of Ali'i Drive and below Kuakini Highway. Planning and design are well underway with construction expected to begin within the 2011 fiscal year.

Another long-term project would extend the four lanes of Kuakini Highway another 1.5 miles south from Hualalai Road to an intersection with the proposed Kahului to Keauhou Parkway, increasing the capacity of an important alternate to Ali'i Drive.

The County is also preparing to make improvements to Ali'i Drive along Oneo Bay, 2.6 miles north of the project. The design phase is scheduled for 2009 with construction, estimated at \$5 million, set for 2011.

Another road improvement in the general area was still in limbo in late April 2008. The Mamalahoa Bypass, which will extend south from near the end of Ali'i Drive to Captain Cook in South Kona, was built as a condition of the development of the upscale Hokulia subdivision but its completion was delayed due to legal issues. Pending court action, the County was considering opening up the northern section as far as Kealakekua for limited use to ease traffic congestion on Mamalahoa Highway.

Although it is difficult if not impossible to systematically determine the complex interaction of environmental impacts in this fast-growing region, the proposed action has rather discrete and limited impacts that are primarily limited to the project site and its immediate environs and will not tend to accumulate with those of other projects. Impacts to natural resources are limited because of the basically disturbed, alien nature of the vegetation that is found on the property and the pre-developed nature of the building site itself. Archaeological resources were properly identified and recommendations provided by SHPD for the design of the proposed structure and for the protection of the single *pampu* {<=I don't know what this is} site near the Church, will be implemented. The reduced height and location of the proposed building will minimize the potential impacts to scenic character or potential interference with view planes, even considering the residential buildings adjacent to the site. Traffic impacts have been assessed from a cumulative perspective and, in so far as the impacts from the project are negligible, they are deemed to have no measureable impact to the existing and projected traffic growth of the area.

3.5 Required Permits and Approvals

The following additional permits and approvals would be required:

- State Department of Health, National Pollutant Discharge Elimination System Permit
- County of Hawai'i, Planning Department, Plan Approval
- County of Hawai'i, Department of Public Works, Engineering Division, Grading Permit
- Approval for Work Within County Roadway Right-of-Way

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 proposed project would promote these goals by enhancing the religious, historical, and cultural facilities and opportunities for the North Kona district, thereby enhancing quality-of-life and community and social well-being.

3.6.2 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 proposed use is consistent with intended uses for this land use district.

3.6.3 Hawai‘i County SMA, Zoning and General Plan

Special Management Area. The property is situated within the County’s Special Management Area (SMA). The Hawai‘i County Planning Department has issued SMA Minor Permit No. SMA-07-000055 for the project (see Appendix E for copy of approval letter). Various conditions from this approval are cited in parts of this document.

Hawai‘i County Zoning. The project site is zoned O (Open). The proposed action is consistent with this designation, which provides for “existing churches and temples of historical significance.”

The *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 indicated to be in an area designated for a combination of Medium Density Urban and Open Area uses within the LUPAG map. The proposed action as an annex to the existing historical church is consistent with this designation.

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 plan was adopted by ordinance in 1989 and revised in 2005 (Hawai‘i County Planning Department). The General Plan itself is organized into thirteen elements, with policies, objectives, standards, and principles 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 proposed action are the following Goal and Policies, and Courses of Action of particular chapters of the General Plan:

ECONOMIC GOALS

Provide residents with opportunities to improve their quality of life through economic development that enhances the County’s natural and social environments.

Economic development and improvement shall be in balance with the physical, social, and cultural environments of the island of Hawaii.

Strive for diversity and stability in the economic system.

Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County’s cultural, natural and social environment.

Discussion: The proposed action is in balance with the natural, cultural and social environment of the County, and it will create temporary construction jobs for local residents and indirectly affect the economy through construction industry purchases from local suppliers. A multiplier effect takes place when these employees spend their income for food, housing, and other living expenses in the retail sector of the economy. Such activities are in keeping with the overall economic development of the island.

ENVIRONMENTAL QUALITY GOALS

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.

Maintain and, if feasible, improve the existing environmental quality of the island.

ENVIRONMENTAL QUALITY POLICIES

Take positive action to further maintain the quality of the environment.

ENVIRONMENTAL QUALITY STANDARDS

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.

Incorporate environmental quality controls either as standards in appropriate ordinances or as conditions of approval.

Discussion: The proposed action, which occurs in a designated urban development area that has been largely disturbed by previous development activities, would not have a substantial adverse effect on the environment and would not diminish the valuable natural resources of the region. The project will obtain permits and follow the conditions designed to reduce or eliminate pollution and environmental degradation.

HISTORIC SITES GOALS

Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaii.

Appropriate access to significant historic sites, buildings, and objects of public interest should be made available.

HISTORIC SITES POLICIES

Agencies and organizations, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.

Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.

Public access to significant historic sites and objects shall be acquired, where appropriate.

Discussion: Archaeological resources that are found onsite are being protected through the identification of significant archaeological, historical and cultural resources on the site, and the formulation and implementation of protective measures, as recommended by the State Historic Preservation Division.

FLOOD CONTROL AND DRAINAGE GOALS

Conserve scenic and natural resources.
Protect human life.
Prevent damage to man-made improvements.
Control pollution.
Prevent damage from inundation.
Reduce surface water and sediment runoff

FLOOD CONTROL AND DRAINAGE POLICIES

Enact restrictive land use and building structure regulations in areas vulnerable to severe damage due to the impact of wave action. Only uses that cannot be located elsewhere due to public necessity and character, such as maritime activities and the necessary public facilities and utilities, shall be allowed in these areas.

Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works in compliance with all State and Federal laws.

FLOOD CONTROL AND DRAINAGE STANDARDS

Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawaii County Code.

Applicable standards and regulations of the Federal Emergency Management Agency (FEMA).

Applicable standards and regulations of Chapter 10, "Erosion and Sedimentation Control" of the Hawaii County Code.

Applicable standards and regulations of the Natural Resources Conservation Service and Soil and Water Conservation Districts.

Discussion: The site of the proposed action is within the Zone X, or areas outside the 100-year floodplain, according to the Flood Insurance Rate Maps (FIRM). The improvements are subject to review by the Hawai'i County Department of Public Works to ensure that all relevant standards of Chapter 27 and Chapter 10 are addressed.

NATURAL BEAUTY GOALS

Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources. Protect scenic vistas and view planes from becoming obstructed.

Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

NATURAL BEAUTY POLICIES

Increase public pedestrian access opportunities to scenic places and vistas.

Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

Do not allow incompatible construction in areas of natural beauty.

Discussion: The construction of the project will occur in a location where a previous building of the same type had stood and had been removed. The proposed Church annex building is designed to be in the same style as the existing Church in the use of materials, color, construction type and design. Its construction will not impose any impact to existing pedestrian access to scenic places and vistas and has been sited and designed to protect views of the Church and the surrounding area.

NATURAL RESOURCES AND SHORELINES GOALS

Protect and conserve the natural resources of the County of Hawaii from undue exploitation, encroachment and damage.

Provide opportunities for the public to fulfill recreational, economic, and educational needs without despoiling or endangering natural resources. Protect and promote the prudent use of Hawaii's unique, fragile, and significant environmental and natural resources.

Ensure that alterations to existing landforms and vegetation, except crops, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities; and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

NATURAL RESOURCES AND SHORELINES POLICIES

The County of Hawaii should require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment. Encourage the use of native plants for screening and landscaping.

Discussion: As noted, the building site is within the Zone X, or areas outside the 100-year floodplain, according to the Flood Insurance Rate Maps (FIRM) and located on a previously development area that is more than 130 feet from the shoreline. Potential impacts to existing natural landforms and vegetation will be mitigated through permit-regulated Best Management Practices to avoid any impacts related to erosion, sedimentation or other similar impacts.

LAND USE GOALS

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

Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.

LAND USE, OPEN SPACE GOALS Provide and protect open space for the social, environmental, and economic well-being of the County of Hawaii and its residents. Protect designated natural areas.

LAND USE, OPEN SPACE POLICIES Open space shall reflect and be in keeping with the goals, policies, and standards set forth in the other elements of the General Plan.

Discussion: The proposed project on urban and open designated property is in keeping with County and State land use plans and does not detract from important open space character of the area. Rather, the construction of the annex building in the proposed location (the most *mauka* and northern portion of the property) would allow for the provision of much needed storage and meeting areas, as well as accessible restroom facilities, in a manner that would be most protective of the important open space and culturally sensitive elements of the property.

3.6.4 Kona Community Development Plan

The Kona Community Development Plan (CDP) encompasses the judicial districts of North and South Kona, and was developed under the framework of the February 2005 County of Hawai‘i General Plan. Community Development Plans are intended to translate broad General Plan Goals, Policies, and Standards into implementation actions as they apply to specific geographical regions around the County. The Community Development Plans for the County are also intended to serve as a forum for community input into land-use, delivery of government services and any other matters relating to the planning area.

The General Plan now requires that a Community Development Plan shall be adopted by the County Council as an “ordinance,” giving the CDP the force of law. This is in contrast to plans created over past years, adopted by “resolution” that served only as guidelines or reference documents to decision-makers. The Kona CDP was adopted in September 2008 by the County Council. The version referenced in this Environmental Assessment can be viewed and obtain by downloading at: <http://www.hawaii-county-cdp.info/north-and-south-kona-cdp/cdp-final-drafts> .

The Plan has many elements and wide-ranging implications, but there are several major strategies that embody the guiding principles related to the economy, energy, environmental quality, flooding and other natural hazards, historic sites, natural beauty, natural resources and shoreline, housing, public facilities, public utilities, recreation, transportation and land use.

The Living Stones Congregational Church Annex project is generally consistent with all aspects of the Kona CDP. It is in keeping with the plan’s guiding principles in Chapter 3, including item No. 5:

Direct future growth patterns toward compact villages, preserving Kona’s rural, diverse, and historical character.

a. *Compact villages.* The majority of future growth should be directed north of Kailua, with some future growth in the Kailua to Keauhou area, in the form of compact villages that offer increased density and mixture of homes, shops, and places to work.

b. *Rural character of Kona.* Density in South Kona should be kept low, and its character should remain rural, with most future growth directed around existing villages and towns.

c. *Community character.* Diversity, history, and the host culture are celebrated in neighborhoods and communities that incorporate beautification, architectural continuity, and respect for the natural environment, in order to maintain Kona’s character and its Hawai‘i Island style.

(Particularly, with regards to the respect and care provide to the planning and design of the annex building that embodies the principles of architectural continuity, maintaining community character, and respect for the environment.)

It also conforms to item No. 6:

Provide infrastructure and essential facilities concurrent with growth. Future growth shall occur where infrastructure (roads and utilities) and essential facilities

(i.e. roads, utilities, police, fire and schools) are already in place. These facilities should be maintained at a level that will enhance the quality of life for Kona residents.

And No. 8:

Promote effective governance: An effective and accountable regional government structure that improves the quality of life for Kona residents should manage the impacts of growth and meet the needs of the Kona community by encouraging cooperation among public, private, and civic partners, ensuring equitable distribution of resources, and instituting policies and regulations in a predictable and consistent manner.

The project is also consistent with Section 4.2.2, Overall Strategy for Land Use, which states that: “growth would be directed to compact villages located along proposed transit routes or to infill areas within, or adjacent to, existing development.”

The project is proposed for the developed area between Kailua and Keauhou, and the resulting increase access to and use of a valued historical, cultural and religious resource that will enhance the lifestyle of that area.

The project site, which is centered on land designated by the General Plan’s LUPAG maps as a combination of Urban and Open Areas, is in keeping with other parts of that section regarding the Urban Area of Kona, including:

Policy LU-1.2: Urban Area. Consistency with Land Use Pattern Allocation Guide (LUPAG). The majority of future growth in Kona shall be directed to the

Kona Urban Area...which spans from the Kona International Airport to Keauhou...

Policy LU-1.4: Consistency with Land Use Pattern Allocation Guide (LUPAG). The current LUPAG accommodates the vision and needs for the Kona CDP area planning horizon and should be amended only for compelling reasons. Any rezoning application should be consistent with the LUPAG.

Objective LU-2: Urban Area Growth Management. Recognizing that the LUPAG Urban Area is larger than needed in order to accommodate the projected growth within the planning horizon, future growth within the Urban Area shall be encouraged in a pattern of compact villages at densities that support public transit.

The project, which includes the provision of ADA parking stalls, is consistent with Section 4.6, Public Facilities, Infrastructure, and Services:

Policy PUB-3.4: Universal Access. As its expression of compassion and caring, the Kona community shall take pride in having all public facilities accessible to the disabled and respectful of the accessible parking stalls.

It is also consistent with Objective PUB-6, Quality of Life, which calls for the fostering of a sense of community and health through the public realm such as gathering places, parks, pedestrian networks, and open spaces, as well as Policy PUB-6.2, which dictates that a range of recreational opportunities shall be provided to encourage physical activity and interaction among residents and visitors to Kona.

4.0 DETERMINATION, FINDINGS AND REASONS

4.1 Determination

After considering comments on the Draft EA, State Department of Land and Natural Resources has determined that the proposed action will not significantly alter the environment, as impacts will be minimal, and ~~that~~ this agency has accordingly issued a Finding of No Significant Impact (FONSI).

4.2 Findings and Supporting 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 proposed 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. The project site supports primarily religious that will be enhance by the proposed action. Natural and cultural resources were properly identified and significant resources will be responsibly protected.
2. *The proposed project will not curtail the range of beneficial uses of the environment.* The proposed project in no way curtails beneficial uses of the environment in this area and preserves and enhances uses of the resources, such as the historic Hale Halewai o Holualoa Church and archaeological sites for future enjoyment.
3. *The proposed 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 proposed action will support and enhance religious opportunities in an appropriate area for residents of Hawai'i County, fulfilling needed County and State goals while avoiding significant impacts to the environment. It is thus consistent with all elements of the State's long-term environmental policies.
4. *The proposed project will not substantially affect the economic or social welfare of the community or State.* The major effects are beneficial, providing construction relating jobs and by supporting and enhancing the religious activities of the Church.
5. *The proposed project does not substantially affect public health in any detrimental way.* No effects to public health are anticipated.
6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* The relatively small scale of the proposed project would not produce any major secondary impact, such as population changes or effects on public facilities.
7. *The proposed project will not involve a substantial degradation of environmental quality.* The proposed action, involving the replacement of a previously existing storage and restroom building, is taking place in an area already impacted by previous construction activities, and is being regulated by permits to avoid potential for environmental impacts and thus would not contribute to environmental degradation.

8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* The project site supports overwhelmingly alien vegetation. No rare, threatened or endangered species of flora or fauna are known to exist on or near the project site, and none would be affected by any project activities.
9. *The proposed 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 proposed Church Annex Building 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 proposed project will not detrimentally affect air or water quality or ambient noise levels.* Due to the character of the proposed action, no adverse effects on these resources would occur.
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 proposed action is located in an area with volcanic and seismic risk, the entire Island of Hawai'i shares this risk, and the proposed action is not imprudent to construct. No floodplains are involved.
12. *The project will not substantially affect scenic vistas and view planes identified in county or state plans or studies.* The project site is not noted for its natural beauty in the Hawai'i County General Plan, and a systematic visual impact assessment determined that no aspect of the proposed action would adversely impact scenic resources or view planes identified in County or State plans or studies.
13. *The project will not require substantial energy consumption.* Although the project's infrastructure construction will require the use of energy, as will construction of building itself, the development's electrical requirements are relatively insignificant and well within HELCO's capacity. Consequently, no major adverse effects to energy consumption would be expected.

For the reasons above, the proposed action will not have any significant effect in the context of Chapter 343, Hawai'i Revised Statutes and section 11-200-12 of the State Administrative Rules.

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ENVIRONMENTAL ASSESSMENT

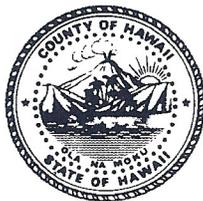
**LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

**TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAI'I**

APPENDIX A1

RESPONSES TO EARLY CONSULTATION

William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

September 20, 2011

Mr. James M. Leonard
J M Leonard Planning, LLC
1100 Ainalako Road
Hilo, HI 96720

Dear Mr. Leonard:

**SUBJECT: Early Consultation for Draft Environmental Assessment
Project: Construction of Congressional Church Hall
and Storage Building
TMK: (3) 7-6-016:033; North Kona, Hawai'i**

Thank you for your letter dated August 17, 2011, requesting comments from this office regarding the preparation of a Draft Environmental Assessment (DEA) for the construction of a meeting hall/ Sunday school and storage building. The Living Stones Congressional Church intends to construct an annex building in the area adjacent to the existing Church, previously known as Hale Halawai O Holualoa Church. The subject property is owned by the State of Hawai'i and is under a 65-year lease. In addition, this site is listed as a Historic Place on the State's register.

The 33,390 square foot property is zoned Open by the County and designated Urban by the State Land Use Commission. The Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the parcel as Open. In addition, the entire parcel is located within the Special Management Area (SMA).

On June 6, 2007 our office determined that the proposed after-the-fact demolition and construction of a new hall/ storage/ restroom facility would require an SMA Minor Permit (SMM). This permit, SMM 07-000055, was subsequently approved on June 6, 2007, subject to compliance with several conditions. In addition, on March 24, 2011, our office issued final plan approval for the proposed hall and storage building.

Mr. James M. Leonard
J M Leonard Planning, LLC
September 20, 2011
Page 2

We have no further comments to offer, at this time. However, please provide our department with a copy of the Draft Environmental Assessment for our review.

If you have any questions or if you need further assistance, please feel free to contact Bethany Morrison of this office at 961-8138.

Sincerely,


 BJ LEITHEAD TODD
Planning Director

BJM:cs

P:\wpwin60\Bethany\EA-EIS Review\preconsultdraftea Living Stones Congressional Church.doc

William P. Kenoi
Mayor



Darren J. Rosario
Fire Chief

Glen P. I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Room 2501 • Hilo, Hawai'i 96720
(808) 932-2900 • Fax (808) 932-2928

September 12, 2011

Mr. James Leonard
J M Leonard Planning, LLC
1100 Ainalako Road
Hilo, Hawai'i 96720

SUBJECT: LIVINGSTONES CONGREGATIONAL CHURCH HALL AND STORAGE
BUILDING PROJECT SUMMARY
TMK: (3RD) 7-6-16:013

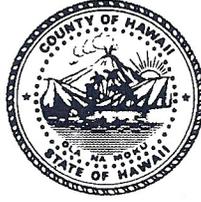
We have no comments to offer at this time in reference to the above-mentioned project summary.

DARREN ROSARIO
Fire Chief

TG:lpc



William P. Kenoi
Mayor



Harry S. Kubojiri
Police Chief

Paul K. Ferreira
Deputy Police Chief

County of Hawai'i

POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

August 26, 2011

Mr. James M. Leonard, AICP
1100 Ainalako Road
Hilo, Hawai'i 96720

Dear Mr. Leonard:

SUBJECT: Early Consultation in Preparation of an Environment Assessment
For the Living Stones Congregational Church Hall and Storage
Building, TMK (3rd) 3-6-16: 033, Kailua-Kona, North Kona, Hawaii

This responds to your letter dated August 17, 2011, requesting comments on the above-referenced project.

The summary of the project has been reviewed, and we have no comments or objections to offer at this time.

Should you have any questions, please contact Captain Samuel Kawamoto, Commander of our Kona District, at 326-4646, ext. 299.

Sincerely,

HARRY S. KUBOJIRI
POLICE CHIEF

PAUL H. KEALOHA JR.
ASSISTANT POLICE CHIEF
AREA II OPERATIONS

SK
RS110555

William P. Kenoi
Mayor

William T. Takaba
Managing Director



Dora Beck, P.E.
Acting Director

Hunter Bishop
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

August 25, 2011

Mr. James M. Leonard, AICP
J M Leonard Planning, LLC
1100 Ainalako Road
Hilo, HI 96720

RE: Early Consultation in preparation of an Environmental Assessment for the
Living Stones Congregational Church Hall and Storage Building
TMK: (3rd) 3-6-16: 033, Kailua-Kona, North Kona, Hawai'i

Dear Mr. Leonard,

See the enclosed comments from our Wastewater Division on the subject project.

Thank you for allowing us to review and comment on this project.

Sincerely,

A handwritten signature in blue ink that reads "Dora Beck".

Dora Beck, P.E.
ACTING DIRECTOR

cc: WWD

enclosure

J M LEONARD PLANNING, LLC

1100 Ainalako Road • Hilo, HI 96720 • Tel (808) 896-3459 • E-mail: jmleonard@mac.com

Ms. Dora Beck, P.E., Acting Director
Department of Environmental Management
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

August 17, 2011

SUBJECT: EARLY CONSULTATION IN PREPARATION OF AN ENVIRONMENTAL ASSESSEMENT FOR THE LIVING STONES CONGREGATIONAL CHURCH HALL AND STORAGE BUILDING, TMK (3RD) 3-6-16: 033, KAILUA-KONA, NORTH KONA, HAWAII

Dear Ms Beck:

Incorrect TMK

On behalf of the Living Stones Congregational Church, we are preparing an environmental assessment that addresses the potential environmental impacts from the construction of the proposed meeting hall/Sunday school and storage building on the Church property that is located off Ali'i Drive in Kailua-Kona, Hawaii. A summary description of the project site, its environs and proposed action is attached for your reference.

We would appreciate any comments or concerns that your Department might have at this time regarding the construction of the proposed annex building that might assist us in the preparation of the Environmental Assessment for this project. If possible, please respond in writing with any comments that you might have by September 20, 2011. Comments should be addressed to Mr. James M. Leonard, 1100 Ainalako Road, Hilo Hawaii, 96720.

Thank you for you assistance in the Environmental Assessment process in this project and for any comments or input that you might have at this time. A copy of the Draft Environmental Assessment will also be sent to you for your review and comment during the public consultation process.

Sincerely,



James M. Leonard, AICP
J M Leonard Planning, LLC

WWD documents indicates that the parcel is accessible to the County sewer and is currently connected. All new buildings are required to be connected to the County Sewer.

LIVING STONES CONGREGATIONAL CHURCH HALL AND STORAGE BUILDING

TMK: (3RD) 3-6-16:033
KAILUA-KONA, NORTH KONA, HAWAI'I

Incorrect TMK

PROJECT SUMMARY

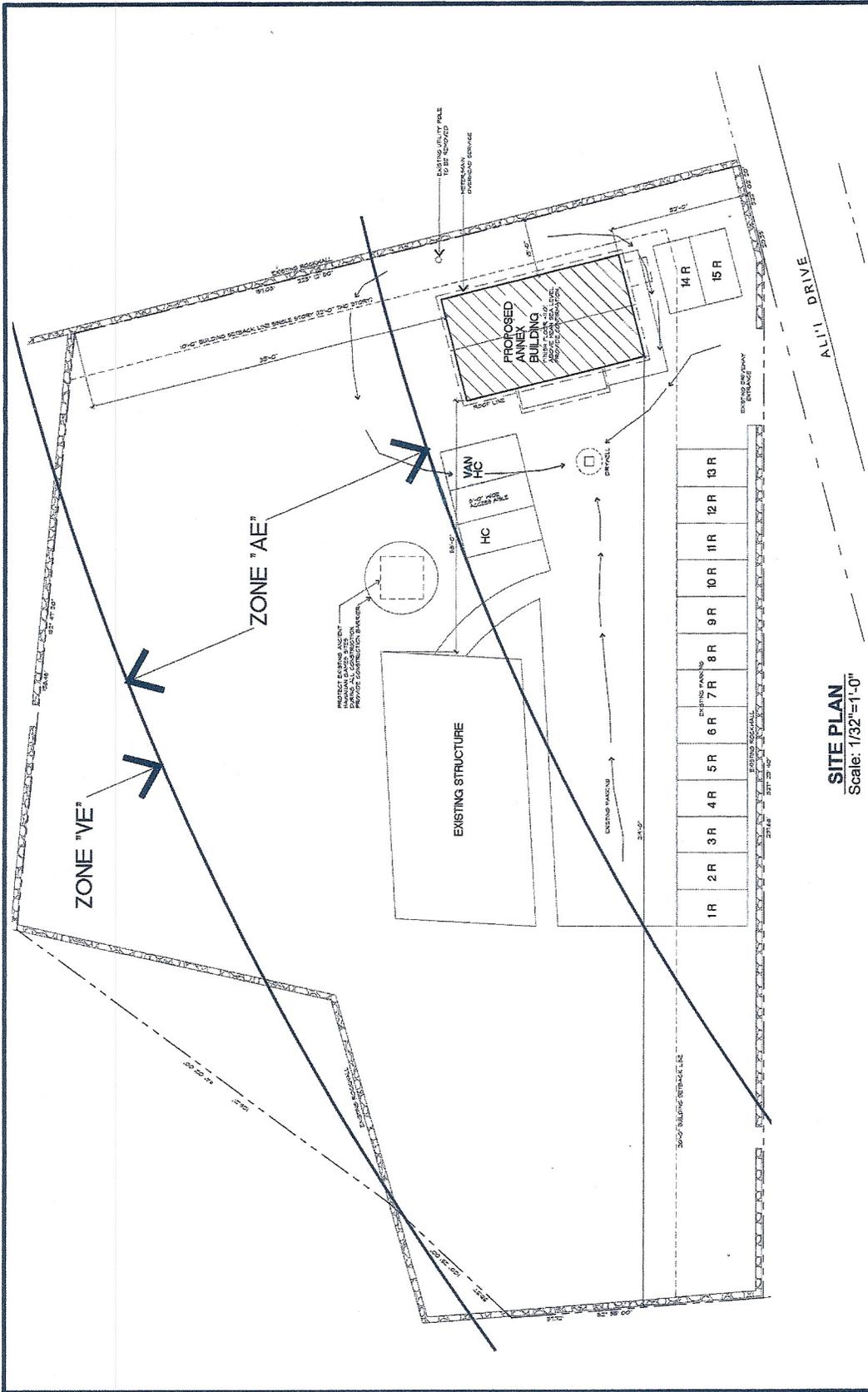
The Living Stones Congregational Church (Church) intends to construct an annex building in the area adjacent to the existing Church, previously known as Hale Halawai O Holualoa Church. The project site is located along Ali'i Drive in Kailua-Kona, North Hawai'i, just south of Royal Poinciana Drive. **(Refer to Figure 1, Island and Site Location Map)**. The annex building would be constructed on a coastal parcel consisting of 33,390 square feet and identified as TMK (3) 7-3-6-16:33. The subject property is owned by the State of Hawai'i and is leased, under a 65-year lease, to the Hawai'i Conference Foundation, which is a sister organization of the Hawai'i Conference United Church of Christ.

When completed, the proposed annex building will have a total area of 1,152 square feet and will include a meeting hall/Sunday school, storage area, and ADA-accessible restrooms. The proposed structure will have a height of about 16 feet and will be set back over 130 feet from the shoreline. Along the front of the parcel, facing Ali'i Drive, the setback will be 32 feet, and there will be a 15-foot side yard setback along the northern property line. **(Refer to Figure 2, Site Plan)**.

The building site, which had been the site of a previous temporary storage and restroom building (since removed), is graded and graveled, and currently used as a parking area and site for temporary (portable) storage and restroom structures. The character of the property and project site is shown in the attached site photos **(Figures 3A and B)**.

The site is listed on the State's Register of Historic Places (Site No. 310-37-7234). The area of the proposed structure has previously been disturbed and no significant biological resources would be impacted. While there are significant archeological features and burials within the church property, none will be affected by the proposed building construction. The features and sites have been identified and cordoned off and the area of the proposed structure is not in close proximity to these sites so as not to compromise the visual or spiritual integrity of these sites.

With regard to the visual impacts of the project, the design of the structure has been altered to lower the roof height and thus minimize potential visual impacts when viewed from surrounding buildings. The proposed structure would be located in the same location and would be no higher than the prior structure. The proposed structure has been designed to be similar in character to the adjacent Church through the use of similar construction, materials, and colors. The proposed uses, building height and dimensions, and architectural character of the proposed building are shown in the **Figure 4, Floor Plan and Figures 5A and 5B, Building Elevations**.



SITE PLAN
Scale: 1/32"=1'-0"



Figure 2
SITE PLAN

Living Stones Congregational Church Annex
Kailua-Kona, Hawaii
T.M.K.: 7-6-16:33

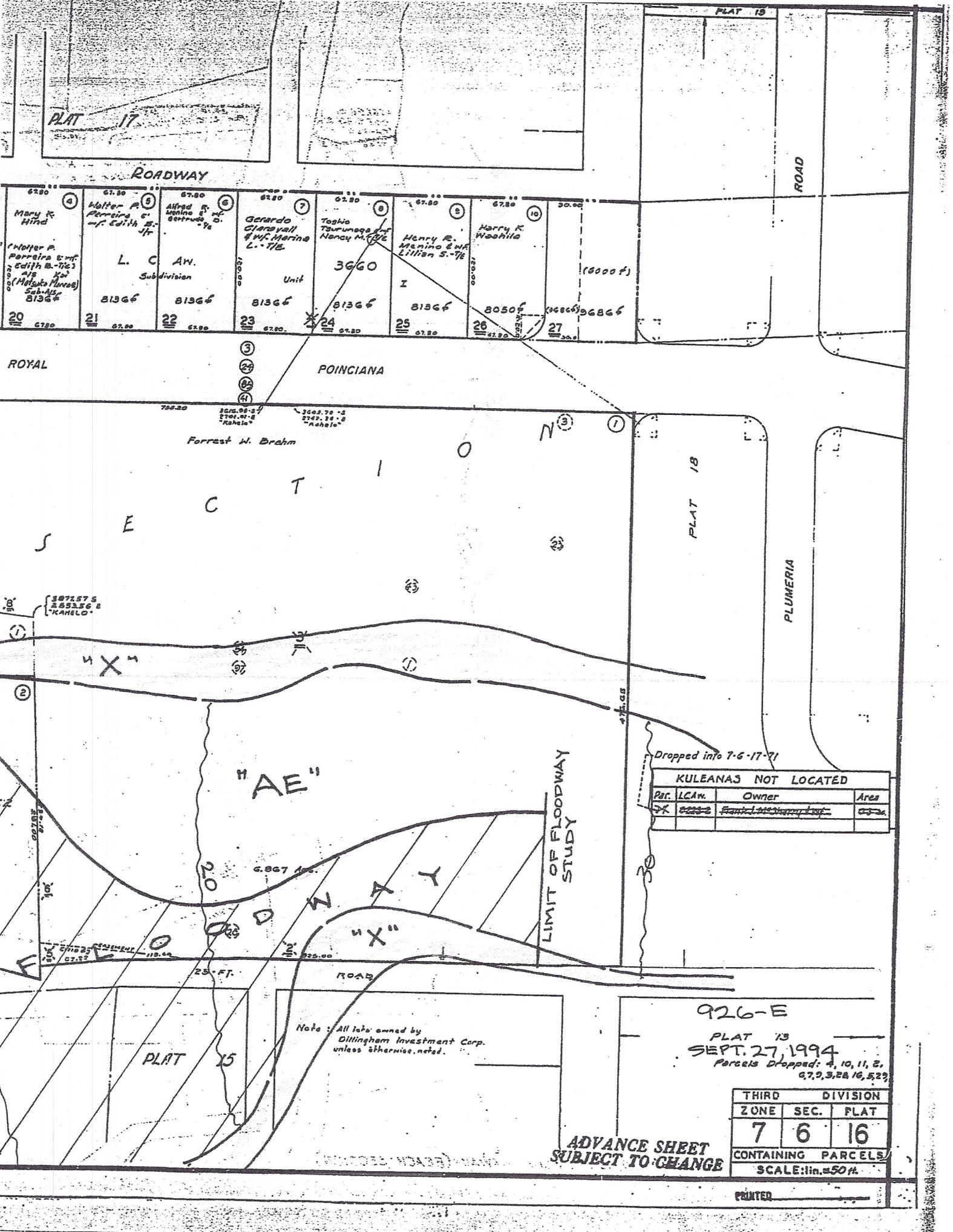
ENVIRONMENTAL ASSESSMENT

**LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

**TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAII**

APPENDIX B

FLOOD ZONE MAP



Dropped into 7-6-17-71

KULEANAS NOT LOCATED			
Par.	LCAM.	Owner	Area
X	0000	Samuel M. ...	0.00

Note: All info. owned by Dillingham Investment Corp. unless otherwise noted.

926-E
 PLAT 13
 SEPT. 27, 1994
 Parcels Dropped: 4, 10, 11, 2,
 6, 7, 3, 28, 16, 5, 29

THIRD DIVISION		
ZONE	SEC.	PLAT
7	6	16
CONTAINING PARCELS		
SCALE: 1 in. = 50 ft.		

ADVANCE SHEET
 SUBJECT TO CHANGE

PRINTED

ENVIRONMENTAL ASSESSMENT

**LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

**TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAII**

APPENDIX C

BIOLOGICAL SURVEY

***Biological Survey
Hale Halawai O Holualoa Church Annex
Island of Hawai'i
TMK (3) 7-6-016:033 (por.)***

**By Ron Terry, Ph.D.
Geometrician Associates, LLC
Prepared for James Leonard
June 2011**

Areas and Scope of Survey

At the request of planner James Leonard, Geometrician Associates conducted a biological survey of a portion of a 33,390-square foot shoreline property identified by TMK (4th.) 7-6-016:033 in the Holualoa area of Kailua-Kona on the Island of Hawai'i. The property is occupied by the Hale Halawai O Holualoa Church, or as it is better known, the Living Stones Church, a 19th century structure that is on the State Register of Historic Places. It is understood that the church management intends to build an annex building in the north-mauka corner of the lot, adjacent to Ali'i Drive. Also planned are some new parking stalls and a drywell to handle the additional runoff expected from new impermeable surfaces.

The survey involved a full assessment of flora and vegetation. The objectives of the botanical survey were to 1) describe the vegetation; 2) list all species encountered; and 3) identify threatened or endangered plant species. The area was surveyed by Ron Terry on June 14, 2011. Plant species were identified in the field. Special attention was given to the possible presence of any federally (USFWS 2010) listed threatened or endangered plant species.

The survey also included a faunal survey restricted to listing birds, mammals, reptiles and amphibians observed during the time of botanical survey, along with consideration of the general value of the habitat for native birds and the Hawaiian hoary bat. Although aquatic biology was not field surveyed, this report provides some recommendations are reducing impacts.

Vegetation Type and Influences

The property is located just above sea level and thus the temperature is uniformly warm. Average annual rainfall is about 40 inches, with a summer maximum (UH Hilo Dept. of Geography 1998:56). The geologic substrate is Holocene lava from Hualalai Volcano. Gagne and Cuddihy (1990) described the vegetation in fairly undisturbed littoral areas of Kona as strand vegetation, in which the flora consists of largely pantropical species that disperse in the ocean, are tolerant of salt, and do not often occur inland. Early Hawaiian and subsequent agricultural residential activities together with the spread of weedy plants and trees have totally largely transformed the area, although remnants of the original shoreline plants remain.

Flora

The area planned for development is mostly devoid of vegetation, but there are a few ornamental and weeds species. A full list of the 11 plant species found in the surveyed areas is contained in Table 1, below. Most of the plants are non-natives, with only one native plant, the indigenous (found in Hawai'i as well as elsewhere) 'uhaloa (*Waltheria indica*), which tolerates disturbed conditions and is extremely common in Kona. No endemic plants (found in Hawai'i and nowhere else) were present. It should be noted that elsewhere on the property, near the shoreline, the typical strand native plants *naupaka* (*Scaevola sericea*) and *pohuehue* (*Ipomoea pes-caprae*) are present.

Threatened and Endangered Plant Species

No listed or proposed threatened or endangered plant species were found. Given the current context, in highly disturbed lowlands with no natural vegetation, it is unlikely that one would be found.

Table 1
Plant Species Detected on Hale Halawai O Holualoa Church Annex Area

Scientific Name	Family	Common Name	Life Form	Status*
<i>Aloe vera</i>	Agavaceae	Aloe	Shrub	A
<i>Cenchrus ciliaris</i>	Poaceae	Buffel grass	Grass	A
<i>Chamaesyce hirta</i>	Euphorbiaceae	Garden spurge	Herb	A
<i>Crinum asiaticum</i>	Amaryllidaceae	Spider lily	Herbs	A
<i>Eleusine indica</i>	Poaceae	Goose grass	Grass	A
<i>Ficus microcarpa</i>	Moraceae	Chinese banyan	Tree	A
<i>Phymatosorus grossus</i>	Polypodiaceae	Maile Scented Fern	Fern	A
<i>Pithecellobium dulce</i>	Fabaceae	Opiuma	Tree	A
<i>Plumeria</i> sp.	Apocynaceae	Plumeria	Shrub	A
<i>Portulaca lutea</i>	Portulacaceae	Portulaca	Herb	A
<i>Waltheria indica</i>	Sterculiaceae	Uhaloa	Herb	I

*A=Alien E=Endemic I=Indigenous END=Federal and State Listed Endangered (none present)

Birds

Only three species of birds were detected during the survey: Java Sparrow (*Padda orizyvor*), Zebra Dove (*Geopelia striata*) and Common Myna (*Acridotheres tristis*). The survey occupied only about an hour at about 2 pm, and longer surveys during crepuscular hours would undoubtedly find more than a dozen other introduced bird species present at times on the property, but rare native forest birds would almost certainly not be present.

As the project site is located on the shoreline, common native waterbirds such as *ulili* (*Heteroscelus incanus*) and *kolea* (*Pluvialis fulva*) likely utilize the rocky shelf and tidepools. Several species of seabirds would be expected to make use of the airspace over the property. Such species, none of which were spotted above the property during the limited survey, include Noddies (*Anous* sp.). Most notably,

two species of rare seabirds may very occasionally fly over the property: the federally endangered Hawaiian Petrel ('*Ua 'u*; *Pterodroma phaeopygia sandwichensis*) and the federally threatened Newell's Shearwater ('*A 'o*; *Puffinus auricularis newelli*). There is no suitable nesting habitat within or close to the project area for these pelagic seabird species. The primary cause of mortality in both Hawaiian Petrel and the Newell's Shearwater is thought to be predation by alien mammals at the nesting colonies. Collision with man-made structures is considered to be the second most significant cause of mortality of these seabird species in Hawai'i. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. When disoriented, seabirds often collide with manmade structures, and if they are not killed outright, the dazed or injured birds are easy targets of opportunity for feral mammals.

Terrestrial Mammals, Reptiles and Amphibians

No wild mammal species were detected during the course of this survey, but as it is an urban area, it is likely that cats (*Felis catus*), mice (*Mus* spp.), rats (*Rattus* spp.), domestic dogs, (*Canis f. familiaris*), and mongooses (*Herpestes auropunctatus*) are at least occasionally present. None of these alien mammals have conservation value and all are deleterious to native flora and fauna.

As with all of the island of Hawai'i, the property may also be used by the State's only endemic mammal, the Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), which is listed as an endangered species. Hawaiian hoary bats are cryptic and little is known of their habits or habitat, but they are often seen in the Kailua-Kona area, sometimes roosting within *kiawe* and banyan trees. The period from May 15 through August 15 each year is the bat birthing and pup rearing season, and roosting bats are vulnerable to disturbance of the large shrubs or trees in which they roost.

There are no native terrestrial reptiles or amphibians in Hawai'i. No reptiles and amphibians were detected during the survey, although some common lizards may be present.

Impacts and Mitigation Measures

Terrestrial Biota

The area planned for development is mostly devoid of vegetation, and because of the general absence of vegetation with conservation value in the area proposed to be utilized, no impacts to valuable native plants or community are expected to occur.

To minimize impacts to the endangered Hawaiian hoary bat, I recommend that woody plants greater than 15 feet (which do not appear to be present in the area noted for disturbance on project plans) not be removed or trimmed during the bat birthing and pup rearing season (May 15 through August 15).

If the project incorporates outdoor lighting, it may attract threatened or endangered seabirds including the Hawaiian Petrel, the Band-rumped Storm-petrel and Newell's Shearwaters, which may become disoriented by the lighting, resulting in birds being downed. To avoid the potential downing of these seabirds by their interaction with outdoor lighting, no unshielded construction lighting should be permitted after dark between the months of April and October. All permanent lighting should be shielded, in conformance with the Hawai'i County Code.

Aquatic Biota

As discussed above, the scope of this assessment did not include aquatic field surveys. However, any development near the shoreline should consider means to reduce impacts on marine organisms. No permanent streams, ponds or anchialine pools are present in the area, and the only water features in the area are the coastal waters of Holualoa Bay, directly *makai* of the lot. Informal observation during the botanical survey indicated that the offshore waters and marine habitat in this area are typical of the lava shoreline of Kona, with lag deposits of basalt boulders and quantities of sand that vary widely with surf conditions. Algae, invertebrates, and juvenile fish appeared to be common immediately offshore.

It can be presumed that a healthy reef biota exists offshore. Furthermore, several species of marine animals that occur in Hawaiian waters have been declared threatened or endangered under federal law. The threatened green sea turtle (*Chelonia mydas*) is commonly found along the Kona Coast, while the endangered hawksbill turtle (*Eretmochelys imbricata*) is known infrequently from Kona. Populations of the endangered humpback whale (*Megaptera novaeangliae*) winter in Hawaiian waters from December to April. Individuals of the endangered Hawaiian monk seal (*Monachus schlauslandi*), which are much more common in the Northwestern Hawaiian Islands, are occasionally seen in the area.

A natural factor promoting good water quality in Kona is the volcanic geology that favors fast circulation of recharging groundwater, which also prevents substantial mineral accumulation, but can also lead to fast delivery of nutrients. Also, the high energy of the shoreline zone leads to rapid mixing of the small amount of pollutants that do arrive. Factors that potentially impair coastal water quality in urban Kona – and thus harm biota – are wastewater, chemical contaminants from industrial and commercial uses, and polluted runoff from streets and parking lots. The typical pathway of pollutants is via groundwater, as there are no surface streams and runoff directly into the ocean is generally not substantial except during rare episodes of intense rainfall when drainage channels have large flows.

Preservation of water quality is an important goal, even in this urban area, as clean coastal waters support valuable ecological communities, native Hawaiian fishing and gathering practices, subsistence and commercial fishing, and tourism and economic activity. Coastal water quality in urban Kona, which lacks the heavy industry, a history of intensive agriculture, or other factors that lead to contamination, is generally good (U.S. EPA 2000).

One source of water pollution is runoff from developed properties, which can carry chemicals, sediments and nutrients. Although not a chronic problem, periodic acute episodes have occurred in some construction sites. Proper implementation and enforcement of construction Best Management Practices (BMPs) are important to safeguard water quality. After construction, reducing contamination relies on confining runoff, particularly “first-flush” runoff, which contains most of the contaminants, to drainage structures which capture and retain many of the pollutants, especially sediments.

Given the location of the Living Stones Church Annex project activities more than 100 feet from the shoreline, in the most *mauka* portion of the lot, effects to the coastal marine biota are likely to be very

small. The project includes a drywell that will ensure there is less runoff from the property after development, reducing polluted storm water runoff. Operationally, church uses, including landscaping, tend to produce only minimal quantities of substances that can affect water quality. The vegetative cover in the landscaping will act as a filter to catch sediments and other pollutants; however, church management should ensure that pesticides and fertilizers are not overapplied. It is also noteworthy that all wastewater is conveyed offsite via a municipal sewer line and treated in a wastewater plant. It is important that BMPs reducing sedimentation are developed and followed during construction.

Limitations

No biological survey can claim to have detected every species present. Some plant species are cryptic in juvenile or even mature stages of their life cycle. Dry conditions can render almost undetectable plants that extended rainfall may later invigorate and make obvious. Birds and mammals utilize different patches of habitat during different times of the day and seasons, and only long-term study can determine the exact species composition. Small mammals, reptiles and amphibians may be hidden in burrows or crevices during surveys. The findings of this survey must therefore be interpreted with proper caution; in particular, there is no warranty as to the absence of any particular species.

REFERENCES

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U.S. Fish and Wildlife Service (USFWS). 2011. *USFWS Threatened and Endangered Species System (TESS)*. Washington: GPO. http://ecos.fws.gov/tess_public/StartTESS.do.

ENVIRONMENTAL ASSESSMENT

**LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

**TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAII**

APPENDIX E

SMA MINOR PERMIT APPROVAL

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 96720-3043
(808) 961-8288 • FAX (808) 961-8742

June 6, 2007

Mr. Sidney M. Fuke
100 Pauahi Street, Suite 212
Hilo HI 96720

Dear Mr. Fuke:

**Subject: Special Management Area Use Permit Assessment Application (SAA 07-000240)
Special Management Area Minor Permit No. 07-000055**
Applicant: Living Stones Congregational Church
Land Owner: State of Hawaii, Department of Land & Natural Resources
**Request: After-the-Fact Demolition and Construction of a New
Hall/Storage/Restroom Facility with Related Improvements**
Tax Map Key: 7-6-16:33, Ali'i Drive, North Kona, Hawaii

This is to follow up on our April 9, 2007 letter relating to the above-referenced Special Management Area assessment for the after-the-fact demolition and construction of a new hall/storage/restroom facility with related improvements on the subject parcel.

The subject property is zoned Open (O) by the County and designated Open by the General Plan Land Use Pattern Allocation Guide (LUPAG) Map. It is designated Urban by the State Land Use Commission.

According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission Rule No. 9-4(10)(A)(v) relating to Special Management Area, the "Construction, reconstruction, or alteration of the size of any structure" is defined as "development". Further, since the project area is approximately 130 feet from the shoreline, the requirement of a certified shoreline survey is waived. Finally, the proposed improvements will not have an adverse effect on the environment.

Therefore, a Special Management Area Minor Permit is required. For this reason and pursuant to Planning Commission Rule Section 9-10(E), Special Management Area Minor Permit No. 07-000055 is hereby issued for the after-the-fact demolition and construction of a new hall/storage/restroom facility with related improvements subject to the applicant's compliance with the conditions of approval as specified in the permit.

Mr. Sidney M. Fuke

Page 2

June 6, 2007

Finally, all other applicable Zoning and Building Code requirements must also be satisfied.

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

Sincerely,



CHRISTOPHER J. YUEN

Planning Director

ETI:cd

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Enclosure - SMM No. 07-000055

- xc w/encls: Ms. Esther Imamura, Long Range Planning
Mr. Norman Hayashi, Planning Commission
Planning Department – Kona
- xc ltr only: Ms. Laura H. Thielen, Director – Office of Planning, DBED&T
(SMM 07-000055 will be emailed with the semi-monthly report)

ENVIRONMENTAL ASSESSMENT

**LIVING STONES CONGREGATIONAL CHURCH
HALL AND STORAGE BUILDING**

**TMK: (3RD) 7-6-16:033
KAILUA-KONA, NORTH KONA, HAWAI'I**

APPENDIX D

**SHPD ARCHAEOLOGICAL
DETERMINATION LETTER**

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

PETER I. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING 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

January 25, 2007

Mr. Sidney M. Fuke, Planning Consultant
100 Pauahi Street, Suite 212
Hilo, Hawaii 96720

LOG NO: 2007.0299
DOC NO: 0701ST14
Architecture

Dear Mr. Fuke:

**SUBJECT: Chapter 6E-8 (HRS) Review
Living Stones Congregational Church
Hale Halawai O Holualoa Church Annex – Reconstruction and Expansion of
Existing Restroom and Storage Building
Holualoa 1st & 2nd, North Kona, Hawaii
TMK: (3) 7-6-016:013 and :033**

Thank you for the submittal received June 15, 2006. We apologize for the late response. The proposed project involves the renovation and expansion of an existing Restroom and Storage Building Annex located on the same property as the Living Stones Congregational Church, also known as the Hale Halawai O Holualoa Church. The Church is listed on the State (11/26/1986) and National (6/5/1987) Registers of Historic Places and is located on State land. Private funds are being used for the proposed project.

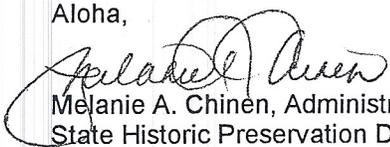
The proposed one-story structure is to be located to the right of the Church (approximately 60 feet away). Work includes provisions for new ADA-compliant restrooms, a meeting hall storage area, and a smooth transition to the building from the accessible parking stall. The design and style is proposed to match the existing Church: roofing and roof slope; horizontal lap siding with a copper vent system; concrete rubble masonry exterior wall veneer; wood doors with raised panels; and double-hung and slider wood framed windows with clear glass. Existing ancient Hawaiian games sites will be protected during all construction phases.

Architectural Concerns: SHPD staff has reviewed this application and has determined the following:

- "No historic properties will be affected." Work as submitted appears to follow the Secretary of the Interior's Standards.
 "Effect, with proposed mitigation commitments."

Should you have any questions regarding architectural concerns please call Susan Tasaki in our Oahu office at (808) 692-8032.

Aloha,


Melanie A. Chinen, Administrator
State Historic Preservation Division

ST:jen