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QUALITY CONTROL

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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December 16, 2011

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BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

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FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Ref. No.: GL S-5335

Author: 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 for Hilo Baptist Church Improvements on State Land, South Hilo, Hawaii, TMK: 3rd/2-4-56:27

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) copy of the DEA on CD ROM.

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

Enclosures

cc: Land Board Member
Central Files
District Files

**OEQC Publication Form
The Environmental Notice**

Name of Project: Hilo Baptist Church Improvements on State Land

Applicable Law: Chapter 343, HRS

Type of Document: Draft EA

Island: Hawai'i

District: South Hilo

TMK: (3rd) 2-4-056:027

Permits Required: Approval of Plans by BLNR

Name of Applicant: Hilo Baptist Church
Address 600 West Lanikaula Street
City, State, Zip Hilo, Hawai'i 96720
Contact/Phone c/o Ron Terry, 969-7090

Approving Agency: Hawai'i State Department of Land and Natural Resources, Land Division
Address 75 Aupuni Street, Room 204
City, State, Zip Hilo HI 96720
Contact/Phone Kevin Moore 974-6203

Consultant Geometrician Associates
Address PO Box 396
City, State, Zip Hilo HI 96721
Contact/Phone Ron Terry 969-7090

Project Summary

Hilo Baptist Church leases a 2.916-acre State of Hawai'i property in Hilo on Lanikaula Street, across from the University of Hawai'i at Hilo. Structures currently consist of an approximately 2,535-square foot (sf) church building that was built in 1988, as well as 30 parking stalls. The church requires additional space in order to better meet the needs of its growing congregation and community mission. The church plans to build new structures totaling 2,350 sf of additional enclosed space for classrooms, storage, restrooms and a kitchen for church use only, as well as a 1,680-sf covered lanai. In addition, 60 new standard parking stalls, two new van-accessible ADA stalls, and two standard ADA stalls would be constructed. No impacts to any natural or cultural resources would occur, as the area has been completely graded for church uses and no sensitive resources are on or near the site. Traffic impacts during construction can be avoided by scheduling, and permanent traffic impacts are unlikely because peak use is on Sunday, when adjacent street traffic is minimal. Mitigation would include best management practices during construction to avoid erosion and sedimentation and precautionary conditions related to inadvertent finds of cultural materials.

DRAFT ENVIRONMENTAL ASSESSMENT

Hilo Baptist Church Improvements on State Land

TMK: (3rd) 2-4-056:027
South Hilo District, Hawai‘i Island, State of Hawai‘i

December 2011

Prepared for:
State of Hawai‘i
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai‘i 96809

DRAFT ENVIRONMENTAL ASSESSMENT

Hilo Baptist Church Improvements on State Land

TMK: (3rd) 2-4-056:027
South Hilo District, Hawai'i Island, State of Hawai'i

APPLICANT:

Hilo Baptist Church
600 West Lanikaula Street
Hilo, Hawai'i 96720

APPROVING AGENCY:

State of Hawai'i
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809

CONSULTANT:

Geometrician Associates LLC
PO Box 396
Hilo, Hawai'i 96721

CLASS OF ACTION:

Use of State Land

This document is prepared pursuant to:

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

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APPENDIX 1a Comments in Response to Early Consultation

SUMMARY OF THE PROPOSED ACTION, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Hilo Baptist Church leases a 2.916-acre State of Hawai‘i property in Hilo on Lanikaula Street, across from the University of Hawai‘i at Hilo. Structures currently consist of an approximately 2,535-square foot (sf) church building that was built in 1988, as well as 30 parking stalls. The church requires additional space in order to better meet the needs of its growing congregation and community mission. The church plans to build new structures totaling 2,350 sf of additional enclosed space for classrooms, storage, restrooms and a kitchen for church use only, as well as a 1,680-sf covered lanai. In addition, 60 new standard parking stalls, two new van-accessible ADA stalls, and two standard ADA stalls would be constructed.

No impacts to any natural or cultural resources would occur, as the area has been completely graded for church uses and no sensitive resources are on or near the site. Traffic impacts during construction can be avoided by scheduling, and permanent traffic impacts are unlikely because peak use is on Sunday, when adjacent street traffic is minimal. Mitigation would include best management practices during construction to avoid erosion and sedimentation and precautionary conditions related to inadvertent finds of cultural materials.

PART 1: PROJECT DESCRIPTION, BACKGROUND AND ENVIRONMENTAL ASSESSMENT PROCESS

1.1 Project Background, Description, Location and Property Ownership

Hilo Baptist Church leases a 2.916-acre State of Hawai‘i property in Hilo identified as TMK (3rd.) 2-4-056:027 on Lanikaula Street, across from the University of Hawai‘i at Hilo (Figures 1-2). Structures currently consist of an approximately 2,535-square foot (sf) church building that was built in 1988, as well as 30 parking stalls (Figure 3).

The church requires additional space in order to better meet the needs of its congregation, which has increased from about 35 to 90 attendees on Sundays. The Church has outgrown its classroom, restroom, office space and storage facilities. In addition to regular Sunday services, the Church provides a site for Baptist services for Chinese, Chuukese, and Ilocano language congregations. There are services and activities such as Bible studies involving 15 to 25 people several weekday nights each week as well. The Church’s onsite community work involves collecting food for the East Hawai‘i Coalition for the Homeless and an annual Children and Youth Camp for 3 to 4 days each summer for Ilocano speaking children. The Church also teams with other Baptist churches to provide services to students at the off-campus Student Center on Kapiolani Street. Free meals each Wednesday, Bible studies on Thursday, and weekend field trips to the island’s natural attractions are part of these services. To meet all these needs, the Church plans to build new structures totaling 2,350 sf of additional enclosed space for classrooms, storage, restrooms and a kitchen for church purposes only, as well as a 1,680-sf covered lanai. In addition, 60 new standard parking stalls, two new van-accessible ADA stalls, and two standard ADA stalls would be constructed.

1.2 Environmental Assessment Process

This Environmental Assessment (EA) 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. 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. Part 4 of this document states the anticipated finding that no significant impacts are expected to occur; Part 5 lists each criterion and presents the preliminary findings for each made by the Hawai‘i State Department of Land and Natural Resources, the approving agency. If, after considering comments to the Draft EA, the approving agency concludes that, as anticipated, no significant impacts would be expected to occur, then the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to 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) will be prepared.

1.3 Public Involvement and Agency Coordination

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

State:

Department of Health
Office of Hawaiian Affairs
University of Hawai'i at Hilo

County:

County Council
Department of Environmental Management
Department of Public Works
Department of Water Supply
Fire Department
Planning Department
Police Department

Private:

Church of the Holy Cross
Hawai'i Island Chamber of Commerce

Copies of communications received during early consultation are contained in Appendix 1a.

PART 2: ALTERNATIVES

2.1 Proposed Action

The only action alternative under consideration is the construction of the Church building and associated parking on this property. No alternative sites are under consideration, since the Hilo Baptist Church is already located on the property, which can easily accommodate additional structures and parking, and the Church membership does not wish to seek another location. The classrooms, storage, restrooms and a kitchen and covered lanai are all necessary for the growing congregation and activities. Given the additional building area, the Planning Department requires adequate additional parking stalls, some of which need to be standard ADA van-accessible ADA stalls.

2.2 No Action

Under the No Action Alternative, the additional Church structures would not be built nor parking expanded, and Hilo Baptist Church would be less able to meet its congregation's needs. As there appear to be no adverse impacts from the proposed action, there would be no benefit to any public or private party, the No Action Alternative would have no advantages over the proposed action, but it is being considered in the EA to provide a baseline. Unless a distinction exists between impacts from the proposed action and the No Action Alternative, it is not explicitly discussed below.

Figure 1 Project Location Map

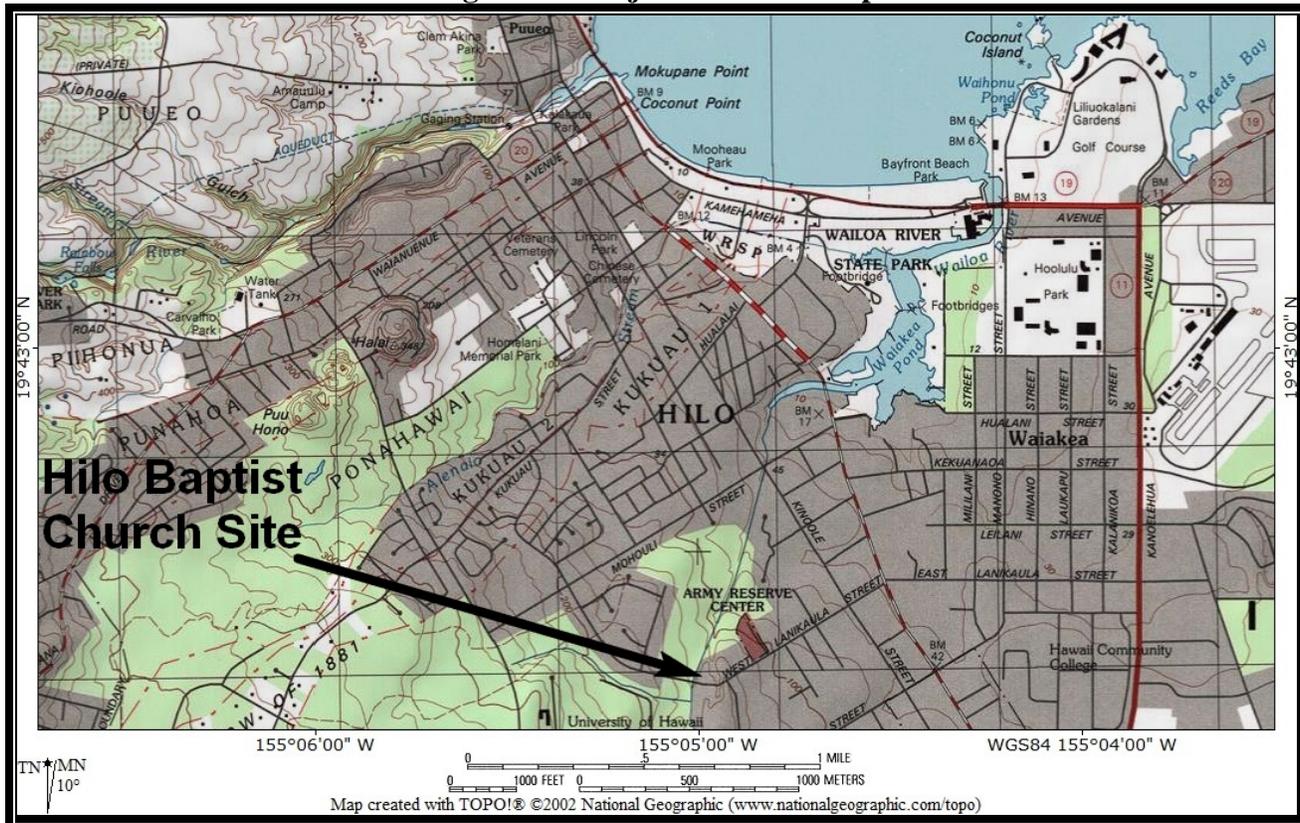


Figure 2 TMK Map

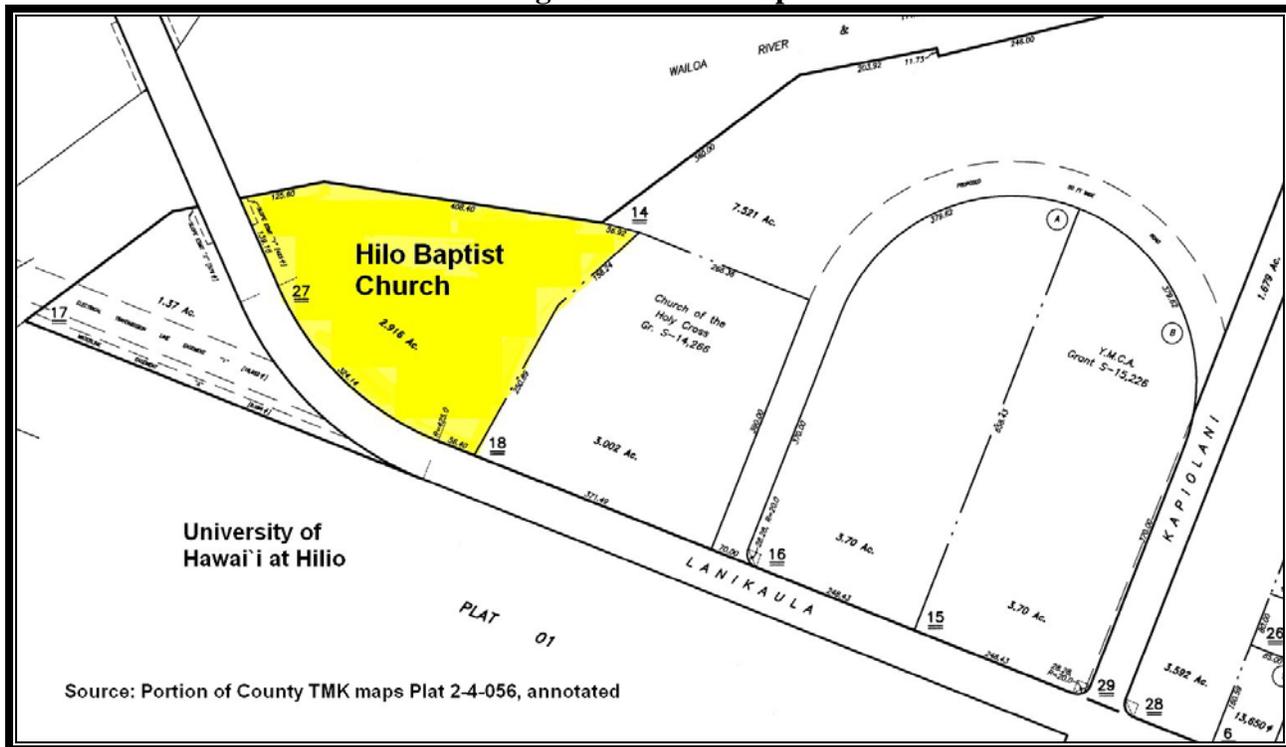


Figure 3
Project Site Photographs

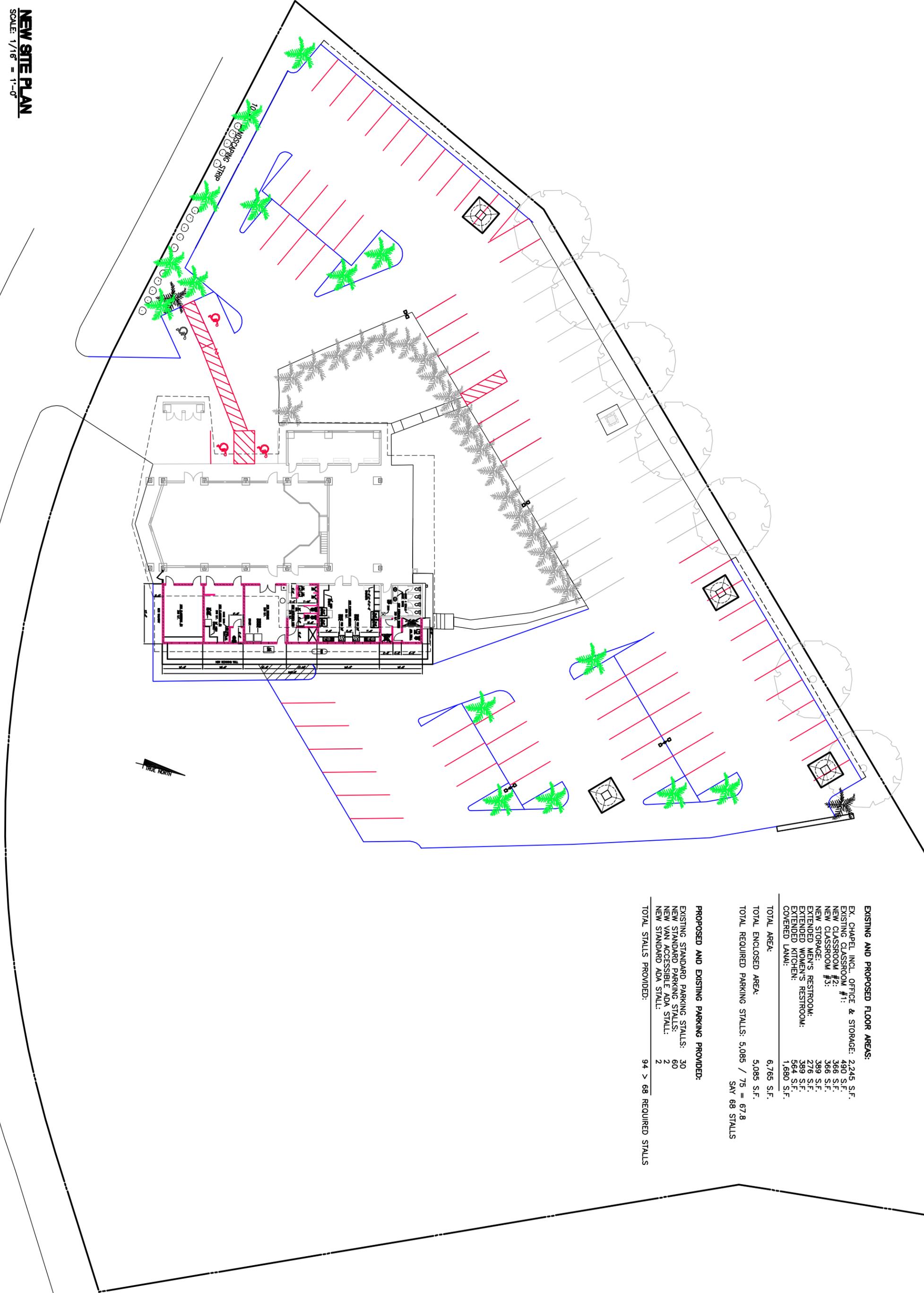


Existing Church ▲ ▼ Area in Which New Structure and Most Parking Would Be Built



NEW SITE PLAN

SCALE: 1/16" = 1'-0"



EXISTING AND PROPOSED FLOOR AREAS:

EX. CHAPEL INCL. OFFICE & STORAGE:	2,245 S.F.
EXISTING CLASSROOM #1:	490 S.F.
NEW CLASSROOM #2:	366 S.F.
NEW CLASSROOM #3:	366 S.F.
NEW STORAGE:	389 S.F.
EXTENDED MEN'S RESTROOM:	276 S.F.
EXTENDED WOMEN'S RESTROOM:	389 S.F.
EXTENDED KITCHEN:	364 S.F.
COVERED LAVAL:	1,680 S.F.

TOTAL AREA: 6,765 S.F.

TOTAL ENCLOSED AREA: 5,085 S.F.

TOTAL REQUIRED PARKING STALLS: 5,085 / 75 = 67.8
SAY 68 STALLS

PROPOSED AND EXISTING PARKING PROVIDED:

EXISTING STANDARD PARKING STALLS:	30
NEW STANDARD PARKING STALLS:	60
NEW VAN ACCESSIBLE ADA STALL:	2
NEW STANDARD ADA STALL:	2
TOTAL STALLS PROVIDED:	94 > 68 REQUIRED STALLS

Engineering Partners, Inc.
Progressive Solutions
P.O. Box 4159
Hilo, Hawaii 96720
Tel: (808) 933-7900
Fax: (808) 933-3533
contact@epihawaii.com



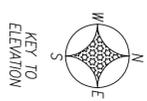
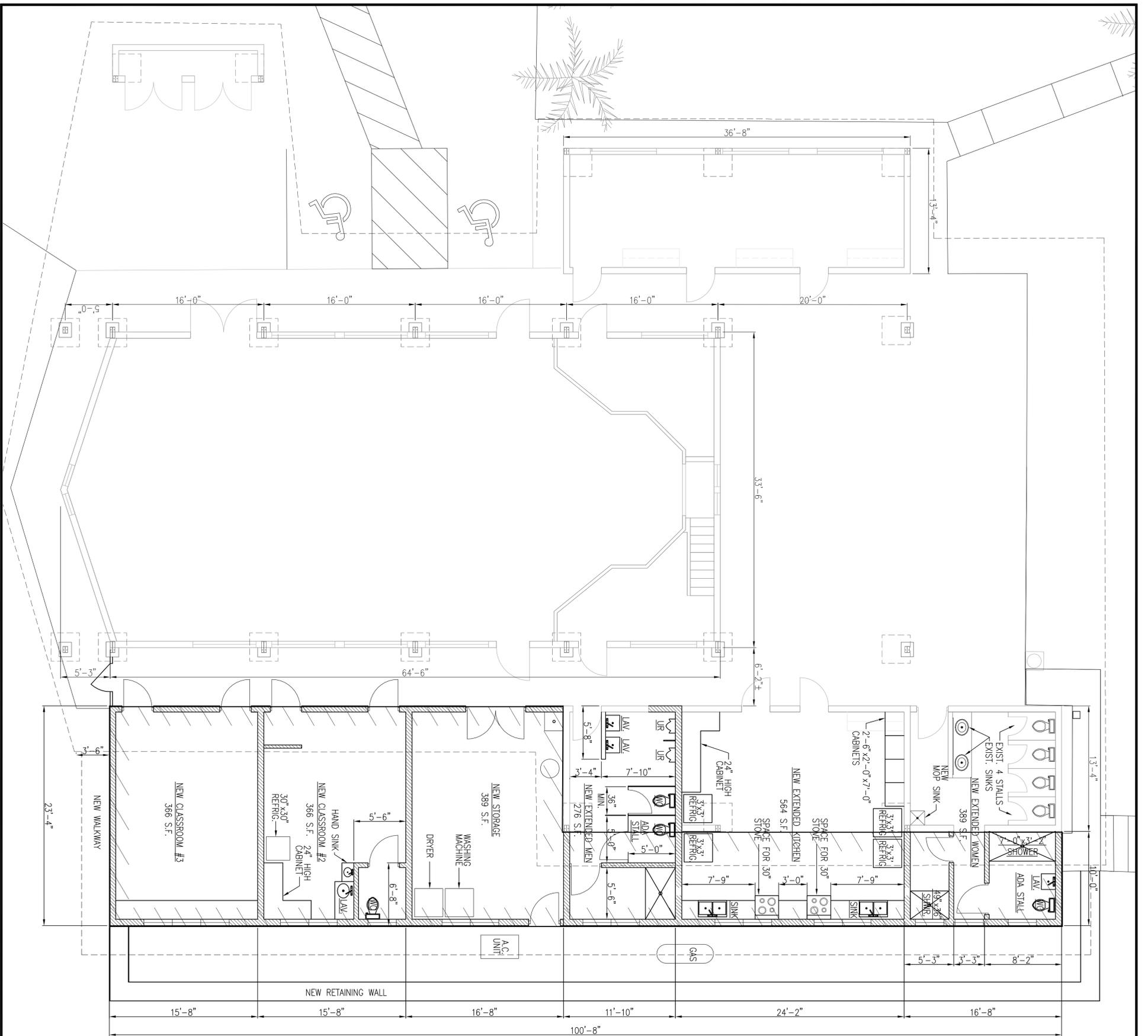
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND WILL BE UNDER MY OBSERVATION.

SIGNATURE

NEW SITE PLAN			
DATE:	AUGUST, 2009	REV.	△
REV.	△	REV.	△
REV.	△	REV.	△

RENOVATION FOR:
HILO BAPTIST CHURCH
HILO, ISLAND OF HAWAII, HAWAII
T.M.K: (3) 2-4-56 : 27

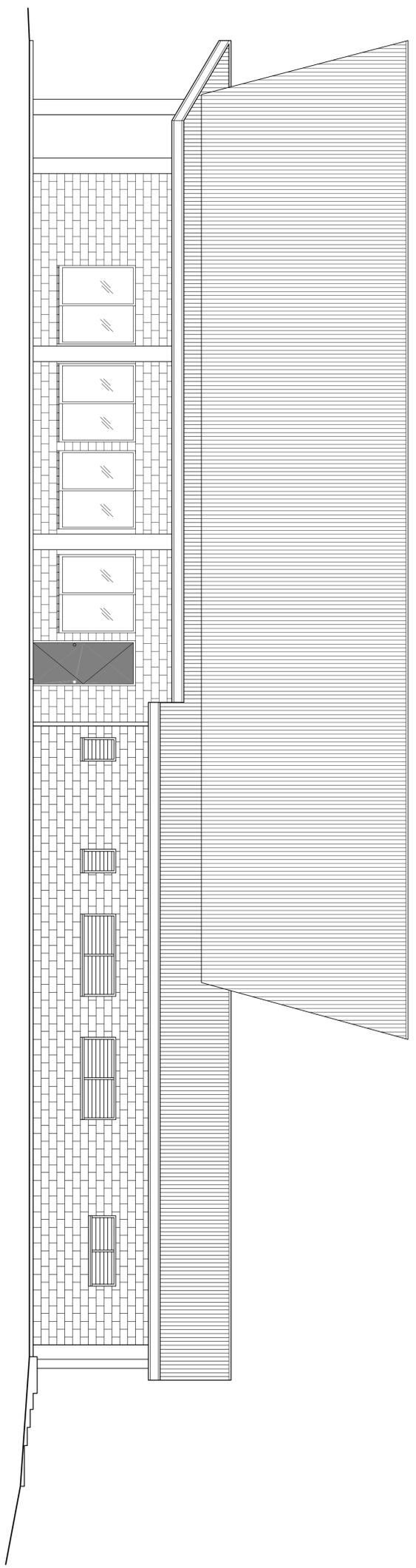
JOB NO. 7047-08-081
DWG. NO. **3**
SHEET NO. 3 OF XX



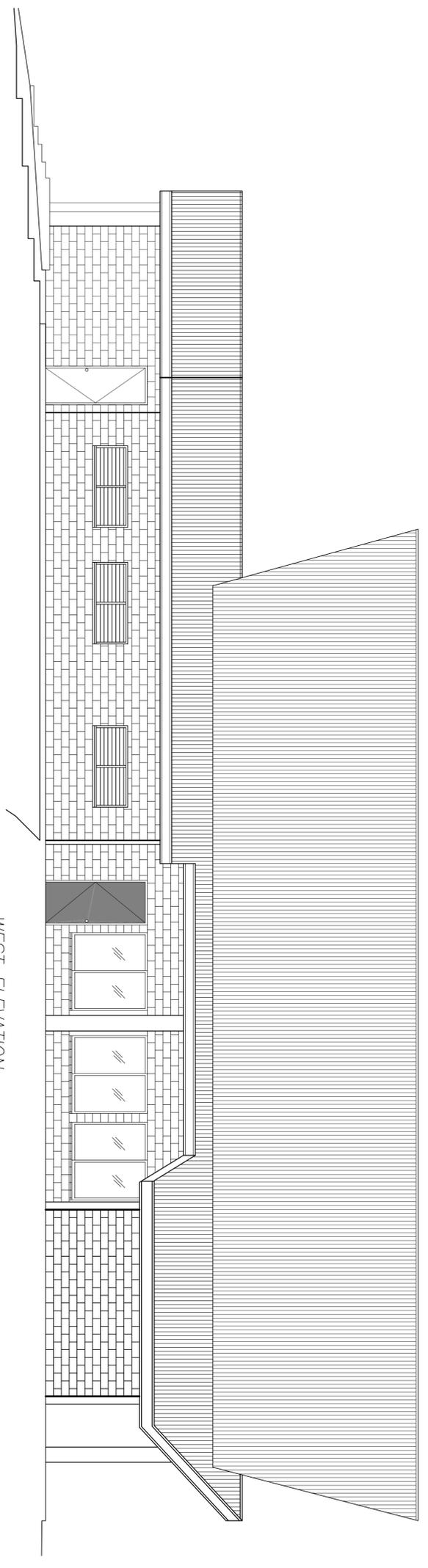
NEW FLOOR PLAN

SCALE: 3/16" = 1'-0"

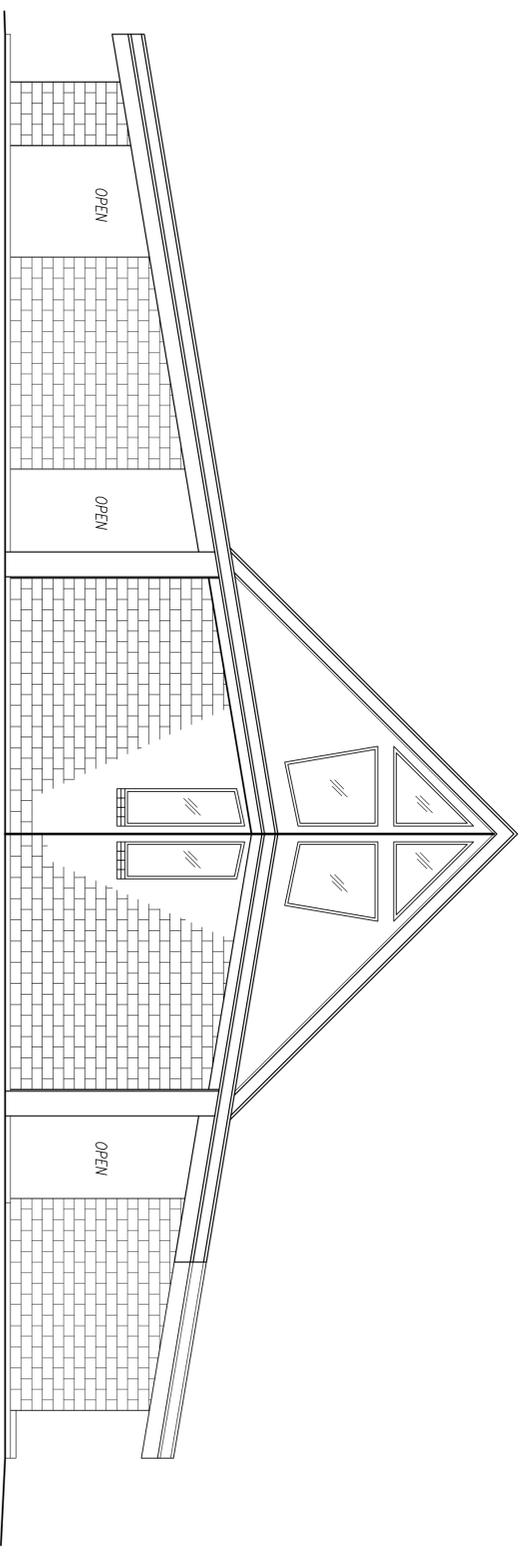
SHEET NO. 4 OF 7 DWG. NO. 7047-08-081 JOB NO. 7047-08-081	RENOVATION FOR: HILO BAPTIST CHURCH HILO, ISLAND OF HAWAII, HAWAII T.M.K: (3) 2-4-56 : 27	NEW FLOOR PLAN DATE: AUGUST, 2009 REV. <input type="checkbox"/> _____ REV. <input type="checkbox"/> _____ REV. <input type="checkbox"/> _____	SIGNATURE _____ 	 Engineering Partners, Inc. <i>Progressive Solutions</i> P.O. Box 4159 Hilo, Hawaii 96720 Tel: (808) 933-7900 Fax: (808) 933-3533 contact@epihawaii.com www.epihawaii.com
	THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.			



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXIST ELEVATIONS
SCALE: 3/16" = 1'-0"

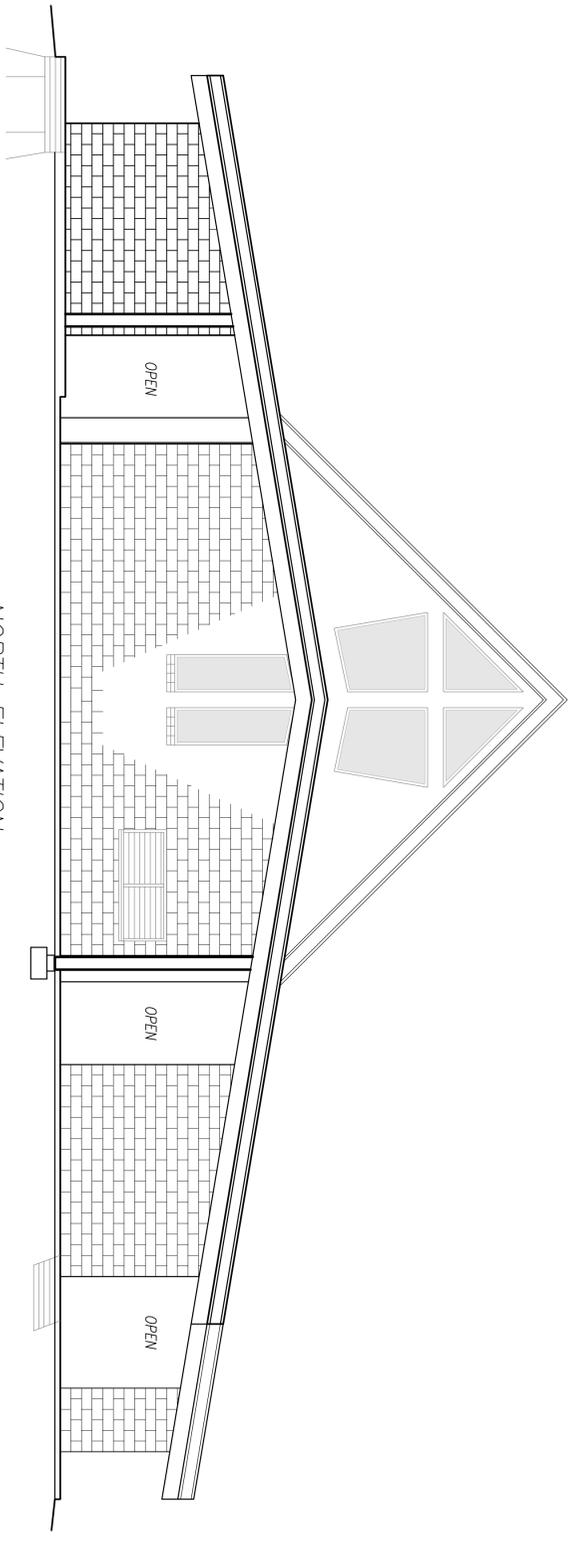
SHEET NO. 5 OF 8
JOB NO. 7047-08-081
DWG. NO. 5

RENOVATION FOR:
HILO BAPTIST CHURCH
HILO, ISLAND OF HAWAII, HAWAII
T.M.K: (3) 2-4-56 : 27

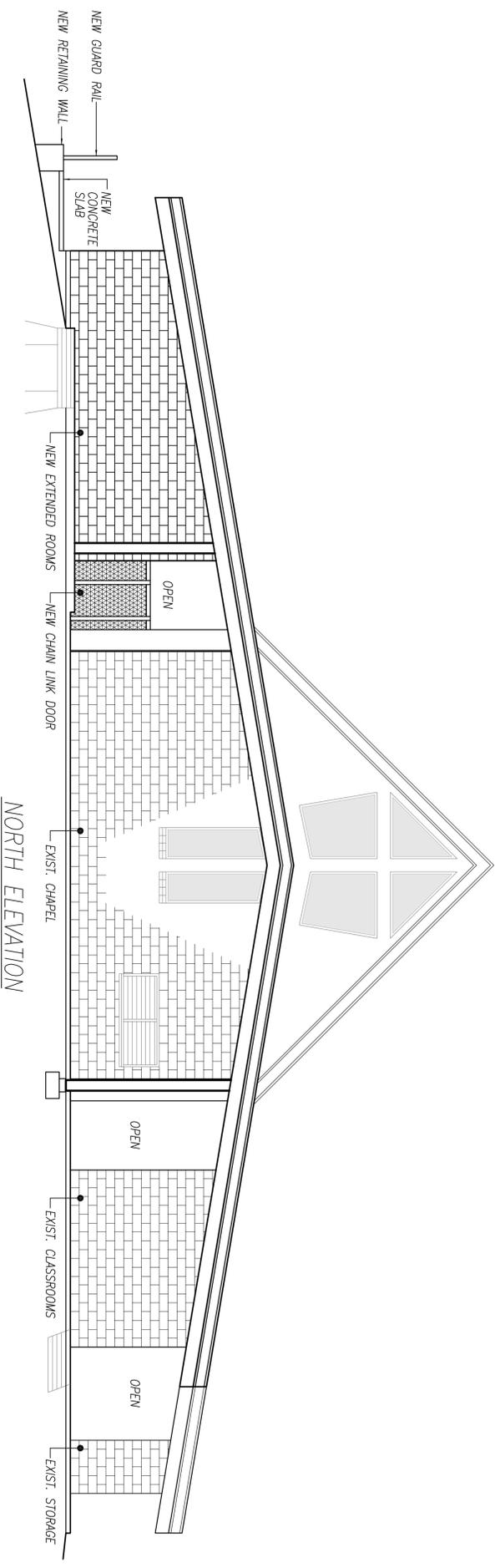
EXIST ELEVATIONS			
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SIGNATURE _____
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII, U.S.A.

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contact@epihawaii.com
www.epihawaii.com



EXIST ELEVATION
SCALE: 3/16" = 1'-0"



NEW ELEVATION
SCALE: 3/16" = 1'-0"

SHEET NO. 7 OF 8 DWG. NO. 7 JOB NO. 7047-08-081 RENOVIATION FOR: HILO BAPTIST CHURCH HILO, ISLAND OF HAWAII, HAWAII T.M.K: (3) 2-4-56 : 27	EXIST & NEW ELEVATIONS DATE: AUGUST, 2009 REV. <input type="checkbox"/> REV. <input type="checkbox"/> REV. <input type="checkbox"/> REV. <input type="checkbox"/> REV. <input type="checkbox"/>	SIGNATURE _____ THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. 	 Engineering Partners, Inc. <i>Progressive Solutions</i> P.O. Box 4159 Hilo, Hawaii 96720 Tel: (808) 933-7900 Fax: (808) 933-3533 contact@epihawaii.com www.epihawaii.com
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PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Basic Geographic Setting

The location for the Proposed Action is referred to throughout this EA as the *project site*. The term *project area* is used to describe the general environs of this part of Hilo.

The project site is a 2.916-acre State of Hawai‘i property in Hilo on Lanikaula Street, across from the University of Hawai‘i at Hilo. It is bordered by the Waiakea Drainage Channel and another church, the Church of the Holy Cross.

3.1 Physical Environment

3.1.1 Climate, Geology, Soils and Geologic Hazards

Environmental Setting

The climate in the area is mild and moist, with an average annual rainfall of about 135 inches with a mean annual temperature of approximately 75 degrees Fahrenheit (UH Hilo-Geography 1998:57). Geologically, the project site is located on the flanks of Mauna Loa Volcano, and the surface consists of lava flows from 5,000 to 10,000 years before the present (Wolfe and Morris 1996). The project site soil is classified by the U.S. Natural Resource Conservation Service (formerly Soil Conservation Service) as Keaukaha extremely rocky muck on slopes of 6-20 percent. This organic and strongly acid soil is typically found up to 8 inches thick with roughly 30 percent rock outcroppings. Permeability is rapid, runoff is slow, and erosion hazard slight. Its capability subclass is VII_s, which means that this soil has very severe limitations that make it very unsuited for cultivation, and restricts its use to mainly pasture and woodland or wildlife (U.S. Soil Conservation Service 1973).

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. Volcanic hazard as assessed by the United States Geological Survey in this area of Hilo is zone 3, on a scale of ascending risk from 9 to 1 (Heliker 1990:23). The high hazard risk is based on the fact that Mauna Loa is presently an active volcano. Volcanic hazard zone 3 areas have had 1-5% of their land area covered by lava or ash flows since the year 1800, but are at lower risk than zone 2 areas because of their greater distances from recently active vents and/or because the local topography makes it less likely that flows will cover these areas.

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

Impacts and Mitigation Measures

In general, geologic conditions impose no constraints on the project, and it is not imprudent to construct in terms of geological hazard. Hilo Baptist Church recognizes that most of the surface of Hawai‘i Island is subject to eventual lava inundation, and that any church buildings in Hilo face risk. Given the investment in the current property, which serves its community well, the Church has determined that it is sensible to expand its facilities. Project design has taken the seismic setting into account, and no mitigation measures are expected to be required.

3.1.2 Drainage, Water Features and Water Quality

Existing Environment

The Flood Insurance Rate Maps (FIRM)1551660880C (9/16/1988) show that the Church property and all areas proposed for improvements are within Flood Zone X, outside of the 500-year floodplain (Figure 5). No known areas of local (non-stream related) flooding are present on the project site. Maps printed by the Pacific Tsunami Warning Center and the Hawai‘i County Civil Defense Agency locate the parcel outside areas that should be evacuated during a tsunami warning (<http://www5.hawaii.gov/tsunami/maps.asp>).

Impacts and Mitigation Measures

Land clearing and construction activities, including parking, would occur in an area greater than one acre, and thus will require a National Pollutant Discharge Elimination System (NPDES) permit. Plans submitted as part of the application for this permit and a County grading permit will specify practices to minimize the potential for sedimentation, erosion and pollution of coastal waters. The applicants will ensure that their contractor shall perform all earthwork and grading in conformance with:

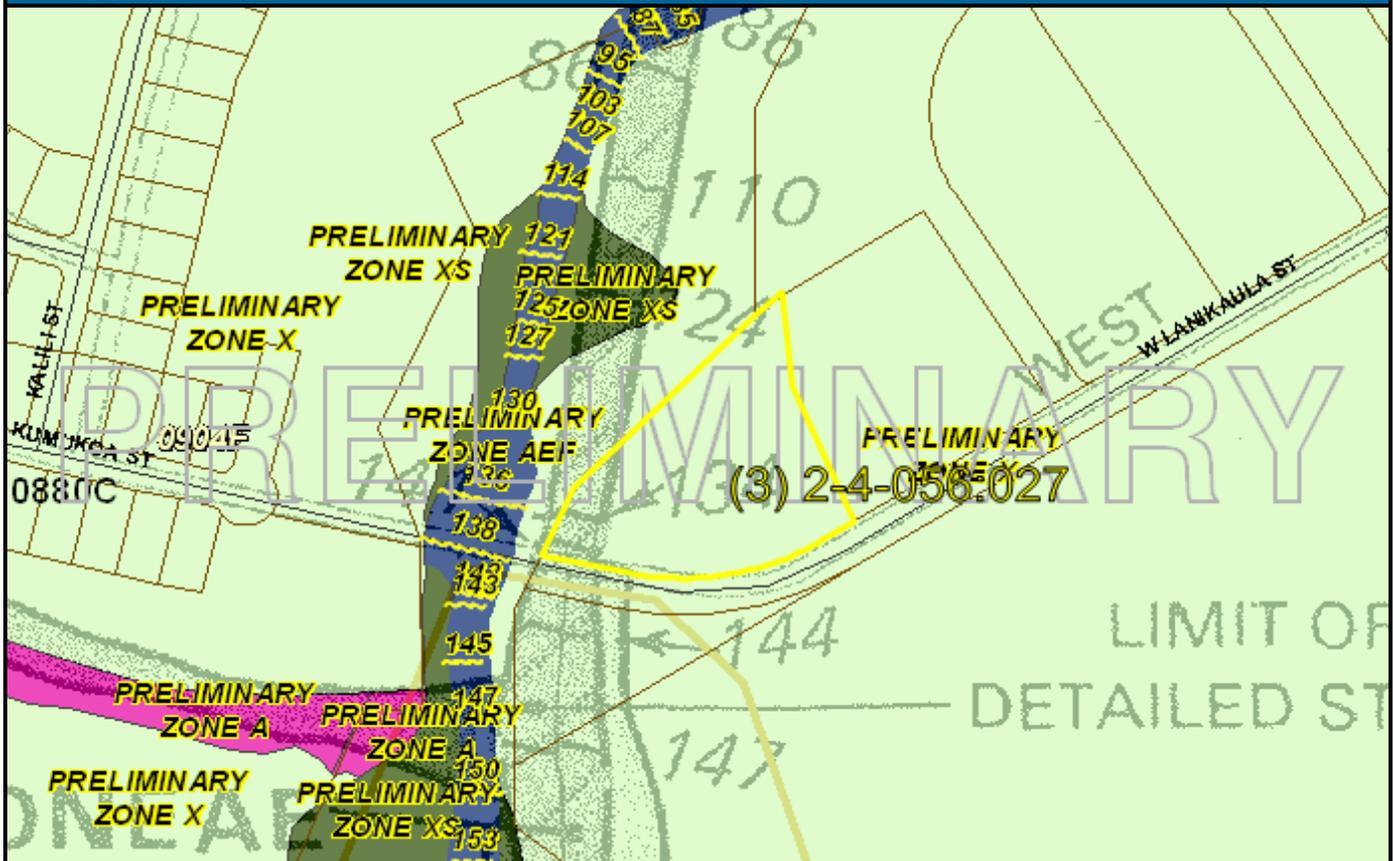
- (a) “Storm Drainage Standards,” County of Hawai‘i, October, 1970, and as revised.
- (b) Applicable standards and regulations of Chapter 27, “Flood Control,” of the Hawai‘i County Code.
- (d) Applicable standards and regulations of Chapter 10, “Erosion and Sedimentation Control,” of the Hawai‘i County Code.
- (e) Conditions of an NPDES permit, if required, and any additional best management practices required by the Board of Land and Natural Resources.

Best Management Practices may include, but may not be limited to, the following practices:

- The total amount of land disturbance will be minimized. The construction contractor will be limited to the delineated construction work areas within the lot.
- The contractor will not allow any sediment to leave the site.
- Construction activities with the potential to produce polluted runoff will not be allowed during unusually heavy rains or storm conditions that might generate storm water runoff.
- Cleared areas will be replanted or otherwise stabilized as soon as possible.



FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: HAWAII
TMK NO: (3) 2-4-056-027
PARCEL ADDRESS:
FIRM INDEX DATE: APRIL 02, 2004
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 1551660880C
PANEL EFFECTIVE DATE: SEPTEMBER 16, 1988

PARCEL DATA FROM: JULY 2011
IMAGERY DATA FROM: MAY 2005

IMPORTANT PHONE NUMBERS

County NFIP Coordinator
 County of Hawaii
 Frank DeMarco, CFM (808) 961-8042
State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

Disclaimer: The Department of Land and Natural Resources assumes no responsibility arising from the use of the information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the Department of Land and Natural Resources from any liability, which may arise from its use.

Preliminary DFIRM Disclaimer: If this map has been identified as "PRELIMINARY", please note that it is being provided for commenting purposes only and is not to be used for official/legal decisions or regulatory compliance.

3.1.3 Flora, Fauna and Ecosystems

Existing Environment

The natural vegetation of this part of Hilo was most likely lowland rain forest dominated by 'ōhi'a (*Metrosideros polymorpha*) and koa (*Acacia koa*) (Gagne and Cuddihy 1990). These original communities, however, have been destroyed or heavily degraded by traditional farming, later sugar cane cultivation and urban land use. No trace of the original vegetation remains in the project area. The area proposed for the improvements was graded long ago and is now either paved or covered with lawn and other landscaping (see photos in Figure 3). No plant species classified as threatened or endangered (USFWS 2011) are present or would be expected on the Church property.

The urban project site is not habitat for native fauna. Typical expected birds, some of which were observed during site visits, include Common Myna (*Acridotheres tristis*), Northern Cardinal (*Cardinalis cardinalis*), Spotted Dove (*Streptopelia chinensis*), Japanese White-eye (*Zosterops japonicus*) and House Finch (*Carpodacus mexicanus*). No native birds were identified during site visits, although the common Pacific Golden Plover (*Pluvialis fulva*) would likely be found at least occasionally on the lawn during winter, its time of residence in the Hawaiian Islands. It is unlikely that many native forest birds would be expected to use the project site due to its low elevation, alien vegetation and lack of adequate forest resources.

As with all of the island of Hawai'i, several endangered native terrestrial vertebrates may overfly, roost, nest, or utilize resources in the general project area of urban Hilo. These include the endangered Hawaiian Hawk (*Buteo solitarius*), the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*), the endangered Hawaiian Petrel (*Pterodroma sandwichensis*), and the threatened Newell's Shearwater (*Puffinus auricularis newelli*).

Aside from the bat, all other mammals in the project area are all introduced species, including feral cats (*Felis catus*), feral pigs (*Sus scrofa*), small Indian mongooses (*Herpestes a. auropunctatus*) and various species of rats (*Rattus* spp.). None are of conservation concern and all are deleterious to native flora and fauna.

Impacts and Mitigation Measures

Because of the lack of native ecosystems or threatened or endangered species on the project site, the Proposed Action would have no adverse impacts to biological resources.

3.1.4 Air Quality, Noise and Scenic Resources

Environmental Setting

Air pollution in East Hawai'i is minimal, and is mainly derived from volcanic emissions of sulfur dioxide, which convert into particulate sulfate and produce a volcanic haze (vog) that occasionally blankets the district. Persistent trade winds keep the project area relatively free of vog for most of the year.

Noise on the project site is moderate and derived mainly from motor vehicles on Lanikaula Street, with some contribution from adjacent UH Hilo and church activities.

The project area contains no sites considered significant for their scenic character in the Hawai‘i County General Plan, and no other scenic resources.

Impacts and Mitigation Measures

The Proposed Action would not measurably affect air quality, noise levels or scenic sites recognized in the Hawai‘i County General Plan. The Church will be installing landscaping to match existing plantings.

3.1.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

Environmental Setting, Impacts and Mitigation Measures

Based on onsite inspection and the lack of any known former use on the property other than possible sugar cane cultivation more than 75 years ago (the Church property may have been part of Waiakea Cane Lot 4) and the current church use, it appears that the site contains no hazardous or toxic substances and exhibits no other hazardous conditions. In addition to the measures related to water quality detailed in Section 3.1.3, in order to ensure to minimize the possibility for spills of hazardous materials, the applicants propose the following conditions:

- Unused materials and excess fill will be removed and disposed of at an authorized waste disposal site.
- During construction, emergency spill treatment, storage, and disposal of all hazardous materials, will be explicitly required to meet all State and County requirements, and the contractor will be asked to adhere to “Good Housekeeping” for all appropriate substances, with the following instructions:
 - Onsite storage of the minimum practical quantity of hazardous materials necessary to complete the job;
 - Fuel storage and use will be conducted to prevent leaks, spills or fires;
 - Products will be kept in their original containers unless unresealable, and original labels and safety data will be retained;
 - Disposal of surplus will follow manufacturer’s recommendation and adhere to all regulations;
 - Manufacturers’ instructions for proper use and disposal will be strictly followed;
 - Regular inspection by contractor to ensure proper use and disposal;
 - Onsite vehicles and machinery will be monitored for leaks and receive regular maintenance to minimize leakage;
 - Construction materials, petroleum products, wastes, debris, and landscaping substances (herbicides, pesticides, and fertilizers) will be prevented from blowing, falling, flowing, washing, or leaching into the ocean
 - All spills will be cleaned up immediately after discovery, using proper materials that will be properly disposed of;

- Regardless of size, spills of toxic or hazardous materials will be reported to the appropriate government agency;
- Should spills occur, the spill prevention plan will be adjusted to include measures to prevent spills from re-occurring and for modified clean-up procedures.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

The project would affect and benefit the district of South Hilo and more specifically Hilo town. Table 1 provides information on the socioeconomic characteristics of Hilo from the United States 2010 Census of Population. The majority of the population is Asian or Pacific Islander. Those over 65 years old make up 18 percent of the population. Several segments of the population that typically exhibit disadvantaged measures of social welfare are disproportionately represented in the population of Hilo as compared to the State of Hawai‘i. Median family income is less than 65 percent that of the County as a whole. More than 15 percent of individuals have income below the poverty level, double the statewide rate. Similar patterns hold for households receiving welfare, food stamps, and disability payments.

Impacts

The Proposed Action would assist Hilo Baptist Church in the service of its congregation and in its social mission, which benefits, immigrants, students and the general population. No adverse socioeconomic impacts are expected.

3.2.2 Cultural Resources

Existing Environment

The earliest historical knowledge of Hilo comes from legends written by Samuel Kamakau (1961) of 16th century chief ‘Umi-a-Liloa (son of Liloa), who at that time ruled the entire island of Hawai‘i. Descendants of Umi and his sister-wife were referred to as “Kona” chiefs, controlling Ka‘ū, Kona, and Kohala, while descendants of Umi and his Maui wife were “Hilo” chiefs, controlling Hāmākua, Hilo, and Puna (Kelly 1981:1). According to Kamakau (1961), both sides fought over control of the island, desiring access to resources such as feathers, *māmaki* tapa, and canoes on the Hilo side, and *wauke* tapa and warm lands and waters on the Kona side (Kelly 1981:3).

Sometime near the end of the 16th century or early in the 17th century, the lands of Hilo were divided into *ahupua‘a*, which till today retain their original names (Kelly 1981:3). These include the *ahupua‘a* of Pu‘u‘eo, Pi‘ihonua, Punahoa, Pōnohawai, Kūkūau and Waiākea. The design of these land divisions was such that residents could have access to all that they needed to live, with ocean resources at the coast, and agricultural and forest resources in the interior. However, only Pi‘ihonua and Waiākea provided access to the full range of resources stretching from the sea up to 6,000 feet along the slopes of Mauna Kea (Kelly 1981:5).

Table 1: Selected Socioeconomic Characteristics of Hilo

SUBJECT	NUMBER	PERCENT
SEX AND AGE		
Total population	43,263	100.0
Median age (years)	40.5	(X)
16 years and over	35,193	81.3
65 years and over	7,807	18.0
85 years and over	1,382	3.2
RACE		
Total population	43,263	100.0
One Race	29,199	67.5
White	7,617	17.6
Black or African American	227	0.5
American Indian and Alaska Native	132	0.3
Asian	14,833	34.3
Asian Indian	49	0.1
Chinese	645	1.5
Filipino	2,637	6.1
Japanese	9,550	22.1
Korean	419	1.0
Native Hawaiian	4,467	10.3
Two or More Races	14,064	32.5
Black or African American alone	198	0.5
American Indian and Alaska Native alone	82	0.2
Asian alone	14,450	33.4
Native Hawaiian and Other Pacific Islander alone	5,771	13.3
Some Other Race alone	51	0.1
Two or More Races	11,316	26.2
HOUSEHOLDS BY TYPE		
Total households	15,483	100.0
Family households (families)	10,287	66.4
With own children under 18 years	3,766	24.3
Husband-wife family	7,034	45.4
With own children under 18 years	2,307	14.9
Male householder, no wife present	975	6.3
With own children under 18 years	432	2.8
Female householder, no husband present	2,278	14.7
With own children under 18 years	1,027	6.6

Table 1, continued		
SUBJECT	NUMBER	PERCENT
Nonfamily households	5,196	33.6
Householder living alone	3,992	25.8
Households with individuals under 18 years	4,770	30.8
Households with individuals 65 years and over	5,386	34.8
Average household size	2.69	(X)
Average family size	3.20	(X)
HOUSING OCCUPANCY		
Total housing units	16,905	100.0
Occupied housing units	15,483	91.6
Vacant housing units	1,422	8.4
Rental vacancy rate (percent)	6.9	(X)
Two or More Races	11,316	26.2
HOUSEHOLDS BY TYPE		
Total households	15,483	100.0
Family households (families) [7]	10,287	66.4
With own children under 18 years	3,766	24.3
Husband-wife family	7,034	45.4
With own children under 18 years	2,307	14.9
Male householder, no wife present	975	6.3

Source: 2010 U.S. Census of Population (<http://2010.census.gov/2010census/data/>)

Waiākea Ahupua‘a

The project site is in the *ahupua‘a* of Waiākea, a very large land division that includes most of the land in what is now called Hilo, as well as the land mauka and *makai*. As part of an archaeological assessment study, Maly (1996a) conducted historical research for the lands of Wainaku, Pōnohawai, Waiākea, and Pi‘ihonua. He discussed the significance of the use of the Hawaiian word *wai* in the place names: Waiākea, Pōnohawai, Wainaku, and Wailuku (River). According to Maly, the word *wai* (water) has strong metaphorical associations with the Hawaiian concept of wealth (*waiwai*), stressing its cultural value (Maly 1996a:A-2). In this context, the importance of Hilo can be better understood, with its copious streams that fed taro pondfields and its numerous fishponds. Waiākea along with Punahoa and Pi‘ihonua were held by Kamehameha I until the time of his death in 1819, at which time his holdings, including Waiākea, were passed down to his son, Liholiho. Following the *Māhele*, the population of Hilo grew and the scattered upland habitations gave way to sugar cultivation (McEldowney 1979:37).

The Church property appears to have been part of Waiakea Cane Lot 4, according to a map by P.E. Arioli and John N. Smith prepared in 1930 for the Waiakea Mill Company and reproduced in another study by Maly for the Waiakea Cane Lots (1996b). No archaeological or cultural sites that would reflect the rich cultural heritage of Waiākea appear to be present, as the site was likely farmed for sugar cane and then was entirely bulldozed and built upon or landscaped as part of building the Church. No caves, springs,

pu'u, native forest groves, battle grounds, resource-gathering areas or other cultural features are present on or near the project site. The Church property does not support any traditional resource uses, nor are there any Hawaiian customary and traditional rights or practices known to be associated with it. On October 17, 2011, the State Historic Preservation Division (SHPD) was provided with maps and photos of the property as well as site plans and asked to provide a letter stating a determination of no effect on historic properties based on the lack of archaeological sites and any other historic property. To date, no response has been received. SHPD and the Office of Hawaiian Affairs were provided an opportunity to review the Draft EA in order to confirm the absence of archaeological or cultural sites or practices.

Impacts and Mitigation Measures

As it currently appears that no archaeological sites or resources or practices of a potential traditional cultural nature (i.e., landform, vegetation, etc.) appear to be present on or near the project site, and there is no evidence of any traditional gathering uses or other cultural practices, the proposed construction and use of the Church expansion appears unlikely to impact any historic properties, culturally valued resources or cultural practices.

In the unlikely event that archaeological resources or human remains are encountered during future landclearing activities, work in the immediate area of the discovery should be halted and DLNR-SHPD contacted as outlined in Hawai'i Administrative Rules 13§13-275-12.

3.3 Public Utilities, Facilities and Services and Traffic

Existing Facilities and Services, Impacts and Mitigation Measures

Hilo Baptist Church is served with potable water from the County Department of Water Supply. Electrical power to the property is supplied by Hawai'i Electric Light Company (HELCO), telephone service is from Hawaiian Telcom, and cable service is available from Oceanic Time Warner Cable. Wastewater treatment is via municipal sewer.

The site is served by a driveway from Lanikaula Street. No new driveway or driveway expansion is required. Traffic impacts during construction can be avoided by scheduling around University peak traffic, and permanent traffic impacts are unlikely because peak use is on Sunday, when adjacent street traffic is minimal.

Key public services for the facility include Police, Fire and Emergency Medical. The Church is centrally located in Hilo and all these services are available within 5 or less miles. Both the Police Department and Fire Department responded to the request for early consultation (see letters in Appendix 1a), and neither expressed concern with potential impacts on their services, traffic conditions or other resources.

The expansion will require changes to utility connections. According to the County Department of Environmental Management (see letter of October 24, 2011, in Appendix 1a), confirmation of the ability of the sewer system to accommodate the increased sewer flow will be required. Project engineers Engineering Partners (EP) have stated that with the new parallel sewer line installed and a large amount of wastewater being diverted, there is a large capacity available. EP will determine the capacity as part of

DLNR approval of the final plans for the facility. DEM also stated that if the kitchen is commercial, it would need to be provided with a grease interceptor prior to its wastewater being discharged to the County sewer system. The kitchen will be for Church use only and will not be commercial.

3.4 Secondary and Cumulative Impacts

The Proposed Action would involve any secondary impacts, such as population changes or effects on public facilities.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. At the current time, there are several roadway and UH Hilo projects being undertaken in the area that, if construction were timed simultaneously, might have at least some potential to combine in such a way as to produce adverse cumulative effects. These include the Kapiolani Street Extension, in which the Department of Public Works would connect the missing segment of Kapiolani Street between Mohouli Street and Lanikaula Street to provide better capacity for the growing traffic between UH Hilo and the downtown area. This would also open up State lands for UH Hilo development. Although the Kapiolani Street Extension and future UH Hilo development could interact with the relatively minor Hilo Baptist Church construction through traffic impacts, construction of Hilo Baptist Church expansion will occur immediately after BLNR approval and would almost certainly precede the other projects by at least two years. Other UH Hilo projects to provide new housing off of Kawili Street and build a new water well on Puainako Street are sufficiently distant that any construction traffic interaction, as well as any other cumulative impacts, would not likely occur. The adverse effects of the Proposed Action are very limited in severity, nature and geographic scale, and do not appear to have the potential to accumulate with impacts from other projects.

3.5 Required Permits and Approvals

The Proposed Action will require approval of plans by the Department of Land and Natural Resources, Plan Approval by the Hawai'i County Planning Department (obtained), and grading and building permits from the County of Hawai'i.

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 Action would support and in no way be detrimental to these goals.

3.6.2 Hawai‘i County General Plan and Zoning

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 Department of Planning). 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. No aspect of the expansion of the Hilo Baptist Church is counter to any Goals, Policies, or Courses of Action contained in the *General Plan*.

The Land Use Pattern Allocation Guide (LUPAG) 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 County and identifies planned public and cultural facilities, public utilities and safety features, and transportation corridors. The project site is classified as Low Density Urban in the LUPAG. The Proposed Action is consistent with this designation.

The project site is zoned RS-10 (Residential, minimum lot size 10,000 square feet). The Proposed Action, which would expand an existing Church, is a permitted use within this designation with an existing, valid Use Permit. The Hawai‘i County Planning Commission approved Use Permit No. 46 on March 11, 1987, for establishment of a church and related improvements. The property is situated outside the County’s Special Management Area (SMA) and no SMA permit or approval is required.

3.6.3 Hawai‘i State Land Use Law

All land in the State of Hawai‘i is classified into one of four land use categories – Urban, Rural, Agricultural or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The property is in the State Land Use Urban District. The proposed use is consistent with intended uses for this land use district.

PART 4: DETERMINATION

The applicant expects that the State Department of Land and Natural Resources will determine that the Proposed Action will not significantly alter the environment, as impacts will be minimal, and that this agency will accordingly issue a Finding of No Significant Impact (FONSI). This determination will be reviewed based on comments to the Draft EA, and the Final EA will present the final determination.

PART 5: FINDINGS AND REASONS

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

1. *The 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 and surrounding area support church, residential, drainage and university uses and will not be affected by the project.

2. *The proposed project will not curtail the range of beneficial uses of the environment.* The Proposed Action expands and in no way curtails beneficial uses of the environment.
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 is minor and fulfills aspects of these policies calling for an improved socioeconomic 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 Proposed Action will contribute to the economy during construction and positively affect the social welfare of the community afterwards.
5. *The proposed project does not substantially affect public health in any detrimental way.* The Proposed Action will not affect public health in any way.
6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No adverse secondary effects are expected to result from the Proposed Action.
7. *The proposed project will not involve a substantial degradation of environmental quality.* The Proposed Action is minor and environmentally benign, and would thus 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 has been entirely bulldozed in the past and is developed with structures, parking lots, lawns, and landscaped fringes. Impacts to rare, threatened or endangered species of flora or fauna will not occur.
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 Action is generally 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.* 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.* The project site is outside the floodplain. Although the project site is 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 undertake.
12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No scenic vistas and viewplanes identified in the Hawai'i County General Plan will be adversely affected by the Proposed Action.
13. *The project will not require substantial energy consumption.* The Proposed Action does not involve substantial energy use, and no adverse effects 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

Hilo Baptist Church Improvements on State Land

APPENDIX 1a

Comments in Response to Early Consultation

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STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:
EPO-11-212

October 21, 2011

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

Dear Mr. Terry:

**SUBJECT: Early Consultation for Environmental Assessment for Expansion of Hilo Baptist Church, South Hilo District, Island of Hawaii
TMK: 2-4-056:027**

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time, but reserve the right to future comments. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist). The Hawaii State Department of Health, Built Environment Working Group, recommends that State and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.

If there are any questions about these comments please contact the Environmental Planning Office at 586-4337.

Sincerely,

GENEVIEVE SALMONSON, Acting Manager
Environmental Planning Office

Aloha Ron- The Office of Hawaiian Affairs is in receipt of your October 17, 2011 letter seeking comments ahead of a draft environmental assessment (DEA) which will be prepared to support improvements at the Hilo Baptist Church which is situated on leased State lands on the Island of Hawai'i. Approximately 2,350 square feet of new structures (classrooms, storage, restrooms and a kitchen), a 1,680 square foot covered lanai, 60 new parking stalls, two van-accessible ADA parking stalls and two standard ADA stalls will be constructed.

OHA has no substantive comments at this time. We do request that one hardcopy and one electronic copy of the DEA be sent to OHA attn: Compliance Monitoring Program when it is prepared. Should you have any questions, please feel free to contact me at (808) 594-0244 or keolal@oha.org.
Aloha!

*Keola Lindsey
Office of Hawaiian Affairs
Compliance Monitoring Program
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
keolal@oha.org (email)
(808) 594-0244 (office)*

William P. Kenoi
Mayor



Darren J. Rosario
Fire Chief

Renwick J. Victorino
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

October 21, 2011

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

**SUBJECT: EARLY CONSULTATION FOR ENVIRONMENTAL ASSESSMENT
FOR EXPANSION OF HILO BAPTIST CHURCH
TMK: 2-4-056:027, SOUTH HILO DISTRICT**

We have no comments to offer at this time in reference to the above-mentioned Early Consultation for Environmental Assessment. No final EA is necessary upon its completion.

A handwritten signature in black ink, appearing to read "D.J.R.".

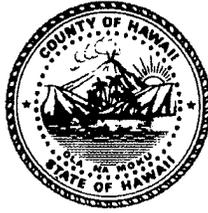
DARREN J. ROSARIO
Fire Chief

KT:lpc



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

October 25, 2011

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

RE: Early Consultation for EA for Expansion of Hilo Baptist Church
TMK: 2-4-056:027
South Hilo District, Island of Hawai'i

Dear Mr. Terry,

Please see the enclosed comments from our Wastewater Division regarding the subject project.

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

Sincerely,

Dora Beck, P.E.
ACTING DIRECTOR

enclosure

cc: WWD



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
WASTEWATER DIVISION

COUNTY OF HAWAII – 108 RAILROAD AVENUE – HILO, HI 96720
HILO (808) 961-8338 FAX (808) 961-8644

MEMORANDUM

October 24, 2011

To: Dora Beck, P.E., Acting Director

From: L. Hirota, Acting Wastewater Division Chief 

Subject: Early Consultation for Environmental Assessment for Expansion of Hilo Baptist Church, TMK 2-4-056:027, South Hilo District, Island of Hawai'i

The County of Hawai'i Department of Environmental Management, Wastewater Division (DEM-WWD) has reviewed the early consultation request from Geometrician Associates, LLC and provides the following comments:

1. WWD information indicates that the property is currently connected to the County sewer system.
2. As the early consultation indicates that the facility will be more than doubling in size, confirmation of the ability of the sewer system to accommodate the increased sewer flow will be needed to be provided.
3. It is assumed that the new kitchen referred to in the early consultation will be a commercial kitchen. If such is the case, the kitchen shall be provided with a Grease Interceptor prior to discharge to the County Sewer System.

Should there be any comments or questions on the above please contact me at 808-961-8333 (lhirota@co.hawaii.hi.us).

cc: Riz Mangaoang, P.E., Civil Engineer
Toni Nakatani, EST III