

From: Bob Leinau
To: [DLNR.BLNR.Testimony](#)
Cc: joeg@surfseas.com; [home](#)
Subject: [EXTERNAL] BLNR June 12, 9:00 Zoom BLNR meeting RE Surf N SEA lease
Date: Tuesday, June 9, 2020 11:24:10 AM

June 10, 2020

Board of Land and Natural Resources
DLNR Board Room 132
1151 Punchbowl Street
Honolulu, HI 96813

Dear BLNR Board Members:

This letter in strong support of Mr. Joe Green and his business operation at Surf N Sea because he has been one of the longest and strongest supporters of the Haleiwa community for over 50 years. "The North Shore Kama'aina of the Year" is a North Shore Chamber of Commerce acknowledgement bestowed upon an outstanding businessperson who supports our community in many ways. Mr. Joe Green earned it .. the right way

Mr. Joe Green, his next generation children and staff have consistently provided an anchor to the North Shore branding that has helped to market this small rural community up into a major Oahu destination. The Surf n' Sea is iconic and so much a part of what the North Shore is both culturally, economically and spiritually. If you buy diving equipment at the shop you will likely be given the DLNR/DAR fishing rules for pono/legal practices.

In August 1983 the City and County designated Haleiwa as a Historic, Cultural and Scenic District No. 6, and Haleiwa is an official Main Street Town. The old Surf 'N Sea building was an integral part of the Haleiwa Main Street Plan. Mr. Green's desire and continued efforts to work towards the retention and restoration of this structure is laudable.

The State Historic Preservation Division (SHPD) indicated that the building meets the criteria for listing in the Hawaii and National Register of historic places. SHPD supports a direct lease with Surf N Sea to help insure its continued use and historic character.

As a longtime active community member, I recommend that the site and business at Surf N Sea's current location be retained as the structure is an important landmark building that should be preserved and continued in its present use. I strongly support a direct and long-term lease between the State and Surf N Sea, as Mr. Green has been a valuable tenant for the State and a model citizen and business owner for the North Shore of Oahu. Mahalo for your consideration of Mr. Green's request.

Mahalo,

Bob Leinau, Concerned citizen
59-524 Aukauka Pl
Haleiwa, HI 96712



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

June 6, 2020

BLNR Chairperson Suzanne D. Case
Kalanimoku Building
1151 Punchbowl St.
Honolulu, HI 96813

Dear Chairperson Case and Board Members,

I am writing to you to express my support for Surf N Sea and to recommend they be granted a long-term lease with the State of Hawaii. As Representative for the last eight years for communities from Mililani to Waialua, I know firsthand and from constituents how important Surf N Sea is to the character and economic wellbeing of the North Shore.

Surf N Sea has been in business since 1965 and has shown an enduring dedication to the North Shore community. They have invested hundreds of thousands of dollars in repairs and maintenance in their building, which will be a century old in 2021. The State Historic Preservation Division (SHPD) also supports the granting of a direct lease to Surf N Sea in order to ensure the building's continued use and historic character. Aside from the direct benefits Surf N Sea provides to the State, Surf N Sea has spent decades donating to the local community through Back-to-School projects, donating new computers to schools, giving away over \$20,000 in prizes during the holidays, sponsoring the Hawaii International Open Haleiwa Surf Contest, sponsoring the Menhune Contest Surf Contest, giving away surfboards to keiki, and helping the community in any way they can.

For these reasons, I urge the Board to renew Surf N Sea's permit and to offer them a long-term lease to ensure they can continue investing in the North Shore community for decades to come.

If you have any further questions, comments, or concerns, please don't hesitate to contact our office at 586-9490 or by emailing RepMatsumoto@capitol.hawaii.gov.

Sincerely,

A handwritten signature in black ink that reads "Lauren Cheape Matsumoto".

Lauren Cheape Matsumoto
Hawaii State House Representative, District 45

CLINT ANDERSON
PRESIDENT



KANEOHE CULTURAL FOUNDATION
P O BOX 356
KANEOHE, HAWAII 96744-0356

VICTORIA KAIAMA
VICE PRESIDENT

EARLEEN KIPAPA
SECRETARY

DAWN LAU
TREASURER

Board Directors
MOKI ANDERSON
DERRICK KAMAHOAHOA
COREY LAU
MAOTA ESAU
KAHEALANI KAIAMA

June 10, 2020

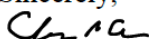
Clint M. Anderson
Kaneohe Cultural Foundation
P.O. Box 356
Kaneohe, HI 96744

Board of Land and Natural Resources
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, HI 96813

Dear Chair Case and Board Members,

On behalf of Kaneohe Cultural Foundation (KCF) we would like to thank Chairperson and Board members for considering our renewal of revocable permits (RP), RP-13 at Heeia Kea Pier and RP-90 at Kaneohe Beach Park.

Under Exhibit A-6 is the incorrect area shown. Attached is the correction of the area which has been drawn in black ink. Thank you again for reconsidering our renewal for RP's 13 and 90.

Sincerely,


Clint M. Anderson
President
Kaneohe Cultural Foundation
Contact no. (808)798-7785
Email: 808canderson@gmail.com

Kaneohe Beach Park

Exhibit A-6



Exhibit A-6

TRILOGY



Denver S. Coon in Strong Support of the Continuation of Revocable Permit No. 38

June 12, 2020
Suzanne Case, Chairperson
Board of Land and Natural Resources
1151 Punchbowl Street; Room 131
Honolulu, HI 96813

RE: Denver Coon Testimony on Item J-1

Dear Chair Case and Members of the Board of Land and Natural Resources (the “Board”):

I am writing in strong support of the continuance of Revocable Permit No. 38 (“RP 38”) to Coon Brothers, Inc. (“Coon Bros”). Coon Bros has spent significant time and resources on the negotiation of the long-term lease for the “Trilogy Dock” located in Manele Small Boat Harbor. The current COVID-19 crisis has only complicated matters. Coon Bros strongly believes that with an extension of RP 38 and additional support from the Board, Coon Bros and the Division of Boating and Ocean Recreation (“DOBOR”) may be able to break through the current impasse.

Several events have occurred since RP 38 was renewed that highlight both the progress and difficulties the parties have had on the lease negotiation. First, as of February 2020, the parties appear to be in agreement on the annual lease rent amount and Coon Bros’ non-exclusive but priority use of the leased area. The exact language of this provision needs to be drafted, but a general agreement seems to be in place.

Second, the parties are in agreement that the Lanai Resort, LLC dba Pulama Lanai lease (the “Pulama Lease”) will provide the standard template for the Coon Bros’ lease, though significant modifications will need to be made to address the distinct differences between the two leased areas.

Thirdly, the parties are still in disagreement over the length of the lease. Coon Bros argues that because the legislature authorized a 35-year lease in its Concurrent Resolution (S.C.R. NO. 158 S.D.2) and the Board reaffirmed a 35-year lease term in its March 22, 2013 meeting, that the term of the lease should be for 35 years. In contrast, DOBOR argues that because Coon Bros has been in possession of the dock through RP 38, that the lease term should be reduced to reflect the time Coon Bros has been using the dock under RP 38. However, Coon Bros has been diligently working for more than seven years to secure a 35-year lease (as authorized by the legislature) and not a 29-year lease. In addition, the Pulama Lease was issued for the full 55-year term and was not reduced by the time the Pulama Dock was used under a Revocable Permit. Accordingly, it does not seem consistent that Coon Bros would receive a reduced lease term than another leasee in a similar situation.

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PHONE (808) TRILOGY (888) MAUI-800 FAX (808) 667-7766
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Ocean Adventures – Island Hospitality

TRILOGY



In addition, Coon Bros believes it is important that the Item J-1 Exhibit is amended to accurately reflect the current state of negotiations. The Item J-1 Exhibit states, “**The AG has drafted the lease, which has been sent to the permittee for signature. Several sticking points have prevented the permittee from signing the lease.**” (Pg.9). This statement is both inaccurate and misleading. Coon Bros was never sent a lease for signature and therefore cannot sign something that it has not received. The only lease Coon Bros received was a copy of the Pulama Lease. Accordingly, a more accurate depiction is that there are several sticking points that must be resolved by the parties and a lease still needs to be drafted.

Finally, the attorneys for the parties last met with one another at mediation on, March 12, 2020. Coon Bros’ attorney was prepared to discuss the length of the lease and how the Pulama Lease could be modified to fit Coon Bros’ particular situation. Coon Bros drafted several provisions using the Pulama Lease in preparation for discussions. To Coon Bros’ surprise, the attorney for DOBOR started the meeting by raising a troubling new issue relating to access that had never been brought up in any correspondence or meeting since Coon Bros began the process to obtain a lease for the dock in 2013. As a result, no discussions took place regarding any of the major sticking points. No mediations are scheduled, and it is unclear whether DOBOR would like to continue negotiations at this time.

In the interest of moving lease negotiations forward, Coon Bros suggests that extension of RP 38 be made on two conditions: 1) delivery by DOBOR to Coon Bros of a draft lease; and 2) that the parties actively and in good faith participate in continued mediation.

Sincerely,

Denver S. Coon
General Counsel
Trilogy Corporation
Denver.coon@sailtrilogy.com
(808) 283-2169

Coon Brothers, Inc. in Strong Support of the Continuation of RP38 at Manele Small Boat Harbor, TMK (2) 4-9-017:006(Por)

June 9, 2020

Suzanne Case, Chairperson

Board of Land and Natural Resources

1151 Punchbowl Street; Room 131

Honolulu, HI 96813

RE: Coon Brothers, Inc. Testimony on Item J-1 BLNR 6-12-20

Dear Chair Case and Members of the Board of Land and Natural Resources (the "Board"):


Coon Brothers, Inc. kindly asks that the Board approve this one year Continuance of Revocable Permit No. 38, This should provide enough time to finalize the lease negotiations or undertake arbitration proceedings as required under HRS 171-17, Please note that Coon Brothers was never sent a draft lease for signature. What is accurate is that there are a couple of sticking points that need to be resolved by both parties in order to prepare a draft of the lease.

We want to resolve our negotiations with DOBOR as soon as possible. We have found it very difficult to get DOBOR to give us the assurances of the expected Terms of our proposed lease. DOBOR keeps changing the conditions. It is impossible for us to come to a settlement when we are not sure that the use terms will address our historical and current needs. We need DOBOR assurance that we are in fact negotiating for a 35-year lease and maintaining our historical vessel access to Slip 24. Once we have this assurance, we can quickly come to settlement terms.

Trilogy Excursions has run multiple vessels loading and unloading passengers and supplies to and from Slip 24 since 1977. We expanded Slip 24 to include a loading dock at the entrance to Slip 24 in 1985. This entire area in RP38 was considered part of Slip 24 until quite recently when the FTA rebuilt the Trilogy Loading Dock. Subsequently the BLNR and the 2013 Legislature authorized the 35-year lease to Coon Brothers, Inc of this area. The legislature specified and approved a thirty-five (35) year lease to Coon Brothers, Inc. in its Concurrent Resolution (S.C.R. NO. 158 S.D.2). Also, the Board stated in its March 22, 2013 meeting that the lease should reflect the legislation.

Coon Brothers is negotiating in good faith and wants to obtain our lease. We are waiting for DOBOR to send us a Draft of our Lease and actively participate in Good Faith in continued mediation until we have a lease we can sign.

Sincerely,


James E. Coon, President

207 Kupuohi St, Lahaina, HI 96761

Sylva Rivera
389 Kaimake Lp.
Kailua, HI 96734
808-308-8031

To; State of Hawaii
Department of Land and
Natural Resources (DLNR/DOBOR)
P.O. Box 621
Honolulu, HI 96809

June 9, 2020

Re: Statement of Sylva Rivera for June 12, 2020 BLNR Public Hearing/Meeting
pertaining to Item J-1, GKM Inc. Harbor Lease No. H-82-4, Located at Honokohau Small Boat
Harbor. Appendices A and B attached hereto.

Aloha Members of DLNR/DOBOR,

I would like to submit this written statement in opposition to any Lease Settlements
pertaining to GKM Inc. located at the Honokohau Small Boat Harbor with the attached
appendices A and B, as supporting documentation; I also request to testify. In brief summary:

1. From the Information contained in Appendices A and B attached hereto, there's an appearance that GKM's and/or its predecessor Gentry Pacific Ltd., built or had an illegal/un-permitted single story structure built on previously leased parcel across from the street from their current lease H-82-4, in the boat storage facility currently leased by PMP, without any building permits or DLNR approval, along with an un-permitted septic tank system for over 10 years. DLNR/DOBOR knew of the violations for over 10 years but did nothing to prevent this from happening. It is well known in the Kona Community that Gentry's Kona Marina was the lessee that owned, controlled, managed and operated by the same individual/entity for 30+ years and was also responsible for first seeking and obtaining the required permits and approvals; Are these not violations of the lease/RP agreement and State Laws Why?
2. There also appears to be unlicensed/un-permitted under or aboveground fuel storage tank(s), above-ground fuel pumps and fuel sales that has been operating out of Gentry's Kona Marina and lease for well over 10 years; Yet, without there having DLNR approval or any Environmental Impact Statements or annual Inspections under HRS Chapter 343, which is a clear violation of HRS 171-39 and/or HRS 710-1063 ("Unsworn falsification to authorities , since the illegal structure and/or industrial use, did and does not fall under the terms and conditions of their previous lease and/or Revocable Permit") boat storage and maintenance". Also, why didn't GKM and/or Gentry Pacific Ltd., inform DLNR/BLNR about the Welding Business located in the illegal/un-permitted structure on their list of subtenants with proper notice and in the records; Why?

3. There's appearances of impropriety, misrepresentations, conflict of interest and violations of Hawaii State and Federal laws, the Public Trust Doctrine and Hawaii State Constitution based on my research of Appendices **A** and **B** attached hereto. I myself, family members, friends and the general public community fish off of those shores, as is our customary practices. . Our natural resources (Fishes and Reefs), are being contaminated by those poisons. The State HRS Chapter 343 and Federal **“Clean Water Act” has been and continues to be violated.** The Public deserves the mandated protections of said State and Federal Laws.
4. Is there a separate set of laws that the Public is unaware of? Lastly, Did the members of DLNR/DOBOR take an oath of office to uphold the laws and Constitution of the State of Hawaii ?

Respectfully submitted,
Sylva Rivera

THE ENVIRONMENTAL NOTICE

*A semi-monthly periodic bulletin published by the Office of Environmental Quality Control pursuant to
Section 343-3,
Hawai'i Revised Statutes
July 8, 2012*

Interim Guidance for Implementation of Act 172, Session Laws of Hawai'i, Regular Session of 2012

On June 27, 2012, the Governor signed SB 2281, SD1 HD1 into law as [Act 172 \(12\)](#) and informed both the Senate President and the Speaker of the House of Representatives (GM 1275). The new Act was effective upon approval and modifies the existing process under Chapter 343, Hawaii Revised Statutes, by allowing agencies to determine, based on their judgment and experience, that an environmental impact statement is likely to be required for a proposed action, and, therefore, choose not to prepare an environmental assessment or to allow an applicant not to prepare an environmental assessment and instead proceed directly to the preparation of a draft environmental impact statement.

The preamble to Act 172 states in pertinent part that "[t]he legislature finds that state agencies that have experience with environmental review in Hawaii are able to determine which projects are likely to require full environmental review and should proceed directly to the preparation of an environmental impact statement. While this omits one layer of public participation through the environmental assessment, opportunities for public participation remain in the environmental impact statement process. The legislature further finds that bypassing the environmental assessment in certain situations will improve the efficiency of the environmental review process and speed the progress of completing those proposed actions."

The first issue of the periodic bulletin that will accommodate the direct-to-EIS provisions of Act 172-12 will be published on July 23, 2012.

The [Guide to the Implementation and Practice of the Hawaii Environmental Policy Act](#) is in the process of being wholly revised to address the provisions of Act 172 (12). In the interim, the Office of Environmental Quality Control issues the following guidance. When an agency chooses to invoke the provisions of Act 172, the agency must timely submit to the Office of Environmental Quality Control the following materials in accordance with the published [calendar deadlines for 2012](#):

1. A letter to the Director of the Office of Environmental Quality Control stating that the agency has "determined at the outset" that a proposed action will proceed directly to the preparation of a draft environmental statement pursuant to the provisions of Act 172-12." This letter determination will be known as an "ACT 172-12 ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE." The use of "Act 172-12" as an adjective before the term "environmental impact statement preparation notice" serves to distinguish between the "[environmental impact statement preparation notice](#)" as used in [Section 11-200-11.2, Hawai'i Administrative Rules](#) that accompanies a final environmental assessment and the statutory appropriation of this term as found in the current Act 172-12 process. The ACT 172-12 ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE on the other hand will NOT be accompanied by an environmental assessment. Sample correspondence for [agency action submittals](#) and [applicant action submittals](#) to the Office of Environmental Quality Control can be found on the [OEQC SharePoint Site](#).
2. As a consequence of the Act 172-12 passage, the OEQC Bulletin Publication Form has been wholly revised. Please use the appropriate form for either [agency action](#) or [applicant action](#) submittals. These forms are available for download on the OEQC SharePoint Site.
3. A summary description of the proposed action must be sent to the OEQC by electronic mail (or be available on a timely-submitted CD).

Upon timely receipt of the above, the Office of Environmental Quality Control will publish notice of availability of the agency's "Act 172-12 Environmental Impact Statement Preparation Notice" in the periodic bulletin. Pursuant to [Section 11-200-15, Hawaii Administrative Rules](#), the public will have thirty-days to comment on the proposed action and request to be a consulted party. For more information, please call the Office of Environmental Quality Control at (808) 586-4185.

Note: If you get a message saying that the file is damaged when you click on the link, then the file is too big to open within your web browser. To view the file, download directly to your hard drive by going to File and select Save As in your web browser.

The Environmental Notice informs the public of environmental assessments and other documents that are available for review and comment per HRS 343-3 and is issued on the 8th and 23rd of each month on the Office of Environmental Quality Control's website. If you would like to be notified when it is issued, send us your email address and we'll put you on our mailing list.



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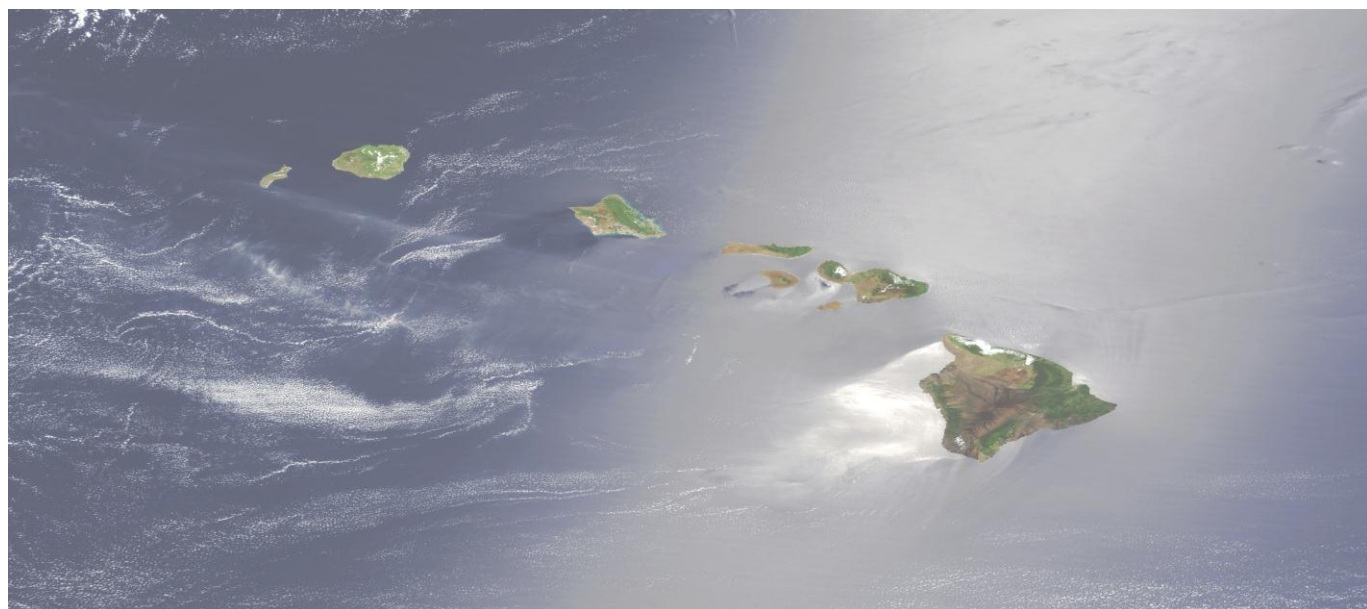
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HAWAI'I NOTICES (HRS 343)

1. Boat Storage Expansion at Honokohau Harbor FEA-FONSI

Island: Hawai'i
District: North Kona
TMK: (3) 7-4-08:37 (previously lots 21-A, 21-B, 22)
Permits: County of Hawai'i grubbing permit, SMA Minor Permit, if necessary, National Pollutant Discharge Elimination System (NPDES) permit, if necessary
Applicant: GKM Inc. doing business as (dba) Gentry's Kona Marina, 74-425 Kealakehe Pkwy., Kailua-Kona, Hawai'i 96740. Contact: Tina Prettyman, (808) 587-1966.
Approving Agency: State of Hawai'i, DLNR, Division of Boating and Ocean Recreation, 333 Queens St., Room 300. Honolulu, Hawai'i 96813. Contact: William R. Andrews, (808) 587-1966.
Status: Finding of No Significant Impact Determination



Expand current boat park facility from six to nine acres for additional boat park storage and employee parking. Six of the nine acres are already being utilized as a boat storage facility. An Environmental Assessment for the original six acres was completed in January, 1994, with a negative declaration filed.

The additional three acres for expansion consists of grubbing and leveling of open lava fields. No known native species of wildlife, flora or fauna exists. Also there are no known cultural or archeological sites. There would be some dust and noise during the grubbing process, but not long term impacts or cumulative impacts are anticipated.

2. Kumau Street Entrance Improvements at Pier 4, Hilo Harbor FEA-FONSI

Island: Hawai'i
District: Hilo
TMK: (3) 2-1-007: 052; 005; and 007
Permits: Community Noise Permit; NPDES NOI Forms C (Construction Stormwater) & F (Hydrotesting), DOT Plan review and approval
Proposing/Determination Agency: Hawai'i Department of Transportation, Harbors Division, Hale 'Awa Ku Moku Building, 79 South Nimitz Highway, Honolulu, Hawai'i 96813. Contact: Bert Toba, (808) 586-2455.
Consultant: R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819. Contact: Brian Takeda, 842-1133.
Status: Finding of No Significant Impact Determination



The purpose of the proposed project is to facilitate and integrate with the future planned completion of the Pier 4, Interisland Cargo Terminal at Hilo Harbor, as previously identified in the Hawai'i Commercial Harbors 2020 Master Plan, Final EIS1. The Pier 4 Terminal will accommodate projected future increases in interisland cargo volume that will utilize the proposed access through Kumau Street.

Kuhio Street, the main entrance to the harbor accommodates cargo and passenger traffic. The demand for this project stems from the need for an alternative entryway to provide greater accessibility and an alternative means for container movement at the west end of the harbor near Kalaniana'ole Avenue. Kumau Street is presently too narrow to adequately accommodate the movement of tractor trailers hauling shipping containers. Widening the road will provide easier passage of the cargo containers and other vehicles transporting wide and heavy loads. The proposed project will provide a solution by widening Kumau Street to serve as an additional entrance, thus alleviating congestion on Kuhio Street.

The project will benefit harbor users by decreasing the volume of traffic on Kuhio Street by diverting container and heavy truck movement from this location to Kumau Street. The diversion of container and heavy truck traffic will reduce congestion on Kuhio Street and improve the reliability and efficiency of the planned Pier 4, Interisland Cargo Terminal.

MAUI NOTICES (HRS 343)

3. Piipholo Water Treatment Plant Organic Carbon Reduction Project DEA-AFONSI

Island: Maui
District: Makawao
TMK: 2-4-016:002
Permits: Grading permit, Building permit, NPDES permits (as applicable), Site Plan Approval for construction within a Conservation District.

Proposing/ Determination

Agency: Department of Water Supply, County of Maui, 200 South High Street, Wailuku, Maui, Hawai'i 96793.
Contact: Mr. Jeffery Pearson, (808) 270 - 7681

Consultant: Austin, Tsutsumi & Associates, 501 Sumner St., Suite 521, Honolulu, Hawai'i 96817.
Contact: Mr. Ivan Nakatsuka, (808) 533-3646.

Status: Statutory 30-day public review and comment period starts; comments are due on August 7, 2012. Send comments to the Proposing Agency and Consultant.



The project involves construction of new granular activated carbon (GAC) vessels and a booster pump station within the fenced site of the existing Piipholo Water Treatment Plant (WTP). A portion of the existing fence line will be relocated to allow for the WTP upgrade, however, the upgrade will remain within the existing property. The new GAC vessels will be utilized as a filtration system to remove total organic carbon (TOC) from the water. Removal of TOC is required to ensure that the drinking water produced by the Piipholo WTP will be in compliance with future stricter Department of Health (DOH) and U.S. Environmental Protection Agency (EPA) regulations.

4. Walter Hester Residence – Seawall Construction at Napili DEA-AFONSI

Island: Maui
District: Napili
TMK: (2) 4-3-015:003
Permits: Grading, Special Management Area Use Permit, Shoreline Setback Variance
Applicant: Mr. Walter F. Hester, III, c/o Mr. Paul Mancini, Esq., 33 Lono Avenue, Suite 470, Kahului, Hawai'i 96793.
Contact: Mr. William Spence, (808) 871-8351.

Approving

Agency: Maui Planning Commission c/o Department of Planning, County of Maui, 250 South High Street, Wailuku, Hawai'i 96793.
Contact: Mr. William Spence, (808) 270-7753.

Consultant: Chris Hart & Partners, Inc., 115 North Market Street, Wailuku, Hawai'i 96793.
Contact: Mr. Chris Hart, (808) 270-1955

Status: Statutory 30-day public review and comment period starts; comments are due on August 7, 2012. Send comments to the Applicant, Approving Agency and Consultant.



The Applicant proposes to construct a structurally engineered shoreline armoring system in order to stabilize the shoreline bluff at the *makai* (seaward) limit of the property. Construction of the proposed wall would involve the installation of a poured-in-place, micropile-supported grade beam across approximately 150 feet of the yard area at the top of the cliff. The grade beam would serve as an

emergency equipment platform during construction, and would become part of the permanent structure. Two (2) additional micropile-supported grade beams would be installed parallel and slightly seaward of the first grade beam, located midway up the bank and at the base of the bank, respectively. The base of the wall would consist of Dura-Bloc, while a sprayed-on concrete facing would be applied to the face of the 14-foot midsection of the wall. The top six (6) feet would consist of Dura-Bloc with a green wall. The wall will include one five (5) foot wide terrace located five (5) feet below the top of the bank.

The proposed development is not anticipated to result in significant environmental impacts to surrounding properties, nearshore waters, natural resources, and/or archaeological and historic resources on the site or in the immediate area.

5. Habitat for Humanity Kahawai Condominium FEA-FONSI

Island: Maui
District: Wailuku
TMK: (2)3-4-033:002
Permits: Maui Redevelopment Agency Approval, NPDES, Construction Permits

Proposing/ Determination

Agency: Department of Housing and Human Concerns, One Main Plaza, 2200 Main Street, Suite 546, Wailuku, Hawai'i 96793. Contact: JoAnn T. Ridao, (808) 270-7805.
Consultant: Munekiyo & Hiraga, Inc., 305 S. High Street, Room 104, Wailuku, Hawai'i 96793. Contact: Colleen Suyama, (808) 244-2015
Status: Finding of No Significant Impact Determination



Habitat for Humanity Maui, Inc. proposes to develop the 16 unit, three-story Kahawai Condominium to be located at 2024 Kahawai Street in Wailuku, Maui. The three-story building will be comprised of two (2) stories of condominium units over ground floor parking for 20 vehicles. Access to the condominium complex will be provided via Kahawai Street at the property's southern boundary.

The proposed project will include 12 one-bedroom/one-bathroom units and four (4) two-bedroom/one-bathroom units. The units will range from 595 sq. ft. for a one-bedroom unit to 874 sq. ft. for a two-bedroom unit. Each one-bedroom unit will have one (1) parking space while the two-bedroom units will have two (2) parking spaces. One (1) space will be reserved for handicap parking.

Proposed site improvements include grading and utilities installation of onsite water, sewer, and drainage systems. The onsite drainage system will consist of catch basins and underground drain lines leading to an onsite subsurface drainage system located beneath the paved parking. Electrical, telephone, and cable utility systems will be installed from the existing overhead facilities servicing the project area.

O'AHU NOTICES (HRS 343)

6. Waimanalo Bay Beach Park Master Plan FEA-FONSI

Island: O'ahu
District: Ko'olaupoko
TMK: 4-1-015:015
Permits: Special Management Area Use Permit; Compliance with Ch.6E, HRS (Historic Preservation); Grading Permit

Proposing/ Determination

Agency: City and County of Honolulu, Department of Design and Construction, Facilities Division, Planning Branch, 650 S. King Street, 9th floor. Contact: Terry Hildebrand, (808) 768-8401.
Consultant: PBR Hawaii & Associates, Inc., 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813-3484. Contact: Catie Cullison, (808) 521-5631.

Status: Finding of No Significant Impact Determination

The Waimanalo Bay Beach Park Master Plan includes sports fields, an increase in the number of camp sites, two group camping/gathering areas, walking trails, picnic areas along with new comfort stations and parking areas.



The Master Plan is compliant with land use controls of the City, State and Federal government and not expected to have a significant impact on the natural or social environment. The primary mitigation measure proposed is to avoid construction in sensitive areas, including: areas of known archaeological resources; intact sand dunes; large trees; and the floodplain. In the areas where earth movement is proposed, Archaeological Inventory Survey prior to action and archaeological monitoring alongside best management practices during construction are recommended. The Master Plan anticipates the possibility of lighting one sports field. Proposed mitigation includes shielding light fixtures and incorporating automatic timers for shut off. To mitigate against the impacts to water resources, the Master Plan proposes the use of pervious materials for parking areas, landscaped bioswales and use of treated, recycled water from the Waimanalo Waste Water Treatment Plant for landscape irrigation. Traffic mitigation measures include widening the on-site access drive to allow for a left turn lane out of the Park.

MOLOKA'I NOTICES (HRS 343)

7. Notman Hangar, Moloka'i Airport DEA-AFONSI

Island: Moloka'i
District: Molokai
TMK: 5-2-004: 008
Permits: Building Permit
Applicant: Steven Notman, 2840 Kalua Koi Road, P.O. Box 286, Maunaloa, Hawai'i 96770. (808) 552-2311.



Approving Agency: State of Hawai'i, Department of Transportation Airports Division, Engineering Branch, 400 Rodgers Blvd. 7th Fl., Honolulu, Hawai'i 96819. Contact: Kim Evans, (808) 838-8810.

Status: Statutory 30-day public review and comment period starts, comments are due on August 7, 2012. Send comments to the Applicant and Approving Agency.

Applicant proposes to construct a private hangar at Moloka'i airport with private funds for general aviation use. The hangar will be approximately 1,920 square feet to shelter the applicant's aircraft from salt corrosion. The hangar will be located in the master planned general aviation area of the airport. The existing General Aviation improved (paved) tie down space is limited to eight airplane tie downs. Four of these are used on a permanent basis, leaving only four that are open to transient aircraft. A hangar would serve to relieve some of the congestion at the tie down area and serve to protect the aircraft stored inside. The hangar will not include utilities, nor will any additional business activities take place in the proposed hangar. The project triggers compliance with HRS 343 for the use of state lands. The project will not result in changes to the level of aircraft operations to Moloka'i Airport. The Department of Transportation Airports Division is the accepting authority and has reviewed the draft environmental assessment and anticipates a finding of no significant impact.

ENVIRONMENTAL COUNCIL NOTICE

The Environmental Council has a tentative meeting scheduled for July 19, 2012. Please go to the State [Calendar](#) website six days prior to the meeting date to review the agenda. For more information, contact the Council at oeqc@doh.hawaii.gov or call 586-4185.

COASTAL ZONE MANAGEMENT NOTICES

Special Management Area (SMA) Minor Permits

The SMA Minor permits below have been approved or are pending approval (HRS 205A-30). For more information, contact the county/state Planning Department. Honolulu (768-8014); Hawai'i (961-8288); Kaua'i (241-4050); Maui (270-7735); Kaka'ako or Kalaeloa Community Development District (587-2841).

Location (TMK)	Description (File No.)	Applicant/Agent
Hawai'i: Puna (1-5-010: 023)	Six Lot Subdivision (SMM 12-226)	Linda Bangert Harris and David C. Bangert
Hawai'i: South Kohala (6-9-002: 007, 008, 009 and 010)	Consolidation and Resubdivision of Four Lots into One Lot, a Road Lot and a Remnant (SMM 12-227)	Hawai'i Conference Foundation
Maui: Kahului (3-8-079: 022)	Produce & Dairy Cooler Addition (SM2 20120074)	Costco Wholesale Corporation
Maui: Wailea (2-1-008: 092)	Relocated Restrooms/Roof Expansion (SM2 20120075)	Barry Helle
Maui: Huelo (2-9-007: 058)	Accessory Buildings (SM2 20120076)	Jeff & Sharyn Stone
Maui: (2-1-008: 067)	Tournament at Wailea Beach Park (SM2 20120077)	Charles Spencer
Maui: Huelo (2-9-007: 020)	25,000 Gallon Water Tank (SM2 20120078)	Ross, Jonathan & Sean
O'ahu: Aiea (9-8-009: 005 and 017)	Temporary Storage Yard (2012/SMA-23)	Kiewit Infrastructure West Co./Edwina A. Campbell

SHORELINE NOTICES

Shoreline Certification Applications

The shoreline certification applications above are available for review at the DLNR Offices on Kaua'i, Hawai'i, Maui, and Honolulu, 1151 Punchbowl Street, Room 220 (HRS 205A-42 and HAR 13-222-12). All comments shall be submitted in writing to the State Land Surveyor, 1151 Punchbowl Street, Room 210, Honolulu, HI 96813 and postmarked no later than 15 calendar days from the date of the public notice of the application. For more information, call Ian Hirokawa at 587-0420.

File No.	Date	Location	Applicant/Owner	TMK
HA-449	6/21/12	Lot 17, Vacationland Hawai'i Subdivision, being portions of R.P. 4479 and L.P. 8177, L.C. Aw. 8559, Apana 5 to C. Kanaina, and R.P. 7483 L.C. Aw. 4452, Apana 1 and 2 to H. Kalama situate at Kapoho, Puna, Island of Hawai'i Address: Wai Opae Road Purpose: Determine shoreline setback	Daniel Berg/ Mary Fleming & Chris Biltoft	1-4-068:004

Shoreline Certifications and Rejections

The shoreline notices below have been proposed for certification or rejection by DLNR (HRS 205A-42 and HAR 13-222-26). Any person or agency who wants to appeal shall file a notice of appeal in writing with DLNR no later than 20 calendar days from the date of this public notice. Send the appeal to the Board of Land and Natural Resource, 1151 Punchbowl Street, Room 220, Honolulu, HI 96813.

File No.	Proposed/Rejected	Location	Applicant/Owner	TMK
OA-1488	Proposed Shoreline Certification	Parcel 13 of Tax Map Key (1) 4-4-022 situate at Puahu'ula, Kane'ohe, Ko'olaupoko, O'ahu Address: 44-005 Aumoana Place Purpose: Obtain building permit	Wesley T. Tengan/ Howard Green	4-4-022:013
HA-447	Withdrawal	L.P. 8098, Land Commission Award 5377 to Luahine situate at Kealakekua Bay at Kalama 5, South Kona, Island of Hawai'i Address: Manini Beach Road Purpose: Document tsunami damage	Cameron Healy/ The Bill Healy Foundation	8-2-006:027

CONSERVATION DISTRICT USE APPLICATIONS

Persons interested in commenting on the following Conservation District Use Applications or interested in receiving notification of determinations on Conservation District Use Applications must submit comments and requests to the Department of Land and Natural Resources. Notification requests must include the following information: 1) Name and address of the requestor; 2) The application for which the requestor would like to receive notice of determination; and 3) The date the notice was initially published in the Environmental Notice. Send comments and requests to: Department of Land and Natural Resources, Office of Conservation and Coastal Lands, P.O. Box 621, Honolulu, Hawai'i 96809. DLNR will make every effort to notify those interested in the subject CDUAs. However, DLNR is not obligated to notify any person not strictly complying with the above requirements. For more information, please contact the Office of Conservation and Coastal Lands (OCCL) staff listed below.

PROJECT:

File No.: CDUA HA-3630
Name of Applicant: Kohanaiki Shores, LLC.
Location: Kohanaiki, North Kona, Island of Hawai'i
TMKs: (3) 7-3-009:018
Proposed Action: Frontage Road from Hulikoa Intersection to Kohanaiki Way
343, HRS determination: FONSI published in the March 8, 2012 Environmental Notice
Applicant's Contact: Tom Schnell of PBR Hawaii & Associates, Inc. (808) 521-5631
OCCL Staff Contact: Tiger Mills (808) 587-0382

FEDERAL NOTICES

1. Disaster Declaration (FEMA-4062-DR), for the State of Hawaii, dated April 18, 2012

<http://www.gpo.gov/fdsys/pkg/FR-2012-06-25/pdf/2012-15457.pdf>

The President of the United States has issued a declaration of a major disaster for the State of Hawaii (FEMA-4062-DR), dated April 18, 2012, and related determinations. DATES: Effective April 18, 2012. FOR FURTHER INFORMATION CONTACT: Peggy Miller, Office of Response and Recovery, Federal Emergency Management Agency, 500 C Street SW., Washington, DC 20472, (202) 646-3886 (see, 77 FR 37195, June 25, 2012).

2. Endangered and Threatened Wildlife and Plants; Proposed Rulemaking to Revise Critical Habitat for Hawaiian Monk Seals <http://www.gpo.gov/fdsys/pkg/FR-2012-06-25/pdf/2012-15441.pdf>

The National Marine Fisheries Service (NMFS), National Oceanic and Atmospheric Administration (NOAA) published a proposed rule in the Federal Register on June 2, 2011, proposing to revise critical habitat for the Hawaiian monk seal under the Endangered Species Act (ESA) and requesting information related to the proposed action. This document announces a 6-month extension of the deadline for a final determination on the proposed rule. Based on comments received during the public comment period, NMFS finds that substantial disagreement exists regarding the sufficiency and accuracy of the data and analyses used to support the scope of the proposed critical habitat designation in the Main Hawaiian Islands. Accordingly, NMFS is extending the deadline for the final revision to critical habitat for the Hawaiian monk seal an additional 6 months to further analyze data and consider concerns raised by State, Federal, and other entities, and better inform our determinations for the final revision of Hawaiian monk seal critical habitat under the ESA. DATES: A final revision will be made no later than December 2, 2012. ADDRESSES: The proposed rule, maps, and other materials relating to this proposal can be found on the NFMS Pacific Island Region's Web site at http://www.fpir.noaa.gov/PRD/prd_critical_habitat.html. FOR FURTHER INFORMATION CONTACT: Jean Higgins, NMFS, Pacific Islands Regional Office, (808) 944-2157; Lance Smith, NMFS, Pacific Islands Regional Office, (808) 944-2258; or Dwayne Meadows, NMFS, Office of Protected Resources (301) 427-8403. (see, 77 FR 37867, June 25, 2012).

3. Endangered Species File No. 17022 <http://www.gpo.gov/fdsys/pkg/FR-2012-06-25/pdf/2012-15442.pdf>

The National Marine Fisheries Service (NMFS), National Oceanic and Atmospheric Administration (NOAA), Commerce has given notice that the Pacific Islands Fisheries Science Center (PIFSC; Samuel Pooley, Ph.D., Responsible Party), has applied in due form for a permit to take green (*Chelonia mydas*) and hawksbill (*Eretmochelys imbricata*) sea turtles for purposes of scientific research. Written, telefaxed, or email comments must be received on or July 25, 2012. ADDRESSES: The application and related documents are available for review by selecting "Records Open for Public Comment" from the Features box on the Applications and Permits for Protected Species (APPS) home page, <https://apps.nmfs.noaa.gov>, and then selecting File No. 17022 from the list of available applications. These documents are also available upon written request or by appointment in the following offices: Permits and Conservation Division, Office of Protected Resources, NMFS, 1315 East-West Highway, Room 13705, Silver Spring, MD 20910; phone (301) 427-8401; Pacific Islands Region, NMFS, 1601 Kapi'olani Blvd., Rm. 1110, Honolulu, HI 96814-4700; phone (808) 944-2200; fax (808) 973-2941. Written comments on this application should be submitted to the Chief, Permits and Conservation Division: By email to NMFS.Pr1Comments@noaa.gov (include the File No. in the subject line of the email), by facsimile to (301) 713-0376, or at the address listed above. Those individuals requesting a public hearing should submit a written request to the Chief, Permits and Conservation Division at the address listed above. The request should set forth the specific reasons why a hearing on this application would be appropriate. FOR FURTHER INFORMATION CONTACT: Amy Hapeman or Colette Cairns, (301) 427-8401 (see, 77 FR 37877, June 25, 2012).

4. Marine Mammals; File No. 16163 <http://www.gpo.gov/fdsys/pkg/FR-2012-06-25/pdf/2012-15445.pdf>

The National Marine Fisheries Service (NMFS) gives notice that the Northwest Fisheries Science Center (NWFS, Dr. M. Bradley Hanson, Principal Investigator), 2725 Montlake Blvd. East, Seattle, WA 98112-2097, has applied for an amendment to Scientific Research Permit No. 16163. DATES: Written, telefaxed, or email comments must be received on or before July 25, 2012. The application and related documents are available for review by selecting Records Open for Public Comment from the Features box on the Applications and Permits for Protected Species home page, <https://apps.nmfs.noaa.gov>, and then selecting File No. 16163 from the list of available applications. Written comments on this application should be submitted to the Chief, Permits and Conservation Division, at the address listed above. Comments may also be submitted by facsimile to (301) 713-0376, or by email to NMFS.Pr1Comments@noaa.gov. Please include the File No. 16163 in the subject line of the email comment. Those individuals requesting a public hearing should submit a written request to the Chief, Permits and Conservation Division at the address listed above. The request should set forth the specific reasons why a hearing on this application would be appropriate. FOR FURTHER INFORMATION CONTACT: Laura Morse or Jennifer Skidmore, (301) 427-8401 (see, 77 FR 37877, June 25, 2012).

GLOSSARY

Agency Actions

Any department, office, board, or commission of the state or county government which is part of the executive branch of that government per [HRS 343-2](#).

Applicant Actions

Any person who, pursuant to statute, ordinance, or rule, requests approval for a proposed action per [HRS 343-2](#).

Draft Environmental Assessment

When an Agency or Applicant proposes an action that [triggers](#) HRS 343, an Environmental Assessment shall be prepared at the earliest practicable time to determine whether an environmental impact statement shall be required per [HRS 343-5\(b\)](#), for Agency actions and [HRS 343-5\(c\)](#), for Applicant actions. For environmental assessments for which a Finding of No Significant Impact is anticipated, a Draft EA (DEA) shall be made available for public review and comment for 30 days and public notice is published in this periodic bulletin per (HRS 343-3), also known as The Environmental Notice.

Final Environmental Assessment and Finding of No Significant Impact

The Agency shall respond in writing to comments received during the review and prepare a Final EA (FEA) to determine whether an environmental impact statement shall be required. The FEA must respond to all public comments. If there are no significant impacts, then the Agency will issue a Finding of No Significant Impact (FONSI). An Environmental Impact Statement will not be required and the project may then be implemented. The public has 30 days from the notice of a FONSI in this bulletin to ask a court to require the preparation of an EIS.

Final Environmental Assessment and Environmental Impact Statement Preparation Notice

An EIS shall be required if the Agency finds that the proposed action may have a significant effect on the environment. The Agency shall file notice of such determination with OEQC, called an EIS Preparation Notice (EISPN). After the notice of the EISPN is published in this bulletin, the public has 30 days to request to become a consulted party and make written comments. The public (including the Applicant) has 60 days from the notice of the EISPN in this bulletin to ask a court to not require the preparation of an EIS.

Draft Environmental Impact Statement

After receiving the comments on the EISPN, the Agency or Applicant must prepare a Draft Environmental Impact Statement (DEIS). The [content requirements](#) of the DEIS shall contain an explanation of the environmental consequences of the proposed action including the direct, indirect and cumulative impacts and their mitigative measures. The public has 45 days from the first publication date in this bulletin to comment on a DEIS. The DEIS must respond to comments received during the EISPN comment period in a point-by-point manner.

Final Environmental Impact Statement

After considering all public comments filed during the DEIS stage, the Agency or Applicant must prepare a [Final EIS](#) (FEIS). The FEIS must respond in a point-by-point manner to all comments from the draft and must be included in the FEIS. See here for [style](#) concerns. For Applicant projects, the Approving Agency is authorized to accept the FEIS. For an Agency project, the Governor or the Mayor (or their designated representative) is the Accepting Authority. Only after the FEIS is accepted may the project be implemented.

Acceptability

If the FEIS is [accepted](#), notice of this action is published in this bulletin. The public has 60 days from the date of notice of acceptance to ask a court to vacate the acceptance of a FEIS. For Applicant actions, the Approving Agency must make a determination on acceptance within 30 days of receipt of the FEIS or the FEIS is deemed accepted. For Applicant actions, the law provides for an administrative appeal of a non-acceptance to the Environmental Council.

National Environmental Policy Act

The National Environmental Policy Act (NEPA) requires federal projects to prepare an EA or EIS. In many ways it is similar to Hawaii's law. Some projects require both a State and Federal EIS and the public comment procedure should be [coordinated](#). OEQC publishes NEPA notices in this bulletin to help keep the public informed of important federal actions.

Conservation District

Any use of land in the State Conservation District requires a Conservation District Use Application (CDUA). These applications are reviewed and approved by the Board of Land and Natural Resources. Members of the public may intervene in the permit process. Notice of permit applications are published in this bulletin.

Special Management Area and Shoreline Setback Area

The Special Management Area (SMA) is along the coastline of all islands and development in this area is generally regulated by [HRS 205A](#), and county ordinance. A special subset of the SMA that is regulated by HRS 343, is the [Shoreline Setback Area](#). Most development in this area requires a Special Management Permit. This bulletin posts notice of these SMA applications to encourage public input.

Shoreline Certifications

State law requires that Hawaii shorelines be surveyed and certified when necessary to clearly establish the shoreline setback from the certified shoreline. The public may participate in the process to help assure accurate regulatory boundaries. Private land owners often petition to have their shoreline certified by the State surveyor prior to construction. This bulletin publishes notice from the Department of Land and Natural Resources of shoreline certification applicants and final certifications or rejections.

Environmental Council

The [Environmental Council](#) is a 15-member citizen board appointed by the Governor. They serve as a liaison between the Director of OEQC and the general public concerning ecology and environmental quality. The Council makes the rules that govern the Environmental Impact Statement process (HRS 343). [Agendas](#) of their regular meetings are posted on the Internet and the public is invited to attend.

Exemption Lists

Government agencies must keep a list describing the minor activities they regularly perform that are [exempt](#) from the environmental review process. These lists and any amendments shall be submitted to the Council for review and concurrence ([HAR 11-200-8\(d\)](#)). This bulletin will publish an agency's draft exemption list for public comment prior to Council decision making, as well as notice of the Council's decision on the list.

Endangered Species

This bulletin is required by [HRS 343-3\(c\)](#), to publish notice of public comment periods or public hearings for Habitat Conservation Plans (HCP), Safe Harbor Agreements (SHA), or Incidental Take Licenses (ITL) under the federal Endangered Species Act, as well as availability for public inspection of a proposed HCP or SHA, or a proposed ITL (as a part of an HCP or SHA).

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

June 15, 2012

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

FILE COPY

JUL 08 2012

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

12 JUN 15 PM 2:27

RECEIVED

Gary L. Hooser, Director
Office of Environmental Quality Control
235 South Street, Suite 702
Honolulu, Hawaii 96813


Dear Director Hooser,

Finding of No Significant Impact for Boat Park Expansion at
Honokohau Harbor, on State Land, North Kona, Hawaii, TMK: (3) 7-4-08:37

The Department of Land and Natural Resources, and its Division of Boating and Ocean Recreation has reviewed the Final Environmental Assessment during the 30-day public comment period which ended on January 21, 2011, and has determined that this project will not have significant impacts and has issued a Finding of No Significant Impact (FONSI). In addition, by way of its regular meeting on June 8, 2012, under Submittal J-1, the Board of Land and Natural Resources approved the Department's issuance of the FONSI. Please publish notice in the next available OEQC Environmental Notice.

Enclosed is a completed OEQC Publication Form, one (1) copy of the document in PDF format on CD; and one (1) hard copy of the Final EA. Please call the Division of Boating and Ocean Recreation, Property Manager William Andrews at (808) 587-1978 should you have any questions.

Sincerely,


William J. Aila, Jr., Chairperson
For Board of Land and Natural Resources

Attachment

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Name of Project: Boat Storage Expansion at Honokohau Harbor
Applicable Law: Chapter 343, Hawai'i Revised Statutes
Type of Document: Final Environmental Assessment
Island: Hawai'i
District: North Kona
TMK: (3) 7-4-08:37 (previously lots 21-A, 21-B, 22)
Permits Required: County of Hawaii grubbing permit, SMA Minor Permit, if necessary, National Pollutant Discharge Elimination System (NPDES) Permit, if necessary

Name of Applicant or Proposing Agency: GKM Inc. dba Gentry's Kona Marina
Address 74-425 Kealakehe Pkwy.
City, State, Zip Kailua Kona, HI 96740
Contact and Phone Tina Prettyman, 808-329-7896

Approving Agency: State of Hawai'i, DLNR, Division of Boating and Ocean Recreation
Address 333 Queen St., Room 300
City, State, Zip Honolulu, HI 96813
Contact and Phone William R. Andrews, 808-587-1966

Project Summary: Expand current boat park facility from six to nine acres for additional boat park storage and employee parking. Six of the nine acres are already being utilized as a boat storage facility. An Environmental Assessment for the original six acres was completed in January, 1994, with a negative declaration filed. The additional three acres for expansion consists of grubbing and leveling of open lava fields. No known native species of wildlife, flora or fauna exists. Also there are no known cultural or archeological sites. There would be some dust and noise during the grubbing process, but no long term impacts or cumulative impacts are anticipated.

FINAL ENVIRONMENTAL ASSESSMENT

For Proposed
Boat Park Expansion
at Honokohau Harbor, Hawaii

Prepared for:

State of Hawai'i
Department of Land and Natural Resources
Division of Boating and Ocean Recreation

February, 2012

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SUMMARY

Project Name:	Proposed Boat Park Expansion at Honokohau Harbor, North Kona, Hawai'i
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawai'i Revised Statutes
Agency Determination:	Finding of No Significant Impact
Applicable Environmental Assessment Review "Trigger":	Use of State Lands
Location:	TMK: (3) 7-4-08:37 (previously lots 21-A, 21-B, 22)
Applicant:	GKM Inc. dba Gentry's Kona Marina 74-425 Kealakehe Pkwy. Kailua Kona, HI 96740 Contact: Tina Prettyman, General Manager Phone: 808-329-7896
Approving Agency:	State of Hawai'i, Department of Land and Natural Resources, Division of Boating and Ocean Recreation 333 Queen Street, Room 300 Honolulu, Hawai'i 96813 Contact: William R. Andrews, Property Manager Phone 808-587-1966
Project Summary:	Expand current boat park facility from six to nine acres for additional boat park storage and employee parking.

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 Environmental Assessment 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 Environmental Assessment 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 expand boat storage and add an employee parking area. There would also be some perimeter fencing constructed. See Exhibit A.

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.

Agencies Consulted

1. Department of Business, Economic Development and Tourism
2. DBEDT - Office of Planning
3. Department of Hawaiian Home Lands
4. Department of Health, Clean Water Branch
5. Department of Land and Natural Resources, Land Division
6. Department of Land and Natural Resources, Division of Boating & Ocean Recreation (approving agency)
7. DLNR, Historic Preservation Division
8. DLNR, Historic Preservation Division, Hawai'i Island Office
9. Department of Transportation
10. Office of Hawaiian Affairs
11. Department of Environmental Management, County of Hawaii
12. Planning Department, County of Hawaii
13. Hawaii Fishing and Boating Association
14. State Representative, Denny Coffman, District 6
15. US National Park Service

Appendix A has been added to the Final EA and contains written comments received by GKM, Inc. and any responses to these comments. Some of the input received in the comments were incorporated into the Final EA and these additions or modifications are indicated by double underlines, as in this paragraph.

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.

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 in 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. 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.

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 Pahoeheo lava field beds with a drainage class of Excessively Drained. See Appendix A for Custom Soil Resource Report.

Climate is mild year-round with very low annual rain fall.

Flood and Tsunami Hazards

The property according to the Flood Insurance Rate Map (attached as Appendix A). 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. Field inspection report by Rechtman Consulting, LLC attached in Appendix A.

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 cited "that no listed or proposed threatened or endangered species were found." This survey is attached in Appendix A.

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 deem 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 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

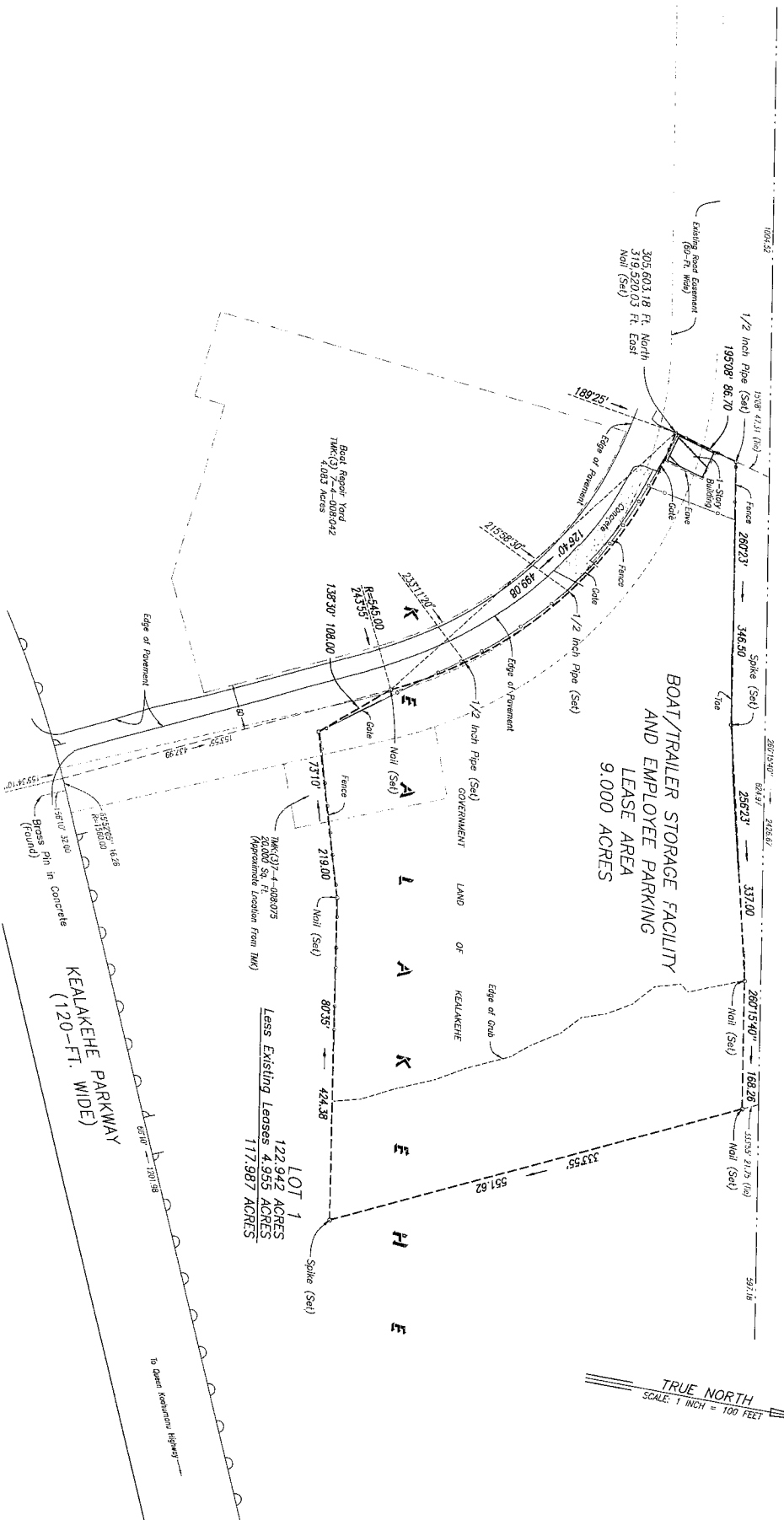
Evaluation of the effects of the proposed project on the environment indicates that there will be no significant adverse effects on the environment. The project will not:

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.

H O N O L U L U

Portion of R. P. 6855, L. C. A. 9971, Ap. 9 to W. P. Ieihoku



NOTES:

1. Azimuths and Coordinate 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.



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

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

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



Prepared By:
WEST THOMAS ASSOCIATES
-- Land Surveyors --
75-5749 Kailua Street
Kailua, HI 96731
TEL: (808) 422-1151
FAX: (808) 329-5334 EMAIL: survey@westthomas.com



This work was prepared by me or under my direct supervision.
Chrisal T. Yamasaki
CHRISAL THOMAS ASSOCIATES
Professional Surveyor
State of Hawaii Certificate Number LS-4331
Expiration Date: April 2012

PROJECT NO.: 15727.2
DATE: OCTOBER 20, 2010
FIELD BOOK NO.:
TAX MAP KEY: 7-4-008, POR 003 (3RD DIVISION)

GKM Inc. dba Gentry's Kona Marina
Final Environmental Assessment

APPENDIX A

William P. Kenoi
Mayor

William T. Takaba
Managing Director



Frank J. DeMarco, P.E.
Director

Ivan M. Torigoe
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
25 Aupuni Street • Hilo, Hawai'i 96720
(808) 961-8083 • Fax (808) 961-8086
http://co.hawaii.hi.us/directory/dir_envmng.htm

January 3, 2011

GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua-Kona, HI 96740

Attention: Ms. Tina Prettyman
General Manager

RE: Boat Storage Expansion at Honokohau Harbor
Expand current boat park facility from six to nine acres for additional boat park storage and
employee parking
North Kona, HI
TMK: 7-4-08:37 (previously lots 21-A, 21-B and 22)

Dear Ms. Prettyman,

We have no comments to offer on the subject project.

Thank you for allowing us to review and comment on this project.

Sincerely,

Frank DeMarco

Frank J. DeMarco, P.E.
DIRECTOR

William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

January 11, 2011

Ms. Tina Prettyman, General Manager
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua Kona, Hawaii 96740

Dear Ms. Prettyman:

SUBJECT: Review of Draft Environmental Assessment
Project: Boat Storage Expansion at Honokōhau Harbor
TMK: (3) 7-4-008:003; North Kona, Hawai'i

Thank you for your letter received December 23, 2010 requesting comments from this office regarding the Draft Environmental Assessment (DEA) for the proposed expansion of the current boat park facility from six to nine acres for additional boat park storage and employee parking.

The project site is zoned Open. The project site is situated within the State Land Use Urban District. In addition, according to the County of Hawai'i General Plan 2005 (amended December 2006), the subject properties are designated as Open by the Land Use Pattern Allocation Guide (LUPAG).

Please note that Section 25-5-167 of the Hawai'i County Code (Zoning) states that Plan approval shall be required for all new structures and additions to existing structures in the Open district.

The subject parcel is also located entirely within the Special Management Area (SMA). According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission (PC) Rule 9-4(e) (1) (A) and (B), "development" includes *Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste and Grading, removing, dredging, mining, or extraction of any materials*. Therefore, the proposed project requires either a Special Management Area Minor Permit or a Special Management Area (Major) Use Permit.

Ms. Tina Prettyman, General Manager
GKM Inc. dba Gentry's Kona Marina
January 11, 2011
Page 2

We have no further comments to offer, at this time. However, please keep us informed and provide our department with a copy of the Final Environmental Assessment for our records.

If you have any further questions or if you need further assistance, please feel free to contact Bethany Morrison of this office at 961-8138.

Sincerely,


for BJ LEITHEAD TODD
Planning Director

BJM:cs

P:\wpwin60\Bethany\EA-EIS Review\draftea Gentrys Kona Marina boat storage expansion.doc



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD10/5465

January 6, 2011

William R. Andrews
Department of Land and Natural Resources-Division of Boating and Ocean Recreation
333 Queen Street, Room 300
Honolulu, Hawaii'i 96813

Re: Draft Environmental Assessment
Gentry's Kona Marina, Inc. Boat Park Facility Expansion
Honokohau, North Kona, Island of Hawai'i

Aloha e William Andrews,

The Office of Hawaiian Affairs (OHA) is in receipt of a December 15, 2010 request for comments on a draft environmental assessment (DEA) to support the proposed expansion of the existing Gentry's Kona Marina, Inc. Boat Park Facility (facility) at Honokohau Harbor. Based on the information contained within the DEA, the facility will be expanded from six to nine acres in size. The additional three acre expansion area will be leveled (a County of Hawai'i grading permit will be required) and graveled.

OHA does not concur with the "finding of no significant impact" within the DEA at this time as we feel the conclusion on page 4 of the DEA that "*there are no known archaeological or cultural sites on the property*" needs to be substantiated. While OHA recognizes that the majority of the lands within the Honokohau Boat Harbor (harbor) have been intensely disturbed during initial harbor development and subsequent construction of harbor facilities, certain portions of land have not been subject to previous ground disturbance. Cultural sites are present within the harbor as evidenced by a small walled preserve (containing petroglyphs) in the southwest portion of the harbor. Thus, OHA requests an appropriate assessment of the three acre expansion area to determine the presence or absence of cultural sites be completed before the DEA is accepted and approved.

Thank you for the opportunity to comment. Should you have any questions or concerns, please contact Keola Lindsey at 594-0244 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Chief Executive Officer

C: OHA- West Hawai'i Community Outreach Coordinator
Gentry's Kona Marina, Inc. (74-425 Kealakehe Parkway, Kailua-Kona Hawai'i 96740)



January 17, 2011

Tina Prettyman
General Manager
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Pkwy.
Kailua Kona, HI 96740

Re: Draft Environmental Assessment
Boat Storage Expansion at Honokohau Harbor
TMK: (3) 7-4-008:003: North Kona, Hawaii'i

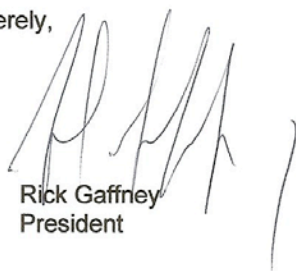
Dear Ms. Prettyman:

The Board of Directors of the Hawaii Fishing & Boating Association met and discussed the Draft Environmental Assessment for your proposed boat storage expansion dated, December 15, 2010.

We are in support of your plans to expand the existing boat storage facility from six to nine acres. We know that many of our members could benefit from the availability of additional storage in close proximity to Honokohau's launch ramps. We know that in past years many boat owners have had to waitlist for storage space. It is inconvenient, expensive and sometimes dangerous to navigate a boat trailer on the steep, crowded roads in Kona.

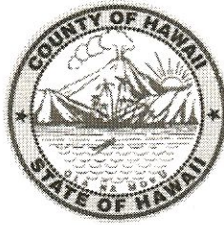
We have no further comments on your project at this time and look forward to the boat park expansion at Honokohau Small Boat Harbor. It's been long overdue!

Sincerely,



Rick Gaffney
President

K. Angel Pilago
Councilmember
District 8 - North Kona



Phone No.: (808) 327-3642
Fax No.: (808) 329-4786
E-Mail: apilago@co.hawaii.hi.us

HAWAI'I COUNTY COUNCIL

County of Hawai'i
Kailua Trade Center
75-5706 Hanama Place, Suite 109
Kailua-Kona, Hawai'i 96740

January 20, 2011

GKM Inc. dba Gentry's Kona Marina
74-4425 Kealakehe Parkway
Kailua Kona HI 96740

RE: BOAT STORAGE EXPANSION AT HONOKOHAU HARBOR

To Whom It May Concern,

As Councilmember representing District 8, North Kona, I wholeheartedly support the expansion of the boat storage at Honokohau Harbor.

Gentry's Kona Marina has served our community for many years by providing storage and parking for commercial and recreational boats. This service is especially important to our fishing families to sustain and feed their families in times of economic hardships.

Expanding the current boat park facility from six to nine acres will increase the opportunities for our residents to store their boats and is sorely needed at this time.

I urge a favorable recommendation for this project.

Thank you,

A handwritten signature in cursive script that reads "K. Angel Pilago".

K. Angel Pilago



PACIFIC BOATS & YACHTS

74-425 Kealahou Parkway #3B
Kailua Kona, HI 96740
Phone 808.329.4066 • Fax 808.329.4824
www.pacificboatsales.com • phy@pacificboatsales.com

January 18, 2011

Tina Prettyman
GKM Inc. dba Gentry's Kona Marina
74-425 Kealahou Pkwy.
Kailua Kona, HI 96740

Re: Draft Environmental Assessment
Boat Storage Expansion at Honokohau Harbor
TMK: (3) 7-4-008:003: North Kona, Hawai'i

Dear Tina:

Thanks for sending me the Draft Environmental Assessment for Gentry's proposed boat dry-storage area expansion. In my opinion it is long over due and I'm pleased that progress is being made toward finally realizing the expansion of your storage area for boats.

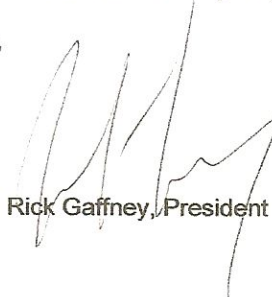
I am in full support of the plans to expand the existing boat storage facility from six to nine acres. Many of our clients already utilize your facilities and local, national and international boaters could certainly benefit from the close availability of additional boat storage, close to Honokohau's launch ramps and your dry-dock.

The Draft EA appears to be a complete assessment of the impacts of this expansion, and I hope that you are able to get quick approval of the EA and permission to proceed, without any further delay.

This expansion has been a long time coming, is definitely needed by the boating community, will be good for local-area businesses, will bring additional revenues into State coffers and is an appropriate use of State harbor lands adjacent to the Honokohau Small Boat Harbor.

Let me know if there is anything more I can do to support this boat storage expansion.

Aloha,



Rick Gaffney, President



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 20, 2011

GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua-Kona, Hawaii 96740

Attention: Ms. Tina Prettyman, General Manager

Ladies and Gentlemen:

Subject: Draft Environmental Assessment for Boat Storage Expansion at
Honokohau Harbor

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Engineering Division, Division of State Parks, Commission on Water Resource Management, Division of Boating & Ocean Recreation, Land Division-Hawaii District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Administrator



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455

RECEIVED
LAND DIVISION

2011 JAN 11 A 10:29

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

December 27, 2010

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ **Engineering Division**
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division -Hawaii District
- ☒ Historic Preservation

FROM:

Charlene Unoki, Assistant Administrator

SUBJECT:

Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor

LOCATION: Island of Hawaii

APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- () We have no objections.
- () We have no comments.
- (X) Comments are attached.

Signed: _____

Date: 1/10/11

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/CharleneUnoki
REF.:DEAHonokohauBoatStorageExpansion
Hawaii.499

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The Flood Insurance Program does not have any regulations for developments within Zone X.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting..
- () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update
- () Additional Comments: _____
- () Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/10/11



54534

WILLIAM J. AILA, JR.
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



RECEIVED
LAND DIVISION

2011 JAN -5 P 3:16

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NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455

RECEIVED
STATE PARKS DIV

10 DEC 28 10:03

December 27, 2010

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division -Hawaii District
- ☒ Historic Preservation

FROM:

Charlene Unoki, Assistant Administrator

SUBJECT:

Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor

LOCATION: Island of Hawaii

APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

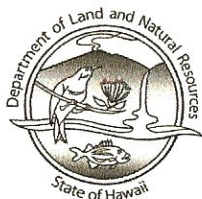
If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ☒ We have no objections.
- ☐ We have no comments.
- ☐ Comments are attached.

Signed:

Date: 12/28/10



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455

December 27, 2010

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division - Hawaii District
- ☒ Historic Preservation

FROM:

Charlene Unoki, Assistant Administrator

SUBJECT:

Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor

LOCATION: Island of Hawaii

APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ☐ We have no objections.
- ☒ We have no comments.
- ☐ Comments are attached.

Signed:

Date:

1.4.11



RECEIVED
LAND DIVISION
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
2010 DEC 29 P 2:28
POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII
December 27, 2010

2010 DEC 28 PM 1:31

COMMISSION ON WATER
RESOURCE MANAGEMENT

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division - Hawaii District
- ☒ Historic Preservation

FROM:

Charlene Unoki, Assistant Administrator

SUBJECT:

Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor

LOCATION: Island of Hawaii

APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ☒ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

TRK is incorrect

Signed:

Date: 12/28/10

FILE ID:	RED. 2799.8
DOC ID:	7284



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LAND DIVISION

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455

December 27, 2010

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division -Hawaii District
- ☒ Historic Preservation

FROM: Charlene Unoki, Assistant Administrator

SUBJECT: Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor

LOCATION: Island of Hawaii

APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ☒ We have no objections.
- ☐ We have no comments.
- ☐ Comments are attached.

Signed:

Date: 12/28/10

DEC28'10PM12:28B0R DIU



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 27, 2011

GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua-Kona, Hawaii 96740

Attention: Ms. Tina Prettyman, General Manager

Ladies and Gentlemen:

Subject: Draft Environmental Assessment for Boat Storage Expansion at
Honokohau Harbor

Please pardon our lateness. Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to Division of Aquatic Resources for their review and comment.

The Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0414. Thank you.

Sincerely,

Charlene Unoki
Assistant Administrator



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
Phone: (808) 587-0433
Fax: (808) 587-0455

RECEIVED
LAND DIVISION

2011 JAN 21 P 3:02

DAR0578

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

December 27, 2010

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☒ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☒ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division -Hawaii District
- ☒ Historic Preservation



FROM: Charlene Unoki, Assistant Administrator
SUBJECT: Draft Environmental Assessment for Boat Storage Expansion at Honokohau Harbor
LOCATION: Island of Hawaii
APPLICANT: GKM Inc. dba Gentry's Kona Marina

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 19, 2011.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- ☒ We have no objections. *wju*
- ☐ We have no comments.
- ☐ Comments are attached.

Signed: *[Signature]*

Date: 12/31/2010



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

01028PSW.11

January 31, 2011

Ms. Tina Prettyman
General Manager
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua Kona, HI 96740

Dear Ms. Prettyman:

**SUBJECT: Draft Environmental Assessment
Boat Storage Expansion at Honokohau Harbor
North Kona, Island of Hawaii, Hawaii
TMK: (3) 7-4-008:037 (previously lots 21-A, 21-B & 22)**

The Department of Health, Clean Water Branch (CWB), has reviewed the document, received December 27, 2010, regarding the subject project and offers these comments. Please note that our review is based solely on the document for the subject project and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at

<http://hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Anti-degradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. This includes areas used for a construction base yard and the storage of any construction related equipment, material, and waste products. An NPDES permit is required before the start of the construction activities.
- b. Hydrotesting water,
- c. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI forms may be picked up at our office or downloaded from our website at <http://hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>

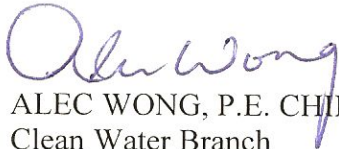
3. For other types of wastewater not listed in Item No. 2 above or wastewater discharging into Class 2 or Class AA waters, an NPDES individual permit will need to be obtained. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://hawaii.gov/health/environmental/water/cleanwater/forms/environmental/water/cleanwater/forms/indiv-index.html>
4. Please call the Army corps of Engineers at (808) 438-9258 to determine which Department of the Army (DA) permit(s) shall be required for the subject project. Permits may be required for work performed in, over, and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.
5. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Ms. Tina Prettyman
January 31, 2011
Page 3

01028PSW.11

If you have any questions, please visit our website at
<http://hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering
Section, CWB, at 586-4309.

Sincerely,

A handwritten signature in blue ink that reads "Alec Wong". The signature is fluid and cursive, with the first name "Alec" and last name "Wong" clearly distinguishable.

ALEC WONG, P.E. CHIEF
Clean Water Branch

SW:ml



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
INTERIM DIRECTOR

Deputy Directors
Ford N. Fuchigami
Jan S. Gouveia
Randy Grune
Jadine Urasaki

IN REPLY REFER TO:

STP 8.0337

February 2, 2011

Ms. Tina Prettyman, General Manager
GKM Inc., dba Gentry's Kona Marina
74-425 Kealakehe Parkway
Kailua-Kona, Hawaii 96740

Dear Ms. Prettyman:

Subject: Honokohau Harbor Boat Storage Expansion
Draft Environmental Assessment (DEA)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project. DOT understands your firm, as the project applicant, is proposing to expand the existing boat park facility from six to nine acres for additional boat park storage and employee parking. The expansion of the additional three acres will consist of some minor grading and leveling of open lava fields. Access to the subject project is from Kealakehe Parkway.

DOT offers the following comments:

1. The activities associated with the subject expansion project are not anticipated to generate significant numbers of additional vehicle trips that could have an adverse impact on State highways facilities.
2. The transport of oversized or overweight marine equipment or loads on State highways, however, will need to be handled with the necessary proper precautions, safety measures and the applicable highway use permit.
3. Clarification and consultation with the DOT Highways Division Planning Branch and Hawaii District Office is needed on two matters:
 - a. The DEA included a map showing the lease area for boat/trailer storage facility and employee parking. The map depicts the existing edge of pavement connection outside of the vehicle access permitted symbols on the DOT Highways Division right-of-way map. This matter should be discussed with the Department of Land and Natural Resources (DLNR) before consulting with DOT Highways Division.

Ms. Tina Prettyman, General Manager
Page 2
February 2, 2011

STP 8.0337

- b. DOT has no record of a permit to perform work upon state highways for the existing paved connection at Kealakehe Parkway. DOT recommends that the connection be constructed to current standards.

DOT appreciates the opportunity to provide comments on the subject project. If there are any questions, including the need to meet with DOT Highways Division staff, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,



GLENN M. OKIMOTO, Ph.D.
Interim Director of Transportation

- c: William R. Andrews, Department of Land and Natural Resources, Division of Boating and Ocean Recreation



United States Department of the Interior

NATIONAL PARK SERVICE
Kaloko-Honokohau National Historical Park
73-4786 Kanalani St., Suite 14
Kailua-Kona, HI 96740

IN REPLY REFER TO:
L7621

January 21, 2010

Ms. Tina Prettyman, General Manager
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Pkwy.
Kailua Kona, HI 96740

RE: NPS Comments on the Draft Environmental Assessment for Proposed Boat Harbor Park Expansion at Honokohau Harbor, Hawaii.

Dear Ms. Prettyman:

Thank you for providing the National Park Service (NPS) with the opportunity to review the *Draft Environmental Assessment for Proposed Boat Park Expansion at Honokohau Harbor, Hawaii, December 2010* (Draft EA). The proposed project would expand the existing boat park facility from six to nine acres by clearing, grading, leveling and adding gravel to three acres to the east of the existing boat storage facility and would add perimeter fencing. The project area was not clearly marked on the map provided with the Draft EA. However we assume that the proposed project area for the boat park expansion is bounded on the line labeled "edge of grub" on the west and the line labeled "333°55'-551.62" on the east in the map attached to the Draft EA. The proposed project area is immediately adjacent to Kaloko-Honokohau National Historical Park's southeastern boundary, which is also the southern boundary of the Honokohau Settlement National Historic Landmark.

Kaloko-Honokohau National Historical Park was authorized in 1978 by Congress to preserve, interpret, and perpetuate traditional native Hawaiian activities and culture (Public Law 95-625). The authorization was based on a study and report¹ by a congressional advisory commission, which recommended that the Honokohau Settlement National Historical Landmark (NHL) site (designated in 1962) and its adjacent waters be preserved for the benefit of the Hawaiian people and the nation as part of the national park system. Kaloko-Honokohau NHP encompasses over 450 known historic and prehistoric Hawaiian archeological sites that comprise a unique cultural landscape including fishponds, *mauka-makai* trails, heiau, and multiple other significant sites. The National Park Service is tasked with the protection and preservation of these important cultural sites and the special natural resources of the Park. The National Park contains two large (11 and 15- acre) ancient Hawaiian fishponds with large associated wetlands, more than 185 known anchialine pools, and 596 acres of marine waters. The parklands, and marine and aquatic resources provide habitat for 17 federally protected and candidate endangered species, and


¹ Honokohau Study Advisory Commission. 1974. The Spirit of Kaloko-Honokohau. A proposal for the establishment of a Ka-loko Hono-ko-hau National Cultural Park, Island of Hawaii, State of Hawaii. 83 p.

endemic species. Aimakapa Fishpond and wetland is a significant foraging and nesting habitat for two endangered waterbird species, the Hawaiian stilt and the Hawaiian coot, and is an important habitat for migratory waterfowl.

Development on lands adjacent to the National Park/NHL has the potential to significantly impact the National Park's cultural landscape, cultural and natural resources, and traditional practices by Hawaiians in the Park, and must be undertaken with care and consideration. Therefore, we submit the attached comments and concerns regarding the Draft EA. Specifically, we find that the Draft EA lacks the necessary information regarding cultural and natural resources, summary of impacts, and mitigation measures to adequately determine the potential direct and secondary impacts of the project. Because additional information is needed regarding impacts to historic properties, and protected species, and because mitigation measures are not well described, the National Park Service does not agree with the anticipated determination of no significant impact at this time.

We appreciate this opportunity to participate in your environmental review process. If you have any questions regarding our comments please contact me at (808) 329-6881 x1201, or at kathy_billings@nps.gov, or my staff, Sallie Beavers, Chief of Resources Management, at extension 1220 or at sallie_beavers@nps.gov. We would like to schedule a meeting to discuss the project and possible mitigation measures. Please contact Sallie Beavers to schedule a meeting at your convenience.

Sincerely,


Kathy Billings,
Superintendent

cc: Office of Environmental Quality Control
W. Andrews, DLNR Division of Boating and Recreation
N. Murphy, DLNR Division of Boating and Recreation
R. McDonald Office of Hawaiian Affairs
K. Lindsey, Office of Hawaiian Affairs
A. Arakaki, Ala Kahakai National Historical Trail
T. Donham, State Historic Preservation Division
L. Mehrhoff, US Fish and Wildlife Service
B.J. Leithead-Todd, County of Hawaii Planning Dept.

NATIONAL PARK SERVICE COMMENTS ON DRAFT ENVIRONMENTAL
ASSESSMENT FOR BOAT STORAGE EXPANSION AT HONOKOHAU HARBOR

Project Location, Existing Use, and Land Ownership Page 2: The EA should clarify that the 1994 EA was for the use of the original six acres, and did not include the additional three acres in the proposed project.

Project Area Map: The project area should be more clearly defined and labeled

Technical Section, Page 3: Please include in the EA where and what measures will be used to install additional perimeter fencing, i.e. drilling, etc.

Environmental, Page 3: The Draft EA should include descriptions of what “minimal excavation” will include and what specifically will be the process to make the area level. The NPS is concerned about air quality and dust control, the Draft EA should describe measures to control dust during site work. Describe how the historic trail passing through the area will be preserved.

Soil and Climate Section, Page 4: Resources used to make determinations should be noted in the EA. For example, provide the source NRCS document or webpage used to determine soil type. The Draft EA does not include a description of activities that will be permitted or prohibited within the boat storage area. Identification of activities or restrictions on activities within the boat storage area is necessary to determine any potential impacts to National Park/NHL resources. For example, because of the porous nature of the project area soils, if boat washing or repairs are allowed, then the area becomes a source of nonpoint source pollutants, which may affect aquatic resources in the National Park.

Flood and Tsunami Hazard, Page 4: The Draft and Final EAs should include maps of Flood and Tsunami Hazard findings (HAR 11-200-11.2). The proposed project area falls within the Hawaii Civil Defense Evacuation Zone (<http://www.co.hawaii.hi.us/cd/tsunami/maps>).

Archeological and Cultural Resources, Page 4: The Draft EA is inadequate in this section. The Draft EA states: “*There are no known archeological or cultural sites on the property.*” However, no survey report supporting this statement was attached. The Draft EA should include the archeological survey results to substantiate the claim that no archeological or cultural properties are present in the project area. According to a published reports^{2,3} and NPS data,^{4,5} a historic trail (State Site Number SIHP 50-10-27-21588) passes through the proposed project area and into the National Park. Because this trail is on state land and is a continuation of a historic trail within the National Park/NHL and the cultural landscape of the Honokohau, Honokohau Iki and Kealakehe *ahupua’a*, the National Park Service requests that the project proponent consult with

² Reinecke, J. E. 1930. Survey of Sites on West Hawaii. Manuscript on file Department of Anthropology, Bishop Museum, Honolulu, Hawaii..

³ Emory, K.P. and L.J. Soehren. 1971. Archaeological and Historical Survey, Honokohau Area, North Kona, Hawaii. Department of Anthropology Report 61-1. Bishop Museum, Honolulu, Hawaii.

⁴ Durst, M. & C. Glidden. 1999. Archaeological Investigations of the Honokohau Ahupuaa of Kaloko-Honokohau National Historical Park, North Kona, Hawaii, 1992-1998. Report to the National Park Service.

⁵ Nelson, N. and R. Gmirkin. 2001. An Archeological Survey of the KAHO 157 Project: A New Visitor’s Contact Station, Parking Lot and Associated Structures. Project Report, Kaloko-Honokohau NHP, Kailua-Kona, Hawaii.

the State Historic Preservation Division and the NPS regarding the historic trail to develop a preservation plan or appropriate mitigations.

Flora and Fauna, Page 4:

The Draft EA should include documentation of the biological survey used to support the statement in the Draft EA that “*No endangered species or flora or fauna are known to exist in the project site.*” Although no threatened or endangered species may be present on the proposed project site, endangered species are adjacent to the site within the National Park and will suffer secondary impacts from the project action. Because this project will be removing vegetation, invasive predator species (mongoose and feral cats) inhabiting the project area will be displaced and will likely relocate to the Park, posing a threat to the endangered Hawaiian stilt and the Hawaiian coot breeding population within the National Park. Park staff have observed this migration associated with other adjacent projects (The Shores at Kohaniaiki) involving ground clearing along the National Park Boundary. Therefore if the project is approved, to mitigate impacts on endangered waterbirds the NPS requests that for one month prior to and for two months following any vegetation clearing or ground disturbance, the applicant will trap and permanently remove invasive small mammal predators from the project area.

Summary of Major Impacts and Alternatives Considered, Page 4: The Impact Section should be revised to include potential impacts to endangered species and impacts to the historic trail. The Alternatives Considered section should have more information on the reduced scope of work and reasons for discarding the alternative.

Proposed Mitigation Measures, Page 5: The Draft EA should be revised to include a detailed discussion on the mitigation measures for effective dust control, endangered species, historic properties, and nonpoint source pollution.

Findings and Reasons Supporting Anticipated Determination, Page 5: The Draft EA is inadequate and does not provide data to support the findings and reasons in this section.

GENTRY'S
KONA MARINA
HONOKOHAU HARBOR

74-425 Kealahou Parkway, Kailua-Kona, Hawaii 96740 • Phone 808.329.7896 Fax 808.329.7372 • Toll Free 888.458.7896

April 12, 2011

Mr. Clyde W. Namu'o
Chief Executive Officer
State of Hawai'i, Office of Hawaiian Affairs
711 Kapi'olani Blvd., Ste. 500
Honolulu, HI 96813

Re: Response to Draft Environmental Assessment Comments for
GKM Inc. Boat Park Storage Expansion
Honokohau Harbor, North Kona, Island of Hawai'i

Dear Mr. Namu'o:

Thank you for providing William R. Andrews your input and concerns in your letter dated January 6, 2011. We were copied in your letter and with the permission of William R. Andrews, we are responding to you directly to address your concerns about the proposed expansion of the boat storage facility from its current size of six acres to a total of nine acres. The three-acre expansion would involve some grading and leveling to make it usable as a boat storage facility. Prior to any construction, we would obtain all applicable federal, state and/or county permits.

To address your concern about the presence or absence of any archeological or cultural sites, on January 8, 2011, we hired Dr. Bob Rechtman to do a field inspection of the approximate three-acre expansion area. He has concluded, "*that development of the 3-acre area will have no direct adverse impact on any archeological resources.*" I have attached his report for your review.

I have went ahead and copied Keola Lindsey, William R. Andrews and OHA – West Hawai'i Community Outreach Coordinator in this correspondence. Should there be any further questions or concerns, please feel free to contact me directly at (808) 329-7896.

Sincerely,



Tina Prettyman
General Manager

Enc.

cc: Keola Lindsey
OHA –West Hawai'i Community Outreach Coordinator
William R. Andrews, DLNR - DOBOR

RECHTMAN CONSULTING, LLC

507-A E. Lanikaula St. Hilo, Hawaii 96720
phone: (808) 969-6066 fax: (808) 443-0065
e-mail: bob@rechtmanconsulting.com
ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL STUDIES

January 8, 2011

RC-0734

Tina Prettyman
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Pkwy.
Kailua Kona, HI 96740

Dear Tina:

As requested, Rechtman Consulting, LLC conducted an archaeological field inspection of a roughly 3 acre portion of a 9-acre lease area within TMK:3-7-4-08:003 in Kealakehe Ahupua'a, North Kona, Island of Hawai'i. The scope of work included a cursory review of both historic maps and previous archaeological studies conducted within the vicinity of the current project area; a thorough on-foot reconnaissance of the project area; and this written report documenting our findings.

Historic maps and previous archaeological work indicated that a traditional Hawaiian trail (recorded elsewhere as SIHP Site 23023) is located in the immediate vicinity of the study area. It is also possible that temporary habitation sites and petroglyphs could be present in the study area.

On January 8, 2011, David Nelson, B.A. under the direction of Robert B. Rechtman, Ph.D. conducted a thorough inspection of the 3-acre study area. There were no archaeological sites observed within the study area during this inspection. A single rock cairn and possible trail alignment were observed to the southwest of the study area between Kealakehe Parkway and the existing boat/trailer storage facility. This trail alignment had been previously impacted.

Given the negative finding of this study it is concluded that development of the 3-acre study area will have no direct adverse impact on any archaeological resources. However, if during development activities any suspicious finds are made DLNR-SHPD should be contacted immediately as outlined in HAR 13§13-280.

Thank you for the opportunity to provide you with our services. Should you have any questions, or would like further information please feel free to contact me.

Regards,



Bob Rechtman, Ph.D.
Principal Archaeologist

GENTRY'S
KONA MARINA
HONOKOHAU HARBOR

74-425 Kealahou Parkway, Kailua-Kona, Hawaii 96740 • Phone 808.329.7896 Fax 808.329.7372 • Toll Free 888.458.7896

April 6, 2011

Ms. Kathy Billings, Superintendent
United States Department of the Interior
National Park Service
Kaloko-Honokohau National Historic Park
73-4786 Kanalani St., Suite 14
Kailua Kona, HI 96740

Re: Response to your comments on the Draft Environmental Assessment for
Proposed Boat Park Expansion

Dear Ms. Billings:

Thank you for providing us with your concerns and comments regarding our plans to expand the current boat park facility from the existing six acres to a total of nine acres.

Our response to your comments are noted below in italics:

Project Location, Existing Use and Land Ownership Page 2: The EA should clarify that the 1994 EA was for the use of the original six acres, and did not include the additional three acres in the proposed project.

The original EA covered the original six acre parcel which has already been developed, leveled and graded to accommodate the existing boat storage facility. This existing facility stores vessels on jackstands and vessels on trailers. We are proposing to expand the boat storage facility by an additional three acres, just east of the existing six acres for additional boat storage and eventually when the need arises utilize a small area near the access roadway for employee parking. Enclosed is a copy of Exhibit C of the July 8, 2010 Department of Land and Natural Resources Board Submittal that notes the conditions of the 30-day revocable permit.

GKM Inc. also does not wish to make any more improvements other than grading, leveling and adding gravel to expand the existing boat parking facility on a 30-day revocable permit.

Ms. Kathy Billings, Superintendant
March 6, 2011
Page Two

Project Area Map: The project area should be more clearly defined and labeled.

Enclosed is a revised map outlining the proposed project area.

Technical section, page 3: Please include in the EA where and what measures will be used to install additional perimeter fencing, i.e. drilling.

The proposed fencing in noted on enclosed map. Installation of the fencing would involve placement of a six foot tall chain link fence topped with three strands of bobwire. Schedule 40 pipe would be utilized. Line posts would be 2 3/8" in diameter with corner posts at 2 7/8" in diameter. Line posts would be set at approximately 24" in the ground and corner posts at approximately 30" in ground. Installation would involve use of a jack hammer and shovel. 2500 PSI concrete would be used to securely set poles in the ground.

Environmental, Page 3: The draft EA should include descriptions of what "minimal excavation" will include and what specifically will be the process to make the area level. The NPS is concerned about air quality and dust control, the Draft EA should describe measures to control dust during site work. Describe how the historic trail passing through the area will be preserved.

The process of grading and leveling would entail utilizing an excavator, a bulldozer, a backhoe, dump trucks, a compacting roller and a water truck for dust control.

No historic trail has been located within proposed expansion area (approximately 3 acres.) See attached Archeological Field Inspection from Dr. Bob Rechtman dated January 8, 2011.

Soil and Climate Section, Page 4: Resources used to make determinations should be noted in the EA. For example, provide the source NRCS document or webpage used to determine soil type. The Draft EA does not include a description of activities that will be permitted or prohibited within the boat storage area. Identification of activities or restrictions on activities within the boat storage area is necessary to determine any potential impacts to National Park/NHL resources. For example, because of the porous nature of the project area soils, if boat washing or repairs are allowed, then the area becomes a source of nonpoint source pollutants, which may affect aquatic resources in the National Park.

Ms. Kathy Billings, Superintendant
March 6, 2011
Page Three

Soil Survey - See attached 14 page report generated from the United States Department of Agriculture website for the proposed project area. No boat repair or washing down of boats is permitted in our boat storage facility.

Flood and Tsunami Hazard, Page 4: The Draft and Final EA should include maps of Flood and Tsunami Hazard findings (HAR 11-200-11.2). The proposed project area falls within the Hawaii Civil Defense Evacuation Zone.

I have attached maps as printed from the Federal Emergency Management Agency. Also the State of Hawaii, Department of Land & Natural Resources, Engineering Division, in response to the draft EA sent to them for comments, has confirmed that the project site is located within Zone X. Letter from Carty S. Chang, Chief Engineer dated January 10, 2011 is attached.

The property is located in a Tsunami Evacuation Zone. The storage facility consists of storing vessels on jackstands and vessels on trailers.

Archeological and Cultural Resources, Page 4: The draft EA is inadequate in this section. The Draft EA states: "There are no known archeological or cultural sites on the property." However, no survey report supporting this statement was attached. The Draft EA should include the archeological survey results to substantiate the claim that no archeological or cultural properties are present in the project area. According to a published reports, and NPS data, a historic trail (State Site Number SIHP 50-10-27-21588) passes through the proposed project area and into the National Park. Because this trail is on state land and is a continuation of a historic trail within the National Park/NHL and the cultural landscape of the Honokohau, Honokohau Iki and Kealakehe ahupua'a, the National Park Service requests that the project proponent consult with the State Historic Preservation Division and the NPS regarding the historic trail to develop a preservation plan or appropriate mitigation.

No cultural trail was found to exist in proposed construction area.

Ms. Kathy Billings, Superintendant
March 6, 2011
Page Five

Proposed Mitigation Measures, Page 5: The Draft EA should be revised to include a detailed discussion on the mitigation measures for effective dust control, endangered species, historic properties, and nonpoint source pollution.

We will utilize water trucks to control dust in the area during construction. No endangered species and no archeological or cultural sites were found within the projects proposed three-acre expansion. Regarding nonpoint source pollution mitigation, there will be no working on vessels within the boat storage facility.

Findings and Reasons Supporting Anticipated Determination, Page 5: The draft EA is inadequate and does not provide data to support the findings and reasons in this section.

No significant adverse effects is anticipated in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

I would be happy to meet and discuss all of the above findings with you and go over a mitigation plan to trap any feral cats or mongoose prior to any construction.

We sincerely value your input and appreciate the concerns you have brought to our attention.

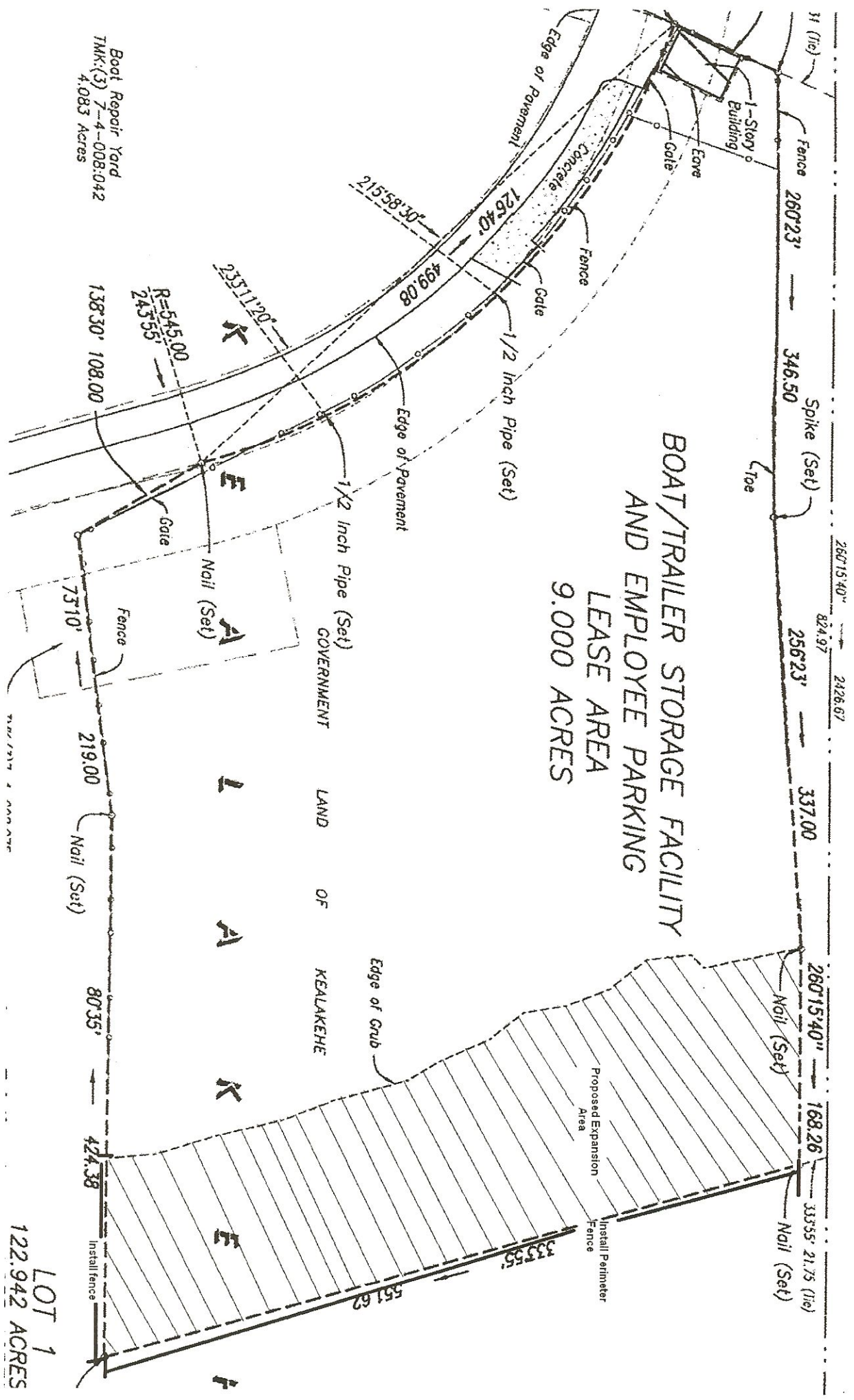
Sincerely,



Tina Prettyman
General Manager

Enc.

Cc: Office of Environmental Quality Control
W. Andrews, DLNR Division of Boating and Recreation
N. Murphy, DLNR Division of Boating and Recreation
R. McDonald, Office of Hawaiian Affairs
K. Lindsey, Office of Hawaiian Affairs
A. Arakaki, Ala Kahakai National Historical Trail
T. Donham, State Historic Preservation Division
L. Mehrhoff, US Fish and Wildlife Service
B.J. Leithead-Todd, County of Hawaii Planning Department



LOT 1
122.942 ACRES

From: Board of Land and
Natural Resources
Submitted July 8, 2010

Boat Storage Facility Additional Conditions

The PERMITEE shall have the right to have and to hold the said premises with any appurtenances for activities of a boat/trailer storage facility and offering such sales and services that would be normally associated with operating a storage facility. The following conditions shall describe the allowable use and restrictions as follows:

1. The right to conduct all activities reasonably necessary and incidental to the operation of a boat/trailer storage facility, and for portion to be used for employee parking.
2. The right to clear, level and add gravel to the premises as necessary to make suitable for the purposes allowed under the terms of the Revocable Permit.
3. The right to install perimeter fencing, gates, and to provide security measures.
4. Any construction of structures incidental to the operation of a boat/trailer storage facility, shall require the Chairperson's prior written approval.
5. The rights to construct, install, or otherwise provide lockers, as well as other secure areas for the storage of tools, equipment and supplies incidental to the operation of the Boat storage facility. Any plans shall require the Chairperson's written approval.
6. The right to plant and continue to maintain landscaping as well as improve the aesthetics of the premises.
7. The right to provide storage areas for yacht clubs, boating clubs, and other ocean recreation related organizations upon approval of the Chairperson.
8. All plans and the design of all improvements in the newly expanded Three (3) acre area shall require the written approval of the chairperson prior to construction. Any additional improvements to be made in the present Six (6) acre portions above existing, shall also require the written approval of the Chairperson.
9. All vessel construction, painting or vessel engine, or hull repairs shall be done within the confines of the Haul-out facility only; except that the Permittee may perform or allow to perform minor repairs or routine maintenance to vessels under the terms and conditions of a valid storage agreement.
10. The Permittee is prohibited from an illegal activity, or to perform any act which may result in the creation or commission of a nuisance on said premises or permit to be caused or produced upon the premises, or emanate there from, any unusually offensive sounds, or any noxious fumes, smoke, gasses, vapors or odors.
11. The Permittee shall comply with all Federal, State and County laws and requirements.
12. The Permittee shall maintain insurance for the entire term of the Permit.
13. The Permittee shall provide statement of gross receipts, with rental payment.

EXHIBIT C

RECHTMAN CONSULTING, LLC

507-A E. Lanikaula St. Hilo, Hawaii 96720
phone: (808) 969-6066 fax: (808) 443-0065
e-mail: bob@rechtmanconsulting.com
ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL STUDIES

January 8, 2011

RC-0734

Tina Prettyman
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Pkwy.
Kailua Kona, HI 96740

Dear Tina:

As requested, Rechtman Consulting, LLC conducted an archaeological field inspection of a roughly 3 acre portion of a 9-acre lease area within TMK:3-7-4-08:003 in Kealakehe Ahupua'a, North Kona, Island of Hawai'i. The scope of work included a cursory review of both historic maps and previous archaeological studies conducted within the vicinity of the current project area; a thorough on-foot reconnaissance of the project area; and this written report documenting our findings.

Historic maps and previous archaeological work indicated that a traditional Hawaiian trail (recorded elsewhere as SIHP Site 23023) is located in the immediate vicinity of the study area. It is also possible that temporary habitation sites and petroglyphs could be present in the study area.

On January 8, 2011, David Nelson, B.A. under the direction of Robert B. Rechtman, Ph.D. conducted a thorough inspection of the 3-acre study area. There were no archaeological sites observed within the study area during this inspection. A single rock cairn and possible trail alignment were observed to the southwest of the study area between Kealakehe Parkway and the existing boat/trailer storage facility. This trail alignment had been previously impacted.

Given the negative finding of this study it is concluded that development of the 3-acre study area will have no direct adverse impact on any archaeological resources. However, if during development activities any suspicious finds are made DLNR-SHPD should be contacted immediately as outlined in HAR 13§13-280.

Thank you for the opportunity to provide you with our services. Should you have any questions, or would like further information please feel free to contact me.

Regards,



Bob Rechtman, Ph.D.
Principal Archaeologist



United States
Department of
Agriculture



NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Island of Hawaii Area, Hawaii

Soil Survey - GKM Inc. Boat
Storage Expansion



January 26, 2011

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

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individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

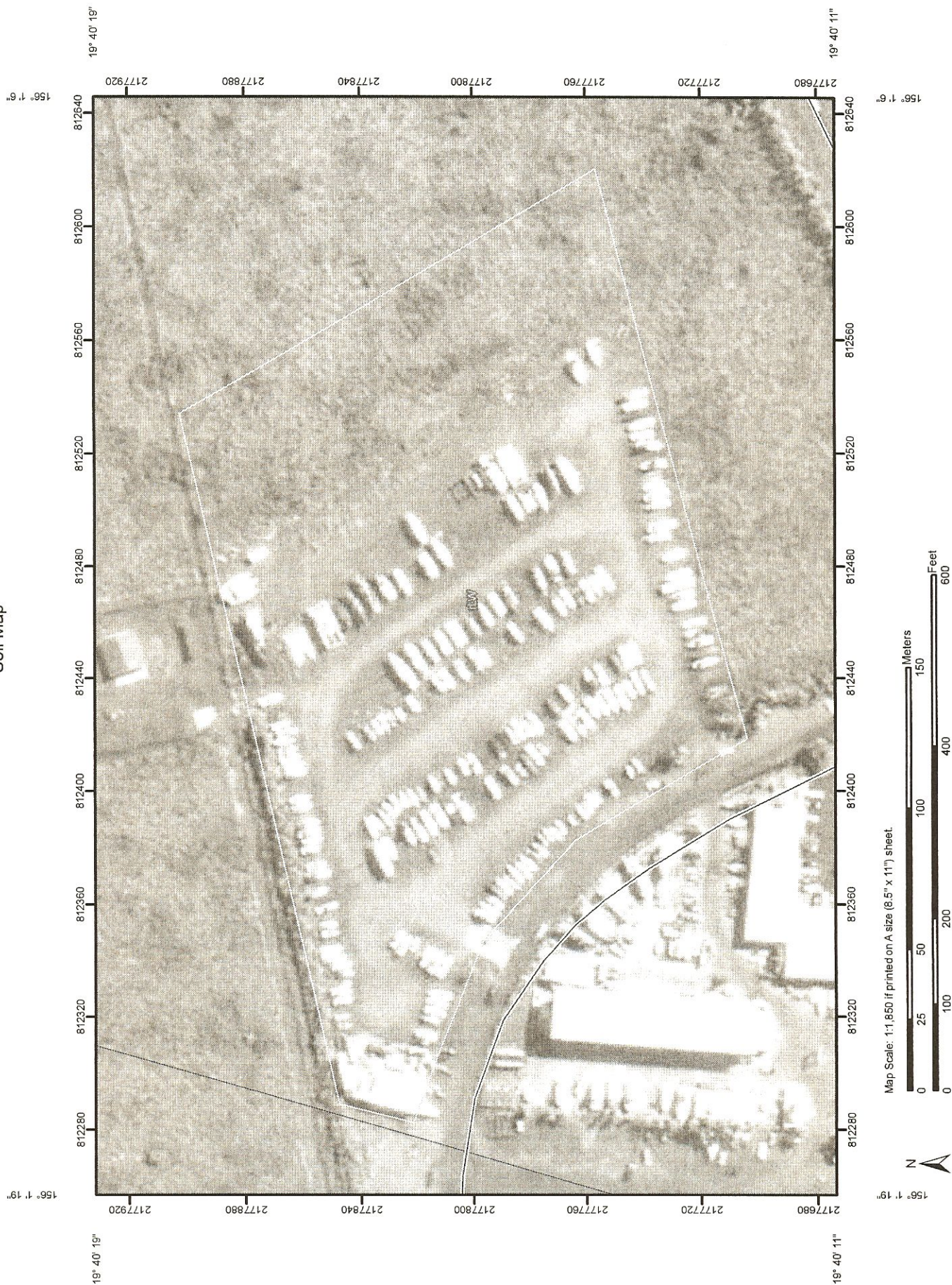
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)		Very Stony Spot	
Area of Interest (AOI)		Wet Spot	
Soils		Other	
Soil Map Units		Special Line Features	
Special Point Features		Gully	
Blowout		Short Steep Slope	
Borrow Pit		Other	
Clay Spot		Political Features	
Closed Depression		Cities	
Gravel Pit		Water Features	
Gravelly Spot		Oceans	
Landfill		Streams and Canals	
Lava Flow		Transportation	
Marsh or swamp		Rails	
Mine or Quarry		Interstate Highways	
Miscellaneous Water		US Routes	
Perennial Water		Major Roads	
Rock Outcrop		Local Roads	
Saline Spot			
Sandy Spot			
Severely Eroded Spot			
Sinkhole			
Slide or Slip			
Sodic Spot			
Spoil Area			
Stony Spot			

Map Scale: 1:1,850 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 4N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Island of Hawaii Area, Hawaii
Survey Area Data: Version 3, Sep 21, 2009

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Island of Hawaii Area, Hawaii (HI801)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
rLW	Lava flows, pahoehoe	9.3	100.0%
Totals for Area of Interest		9.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Island of Hawaii Area, Hawaii

rLW—Lava flows, pahoehoe

Map Unit Setting

Elevation: 0 to 13,000 feet

Mean annual precipitation: 10 to 250 inches

Mean annual air temperature: 36 to 75 degrees F

Frost-free period: 365 days

Map Unit Composition

Lava flows, pahoehoe, pahoehoe: 100 percent

Description of Lava Flows, Pahoehoe, Pahoehoe

Setting

Landform: Pahoehoe lava flows

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Mountainflank, free face, rise

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Pahoehoe lava

Properties and qualities

Slope: 0 to 40 percent

Depth to restrictive feature: 0 inches to lithic bedrock

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Available water capacity: Very low (about 0.0 inches)

Interpretive groups

Land capability (nonirrigated): 8s

Typical profile

0 to 60 inches: Bedrock

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DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/CharleneUnoki

REF.:DEAHonokohauBoatStorageExpansion
Hawaii,499

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The Flood Insurance Program does not have any regulations for developments within Zone X.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone _____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting..
- () Mr. Carter Romero at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update
- () Additional Comments: _____
- () Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____

CARTY S. CHANG, CHIEF ENGINEER

Date: _____

Botanical Survey
Gentry's Kona Marina Boat Storage Expansion Area,
Honokohau, North Kona, Island of Hawai'i

By Ron Terry, Ph.D., Geometrician Associates, LLC
Prepared for Gentry Kona Marina
March 2011

Introduction

This report describes the results of a botanical survey of an approximately 3-acre area that is part of TMK 7-4-008:003, on State property under lease to Gentry's Kona Marina, at Honokohau Harbor on the Big Island of Hawai'i (Figs. 1a-b). According to personnel from Gentry's Kona Marina, six of the nine acres in their current leased boat storage area are already in use for storage. They intend to bulldoze, level and gravel the remaining three acres to the east (towards the highway) of the existing yard to utilize a total of nine acres.

Purpose and Methodology

The objectives of the botanical survey were to 1) describe the vegetation; 2) list all species encountered; and 3) identify threatened or endangered plant species. I surveyed the area on March 2, 2011. The boundaries were staked and clearly identifiable. I walked the perimeter of the area and then several dozen transects inside, covering essentially 100 percent of the surface. After this, I walked a berm on the long axis of the area and surveyed it from above. Although the *koa haole* and fountain grass vegetation was fairly dense, the entire area was adequately covered.

Species were identified in the field and, as necessary, collected and keyed out in the laboratory. Special attention was given to the possible presence of any federally (USFWS 2006) listed threatened or endangered plant species.

Limitations

No botanical survey of a large area can claim to have detected every species present. Some species are cryptic in juvenile or even mature stages of their life cycle. Dry conditions can render almost undetectable plants that extended rainfall may later invigorate and make obvious. Thick grass can obscure small individuals. The findings of this survey must therefore be interpreted with proper caution; in particular, there is no warranty as to the absolute and permanent absence of any particular species.

Vegetational Influences

The geologic substrate in this area is a lava flow from Hualalai volcano dating from 5,000-10,000 years before the present (Wolfe and Morris 1996). The surface is pahoehoe, which is smooth or ropy lava. The elevation is about 35 feet above sea level. Annual rainfall in this area of Kona is about 20 inches. Almost no weathering has occurred on this substrate and little soil is present.

Figure 1a Map of Survey Area

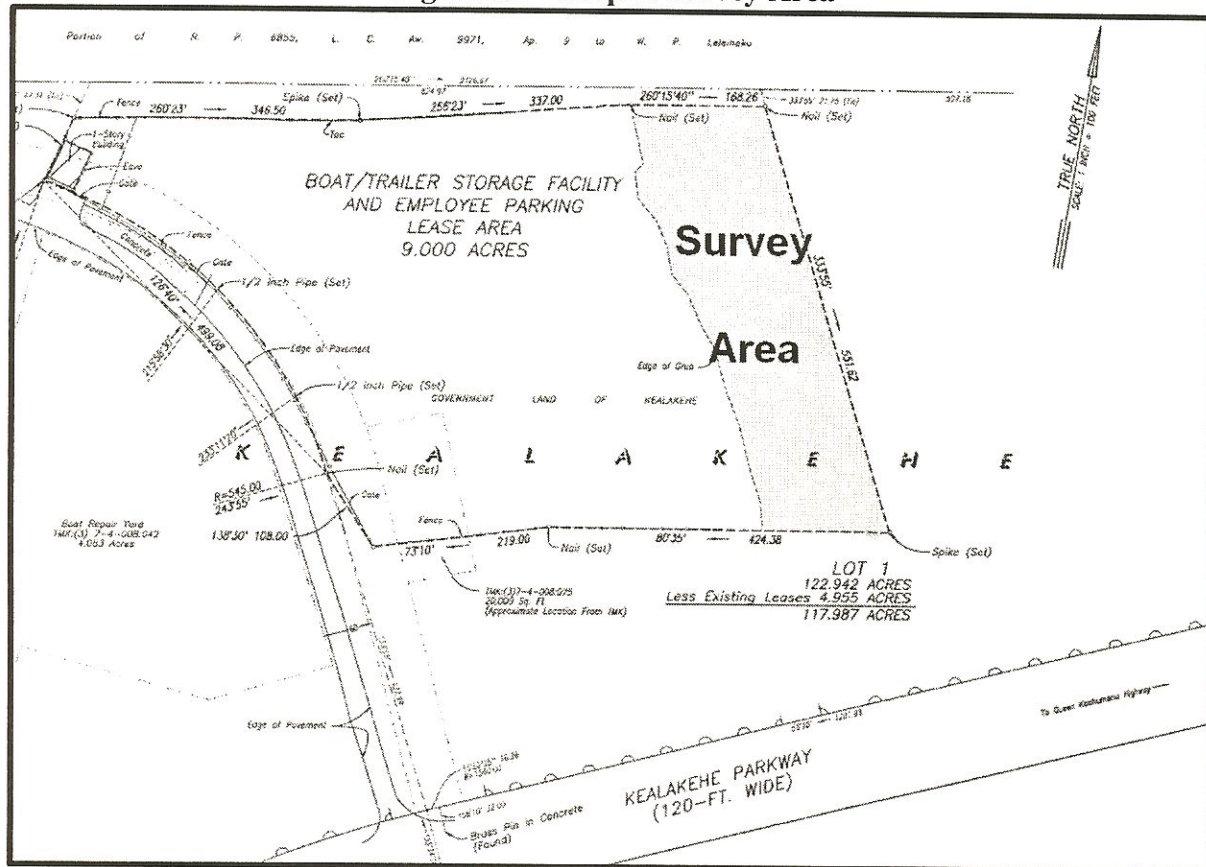


Figure 1b Photo of Survey Area



Based on the evidence of current rainfall, geology, and vegetation, the area probably supported a Coastal Dry Shrubland (per Gagne and Cuddihy 1990) prior to human disturbance. It was likely dominated in different places by 'ilima (*Sida fallax*), pili grass (*Heteropogon contortus*), and *maiapilo* (*Capparis sandwichiana*), among other plants. Certain low-elevation areas of Kona that have avoided disturbance (often because of a rough 'a'a substrate) maintain semi-intact native vegetation. For example, a survey of relatively undisturbed land several miles north at somewhat higher elevations than the maximum found on this property (Hart 2003), found a *lama*-dominated forest with three endangered species: *halepepe* (*Pleomele hawaiiensis*), *uhiuhi* (*Caesalpinia kawaiiensis*), and 'aiea (*Nothocestrum breviflorum*), as well as several rare species: 'ohe makai (*Reynoldsia sandwicensis*) and maua (*Xylosma hawaiiense*). Although elevation, rainfall and geology are not ideal for these on the subject property, some of these rare species may also have inhabited parts of it and were thus especially sought during the surveys.

This area seems to have avoided severe disturbance such as grading, although it has likely been intensely grazed by goats and two of the four margins have been graded.

Current Vegetation

Vegetation is nearly continuous and is dominated by scattered bunch grasses, low shrubs and herbs subdominant (Figure 1b). The two principal species are the non-native and invasive fountain grass (*Pennisetum setaceum*) and *koa haole* (*Leucaena leucocephala*). Some low *kiawe* (*Prosopis pallida*) is also present. In the herb layer, the natives 'uhaloa (*Waltheria indica*) and *ilima* are common. Minor elements of the vegetation include a number of non-native plants: two species of *Portulaca*, Christmas berry (*Schinus terebinthifolius*), and garden spurge (*Chamaesyce hirta*). Property margins are highly disturbed and weedy.

A full list of plant species found on the site is contained in Table 1, below. **No listed or proposed threatened or endangered plant species were found.** No rare plants, including the locally common *maiapilo* (*Capparis sandwichiana*), considered a species of concern by the U.S. Fish and Wildlife Service, were detected on the property. I identified no botanical issues on the site.

Impacts and Mitigation Measures

Landscaping should avoid invasive species and employ native species to the greatest degree consistent with project goals. Reputable Kona nurseries will supply lists of, and sources for, suitable native species. I recommend that special consideration be given to planting *maiapilo*, as this is a somewhat unusual and valuable plant that is also important in traditional Hawaiian medicine.

Table 1
Plants Observed on Property

Scientific Name	Family	Common Name	Life Form	Status*
<i>Amaranthus</i> sp.	Amaranthaceae	Amaranth	Herb	A
<i>Boerhavia coccinea</i>	Nyctaginaceae	Boerhavia	Herb	A
<i>Cenchrus echinatus</i>	Poaceae	Sandbur	Grass	A
<i>Chamaecrista nictitans</i>	Fabaceae	Partridge pea	Herb	A
<i>Chamaesyce hirta</i>	Euphorbiaceae	Garden spurge	Herb	A
<i>Chloris barbata</i>	Poaceae	Swollen fingergrass	Grass	A
<i>Desmodium tortuosum</i>	Fabaceae	Florida beggarweed	Herb	A
<i>Eleusine indica</i>	Poaceae	Wire grass	Grass	A
<i>Indigofera suffruticosa</i>	Fabaceae	Indigo	Shrub	A
<i>Ipomoea triloba</i>	Convolvulaceae	Little bell	Vine	A
<i>Leucaena leucocephala</i>	Fabaceae	Haole koa	Tree	A
<i>Lycopersicon esculenta</i>	Solanaceae	Tomato	Herb	A
<i>Momordica charantia</i>	Cucurbitaceae	Bitter gourd	Vine	A
<i>Pennisetum setaceum</i>	Poaceae	Fountain grass	Grass	A
<i>Pluchea symphytifolia</i>	Asteraceae	Sourbush	Shrub	A
<i>Portulaca oleracea</i>	Portulacaceae	Pig weed	Herb	A
<i>Portulaca pilosa</i>	Portulacaceae	Portulaca	Herb	A
<i>Prosopis pallida</i>	Fabaceae	Kiawe	Tree	A
<i>Rhynchelytrum repens</i>	Poaceae	Natal red-top	Grass	A
<i>Schinus terebinthifolius</i>	Anacardiaceae	Christmas berry	Shrub	A
<i>Sida fallax</i>	Malvaceae	'Ilima	Shrub	I
<i>Tridax procumbens</i>	Asteraceae	Coat buttons	Herb	A
<i>Waltheria indica</i>	Sterculiaceae	'Uhaloa	Herb	I

A = alien, E = endemic, I = indigenous, End = Federal and State listed Endangered Species

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GENTRY'S
KONA MARINA
HONOKOHAU HARBOR

74-425 Kealahou Parkway, Kailua-Kona, Hawaii 96740 • Phone 808.329.7896 Fax 808.329.7372 • Toll Free 888.458.7896

July 6, 2011

Ms. Kathy Billings, Superintendent
United States Department of the Interior
National Park Service
Kaloko-Honokohau National Historic Park
73-4786 Kanalani St., Suite 14
Kailua Kona, HI 96740

Re: May 5, 2011 meeting follow up and subsequent site visit on July 5, 2011 by Rick Gmirkin, Archeologist, NPS Ala Kahakai National Historical Trail, regarding the possibility of a historical trail in the proposed three-acre boat storage expansion area.

Dear Ms. Billings:

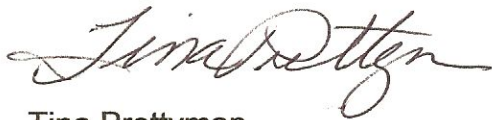
We appreciate Rick Gmirkin taking time out of his busy schedule to visit the site where we propose to expand our boat storage facility from the existing six acres to a total of nine acres.

As a result of his site visit on July 5, 2011, Rick has confirmed the findings of Dr. Bob Rechtman, who previously concluded in a letter dated January 8, 2011 that there is no historical trail that runs through the three-acre expansion area.

Also, as discussed in our meeting on May 5, 2011, we will set aside a reasonable amount of time prior to any construction for trapping of any feral cats and mongoose in the area.

We sincerely value the input you and your team have provided us during this environmental assessment process.

Sincerely,



Tina Prettyman
General Manager

cc: Rick Gmirkin, Archeologist, NPS Ala Kahakai National Historical Trail

GENTRY'S
KONA MARINA
HONOKOHAU HARBOR

74-425 Kealahou Parkway, Kailua-Kona, Hawaii 96740 • Phone 808.329.7896 Fax 808.329.7372 • Toll Free 888.458.7896

December 8, 2011

Glenn M. Okimoto, Ph.D.
Interim Director of Transportation
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Re: Response to your comments regarding the Boat Storage Expansion, Honokohau Harbor

Dear Dr. Okimoto:

I appreciate you taking the time to comment on the proposed boat storage expansion at Honokohau Harbor in your letter dated February 2, 2011.

I was able to clarify with Eric Yuasa, Engineering Branch Head, DLNR, yesterday, that the road connection being utilized for the ingress and egress of the boat park facility is owned by the DLNR.

If any further information is needed, please do not hesitate to contact me directly at (808) 329-7896.

Sincerely,



Tina Prettyman
General Manager

RECHTMAN CONSULTING, LLC

507-A E. Lanikaula St. Hilo, Hawaii 96720
phone: (808) 969-6066 fax: (808) 443-0065
e-mail: bob@rechtmanconsulting.com
ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL STUDIES

January 8, 2011

RC-0734

Tina Prettyman
GKM Inc. dba Gentry's Kona Marina
74-425 Kealakehe Pkwy.
Kailua Kona, HI 96740

Dear Tina:

As requested, Rechtman Consulting, LLC conducted an archaeological field inspection of a roughly 3 acre portion of a 9-acre lease area within TMK:3-7-4-08:003 in Kealakehe Ahupua'a, North Kona, Island of Hawai'i. The scope of work included a cursory review of both historic maps and previous archaeological studies conducted within the vicinity of the current project area; a thorough on-foot reconnaissance of the project area; and this written report documenting our findings.

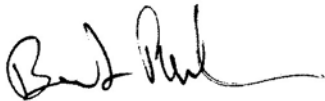
Historic maps and previous archaeological work indicated that a traditional Hawaiian trail (recorded elsewhere as SIHP Site 23023) is located in the immediate vicinity of the study area. It is also possible that temporary habitation sites and petroglyphs could be present in the study area.

On January 8, 2011, David Nelson, B.A. under the direction of Robert B. Rechtman, Ph.D. conducted a thorough inspection of the 3-acre study area. There were no archaeological sites observed within the study area during this inspection. A single rock cairn and possible trail alignment were observed to the southwest of the study area between Kealakehe Parkway and the existing boat/trailer storage facility. This trail alignment had been previously impacted.

Given the negative finding of this study it is concluded that development of the 3-acre study area will have no direct adverse impact on any archaeological resources. However, if during development activities any suspicious finds are made DLNR-SHPD should be contacted immediately as outlined in HAR 13§13-280.

Thank you for the opportunity to provide you with our services. Should you have any questions, or would like further information please feel free to contact me.

Regards,



Bob Rechtman, Ph.D.
Principal Archaeologist