

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

April 22, 2016

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

Maui

REQUEST APPROVAL TO ISSUE A FIVE-YEAR CONCESSION CONTRACT WITH AN OPTION TO RENEW FOR ONE ADDITIONAL FIVE-YEAR TERM FOR THE PURPOSE OF OPERATING A PARKING CONCESSION AT THE MAALAEA SMALL BOAT HARBOR, MAUI, TMK: (2) 3-6-001:002. DECLARE THAT AFTER CONSIDERING THE POTENTIAL EFFECTS OF THE PROPOSED DISPOSITION AS PROVIDED BY CHAPTER 343, HRS, AND CHAPTER 11-200, HAR, THIS PROJECT WILL HAVE MINIMAL OR NO SIGNIFICANT EFFECT ON THE ENVIRONMENT AND IS THEREFORE EXEMPT FROM THE PREPARATION OF AN ENVIRONMENTAL ASSESSMENT

LEGAL REFERENCES:

Chapter 102, Chapter 171, and Chapter 200, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands located at the Maalaea Small Boat Harbor, Maui, identified by Tax Map Key: (2) 3-6-001:002, as shown in the attached map labeled Exhibit A.

AREA:

Maalaea Small Boat Harbor vehicle parking areas.

ZONING:

State Land Use District: Conservation - Urban  
County of Maui  
CZO: Business – Resort, M1 – Light Industrial

TRUST LAND STATUS:

Section 5(a) and 5(b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

Chapter 343:

In accordance with the "Department of Land and Natural Resources Environmental Impact Statement Exemption List", approved by the Environmental Council and dated June 5, 2015, the subject request qualifies under Exemption Class 1, No. 53, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." "53. Granting to a person the privilege to conduct operations involving the provision of goods, wares, merchandise, or services to the general public including, but not limited to, tours, food and beverage operations, retail operations, rental operations, or communications and telecommunications services in or on an existing building, facility, or area."

CURRENT USE STATUS:

Encumbered by Revocable Permit 0035 issued to Diamond Parking Services, LLC for parking concession purposes. Revocable Permit to expire on July 20, 2016.

REMARKS:

At the Board of Land and Natural Resources (Board) meeting held on April 24, 2015, Item J-1, the Board authorized the issuance of a Revocable Permit to Diamond Parking, LLC for the purpose of operating a parking concession at the Maalaea small boat harbor, Maui.

The parking concession was implemented on July 20, 2015 and during this time the Division has gathered information that will be used to implement a five year parking concession with an option to renew for an additional five years. One of the issues that came up was that too many parking stalls had been designated as permit parking. We plan to reduce the number of permit parking stalls but allow those with parking permits to park in the paid parking areas if the permit parking stalls are full.

The proposed parking concession contract will require, at a minimum, that the concessionaire:

- Have a minimum five years' experience operating a parking concession of 500 stalls or more;
- Have the ability to accept cash or credit cards;
- Have a minimum seven pay stations to be located throughout the facility;
- Manage the issuance of parking permits on behalf of the Division;
- Be responsible for stripping and installing signage as well as maintaining both.

RECOMMENDATION:

That the Board:

- A. Authorize the issuance of a concession contract for the purpose of managing a parking concession at the Maalaea small boat harbor, Maui, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
  - 1. The standard terms and conditions of the most current concession contract, as may be amended from time to time;
  - 2. Review and approval by the Department of the Attorney General; and
  - 3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
  
- B. Declare that after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment;

Respectfully Submitted,



Edward R. Underwood  
Administrator

APPROVED FOR SUBMITTAL:



Suzanne D. Case  
Chairperson

Attachment



- PERMIT PARKING
- PAID PARKING
- HANDICAP
- LOADING ZONE
- DLNR RESERVE
- BOAT TRAILER PARKING
- NO PARKING/ACCESS
- LAW ENFORCEMENT BOAT TRAILER
- UTILITY UNITS
- USCG RESERVE
- KIOSK

Exhibit A

**PARKING KIOSK:** All payment kiosk units must be (re) installed to have the public access these units away from the vehicular roadway traffic. Currently these units face the roadway creating and incentivizing the public's access from the roadway.

Exhibit A