

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Boating and Ocean Recreation
Honolulu, Hawaii 96813

June 8, 2012

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

HAWAII

REQUEST ACCEPTANCE OF THE FINAL ENVIRONMENTAL ASSESSMENT
AND APPROVAL FOR THE ISSUANCE OF A FINDING OF NO SIGNIFIGANT
IMPACT (FONSI) FOR A PROPOSED BOAT PARK EXPANSION AT
HONOKOHAU SMALL BOAT HARBOR, NORTH KONA, HAWAII

BACKGROUND:

GKM, Inc. (GKM) holds a lease with the State of Hawaii under Harbor Lease No. H-82-04 since 1984. GKM provides the only full service marine haul-out on the Island of Hawaii, and offers a wide array of marine services, including a boat park. Presently, the storage of vessels is to be found on both a portion of the leased site and on the existing boat park site of six acres under Revocable Permit B-03-01 located adjacent and Mauka of the leased property. The Board, at its regular meeting held on July 8, 2010 under Item J-1, approved GKM's request to be issued an updated revocable permit to include the original area of six acres and allow for the expansion of three additional acres for the same use. (Exhibit A)

An Environmental Assessment (EA) was completed on the original six-acre parcel and the Final Environmental Assessment was published in the OEQC Bulletin in January 1994. GKM has recently completed an EA for the proposed project of the expanded area and anticipates a FONSI of this site as well.

PROJECT DESCRIPTION:

This project proposes to expand the existing facility through clearing, minimally grading and leveling an additional three acres by adding gravel to the east of the existing facility for additional boat storage and employee parking. The ingress and egress will be through existing entrances. Some additional perimeter fencing will be installed for security.

PROJECT CHARACTERISTICS:

General

The proposed project will be done in accordance with the terms and conditions approved by the Board of Land and Natural Resources at their July 8, 2010 meeting, Item J-1, and any other applicable State or County permitting requirements.

Technical

Six of the nine acres are already utilized as a boat storage facility. This project proposes to expand the existing facility by minimally grading and leveling an additional three acres to the east of the existing facility for additional boat storage and employee parking. Ingress and egress will be through existing entrances. Some additional perimeter fencing will be installed for security.

Social and Economic

There has been a high demand for boat storage facilities. There are no new harbors or wet slips being planned in the near future in the West Hawaii area. Some commercial operators and fishermen find economic benefit in having their vessels parked within close proximity to the launching ramps and other marine services within Honokohau Small Boat Harbor. Recreational ramp users also do not want to tow their vessels uphill to their homes along very congested roadways.

There is also a need to provide dry storage for larger non-trailerable vessels. The vessels using this service may store their vessel seasonally, in between long oceanic passages, paused in the middle of renovation or just find it necessary to store their vessel for a period of time. Storing a vessel on land for a period of time usually lessens maintenance costs.

Environmental

The area of the proposed improvements consists of dry land and will require minimal excavation to make it level. There will be an increase in noise and some dust generated by the construction; however, they are temporary and lasting only for the duration of the construction. These increases are not expected to permanently lower air or water quality in the surrounding area. Also, the proposed project will not endanger any marine or other wildlife in the area.

PROJECT OVERVIEW:

Project Location, Existing Use, and Land Ownership

The property is located at Honokohau Small Boat Harbor on the west coast of Hawaii, approximately three miles south of the Kona International Airport. Six of the nine acres are already being used for dry land storage of vessels and an EA was completed on the original six-acre parcel (originally issued under Revocable Permit B-93-01) in January, 1994, with a negative declaration filed, and the Final EA was published in the OEQC Bulletin. Land Ownership is the State of Hawaii, Department of Land and Natural Resources.

Proposed Action

To clear, level and add gravel to the additional three acres to the east of the existing boat park facility to mainly expand boat storage and add an employee parking area. There would also be some perimeter fencing constructed.

Project Need

There is a very long wait list for wet slips with some waiting years before having an opportunity to moor a vessel within the harbor. As a result there is a high demand for dry land vessel storage space at Honokohau Small Boat Harbor.

Project Timeframe and Costs

Project costs are estimated at \$50,000 and the proposed project should not take more than 90 days to complete the minimal grading and leveling.

SUMMARY OF AFFECTED ENVIRONMENT:

Soil and Climate

The proposed site, according to the Web Soil Survey, United States Department of Agricultural, Natural Resources Conservation Service, the landform is Pahoehoe lava field beds with a drainage class of Excessively Drained. Climate is mild year-round with very low annual rainfall.

Flood and Tsunami Hazards

The property, according to the Flood Insurance Rate Map, Federal Emergency Management Agency, is located within Zone X (areas outside the 500-year flood plain).

Archeological and Cultural

There are no known archeological or cultural sites on the property. The field inspection and report were provided by Rechtman Consulting, LLC.

Flora and Fauna

Land is mostly covered in fountain grass (*pennisetum setaceum*) and other invasive plant species. No endangered species or flora or fauna are known to exist in the project site. The Division of Forestry and Wildlife of the Hawaii Department of Land and Natural Resources has designated fountain grass (*pennisetum setaceum*) as one of Hawaii's Most Invasive Horticultural Plants.

Botanical Survey performed by Geometrician Associates, LLC stated "*that no listed or proposed threatened or endangered species were found.*"

SUMMARY OF MAJOR IMPACTS:

Short Term: There would be some dust and noise during the construction.

Long Term: There would be no long-term impacts.

ALTERNATIVES CONSIDERED:

A "reduced scope of work" alternative and the "no-action" alternative were considered but deemed unacceptable. Either of these alternatives would result in the continued existence of less efficient boating facilities.

PROPOSED MITIGATION MEASURES:

Provisions will be made in the project specifications to control and minimize the temporary adverse effects as follows:

Prior to the construction, trap any feral cats and mongoose in the area to prevent their relocation to the adjacent Federal park.

During construction, utilize water trucks and any other measures required by State or County laws, to control dust in the area.

ANTICIPATED DETERMINATION:

Since no major impacts are anticipated, costly detailed studies are considered inappropriate. Consequently, an Environmental Impact Statement is not required.

FINDINGS AND REASONS SUPPORTING ANTICIPATED DETERMINATION:

Evaluation of the effects of the proposed project on the environment indicates that there will be no significant adverse effects on the environment. The project will not:

1. Affect any rare, threatened, or endangered species or animals, plants or habitats. No endangered species or flora or fauna are known to exist in the project site.
2. Involve irrevocable commitment to loss or destruction of any natural or cultural resources, except for the labor and materials related to the expansion of the project.
3. Permanently curtail the beneficial uses of the environment.
4. Conflict with the State's long-term environmental policy goals or guidelines.
5. Permanently degrade the environmental quality.
6. Cause the displacement of any persons;
7. Generate controversy.

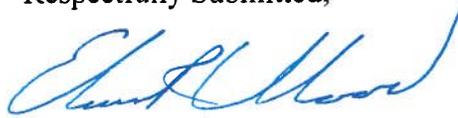
For the reasons above, it is anticipated that the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

RECOMMENDATION: That the Board:

1. Accept the Final Environmental Assessment for the Proposed Boat Park expansion.
2. Based on the review of the Final Environmental Assessment and the comments received during the 30-day period in addition to GKM, Inc.'s responses, find that the project will not have a significant effect on the environmental and cultural resources of the area and approve the issuance of a finding of no significant impact (FONSI) for the proposed project.

3. Authorize the Chairperson to publish a FONSI for the proposed project in the Office of Environmental Quality Control's The Environmental Notice. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Edward R. Underwood
Administrator

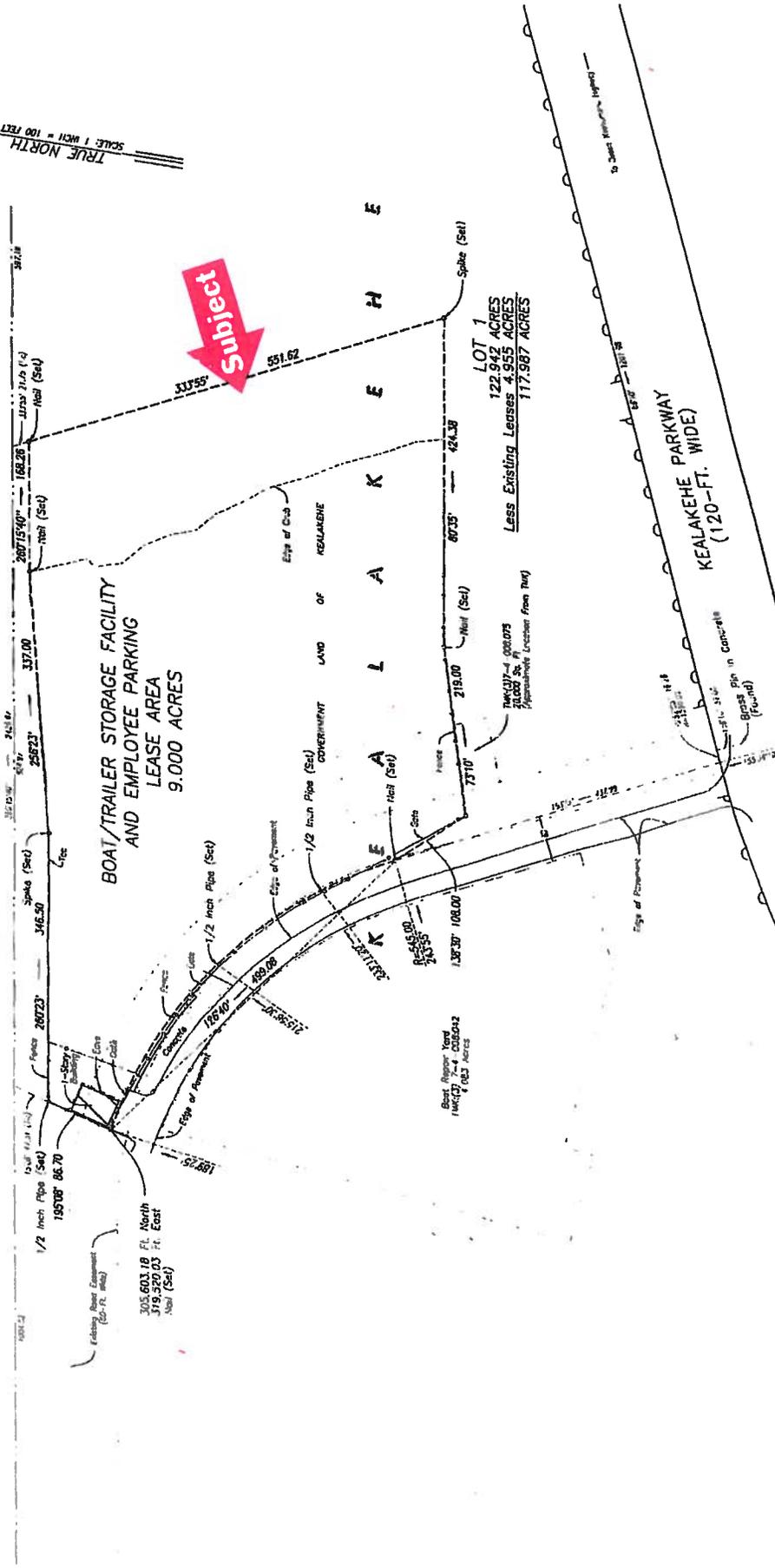
Attachment: Exhibit A

APPROVED FOR SUBMITTAL:



William J. Aila, Jr.
Chairperson

Partion of K. P. 8855, L. C. A., 9971, A. B. 16, W. P. 111-haku



MAP SHOWING
LEASE AREA FOR BOAT/TRAILER STORAGE FACILITY
AND EMPLOYEE PARKING
AFFECTING LOT 1

Being a Portion of Government Land of Kealakehe
At Kealakehe, North Kona
Island and County of Hawaii, State of Hawaii

This work was prepared by me or under my direct supervision.
Charles Thomas Yamasaki
CHARLES THOMAS YAMASAKI
Licensed Professional Land Surveyor
State of Hawaii Certificate Number LS-4337
Expiration Date: April 2012



Prepared By:
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Prepared For:
GENITY'S KONA MARINA
74-423 Kealahou Parkway
Kailua-Kona, Hawaii 96740

PROJECT NO.: 157222
DATE: OCTOBER 20, 2010
FIELD BOOK NO.: 7-4-008, POR 003 (3RD DIVISION)
FAX MAP REF.: 7-4-008

- NOTES:
1. All points and coordinates are referred to "Hawaii State Plane Coordinate System (Zone 1)".
 2. The lease parcel, shown hereon, does not constitute a County of Hawaii approved Subdivision.
 3. The features, shown hereon, were located by an actual survey on the ground done between September 28, 2010 and October 14, 2010.
 4. ——— Denotes No Vehicular Access Permitted.
——— Denotes Vehicular Access Permitted.

