MEMORANDUM

TO: Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
       Board of Land and Natural Resources


The above mentioned Chapter 343 Document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Cathy Tilton of our Office of Conservation and Environmental Affairs, at 548-7837, if you have any questions.

WILLIAM W. PATY
FILE COPY

I. LANDOWNER/WATER SOURCE OWNER
   (If State land, to be filled in by Government agency in control of property)
   Name: Annie Beach
   Address: P.O. Box 4572
             Hilo, Hi. 96720
   Telephone No.: 987-8320
   SIGNATURE: ______________________________
   Date: 3-5-91

II. APPLICANT (Water Use, omit if applicant is landowner)
    Name: _________________________________
    Address: ________________________________
    Telephone No.: ___________________________
    Interest in Property: _____________________
    (Indicate interest in property; submit written evidence of this interest)
    *SIGNATURE: _____________________________
    Date: __________________________________

III. TYPE OF PERMIT(S) APPLYING FOR
   ( ) A. State Lands
   ( ) B. Conservation District Use
   ( ) C. Withdraw Water From A Ground Water Control Area
   ( ) D. Supply Water From A Ground Water Control Area
   ( ) E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED
   District: South Hilo
   Island: Hawaii
   County: Hawaii
   Tax Map Key: 2-6-11-22(3)
   Area of Parcel: 25.480 acres
   (Indicate in acres or sq. ft.)
   Term (if lease) ____________________________
V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. The Environmental assessment shall include, but not be limited to the following:

1. Identification of applicant or proposing agency;

2. Identification of approving agency, if applicable;

3. Identification of agencies consulted in making assessment;

4. General description of the action’s technical, economic, social, and environmental characteristics;

5. Summary description of the affected environment, including suitable and adequate location and site maps;

6. Identification and summary of major impacts and alternatives considered, if any;

7. Proposed mitigation measures, if any;

8. Determination;

9. Findings and reasons supporting determination; and

10. Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

Type written and included
INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

A. Existing structures/Use. (Attach description or map).

B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewage).

C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).

D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).

E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).

F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).

G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances).

H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: Within 30 days of CDUA approval
Completion Date: Within 18 months of Approval

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

1. Permitted Use (exception occasional use): DLNR Title 13, Chapter 2, Section ____; Subzone ____.

2. Accessory Use (accessory to a permitted use): DLNR Title 13, Chapter 2, Section ____; Subzone ____.

3. Occasional Use: Subzone ____.

4. Temporary Variance: Subzone ____.

5. Conditional Use: Subzone ____.
Boundary Interpretation: If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission.

Conservation District Subzone Resource
County General Plan Designation Agriculture

V. FILING FEE

1. Enclose $50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.

2. If use is commercial, as defined, submit additional public hearing fee of $50.00.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans: (All plans should include north arrow and graphic scale).

A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.

B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.

C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.

D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.

E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.

F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).
DESCRIPTION OF PARCEL:


ONCE THE NEW PERMANENT RESIDENCE IS COMPLETED THE EXISTING STRUCTURE WILL BE MOVED FURTHER FROM THE ROADWAY AS INDICATED ON THE SITE PLAN MAP. AT THAT TIME THE STRUCTURE WILL BE USED AS A STORAGE, DRYING AND PACKING SHED. ONLY A FEW ROSE APPLE TREES WERE CUT AND TRIMMED FOR THE SMALL GRAVEL PARKING AREA NEXT TO THE KAIWIKI ROADWAY. THE TEMPORARY RESIDENCE USES A SMALL GASOLINE GENERATOR FOR ELECTRICITY AND A SMALL WATER TANK IS LOCATED NEXT TO THE STRUCTURE. A CELLULAR PHONE IS PRESENTLY BEING USED AND A CESSPOOL IS USED FOR DRAINAGE AND SEWAGE. CESSPOOLS ARE CONSIDERED ADEQUATE IN HAWAII COUNTY ACCORDING TO HAROLD MATSURURA OF THE DEPARTMENT OF HEALTH IN HILO.


THE PARCEL HAS A SCARCE NONE REGENERATING POPULATION OF KOA, HAPU'U FERN AND OHIA LEhua. MOST OF THE VEGETATION CONSISTS OF STRAWBERRY GUAVA, ULUHE FERN (ALSO KNOWN AS STAGHORN FERN) MAINAKU GRASS, AND ROSE APPLE. THESE PLANTS ARE INTRODUCED SPECIES TO THE HILO FOREST AREA AND ARE CONSIDERED NOXIOUS PESTS TO THE NATIVE HAWAIIAN FLORA AND FAUNA. PHOTOS ARE INCLUDED.
STREAM DESCRIPTION:

The stream which flows under the bridge on the Kainiki Road runs from west to east across the parcel, 1000 feet (more or less) from the southern boundary. This stream flows year-around and feeds into the Kainiki Stream at the 1500 foot elevation. The parcel in question is located at 1800 to 1900 foot elevation. The creek which runs from the western boundary through the southern boundary flows during the rainy season and dries up within 7 to 10 days with no rain. Maps and photos are included for your review. No known historic sites are located on the parcel or on any of the adjacent parcels.

DESCRIPTION OF PROPOSED ACTIVITY:

The applicant requests to construct one residence and the use of the existing structure as a farm storage and packing shed. County approved cesspools will be used for sewage and drainage for each structure. In addition, the applicant is seeking to obtain approval for a diversified commercial agricultural venture. The parcel consists of 25.5 acres. One acre is proposed for a residential site, and 8 to 10 acres is proposed for the agricultural venture. The 8 to 10 acres proposed for the agricultural purposes will be used to grow citrus, i.e. oranges, lemons, tangerines, and grapefruit. As well as bananas, Ginger and Taro. A small pond will be excavated for aquaculture experimentation and production. Since the area is designated as a resource subzone, aquaculture is in line with the proposed use of the subzone.

Only crops that do not require irrigation will be planted and no water from the streams will be used or necessary. The area average rainfall exceeds 150 inches annually. There will be no bulldozing on any stream banks or inclines bordering the streams in order to protect these areas from erosion. A plant sanctuary will be created to collect, isolate, and cultivate over 20 varieties of native Hawaiian dry land Taro.

One third of the parcel resides on the north side of the stream running parallel (west to east) to Kainiki Roadway. This section of the parcel will be set aside as a wilderness area since it borders the Hilo Forest Reserve. Any bulldozing, farming and terracing of the land will be done according to the guidelines set by the agricultural conservation program of the United States Department of Agriculture.

The planned agricultural venture will not only strictly forbid the use of pesticides and herbicides, but will also refrain from the use of chemical fertilizers. Only fertilizers derived from organic sources will be used. The foods produced will be sold to buyers of organically grown produce. The owner of the property feels that organic farming is the way of the future with the present needs for safe, clean environment and food sources. Green fertilizers such as clover, oats, and legumes will be grown between crops to regenerate the soil. There will be no need to fumigate the soil for nematodes (a method which is used in the normal cultivation of ginger root).
BY USING A GROUND CRAB SHELL PRODUCT THIS PROCESS IS NOT NEEDED. THIS
METHOD HAS BEEN RECENTLY TESTED AT SIMILAR ELEVATIONS IN GLENWOOD, WITH
VERY POSITIVE RESULTS. GROUND COVERS AND MULCHING WILL BE USED FOR
WEED CONTROL.

THE RESIDENCE TO BE CONSTRUCTED WILL BE PAINTED AS NOT TO DETRACT FROM
THE NATURAL ENVIRONMENT. THE ROOF WILL BE FOREST GREEN, AND THE EXTERIOR
WALLS WILL BE GRAY. THE BLACK ABS PIPES COMING FROM THE WATER TANK
TO THE HOUSE WILL BE BURIED. THE ROOF WILL BE OF CORRUGATED PRE-
PAINTED TIN, & THE WALLS WILL BE 2"X6" T&G FUR. THE SPACE UNDERNEATH
WILL BE USED FOR PARKING AND HOUSEHOLD STORAGE. IF FOR ANY REASON THE
STRUCTURE IS DETERMINED TO BE EXCESSIVE IN HEIGHT, IT SHALL BE
ADJUSTED BY DECREASING THE UNDERNEATH BY 5 FEET AND ADDING A CAR-
PORT ALONG THE NORTH SIDE OF THE HOUSE THE FULL LENGTH OF THE
STRUCTURE.

ANY CROPS THAT ARE GROWN WILL NOT BE SOLD DIRECTLY FROM THE PARCEL
TO THE PUBLIC, IN ORDER TO MINIMIZE THE TRAFFIC ON THE KAIWIKI
ROADWAY, AND CONGESTION IN THE AREA. THE STORAGE AND PACKING SHED
WILL ALSO BE USED AS A BUNK HOUSE FOR AGRICULTURAL WORKERS.

ALL HEALTHY AND SUBSTANTIAL KOA AND OHIA TREES WILL BE LEFT STANDING
AND WILL BE CLEARED AROUND TO FACILITATE THEIR GROWTH. KOA SEEDLINGS
WILL BE PLANTED IN AREAS TO BE DETERMINED ONCE THE PROPERTY HAS BEEN
CLEARED. THE LOCATION OF THE AQUACULTURE POND IS ALSO SUBJECT TO THE
LAY OF THE LAND ONCE IT HAS BEEN CLEARED THIS IS NECESSARY TO COMBAT
EROSION.

THE TELEPHONE COMPANY HAS BEEN CONTACTED AND HAS AGREED TO BRING SERVICE
 UP TO THE END OF THE ROAD. HÉLCO HAS ALSO BEEN CONTACTED AND AN AGREEMENT
 FOR A GRANT OF EASEMENT FOR CONSTRUCTION AND SERVICING HAS BEEN REACHED.
HANAIAN TEL. HAS ALSO BEEN GRANTED AN EASEMENT FOR LIKE PURPOSES.

THE ACTIVITIES ON THE ADJOINING PARCELS CONSISTS OF THE FOLLOWING:
LOT #55 TKX 3-2-6-11-29 MICHAEL ZELKO
THE PRIMARY RESIDENCE IS UNDER CONSTRUCTION AS A SECOND STRUCTURE ON
THE PROPERTY. THE LAND BORDERING THE ROADWAY HAS BEEN CLEARED AND
TARO PRODUCTION IS UNDERWAY.

LOT #54 TKX 3-2-6-11-32 THEODORE STRAND
A RESIDENCE IS CURRENTLY BEING CONSTRUCTED AND NO BULLDOZING HAS TAKEN
PLACE. SOME LANDSCAPING IS IN PROGRESS ON THE RESIDENTIAL PORTION OF THE
PARCEL.

LOT #51 TKX 3-2-6-11-21 MELVIN CABRAL
THERE IS NO VISIBLE ACTIVITY ON THE PARCEL AT THIS TIME.
AGRICULTURAL CONSERVATION PROGRAM

PURPOSE OF THE AGRICULTURAL CONSERVATION PROGRAM (ACP):

The Agricultural Conservation Program is a joint effort by agricultural producers, Federal and State agencies, and other groups to restore and protect the Nation’s land and water resources and preserve the environment. The ACP provides cost-sharing with farmers and ranchers in carrying out conservation and environmental protection practices on agricultural land that results in long-term, public benefits. ACP is designed to help prevent soil erosion and water pollution, protect and improve productive farm and ranchland, conserve water used in agriculture, preserve and develop wildlife habitat, and encourage energy conservation measures. Only those practices that significantly contribute to these objectives and that are not required as a condition of receiving assistance through other Federal programs are eligible for cost-share assistance. Practices that are primarily production-oriented or that result in significant economic benefit to the farmer and rancher are not eligible for cost-sharing.

PROGRAM ADMINISTRATION:

The Agricultural Stabilization and Conservation Services (ASC) and State and County Committees, working under the general direction of the U.S. Department of Agriculture (USDA), implement the ACP. USDA will make cost-share payments for ACP at the rate of up to 50% of the cost of approved practices. (A person is defined as an individual, group, partnership, corporation, or other legal entity owning or operating a farm or ranch.)

PROGRAM PARTICIPATION:

To participate, the farmer files a request with the ASC County Committee or an employee of the ASCS County Office. AN ACP PRACTICE MUST BE APPROVED BEFORE THE PRACTICE IS STARTED. Approval of cost-sharing shall be subject to availability of funds. The applicant will be notified in writing that the request for cost-sharing has been approved by the County Committee. After the practice is completed, the farmer certifies to the County Committee that all installation specifications, broken standards and any state or local applicable regulations have been met. The farmer pays the total cost of establishing the approved practices and is then reimbursed for the government's share of the cost. Producers must agree to maintain practices for a specified number of years. Producers who fail to do so are required to refund all or part of the Federal funds provided for installation of the practice.

Eligibility for participation in all programs administered by ASCS is established by law without regard to race, color, handicapped, sex, national origin.
Larger stream running west to east.

Hand clearing of guava at proposed dwelling site. Large koa on left.

Converged tubing running under the Kaiwiki roadway.

Small creek running across the south-west corner of parcel. Shown here dry after 10 days without substantial rainfall.
400 sq. ft.
existing structure

Clearing adjacent
structure which
existed prior to
construction on
purchase of the
property
Parking Area and Walkway leading to existing structure.

Kawiki Roadway adjacent to gravel parking area.
Recently fallen rotten oak tree. Guava and staghorn ferns blocked out light necessary for protection from fungus.

Several palms rise above the guava and staghorn cover.

Typical vegetation. Ohio smothered by guava and fern.
Rear Elevation

Floor Framing Plan

2x6 Floor Joists

1x6 Wall Studs

Rim Joists

Dowel Rim 5/16" holes

2x6 Girders

2x8 Floor Joists 16" O.C.

2x6 Steel Truss 7/8" wide - 4' x 8' Girders

Scale 1" = 1'
North

To be located 20' E of N.

Water Tank
8 thou. gal.
Standard Doughboy

Cement Capped Cesspool
Located 20' from S. of Dwelling
25.5 acres
Tmk. 3-2-6-11-22
Lot # 53

Scale 200' = 1"

8 acres
North of Steam

Approximate estimate

7.5 acres
South of Steam

Future roadway for packing & storage facility and farm access

Rock roadway built on top of ridge, 10' wide, 300'-500' approx. length

To be used for farm office storage

Water tank & packing area

Existing structure used for 400 sq. ft.

Small gravel packing area

Kaiwiki Roadway

Dwelling under construction on # 54
Hilo Forest Reserve

- Highlighted area to be bulldozed

- Ginger flowers
- Ginger flowers under stream

- Various citrus (oranges, lemons)
- Limes, etc.

- Uncleared area (protect creek from erosion)

- Residential site
  - Garden plot & tano collection

- Location of known koa trees
  - Live koa •
  - Rotten koa ○

- Uncleared border to be left in

- X = Existing Alexander palms
References:

USGS Topo and Areal Maps
County of Hawaii Tax Map Book
Hawaii, HI 96712
M. Michael Zeller, PO Box 10052
Aiea, HI 96704