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GOVERNOR



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State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 So. King Street  
Honolulu, Hawaii 96814-2512

May 14, 1990

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Dr. Marvin Miura, Director  
Office of Environmental Quality Control  
465 South King Street  
Honolulu, HI 96813

Dear Dr. Miura:

Transmitted herewith are four copies of the Final Environmental Assessment for the Panaewa Agricultural Product Marshalling and Processing Center. This report is submitted in compliance with Hawaii Administrative Rules, Title 11, Chapter 200, Section 11(a).

We are filing with this letter a negative declaration, as there are no significant environmental impacts by this project.

Sincerely,

*Yukio Kitagawa*  
Yukio Kitagawa  
Chairperson, Board of Agriculture

Enclosures (4)

c: Hilo Engineering



1990-05-23-HA-FEB

FILE COPY

**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
**➤PANAWEA AGRICULTURAL PRODUCT**  
**MARSHALLING AND PROCESSING CENTER➤**

**Panaewa Agricultural Park**  
**Waiakea, South Hilo, Hawaii**

**DEPARTMENT OF AGRICULTURE**  
**STATE OF HAWAII**

ENVIRONMENTAL ASSESSMENT  
FOR THE  
PANAWEA AGRICULTURAL PRODUCT MARSHALLING & PROCESSING CENTER

Lot No. 29  
Panaewa Agricultural Park  
Waiakea, S. Hilo, Hawaii

TMK: 2-2-56: 55

Prepared for:  
DEPARTMENT OF AGRICULTURE  
State of Hawaii  
1428 South King Street  
Honolulu, HI 96814

April 1990

Prepared by:  
Hilo Engineering, Inc.  
484 Kalanikoa Street  
Hilo, HI 96720

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#### SUMMARY

The proposed project is the development of an agricultural product marshalling and processing center. The project site is on State land within the Panaewa Agricultural Park. The site, 4.415 acres, was set aside for such use in the planning of the Panaewa Agricultural Park. Approximately 1.5-acre will be utilized for the initial construction of the marshalling/processing center. The cost for site preparation and construction is estimated to be \$1.23 million.

The area was formerly part of the Panaewa Forest Reserve, a highly disturbed forest. No rare or endangered species have been found to inhabit the project site. No archaeological or historic site is known to exist on the site.

Due to the nature of the project, no adverse impacts to water and air quality are foreseen. The infrastructure of roads, water mains and utility services are available on site as these were installed during the development of the Panaewa Agricultural Park.

The project site is located in the State Agricultural District. The County zoning for the area is A-3a, minimum 3-acre agricultural lots. The project will require a County Special Use Permit.

The project conforms to Section 166-1, HRS, the Agricultural Park Act, which states that important agricultural lands should be preserved and shall include: "... lands with common facilities and activities to encourage farm production and distribution economies."

SECTION 1

IDENTIFICATION OF APPLICANT

The Panaewa Agricultural Product Marshalling and Processing Center is a project of the Department of Agriculture, State of Hawaii, whose address is:

1428 South King Street  
Honolulu, HI 96814

Phone: 548 7101

The Department is responsible for the Agricultural Park program of the State and its related facilities.

The proposed project is the development of an agricultural product marshalling and processing center on State land within the Panaewa Agricultural Park.

SECTION 2

IDENTIFICATION OF APPROVING AUTHORITY

The approving authority is the Governor of the State of Hawaii, whose address is:

The State Capitol  
Honolulu, HI 96813

SECTION 3

IDENTIFICATION OF AGENCIES CONSULTED

The following agencies, organizations and individuals have been provided copies of this draft document for review and comment:

Federal:

Department of Interior  
Fish & Wildlife Service  
Geological Survey  
Department of Agriculture  
Soil Extension Service

State:

Department of Land & Natural Resources  
Department of Business & Economic Development \*  
Department of Hawaiian Homes Lands  
Department of Health  
Department of Transportation \*  
U. H. Extension Service  
U. H. H. College of Agriculture

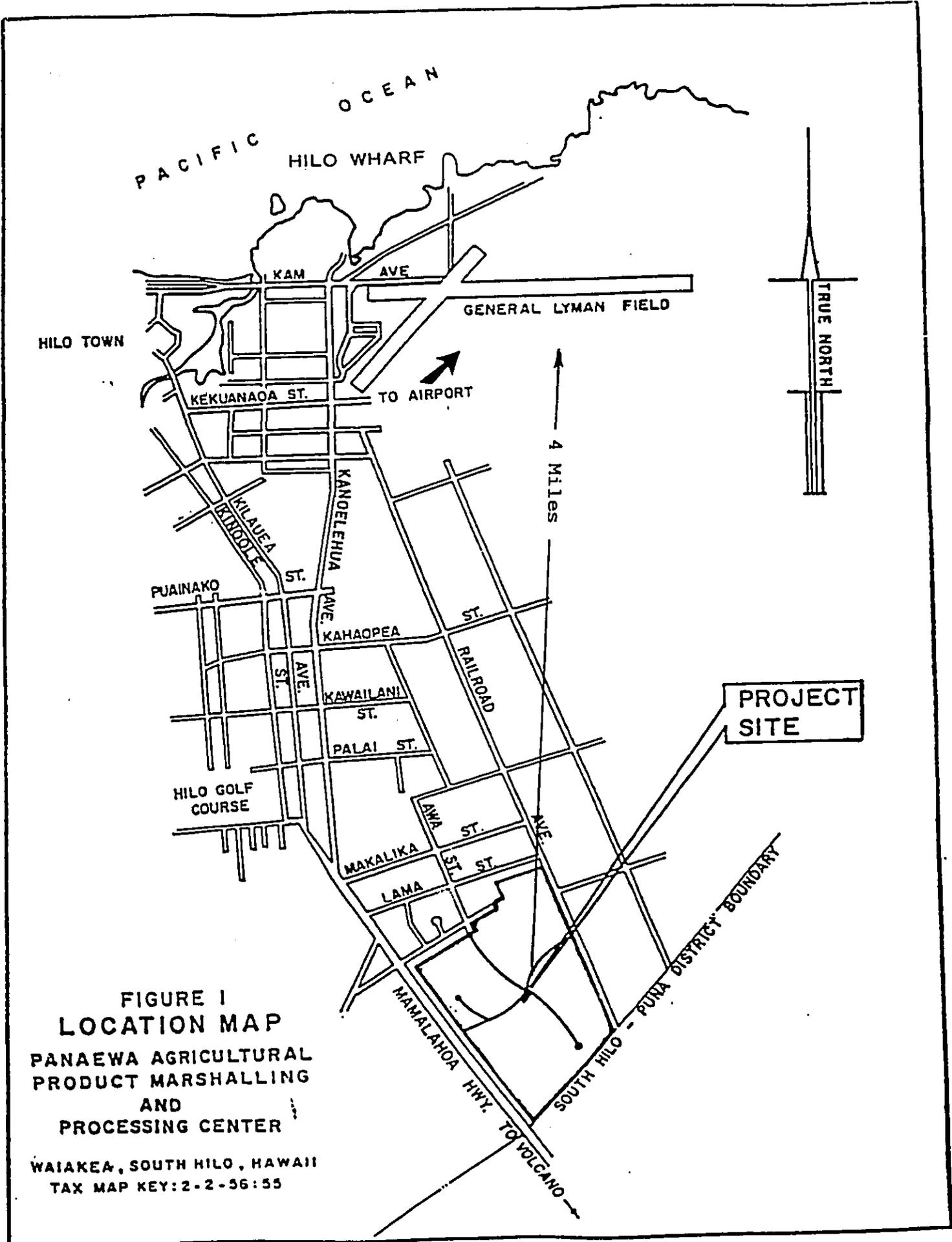
County:

Department of Planning \*  
Department of Research & Economic Development  
Department of Water Supply \*  
Department of Public Works \*

Others:

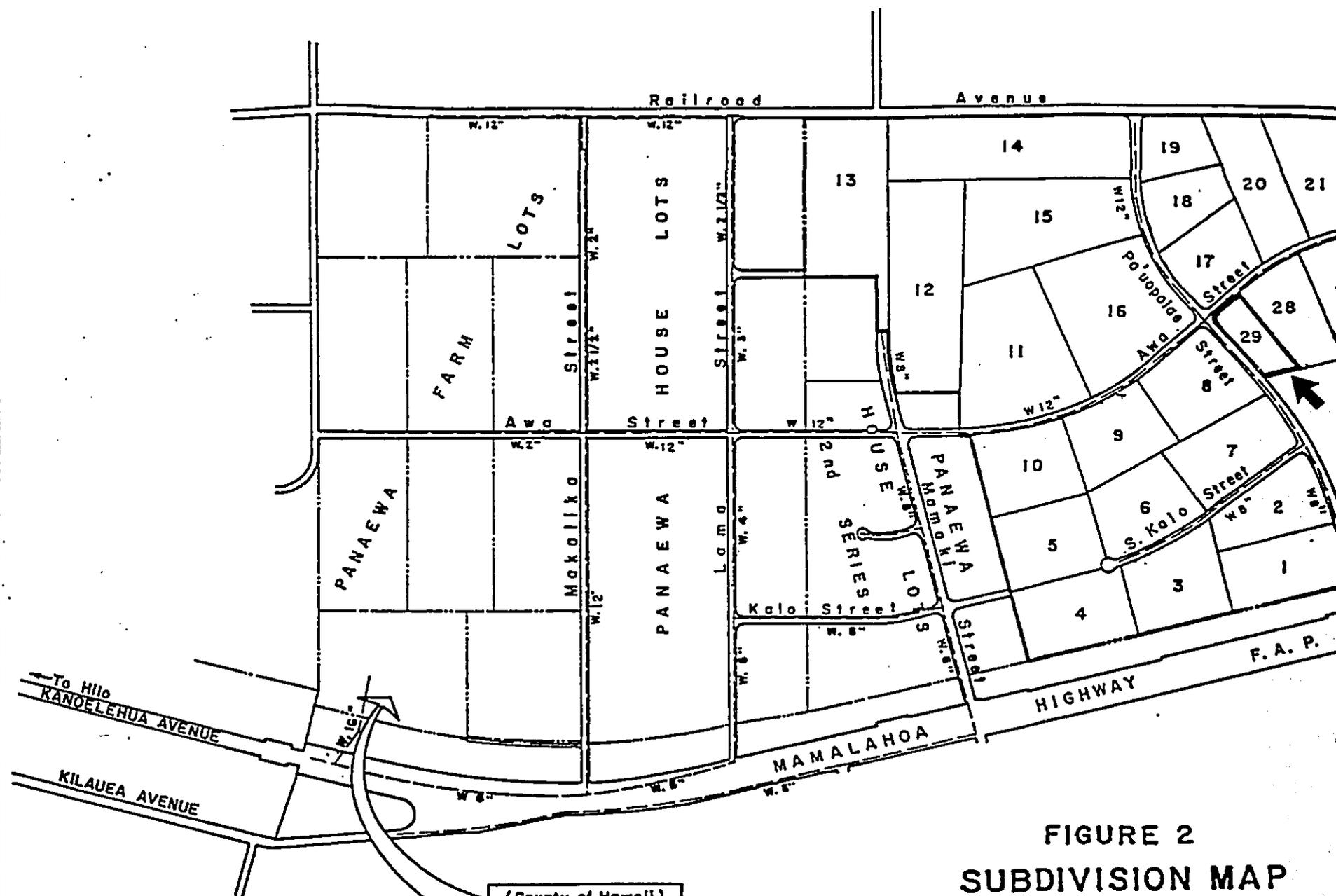
Big Island Dendrobium Growers Association  
Hilo Farmers' Cooperative Exchange  
Hawaii Farm Bureau  
Hawaii Macadamia Nut Association  
Hawaii State Guava Association

\* Agencies that responded. See APPENDIX A.



**FIGURE 1**  
**LOCATION MAP**  
**PANAWEA AGRICULTURAL**  
**PRODUCT MARSHALLING**  
**AND**  
**PROCESSING CENTER**  
**WAIAKEA, SOUTH HILO, HAWAII**  
**TAX MAP KEY: 2-2-36:55**

DEPT. OF HAWAIIAN HOME LANDS  
 PANAWEA HOUSE AND FARM LOTS



(County of Hawaii)  
 (Bd. of Water Supply)  
 EXEC. ORD. 2079  
 WELL FIELD SITE

FIGURE 2  
 SUBDIVISION MAP  
 PANAWEA AGRICULTURAL PRODUCT MARKET  
 AND PROCESSING CENTER

WAIAKEA, SOUTH HILO, HAWAII  
 TAX MAP KEY: 2-2-56:55

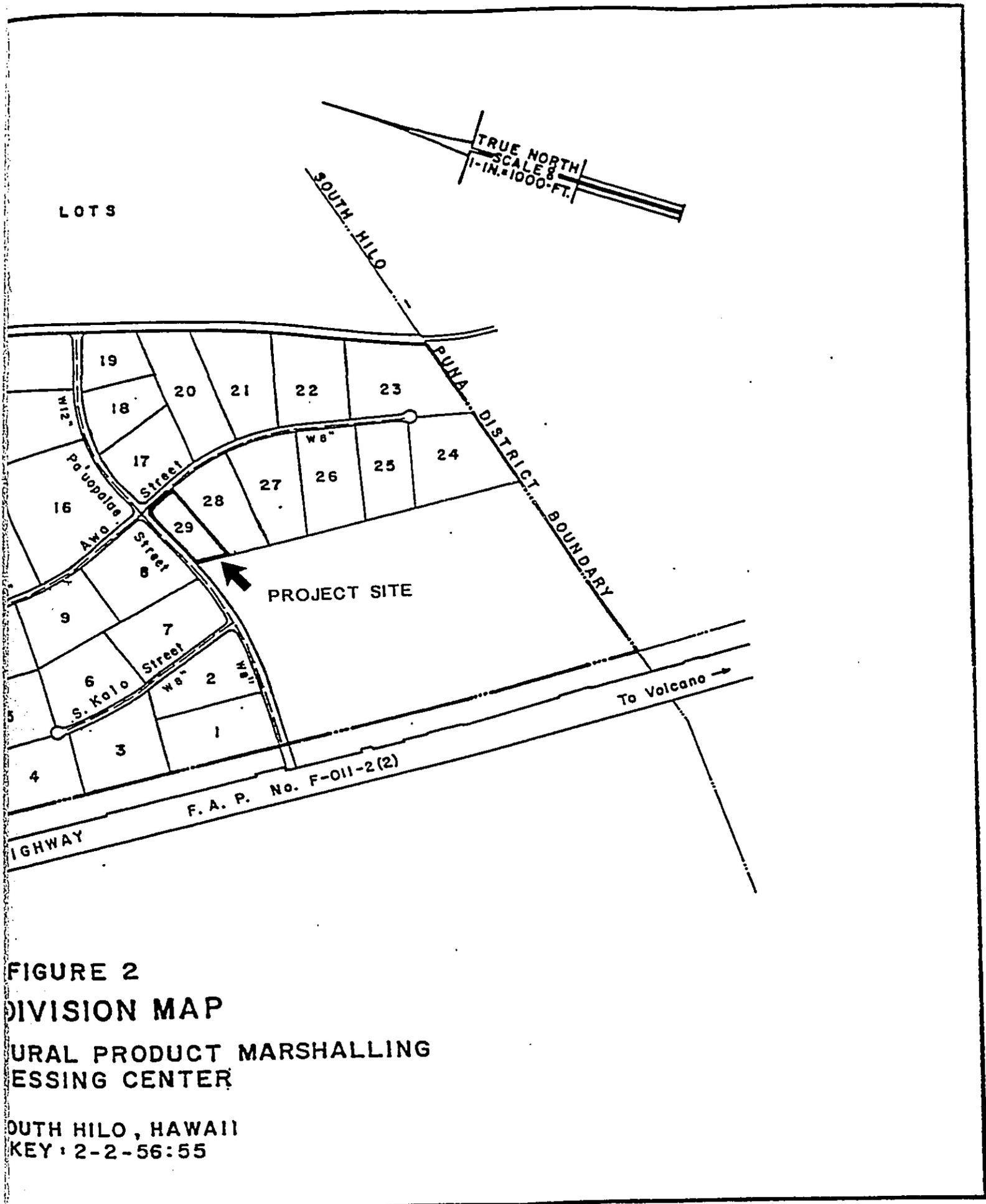


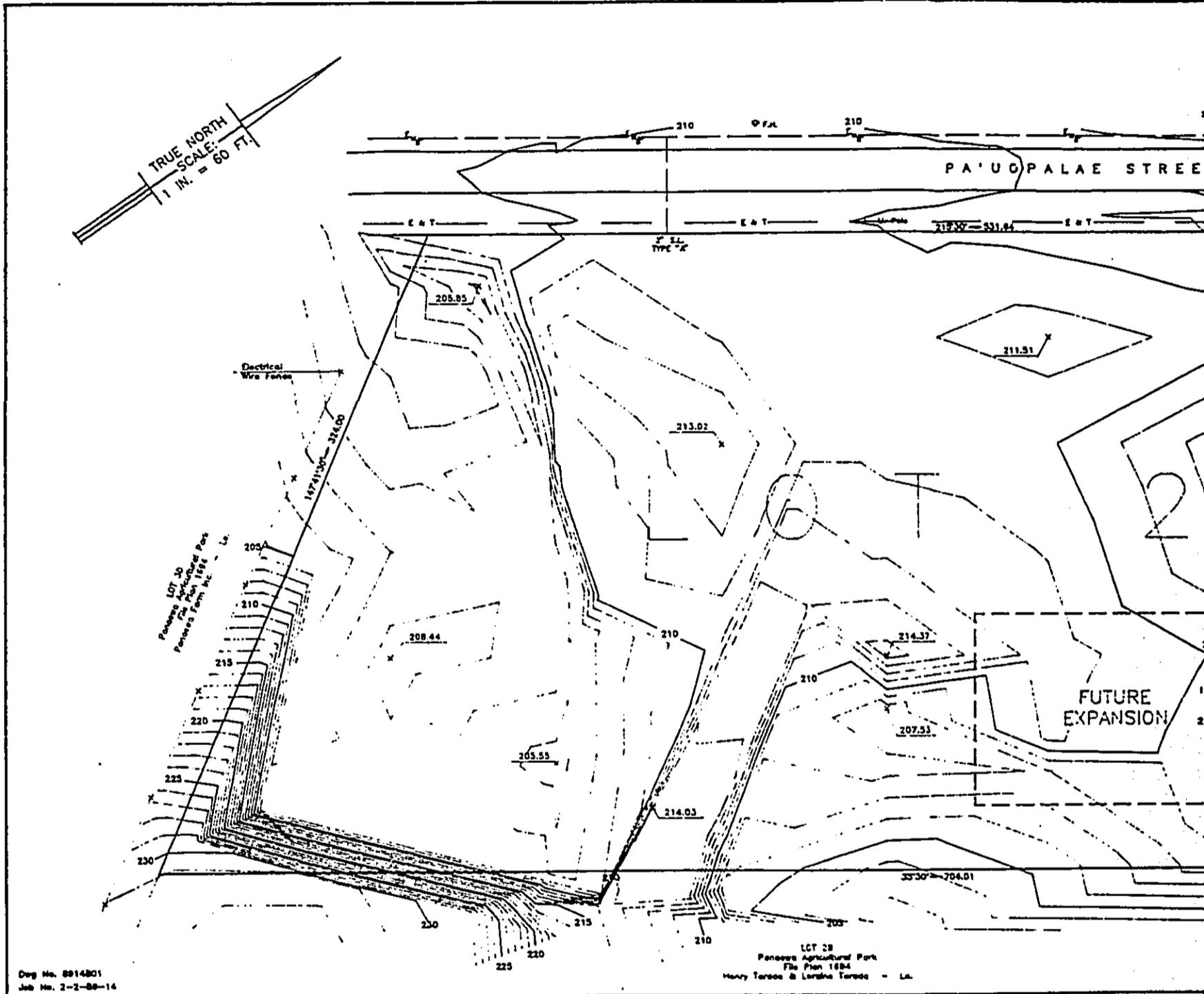
FIGURE 2

DIVISION MAP

RURAL PRODUCT MARSHALLING  
PRESSING CENTER

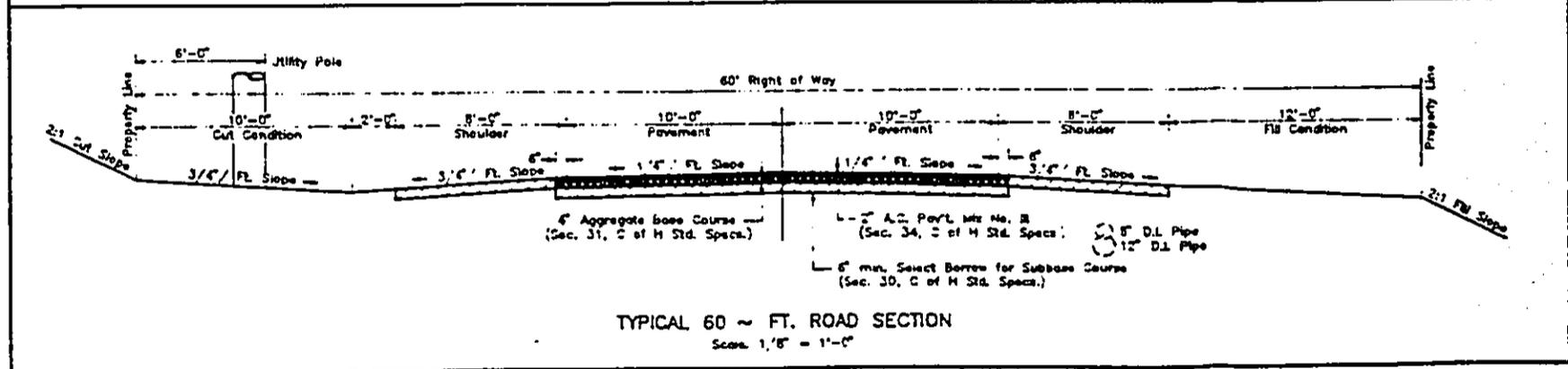
SOUTH HILO, HAWAII  
KEY: 2-2-56:55

TRUE NORTH  
SCALE: 1 IN. = 60 FT.



Dwg No. 8914801  
Job No. 2-2-88-14

LOT 28  
Pencosa Agricultural Park  
File Plan 1484  
Henry Tarsoo & Loraine Tarsoo - Ls.

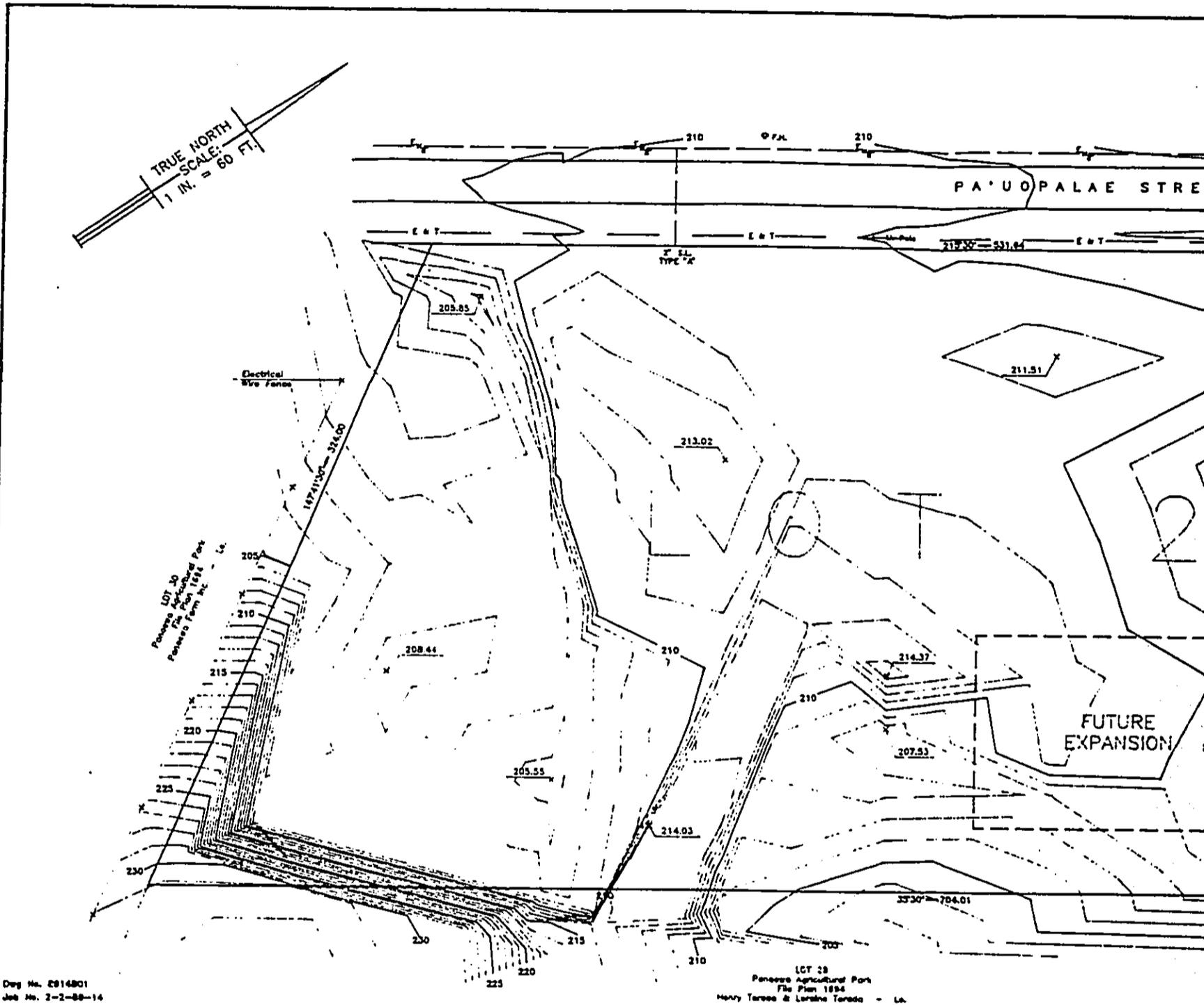


TYPICAL 60 ~ FT. ROAD SECTION  
Scale 1/8" = 1'-0"

# CORRECTION

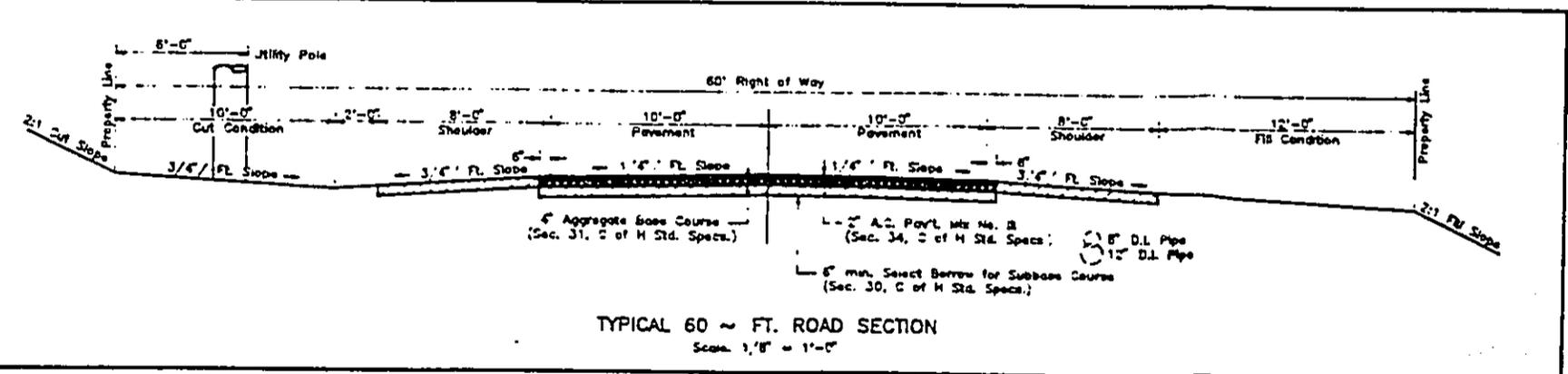
THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

TRUE NORTH  
SCALE: 1 IN. = 60 FT.



Proj. No. 2814801  
Job No. 2-2-88-14

LCT 28  
Peneque Agricultural Park  
File Plan 1884  
Henry Torree & Lorraine Torree - Ls.



TYPICAL 60 ~ FT. ROAD SECTION  
Scale: 1" = 1'-0"

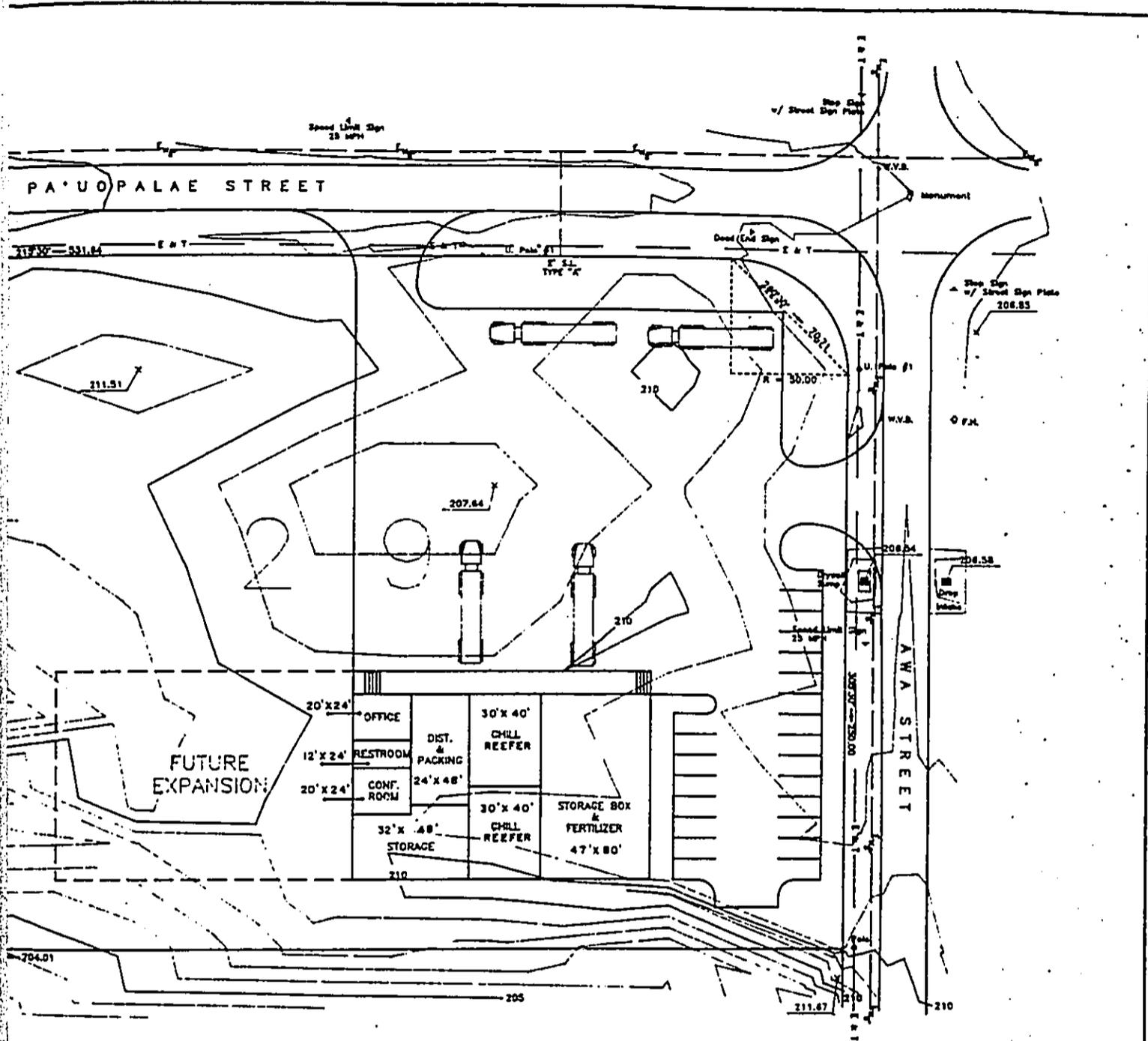


FIGURE 3  
CONCEPTUAL PLAN

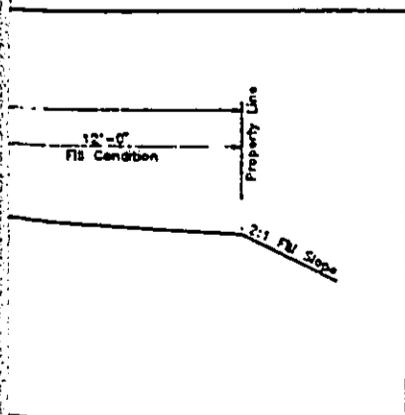
PANAWEA AGRICULTURAL PRODUCT MARSHALLING  
AND  
PROCESSING CENTER

WAIAKEA, SOUTH HILO, ISLAND OF HAWAII, HAWAII

TMK: 3rd Div. 2-2-56:55

HILO ENGINEERING, INC.

484 KALANIKOA ST., HILO, HAWAII



## SECTION 4

### GENERAL DESCRIPTION

#### A. TECHNICAL CHARACTERISTIC:

The project site is owned by the State and located within the Panaewa Agricultural Park, Waiakea, South Hilo, Hawaii. See FIGURE 1, Location Plan. The project site is Lot No. 29 of the Panaewa Agricultural Park and further identified as being Tax Map Key: 2-2-56: parcel 55. The lot size is 4.415 acres. Refer to FIGURE 2. The infrastructure: roads, water, electricity, telephone service - are in place. The area is zoned for agricultural use. A Special Use Permit will be required from the County as described in Section 8 of this document. No other technical problems are anticipated.

For the initial development, the proposed marshalling yard and processing center will occupy 1.5-acre of Lot 29 and consist of a 10,000 square feet building, more or less, to assemble, process, package and ship agricultural products. The facility will be of fabricated steel and provide storage, chill reefer space, office, conference room and restroom on prepared site with paved loading and parking areas. The construction will not entail any special requirements as the facility will be of standard construction materials. Further, since the existing infrastructure is adequate to handle the development, construction and building permits will not require any special consideration. FIGURE 3 is a conceptual plan of the site.

The estimated project cost including site preparation, construction, engineering and inspection is estimated at \$1.595 million.

#### B. SOCIAL CHARACTERISTIC:

The proposed project, while located in the Panaewa Agricultural Park, is expected to service not only the immediate farmers in Panaewa but the general farming community of the island as well. It will be a valuable asset especially to the farmers in South Hilo and Puna. Its location within the Panaewa Agricultural Park is predicated on the availability of State land zoned for agricultural use; its proximity to shipping facilities; and its accessibility to the users of such a facility. The site is of special economic value for these reasons. The Panaewa Agricultural Park and its nearby farm lots - the original 20-acre size Panaewa Farm Lots; the Panaewa House Lots, 1st and 2nd Series, with 2.7-acre lots; and the Panaewa Farm Lots, 2nd Series, with 10-acre lots - can provide a meaningful agricultural base for the proposed marshalling and processing center. Inasmuch as the general area is agriculturally zoned and in intensive agriculture use, the proposed project is in keeping with the area as it is solely supportive of the agricultural industry and its various related activities.

The location of the site, off the State Volcano Highway, a major highway, provides easy access for farmers utilizing the

facility. Being in an agricultural park with scattered homes on 10-acre lots eliminates any intrusion into urban residential areas.

While construction of the proposed facility may generate noise and increased traffic, such impacts will be of temporary nature. The traffic generated by users of the facility will not significantly cause any adverse impact as the existing roads built to County standards can accommodate the traffic. The estimated number of vehicle trips for the initial development is approximately 69 to 77 trips per week-day, or an average of about 10 per hour for a 8-hour work day. Should the entire 4.4-acre site be fully developed at some future date, the traffic is estimated to be 238 trips per day, or, average out to 30 trips per hour per 8-hour day. According to State Highway records, Mamalahoa Highway, a divided 4-lane highway, has an average daily traffic count of 20,097 vehicle trips. (Traffic Summary, Island of Hawaii, 1988.) The peak hour traffic for airport-town bound cars in the morning is 1510 vehicles. (DOT unclassified traffic count, 4/20-21, 1988.) Since each lane of traffic theoretically can carry 800 to 1200 vehicles, and it appears that each lane can probably handle 1000 vehicles per hour, the 5 to 10 vehicles that may enter/exit the project site can be accommodated by the existing roads.

Since the project site is vacant land, no displacement of any home or establishment is involved. The absence of known archaeological and/or historic sites within the project area and its vicinity preclude any environmental impacts. Traffic generated by the project will affect air quality; however, this is minimal and with the continued improvement of vehicular fuels and emission control devices, the impact will continue to be mitigated.

#### C. ECONOMIC CHARACTERISTIC:

Until surpassed by the visitor industry in recent years, agriculture was the backbone of the island. Today, while the visitor industry continues to surge ahead, diversified agriculture is experiencing a steady and remarkable growth. Agriculture, once represented primarily by the sugar industry, started its decline after World War II. From 15 sugar plantation mills to only 3 in operation at present tells the story of the demise of plantation life in Hawaii. However, the agricultural background and tradition of the island have continued by growth of the diversified agricultural industry. On Hawaii, 1981 sugar revenues totalled \$76.8 million while other agricultural crops, including flowers, macadamia, vegetables, generated \$63.9 million. By 1988, sugar earned \$60 million while diversified agriculture (not including livestock) climbed to \$105 million, more or less.

The proposed project is to support the agricultural industry by providing facilities for gathering (marshalling yard) and processing agricultural products. A request for use of such a facility has been made. The initial construction of the

marshalling and processing center will encompass a building of 10,000 square feet in size. The prospective user of the site is expected to generate sales exceeding \$1 million. The cooperative, negotiating to utilize the marshalling and processing center represents 40 active members who generated sales of \$641,800 in 1987. Non-members also utilized the services of the cooperative and their sales amounted to \$413,800. The prospective user, Hilo Farmers' Exchange Cooperative has been in existence since 1943.

The Hilo Farmers' Exchange Cooperative handles a wide range of agricultural products, both locally grown and imported. These include:

|             |             |               |              |
|-------------|-------------|---------------|--------------|
| cabbage     | lettuce     | onion         | eggplant     |
| carrot      | squash      | potato        | tomato       |
| broccoli    | cauliflower | string bean   | soy bean     |
| bell pepper | celery      | taro leaf     | orange       |
| apple       | lemon       | lime          | chinese taro |
| ginger      | garlic      | persimmon     | bamboo shoot |
| hasu        | banana      | macadamia nut | watercress   |
| cantaloupe  | melon       | cucumber      | daikon       |

The wide variety of produce is to accommodate the requirements of the clients served by the Cooperative.

#### D. ENVIRONMENTAL CHARACTERISTIC:

The project site was part of the Panaewa Forest Reserve. Since 1957, this lower area of the Panaewa Forest Reserve has been converted to agricultural uses. The general area has been described as being a highly disturbed Metrosideros/Cibotium ('ohi'a lehua and hapu'u) forest. Portion of the project site appears to have been graded in the past as shown on FIGURE 3. The project site consists primarily of a disturbed forest of Metrosideros/Cibotium and Melastoma-Dicranopteris scrubland. There are numerous exotic plants on the site such as Psidium cattleianum (guava) and Trema orientalis (gunpowder tree). For detailed information on the flora of the area, see "Panaewa Agricultural Park, Revised Environmental Impact Statement - March 1980, Department of Land and Natural Resources."

According to a fauna survey, only exotic species frequent the area; it is not the habitat for any rare or endangered native species. Exotic avian species seen in the area include: melodious thrush, white-eye, cardinal, and housefinches. With the development of the adjacent farm lots, less exotic birds will be seen as the area is cleared. No native wildlife mammals have been recorded. Rats can be expected to be found in the area as well as mongoose, feral cats and stray dogs from time to time. Even an occasional wild pig may enter the site from nearby undisturbed forest areas; however, as development of the area occurs, this will become a rarity. The endangered Hawaiian bat was thought to forage the area and possibly use the area for roosting. With the clearing of the general area for the Panaewa Agricultural Park farm lots and other earlier subdivisions, the probability of the

Hawaiian bat frequenting the area has been lessened; since little information is currently available on the population, habits and location of this species, any statement at this time would be speculation.

Air quality is not expected to be significantly impacted as the proposed facility is not planned to generate any uncontrolled pollutant. Traffic generated by the project will be sporadic and minor creating little or minimal adverse impact to air quality since vehicles will be equipped with approved exhaust control devices.

Water quality is not expected to be adversely impacted by the proposed project as waste water will be processed by an approved method or equipment in accordance with Department of Health regulations. No County waste water system is available in this agricultural area.

Noise will generally be limited to traffic entering and leaving; and motors installed to operate the chill reefer facility. Traffic noise will generally be limited to daylight hours; motors will be continuous and sound-proofed if necessary to reduce noise levels to acceptable standards.

No known archaeological and/or historic sites are recorded for the project site.

SECTION 5  
SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

The project site is located in the Panaewa Agricultural Park which was established in 1980. There are 28 other lots within the Agricultural Park varying from 10 to 20 acres. The project site is a 4.415-acre lot created for agricultural support facilities. Refer to FIGURE 2. The project site is located on the east side (makai) of the Volcano Highway.

The general area was part of the Panaewa Forest Reserve. The lower portion of the Panaewa Forest Reserve below the Volcano Highway has been converted to intensive agriculture. Besides the Agricultural Park, other units of the Panaewa Forest Reserve below the Volcano Highway now in agricultural use include the 20-acre lots of the Panaewa Farm Lots and the 2.7-acre lots of the Panaewa Houselots designed for part-time or subsistence farming use. Adjoining the Agricultural Park is the University of Hawaii at Hilo College of Tropical Agriculture farm lot of 110 acres. The site is used for pasture purposes for cattle and as an experimental farm laboratory.

On the west side (mauka) of the Volcano Road, is the Panaewa Farm Lots, 2nd Series, with its 10-acre lots off Stainback Highway.

The area has been described as being a disturbed 'ohi'a lehua and hapu'u forest. Only remnants of the forest now exist due to the conversion of the area to agriculture. The clearing of the area for farming and the resultant infrastructure of roads, water, telephone and electric lines have irreversibly changed the character of the area.

Rainfall averages 140 inches annually, more or less. There are no streams in the immediate vicinity of the project area. The soils to be encountered are the Papai series of extremely stony muck. Soil permeability is rapid, runoff is slow and erosion hazard is slight. The soils are suited for woodland, pasture, orchards and truck crops.

## SECTION 6

### MAJOR IMPACTS AND MITIGATION MEASURES

**Air Quality:** No significant adverse impact is projected due to the nature of the proposed facility. Traffic emissions will be of limited effect due to the low volume of anticipated traffic. The continued improvement to vehicular exhaust control equipment and reduction of fuel contaminants is expected to further reduce any adverse impacts from this source.

**Water Quality:** The project site is approximately 1.25 mile in a lateral direction from the Water Department Panaewa Well Site and at the same elevation as the well field. No adverse impact is foreseen as the proposed facility will not be engaged in crop production, therefore no heavy use of fertilizers is foreseen. Monitoring of the Panaewa deep wells is carried out to ensure a safe supply by the County Department of Water Supply. Further, the proposed facility will have an approved type of waste water disposal system or method in accordance with Department of Health regulations - Title 11, Chapter 62: Wastewater Systems. Such an individual wastewater system (IWS) will be designed by a professional engineer in conformity with said Department of Health regulations. The proposed facility will use 20,000 gallons per month, more or less, primarily for sanitation purposes and washing of produce.

**Noise:** Traffic noise that will be generated will be typical of farm areas, i.e., trucks and farming equipment. Since traffic is expected to occur only during daylight hours, little, if any, impact will occur. Machinery to operate the chill (reefer) room will be muffled to control noise levels.

**Traffic:** The roads within the Panaewa area have been designed to County Public Works standards and maintained by the County. In this respect, no adverse impacts are anticipated by the traffic generated by the proposed project. The normal traffic in this area is primarily for agricultural purposes and the proposed facility, being supportive of agriculture, is appropriate for the area. No disruption or impact to urban residential areas is foreseen. This Panaewa farming area has been developed in increments or phases; there are four roads that allow traffic access to Mamalahoa Highway (or Volcano Road as it is sometimes called). These are Makalika, Lama and Mamaki streets for the use by residents of the farm and over-sized houselots; and the UH farm unit road. Probable impacts that may be caused by the project are mitigated by these four roads. The use of large trucks will be limited. The prospective tenant for the initial increment operates two truck-trailers that are used up to three times a week. Customers that will utilize the agricultural product center will use smaller trucks, and present traffic generated ranges from 25 to 50 vehicle trips per day.

**Archaeological:** Since no known archaeological or historic sites exist in the area, no adverse impacts are anticipated. Should any archaeological item be discovered, the State Historic

Preservation Officer will be notified and regulations adhered to.

Infrastructure: The project site is part of the Panaewa Agricultural Park and as such roads and water mains have been constructed to County standards. Electric and telephone service is available at the project site. No demand for additional service from the County is required. No additional lines for telephone and electric services are required as such service is available at the property line.

Other: Being a business enterprise to support agricultural activities, there will be no demand on recreation or school facilities. Since the road system in the area is under the jurisdiction of the County, police and fire protection services are available.

## SECTION 7

### ALTERNATIVES

The alternative to the project is to allow farmers to fend for themselves. This would be contrary to the concept underlying the creation of agricultural parks, to wit: combines and concentrates in a common location agricultural activities for the purpose of production and distribution economies.

Successful operations of the vacuum cooling plants at Kamuela, Hawaii, and at Omaopio, Maui, by cooperatives points to the need for such a facility. Under construction in Kona at Honalo is the Kona Marshalling Yard project.

The selection of the site was predicated upon the location within an agriculturally zoned area, State-owned, to reduce development costs. Other sites were not considered as it would be difficult to locate another State-owned site within an agriculturally zoned area with immediate access to a major highway without entering any urban residential areas. Further, the proximity to Hilo Wharf and Hilo Airport are positive points for selection of the present site.

In the development of the Panaewa Agricultural Park, the site had been earmarked for agricultural support facilities such as has been proposed. No additional information has been given to discount this earlier designation of the site.

SECTION 8

GOVERNMENT PLANS AND POLICIES

State:

The Hawaii State Plan contains several statements relating to diversified agriculture which include the following:

*Objective:*

\* Continued growth and development of diversified agriculture throughout the State.

*Policies:*

\* Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.

\* Support research and development activities that provide greater efficiency and economic productivity in agriculture.

\* Enhance agricultural growth by providing public incentives and encouraging private initiatives.

The State Agricultural Functional Plan, 1988, states the following objectives and policies:

*Objective:*

\* Achievement of maximum public benefit from allocation of resources to assist agriculture. One of the need for government support relates to cooperatives, associations and marketing.

*Policy:*

\* Encourage the development of agricultural cooperatives and associations and promote effective marketing of agricultural commodities.

*Policy:*

\* Establish a system for the comprehensive assessment of Hawaiian agriculture and the optimal allocation of public resources to assist agriculture.

*Objective:*

\* Achievement of productive agricultural use of lands most suitable and needed for agriculture.

*Policy:*

\* Provide suitable public lands at reasonable cost and with long-term tenure for commercial agricultural purposes.

*Objective:*

\* Achievement of adequate capital, and knowledge of its proper management, for agricultural development.

*Policy:*

\* Expand the capital base for agricultural development.

*Objective:*

\* Achievement of transportation services, facilities and

*economically feasible rates to meet agricultural needs. This covers the construction of marshalling yards, transfer sheds, and other consolidation facilities as required for agricultural products.*

*Policy:*

*\* Provide adequate air and surface support facilities to meet present and future agricultural needs.*

The Hawaii County General Plan states as one of the County's policy the following:

*It shall be the policy of the County of Hawaii to assist the expansion of the agricultural industry, especially diversified agriculture, through the protection of prime agricultural lands, capital improvements and other programs, and continued cooperation with appropriate State and Federal agencies.*

The County zoning ordinance allows the processing, storage, packing, shipping and sale of products produced on the premises; therefore, a Special Use Permit will be required since the products that are to be processed at the facility will be produced elsewhere.

The State Land Use designation for the project site is Agriculture. The County zoning is A-3a, minimum 3-acre lot size.

## SECTION 9

### FINDINGS AND DETERMINATION

The proposed project, the construction of the Panaewa Agricultural Product Marshalling and Processing Center, is part of the State's goal of increasing diversified agriculture. Not only must farmers be able to grow crops such as vegetables, fruits, nuts, flowers and foliage plants - but they must be able to market their produce efficiently to earn a just return to sustain their livelihood.

The marshalling and processing center will be operated by a cooperative, and through bulk purchasing and joint marketing members will be benefited. The site selected was earmarked for such a facility during the development of the Panaewa Agricultural Park. Since the general area has been classified agriculture and zoned for agricultural use, the proposed facility is a compatible use. The proposed facility, with access to a major State highway and a short distance from shipping points, is in an advantageous location. This facility will be the first of its kind for Hilo and East Hawaii.

The project site was part of a highly disturbed forest. There are no rare or endangered species, nor any archaeological feature within the project area. The intended use of the site conforms to existing land use and zoning provisions.

Roads, water and other utility services are available on site. No urban residential areas or recreational sites will be disturbed or displaced. No significant adverse impacts are foreseen that cannot be mitigated, if necessary.

In view of the foregoing, it is determined that a negative declaration is deemed applicable for this project.

#### REFERENCES

- Canter, Larry W., *Environmental Impacts of Agricultural Production Activities*, Lewis Publishers, Inc., 1986.
- Department of Agriculture, *State Agricultural Functional Plan*, State of Hawaii, 1985.
- Department of Planning, *The General Plan of the County of Hawaii*, as amended, County of Hawaii.
- Department of Planning and Economic Development, *The Hawaii State Plan - Revised*, State of Hawaii, 1986.
- Department of Transportation, *Traffic Summary, Island of Hawaii, 1988*, Highways Division in cooperation with the U.S. Department of Transportation.
- Environment Impact Study Corp., and Hilo Engineering, Inc., *Panaewa Agricultural Park, Revised EIS, March 1980*, Department of Land and Natural Resources, 1980.
- Hawaii Agricultural Statistics Service, *Statistics of Hawaiian Agriculture, 1988*, Department of Agriculture, September 1989.
- \_\_\_\_\_, *Statistics of Hawaiian Agriculture, 1985*, Department of Agriculture, August 1986.
- Kramer, Raymond, J., *Hawaiian Land Mammals*, Charles E. Tuttle Company, Inc., 1971.

**APPENDIX A**

**COMMENTS & RESPONSES**



DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT

KAMAHELE MALL, 145 SOUTH KING STREET, HONOLULU, HAWAII  
MAILING ADDRESS: PO BOX 1338 HONOLULU, HAWAII 96810 TEL: (808) 541-8144

JOSE WAIKI  
DIRECTOR  
ROGER A. ULVELING  
DEPUTY DIRECTOR  
BARBARA EMU SHAWCH  
DEPUTY DIRECTOR  
LESLIE S. MAUMALALA  
DEPUTY DIRECTOR

April 12, 1990

Mr. Rodney H. Kawamura  
President  
Hilo Engineering, Inc.  
484 Kalanikoa Street  
Hilo, Hawaii 96720

Dear Mr. Kawamura:

SUBJECT: Draft Environmental Assessment  
Panaeava Agricultural Product Marshalling &  
Processing Center  
Panaeava, Waialeale, South Hilo, Hawaii  
THK: 2-2-56: 55

The Department of Business and Economic Development has  
no comments to offer at this time on the draft Environmental  
Assessment for the proposed Panaeava Agricultural Product  
Marshalling and Processing Center.

Thank you for the opportunity to comment.

Sincerely,

*Roger A. Ulveling*  
for  
Roger A. Ulveling



HILO ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

April 27, 1990

Mr. Roger A. Ulveling, Director  
Department of Business & Economic Development  
P. O. Box 2359  
Honolulu, Hawaii 96804

SUBJECT: Environmental Assessment  
Panaeava Agricultural Product Marshalling and  
Processing Center  
Panaeava Agricultural Park, Waialeale, S. Hilo, Hawaii  
THK. 3rd Div. 2-2-56.55

Thank you for your review of the draft Environmental Assessment  
for the proposed Panaeava Agricultural Product Marshalling and  
Processing Center. We appreciate your cooperation.

Very truly yours,

*Rodney H. Kawamura*  
RODNEY H. KAWAMURA

cc: State Department of Agriculture

JOHN WALHEE  
Governor



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

April 16, 1990

EDWARD Y. HIRATA  
Director  
SUBDIRECTOR  
DAVE HOOK (PLANNING)  
KEVIN HARRIS (TRAVEL)  
KEVIN SCHMIDT  
CALVIN M. TSUDA

IN REPLY REFER TO

HWY-PS  
2-1368



Mr. Rodney M. Kawamura  
President  
Hilo Engineering, Inc.  
484 Kalaanikoa Street  
Hilo, Hawaii 96720

Dear Mr. Kawamura:

Environmental Assessment, Panaeewa Agricultural  
Product Marshalling and Processing Center,  
Panaeewa, Waiakea, South Hilo, Hawaii  
THK: 2-2-56: 55

Thank you for your letter of March 1, 1990, requesting our review  
of the subject draft environmental assessment.

A traffic assessment should be submitted for our review to  
determine whether the trips generated by the processing center  
will result in an undesirable level of service on Kanoelehua  
Avenue.

Note also that the existing Pa'uopalae Street does not have  
access to Kanoelehua Avenue. The project access shall be off of  
Awa and Hamaki Streets.

Very truly yours,

*Edward Y. Hirata*  
Edward Y. Hirata  
Director of Transportation

HILO ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

April 27, 1990

Mr. Edward Y. Hirata, Director  
State Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

SUBJECT: Environmental Assessment  
Panaeewa Agricultural Product Marshalling and  
Processing Center  
Panaeewa Agricultural Park, Waiakea, S. Hilo, Hawaii  
THK: 3rd Div. 2-2-56:55

Thank you for your review of the draft Environmental Assessment  
for the proposed Panaeewa Agricultural Product Marshalling and  
Processing Center.

In assessing the anticipated traffic to be generated by the  
project, we find that there will be minimal adverse impact upon  
the existing traffic pattern. Our reasons are as follows:

1. The highway traffic count near the project site on Hamalahoa  
Highway is approximately 20,097 ADT (Traffic Summary, Island  
of Hawaii, 1988) for this 4-lane highway. The project, it is  
estimated, will generate 69 to 77 trips per day. Should the  
entire project site be developed, the traffic count may reach  
238 trips per day. However, we have no prospect for this  
higher count. According to the prospective first tenant,  
based on their present experience, trips will average between  
25 to 50 per day, including the use of two truck-trailer  
reefers approximately 3 times a week.

2. There are three exits/entrances to the Panaeewa farm area;  
these are: Hakalika, Lama and Hamaki Streets. Traffic  
generated by the project will utilize Hamaki Street most of  
the time. Additionally, there is another access to Hamalahoa  
Highway which has been assigned to the UH farm unit. Hakalika  
Street, probably the most heavily used of the three streets,  
registered a 24-hour total of 1180 trips. The morning peak  
flow was 230 trips and the afternoon peak was a surprisingly  
low 88 trips. (Traffic Count, April 20-21, 1988.) Hamaki  
Street, even with the project would register less traffic than  
Hakalika Street due to Hakalika Street's location at the

HILLO ENGINEERING, INC.

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Mr. Edward Y. Hirata, Director  
April 27, 1990

beginning of the Panaewa farm area and local familiarity due to its prior existence as compared with Mamaki Street.

3. The traffic generated by the project will be contra to the normal peak hour flows. In the a.m., prevailing traffic is generally heading towards the airport-town area where most of the jobs and schools for Hilo are located. The few employees and delivery vehicles to the processing center will be travelling in the opposite direction for the most part. In the p.m., the reverse will hold true. Most of the business functions of the first prospective tenant, Hilo Farmers' Exchange Cooperative, are carried out after 8:00 a.m., and before 3:00 p.m.

4. As noted by you, Pa'uopala Street does not have access to Hamalahoa Highway. This was brought out during the development of the Panaewa Agricultural Park in 1980 (letter from Mr. Ah Leong Kam, State Transportation Planner, 2/21/80).

We appreciate the assistance we received from your department in providing us with traffic statistics.

Very truly yours,

  
RODNEY H. KAHAHURA

cc: State Department of Agriculture



## Planning Department

25 Aupual Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-4218

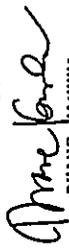
Bernard K. Akana  
Mayor  
Duane Kanuha  
Director  
William L. Moore  
Deputy Director

Mr. Rodney Kawamura  
Page 2  
March 27, 1990

6. The General Plan Land Use Pattern Allocation Guide Map designates this area as Orchards.

Thank you for the opportunity to comment. We hope these remarks will be of use to you.

Sincerely,

  
DUANE KAHUHA  
Planning Director

RKN:lm

CC: Department of Public Works



March 27, 1990

Mr. Rodney Kawamura, President  
Hilo Engineering, Inc.  
484 Kalanikoa Street  
Hilo, HI 96720

Dear Mr. Kawamura:

Panaewa Processing Center  
Draft Environmental Assessment  
THK: 2-2-56:55

We have reviewed this draft Environmental Assessment and have the following comments to offer:

1. The project site is located within the State Land Use Commission designated Agricultural District. Thus, your clients must secure a Special Permit from the County's Planning Commission in order to establish your proposed use. Your assessment incorrectly states that a Use Permit would be required.
2. Your Assessment should identify the kinds of "agricultural products" which will be gathered and processed. The impacts resulting from this project would be directly related to the specific products processed.
3. Similarly, your assessment should identify the methods of waste water processing that are being considered or could be approved by the Department of Health. The impacts to water quality will vary according to the method selected.
4. The kinds of agricultural use in the surrounding area should also be discussed in greater detail. We are not clear if this gathering and processing facility is intended to service Panaewa or a larger area.
5. One of the alternatives to this project is to "do nothing." This "do nothing" alternative needs to be discussed especially with respect to how the producers of agriculture are currently operating and are continuing to stay in business.

## HILO ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

April 27, 1990

Mr. Duane Kanuha, Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

SUBJECT: Environmental Assessment  
Panaeava Agricultural Product Marshalling and  
Processing Center  
Panaeava Agricultural Park, Waialea, S. Hilo, Hawaii  
IHK, 3rd Div., 2-2-56, 55

Thank you for your comprehensive review of the draft Environmental Assessment for the proposed Panaeava Agricultural Product Marshalling and Processing Center. In response to your comments, we offer the following:

1. Thank you for calling our attention to the need for a Special Use Permit. We inadvertently omitted the word "Special" in our report and have made the correction.
2. The kinds of agricultural products which will be gathered and processed are both locally grown and imported crops to service local businesses. As mentioned on page 5 of the EA, Hilo Farmers' Exchange Cooperative is the prospective initial tenant. We will add a description of the produce that is expected to be handled.
3. As to wastewater, it will be disposed of through an individual wastewater system (IWS) meeting the requirements of the Department of Health. We will add a statement citing compliance with Chapter 11-62 of the Department of Health regulations. Since the regulations require the design to be performed by a professional engineer, exact description of the IWS will be available upon completion of the construction drawings.
4. The proposed agricultural center is for the agricultural industry in general and not designed solely for the Panaeava

HILO ENGINEERING, INC.

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Mr. Duane Kanuha, Director  
April 27, 1990

farmers. This, however, does not preclude any group of farmers within the Panaeava farming community from negotiating with the State for use of the processing center. The Hilo Farmers' Exchange Cooperative, the probable first tenant, has an island-wide membership. For your information, the farmers operating within the Panaeava Agricultural Park were contacted in developing this EA; however, no positive response was received.

5. The alternative to "do nothing" is contrary to the State's goal of concentrating in a common location agricultural activities for the economies of production and distribution. In the present case, economy of distribution is the goal. The successful agricultural product processing centers at Kanuela, Hawaii, and Kula, Maui, have encouraged other farmers' cooperatives to seek assistance. The Honalo, North Kona, agricultural product center now under construction is another manifestation of the State's effort to assist farmers. We will add a statement to this effect to Section 5 of the EA.
6. Thank you for pointing out that the General Plan Land Use Pattern Allocation Guide Map designates this area as Orchards. This information will be added to the final assessment report.

Thank you again for your comprehensive and helpful review of the draft assessment report.

Very truly yours,

  
RODNEY H. KAHANAURA

cc: State Department of Agriculture



HILO ENGINEERING, INC.

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Hr. Robert Yanabu, Division Chief  
April 27, 1990

20,097 average daily vehicles (ADT). The prospective tenant, the Hilo Farmers' Exchange Cooperative, owns two reefer trailers that are utilized about three times per week to handle shipping cargo. Such intermittent use should result in insignificant effect to the existing traffic pattern. However, we will add this statement to the EA regarding the use of truck-trailers by the prospective lessee and its minor effect upon existing traffic.

4. Since we are unclear as to the observation by you concerning the back-up of traffic onto Kanoelehua Avenue, we will ask the State Department of Transportation for their assessment of this existing condition.

5. The extension of Pa'uopalaie Street to the Volcano Road was not considered at this time inasmuch as the State Highways Division did not approve such action when the Panaewa Agricultural Park was developed in 1980. (Reference: Final EIS Panaewa Agricultural Park, Environmental Impact Study Corp.) Being a State Highway, access to the Volcano Road is restricted. The access to the Volcano Road to the Panaewa Agricultural Park was assigned to the University of Hawaii for its 110-acre farm parcel. However, should conditions warrant, this extension of Pa'uopalaie Street can be taken up with the State at a future date. This statement will be included in the final EA.

6. Your recommendation relating to the truck-trailer turning radius was checked during the development of the Panaewa Agricultural Park and no special requirements were found to be necessary.

7. The need for an acceleration lane will be taken up with the State Highways Division. As you are aware, being a farming area, occasional large vehicles are not considered unusual for this area. Further, the two truck-trailers operated by the prospective tenant (see note 2 above) are used only on an

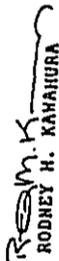
HILO ENGINEERING, INC.

PAGE 3

Hr. Robert Yanabu, Division Chief  
April 27, 1990

intermittent basis and would hardly be noticeable. Should it become necessary, trips by the large trucks could be scheduled to avoid peak hours.

Thank you for your review and helpful comments.  
Very truly yours,

  
RODNEY H. KAWAHURA

cc: State Department of Agriculture  
State Department of Transportation



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII  
 25 AUPUNI STREET • HILO, HAWAII 96720  
 TELEPHONE (808) 969-1421 • FAX (808) 969-6896

March 15, 1990

Hilo Engineering, Inc.  
 484 Kalanikoa Street  
 Hilo, HI 96720

DRAFT ENVIRONMENTAL ASSESSMENT  
 PANAENA AGRICULTURAL PRODUCT MARSHALLING AND PROCESSING CENTER  
 TAX MAP KEY 2-5-56:55

Thank you for giving us the opportunity to comment on the subject draft environmental assessment. Water is available from Pa'uopala Street.

W. W. Sewake  
 Manager

CS

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

April 27, 1990

Mr. W. William Sewake, Manager  
 Department of Water Supply  
 County of Hawaii  
 25 Aupuni Street  
 Hilo, Hawaii 96720

SUBJECT: Environmental Assessment  
 Panaeoa Agricultural Product Marshalling and  
 Processing Center  
 Panaeoa Agricultural Park, Malakea, S. Hilo, Hawaii  
 THK1 3rd Div. 2-2-56:55

Thank you for your review of the draft Environmental Assessment for the proposed Panaeoa Agricultural Product Marshalling and Processing Center. As stated in your letter, water services will be drawn from the water main on Pa'uopala Street. The service lateral was installed for this lot during the development of the Panaeoa Agricultural Park.

Thank you for the assistance received from your staff in the preparation of the assessment report.

Very truly yours,

RODNEY H. KAMAURA

cc: State Department of Agriculture



... Water brings progress...