

JOHN WAHEE
GOVERNOR OF HAWAII



2669
KEITH W. AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
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STATE OF HAWAII

93 DEPARTMENT OF LAND AND NATURAL RESOURCES

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AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
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CONSERVATION AND
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF: OCEA:SKK

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

JUN 6 1993

FILE NO.: HA-2270A
DOC. NO.: 3064

MEMORANDUM

TO: Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control

FROM: KEITH W. AHUE, Chairperson *AW*
Department of Land and Natural Resources

SUBJECT: Negative Declaration for the Construction of
Garage and Agricultural Uses at Kaiwiki Homestead,
North of Hilo Bay, Hawaii

The Department of Land and Natural Resource has reviewed the comments received during the 30-day public comment period which began on May 8, 1993. The Department has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the next available OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. The applicant has attached comments in response to agency concerns that were raised during the 30-day public comments period.

Please contact Sam Lemmo of the Office of Conservation and Environmental Affairs, 587-0377, should you have any further questions.

Attachments

cc: Michael Zelko

1993-07-23-HI-PEA - Kaiwiki Homestead construction of a garage; ag-use

I. DESCRIPTION OF PARCEL

A. Existing Structures/Use

The subject is located in Kaiwiki Homestead area north of Hilo Bay, Hawaii. It is situated on property identified as TMK 2-6-11:23. The property is within the state land use conservation district, resource subzone.

Existing structure is a single family residence (24' x 36'), with an access driveway approved by the DLNR.

B. Existing Utilities

There are no existing utilities except approved cesspool.

C. Existing Access

Access is Kaiwiki Road which is under county jurisdiction and is regularly maintained by the county.

D. Vegetation

Vegetation consists of 80% waiwe, uluhe fern, wainaku grass, 20% small ohia, various grasses, wild ginger, small hapuu fern and a few koa; some healthy, some rotting and/or fallen.

E-H Not applicable

II. DESCRIPTION OF PROPOSAL

This proposal will utilize approximately 10 acres. Land use will be both non-commercial (Garage extension, greenhouse, and aquaculture ponds) and commercial (orchards and hardwoods). A commercial permit was obtained in 1989 for the balance of the property. All agricultural practices will be organic and sustainable.

A. Non-commercial Activities

1. Garage Extension

Garage extension will be attached to existing single family dwelling. Plans are presently in the possession of your agency. The structure will be 20' x 36' and will include an enclosed storage closet. This extension will be used for storage and car parking.

2. Aquaculture Ponds

The proposal is for 3 aquaculture ponds to be developed. Use will be for raising fish and ducks for home consumption and for irrigation in drought periods. The precise location and size of these ponds will be determined following Soil Conservation recommendation and assessment of the topography following land clearing.

3. Greenhouses

The proposal is for 1/2 an acre of the property to be put into greenhouses. These will be used to raise vegetables and flowers for home use, any excess may be sold.

B. Commercial Activities

1. Orchards

The fruit orchards, primarily citrus are proposed for the 8 acres of this 10 acre site. Clearing of land will be conducted as per Soil Conservation guidelines, and orchards will be planted, maintained and harvested as is necessary.

2. Hardwoods

Hardwood trees are proposed as boundary plantings encompassing approximately 2 acres total. Both native and non-native species will be used, including koa, redwood, black walnut and cedar.

II. COMMENCEMENT DATE - after final approval
COMPLETION DATE - 3 years after commencement date

IV Type of use requested:

1. conditional use: subzone Resource
2. area of proposed use: 10 acres
3. Name and distance of nearest town: Hilo
4. Boundary Interpretation: see map attached
5. Conservation District Subzone: Resource
6. County General Plan Designation: Open

Filing fee of \$100 is enclosed

INFORMATION REQUIRED FOR CONDITIONAL USE:

I. Plans

A. Area Plan: Proposed activities include improvement and expansion of existing homestead providing for a self-sufficient lifestyle with sustaining income derived from the land. Proposed uses are consistent with uses already approved and in operation in the Kaiwiki Homestead area. Abutting parcels are as yet primarily undeveloped with the exception of one small single family dwelling and some land clearing. Future plans for these properties are unknown to the applicant.

Any land clearing along boundaries will be conducted in such a way to leave adequate existing forest in place as buffer and property delineation. No conflicting land uses are anticipated in the area.

B. Site Plan: See enclosed map

C. Construction Plan:

Land will be cleared by bulldozer with exact time dependent on weather and in accordance with Soil Conservation guidelines. Due to gentle slope of land no terracing or major manipulation of earth is necessary. Furthermore, applicant wishes to preserve maximum top soil and existing contours so there will be no changes in topography. Garage extension plans are already in the possession of your agency. Buffers of existing forest and hardwood tree windbreaks are planned. Drainage will follow Soil Conservation guidelines. Siting of proposed aquaculture ponds, drainage and erosion sedimentation controls will be determined by soil conservation plan. Stream flow and direction will not be altered. Revegetation will be in hardwoods, fruit trees and grasses.

D. Maintenance Plans: Not applicable

E. Management Plans

Management of forestry, orchards, aquaculture and greenhouse uses will be conducted by sustainable agricultural practices. All organic matter will be chipped, composted and returned to enrich the topsoil. Only organic fertilizer will be used and mowing will control grass growth. No toxic pesticides or herbicides will be used.

F. Historic or Archaeological Site Plan:

Kaiwiki Homesteads has had considerable land alteration over the years and it is unlikely that significant historic sites exist.

II. Subzone Objective

The majority of intended use for this property is consistent with the objective of the conservation district subzone - Resource (Title 13, Chapter 2). "Lands suitable for growing and harvesting of commercial timber and other forest products (13-2-13 #2) The intended use of planting hardwood trees is consistent with this objective. A further use permitted in "R" subzone is aquaculture, consistent with applicants proposal. Although not specified for the "R" subzone, the orchard use as proposed by applicant will be a long term organic sustainable agricultural use with no more significant impact than the "growing and harvesting of commercial timber" . In fact, since the fruit trees will be maintained over a 25-30 year period and only the fruit will be harvested, during that time this proposed use will have less of a significant environmental impact than traditional commercial timber harvesting.

The greenhouses will encompass only 1/2 an acre and again, only sustainable organic agricultural techniques will be employed. Since this use contributes to the applicants intention of a self-sufficient, environmentally sound lifestyle it is consistent with the objective of developing and properly maintaining this subzone to insure sustained use of natural resources.

Michael Zelko

RECORD OF DECISIONS AND APPLICATION

Assisted By Matthew Wung

Field No.	Planned Amount	Date	Applied Amount	Date	Narrative Record
Tract Number N/A					
	Conservation System ID: 1				<p>Cropland</p> <p>Continuous root crops. Green-manure crop or weed cover utilized. Conventional clean tillage methods used. Crop residue remains on soil surface until seedbed preparation starts for planting of next crop. Applicable mechanical, structural, irrigation, and management practices will be used where needed. This 26 ac. parcel, TMK 2-6-11:23, is located between Honolii and the Maili streams at the 1900' to 1960' elevation. It is in a conservation area zone, resource subzone. The land will be used for root crops and various veg. crops. Rainfall is between 150 and 300 inches.</p>

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Field No.	Planned		Applied		Narrative Record
	Amount	Date	Amount	Date	
1-3 4	15.5 Ac. 10 Ac.	92 94	15.5	02/04/93	328 - Conservation Cropping Sequence For orchard area; Ground cover will be mowed to control weeds and keep cover crop at a desirable height. Trees will be spaced so that when trees mature, ground cover will have at least 60% cover. For tilled crops; Crops will be rotated to increase macro pore volume and promote production of structure to increase water intake and crop root penetration characteristics. Lime and soil amendments will be applied to promote optimum response to crops and cover crops.
1-3 4	15.5 Ac. 10 Ac.	Mar 90 94	15.5	02/04/93	340 - Cover and Green Manure Crop Plant grasses or legumes to improve the soil and protect the soil between crop plantings. In orchard situation, carpetgrass will be used as a cover. Carpetgrass will be used to cover the 12' access roads. Fertilizer and lime will be applied according to a soil test.

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Field No.	Planned		Applied		Narrative Record
	Amount	Date	Amount	Date	
1-3 4	15.5 Ac. 10 Ac.	Mar 90 94			344 - Crop Residue Use Maintain sufficient crop residue on the soil surface during the critical erosion period, to reduce erosion, conserve soil moisture, increase infiltration, and improve soil tilth. cover crop residue as well as existing material will be incorporated into the soil to add to the organic matter.
2 4	2 No. 1 No.	Mar 90 94			350 - Sediment Basin Construct according to design that satisfies SCS standards and specifications. Basins will be located at natural low spots to trap sediment carried by waterways. The sediment basins will be maintained periodically by cleaning out soil and returning it to the fields.
1	310 Ft.	Mar 90			362 - Diversion Construct diversion at location shown on plan map for safe disposal of water. Outlet will be into a grassed waterway which will feed a sediment basin.

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Field No.	Planned		Applied		Narrative Record
	Amount	Date	Amount	Date	
1	1200 Ft.	Mar 90			<p>392 - Field Windbreak Establish a windbreak at location shown on plan map to protect field. A double row of staggered trees will be planted at the location shown on the plan map. They will be limed and fertilized according to a soil test. Tress will be maintained and kept free of competitive weeds.</p> <p>392 - Field Windbreak CYPRESSES OR OTHER RECOMMENDED TREES WILL BE PLANTED ACCORDING TO S.C.S. STANDARDS TO REDUCE WIND AND TO CONTROL SOIL MOISTURE. A double row of staggered trees will be planted at the location shown on the plan map. They will be limed and fertilized according to a soil test. Tress will be maintained and kept free of competitive weeds.</p>
1	610 Ft.	Mar 91			
1	1 Ac.	Mar 90			<p>412 - Grassed Waterway Construct grassed waterway to prevent erosion by providing for the safe disposal of excess surface water. They will be constructed to SCS specs. at the location shown on the plan map. A reccommended species of grass will be used.</p>
2	1 Ac.	Mar 90			
3	1 Ac.	Mar 90			
1-3	1050 Ft.	Mar 92			<p>560 - Access Road construct roads for farm type vehicles and equipment that provides access to farm and fields</p>

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Assisted By Matthew Wung

Field No.	Planned		Applied		Narrative Record
	Amount	Date	Amount	Date	
1	340 Ft.	Mar 90			600 - Terrace TO ELIMINATE GULLY EROSION, AND TO DIRECT SURFACE RUNOFF TO ADEQUATE OUTLETS. WILL BE DESIGNED AND INSTALLED TO SCS STANDARDS AND SPECIFICATIONS. Terraces will be placed to intercept runoff water and reduce gully erosion. Terraces will be constructed to SCS specs. at the location shown on the plan map. They will outlet into a grassed waterway.
3	380 Ft.	Mar 90			

Fields 1-4 cropland

PRACTICES

PLANNED		EXISTING
	DIVERSION	
	TERRACE	
	(NATURAL) OR GRAZED WATERWAY	
	SEDIMENT BASIN	
	FIELD WINDBREAK ***	
	ACCESS ROAD	
	CULVERT	
	HOUSE	
	FIELD NO.	







