

1995-07-08-HI-*FEA* - *Mazzarino Request for lease of*
State land at Kiolaka-Kea Homesteads JUL 8 1995

FINAL ENVIRONMENTAL ASSESSMENT

Request to lease State land at Kiolaka'a-Kea'a Homesteads, Ka'u, Hawai'i

Tax Map Key:3rd/9-4-03:14

Area: 2.439 acres

1. Identification of Applicants

Ermino Mazzarino and Delana Phillips Mazzarino, husband and wife
P.O. Box 809
Pahala, HI 96777

It is the applicants' intention to acquire this land on a long-term lease. They presently own and farm the neighboring 20 acres--a citrus and coffee orchard. Agriculture is a long-term investment; therefore, the applicants are seeking a long-term lease for the above-mentioned adjoining property. The disposition would be through a public auction of government leases under terms and conditions approved by the Board of Land and Natural Resources.

2. Identification of Approving Agency

Department of Land and Natural Resources
Division of Land Management

3. Identification of Agencies Consulted

County of Hawai'i

Planning Department
Department of Public Works
Department of Water Supply

State of Hawai'i

Department of Health
Department of Agriculture
Department of Transportation
Office of Hawaiian Affairs

Department of Land & Natural Resources Divisions

Forestry & Wildlife
Water & Land Development
Historic Sites Preservation
Na 'Ala Hele

The applicants have also contacted the Soil Conservation Services, University Extension Services, Division of Forestry & Wildlife, Bob Goust (President of the Organic Certification Board).

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4. **General Description of the Action's Technical, Economic, Social, and Environmental Characteristics**

Technical

The applicants propose to enhance the land with the addition of citrus trees and coffee trees.

Development Schedule

First, the ground will be cleared of existing shrubs and grasses. A potassium-rich and nitrogen-fixing legume ground cover will replace the Christmas Berry, Lantana, Wild Guava and Molasses Grass. The legumes will create an excellent erosion control format for future planting.

Second, windbreak trees will be planted around the perimeter of the property. Also, perpendicular to the property lines, windbreak sections will be planted.

Third, a water containment system will be developed to irrigate future tree plantings.

Fourth, approximately 200 citrus trees and about 600 coffee trees will be planted to the acre.

Fifth, a qualified individual will be hired to assist with the maintenance.

Socio-economic

The proposed property is adjacent to 20 acres owned and operated by the applicants and their family. The 20 acres are being improved in the same fashion described above. If this proposed property is to be viewed independently of the existing 20 acres, the scope of economic impact would be reduced significantly. The following is an estimated economic view of a 2.6-acre orchard. Please note: The actual orchard would not produce for 5-7 years. The economic estimated impact described below is an orchard in full production:

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Actual usable land after roads and storage areas: 2.0 ± acres

INCOME AND EXPENSES:

Estimated income: Citrus trees @ 2.0 acres, 200 trees per acre, spaced 15' X 15', estimated 60 lbs. of fruit per tree = 12 tons or 24,000 lbs. Average price per pound: \$.46 Annual income: \$11,040.00

Estimated income: Coffee trees @ 2.0 acres, planted between citrus trees @ 400 trees per acre, spaced 7.5' X 7.5', estimated 4 lbs. parchment per tree = 3,200 lbs. Average price per pound: \$1.65 Annual income: \$5,280.00

TOTAL ANNUAL INCOME: \$16,320.00

Estimated expenses: Taken from "The Agriculture Statistics of Hawai'i, Summary of Costs Estimates," the costs of operation for an orchard is established at \$2,738.00 per acre. The applicants believe their operation and cost will be slightly higher, approximately \$450.00 more per acre.

Estimated annual operational cost per acre: \$3,188.00
Estimated annual operational cost: \$6,376.00

ESTIMATED ANNUAL PROFIT: \$9,944.00

Estimated cost/Start-up: Please note: the lease rental has not been established and is not included in the start-up cost. Another important aspect which must be considered is the initial start-up time. For coffee, it has been established at 3-5 years, and for citrus, the start-up time is established at 5-7 years. For our purposes, we will establish the start-up time for both crops at 5 years. The list of start-up cost items are direct cost, labor is not included.

Land lease rental	To be determined
Land clearing @ \$2,000/acre	\$5,260.00
Water catchment (13,000-16,500 gals.)	1,975.00

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Water pipes, valves and emitters @ \$1.35	2,430.00
Cost to install county water meter	2,200.00
Cost of water for 5 years @ \$300/year	1,500.00
400 citrus trees @ \$10.50	4,200.00
1,200 coffee trees @ \$.75	900.00
Ground cover, seeding @ \$6/lb., 4 lbs./acre	48.00
Windbreak trees 600 @ \$.10	60.00
Organic certification	300.00
Laboratory soil and leaf test twice/year for 5 years	300.00
Organic pesticides/organic fertilizers (estimate)	4,000.00
Governmental licenses/fees (estimate)	<u>350.00</u>

TOTAL ESTIMATED START-UP COST: \$23,523.00

Estimated time before breaking even: 7.5 years

The estimated start-up cost would directly benefit the local and surrounding communities. The local community would directly benefit from the majority of the estimated annual operational cost of \$6,376. Government would benefit from the estimated profit of \$9,944 through taxes.

Local Economy and Employment

It is well publicized that Ka'u Agribusiness is down-scaling its operation by not replanting sugar. Within two years, the Ka'u Agribusiness will completely close its sugar operations. Due to the sugar company closure, the unemployment level in the Ka'u district will increase substantially. The Ka'u district has established itself as having one of the highest unemployment rates in the State.

In full operation, the proposed orchard will employ one full-time laborer and several part-time laborers during picking season. This would be in addition to the laborers and pickers needed for the adjacent 20 acres.

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Negative Effects

The proposed orchard is planned as an organic orchard.

The amount of traffic to and from the orchard will not adversely affect the local infrastructure.

One environmental concern will be the fumes from mechanical equipment used in the orchard operation. The equipment would consist of one medium-sized tractor about 20-30 horse power, in operation about 2-3 hours per day, once or twice a week.

The proposed orchard development will not be directly visible from Highway 11 or from any direction not directly adjacent to the proposed property. The Loblolly pines used as windbreak and the citrus trees would improve and enhance the community's general appearance.

5. Summary Description of the Affected Environment

The subject parcel is a pie-shaped piece of land consisting of 2.439 acres, with soil classified as rKYD. The soil class rKYD is described by the U.S. Department of Agriculture, Soil Conservation Service, as Kona--extremely rocky muck, 6-20 percent slopes. This is well-drained, very shallow, organic soil overlying pahoehoe lava bedrock. It occurs on moderately sloping to moderately steep uplands. The surface layer is slightly acid. Permeability is rapid in the soil, and water moves rapidly through the cracks of the lava. Runoff is medium; the erosion hazard is slight.

The parcel has a slight slope with rolling terrain and an acute incline of approximately 60 percent towards the highway.

The predominant flora of the parcel are Lantana, Christmas Berry, Wild Guava and Molasses Grass. There are no significant habitats in the proposed property. There are signs of wild pigs foraging in the area.

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According to the State Historic Preservation Division, their records show no significant archaeological sites on the proposed property.

There are no sensitive habitats such as refuge, bodies of water, streams, rivers, ocean estuaries, or anchialine ponds on or adjacent to the proposed property.

6. Alternatives Considered

No Action

No Action would mean that the parcel would remain in its current state. The State of Hawai'i would be deprived of collecting a fair lease rental, and the prospective lessees would be denied an opportunity to create or expand a farming enterprise.

Alternative Site Location

No other sites were explored. The prospective lessees own adjacent property, and the acquisition of the subject site under a long-term lease would enhance their farm operations.

7. Determination

The proposed lease will not significantly alter the environment and impacts will be minimal. Therefore, the Department of Land and Natural Resources has determined that the preparation of an Environmental Impact Statement is not warranted.

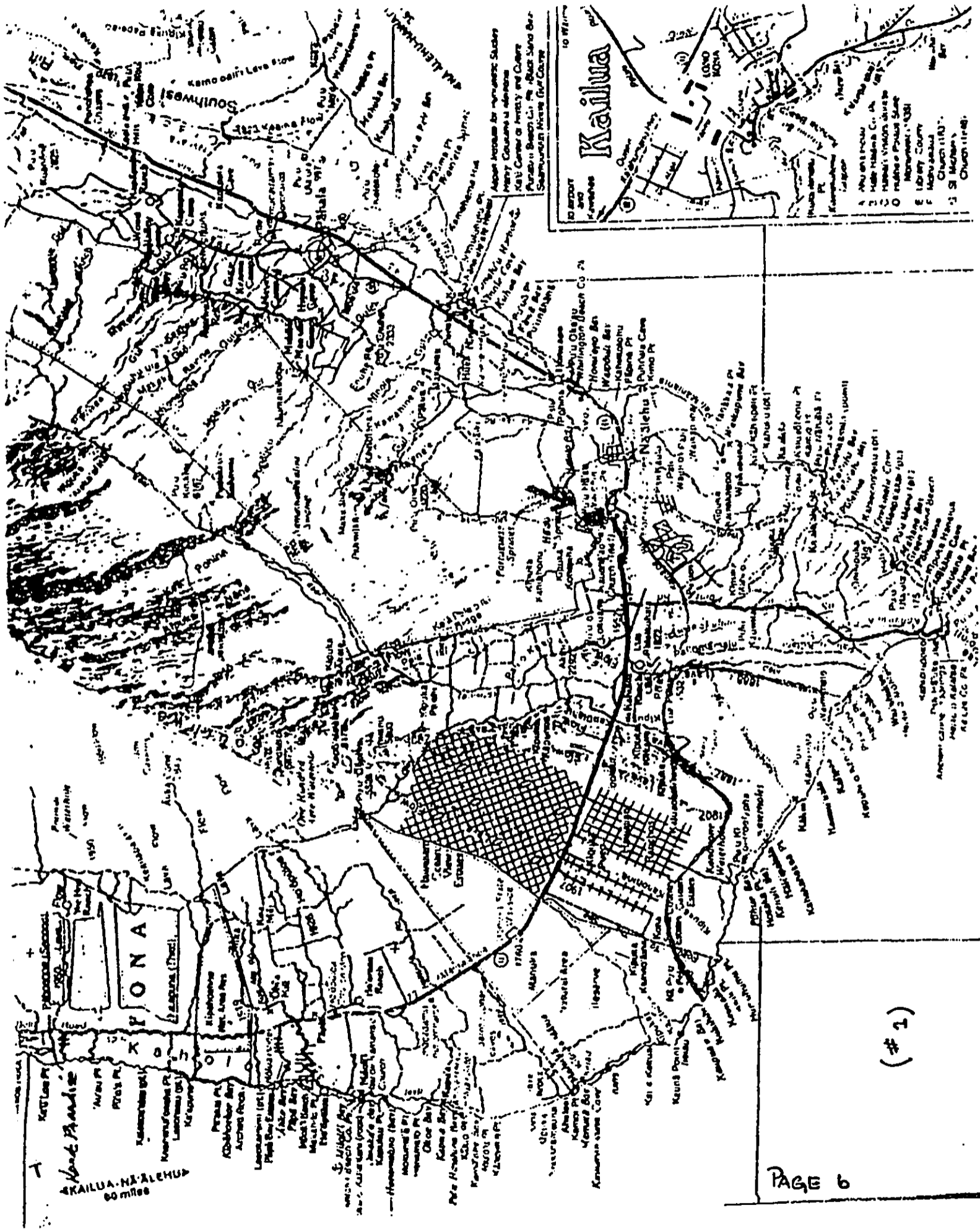
8. Findings and Reasons

- a. The proposed lease will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
- b. The proposed lease will not curtail the range of beneficial uses of the environment.

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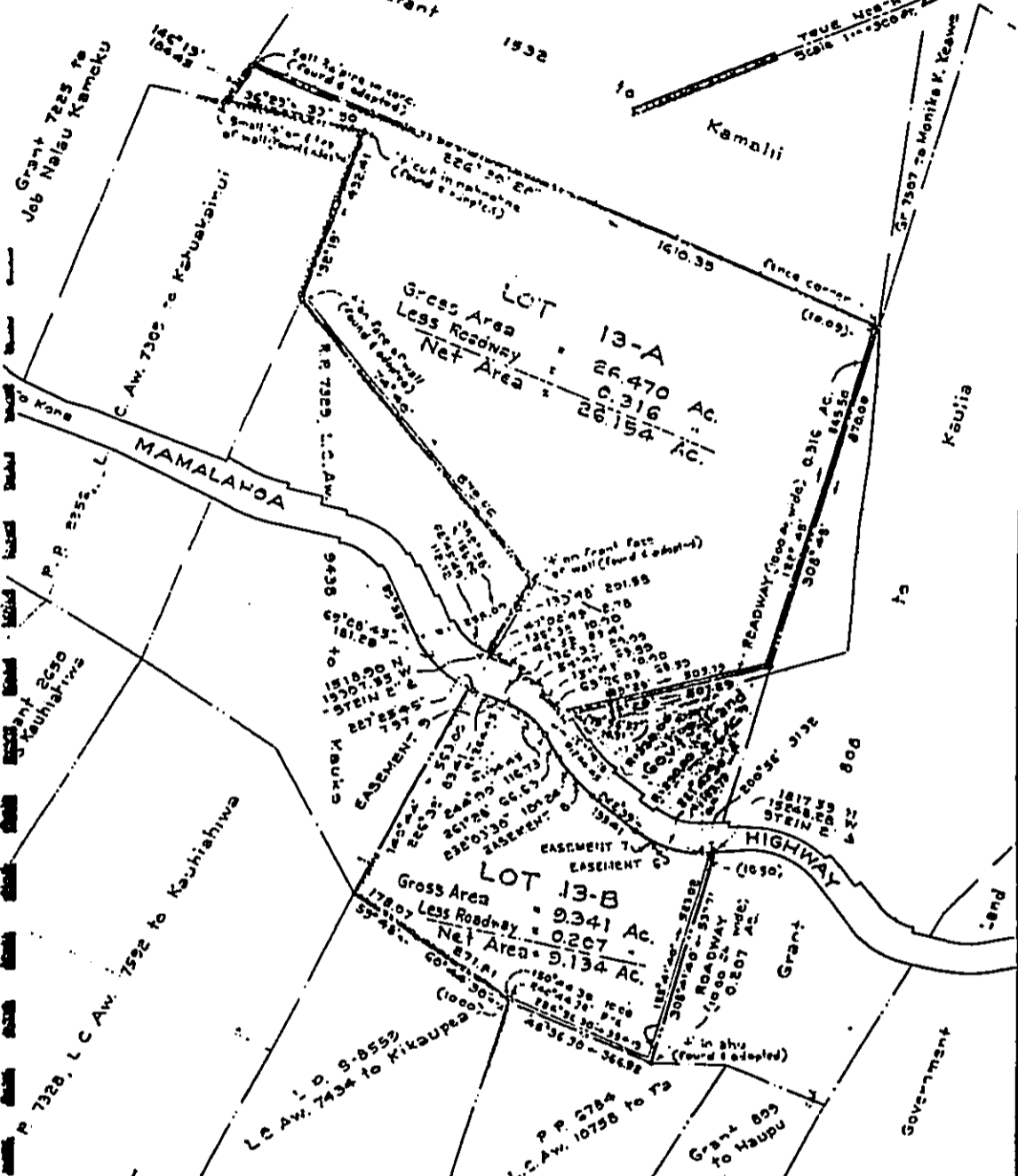
- c. The proposed lease will not conflict with the State's long-term environmental policies.
- d. The proposed lease will not substantially affect the economic or social welfare of the community or State.
- e. The proposed lease will not involve substantial secondary impacts such as population changes or effects on public facilities.
- f. The proposed lease will not involve a substantial degradation of environmental quality.
- g. The proposed lease will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site.
- h. The proposed lease will not detrimentally affect air or water quality or ambient noise levels.
- i. The proposed lease will not be located in any environmentally sensitive area such as flood plains, tsunami zone, erosion-prone areas, geologically hazardous land, estuary, fresh water, or coastal waters.

For the reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawai'i Revised Statutes and Section 11-200-12 of the State Administrative Rules.



(# 1)

KIOLAKAA-KEEA HOMESTEADS



935 2995
1-10-72
(#2)

KIOLAKAA-KEEA HOMESTEADS
LOTS 13-A AND 13-B
Kiolakaa, Kau, Island of Hawaii, Hawaii
Scale: 1 inch = 300 feet

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JOB H-7058, H-7855
C. BK 20, Sakamoto

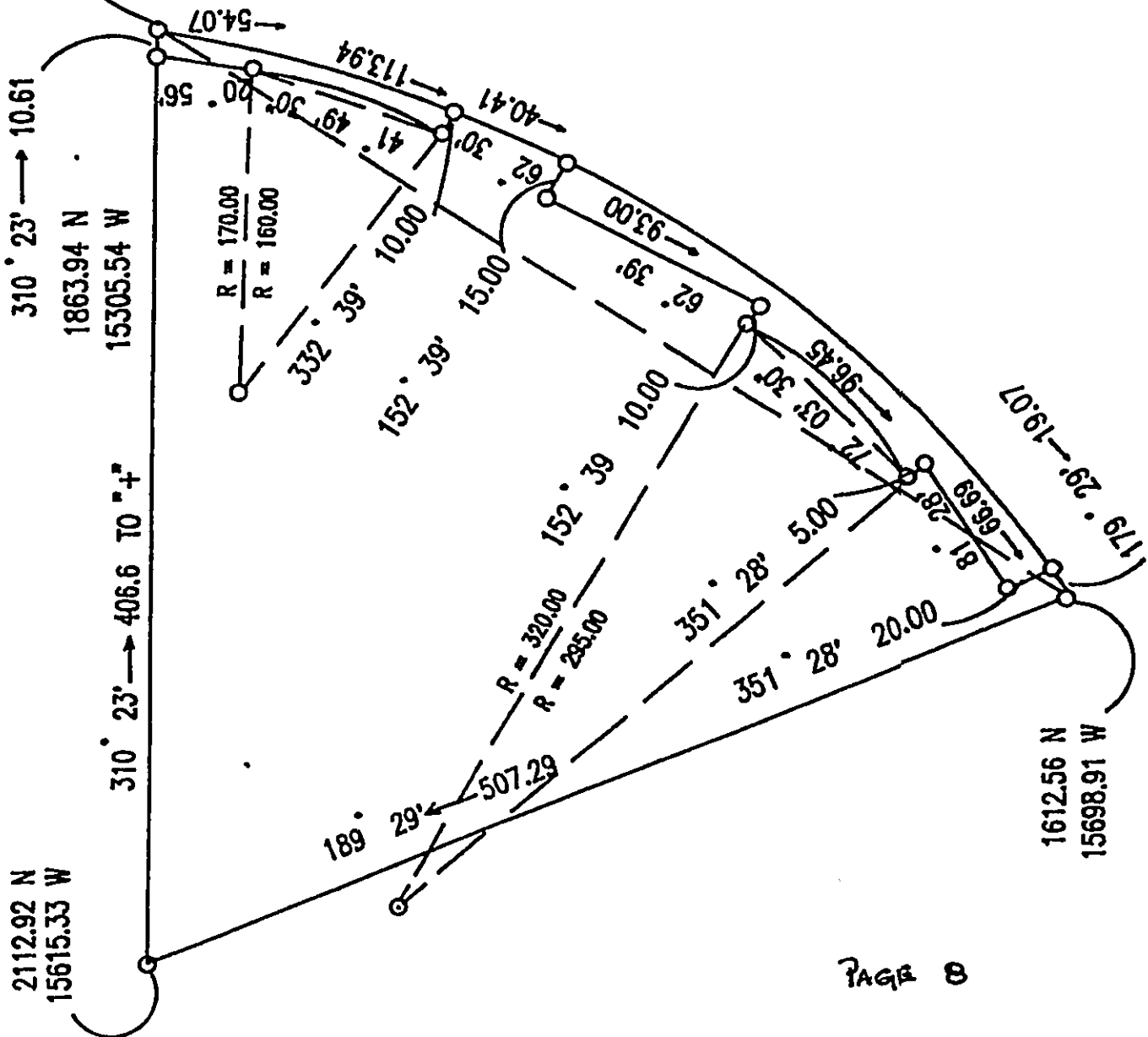
MAP 5-4-03 15416

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

S.F. 17,613

15. June 15, 1972

"+" Found by Noby Santo and adopted. 1856.97 N
 15297.46 W
 See R/W plan (h.s.s. plat 125)



APPENDIX

COMMENT AND RESPONSE TO DRAFT EA

70-A 100220.110

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

APR 10 1 29 PM '95

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452
DIVISION OF
LAND MANAGEMENT
HILLO, HAWAII

April 5, 1995

Mr. Michael D. Wilson, Director
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Glenn Taguchi

Dear Mr. Wilson:

Subject: Draft Environmental Assessment for Lease of State Land at Kiolaka'a-Kea'a
Homesteads, Ka'u, TMK 9-4-3: 14 (Mazzarino)

After a careful review of the subject project, we recommend that you include a discussion of the following in the final environmental assessment:

1. Current use of the land
2. Wastewater disposal
3. Solid waste disposal
4. Water use impacts; will irrigation be used? If so, what is the source of water and what impacts will it have on the aquifer and stream flows?

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

GARY GILL
Director

GG/NH:kk

c: ~~Glenn Taguchi~~, Hawaii District Land Agent
Ermino and Delana Mazzarino

Handwritten initials: MG, DL

RECEIVED

'95 JUN -7 12:56

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

May 26, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Honolulu, HI 96813

Subject: **Draft Environmental Assessment for Lease of State Land at Kiolaka'a-Kea'a Homesteads, Ka'u, HI Tax Map Key:3rd/9-4-03:13 (Mazzarino)**

In response to your letter of April 5, 1995 addressed to Mr. Michael D. Wilson, Chairperson, Department of Land and Natural Resources, the following information is provided:

1. **Current Use of Land:** The land is currently vacant. The parcel is overgrown with lantana, Christmas berries, wild guava and molasses grass;
2. **Wastewater Disposal:** The applicants do not anticipate building any structures on the subject parcel. There are no streams in the immediate vicinity to be adversely affected by irrigation runoff. Soil Conservation Service identifies the soil series as rKYD-Kona extremely rocky muck which has a percolation rate of ten (10) inches or greater per minute.
3. **Solid Waste Disposal:** If the applicants are the successful bidders of the lease, the restroom facilities shall be located on the adjacent fee simple property. Green waste shall be composted to the extent possible, all other waste generated by the farm shall be disposed of at an authorized solid waste disposal site;
4. **Water Use Impacts:** Drip irrigation and water conservation emitters will be installed. The applicants propose to have three sources of water available to their enterprise. They are:
 - a. County water is available for domestic use at the rate of 600 gallons per day;

Mr. Gary Gill, Director
Office of Environmental Quality Control
Draft EA for Lease of State Land at
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- b. The applicants have constructed a 250,000 gallon reservoir on their fee simple property. This source can be made available for irrigation in periods of low rainfall;
- c. The applicants will also construct a catchment tank at the high point of their fee simple property. Through gravity flow and a 5 HP pump, water will be supplied to the orchard and row crops. The capacity of the catchment tank will be 15,000 gallons.

Should you have any further questions, please contact me at (808) 928-6269.

Sincerely,


Ermino Mazzarino

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

2156
Michael D. Wilson
Chairperson
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
Gilbert S. Coloma-Agaran

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FOREST AND WILDLIFE HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT STATE LAND DEVELOPMENT

RECEIVED
JUN 26 11:04
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Ref. LM-GYT

June 22, 1995

Mr. Gary Gill
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

Dear Mr. Gill:

Subject: **Negative Declaration for Proposed Public Auction of a General Lease of State Land at Kiolaka'a-Kea'a Homesteads, Ka'u, Hawai'i**
Tax Map Key:3rd/9-4-03:14
Applicant: Ermino Mazzarino

In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject parcel.

Notice of availability of the Draft Environmental Assessment for the project was initially published in the March 23, 1995 OEQC Bulletin. Comments regarding the proposed lease were received and addressed by the applicant, Ermino Mazzarino. Copies of the comments and response are included in the Final Environmental Assessment.

As the proposing agency, we are forwarding herewith one copy of the OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that public notice of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin.

Very truly yours,

Gilbert S. Coloma-Agaran
f MICHAEL D. WILSON

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
Mr. & Mrs. Ermino Mazzarino

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: Request for Lease of State Land at Kiolaka'a-Kea'a Homesteads, Ka'u, Hawai'i 3-23
LOCATION: ISLAND Hawai'i DISTRICT Ka'u
TAX MAP KEY : 3rd/ 9-4-03:14

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY _____ APPLICANT XX

Applicable State or Federal Statute:

XX Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS
XX Final Environmental Assessment (Negative Declaration) Final EIS
Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR

ACCEPTING AUTHORITY:

Department of Land and Natural Resources

ADDRESS:

P.O. Box 936 Hilo, HI 96721-0936

CONTACT:

Glenn Y. Taguchi PHONE: (808) 933-4245

PROPOSING AGENCY OR

APPLICANT:

Ermino Mazzarino and Delana Phillips Mazzarino

ADDRESS:

P.O. Box 809 Pahala, HI 96777

CONTACT:

Ermino Mazzarino PHONE: (808) 928-6269

CONSULTANT:

ADDRESS:

CONTACT:

PHONE:

COMMENT PERIOD END DATE:

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95 JUN 26 11:04 AM
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
NEPA Draft EIS

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

Use of Special Management Area (City & County of Honolulu)

Other _____

If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The applicants have applied to lease Tax Map Key:3rd/9-4-03:14 to be developed and cultivated as an addition to their existing citrus and coffee orchards.

No adverse comments were received during the department review period.

If the department proceeds with the disposition of a lease, it shall be offered at public auction under terms and conditions approved of by the Board of Land and Natural Resources.

Notice of availability of the Draft Environmental Assessment was published in the March 23, 1995 OEQC Bulletin.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.