

COUNTY OF HAWAII PLANNING DEPARTMENT
BACKGROUND REPORT

LAMB OF GOD BAPTIST CHURCH
SPECIAL PERMIT APPLICATION NO. PL-SPP-2024-000071

LAMB OF GOD BAPTIST CHURCH is requesting a Special Permit to construct two 32' x 32' Church Buildings and related improvements in two phases on a 3-acre property within the State Land Use Agricultural District. The subject property is located at 92-8561 Māmalahoa Highway, approximately 3,337.1 feet northwest of its intersection with Kohala Boulevard, Hawaiian Ocean View Ranchos, Kahuku, Kaʻū, Hawaiʻi, TMK: (3) 9-2-189:051 (por.).

APPLICANT'S REQUEST

1. **Request:** Construct two, 1,024 square foot (32' x 32') Church Buildings and related improvements in two phases on a 30,000 square foot portion of a 3-acre parcel of land situated in the State Land Use Agricultural District. The proposed church facility consists of the following components:
 - Phase 1 will establish the foundational infrastructure consisting of:
 - Foundational infrastructure, including a primary access driveway.
 - The installation of modern septic and water catchment systems.
 - The initial parking facilities.
 - One, 1,024 square foot church structure.
 - Phase 2 will expand on the previous phase by
 - Expanding the parking facilities to accommodate growing use and accessibility needs,
 - A second, 1,024 square foot church structure connected to the first church structure by a pergola.
2. **Reasons for Request:** The applicant is the pastor of Lamb of God Baptist Church. The applicant seeks to create a space where intergenerational dialogue flourishes, allowing wisdom, values, and stories to pass seamlessly from elders to youth. The applicant purchased the subject property in Hawaiian Ocean View Ranchos in 2022 with the intention to significantly enhance community services and engagement.

3. **Hours of Operation/Attendees:** The applicant proposes the following activities and hours of operation:
- On Sundays between 9:00 a.m. and 2:00 p.m. and evening gatherings from 5:00 p.m. to 9:00 p.m.
 - On Saturdays the applicant plans to have services and community activities from 9:00 a.m. to 2:00 p.m. along with evening gatherings from 5:00 p.m. to 9:00 p.m.
 - Bible studies are proposed on Mondays from 9:00 a.m. to 12:00 p.m. with extended Bible studies on Wednesdays from 5:00 p.m. to 9:00 p.m.
 - Administrative office hours will be daily from 8:00 a.m. to 5:00 p.m.
 - Additionally, the applicant may offer periodic activities such as baptisms, youth programs, weddings, funerals, and other community events.
- Regular worship services are anticipated to attract an average of 100 attendees in Phase 1, and additional 100 attendees during Phase 2 for a total of 200 attendees.
4. **Staff:** In addition to the applicant, who is the pastor for the church and his family, there will be four full-time staff members who will facilitate services and coordinate volunteer efforts for special events.
5. **Development Timeline and Cost:** The applicant proposes to construct the church and related improvements in two phases. Construction for Phase 1 is expected to be completed within 24 months and the applicant anticipates starting Phase 2 within 36 months after Phase one completion. Lamb of God Baptist Church is requesting a 7-year time frame to account for the full development and estimates the cost at roughly \$400,000 for Phase 1 and another \$400,000 for Phase 2 for a total of \$800,000.
6. **Landowner:** Lamb of God Baptist Church.
7. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – Special Permit Application received on May 21, 2024).**

DESCRIPTION OF STATE & COUNTY PLANS

8. **State Land Use District:** Agricultural.

9. **General Plan Land Use Pattern Allocation Guide (LUPAG) Map:** Urban Expansion and Extensive Agriculture.
10. **County Zoning:** Agricultural-3 acres (A-3a).
11. **Community Development Plan (CDP):** The Ka‘ū CDP was adopted by Ordinance 17-66 on October 17, 2017, by the Hawai‘i County Council. The subject property is designated Rural in the Regional Land Use Policy Map for Ka‘ū.
12. **Special Management Area (SMA):** The permit area is located approximately 5.49 miles from the nearest coastline; thus, it is not located within the SMA.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

13. **Subject Property:** The subject, 3-acre property is rectangular in shape and located at 92-8561 Mamalahoa Highway within the Hawaiian Ocean View Ranchos subdivision. It has been partially cleared and graded and is currently vacant of any structures or improvements.
14. **Surrounding Zoning and Land Uses:** All adjacent land to the east, south, and west are zoned Agricultural-3 Acres (A-3a) and contain single-family residences. Other surrounding properties are residential in nature, but mostly unimproved. There is a church structure approximately 36 feet to the northeast on an abutting parcel which was approved by Special Permit number SPP 1190 and 1 dwelling located approximately 560 feet to the east on an adjacent parcel.
15. **USDA Soil Survey Report:** Kapua and Haplic Ustarents soils, 2 to 10 percent slopes. This soil type is made from organic material over a‘a lava and lava mixed with organic matter and basic volcanic ash. It is considered somewhat excessively drained and well-drained, has a low runoff class, and is not considered prime farmland.
16. **Flood Insurance Rate Map (FIRM):** Zone “X,” determined by FEMA to be an area of minimal flood hazard.
17. **Land Study Bureau’s Overall Productivity Rating:** “E” or Very Poor.
18. **Agricultural Lands of Importance to the State of Hawai‘i (ALISH):** Undesignated by the ALISH.
19. **Flora and Fauna Resources:** No professional floral or faunal survey was conducted for the permit area. The property remains clear and is mostly in its natural state. Faunal

resources include a range of species adapted to the rugged landscape formed by volcanic activity. As to floral resources, the site hosts scrub vegetation, lichen and both young and mature ‘ōhi‘a trees, which are interspersed with various grasses.

20. **Archaeological Resources:** No archaeological studies were conducted for the project area, however, in the application it was stated that as of the latest evaluations, there are no known archaeological or historically significant artifacts identified on the site. Previously a contractor erroneously conducted work and reported no findings of archaeological or historical importance. By letter dated July 17, 2024, the State Historic Preservation Division determined that no historic properties would be affected by the proposed project.
21. **Valued Cultural Resources:** According to the applicant, no known archaeological sites, historical, or cultural resources are known to be located on the property. However, the applicant has proposed a series of protocols for managing unexpected discoveries of archaeological or historical significance including cessation of work, notification of authorities, professional assessment and community engagement.
22. **Public Access:** There is no known public access of any known trails, paths, walkways, that traverse through the permit area in order to reach the shoreline or mountain.

PUBLIC SERVICES AND FACILITIES

23. **Access/Traffic:** Access to the subject parcel and permit area will be provided by an existing paved easement that runs parallel with the state-owned Māmalahoa Highway. The applicant will initially install a 14-stall, gravel parking area for Phase 1. There initially will be one paved, ADA compliant parking stall close to the proposed church structure with a paved access walkway. During Phase 2 the applicant states that an additional 14 stalls will be added to the gravel parking area, along with another paved, ADA compliant parking stall and access walkway. According to the applicant, the events are not expected to cause a significant increase in traffic, as they will occur outside of peak traffic hours. According to the Department of Transportation (DOT), the subject property only has access through the frontage easement road parallel to the highway and vehicles are prohibited from directly crossing over to the highway from the proposed driveway.

24. **Water:** County water is not available to the subject property. The applicant proposes to install a 20,000-gallon catchment tank equipped with necessary filtration systems to serve potable and fire suppression water needs. The applicant stated that they are willing to adjust to ensure compliance. According to the State Department of Health, Safe Drinking Water Branch, DOH does not recognize unregulated rain catchment systems as capable of meeting State and Federal drinking water requirements.
25. **Wastewater:** There is no county sewer system in the area. The applicant proposes to construct 4 ADA accessible restrooms, which will be supported by a septic system with sufficient capacity to support the 4 proposed bathrooms.
26. **Other Essential Utilities and Services:** Electrical and telephone service are available to the site. Police and fire and medical services are located in Nā'ālehu and Pāhala which are 15 and 20 miles away, respectively.

AGENCY COMMENTS AND APPLICANT'S RESPONSES

27. **State Department of Land and Natural Resources: (Planning Department Exhibit 2 – July 19, 2024 Letter)**
28. **State Department of Transportation: (Planning Department Exhibit 3 – August 5, 2024 Letter)**
29. **Department of Public Works-Engineering Division: (Planning Department Exhibit 4 – July 26, 2024 Memo)**
30. **State Department of Health: (Planning Department Exhibit 5 – June 26, 2024 Memo)**

AGENCIES – NO COMMENT OR CONCERN

31. Police Department, Department of Public Works-Engineering Division and State Office of Planning and Sustainable Development.

AGENCIES/ASSOCIATION – NO RESPONSE

32. Fire Department, State Land Use Commission, State Department of Agriculture, Department of Public Works-Building Division, Department of Environmental Management, and Department of Water Supply.

PUBLIC COMMENTS

33. The Planning Department has not received any objections or comments from the public or adjacent landowners on the subject application at the time of this writing.

SPECIAL PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION (Type or legibly print the requested information)

APPLICANT(S): Travis Chace for Lamb of God Baptist Church

APPLICANT'S SIGNATURE: T. Chace DATE: 5-12-2024

ADDRESS: P.O. Box 377692, Ocean View HI 96737

LIST APPLICANT'S INTEREST (if not owner): Agent and Managing Member

PHONE: (Bus.) (808) 345-2482 (Res.) — (Email) Lambofgodbaptist@gmail.com

REQUEST: To construct two 32x32 Church buildings and related improvements in Two Phases on a vacant 3-acre lot.

TAX MAP KEY: 39-2-184:051 ZONING: A-3A

SIZE OF PROPERTY / AREA OF REQUESTED USE: 130,680 SF / 30,000 SF

LANDOWNER(S): Lamb of God Baptist Church

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION
(may be provided by letter with the below statement included):

DATE: _____

Travis Chace
DATE: 5-12-2024

Note: The above written authorization of the landowner(s) gives permission for the applicant/petitioner to file the application/petition and acknowledges that the landowner(s) and their successors are bound by the Special Permit and its conditions.

AGENT: Travis Chace

AGENT ADDRESS: P.O. Box 377692, Ocean View HI 96737

PHONE: (Bus.) (808) 345-2482 (Res.) — (Email) Lambofgodbaptist@gmail.com

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: Travis Chace COPIES: _____

DATE: **APRIL 22 2024**

TO: **COUNTY OF HAWAII - WINDWARD PLANNING COMMISSION**

APPLICANT: **LAMB OF GOD BAPTIST CHURCH**
PASTOR TRAVIS CHACE
P.O. BOX 377692
OCEAN VIEW, HAWAII 96737-7692

RE: **REQUEST FOR SPECIAL PERMIT**

TO CONSTRUCT TWO 32X32 FT. CHURCH BUILDINGS AND RELATED IMPROVEMENTS IN TWO PHASES (APPROX. 30,000 SQ. FT) ON A VACANT 3-ACRE, (APPROX. 130,680 SQ.FT.) LOT AT 928561 MAMALAHOA HIGHWAY, HAWAIIAN OCEAN VIEW RANCHOS – KA’U, HAWAII.

TAX MAP KEY: **(3) 9-2-189-051**
PROPERTY CLASS: **AGRICULTURAL**
ZONING: **A-3A**
LUPAG: **Urban Expansion (UE)**

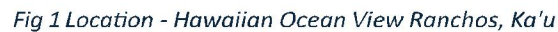
The Lamb of God Baptist Church, guided by Pastor Travis Chace, acquired a strategically located 3-acre parcel in the Hawaiian Ocean View Ranchos Subdivision, confirmed by Deed (Instrument #8194061) on May 27, 2022. Positioned South of Mamalahoa Highway and roughly 0.6 miles West of the junction with Kohala Boulevard in Kahuku, Ka’u, Hawaii, this site is intended to significantly enhance community services and engagement.

The church has formally proposed the issuance of a Special Permit, initiating a phased development of the site. This development is meticulously planned to unfold in two stages, each featuring the construction of a 32ft. x 32ft. church building structure designed to fulfill a variety of functional requirements, including worship space, office space, storage, and restroom facilities. Architectural enhancements such as extensive roof overhangs and fully covered walkways are planned to surround each structure, ensuring accessible and protected movement around the buildings. A particularly distinctive architectural feature is a pergola, thoughtfully designed to connect the two structures, thereby facilitating a seamless integration of the two phases.

The initial phase will establish the foundational infrastructure, including a primary access driveway and initial parking facilities. The second phase is set to expand these parking facilities to accommodate growing use and accessibility needs, alongside the installation of modern septic and water catchment systems essential for the sustainability of the site. Detailed specifications and architectural designs are outlined in the proposed church drawings labelled Sheet A01, A04, and A03, dated November 2, 2023. Plans will be submitted with building permit. These documents provide a comprehensive visual plan that guides the phased development with precision, aiming to significantly enhance the church's functional capacity and its ability to serve both its congregation and the broader community effectively.

Lamb of God Baptist Church requests Special Permit Permission to build two connected church buildings, driveway, parking spaces, Septic and Catchment Systems; and related improvements, in two separate phases. Construction for the first phase is expected to take 24 months, and the second phase is anticipated to begin

REQUEST FOR SPECIAL PERMISSION – LOT 51



The Lamb of God Baptist Church profoundly appreciates the strong bond that the people of Kaʻu have with the ʻāina—the land that not only provides sustenance but also forms the foundation of their cultural identity. This land has supported countless generations, offering both physical nourishment and spiritual comfort. The church aligns itself with the community's dedication to preserving this sacred connection, ensuring that the cultural traditions and the pastoral way of life that define the area continue to thrive.

As the church plans its future in the community, it envisions itself as a vital link in the chain of tradition and progress. It aims to bring families closer together, encouraging them to share in the joys of their rich heritage and the bountiful resources of their environment. The church seeks to create a space where intergenerational dialogue flourishes, allowing wisdom, values, and stories to pass seamlessly from elders to youth. By doing so, it hopes to reinforce a communal identity that respects the past while embracing the future, ensuring that the deep connections to the 'āina and to each other endure for generations to come. This vision of unity and continuity is at the heart of the church's commitment to the community of Ka'u.

a. Description of Proposed Use

The Lamb of God Baptist Church is committed to a vision that harmonizes with the surrounding landscape and community values. The proposed use of our church property will thoughtfully respect the integrity of the County's agricultural land and will not interfere with the predominantly vacant neighboring properties. Our activities will be carefully confined within our ample grounds, ensuring no adverse impact on adjacent areas thanks to generous property size and strategic setbacks.

Operational Hours and Activities

The church has planned the following schedule to accommodate our congregation and community needs:

- **Sundays:** Services from 9:00 AM to 2:00 PM; Evening gatherings from 5:00 PM to 9:00 PM
- **Saturdays:** Services and community activities from 9:00 AM to 2:00 PM; Evening gatherings from 5:00 PM to 9:00 PM
- **Monday:** Bible study from 9:00 AM to 12:00 PM
- **Wednesday:** Extended Bible study from 5:00 PM to 9:00 PM

- Administrative office hours 8:00AM to 5:00PM- Pastor and Administrative Staff

Additional activities may include baptisms, youth programs, weddings, funerals, and other community events. These gatherings are designed not only to meet the spiritual and cultural needs of our members but also to provide a vital social and physical space for residents to connect and celebrate significant milestones.

Staffing and Community Impact

Church activities will primarily be overseen by Pastor Travis Chace and his family, supported by four additional staff members. This small team will facilitate services and coordinate volunteer efforts for special events, such as major religious celebrations and community outreach programs.

The church's presence and activities are designed to align with the area's existing rural character without introducing disruptive changes. We anticipate that noise from our operations will be minimal, ensuring that the peaceful ambiance of the locality is preserved. Through these measures, the Lamb of God Baptist Church aims to enhance the community's quality of life while respecting the cherished local traditions and natural environment.

b. Property Description - Topography/Use

This vacant lot presents a rugged landscape characterized by black, fragmented lava rock and scattered patches of scrub vegetation and 'ōhi'a trees, emblematic of the region's natural beauty. It is important to note that while the current GPS mapping erroneously shows two buildings on this lot, these structures are actually located on an adjacent parcel. Currently, Lot 51 remains undeveloped with no existing constructions.

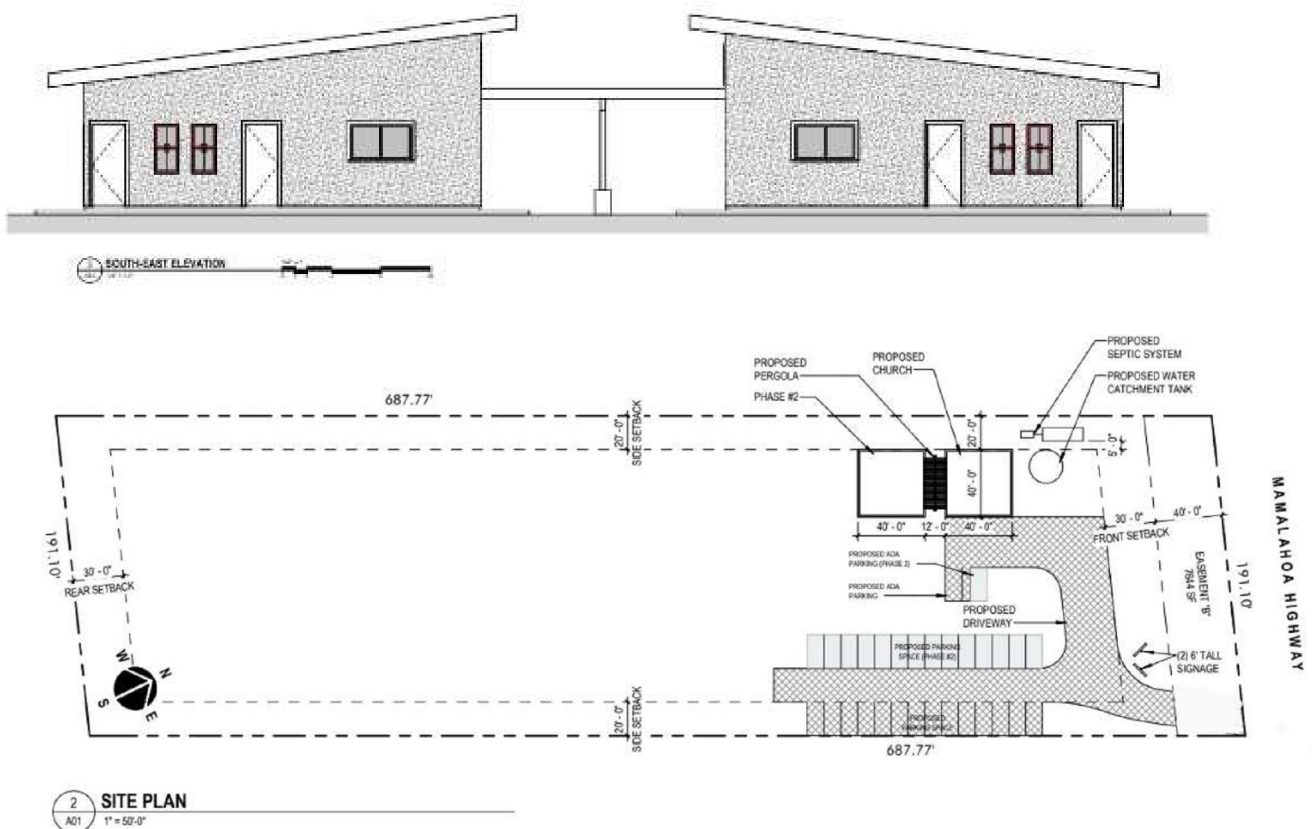
Site Layout and Development Plans

As detailed in drawings A01, A03, and A04, the church's development strategy is carefully planned to harmonize with the natural topography. The main driveway accessing the property will be set back 70 feet from Mamalahoa Highway, ensuring a respectful distance from the main road and

minimizing visual impact. Additionally, there will be 20-foot setbacks on both sides of the lot, preserving the natural landscape and maintaining privacy.

The construction of the Lamb of God Baptist Church will commence with the Phase One (PH I) Church Building situated near the Mamalahoa Highway end of the lot. This strategic placement allows the church to phase its development thoughtfully, without disturbing the larger part of the land initially. The first building will be mirrored by a second structure of identical design during Phase Two (PH II), maintaining aesthetic and structural consistency. A 12-foot space between the two buildings will feature a connecting pergola, adding an architectural element that enhances the connectivity and flow between the structures.

Upon completion of PH II, the remainder of the lot will be left in its natural state. This decision underscores the church's commitment to minimal environmental impact and preserving as much of the natural landscape as possible. The unused portions of the lot will continue to support the local flora and fauna, aligning with the church's dedication to environmental stewardship and respect for the land. This thoughtful planning ensures that the property's development is both aesthetically pleasing and ecologically responsible, reflecting the church's values and the community's respect for the 'āina.



c. State/County Plans affecting request

The request is not contrary to the goals, policies, and standards of the Hawaii County General Plan, the Ka'u Development Plan (Ordinance No. 2017-66) nor of the Urban Expansion designation for the area. Church buildings, driveways, and parking areas will not displace any agricultural activities.

d. Surrounding Zoning/Land Uses

The lot in question is situated in an area that is currently not utilized for intensive agricultural activities. According to the Land Study Bureau, this land is classified as "E" or "Very Poor" for agricultural purposes, indicating significant limitations for traditional farming. This classification is corroborated by its absence on the Agricultural Lands of Importance to the State of Hawai'i (ALISH) Map, further emphasizing its unsuitability for agriculture due to inherent soil composition, steep terrain, climatic conditions, and the impracticality of employing conventional farming machinery. These factors collectively render the land incapable of producing sustained high agricultural yields without extensive modern intervention.

Urban Expansion and Development Potential

Reflecting a shift in strategic land use, the 2005 General Plan introduced a new designation for this area on the LUPAG (Land Use Pattern Allocation Guide) map, marking it for Urban Expansion. This change allows for a diverse array of developmental possibilities including high, medium, and low-density residential zones, as well as industrial and commercial areas. Such zoning is intended to support the growth and service needs of the local population, paving the way for a balanced development that accommodates residential living and business opportunities.

Special Permits and Regional Development

In alignment with this new designation, Special Permits have been issued for various lots along Mamalahoa Highway, bridging the gap between Hawaiian Ocean View Estates and Hawaiian Ocean View Ranchos. These permits facilitate a range of developments that are critical to the regional growth strategy, including but not limited to, commercial ventures, residential expansions, and community facilities. Each permit is evaluated to ensure it meets the specific needs of the area while respecting the environmental and social fabric of the community. Such developments are instrumental in transforming these lots into valuable assets that contribute positively to the region's dynamics and functionality. Special Permits along Mamalahoa Highway between Hawaiian Ocean View Estates and Hawaiian Ocean View Ranchos, were approved for the following lots:

1. TMK 9-2-198:12 A retail produce and gift shop
2. TMK 9-2-197:1 Hawaiian Ranchos Road Maintenance Corp.
3. TMK 9-2-185:1 Kahuku Congregational Church and related improvements
4. TMK 9-2-185:94-96 Various commercial and industrial uses
5. TMK 9-2-85:1 Mixed Light Industrial
6. TMK 9-2-93:47 Gas Station, mini-mart, self-storage facility
7. TMK 9-2-83:3 Hardware Store, Postal facility & Commercial building

e. **FEMA Flood Hazard Layer Map** classifies Hawaiian Ocean View Ranchos as an “Area of Minimal Flood Hazard”. There is no anticipated flooding hazard.

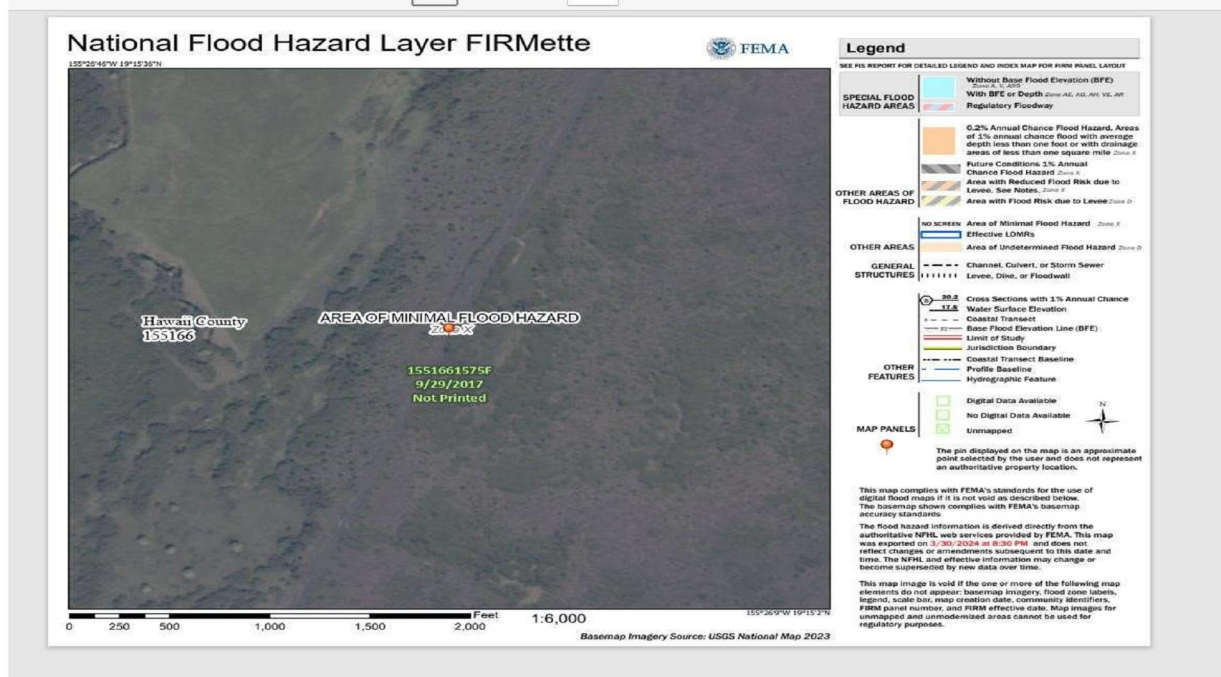


Fig 2 Flood Hazard – Flood Hazard Layer Map, Hawaiian Ocean View Ranchos, Ka'u

f. Archaeological/Historical Resources

As of the latest evaluations, there are no known archaeological or historically significant artifacts identified on the site designated for the Lamb of God Baptist Church. Previous site work, conducted erroneously on the adjacent lot, was completed by a contractor who also reported no findings of archaeological or historical importance. This lack of discoveries aligns with current records and site assessments, suggesting that the area is devoid of such resources.

Commitment to Legal and Ethical Standards

Despite the absence of known significant items, the Lamb of God Church holds a steadfast commitment to adhering to all legal and ethical standards regarding the preservation of potential archaeological or historical resources. The church, along with its development partners, pledges to maintain a vigilant approach throughout the construction process. Should any items of historical or archaeological significance be uncovered during future development activities, the church is prepared to take immediate action.

Procedures for Unexpected Discoveries

In line with legal requirements and best practices, the Lamb of God Church has established clear protocols for managing unexpected discoveries of archaeological or historical significance. These protocols include:

1. **Immediate Cessation of Work:** All construction activities will halt immediately at the discovery site to prevent any potential damage to the newly found artifacts or features.

2. **Notification of Authorities:** The church will promptly report any findings to the relevant state and local authorities tasked with the protection and preservation of cultural heritage. This ensures that all necessary steps are taken to assess and address the discovery appropriately.
3. **Professional Assessment and Management:** Qualified archaeologists and historians will be engaged to evaluate the significance of the find and to develop a plan for its preservation, study, or integration into the site development, depending on the nature of the discovery.
4. **Community Engagement:** Should significant items be found, the church plans to engage with the local community and stakeholders to discuss the findings and potential impacts on the development. This open dialogue aims to maintain transparency and foster a cooperative approach to cultural heritage management.

Through these measures, the Lamb of God Church demonstrates its dedication not only to its development objectives but also to the preservation of cultural heritage. This dual commitment ensures that while fostering community growth and spiritual enrichment, the church also respects and preserves the rich historical tapestry of the region.

g. Valued Cultural Resources – Traditional native Hawaiian Rights

The region of Ka'u holds a significant place in Hawaiian history as one of the initial landing points for ancient Polynesians and the home of some of Hawaii's earliest settlers. This deep historical connection is underscored by archaeological evidence, highlighting Ka'u as a site of considerable cultural and historical importance. Over the centuries, the landscape of Ka'u has been extensively shaped by volcanic activity, yet it retains its status as a treasured cultural resource, rich with history and tradition.

Church's Commitment to Preserving Cultural Heritage

In recognition of this heritage, the Lamb of God Baptist Church is deeply committed to respecting and preserving these cultural resources. Understanding the importance of maintaining connectivity with the past, the church is dedicated to facilitating the continuation of traditional practices that are integral to Native Hawaiian culture.

Ensuring Access for Hawaiian Practitioners

To honor and support the rights of Native Hawaiian practitioners, the church has taken proactive steps, such as consulting with local cultural practitioners, to ensure that these individuals have safe and unhindered access to the site for cultural, religious, and traditional practices. This access is crucial not only for the preservation of ongoing cultural traditions but also for allowing new generations to connect with their heritage in meaningful ways.

Engagement and Collaboration with the Community

The church plans to work closely with cultural leaders and community members to establish guidelines and protocols that respect the site while integrating the community's needs. This collaborative approach aims to create a supportive environment where cultural practices can thrive alongside the church's activities.

Educational and Cultural Initiatives

The Lamb of God Baptist Church recognizes the importance of a collaborative and culturally sensitive approach to its development and operations within the Ka'u community. To this end, the church

is committed to working closely with cultural leaders and community members to establish a set of guidelines and protocols that balance respect for the land and local traditions with the practical needs of the community.

For example, the church plans to convene a series of planning meetings with kupuna (elders) and local cultural practitioners to discuss the integration of traditional Hawaiian values and practices into the design and use of the church facilities. These discussions might lead to the design of a community garden that uses native plants and traditional Hawaiian agricultural techniques, providing a space not only for growing food but also for educational programs about sustainable practices and Hawaiian culture.

Additionally, the church could collaborate with local artists and craftsmen to incorporate culturally significant art and architecture into the church's design. This might include using traditional Hawaiian motifs and materials in the construction of the church buildings or commissioning a mural that reflects the history and values of the Ka'u community.

The church also intends to establish protocols for the use of the space that respects the cultural significance of the site. This could involve creating guidelines for the types of activities that are appropriate for the church grounds, ensuring that they are in harmony with local customs and beliefs. For example, the church might host cultural festivals and workshops that celebrate and teach Hawaiian crafts, dances, and music, providing a platform for cultural expression that is in line with community values.

By implementing these examples, the Lamb of God Baptist Church aims to create a supportive environment where cultural practices can flourish alongside the church's activities, thereby fostering a deeper sense of community and mutual respect among all members of the Ka'u community. This approach not only enhances the church's role within the community but also ensures that its presence contributes positively to the preservation and celebration of local culture.

h. Flora & Fauna Resources

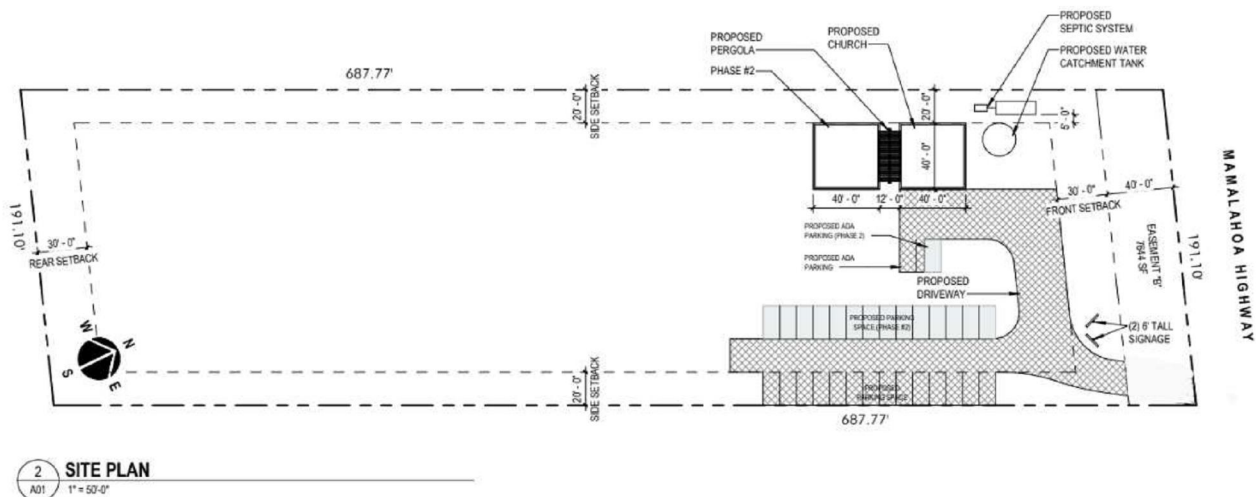
The lot in question showcases a distinctive blend of flora and fauna, characteristic of the regional ecosystem in Ka'u. This diverse ecological tapestry includes a range of species adapted to the rugged landscape formed by volcanic activity. Among the broken black lava rocks, the site hosts scrub vegetation, lichen, and both young and mature 'ōhi'a trees, which are interspersed with various grasses introduced by later settlers. These elements combine to form a unique ecological niche that contributes to the area's biodiversity.

i. Public Access

There is no public access of any known trails, paths, walkways, etc. that cross the subject property in order to reach a shoreline or mountain trail for traditional, religious, or gathering purposes.

j. Description of access to the area

Access from Mamalahoa Highway to the easement road is paved. Upon building permit approval, the driveway off the easement will also be paved. There are no known impediments to accessing the future church site area nor do we anticipate any undue burden on public agencies given that the church intends to serve the existing population. The access from Mamalahoa to the easement road is sufficient in size and is not at a steep grade to make it difficult for emergency vehicles to traverse and enter. Currently, the legal access to the property is through perpetual non-exclusive easement as granted and substantiated through the deed of this property which is hereby attached.



PARCEL THIRD:

A PERPETUAL NONEXCLUSIVE EASEMENT-OF-WAY IN COMMON WITH ALL OTHER OWNERS FROM TIME TO TIME OF LANDS THEREIN, IN, OVER, UNDER AND ACROSS ALL OF SAID ROADWAYS, FOR ALL INGRESS, EGRESS AND UTILITY PURPOSES; PROVIDED, HOWEVER, IN THE EVENT IT SHALL AT ANY FURTHER TIME BE DEEMED DESIRABLY BY THE COMMITTEE HAVING CONTROL OF THE ROAD MAINTENANCE ESCROW FUND HERETOFORE ESTABLISHED TO CONVEY THE SAID ROADWAYS OR ANY PORTIONS OF THEM TO ANY PROPER GOVERNMENTAL AUTHORITY WHICH SHALL UNDERTAKE THE MAINTENANCE OF SAID ROADWAYS, THE OWNERSHIP AND EASEMENTS HEREIN SET FORTH SHALL, TO THE EXTENT NECESSARY, BE FORTHWITH TERMINATED, AND THE SAID GRANTEE HEREIN DOES HEREBY IRREVOCABLY APPOINT COMMITTEE AND ITS SUCCESSORS, THEIR ATTORNEY-IN-FACT TO MAKE SUCH CONVEYANCE.

BEING ALL OF THE PREMISES CONVEYED BY WARRANTY DEED DATED JULY 19, 2018, RECORDED IN THE BUREAU OF CONVEYANCES OF THE STATE OF HAWAII AS REGULAR SYSTEM DOCUMENT NO. A-67860276.

k. Traffic Impact -existing conditions, anticipated increase

The strategic positioning of the Lamb of God Baptist Church at the entrance of the subdivision, coupled with its limited hours of operation, ensures minimal disruption to local traffic flow. The church's activities are primarily concentrated on Sundays and during evening hours on select weekdays, which aligns with periods of typically lower traffic volumes in the area.

Sunday services are anticipated to attract the highest number of attendees and, consequently, an increase in vehicles. However, since Sunday is also the day with the least traffic on the main highway adjacent to the church, the addition of vehicles due to church activities is unlikely to significantly impact the existing traffic conditions. This careful scheduling demonstrates the church's commitment to integrating smoothly into the community while minimizing its impact on daily life in the subdivision.

I. Availability of utilities

The planned construction of Water Catchment and Septic Systems are part of the PHI construction. All other utilities (telephone, electricity, civil alert warning siren, solid waste) are currently available to support the proposed use of the site. Hawaiian Electric Light Company (HELCO) will be providing electricity to the Lamb of God Baptist Church upon completion.

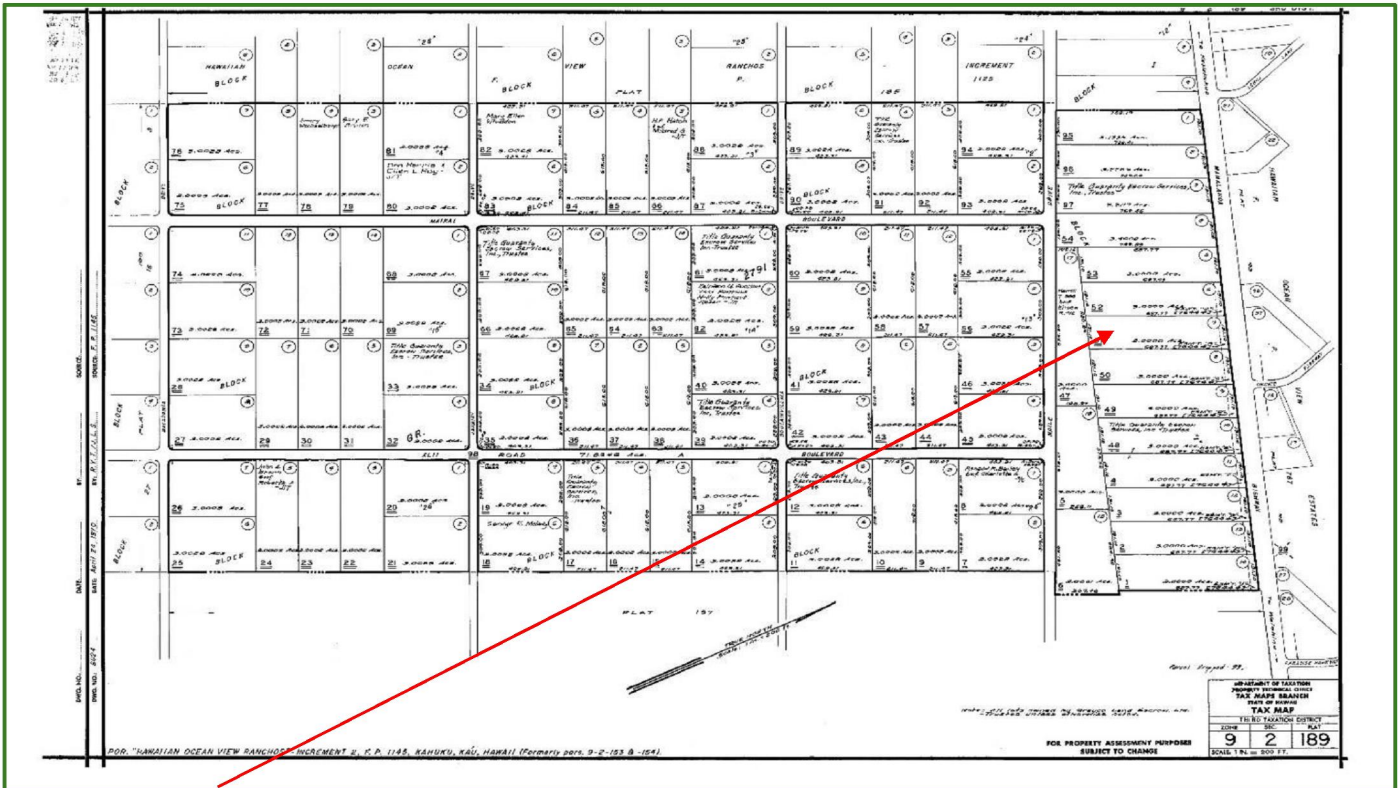
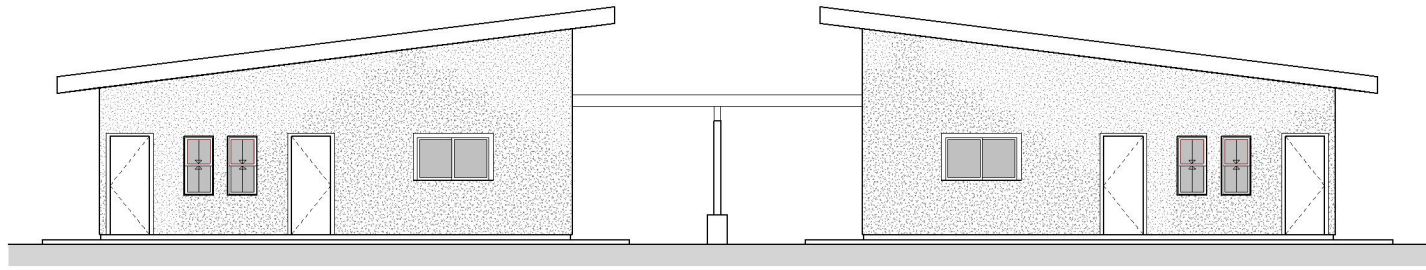
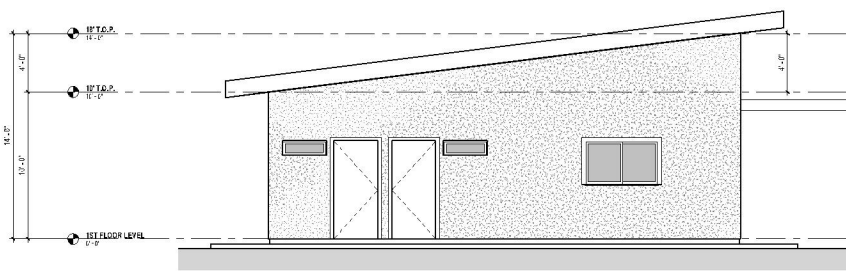


Fig 3 TMK Map - HOVR - Lot 51

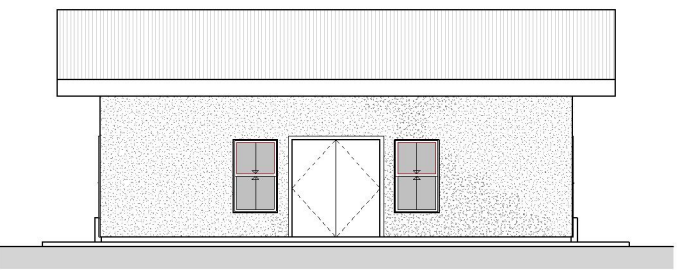




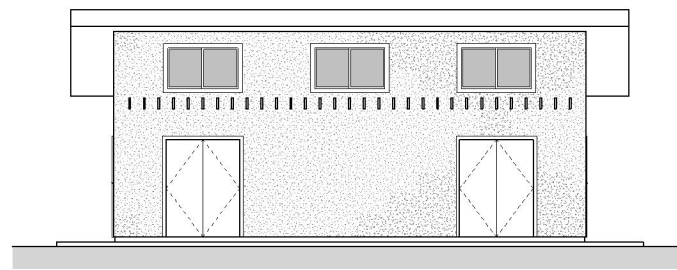
3 SOUTH-EAST ELEVATION
 1/4" = 1'-0"



2 NORTH-WEST ELEVATION
 1/4" = 1'-0"

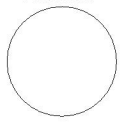


1 NORTH-EAST ELEVATION
 1/4" = 1'-0"



4 SOUTH-WEST ELEVATION
 1/4" = 1'-0"

THE WORKS AND MATERIALS OF ARCHITECTURE
 SHALL BE CONSIDERED AS NOT BEING
 UNLESS OTHERWISE SPECIFIED



SIGNATURE
 EXPIRES 1/1/11
 ALL WORK OF CONSTRUCTION IS SUBJECT TO
 THE CITY OF LOS ANGELES DEPARTMENT OF
 PUBLIC WORKS AND TO THE CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS AND TO THE CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS AND TO THE CITY OF LOS ANGELES

PROPOSED CONTRIB FOR
LAMB OF GOD BAPTIST CHURCH
 92-8561 MANALANCA HIGHWAY

PROPOSED CHURCH

TWK (P) 9-2-189-851

SHEET 1 OF 1

EXTERIOR ELEVATIONS

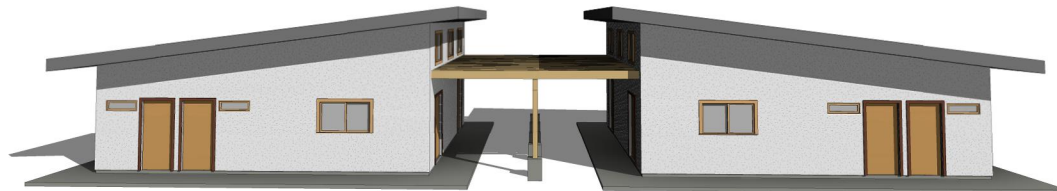
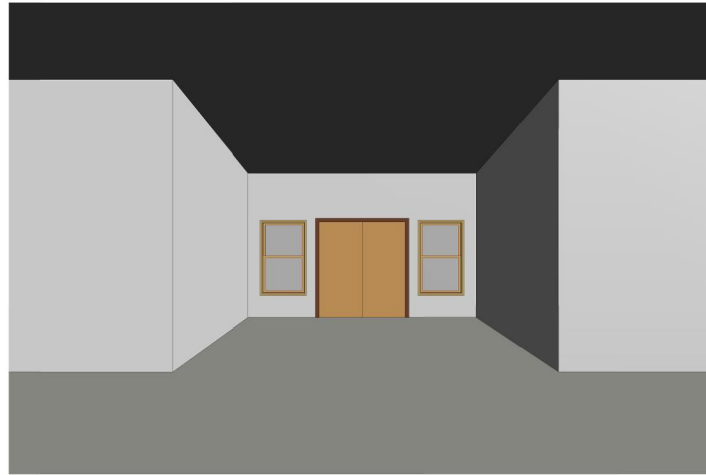
SCALE: 1/4" = 1'-0"

DESIGNER: Author

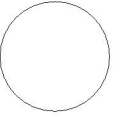
DATE: 11/2/2023 8:25:11 PM

FRANK'S NO.

A04



I HEREBY CERTIFY THAT THE WORKS HEREIN REPRESENT MY OWN ORIGINAL DESIGN AND CONSTRUCTION, AND THAT I AM NOT PROVIDING ANY OTHER INFORMATION.



SIGNATURE
"EMPRES J.J."

ALL RIGHTS OF CONSTRUCTION ARE RESERVED BY THE ARCHITECT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

CLIENT: AMERICAN CHURCH FOR
LAMB OF GOD BAPTIST
CHURCH
92-8561 MAWALUNA HIGHWAY

PROJECT ID: 171

PROPOSED
CHURCH

TWK (3) 9-2-189-851

SHEET 1 OF 1

3D VIEWS

SCALE:

DRAWN BY: Author

DATE: 11/2/2023 8:25:13 PM

FRANKS NO:

A03

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
DEAN D. UYENO
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

July 17, 2024

Zendo Kern, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720
planning@hawaiiicounty.gov

IN REPLY REFER TO:
Project No. 2024PR00817
Doc. No. 2407JG14
Archaeology

Dear Zendo Kern:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review
County of Hawaii Special Permit Application
Permit No. PL-SPP-2024-000071
Applicant: Travis Chase (landowner's representative)
Kahuku Ahupua'a, Ka'ū District, Island of Hawai'i
TMK: (3) 9-2-189:051**

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject special permit application received by our office on June 28, 2024. The submittal included a cover letter, a Special Permit Application Form, construction plans, and a photo of the project area.

The proposed project area comprises a 0.688-acre portion of the 5.00-acre parcel. The applicant proposes the construction of a church, parking lot, and associated infrastructure; the church will be comprised of two buildings, each measuring ~32 ft. by 32 ft. They will be connected by a 12-ft.-long pergola. The special permit application indicates that the church will be setback ~70 ft. from Mamalahoa Highway and 20 ft. setbacks are proposed along the east and west property boundary. Also proposed as part of the ground-disturbing activities is the construction of a parking lot comprised of 24 parking stalls; however, the proposed parking lot extends into the eastern boundary's 20 ft. setback. See the submittal materials provided in HICRIS Project No. 2024PR00817 for project details.

The HICRIS submittal materials indicate that the project parcel is undeveloped. SHPD records indicate that the current project area has not been included as part of any previous archaeological inventory surveys, nor have any historic properties been previously identified therein. However, SHPD records indicate that the project parcel was previously impacted by grading and/or grubbing activities (Doc. No. 0405MM02), and aerial imagery (2016 to present) indicates that portions of the project area have been previously impacted by ground-disturbing activities associated with the clearing of vegetation.

Based on current information, SHPD's determination is **no historic properties affected** for the proposed project. Pursuant to HAR §13-284-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The HRS 6E historic preservation review process is ended. The permit issuance process may proceed.

Attach to permit: If historic properties such as lava tube openings, concentrations of artifacts, structural remains or human skeletal remains are found during construction activities please cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division at (808) 933-7653.

Zendo Kern
July 17, 2024
Page 2

Please contact Joshua Gastilo at joshua.gastilo@hawaii.gov for questions regarding archaeological resources or this letter.

Aloha,

Lesley Iaukea

Lesley K. Iaukea, PhD
Acting Administrator, State Historic Preservation Division

cc: Alukahe Kala, alukahe.kala@hawaiicounty.gov
Travis Chace, lambogodbaptist@gmail.com

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

STP 00526.24
HWY-PL 24-2.35120

August 5, 2024

Mr. Zendo Kern
Planning Director
County of Hawaii
Planning Department
101 Pauahi Street, Suite 3
Honolulu, Hawaii 96720

Dear Mr. Kern:

Subject: Request for Comment for Special Permit Application (PL-SPP-2024-000071)
Lamb of God Baptist Church
Kau, Hawaii
Tax Map Key No. (3) 9-2-189: 051

Thank you for your letter requesting our comments on the subject application. We apologize for the delay in response.

The applicant proposes two phases to fully develop the site with two buildings for church operation. The proposed work includes the construction of two structures, a new driveway and parking lot. The three acre site is located at the Hawaiian Ocean View Ranchos Subdivision, south of the adjacent Mamalahoa Highway (State Route 11). We have reviewed the submitted application and provided our comments in the attachment.

If you have any questions, please contact Jeyan Thirugnanam, Land Use Planning Engineer, Planning Branch at (808) 587-6336 or by email at jeyan.thirugnanam@hawaii.gov. Please reference file review number PL 2024-130.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ed Sniffen", is written over a horizontal line.

EDWIN H. SNIFFEN
Director of Transportation

Attachment

Planning Dept.
Exhibit <u>3</u>

ATTACHMENT
The Hawaii Department of Transportation (HDOT) Comments
STP 00526.24

No.	Comment
1.	This section of the state-owned Mamalahoa Highway (Route 130) is a controlled-access facility, as defined by Hawaii Revised Statutes Chapter 264, Section 61 where owners or occupants of abutting land have no right or easement or only a controlled right of easement of access. a. The property only has access through the frontage easement road parallel to the highway. However, we note that vehicles are prohibited from crossing over to the state-owned Mamalahoa Highway (Route 130) through direct access from the proposed driveway.
2.	We have no objections to the special permit request, however the HDOT recommends the following condition, should the application be approved: a. The applicant shall continue to use the existing easement at the frontage for access to the property via nearby intersections with no direct crossing onto the state-owned Mamalahoa Highway (Route 130).
3.	Describe strategies to reduce carbon emissions from the project, if any. Suggestions include: a. Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions. b. Implement energy-efficient technologies and practices, such as LED lighting. c. Use sustainable, recycled, or low-emission materials in construction and manufacturing.

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: July 26, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: Special Permit Application (PL-SPP-2024-000071)

Applicant: Lamb of God Baptist Church

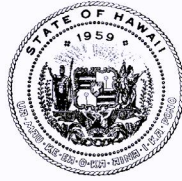
Request: To Establish a Church and Related Improvements, in Two (2) Phases

TMK: 9-2-189:051

We have reviewed the subject request and provide the following comments:

1. The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.
2. Mamalahoa Highway fronting this property is under the jurisdiction of State, Department of Transportation.

Questions may be referred to Robyn Matsumoto at 961-8924.



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: June 26, 2024

TO: Mr. Zendo Kern
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Permit Application (PL-SPP-2024-000071)
Applicant: Lamb of God Baptist Church
Request: To Establish a Church and Related Improvements, in Two (2) Phases
Tax Map Key: (3) 9-2-189:051, Kā'u, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all

airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental

- compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.