

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809

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JUN 24 1998  
QUALITY CONTROL

*Kamuela Congregation of  
Jehovah's Witnesses Direct  
Lease of State Land*

MICHAEL D. WILSON  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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GILBERT S. COLOMA-AGARAN

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HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street Suite 702  
Honolulu, Hawaii 96813

SUBJECT: Finding of No Significant Impact for direct lease of  
State land at Lalamilo, Hawaii, tmk: (3) 6-6-1-11.

Dear Mr. Gill:

The Department has reviewed the comments received during the 30-day public comment period which began on November 8, 1995. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please public this notice in the July 23, 1998 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the final EA. Please call contact Charlene Unoki at (808) 974-6203 if you have any questions.

Sincerely,

MICHAEL D. WILSON  
Chairperson

xc: Hawaii BM  
Support Services

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1998-07-23-HI-PEA-Kamuela Congregation of  
Jehovah's Witnesses Lease of State Land  
ENVIRONMENTAL ASSESSMENT

JUL 23 1998

**FILE COPY**

**RESPONSIBLE OFFICE:** KAMUELA, HAWAII CONGREGATION OF  
JEHOVAH'S WITNESSES  
P.O. Box 2199  
Kamuela, Hawaii 96745

Contacts: Ricky Kamimura (808) 889-5904  
Raymond Seaver (808) 885-6516  
Nathan Wong 1-800-707-9167 Dig. Pager

**ACCEPTING AUTHORITY:** DIVISION OF LAND MANAGEMENT  
DEPARTMENT OF LAND AND NATURAL  
RESOURCES  
P.O. Box 936  
Hilo, Hawaii 96721-0936

ATTN: Hawai'i District Land Agent  
(808) 933-4245

**NAME OF ACTION:** DIRECT LEASE OF GOVERNMENT LANDS SITUATE  
AT LALAMILO, SOUTH KOHALA, HAWAII

**1.0 INTRODUCTION**

**1.1 PROJECT CHARACTERISTICS**

The Kamuela, Hawaii Congregation of Jehovah's Witnesses is proposing to lease government lands for the purpose of constructing a new Kingdom Hall (Church) to serve the Waimea Community. This proposal is due to the expiration of the lease on the former site.

Site selection studies have identified one (1) potential site within the Waimea area.

Candidate Site	Owner	Tax Map Key	Acreage	State Land Use	County General Plan	County Zoning
Waimea, Hawaii	State of Hawaii	3RD/6-6-01:011	2.33 acs	Urban	Urban	RS10

**1.2 STATEMENT OF OBJECTIVES**

**1.2.1 GOAL**

The goal of the Kamuela, Hawaii Congregation of Jehovah's Witnesses is to have a functional and practical meeting facility of it's own to conduct Bible based educational meetings. The subject material discussed promotes clean, healthful and wholesome living. Jehovah's Witnesses are well established and a stable part of the Waimea Community and have been for the past twenty (20) years.

**1.2.2 DESCRIPTION OF OPERATIONS.**

The proposed Kingdom Hall (Church) will initially be used as follows:

<u>Day and Time</u>	<u>Type</u>	<u>Duration</u>
Tuesday 7:00pm	Group Bible Study	1 Hour
Thursday 7:00pm	Public Speaking and Ministerial Training	2 Hours
Sunday 9:30am	Public Discourse and Group Bible Study	2 Hours

Further, church and community related meetings will be held as needed. The meetings may be for such reasons as (1) congregation business, (2) to offer individual counseling, (3) special religious meetings and (4) other community related interests.

**1.3 PURPOSE AND CONTENTS OF THE ENVIRONMENTAL IMPACT STATEMENT**

This Environmental Assessment (EA) has been prepared and is being filed with the State of Hawaii, Department of Land and Natural Resources, Division of Land Management. The EA evaluates the potential impacts of the direct lease, construction and use of the new Kingdom Hall (Church) on the natural and human environment.

This document is generated in six (6) sections. Section 1 contains an introduction, including an overview of the project, Section 2 is a description of the project, Section 3 describes the existing conditions and environmental setting of the proposed Kingdom Hall (Church) sites, Section 4 identifies the potential sites and describes the site selection methodology, Section 5 addresses the potential impacts and mitigative measures and Section 6 proposed findings and reasons.

**1.4 AGENCIES CONSULTED**

County of Hawaii: Planning Dept.  
Department of Public Works  
Department of Water Supply  
County Council

State of Hawaii: Department of Hawaiian Home Lands  
Department of Health  
Housing Finance and Development Corporation  
Department of Land and Natural Resources

Others: Waimea-Kawaihae Community Association

**2.0 DESCRIPTION OF THE PROJECT**

The proposed Kingdom Hall (Church) will be a single story improvement containing approximately 5,000 square feet, providing for a meeting area with 200 fixed seats, ancillary facilities (conference rooms, sound room, comfort and nursing room, etc.)

Paved parking will exceed existing code requirements and would be located along side the improvements.

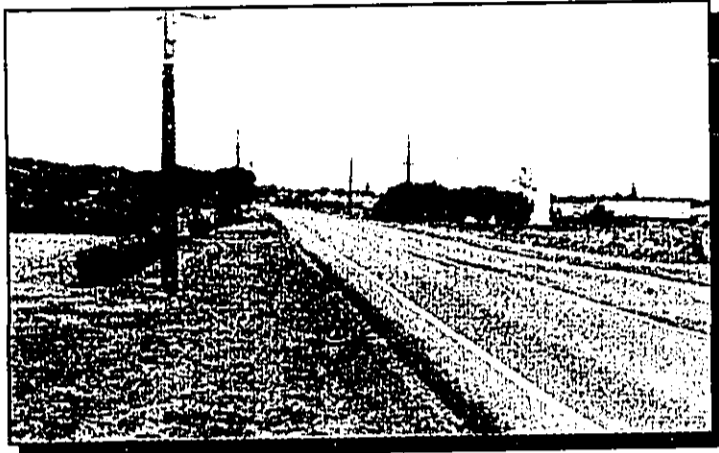
Architectural design will blend in with the surrounding neighborhood with emphasis on rural-ranch motif. There will be no spiral tower. Improvements will be completed within one (1) year after obtaining all governmental approval.

**3.0 EXISTING CONDITIONS AND ENVIRONMENTAL SETTING**

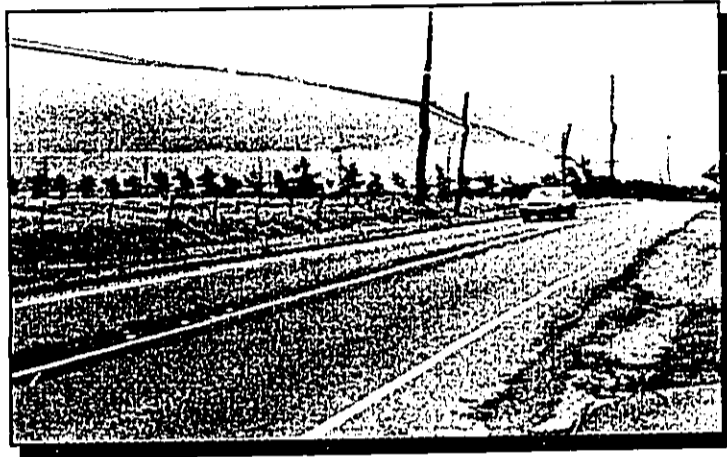
**3.1 EXISTING CONDITIONS**

**3.1.1 LOCATION:**

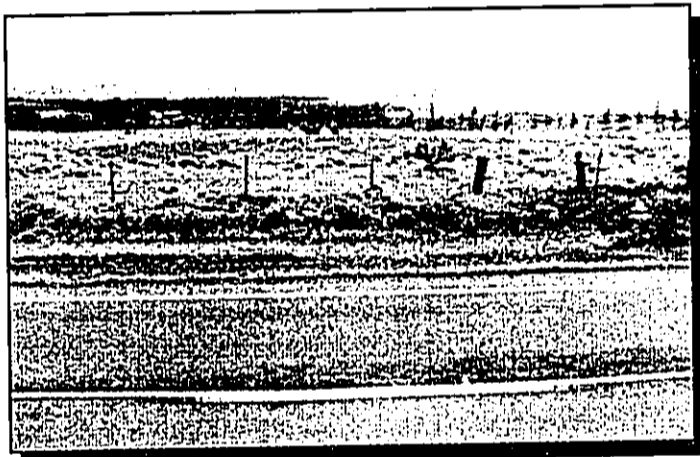
The selected site is in Lalamilo, South Kohala, Hawaii. It is located on the South side of Kawaihae Road, approximately two (2) miles west of Mamalahoa Highway and approximately one-half (1/2) mile East of the Kamuela-Kohala Road. The subject parcel is bounded to the North by Kawaihae Road (Frontage), to the East by the Kawaihae Reservoir No. 1 Site, to the South by open pasture and to the East by open land. Access to the site will be by way of Kawaihae Road.



**Kawaihae Road Looking East**



**Kawaihae Road Looking West**



**North to South View**



**View Along West Property Line**



**View Along East Property Line**

**3.1.2 PHYSICAL FEATURES:**

The proposed parcel is rectangular in shape with street frontage of approximately 273 feet, West and East boundaries of approximately 373 feet, and rear boundary of approximately 273 feet containing 2.33 Acres.

The site is presently used for grazing and covered with Kikuyu grass. Soil is classified as Sandy loam by Soil Survey, Island of Hawaii, State of Hawaii. No trees are growing on the site.

**3.2 ENVIRONMENTAL SETTING**

**3.2.1 BIRDS AND ANIMALS**

No animals are currently on the site.

Birds sighted were Lace-necked Dove (*Montezuma Speciosissima*), Common Myna (*Acridotheres Tristis*) and House sparrows (*Kigelia Pinnata*).

**3.2.2 TREES AND VEGETATION**

There are no trees on the potential sites. Ground covering is Kikuyu grass.

**3.2.3 ARCHAEOLOGY**

There is no visible evidence of any articles of archaeological value.

Mr. Aki Sinoto of Cultural Resource Management, 2333 Kapiolani Blvd., Suite 2704, Honolulu, Hawaii, 96826, conducted an archaeological assessment.

**3.3 SOCIOECONOMIC CONSIDERATIONS**

The proposed Kingdom Hall (Church) will provide free Bible instruction, that promotes healthy family life for its members and others in the community. No commission or fee is charged or received by any member of the congregation. The site is within the boundary of Kamuela. When completed, the Kingdom Hall (Church) will be a positive social influence to its members and the community.

No collections are ever solicited. The facility will be used for ongoing Bible educational programs. Bazaars, luaus, or other fund raising events (car washing, huli-huli chicken, etc.) will not be held in or on the premises.

There will be no bell ringing and no exterior public address system. All sound will be contained in the building.

#### 4.0

#### SITE SELECTION METHODOLOGY

The factors considered in the site selection are as follows:

1. Economic feasibility for construction - shape, area and topography.
2. Location of proposed improvements in relation to members.
3. Egress and Ingress to site.
4. Safe stopping distance fronting the site.
5. Visibility of the traffic on Kawaihae Road.

Originally seven (7) possible sites were identified through suggestions from Real Estate Brokers, the general public and through a review of members of the congregation. Each of these sites underwent a field investigation and were analyzed. The positive and negative characteristics of the potential sites were compared. The initial study left three (3) possible locations. Further investigation revealed and confirmed the selection of the potential site.

A prime factor for the selected site is its accessibility to the members who live in the community. The wide street frontage and its location away from the main business area and its accompanying traffic lends itself to safe access.

#### 5.0

#### POTENTIAL IMPACTS AND MITIGATIVE MEASURES

The proposed Kingdom Hall (Church) is not expected to have any major negative impact on air pollution, noise levels and water quality.

To mitigate any increase in traffic congestion, whenever practical, meetings will be scheduled on days and at times other than peak traffic hours. Parking shall be on-site with parking in excess of County requirements.

Design process will take into consideration community impact, surrounding properties and aesthetics. Project will implement requests as stated by the Waimea Community Association - SEE ATTACHMENT - Letter 12/14/93)

All grounds will be professionally landscaped with local plants and trees in such manner as to beautify the entire site.

**5.1 POTENTIAL SHORT-TERM IMPACTS**

**5.1.1 SOIL EROSION**

Site preparation for construction will involve minimal grading and clearing operations. Since the proposed site is level and the site will be landscaped to enhance retention of all existing soils the long-term effects of erosion is expected to be minimal. Soil erosion was a factor in site selection.

**5.1.2 NOISE AND DUST**

Some noise and dust resulting from construction related activities will be unavoidable. However, it will be minimized by adhering to approved practices and procedures. Construction noise and dust will be temporary and intermittent.

Noise levels from equipment and construction activities will adhere to the required State Department of Health and OSHA standards. Dust pollution will be controlled by complying with the Department of Health regulations. These controls include wetting down loose soil areas, good housekeeping on the job site, and paving or landscaping bare soil areas as quickly as possible.

**5.2 POTENTIAL LONG-TERM IMPACTS**

**5.2.1 TRAFFIC**

Accessibility to the site and adequacy of the roads servicing the site were carefully evaluated. The project will not burden the highway system. This is based on a Traffic Analysis by Mr. Norman Arakaki, Engineer #1646C, State of Hawaii. In addition the meetings or services are held on off-peak travel times. Sufficient parking, loading and turn-around areas will be provided on-site to insure vehicular and pedestrian safety. (SEE ATTACHMENT)

**5.2.2 NOISE**

The meeting facility will be designed to comply with the Department Of Health standards for Community Noise. Facility equipment, such as HVAC will be operated and maintained to meet acceptable levels.

**5.2.3 VEGETATION**

The loss of vegetation during clearing and grading of the selected site will be offset by grassing and landscaping of the facility. There were no endangered species



observed during the field observations. Therefore, the long term impact is expected to be minor.

#### **5.2.4 WILDLIFE**

There are no known endangered species of wildlife which would be directly affected by the Kingdom Hall or meeting facility.

#### **5.2.5 VISUAL RESOURCES**

The design of the building will be coordinated with the character of the community. As a result, no significant adverse impacts are anticipated on scenic vistas or the natural beauty of the project location.

#### **5.2.6 GROUNDWATER**

An on-site wastewater system will be designed in accordance to guidelines established by the Department of Health. This should minimize or eliminate any adverse impacts that may result from the project.

#### **5.2.7 STORMWATER AND DRAINAGE**

Increase to non-permeable surfaces after construction will have minimal effect on neighboring properties due to the relative flatness of the terrain. With appropriate improvements there should be no significant impact to area drainage conditions.

### **6.0 PROPOSED FINDINGS AND REASONS**

The proposed action involves the direct lease of a portion of the Government lands of Lalamilo, South Kohala, Hawai'i for Kingdom Hall (Church) and related ancillary purposes. Based on the following, the proposed project will not have any significant effect in the context of Chapter 343, Hawai'i Revised Statutes, as amended, and Section 11-200-12 of the Hawai'i Administrative Rules:

- A. The proposed disposition will not involve an irrevocable commitment or loss or destruction of any natural or cultural uses of the environment.
- B. The proposed disposition will not curtail the range of beneficial uses of the environment.
- C. The proposed disposition will not conflict with the State's long-term environmental policies.

- D. The proposed disposition will not negatively affect the economic or social welfare of the community or state.
- E. The proposed disposition will not involve substantial secondary impacts, such as population changes or effects on public facilities.
- F. The proposed disposition will not involve a substantial degradation of environmental quality.
- G. The proposed disposition will not affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species or flora and fauna are known to exist on the project site.
- H. The proposed disposition will not detrimentally affect air or water quality or ambient noise levels.

#### 6.1

#### CONCLUSION

The acquisition of the lease is the first step in the establishment of a Kingdom Hall (Church) for the Kamuela, Hawaii Congregation of Jehovah's Witnesses. Being an established part of the community for over twenty years, the loss of the Hawaiian Homes lease has weighed heavily on the congregation in that it has had to have its members travel to both Honokaa and Kohala on various occasions to attend educational meetings. The high cost of land and rental space suitable for a church or meeting facility has prevented the congregation in finding a home of its own where the members can attend in a convenient and economical manner right where they live. Also others in the community, who have on occasion attended meetings have found it difficult to travel outside the neighborhood to benefit from the subject matters discussed. The appropriate alternative to the loss of the past meeting facility is to construct a fine new one that will blend in with the community. Therefore, the congregation is eager to work with all governmental agencies to acquire a fine center for worship