

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

May 13, 2016

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

Maui

Approval to issue a Revocable Permit to Diamond Parking Services LLC to Operate a Parking Concession Located on Lahaina, Island of Maui, Hawaii Tax Map Key: (2) 4-6-001:002

APPLICANT:

Diamond Parking Services LLC.

LEGAL REFERENCE:

Sections 171-13 and -55, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands of State of Hawaii situated on Lahaina, Island of Maui, Hawaii, Tax Map Key: (2) 4-6-001:002 as shown on the attached map labeled Exhibit A

AREA:

Approximately 18,000 square feet (See Exhibit A).

ZONING:

State Land Use District: Urban
County of Maui CZO: HD-1 Historic District 1

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CURRENT USE STATUS:

Vacant

CHARACTER OF USE:

Parking Concession

COMMENCEMENT DATE:

The first day of the month to be determined by the Chairperson.

MONTHLY RENTAL:

\$1,700.00 per month plus 30% of all revenues collected over \$3,000.00 per month

COLLATERAL SECURITY DEPOSIT:

Equal to one month rent, \$1,700.00.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

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."

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>x</u>	NO <u>__</u>
Registered business name confirmed:	YES <u>x</u>	NO <u>__</u>
Applicant in good standing confirmed:	YES <u>x</u>	NO <u>__</u>

REMARKS:

DOBOR is proposing to implement a parking concession similar to the parking concessions located at the Ala Wai Small Boat Harbor, Oahu and the Maalaea Small Boat Harbor, Maui. Since its inception, the average monthly parking revenues generated at the Ala Wai Small Boat Harbor is \$62,500 and since July 2015 to present the Maalaea parking concession is generating approximately \$3,100 per month. These revenues are used to support operating costs statewide in the small boat harbors as well as provide additional security at the facilities during times when the harbor offices are closed.

Since the proposed parking plan is new and may need to be amended based on actual operations, DOBOR proposes to enter into a Revocable Permit on a month-to-month basis for up to one year in order to gather information that will be used to draft a concession agreement that will be placed out to bid according to Chapter 171 and Chapter 102, Hawaii Revised Statutes. DOBOR inquired with Diamond Parking, LLC if they would be interested in operating a parking concession on a month-to-month basis during the fact finding period because they have experience with this type of operation as they are the current concessionaire at the Ala Wai and Maalaea Small Boat Harbors.

RECOMMENDATION: That the Board:

1. Authorize the issuance of a revocable permit to Diamond Parking Services, LLC covering the subject area for all purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - a. The standard terms and conditions of the most current revocable permit form, as may be amended from time to time;
 - b. Review and approval by the Department of the Attorney General; and
 - c. The Permittee may also occupy and use the Premises for any other uses permitted under applicable county zoning, subject to the prior approval of the Chairperson of the Board and the Permittee's compliance with Chapter 343, Hawaii Revised Statutes.
2. 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,



Ed Underwood
Administrator

APPROVED FOR SUBMITTAL:



Suzanne D. Case
Chairperson

Attachment

Exhibit A

Parcel Quick View

TMK: (2) 4-6-001:002
Address of Point Clicked: 675-680 Wharf St. Lahaina, HI 96761
Coordinates of Point Clicked: -156.679559, 20.871923
Owner(s) per COM Tax Office: STATE OF HAWAII

Reported By: DLNR-LD
Fee Owner: DLNR
Trust Land Status: S(b)
Acres: 11.075
Encumbrances: 3 totaling \$913,681.29 over 21 parcel(s)

[Click for parcel detail...](#)

Reported By: DLNR-LD
Fee Owner: DLNR
DLNR-LD Identifier: (2) 4-6-001:002 A (Seaward of parcel)
Trust Land Status: S(b)
Acres: 0
Encumbrances: 1 totaling \$0.00 over 21 parcel(s)

[Click for parcel detail...](#)

