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GOVERNOR



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September 24, 1990

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Office of Environmental Quality Control  
465 South King Street  
Honolulu, HI 96813

Gentlemen:

Transmitted herewith are four copies of the Final Environmental Assessment for the Ke-Ahole 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



1990-10-08-HA-FBA

**FILE COPY**

**FINAL  
ENVIRONMENTAL ASSESSMENT**

**\* KE-AHOLE AGRICULTURAL PRODUCT  
MARSHALLING AND PROCESSING CENTER\***

**Ke-Ahole Agricultural Park  
Kalaoa-Ooma, North Kona, Hawaii**

**DEPARTMENT OF AGRICULTURE  
STATE OF HAWAII**

**ENVIRONMENTAL ASSESSMENT**  
**FOR THE**  
**KE-AHOLE AGRICULTURE PRODUCT**  
**MARSHALLING & PROCESSING CENTER**

Ke-ahole Agricultural Park  
North Kona, Hawaii

TMK: 7-3-10: Portion of 33

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

August 1990

Prepared by:  
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#### SUMMARY

The proposed project is the development of an agricultural product marshalling and processing center. The project site adjoins the present Ke-ahole Agricultural Park and, upon completion, will become part of the agricultural park.

The area of the project site is 3.86 acres. The initial construction will be a 6,000 square foot pre-fabricated steel building. Adequate paved areas for parking and loading will be provided. Construction cost is estimated to be \$1,085,000.00.

No rare or endangered species will be threatened. The presence of Hawaiian habitation and burial sites require careful planning to avoid or minimize impacts upon such sites. In this respect, the project size was reduced from the minimum 5-acre lot size for this general area. A variance, therefore, will be required.

The infrastructure exists to support the proposed marshalling and processing facility. Roads and water, electric and telephone services are available. Wastewater will be handled by an individual wastewater system (IWS) in compliance with applicable health regulations.

Most of the project site is in the "Agriculture District." The remainder is in the "Conservation District" and a land use boundary amendment must be approved by the State Land Use Commission to use the site for agricultural-related activities.

The proposed use of the site is compatible with the surrounding agricultural lots. In this respect, no significant adverse impacts are foreseen.

The proposed project carries out the intent of the State 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 PROPOSING AGENCY

The Ke-ahole Agricultural Product Marshalling and Processing Center is a project of the Department of Agriculture, State of Hawaii. The department's address is:

1428 South King Street  
Honolulu, HI 96814

Phone: 548-7101

SECTION 2

IDENTIFICATION OF APPROVING AGENCY

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

The State Capitol  
Honolulu, HI 96813

SECTION 3

AGENCIES CONSULTED

The following agencies, organizations and individuals were contacted in the preparation of this environmental assessment:

Federal:

Department of Agriculture  
Soil Conservation Service  
Department of Interior  
Fish & Wildlife Service \*  
U. S. Geological Survey \*  
National Park Service

State:

Department of Business, Economic Development & Tourism \*  
Department of Land & Natural Resources \*  
Department of Hawaiian Homes Lands  
Department of Transportation \*  
Department of Health  
Office of Hawaiian Affairs  
University of Hawaii Extension Service

County:

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

Others:

Kona Chamber of Commerce  
Hawaii Leeward Planning Conference  
Hawaii Farm Bureau, Kona Chapter  
Big Island Dendrobiums Growers Association

\* Agencies that submitted comments.

## SECTION 4

### GENERAL DESCRIPTION

#### A. TECHNICAL CHARACTERISTIC:

The proposed project will serve the farming community of West Hawaii. The farmers of the Kona districts are the primary target. To sustain the growth of diversified farming, support facilities for farmers have been proposed. This project will serve the Kona farmers in a capacity such as the vacuum cooling facilities at Kamuela, Hawaii, and Kula, Maui.

A similar type facility is nearing completion at Honalo, Kona. Another facility has also been proposed for Hilo at the Panaewa Agricultural Park.

The main technical problem associated with the project is the land use and zoning requirements. Part of the proposed project site is in the Conservation District. A land use boundary amendment is needed before full use of the site is possible. Due to the presence of nearby archaeological remains, a buffer area has been proposed. This will preclude or minimize encroachment upon historic preservation values. The acreage of the project site has been reduced to 3.86 acres to create the buffer area; the lot does not comply with the zoning requirement of 5-acre minimum lot size of adjacent lots. In this respect, a County zoning variance will be required. A County Special Use Permit is also required since the agricultural products processed or handled at the proposed facility are grown elsewhere. These items are discussed in greater detail elsewhere in this report.

#### B. ECONOMIC CHARACTERISTIC:

The growth of diversified farming on the island of Hawaii has registered a remarkable rate. While the visitor industry is the leading revenue producer for the Big Island, agriculture still is a vital part of the island economy. In 1988, expenditure by visitors was \$464 million from 787,860 visitors. Most of this can be attributed to the West Hawaii hotels. The 1989 figures

should show a marked increase due to expansion of visitor industry facilities and aggressive marketing. For example, the Ke-ahole Airport passenger statistics for the past 15 years show a phenomenal growth:

<u>YEAR</u>	<u>INTERISLAND</u>	<u>OVERSEAS*</u>	<u>TOTAL</u>
1974	808,970	0	808,970
1979	1,278,712	0	1,278,712
1984	1,297,830	129,602	1,427,432
1989	1,883,842	214,089	2,097,931

Note: \* Overseas direct flights began September 1983.

Agriculture, not including livestock, generated sales of \$165,619,000. The sugar industry accounted for \$60,000,000. The balance is due to diversified agricultural crop sales which exceeded the sugar sales. Acreage for sugar production during the past five years on the Big Island totalled:

<u>Year</u>	<u>Acreage</u>
1984	70,900 acres
1985	69,900 "
1986	69,100 "
1987	68,500 "
1988	66,700 "

As can be seen, a small but steady decline is evident. On the other hand, the macadamia industry gained an additional 3,600 acres during this period. Floral, foliage and nursery products gained about 1,400 acres during this period. In short, while the sugar industry has lost acreage, diversified agriculture has increased to off-set this loss.

Agricultural crops are reported island-wide so as not to disclose individual operations. A sampling of Big Island statistics follows to illustrate the growth and potential of diversified agriculture:

<u>PRODUCT</u>	<u>SALES</u>
1. Floriculture & nursery products: (Up from \$16,944,000 in 1984)	\$ 29,036,000
2. Guava: (Up from \$354,000 in 1984)	875,000
3. Banana: (Up from \$899,000 in 1984)	2,655,000
4. Papaya: (Up from \$7,531,000 in 1984)	11,656,000
5. Taro: (Up from \$205,000 in 1984)	534,000
6. Macadamia: (Up from \$26,088,000 in 1984)	40,950,000*
7. Flowers & nursery products: (Up from \$16,944,000 in 1984)	29,036,000
8. Coffee (parchment): (Up from \$4,813,000 in 1984)	6,600,000

\* This represents the State total to prevent disclosure of individual operations. However, production was largely on the Big Island.

According to published reports, the Big Island grows about 47% of the State's flowers.

In the Kona area, floral, nursery and potted plant farms have increased in planting. The 179-acre Ke-ahole Agricultural Park started in 1981 has shown good development. Large scale dendrobium and other orchid farms are thriving. Plumeria and other type of flowering plants for leis are also cultivated. Some lots are in orchard crops: mangoes, coco palms and macadamia. Of the 34 lots only 7 lots remain vacant or relatively uncultivated. Leases for 2 of these lots were cancelled for non-compliance. Excluding the vacant lots, the Ke-ahole Agricultural Park on the whole is about 25% cultivated. At least 11 lots are 60% or more in planting. Of these, 4 lots are 80-90% planted. About 17 lots have owner or employee residences on them. A few have packing sheds and shade houses.

C. SOCIAL CHARACTERISTIC:

The North Kona and South Kona districts had an estimated combined population of 27,800 in 1987 spread out over 796 square miles of area. Population growth has been accelerated by the booming visitor industry. The following table traces the population growth of the Kona districts since 1960:

<u>YEAR</u>	<u>NORTH KONA</u>	<u>SOUTH KONA</u>
1960	4,451	4,292
1970	4,832	4,004
1980	13,748	5,914
1987	20,500	7,300

From an agricultural community engaged primarily in cattle ranching and coffee production, its major industry is now tourism. As shown earlier, the number of visitors to Kona and other areas of West Hawaii has shown spectacular growth. Over a million passengers land at Ke-ahole Airport, according to recent statistics. However, agriculture is still a vital part not only of its economy but the cultural aspects as well, the "Kona Way of Life."

According to State Land Use statistics, the Kona districts have 280,937 acres of land classified as agriculture. These lands are zoned by the County as: agriculture, 160,409 acres; and open (or unplanned), 120,145 acres. At one time coffee appeared to be a dying industry in Kona; however, high coffee prices and the gourmet designation of the Kona coffee have resulted in a resurgent industry. The spectacular expansion of macadamia farms in the Kona districts has rivalled the growth of the East Hawaii macadamia industry. As described earlier, the macadamia industry is second only to sugar in crop production.

The Ke-ahole Agricultural Product Marshalling and Processing Center is proposed to support the agricultural industry of this general area. The marshalling and processing center should

stimulate the industry into forming cooperatives for: 1) economies in distribution, 2) marketing of farm products, and 3) bulk purchases of supplies. The Kamuela and Kula vacuum cooling plants operated by cooperatives prove that success can be attained by farm groups with State assistance. It is not only in crop production that State help is required; the successful marketing of farm produce will determine the long range viability of the agricultural industry.

The proposed project is located next to the Ke-ahole Agricultural Park; hence its activities will be compatible with the surrounding area. Noise and probable dust may cause some inconvenience during construction. However, these can be mitigated. The archaeological features found in this area have been mitigated to a great extent. Save for two sites, all other archaeological sites have been surveyed, mapped, catalogued and salvage excavations carried out as required. The present reduced area of the proposed project site (from 5-acre to 3.86-acre) is to minimize intrusion upon one of the two archaeological sites deemed worthy of preservation. Traffic generated by the project will not have direct access and egress to the Kona Palisades roadway, Ka'iminani Street. Since Ka'iminani Street is well-used for mauka - makai traffic, entry and exit for the project site has been placed on Lau'i Street.

The marshalling and processing center will generate some jobs, probably 10 at the most. Initially, the facility may require two or three persons. The facility is to support the farmers and, in this respect, assist in contributing to the overall success of agricultural enterprises in Kona.

The few jobs to be created by the project will be filled by local residents and, hence, no additional housing requirement is foreseen. As stated earlier, the Ke-ahole Agricultural Park has been developed with adequate roads, water mains, and electrical and telephone services; no additional demand on public services is anticipated.

#### D. ENVIRONMENTAL CHARACTERISTIC:

The biota of the area includes few endemic and indigenous plants and animals. The area is sparse being in a dry low rainfall area. Pili grass (Heteropogon contortus) is predominant. Native species such as Ilima (Sida fallax), Lama (Diospyros ferrea), A'ali'i (Dodonaea eriocarpa) and 'Uhaloa (Waltheria americana) are found in this area. These are not considered rare and are found in other areas of the island. A complete listing of plants for the entire Ke-ahole Agricultural Park can be found in the Revised Environmental Impact Statement for Ke-ahole Agricultural Park dated November 1977, prepared for the Department of Agriculture.

The only endangered species of wildlife observed during the 1977 survey was a Hawaiian Owl, Pueo, (Asio flammeus). The owl was observed near the southern boundary outside the agricultural park development. Mongoose and mice most likely inhabit the general area. With development of the agricultural park, exotic

species of birds, such as cardinal, mynah, white eye, and dove will visit the area.

The geology of the area is dominated by the Hualalai volcanic series. The basaltic substrata - consisting of poorly layered, heterogeneous sequences of a'a, clinkers, and pahaoehoe - are porous and permeable. Lava tubes, cracks, crevices and fissures are quite common in this area. The main type of soils in the project area is the Punaluu series. This consists of extremely stony or rocky peat and stony or rocky mulch. Soil features include a'a and fragmental pahaoehoe at depths of less than 10 inches. These fragmented rocks are commonly used in construction of stonewalls.

The weather for this area is warm with an average rainfall of 30 inches or less per year. The area is shielded from the prevailing northeast tradewinds by the Kohala, Mauna Kea and Mauna Loa mountains. The winds are calm most of the time; however, during the infrequent storms from the south, "kona storms," heavy winds can be expected.

## SECTION 5

### SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

The proposed project will be located next to an existing farm lot of the Ke-ahole Agricultural Park. FIGURE 1 is a location map showing the project site. Since the 34 agricultural park lots were awarded, the individual farm lots have been cultivated or developed to varying degrees. A few lots are fully developed; a few lots are vacant with little or no work visible. About half of the agricultural park farm lots have residences. The most extensively developed lots are those raising dendrobium orchids. Other lots are planted with flowering shrubs for lei-making or orchard crops.

The proposed project site is vacant State land covered with pili grass with scattered exotic shrubs and common native plants on weathered lava ground.

The proposed project will be on one of the side streets of the agricultural park. Access to Queen Kaahumanu Highway will be from Ka'iminani Street. This street was originally constructed for the mauka Kona Palisades Subdivision but later extended across the makai State lands to connect to Queen Kaahumanu Highway. FIGURE 2 shows the Ke-ahole Agricultural Park and the project site.

On the opposite side (or ocean side) of Queen Kaahumanu Highway is the State Ke-ahole Airport. Kailua Village lies about 6 miles south and Kawaihae Harbor is 28 miles north. Ka'iminani Street is approximately 3.5 miles in length between Mamalahoa Highway, the upper belt road, and Queen Kaahumanu Highway, the coastal highway.

Of particular interest is the presence of archaeological sites in the general area. Two outstanding sites have been declared worthy of preservation; these are described as follows:

Site 262: This is a large sink area with evidence of extensive modification on the sink floor including a cooking area. There are three major tubes extending from the sink area and all three show extensive domestic occupation, particularly the south and north tubes. This occupation is generally confined to within 100 feet or so of the entrance to each tube and consists of small platforms, sleeping enclosures, walls, a paved walkway, a high central platform in the south tube chamber, numerous small hearths and scattered surface artifacts, organic materials and shell midden. Both the north and south tubes contain burials and the north tube contains a large frieze of petroglyphs. The lower examples of which predate the domestic occupation by virtue of being buried by it. A C14 date from a charcoal hearth far back in the tube yielded a date of  $480 \pm 70$  C14 years B.P. 1950 (Beta-1436).

The most dramatic feature of the 262 site and that which distinguishes it from all others is a refuge wall whose construction buried a major occupation platform surface at

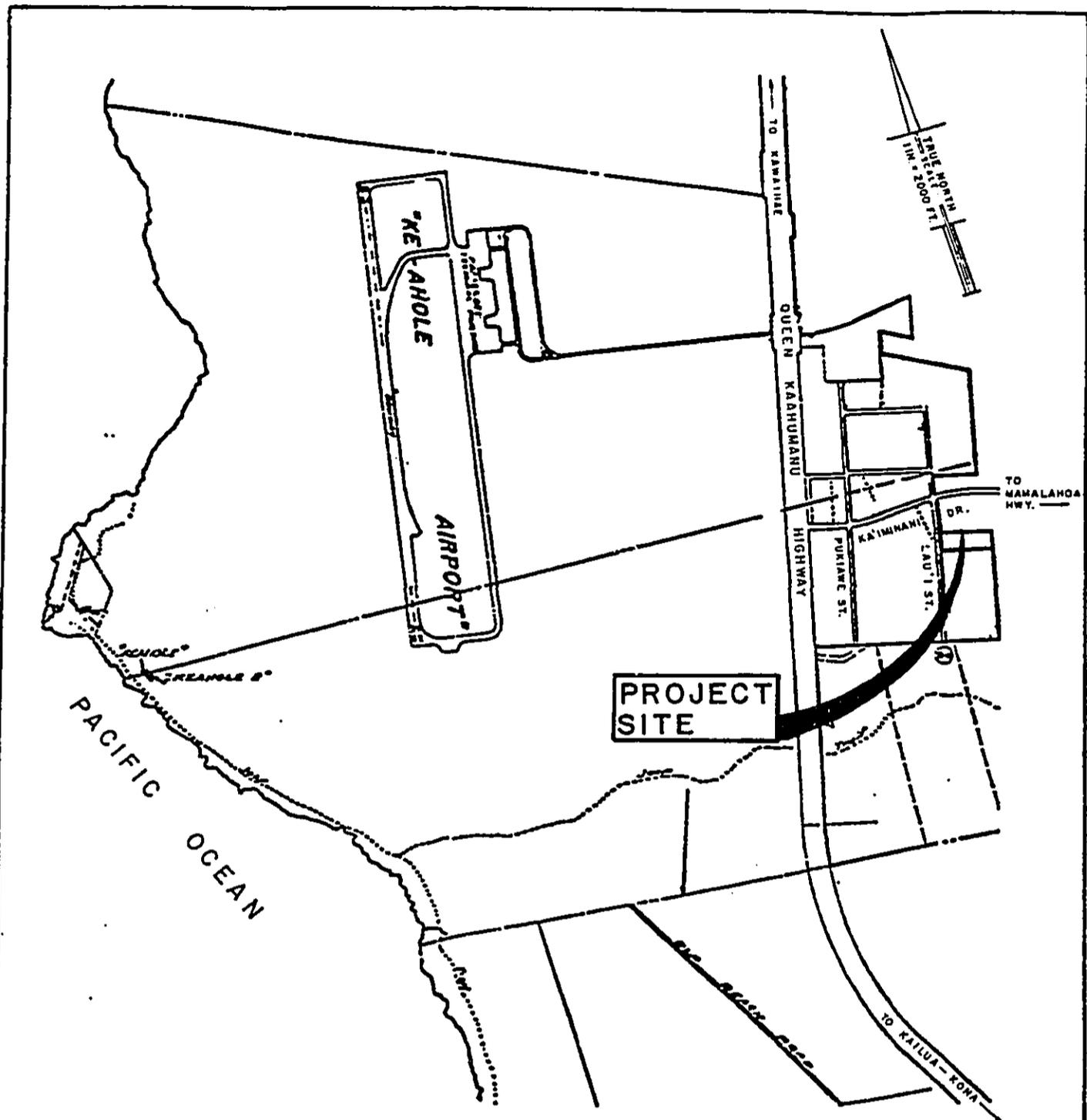


FIGURE 1  
LOCATION MAP

AGRICULTURAL PRODUCT MARSHALLING/PROCESSING CENTER  
AT KEAHOLE AGRICULTURAL PARK

OOMA 1ST, NORTH KONA, ISLAND OF HAWAII, HAWAII  
TAX MAP KEY: 7-3-10: POR.33'

HILO ENGINEERING INC.  
484 KALANIKOA ST. / HILO, HI.





the west side of the sink and almost completely closed off the south and west tubes which were formerly wide open for natural light. The refuge wall is actually constructed on a previous platform with use of huge slabs which were wedged between the platform and the sink overhang. One area shows poles set up vertically to support the leaning slabs. The refuge wall was constructed so as to restrict entry to a narrow drop-off entrance to a narrow passageway behind the wall. Large amounts of boulder sized rubble was filled on the sink side of the wall to camouflage its presence. The building of this wall and the piling of rubble behind it required a huge investment in labor and in this aspect far overshadows all other modification in any of the sites. Judging by its construction style (compared to the platform wall on which it rests) it was built hurriedly with some huge boulders haphazardly balanced and wedged against each other. The presence of this feature is entirely unsuspected from the exterior of the sink. Its construction was probably a response to a political crisis. Unfortunately it cannot presently be dated directly. However, its stratigraphic relationship to the large platform living surface on which it rests indicates that it post-dates the domestic occupation of the sink and the south and west tubes. It was clearly intended to close off and hide a large living area (the south and west tubes) but the use of these living areas for refuge and the archaeological traces left in the tubes may be limited and difficult to distinguish from the previous domestic occupation when the caves were open to natural light. Cave 262 shows evidence of use and modification in three phases; petroglyphs, domestic occupation and refuge, and is the best illustration of the sequence suggested here.

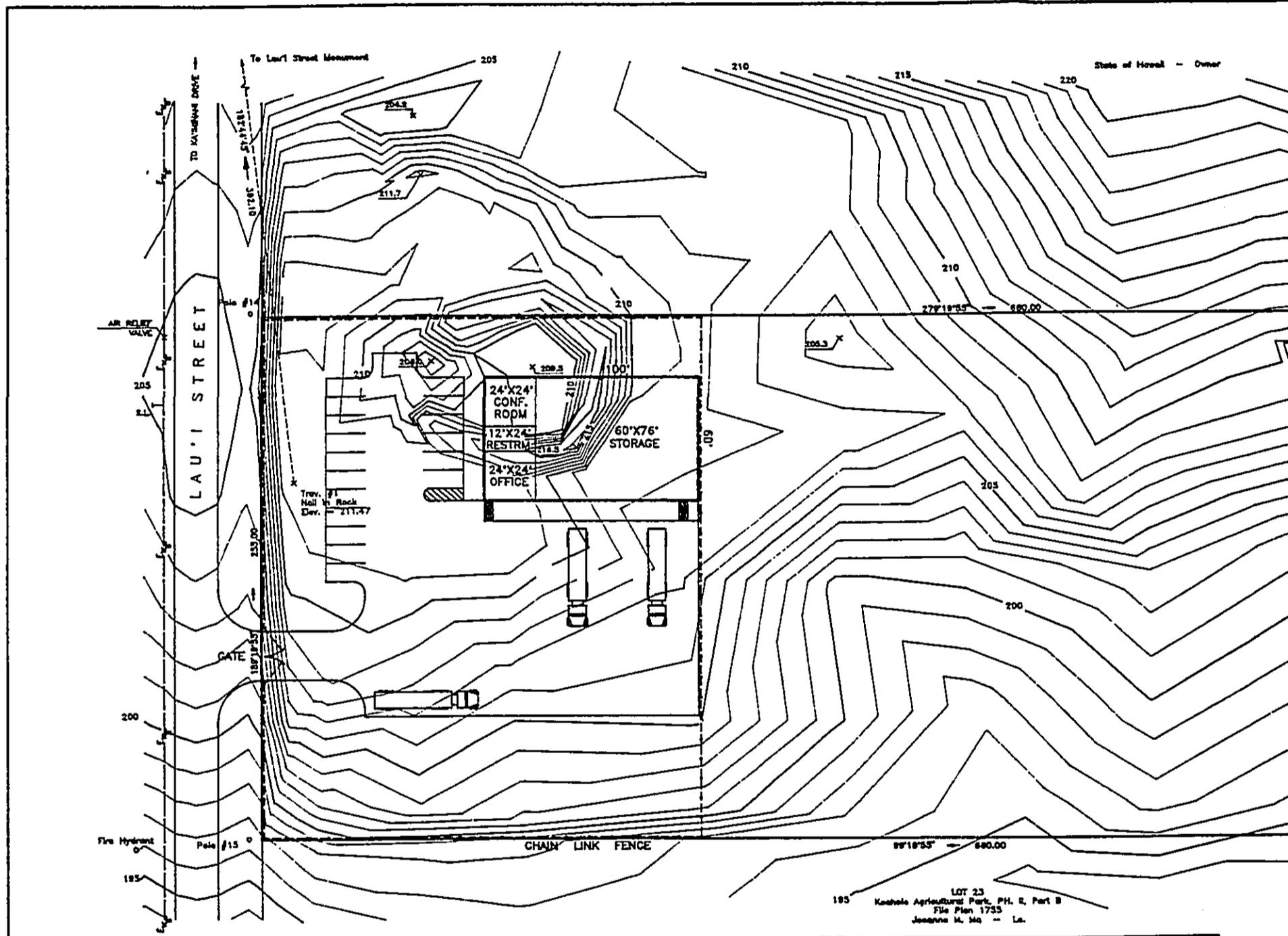
Site 6418: The sink area has a central platform formed of roof rubble which served as a cooking area. Domestic occupation is concentrated in the northeast corner under a broad roof overhang and below a large group of petroglyphs. Some of the petroglyphs are partially buried by the rock platform of a living surface. Charcoal from within this living surface, Stratum II, is dated to  $102.1 \pm 0.8\%$  C14 years modern (Beta-1437). This date appears too late, however, considering the lack of historic materials found in this stratum. The heavy use of the sink, particularly the overhang area, for goat corralling may partly explain this anomalous date.

*H.H. Hammatt, PhD. & W.H. Folk, June 1980*

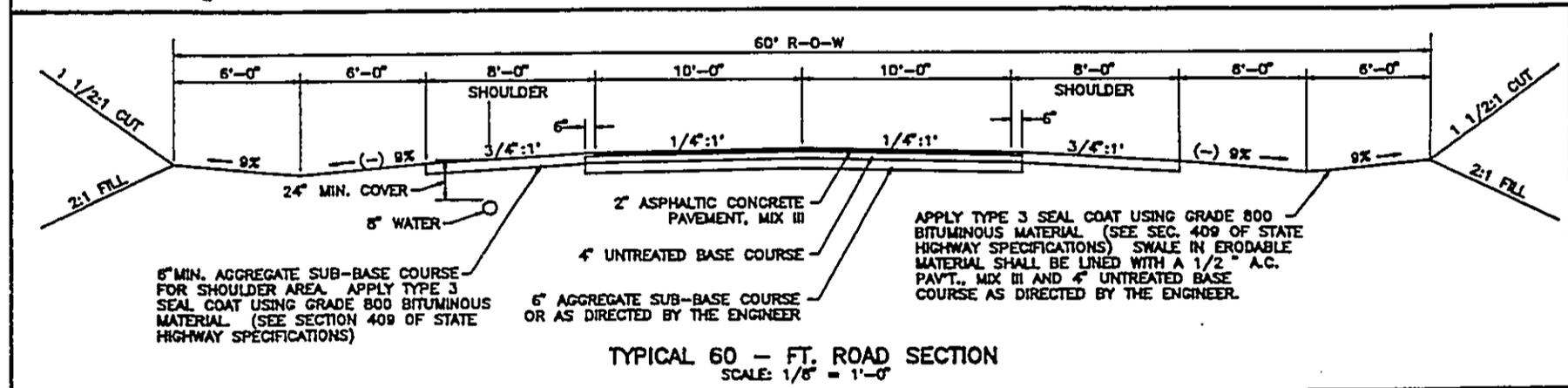
The topography of the project site is shown on FIGURE 3. The area is fairly smooth with a gentle rolling slope punctuated with three low knolls. The permeability or drainage is described as being rapidly permeable for the few inches of peat surface layer and very slowly permeable for the underlain pahoehoe although water moves rapidly through the cracks. In essence, due to the

low annual rainfall and ground permeability, run-off is low and the erosion hazard slight.

The initial structure proposed for the marshalling and processing center will feature a building 60 feet by 100 feet. Besides storage space, the structure will include office, conference room and restroom facilities. The building will be of pre-fabricated steel furnished in bays (or modules); this will facilitate expansion in the future. A loading ramp to accommodate cargo handling is part of the design layout. Paved access and parking will also be provided. A 6-foot security fence will secure the area as shown on FIGURE 3. Cost is estimated to be \$1,085,000.00 for the initial development.

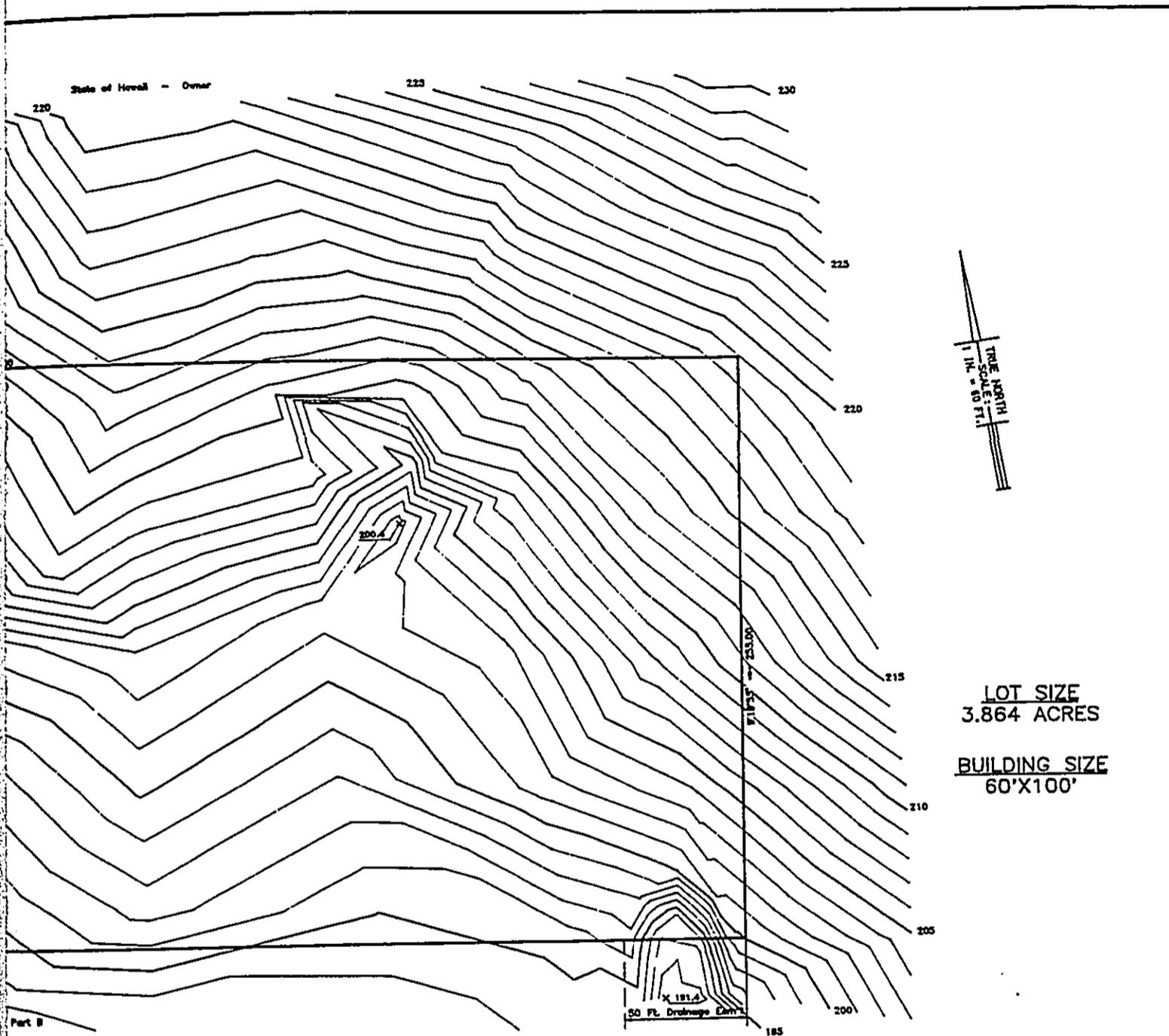


LOT 23  
Kauaie Agricultural Park, P.H. R. Part B  
File Plan 1755  
Joseph M. Ma - La.



TYPICAL 60 - FT. ROAD SECTION  
SCALE: 1/8" = 1'-0"

Dwg No. 8915001  
Job No. 7-3-88-15



LOT SIZE  
3.864 ACRES

BUILDING SIZE  
60'X100'

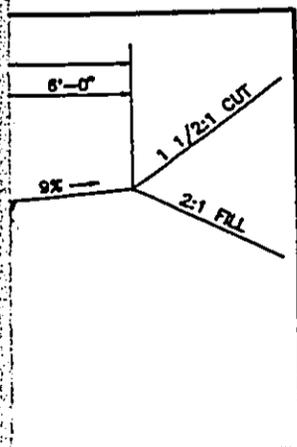


FIGURE 3  
CONCEPTUAL PLAN  
FOR  
AGRICULTURAL PRODUCT MARSHALLING/PROCESSING CENTER  
AT KEAHOLE AGRICULTURAL PARK  
OOMA 1ST, NORTH KONA, ISLAND OF HAWAII, HAWAII  
TMK: 3rd Div. 7-3-10:Portion 33

PREPARED BY:  
HILO ENGINEERING INC.  
484 KALANIKOIA STREET, HILO, HAWAII

## SECTION 6

### MAJOR IMPACTS AND MITIGATION MEASURES

Air Quality: No significant adverse impact is projected due to the nature of the facility. No emission from the proposed project is anticipated except from vehicular traffic entering and exiting the site. Government requirements for fuel efficient engines, emission control devices and improved fuel characteristics will continue to minimize air quality impacts generated by vehicles. During construction of the marshalling and processing facility, heavy equipment emissions will impact air quality to some extent. However, this will be of temporary nature and, in addition, controlled by equipment exhaust control devices to minimize such impact.

Water Quality: There are no existing water wells or other intakes in this general area. Water service is from the Kahaluu well field and the Holualoa deep well, a distance of over 9 miles. The disposal of wastewater will be by a septic disposal system designed in accordance with Department of Health regulations: Title 11, Chapter 62. The discharge from the proposed facility is expected to be similar to a single family wastewater discharge ranging from about 5,000 to 20,000 gallons per month. The design of the individual wastewater system (IWS) will be by a professional engineer and such plan will be reviewed and approved by the regulatory agency for compliance with applicable regulations. Since the facility will be used: 1) to process products by sorting and packing, and 2) for storage purposes, the facility is not expected to generate any pollutant or toxic waste which will require special handling. Solid waste will be disposed at an approved site by the user of the facility or by arrangement with a disposal service firm.

Noise: The operation of the facility will generate traffic noises. However, this will be during normal hours of work and typical of the area. Should chill rooms become part of the facility in the future, the related machinery will be equipped with proper exhaust control devices. Other noise muffling precautions will be taken to control objectionable noise levels if necessary by using sound absorbing walls and other control measures.

Traffic: The proposed facility has been designed so as not to access directly on Ka'iminani Street which is a popular road for the mauka to makai traffic. This is due to the fact that it is the only public road joining Mamalahoa Highway and Queen Kaahumanu Highway between Kailua Village and Waikoloa Resort. Traffic will be controlled by the intersection of Ka'iminani and Lau'i streets with the traffic on Ka'iminani Street having the right-of-way. Most of the traffic into the project site will be from Queen Kaahumanu Highway. The highway is a two-lane highway

with acceleration and decelerations lanes for entry into Ka'iminani Street.

Traffic count on Queen Kaahumanu Highway north of Ke-ahole Airport, between the airport and Waikoloa Resort, according to recent traffic surveys was 4,408 average daily trips. Peak one-hour morning traffic was 8% of the daily total count. The directional traffic was distributed 65% - 35% with the larger volume of traffic heading north. Peak one-hour afternoon traffic was 10.5% of the daily total count. The directional traffic was distributed 65% - 35% with the larger volume of traffic heading south.

Traffic count on Queen Kaahumanu Highway south of Ke-ahole Airport, between Honokahau Harbor and the airport, according to recent traffic surveys was 10,040 average daily trips. The peak one-hour morning traffic was 7.5% of the daily total count. The directional traffic was distributed 55% - 45% with the larger volume of traffic heading north towards the airport from Honokahau Harbor. The peak one-hour afternoon traffic was 9.0% of the daily total count. The directional traffic was distributed 65% - 35% with the larger volume of traffic heading south towards Honokahau Harbor and Kailua Village.

The traffic generated by the project will be about 40 to 45 daily trips initially. The maximum traffic may reach 140 daily trips if the entire 3.86-acre project site is developed. A major portion of the traffic is expected to be generated locally; that is, the proposed facility is expected to be utilized to a large extent by the agricultural park farmers. In this respect, traffic on Queen Kaahumanu and Ka'iminani Street could be eased. Since traffic generated by the agricultural park already exists, the proposed facility will lessen impact on existing streets by consolidating individual trips to market or shipping points.

Archaeological: The discovery of several archaeological sites in the general area led to two studies. The first was to locate the sites; the second was to survey and conduct archaeological salvage surveys. Two sites were determined to be of high value and worthy of preservation. Site 262 lies in the vicinity of the proposed project site. State archaeologists were consulted and a field inspection was made to assess the impact of the proposed project site in relation to Site 262. The results are contained in a recommendation by the Historic Preservation Office. In reference to the initial 5-acre lot proposal, the State concluded: "... we believe that the proposed parcel boundaries for the marshalling/processing center intrude too closely to the cave site being preserved within the agricultural park and would have an 'adverse effect' on the site." In view of this, a proposal to revise the project boundary from a 5-acre to a 3.86-acre lot drew this favorable response: "However, the proposed borders that you discussed on-site are acceptable since they are far enough away from the site to maintain the physical and visual context of the site." The proposed project site, therefore, has been reduced from 5 to 3.86 acres to mitigate

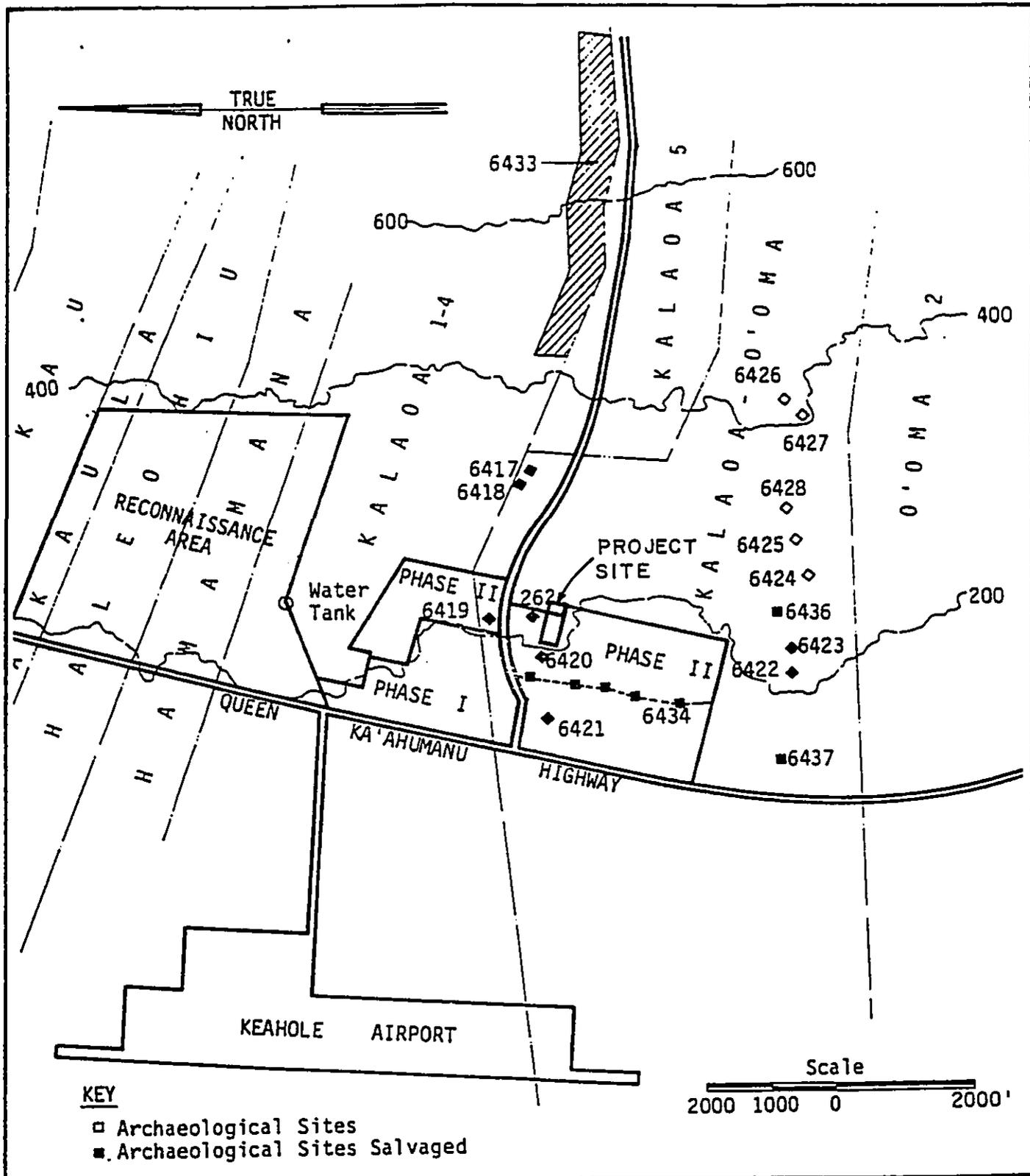
impacts upon Site 262. (Communication dated June 21, 1990.)

The location and painting of the structure, and landscaping will be done in consultation with the State Historic Preservation Office to minimize visual impacts upon the nearby archaeological site.

It is also understood that should any new archaeological remains or features be discovered during construction, work shall cease and the State Historic Preservation Office notified. Work will resume only upon direction of the State and mitigation measures, if required, carried out. FIGURE 4 is a map showing the archaeological sites in this general area.

Infrastructure: Roads and water mains meeting County standards were installed as part of the Ke-ahole Agricultural Park. Electrical and telephone services are available at the project site. No additional requirement for public service is required. As other sites in this locality, police and fire services are available. The police station is at Kealakehe, about 4.5 miles away; the nearest fire station (excluding fire-fighting equipment at Ke-ahole Airport) is at Kailua, about 6 miles away. As described elsewhere in this report, wastewater will be handled by an individual wastewater system in compliance with applicable regulations.

Other: The project will not create any need for additional housing, recreation area or educational facilities as it is strictly a support facility for farmers.



**FIGURE 4**  
**ARCHAEOLOGICAL SITE MAP**  
**AGRICULTURAL PRODUCT MARSHALLING / PROCESSING CENTER**  
**AT KEAHOLE AGRICULTURAL PARK**

OOMA 1ST, NORTH KONA, ISLAND OF HAWAII, HAWAII.  
 TAX MAP KEY: 7-3-10:POR.33

HILO ENGINEERING INC.  
 484 KALANIKOA ST. HILO, HI.

## SECTION 7

### ALTERNATIVES

The location of the site was determined after considerable thought. Other portions of the State lands at Kalaoa-Ooma were evaluated. Two alternatives were considered: 1) Utilize one of the farm lots whose lease was cancelled for non-performance. This was ruled out as there is a healthy demand from applicants seeking farm lots in this agricultural park. 2) Create another lot elsewhere in this general area. The choice of creating another parcel on the north side of Ka'iminani Street where Site 6419 is located was considered. However, access to and from this site would create a problem as direct access to Ka'iminani Street is not recommended. Further, adjoining Ka'iminani Street, any access from Lau'i Street would be too close to Ka'iminani Street for control purposes. It would have an adverse aesthetic impact due to its location adjoining the well-used Ka'iminani Street. Topographically, the steeper slope would entail engineering problems leading to higher development costs. Finally, Site 6419, though archaeologically not as significant as sites 262 and 6418, would have to be removed.

Areas outside the Ke-ahole Agricultural Park were not considered as land, if not State-owned, would have to be purchased. The location of a marshalling and processing facility at Ke-ahole where a large farm development is located was a significant factor in the site selection. Another positive point is the existence of the infrastructure at Ke-ahole to support the proposed facility.

Another alternative considered was not to construct the proposed facility. However, this is contrary to State policy of encouraging the development of agricultural cooperatives and associations and the promotion of effective marketing of agricultural commodities.

# CORRECTION

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

## SECTION 7

### ALTERNATIVES

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Another alternative considered was not to construct the proposed facility. However, this is contrary to State policy of encouraging the development of agricultural cooperatives and associations and the promotion of effective marketing of agricultural commodities.

## SECTION 8

### GOVERNMENT PLANS AND POLICIES

The proposed project site is classified "Agriculture" and "Conservation" by the State Land Use Commission. Refer to FIGURE 5. The "Agriculture" portion is regulated by the County of Hawaii. The "Conservation" portion falls under the administration of the State Department of Land and Natural Resources.

The Conservation portion of the project site is within the "G" (General) subzone. This is zoned "Open" by the County.

The County zoning for this area is shown on FIGURE 5A. The Ke-ahole Agricultural Park is zoned "A-5a," minimum 5 acres for agricultural use. The project site, adjoining the agricultural park, is zoned "Open." The general area is shown as "Extensive Agriculture" on the County Land Use Pattern Allocation Guide Map (LUPAG).

The proposed project is part of the State goals for agriculture as expressed in Section 166-1, HRS:

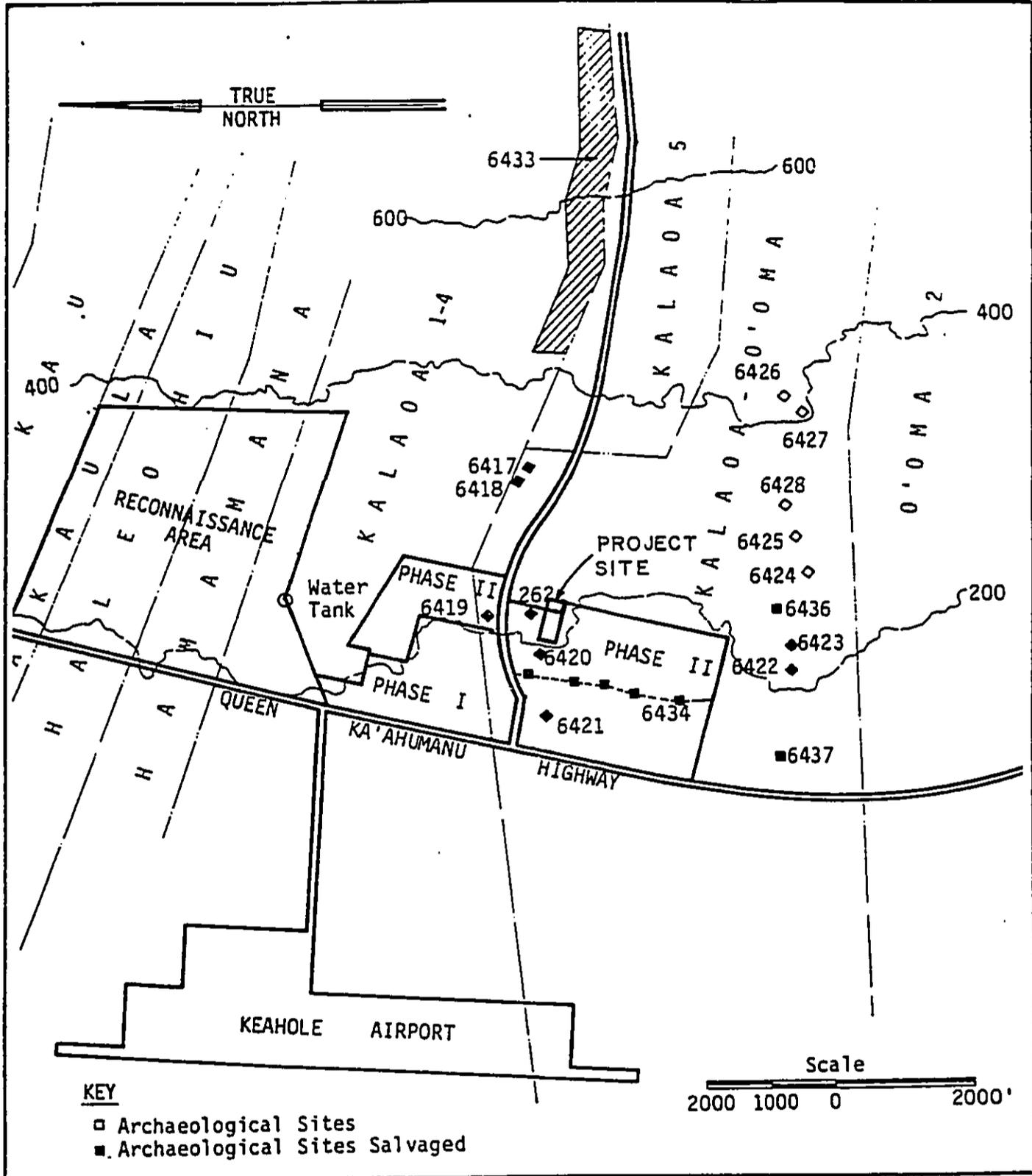
*"The legislature finds that important agricultural lands should be preserved for productive purposes; the contribution of diversified agriculture and aquaculture to the export and local markets should be expanded, thereby increasing its importance in the State's economy; and continued use of the State's agricultural land resources should be ensured by providing lands to new farmers, displaced farmers, and other qualified farmers. In order to meet these goals, the objectives of the State shall include the provision of: lands of appropriate size and productive potential, with an adequate supply of water, to ensure economically viable farm operations; lands at reasonable cost with long-term tenure and security from urbanization pressure; and lands with common facilities and activities to encourage farm production and distribution economies."*

The State functional plan has this objective:

*Cooperatives, Associations, and Marketing. Most diversified agricultural commodities in Hawaii are characterized by many small and dispersed farming operations. Commodity industry groups need to organize to improve the effectiveness of their marketing efforts. There is also need for a broad-scale investigation of the total distribution system of locally produced agricultural commodities, as they move from farmgate to consumer.*

To attain this objective, the State's policy contains this statement:

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



**FIGURE 4**  
**ARCHAEOLOGICAL SITE MAP**  
**AGRICULTURAL PRODUCT MARSHALLING / PROCESSING CENTER**  
**AT KEAHOLE AGRICULTURAL PARK**

OOMA IST, NORTH KONA, ISLAND OF HAWAII, HAWAII.  
 TAX MAP KEY: 7-3-10:POR.33

HILO ENGINEERING INC.  
 484 KALANIKOA ST., HILO, HI.

## SECTION 7

### ALTERNATIVES

The location of the site was determined after considerable thought. Other portions of the State lands at Kalaoa-Ooma were evaluated. Two alternatives were considered: 1) Utilize one of the farm lots whose lease was cancelled for non-performance. This was ruled out as there is a healthy demand from applicants seeking farm lots in this agricultural park. 2) Create another lot elsewhere in this general area. The choice of creating another parcel on the north side of Ka'iminani Street where Site 6419 is located was considered. However, access to and from this site would create a problem as direct access to Ka'iminani Street is not recommended. Further, adjoining Ka'iminani Street, any access from Lau'i Street would be too close to Ka'iminani Street for control purposes. It would have an adverse aesthetic impact due to its location adjoining the well-used Ka'iminani Street. Topographically, the steeper slope would entail engineering problems leading to higher development costs. Finally, Site 6419, though archaeologically not as significant as sites 262 and 6418, would have to be removed.

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The Conservation portion of the project site is within the "G" (General) subzone. This is zoned "Open" by the County.

The County zoning for this area is shown on FIGURE 5A. The Ke-ahole Agricultural Park is zoned "A-5a," minimum 5 acres for agricultural use. The project site, adjoining the agricultural park, is zoned "Open." The general area is shown as "Extensive Agriculture" on the County Land Use Pattern Allocation Guide Map (LUPAG).

The proposed project is part of the State goals for agriculture as expressed in Section 166-1, HRS:

*"The legislature finds that important agricultural lands should be preserved for productive purposes; the contribution of diversified agriculture and aquaculture to the export and local markets should be expanded, thereby increasing its importance in the State's economy; and continued use of the State's agricultural land resources should be ensured by providing lands to new farmers, displaced farmers, and other qualified farmers. In order to meet these goals, the objectives of the State shall include the provision of: lands of appropriate size and productive potential, with an adequate supply of water, to ensure economically viable farm operations; lands at reasonable cost with long-term tenure and security from urbanization pressure; and lands with common facilities and activities to encourage farm production and distribution economies."*

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

KEAHOLE AIRPORT

← TO KAILUA KONA

QUEEN KAAHUMANU HIGHWAY

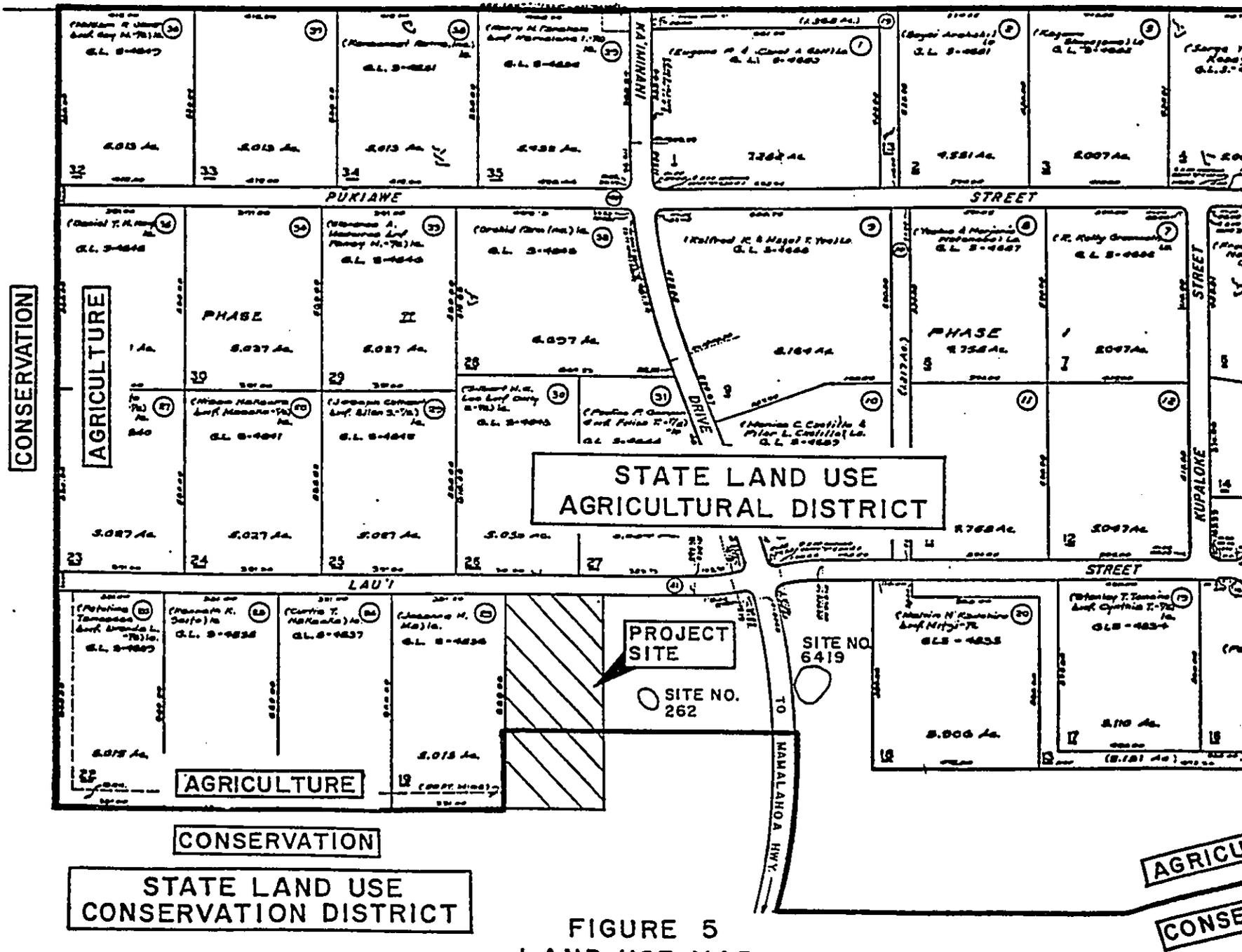
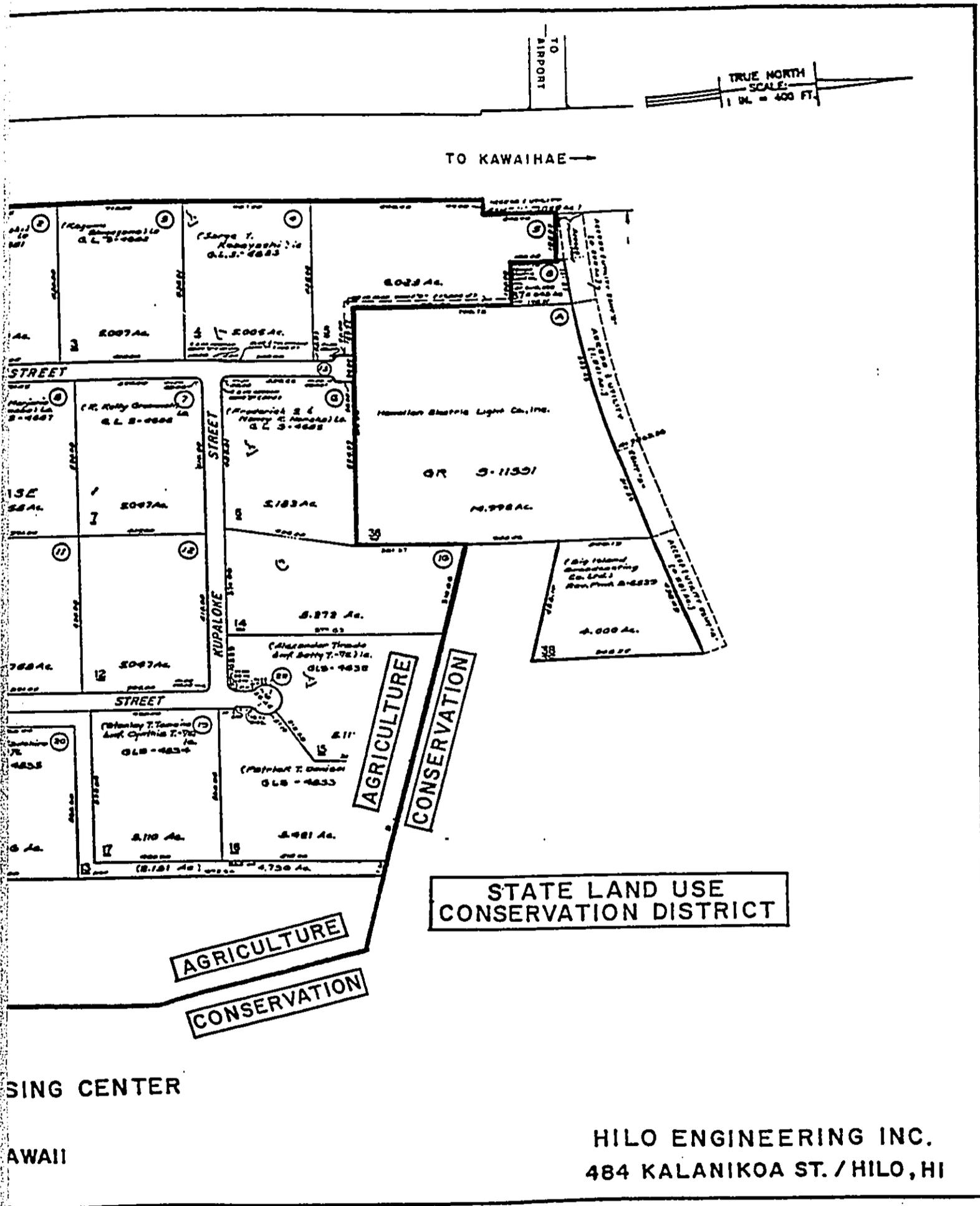


FIGURE 5  
LAND USE MAP

AGRICULTURAL PRODUCT MARSHALLING / PROCESSING CENTER  
 AT KEAHOLE AGRICULTURAL PARK  
 OOMA IST, NORTH KONA, ISLAND OF HAWAII, HAWAII  
 TAX MAP KEY: 7-3-10: POR. 33



TO KAWAIHAE →

TO AIRPORT

TRUE NORTH  
SCALE:  
1 IN. = 400 FT.

STATE LAND USE  
CONSERVATION DISTRICT

AGRICULTURE  
CONSERVATION

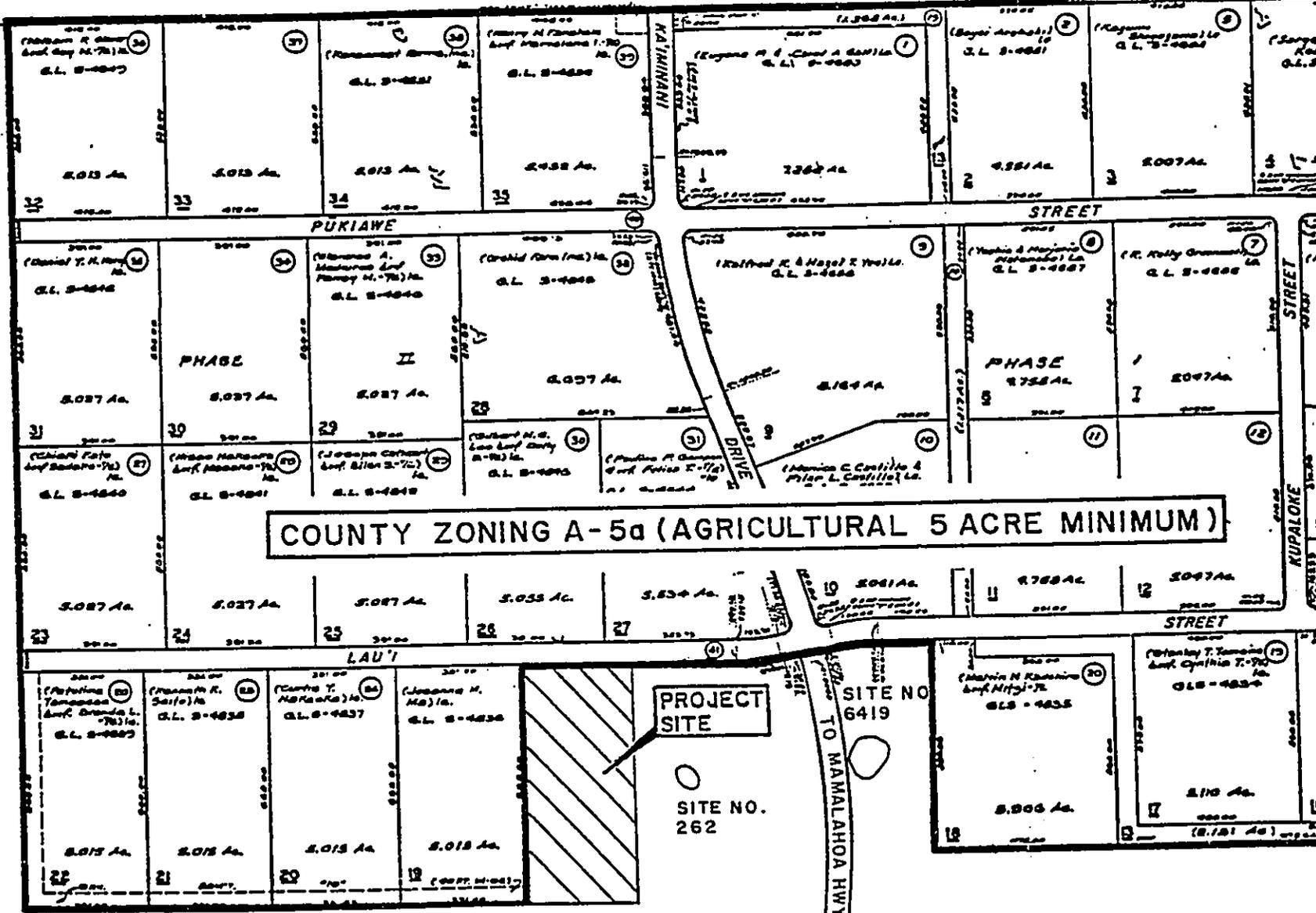
SING CENTER  
AWAII

HILO ENGINEERING INC.  
484 KALANIKOA ST. / HILO, HI

KEAHOLE AIRPORT

TO KAILUA KONA

QUEEN KAAHUMANU HIGHWAY



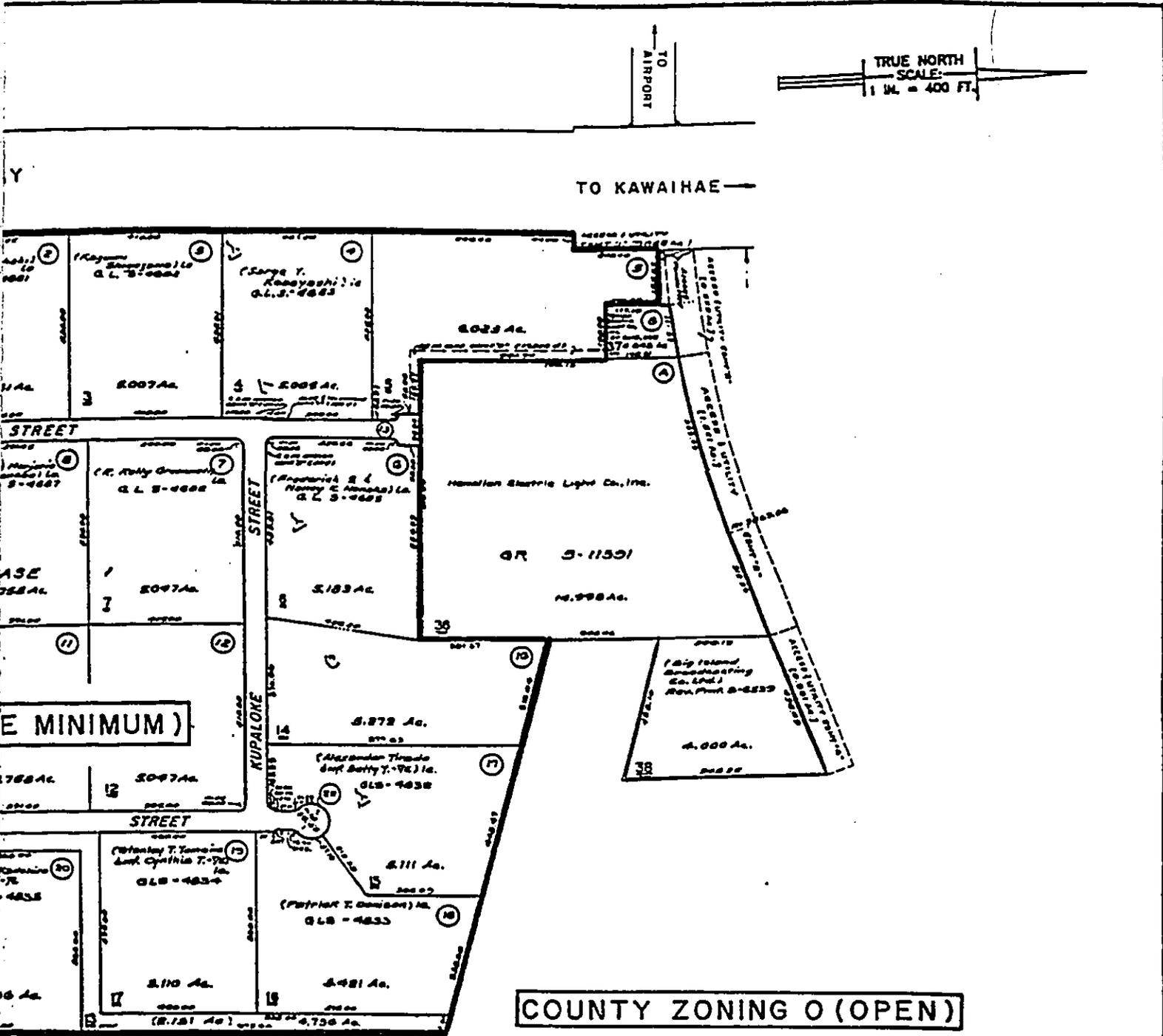
COUNTY ZONING O (OPEN)

FIGURE 5-A  
ZONING MAP

AGRICULTURAL PRODUCT MARSHALLING / PROCESSING CENTER  
AT KEAHOLE AGRICULTURAL PARK

OOMA IST, NORTH KONA, ISLAND OF HAWAII, HAWAII

TAX MAP KEY: 7-3-10-POR.33



PROCESSING CENTER  
PARK

WAIL, HAWAII

3

HILO ENGINEERING INC.  
484 KALANIKOA ST. / HILO, HI

The County General Plan (draft) includes among its policies:  
*The County of Hawaii shall assist the expansion of the agricultural industry, especially diversified agriculture, through the protection of important agricultural lands, capital improvements and other programs, and continued cooperation with appropriate State and Federal agencies.*

The continued emphasis and assistance accorded diversified agriculture at both County and State levels indicate the priority status assigned to this economic activity.

The project site has a split land use classification. The upper 40% of the site is classified as "Conservation." The lower 60% is classified as "Agriculture." Therefore, to be consistent and have full use of the site for agricultural-related activities, a State Land Use Commission boundary amendment will be required. This action to classify the entire lot "Agriculture" will avoid having both the Department of Land and Natural Resources and the County regulate activities on the site. Under the "Agriculture" classification, the County regulations will govern the use of the site.

The project site size of 3.86 acres does not meet the minimum 5 acres lot size requirement for this general area. A County variance on the size of the lot will be required.

The proposed marshalling and processing center will process and handle produce grown elsewhere. Section 25-152 of the County Zoning Code permits the "... physical processing, storage and sale of the products produced on the premises..." Since the products will be grown elsewhere, a County Special Use Permit will be required.

Applications to the State Land Use Commission and the County Planning Department will be filed concurrently for the approvals referred to above.

SECTION 9

DETERMINATION

The construction of the Ke-ahole Agricultural Product Marshalling and Processsing Center is a support facility for agriculture in Kona, particularly the newly developed Ke-ahole Agricultural Park. As an adjunct to the agricultural park, its physical and environmental impact will be of minor nature. Therefore, it has been determined that a negative declaration will be filed and an environmental impact statement will not be prepared.

## SECTION 10

### FINDINGS & REASONS SUPPORTING DETERMINATION

The proposed project conforms to State goals and policies in providing assistance to farmers in: 1) encouraging the development of cooperatives, and 2) achieving economies in distribution and effective marketing of agricultural commodities.

The impacts that may occur as a result of this project are minor or will be mitigated. An example is the preservation of Site 262 for its archaeological value which dictated location of the final boundary of the project site.

A major factor in the site selection of the marshalling and processing facility was its location in close proximity to the major potential users. Such action minimizes or lessens adverse impacts since its location in an agricultural park is compatible with the surrounding agricultural lots. Potential traffic impacts are lessened as the principal users are nearby.

Further, the environmental impact statement prepared for the Ke-ahole Agricultural Park cited throughout this report was quite definitive and adequately covers the major points or issues that may affect the proposed marshalling and processing facility in relation to the general area.

#### REFERENCES

- Department of Agriculture, *State Agricultural Functional Plan*, State of Hawaii, 1985.
- Department of Planning, *The General Plan of the County of Hawaii, Draft*, County of Hawaii, 1987.
- Department of Business and Economic Development, *State of Hawaii Data Book - 1988*, State of Hawaii, November 1988.
- Department of Planning and Economic Development, *The Hawaii State Plan - Revised*, State of Hawaii, 1986.
- Division of Airports, *Airport Activity Statistics*, Department of Transportation, 1989.
- Division of Highways, *Traffic Summary - Island of Hawaii, 1988*, Department of Transportation, August 1989.
- Hammatt, H.H., Ph.D., and W.H. Folk, B.A., *Archaeological Excavations Within The Proposed Ke-ahole Agriculture Park, Kalaoa-Ooma, Kona, Hawai'i Island*, Department of Agriculture, June 1980.
- Hawaii Agricultural Statistics Service, *Statistics of Hawaiian Agriculture, 1988*, Department of Agriculture, September 1989.
- Kon, Megumi, *Hawaii County Water Use and Development Plan*, Hawaii County Department of Water Supply, December 1989.
- M&E Pacific, Inc., *Revised Environmental Impact Statement for Ke-ahole Agriculture Park*, Department of Agriculture, November 1977.
- Urban Land Institute, *Business and Industrial Park Development Handbook*, 1988.
- U.S. Department of Agriculture - Soil Conservation Service, and the U.H. Agriculture Experiment Station, *Soil Survey of Island of Hawaii, State of Hawaii*, 1973.

# APPENDIX A

COMMENTS AND RESPONSES



United States Department of the Interior  
**FISH AND WILDLIFE SERVICE**  
 PACIFIC ISLANDS OFFICE

P.O. BOX 50167  
 HONOLULU, HAWAII 96850

AUG 11 1990

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

Dear Mr. Kawamura:

Re: Draft Environmental Assessment  
 Ke-ahole Agricultural Product Marshalling and Processing Center  
 Ke-ahole Agricultural Park, North Kona, HI  
 TMK: 7-3-10: Por. 33

Due to current staff limitations, the Pacific Islands Office, Fish and Wildlife Enhancement cannot devote the time to adequately evaluate potential impacts to important fish and wildlife resources from the proposed project. Please understand that this notification does not represent the Fish and Wildlife Service's approval of the proposed activity. We may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

Sincerely yours,

*Ernest Kosaka*  
 Ernest Kosaka  
 Field Supervisor  
 Fish and Wildlife Enhancement

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 21, 1990

Mr. Ernest Kosaka, Field Supervisor  
 U.S. Fish and Wildlife Service  
 Pacific Islands Office  
 P.O. Box 50167  
 Honolulu, HI 96850

SUBJECT: Draft Environmental Assessment (DEA)  
 Ke-ahole Agricultural Product Marshalling and Processing Center  
 Ke-ahole Agricultural Park, North Kona, Hawaii  
 TMK: 7-3-10: Portion 33

Thank you for your letter regarding the DEA for the proposed agricultural product marshalling and processing facility at Ke-ahole Agricultural Park. You have stated that you may offer comments at a later date to the State Department of Agriculture. Since this project is only in its initial planning stages, your review will still be appreciated. As described in the DEA, the project will become part of the existing Ke-ahole Agricultural Park which has undergone rapid development during the past 10 years; in this respect, no significant adverse impacts to fish and wildlife values are anticipated.

Sincerely yours,

*Rodney M. Kawamura*  
 Rodney M. Kawamura  
 President

cc: Department of Agriculture





United States Department of the Interior

GEOLOGICAL SURVEY  
WATER RESOURCES DIVISION  
677 Ala Moana Blvd., Suite 415  
Honolulu, Hawaii 96813



HILO ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 20, 1990

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

Dear Mr. Kawamura:

Re: Draft Environmental Assessment - Ke-ahole Agricultural Product  
Marshalling and Processing Center, North Kona, HI

The Hawaii District Office, Water Resources Division, of the U. S.  
Geological Survey, has reviewed the above draft EA, and have no additional  
comments at this time.

Thank you for the opportunity to review the document.

Sincerely,

*William Meyer*  
William Meyer,  
District Chief

August 23, 1990

Mr. William Meyer, District Chief  
Water Resources Division  
U.S. Geological Survey  
677 Ala Moana Blvd., Ste 415  
Honolulu, HI 96813

SUBJECT: Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling and Processing  
Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
TRK: 7-3-10: Portion 33

Thank you for your review of the draft report on the proposed  
agricultural product marshalling and processing center at Ke-ahole  
Agricultural Park, North Kona, Hawaii. We appreciate receiving your  
finding that you have no additional comments on the DEA.

Sincerely yours,

*Rodney H. Kawamura*  
Rodney H. Kawamura  
President

cc: Department of Agriculture





**DEPARTMENT OF BUSINESS  
AND ECONOMIC DEVELOPMENT**

ENERGY DIVISION, 311 MERCHANT STREET, 2ND FLOOR, HONOLULU, HAWAII 96813 FAX: (808) 534-3313

JOHN WARD  
CONTROLLER  
ROSE A. ULVELING  
DIRECTOR  
SARAH A. WILSON  
MANAGER  
LISE S. MATSUZAKI  
DEPUTY DIRECTOR

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 23, 1990

Mr. Roger A. Ulveling, Director  
Department of Business, Economic Development & Tourism  
Energy Division  
335 Merchant Street, Rm 110  
Honolulu, HI 96813

**SUBJECT:** Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling & Processing  
Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
THK: 7-3-10; Portion 33

Thank you for your review of the draft environmental assessment for the proposed marshalling and processing facility at Ke-ahole Agricultural Park. Your comment expressing your full support of this project is appreciated.

May we also express our thanks to your Land Use Division staff for their assistance in clarifying the land use district boundaries of this area.

Sincerely yours,

*Rodney M. Kawamura*  
Rodney M. Kawamura  
President

cc: Department of Agriculture

August 8, 1990

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

Dear Mr. Kawamura:

**Subject:** Draft Environmental Assessment  
Ke-ahole Agricultural Product Marshalling and  
Processing Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
THK: 7-3-10; Por. 33

The Department of Business, Economic Development & Tourism appreciates the opportunity to review the Draft Environmental Assessment (DEA) for this project. We have no substantive comments to offer on the DEA, but wish to advise you that we are in full support of this project to strengthen and encourage diversified agriculture for our state.

Sincerely,

*Roger A. Ulveling*  
Roger A. Ulveling

RAU:HKX/hkeis

cc: The Honorable Yukio Kitagawa



Effective July 1, 1990, the department name has been changed to  
Department of Business, Economic Development & Tourism

JOHN WAHNEE  
Governor



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

AUG 3 1990

EDWARD Y. HIRATA  
DIRECTOR

DEPUTY DIRECTOR  
DANA T. KOCH (SPILLART)  
RONALD N. HIRANO  
JAMIE K. SCHULTZ  
CULYNN K. TSUDA

BY REPLY REFER TO  
HWY-PS  
2.3050

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 21, 1990

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

Reference: HWY-PS 2.3050

**SUBJECT:** Draft Environmental Assessment  
Ke-ahole Agricultural Product Marshalling and Processing  
Center  
Ke-ahole Agricultural Park, North Kona, HI  
THK: 7-3-10; Portion 33

Thank you for your early review and reply. Your comment that the project does not adversely affect the State Highway facilities is appreciated very much.

Sincerely yours,

*Rodney H. Kawamura*  
Rodney H. Kawamura  
President

cc: Department of Agriculture

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

Dear Mr. Kawamura:

Draft Environmental Assessment  
Keahole Agricultural Product Marshalling and  
Processing Center, Keahole Agricultural Park,  
North Kona, Hawaii, THK: 7-3-10; Por. 33

Thank you for your letter of July 23, 1990, requesting our review of the above proposed project's environmental assessment.

The proposed project will not adversely affect our highway facilities.

Very truly yours,

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







**Planning Department**

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 941-3218

LARRY S. TAMIKOTO  
Mayor

Duane Kanuha  
Director

William L. Moore  
Deputy Director

Mr. Rodney M. Kawamura, President  
August 2, 1990  
Page 2

August 2, 1990

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

Dear Mr. Kawamura:

Draft Environmental Assessment EA  
Keahole Agricultural Product Marshalling  
and Processing Center  
Keahole Agricultural Park, N Kona, Hawaii  
TRK: 7-3-10: por. 33



As requested, we have reviewed this draft EA. We offer the following comments:

1. The location of the boundary between the Agriculture and Conservation Districts shown as Figure 5, the Land Use Map, should be verified with the State Land Use Commission.
2. We have enclosed for you a copy of our Ordinance No. 581 which changed the zoning for the Keahole Agricultural Park. The description of the A-5a district does not include the proposed project site. The correct County zoning for the portion of project site within the Agricultural District is Open.
3. You are correct in stating that a Special Permit will be required to establish this use.
4. In lieu of requesting a variance from the minimum lot size requirements of the County Code, we recommend creating a new lot five (5) acres in size.
5. We recommend that an application for a State Land Use Commission Boundary Amendment be filed (concurrently with the Special Permit Application) for the portion of the project site currently within the Conservation District.

6. The Department of Land and Natural Resources should be consulted as the owner of the project site and regarding the archaeological site with its associated burials. The potential impact to the archaeological site and associated burials may make your draft determination (no EIS needed) premature at this point in time.

7. Page 15 includes some discussion on "an adverse aesthetic impact", however, there is little information presented on the elevational views of the proposed structures as well as landscaping alternatives to reduce potential aesthetic impacts. Thus, dismissal of the alternative of locating the project site closer to Kaiminani Drive appears to be premature at this time.

We hope these comments will assist you. Should we be of further assistance, please contact us.

Sincerely,

*Duane Kanuha*  
DUANE KANUHA  
Planning Director

RKII:aeb

Encl: Ord. 581

## HILO ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 21, 1990

Mr. Duane Kanuha, Director  
Planning Department  
25 Aupuni Street  
Hilo, HI 96720

SUBJECT: Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling and Processing  
Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
THK: 7-3-10: Portion 33

Your early review and comments on DEA for the proposed Ke-ahole Agricultural Product Marshalling and Processing Center are appreciated. In response to your helpful comments, we offer the following:

Comment 1: We have asked the Land Use Commission (LUC) to verify the State land use boundaries. However, we have been advised that this may take several weeks. We have since verified the land use boundary with official maps issued by the State Department of Business and Economic Development by the State LUC. Figure 5 correctly shows the State land use boundaries.

Comment 2: You are correct in stating that the County zoning boundaries are in error on Figure 5. We have prepared another map, Figure 5A to show the correct County zoning boundaries. We appreciate the map you sent us showing the proper zoning for this area. It appears that the LUC boundaries were based on the initial subdivision plan while the County zoning boundaries are based on the final subdivision plan.

Comment 3: No response required.

Comment 4: As explained in the DEA, we decided on the 3.86-acre lot site in response to the recommendation of the Department of Land and Natural Resources Historic Preservation Office. Other sites were considered to meet the minimum 5-acre lot size established in this general area as discussed in Section 7: Alternatives. However, the other sites considered were deemed less acceptable for various reasons. We feel that in recognition of the over-all Ke-ahole Agricultural Park development, a variance could be warranted.

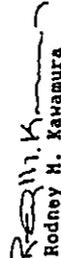
Comment 5: We have amended the environmental assessment to include your recommendation that concurrent applications be made: 1- to the State Land Use Commission (for a boundary amendment), and 2- to the County for a Special Use Permit (for the agricultural product processing facility).

Comment 6: As noted in the discussion on archaeological under Section 6: Major Impacts and Mitigation Measures, the project site boundary was based on recommendation from the State head archaeologist of the Department of Land and Natural Resources after site inspection and consultation.

Comment 7: The location of the proposed agricultural product processing facility will require that aesthetic factors be considered in view of the nearby archaeological Site 262. This will necessitate close consultation with the State archaeologists. A copy of the comment from William W. Paty, Chairperson, Board of Land and Natural Resources, regarding this matter is enclosed for your information. Our letter to Mr. Paty will, of course, pledge full cooperation in the siting and development of the proposed facility.

We appreciate your comments; especially information which has corrected discrepancies in the environmental assessment. Thank you.

Sincerely yours,

  
Rodney H. Kawamura  
President

Enc. Ltr from William W. Paty  
Figure 5A

cc: Department of Agriculture



**Department of Public Works**

25 Aupuni Street, Rm. 202 • Hilo, Hawaii 96720 • (808) 961-4321 • Fax (808) 965-7138

Larry S. Tsalmolo  
Mayor  
Brett C. McClure  
Chief Engineer  
Richard H. Nishimura  
Deputy Chief Engineer

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 3, 1990



MR RODNEY M. KAMAMURA PRESIDENT  
HILO ENGINEERING INC  
484 KALANIKOA STREET  
HILO HI 96720

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT,  
KEAHOLE AGRICULTURAL PRODUCT MARSHALLING AND PROCESSING CENTER  
H. Kona, Hawaii  
TRK: 7-3-10: par. 33

Thank you for the opportunity to review the subject document.

When this area was subdivided a cut-off ditch and drainage easement was provided along the adjacent parcels. Provide a drainage study when applying for subdivision.

*Robert K. Yanabu*  
ROBERT K. YANABU, Division Chief  
Engineering Division  
DHW: lb

August 21, 1990

Department of Public Works  
County of Hawaii  
25 Aupuni Street  
Hilo, HI 96720

Attn: Mr. Robert K. Yanabu, Division Chief

SUBJECT: Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling and Processing  
Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
TRK: 7-3-10: portion 33

Thank you for your prompt review and response to the draft environmental assessment. A drainage study will be made when construction plans are prepared and will be submitted to your office for approval. As described in the DEA, drainage (or erosion) is not expected to be a problem.

Sincerely yours,

*Rodney M. Kamamura*  
RODNEY M. KAMAMURA  
President

cc: Department of Agriculture



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII  
25 AUPUNI STREET • HILO, HAWAII 96720  
TELEPHONE (808) 939-1421 • FAX (808) 939-6888

August 8, 1990

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

KEAHOLE AGRICULTURAL PRODUCT MARSHALLING AND PROCESSING CENTER  
TAX MAP KEY 7-3-10:POR. 33  
DRAFT ENVIRONMENTAL ASSESSMENT

Thank you for giving us the opportunity to comment on the Draft Environment Assessment.

Due to our limited storage and transmission capabilities, water service in the area is limited to a 5/8-inch meter and 600 gallons per day (maximum daily usage).

Prior to the issuing of a water commitment, the anticipated water demand as recommended by a registered engineer must be submitted.

  
William Sewake  
Manager

CS

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 21, 1990

Mr. H. William Sewake, Manager  
Department of Water Supply  
25 Aupuni Street  
Hilo, HI 96720

SUBJECT: Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling and Processing Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
THK: 7-3-10: Portion 33

Thank you for your speedy review of the draft environmental assessment. As described in the DEA, we have estimated that the water usage by the proposed facility will approximate a single family residential consumption. Therefore, your current 600 gpd limitation is not expected to be exceeded.

Sincerely yours,

  
Rodney H. Kawamura, President  
Hilo Engineering, Inc.

cc: Department of Agriculture



... Water brings progress...



**Department of  
Research & Development**

25 Aupuni Street, Room 219 • Hilo, Hawaii 96720 • (808) 961-8356

LARRY S. TAKIHOTO  
MAYOR  
Lynn C.Z. Muihaka  
Deputy

August 24, 1990

**MEMORANDUM**

**TO:** Mr. Rodney H. Kawamura  
President, Hilo Engineering, Inc.

**FROM:** Margarita L. Hopkins  
Economic Development Specialist  
Department of Research and Development

**SUBJECT:** Draft Environmental Assessment  
Ke-ahole Agricultural Product Marshalling and  
Processing Center  
Ke-ahole Agricultural Park, North Kona, HI  
THK: 7-3-10: Por. 33



The following are my comments of the above mentioned document.

It is unclear for whom the proposed facility is intended. The report only mentions Kona district farmer as the primary target. The Kona district has just acquired a similar facility in Honalo. Also, most large macadamia, coffee and avocado orchards in the Kona districts are owned by companies who already have their own facilities. If the proposed facility is largely intended for the farmers at the Keahole Ag. Park, most of the farmers have already built their own processing and packing facilities because it took a long time to have the proposed government facility built in the area. Also, the plan to accommodate large trucks seems inappropriate because the volume of production from the Ag. Park is not large enough to warrant the use of large trucks.

This report does not adequately address how the products will have to be transported to the proposed facility particularly from farms located at some distance from the proposed facility and the effects of such transport on traffic patterns, etc..

**HILO ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS

August 27, 1990

Ms. Margarita L. Hopkins  
Department of Research & Development  
25 Aupuni Street  
Hilo, HI 96720

**SUBJECT:** Draft Environmental Assessment (DEA)  
Ke-ahole Agricultural Product Marshalling and  
Processing Center  
Ke-ahole Agricultural Park, North Kona, Hawaii  
THK: 7-3-10: Portion 33

Thank you for your review of the DEA for the proposed marshalling and processing facility proposed at Ke-ahole Agricultural Park. Your remarks are pertinent to the DEA. Your statement: "... because it took a long time to have the proposed government facility built in the area" says it in a nutshell. Had the proposed site been given the proper government approvals for the intended use earlier, it is likely that some (or most) of the present Ke-ahole Agricultural Park farmers would have negotiated with the State for such a processing facility. This is one of the main objectives of the present environmental assessment: to determine or identify any problem or constraint on the proposed marshalling and processing facility. Having reviewed the report which describes the governmental approvals required (Special Use Permit, Variance, Zoning and Land Use Boundary Amendment), I'm sure you will understand the background for this assessment.

Your statement that the production from the Ag Park is not large enough to warrant the use of large trucks is rather premature. We have shown a facility that is conceptually designed based on meetings with farmers and comments from potential users. Should your office have definitive data on production, we would appreciate receiving such data.

The traffic impacts of the proposed facility are discussed adequately in Section 6. The report does point to the probable number of vehicular trips that will be generated.

We look forward to support from the County in carrying out the State's policy: *Encourage the development of agricultural cooperatives and associations and promote effective marketing of agricultural commodities.*

Sincerely yours,

*Rodney H. Kawamura*  
Rodney H. Kawamura  
President

cc: Department of Agriculture

484 KALANINAOA STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961-3706