

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

DEPUTIES

JOHN P. KEPPELER, II  
DONA L. HANAIKE

RECEIVED

'94 JAN 24 P3.3 STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF BOATING AND OCEAN RECREATION  
79 SOUTH NIMITZ HIGHWAY  
HONOLULU, HAWAII 96813-4808  
OFC. OF ENVIRONMENTAL QUALITY CONTROL

January 20, 1994

BOR-PM 3071.94

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

From: David E. Parsons *DE Parsons*  
State Boating Administrator

Subject: NEGATIVE DECLARATION FOR BOAT PARK AT HONOKOHAU BOAT  
HARBOR, KAILUA-KONA, ISLAND OF HAWAII (GENTRY'S KONA  
MARINA) - TMK: 3-4-08:37

In accordance with Act 241, SLH 1992, we have completed the formal environmental assessment 30-day review period for the subject development. No significant comments were received from the public. We have determined that no environmental impact statement will be required for the development. Based on the foregoing, we are filing this Negative Declaration.

Enclosed are the original and four copies of the Final Environmental Assessment and a completed OEQC form for publication in the OEQC Bulletin.

Should you have any questions, please contact Larry Cobb, Property Manager, at 587-1978.

LC

Encls

c: BOR-H

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1994-02-08-HI-FEA-Gentry's Kona  
Marina Boat Park

FEB 8 1994

FINAL ENVIRONMENTAL ASSESSMENT  
FOR BOAT PARK AT HONOKOHAU HARBOR, HAWAII

DECEMBER 29, 1993

A. APPLICANT

Gentry Properties

B. APPROVING AGENCY

Department of Land and Natural Resources

C. LOCATION

Tax Map Key No. 7-4-08:37, Lots 21-A, 21-B, 22

D. AGENCIES CONSULTED

Agencies that are being consulted with and/or will be consulted with include:

1. Individual boat owners (180 applicants on file at Gentry's Kona Marina).
2. Boating Association.
3. Department of Land and Natural Resources. Agencies consulted by D.L.N.R.:
  - a. Office of State Planning.
  - b. National Park Service.
  - c. Planning Department, County of Hawaii.
  - d. Representative Virginia Isbell.
  - e. State Boating.
  - f. Department of Transportation.
  - g. Housing Finance and Development Corporation.
  - h. Department of Business, Economic Development and Tourism.

E. PROJECT CHARACTERISTICS

1. General

The proposed project will be in accordance with Boating Lease No. B-93-01 between the State of Hawaii and Gentry Properties. Gentry Properties is proposing to minimally grade three lots, approximately 6 acres total, for use as a parking lot for trailer boats and some large boats stored on cradles. The perimeter would be fenced with access through an electrically operated gate system.

2. Technical

This project proposes to level the three lots (see attached map) and construct a 6 foot high fence along the front and side perimeters. Ingress and egress will be through an electrical gate system which will require some electrical service. Interior improvements will be posts to designate trailer stalls and battery operated lights elevated on wooden posts for security.

Upon receipt of necessary approvals and permits, the proposed project will quickly start and should be completed within 12 weeks.

3. Social and Economic

The proposed improvements will better facilitate existing trailer boats now stored at Honokohau Harbor and add needed additional trailer boat storage as well. Trailer boats that use the two launching ramps, other than those stored at Honokohau Harbor, access Honokohau Harbor from Queen Kaahumanu Highway. Additional trailer boat parking at Honokohau Harbor would help alleviate traffic congestion.

Revenues to the State of Hawaii would be 5% of the gross receipts for the first rental year. For the second through fifth year, the rental would be \$47,732.00 per annum or 5% of the gross receipts, whichever is greater.

4. Environmental

The proposed improvements will be to dry land only and will require minimal excavation. The leveling of the property will cause an increase in noise and dust at the site; however, they are expected to be temporary and lasting only for the duration of construction. The increases are not expected to permanently lower the quality of air and water in the area.

The proposed project will not endanger any marine or other wildlife in the area.

F. SUMMARY OF THE AFFECTED ENVIRONMENT

The proposed project is located at Honokohau Boat Harbor on the west coast of Hawaii at the head of Honokohau Bay, approximately three miles northwest of the Kailua-Kona Wharf. There are no known endangered fauna, critical habitats, historical/archaeological or cultural sites at the location of the proposed facility.

The State of Hawaii, Land Use Commission, designates the proposed project site as Urban.

G. SUMMARY OF MAJOR IMPACTS

This project will not cause any significant adverse effects on the environment.

1. Short-term

During construction the following minor impacts are anticipated:

- a. Some temporary noise and dust in the immediate area of construction.

2. Long-term

Significant long-term impacts to the noise, traffic, archaeology, flora, fauna, and visual aesthetics are not expected. The proposed improvements are not expected to disrupt the use of the harbor or any of its facilities.

However, long-term positive impacts are anticipated for the community and boating public by providing more efficient boating facilities and reducing traffic hazards and congestion. The West Hawaii community, charter fishing boat owners, private boat owners, trailer boat owners, users of the harbor, Department of Land and Natural Resources and agencies contacted by Department of Land and Resources were consulted. Their support for the construction of the proposed project is positive.

H. 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.

I. Proposed Mitigation Measures

Provisions will be made in the project specifications to control and minimize the temporary adverse effects during construction.

J. Determination

Since no major impacts are anticipated, costly detailed studies are considered inappropriate. Consequently, an Environmental Impact Statement is not being required and a negative declaration is being filed with the O.E.Q.C.

K. 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 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.

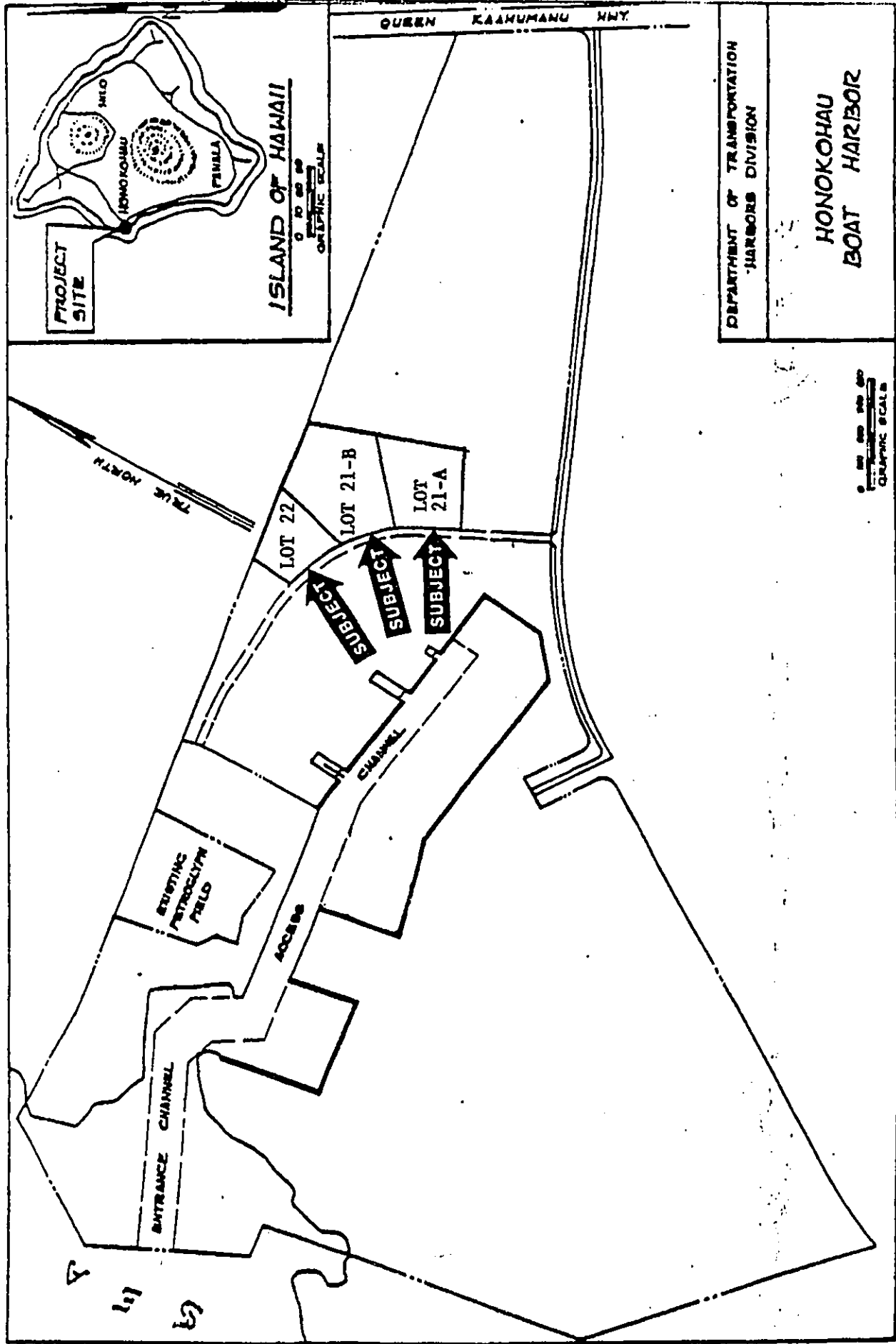
2. Involve an irrevocable commitment to loss or destruction of any natural or cultural resources, except for the labor and materials related to the construction of this project.
3. Permanently curtail the beneficial uses of the environment.
4. Conflict with the State's long-term environmental policy 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.

*Now* [ ]  
L. O.E.Q.C. PUBLICATION

The Draft Environmental Assessment for the Boat Park at Honokohau Harbor, Hawaii, dated November 2, 1993, was sent to the Department of Land and Natural Resources and published in the O.E.Q.C. The published assessment went thirty days without receiving any comments.

T.W.K. No. 7-4-08:37P



**GENTRY'S  
KONA MARINA  
HONOKOHAU HARBOR**

74-425 Kealahou Parkway, Kailua-Kona, Hawaii 96740 • Phone (808) 329-7896

January 26, 1994

Ms. Faith Caplan  
State of Hawaii  
Office of Environmental Quality Control  
220 S. King St., Fourth Floor  
Honolulu, HI 96813

Re: Final Environmental Assessment for Boat Park  
at Honokohau Harbor

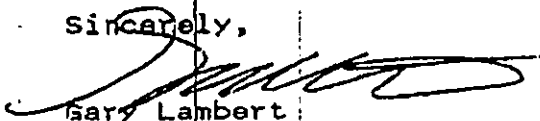
Dear Ms. Caplan,

Pursuant to our conversation today, this letter is to acknowledge receipt of your letter dated November 19, 1993 and to formally address your concerns and requests as stated in the aforementioned letter.

1. Neighboring Land Uses. This project will not cause any significant adverse effects on the surrounding environment.
  - a) Honokohau Harbor, recreational and commercial boating.
  - b) Kaloko-Honokohau National Historical Park. Letter to Mr. Gary Barbano, Park Planner, dated October 2, 1992, made a part of the Final Environmental Assessment, informing and requesting comments on the proposed development (see attached).
2. Department of Health, Clean Water Branch.  
The area proposed does not utilize, front or contact any wet lands.
3. Hawaii County Planning Department.
  - a) Letter to Norman K. Hayashi, Planning Dept., County of Hawaii, dated October 2, 1992, made a part of Final Environmental Assessment and informing Mr. Hayashi of the proposed project (see attached).
  - b) Special Management Area Use. Permit Assessment Application, dated January 17, 1994, to be submitted by Gentry Properties.

If you should need any additional information, please contact me at 329-7896. Thank you and,

Sincerely,



Gary Lambert  
General Manager

Enc.

GL/jn

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
94 JAN 27 1994



DOCUMENT CAPTURED AS RECEIVED

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REF: BOR: LC: EAJ

October 2, 1992

BOR-PM 3019.93

Mr. Norman K. Hayashi  
Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Hayashi:

Subject: Boat/Trailer Storage, Honokohau Small Boat Harbor, Kailua-Kona, Island of Hawaii

Our Division of Boating and Ocean Recreation is proposing to offer three leases at public auction to develop boat/trailer storage facilities at the Honokohau Small Boat Harbor in Kailua-Kona. The purpose of the project and permitted use of the premises are reflected in the enclosed exhibit to the lease document.

To implement this project, we intend to subdivide that portion of the harbor shown on the enclosed map; three lots (21-A, 21-B and 22) for the boat/trailer storage and the remaining lot to be offered for development of a marine related industrial subdivision when the needs of the boating community justify further development at this facility.

We request your comments and information to assist in the preparation of an Environmental Assessment of this proposed project. In addition, please provide requirements, application forms and instructions for County subdivision of the property.

Your assistance and attention to this matter are greatly appreciated.

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Your assistance and attention to this matter are greatly appreciated. Should you have any questions, you may contact Mr. David Parsons, State Boating Administrator, at 587-1966 in Honolulu.

Very truly yours,

WILLIAM W. PARRY, Chairperson  
Board of Land and Natural Resources

LC: eaj

Enc.

cc: BOR-H, -E

BOR:  
10/2/92