

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i 96813

August 12, 2022

Board of Land and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

STATEWIDE

Request Approval to Solicit and Award Mobile Food Truck Concession Contracts at various State Park units Statewide under the Jurisdiction of the Department of Land and Natural Resources, Division of State Parks

and

Delegation to the Chairperson to Issue the Invitation for Bidders, Independently Award Each Bid and Give the Notice to Proceed for the Selected State Parks

and

Declare Project Exempt from Requirements of Chapter 343, HRS and TITLE 11, Chapter 200.1, Hawai'i Administrative Rules

REQUEST:

The Division of State Parks (Parks) is requesting approval from the Board of Land and Natural Resources (BLNR) to solicit and award Mobile Food Truck (MFT) Concession Contracts and Delegation to the Chairperson to issue the Invitation for Bidders (IFB), independently award each bid and give Notice to Proceed for the various State Parks and as listed on EXHIBIT A:

Maui:	Mākena State Park, Wai'ānapanapa State Park
Kaua'i:	Waimea Canyon State Park, Kōke'e State Park, Wailua River State Park, Opaeka'a Falls, Hā'ena State Park
O'ahu:	Diamond Head State Monument, Ka'ena Point State Park, Kaiwi State Scenic Shoreline, Nu'uuanu Pali State Wayside, Pu'u 'Ulaka'a State Wayside, Sand Island State Recreation Area
Hawai'i	'Akaka Falls State Park, Wailuku River State Park, Hāpuna Beach State Recreation Area, Kekaha Kai State Park, Wailoa River State Park

LEGAL REFERENCE:

Hawai'i Revised Statutes Sections 102, 171, 184, and Chapter 103D, and other applicable sections as amended.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with Hawai'i Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing." Item 40: "Leases of State land involving negligible or no expansion or change of use beyond that previously existing." Attached as **EXHIBIT B**.

ZONING:

Island - Park	State Land Use	County Zoning
1. Mākena State Park	Conservation	Beach ROE
2. Wai'ānapanapa State Park	Conservation	Open
Kaua'i:		
3. Waimea Canyon State Park	Conservation	Open
4. Kōke'e State Park	Conservation	Open
5. Wailua River State Park	Conservation	Open
6. Opaeka'a Falls	Conservation	Unknown
7. Hā'ena State Park	Conservation	Unknown
O'ahu:		
8. Diamond Head State Monument	Conservation	P-1
9. Ka'ena Point State Park,	Conservation	P-1
10. Kaiwi State Scenic Shoreline	Conservation	P-1
11. Nu'uauu Pali State Wayside	Conservation	P-1
12. Pu'u 'Ulaka'a State Wayside	Conservation	P-1
13. Sand Island State Recreation Area	Urban	I-3; P-2
Hawai'i		
14. 'Akaka Falls State Park	Conservation	Open
15. Wailuku River State Park,	Conservation	Open
16. Hāpuna Beach State Recreation Area	Conservation	Open
17. Kekaha Kai State Park	Conservation	Open
18. Wailoa River State Park	Conservation	Open

**BLNR – SOLICIT AND AWARD MOBILE FOOD TRUCK CONCESSION CONTRACTS**

August 12, 2022

**TRUST LAND STATUS:**

- A. Section 5(b) of the Hawai'i Admission Act
- B. DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: Yes/No
- C. Encumbered by Governor's Executive Order No.

Island - Park	A	B	C
1. Mākena State Park	5(b)	No	4184
2. Wai'ānapanapa State Park	5(b)	No	2900
Kaua'i:			
3. Waimea Canyon State Park	5(b)	No	1510
4. Kōke'e State Park	5(b)	No	1510
5. Wailua River State Park	5(b)	No	2021
6. Opaeka'a Falls	5(b)	No	0076
7. Hā'ena State Park	acquired after 8/59	No	3391
O'ahu:			
8. Diamond Head State Monument	5(b)	No	2000
9. Ka'ena Point State Park,	5(b)	No	4141
10. Kaiwi State Scenic Shoreline	acquired after 8/59	No	3520
11. Nu'uaniu Pali State Wayside	5(b)	No	UOA with DOT
12. Pu'u 'Ulaka'a State Wayside	5(b)	No	4350
13. Sand Island State Recreation Area	5(b)	No	2704
Hawai'i			
14. 'Akaka Falls State Park	5(b)	No	1520b
15. Wailuku River State Park,	5(b)	No	3905
16. Hāpuna Beach State Recreation Area	5(b)	No	2909
17. Kekaha Kai State Park	5(b)	No	3677
18. Wailoa River State Park	acquired after 8/59	No	0069

**CONCESSION AGREEMENT TERM:**

Three (3) years beginning on the commencement date for each concession agreement.

COMMENCEMENT DATE:

Sixty (60) days after the date of sale; provided that if such date is not on the first day of any month, the commencement date shall be the first day of the month following such date; and further provided that the Chairperson may amend the commencement date for good cause.

MINIMUM MONTHLY:

Highest and responsible bidder.

DISCUSSION:

Parks is proposing to implement mobile food truck concession contracts at various park units. Staff believes these proposed concession agreements will help to satisfy the increasing public demand for additional services, such as food and beverage, and in the process, generate additional revenue, support small businesses, and encourage sustainable and environmentally responsible concession contracts.

Currently there are no existing MFT's at these referenced parks. Prior to COVID shutdowns, there were three (3) long-standing and successful mobile food concessions within Hawai'i State Parks, at Diamond Head State Monument, O'ahu, Mākena State Park on Maui, and within Waimea Canyon State Park, Kaua'i. Previously, there was a food service concession within a restaurant building at Hāpuna Beach State Recreation Area as well as a mobile food truck at Kekaha Kai State Park on Hawai'i Island.

Current food and beverage services within State Parks consist of vending machines concession agreements at Wai'ānapanapa State Park issued to Maui Soda and Ice Works, Ltd. and Diamond Head State Monument issued to Pepsi Bottling Group, LLC. pursuant to a month-to-month revocable permit renewed annually, as well as full restaurant service within the Kōke'e Lodge, Kōke'e State Park, Kaua'i.

To achieve this goal, Parks is seeking authorization to solicit bids via an IFB process and award three (3) year concession contracts with an option to extend for an additional three (3) years for the selected park units as warranted. Additionally, these contracts will enable Parks to provide enhanced visitor services while generating revenue. The contracted partnerships, similar to the parking and entry concessions, add authorized personnel to typically understaffed park units and, in doing so, create a value-added presence which has been shown to reduce illicit activities, including vehicle break-ins. Historically, Parks has requested Board approval to solicit bids for specific park units but has determined that this Statewide approach is more efficient.

Parks will locate an area for the MFT's to be away from any highway entrance as a safety measure. The presence of a MFT will support Parks as a security and public safety measure. Park staff will determine which park locations may include more than one MFT.

The following agencies were consulted on this action with the results indicated:

Office of Hawai'i Affairs  
Department of Health  
DLNR – Division of Forestry and Wildlife  
DLNR – Land Division  
OCCL – Office of Conservation and Coastal Lands

**STAFF RECOMMENDATION:**

Staff is requesting approval to solicit and award the MFT concession contracts and the delegation to the Chairperson to issue the IFB, independently award each bid and give Notice to Proceed at various Park units Statewide.

**RECOMMENDATION:**

That the Board of Land and Natural Resources,

1. Declare that, after considering the potential effects of the proposed project as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Authorize the Chairperson to issue the Invitation for Bidders and Delegate to the Chairperson the authority to select the highest and responsible bidder and issue the Notice to Proceed for concession lease agreements.
3. Authorize the issuance of concession lease agreements to operate mobile food concessions as 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 concession contract as may be amended from time to time.
  - b. The successful bidder will be responsible for compliance with Chapter 343, HRS, with respect to any increased development or change in use of the property from the previously existing use.
  - c. Review and approval by the Department of the Attorney General; and
  - d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

August 12, 2022

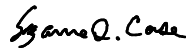
Respectfully submitted,



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CURT A. COTTRELL  
Administrator  
Division of State Parks

APPROVED FOR SUBMITTAL:



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SUZANNE D. CASE  
Chairperson  
Board of Land and Natural Resources

ATTACHMENTS:

- EXHIBIT A – Statewide – Description and Map Locations
- EXHIBIT B – Exemption Notification

Statewide – Mobile Food Truck Locations

Island – Park	Tax Map Key	EO No.	Land Use/County Zoning – Trust Land Status
<b>Maui</b>			
Makana State Park	2)2-1-006:030 (por.)	4184	Conservation/Open – 5(b)
Wai‘ānapanapa State Park	(2)1-3-006:009 (por.)	2900	Conservation/Open – 5(b)
<b>Kaua‘i</b>			
Waimea Canyon State Park	(4)1-2-001:004 (por.)	1510	Conservation/Open – 5(b)
Koke‘e State Park	(4)1-4-001:002 (por.)	1510	Conservation/Open – 5(b)
Wailua River State Park	(4)3-9-004:003 (por.)	2021	Conservation/Open – 5(b)
Opaeka‘a Falls	(4)4-2-003:008 (por.)	0076	Conservation/Unknown – 5(b)
Hā‘ena State Park	(4)5-9-008:001 (por.)	3391	Conservation/Unknown – acquired after 8/59
<b>O‘ahu</b>			
Diamond Head State Monument	(1)3-1-042:006 (por.)	2000	Conservation/P-1 – 5(b)
Ka‘ena Point State Park	(1) 6-9-001:002 (por.)	4141	Conservation/P-1 & P-2
	(1) 8-1-001:007 (por.)		Conservation/P-1 – 5(b)
Ka Iwi State Scenic Shoreline	(1)3-9-011:002 (por.)	3520	Conservation/P-1 – acquired after 8/59
Nu‘uanu Pali State Wayside	(1)1-9-007:001 (por.)	UAO	Conservation/P-1, R-10 – 5(b)
		w/HDOT	Conservation/P-1 – 5(b)
Pu‘u ‘Ualaka‘a State Wayside	(1)2-5-019:003 (por.)	4350	Urban/I-3, P-2
Sand Island State Recreation Area	(1)1-5-041:006 (por.)	2704	
<b>Hawai‘i</b>			
‘Akaka Falls State Park	(3)2-8-010:018 (por.)	1520b	Conservation/A-20a– 5(b)
Wailuku River State Park	(3)2-3-027:001 (por.)	0061	Conservation/Open – 5(b)
Hāpuna Beach State Recreation Area	(3)6-2-002:035 (por.)	2909	Conservation/Open – 5(b)
Kekaha Kai State Park	(3)7-2-005:002 (por.)	3677	Conservation/Open – 5(b)
Wailoa River State Park	(3)2-2-013:003 (por.)	0069	Conservation/Open – acquired after 8/59

## A. Maui

- A. Wai'ānapanapa State Park
- B. Mākena State Park



Google Earth

Data: LDEO-Columbia, NSF, NOAA

Image Landsat / Copernicus

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data MBARI

EXHIBIT A-1



**A. Wai'ānapanapa State Park**

Mobile Food Truck (TBD)



# B. Mākena State Park

A. & B. Mobile Food Truck (TBD)



# Kaua'i

- A. Waimea Canyon State Park
- B. Kōke'e State Park
- C. Wailua River State Park
- D. Opaeka'a Falls
- E. Hā'ena State Park - Ke'e Beach



Google Earth

Image © 2022 Maxar Technologies  
Data: SOEST/UHM  
Data: USGS

# A. Waimea Canyon State Park

Mobile Food Truck (TBD)



Google Earth

Image © 2022 Maxar Technologies

**B. Kōke'e State Park**  
Mobile Food Truck (TBD)



Google Earth

Image © 2022 Maxar Technologies

# C. Wailua River State Park

Mobile Food Truck (TBD)



# D. Opaeka'a Falls

Mobile Food Truck (TBD)

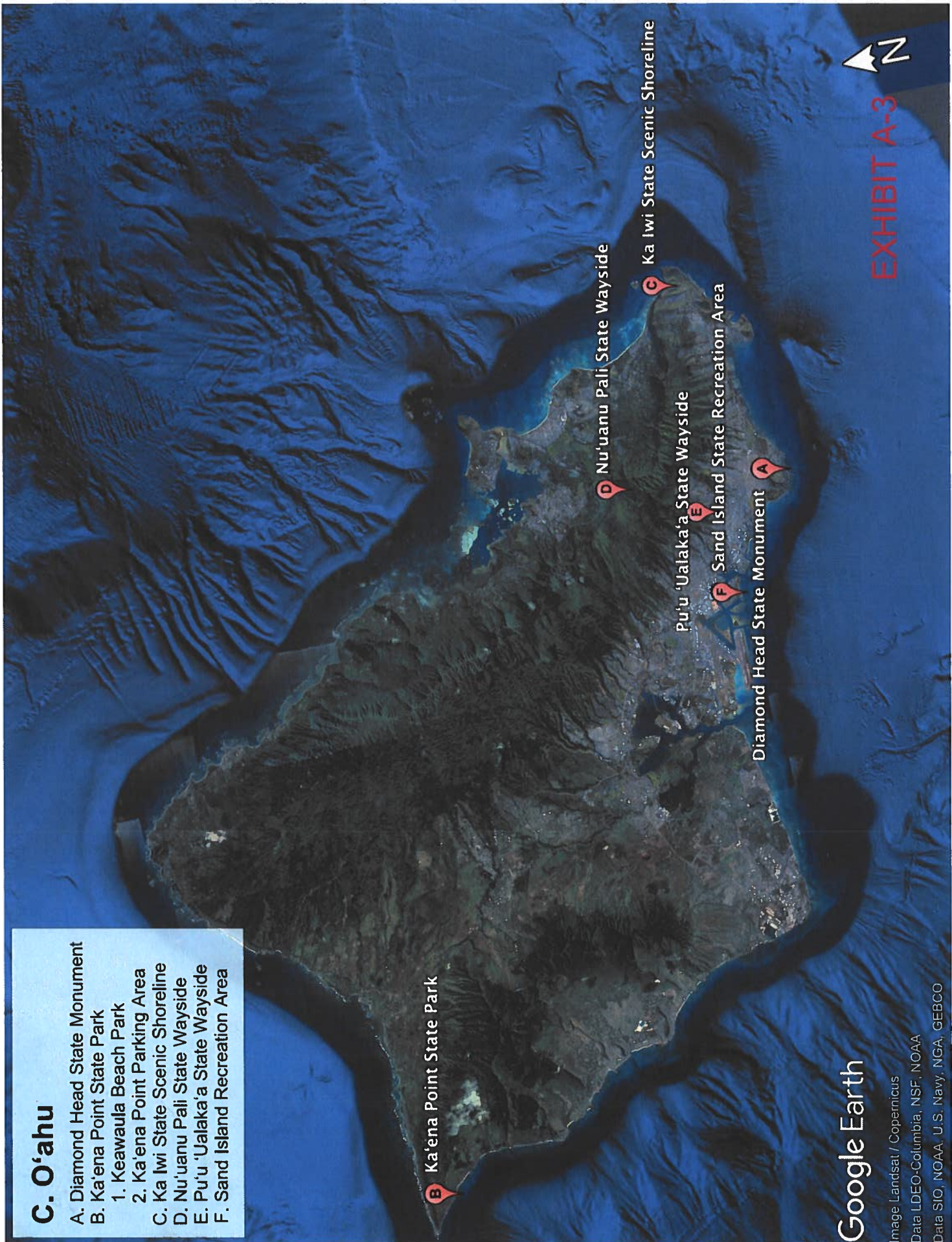


**E. Hā'ena State Park**  
Mobile Food Truck (TBD)



## C. O'ahu

- A. Diamond Head State Monument
- B. Ka'ena Point State Park
  - 1. Keawaula Beach Park
  - 2. Ka'ena Point Parking Area
- C. Ka Iwi State Scenic Shoreline
- D. Nu'uuanu Pali State Wayside
- E. Pu'u 'Ualaka'a State Wayside
- F. Sand Island Recreation Area



**B** Ka'ena Point State Park

**D** Nu'uuanu Pali State Wayside

**C** Ka Iwi State Scenic Shoreline

**E** Pu'u 'Ualaka'a State Wayside

**F** Sand Island State Recreation Area

**A** Diamond Head State Monument

Google Earth

Image Landsat / Copernicus

Data LDEO-Columbia, NSF, NOAA

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

EXHIBIT A-3



# A. Diamond Head State Monument

Mobile Food Truck (TBD)

A



# B. Ka'ena Point State Park

Mobile Food Truck (TBD)



Google Earth

Image © 2022 Maxar Technologies

# B. Ka'ena Point State Park - Keawaula Beach

1. Mobile Food Truck (TBD)



## B. Ka'ena Point State Park

2. Mobile Food Truck (TBD)



# C. Kaiwi State Scenic Shoreline

Mobile Food Truck (TBD)



Google Earth

# D. Nu'uuanu Pali State Wayside

Mobile Food Truck (TBD)



# E. Pu'u 'Ualaka'a State Wayside

Mobile Food Truck (TBD)



# F. Sand Island State Recreation Area

Mobile Food Truck (TBD)



Sand Island State Recreation Area

Google Earth

## D. Hawaii'i

- A. Akaka Falls State Park
- B. Wailuku River State Park
- C. Hapuna Beach State Recreation Area
  - 1. Hapuna Beach SRA
  - 2. Waialea Bay
- D. Kekaha Kai State Park
- E. Wailoa River State Recreation Area

Akaka Falls State Park

Wailuku River State Park

Wailoa River State Recreation Area

Hapuna Beach State Recreation Area

Kekaha Kai State Park

Google Earth

Data LDEO-Columbia, NSF, NOAA

Image Landsat / Copernicus

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data MBARI

EXHIBIT A-4



# A. Akaka Falls SP

Mobile Food Truck (TBD)



# B. Wailuku River SP-Rainbow Falls

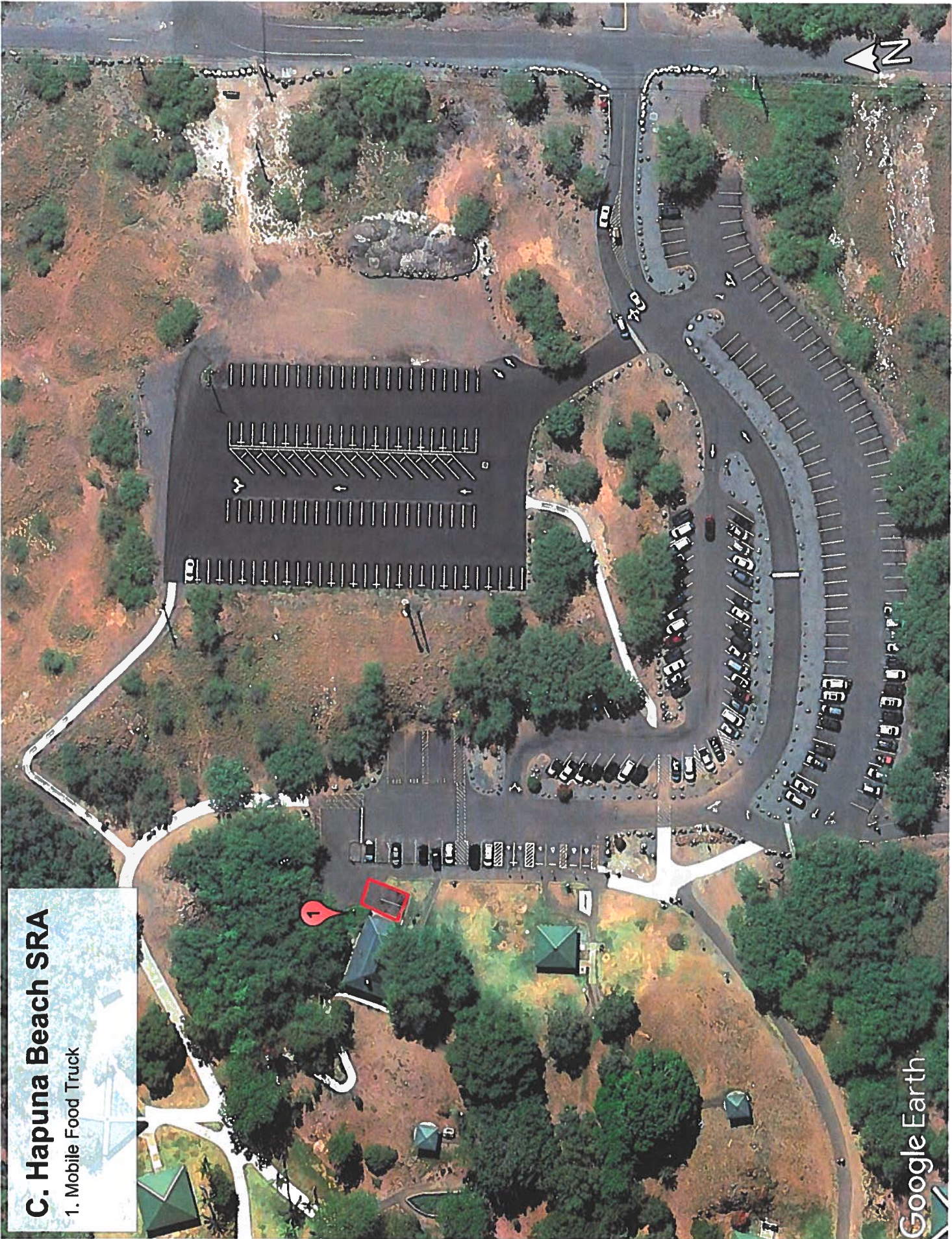
Mobile Food Truck (TBD)



## C. Hapuna Beach SRA

1. Hapuna Beach SRA
2. Waialea Bay





# C. Hapuna Beach SRA

- 1. Mobile Food Truck

# C. Hapuna Beach SRA - Waialea Bay

2. Mobile Food Truck (TBD)



# D. Kekaha Kai State Park - Manini'owali

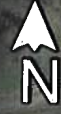
Mobile Food Truck



# E. Wailoa River State Recreation Area

Mobile Food Truck (TBD)

E





DAVID Y. IGE  
GOVERNOR OF  
HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
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

**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**EXEMPTION NOTIFICATION**

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR.

Project Title:	IFB for Mobile Food Truck Statewide Concession Agreements
Project/ Reference No.:	TBD
Project Location:	Statewide map and area location attached as Exhibit A
Project Description:	Solicit and Award Mobile Food Truck (MFT) Concession Contracts and Delegation to the Chairperson to issue the Invitation for Bidders (IFB), independently award each bid and give Notice to Proceed for the various parks as listed on Exhibit A.
Chap. 343 Trigger(s):	Use of State Land
Exemption Class No.:	In accordance with Hawai'i Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing." Item 40: "Leases of State land involving negligible or no expansion or change of use beyond that previously existing."
Consulted Parties:	Office of Hawaiian Affairs, Department of Health, DLNR-Land Division, DLNR-Division of Forest and Wildlife,
Recommendation:	It is recommended that the Board find that this action will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

**EXHIBIT B**

