

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of Boating and Ocean Recreation  
Honolulu, Hawaii 96819

February 14, 2025

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

Land Board Members:

SUBJECT: Issuance of Revocable Permit to Harold K. Teshima, for a Mobile Food Truck Concession Purposes, Located at the Honokohau Small Boat Harbor, Kealakehe, Kona, Island of Hawaii, Tax Map Key: (3) 7-4-008:003 (por.)

And

Declare the Project Exempt from Requirements of Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200.1, Hawaii Administrative Rules

APPLICANT:

Harold K. Teshima a Hawaii Individual, whose mailing address is 75-5788 Makamae Place, Kailua Kona, Hawaii 96740.

LEGAL REFERENCE:

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

LOCATION:

Portion of Government lands situated at Honokohau Small Boat Harbor, Kealakehe, Kona, Island of Hawaii, Tax Map Key: (3) 7-4-008:003 (por.) hereinafter referred to as the "Premises" as shown on the maps labeled **Exhibit A-1 and A-2** and attached hereto.

AREA:

Approximately 220 square feet.

ZONING:

State Land Use District: Urban  
County of Hawai'i: Open

TRUST LAND STATUS:

Section 5(b) lands of the Hawai'i Admission Act  
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: NO

CURRENT USE STATUS:

Unencumbered

CHARACTER OF USE:

Mobile food trailer-truck selling plate lunches, bento, other food items, and drinks.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

Two Hundred and No/100 Dollars (\$200.00) per month or ten percent (10%) of monthly gross receipts, whichever is greater.

SECURITY DEPOSIT:

Twice the monthly rent.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Section 11-200.1-15, Hawai'i Administrative Rules (HAR) and the Exemption List for the Department of Land and Natural Resources, reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to General Exemption Type 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 No. 46, which states, "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", and Item No. 44, which states, "Permits, licenses, registration, and rights-of-entry issued by the

Department that are routine in nature, involving negligible impacts beyond that previously existing.”

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

<b>Consulted Agency</b>	<b>Comments</b>
Dept. of Health – Food Safety Branch	No Objections
DLNR – Aquatic Resources	Did not respond by time allowed
DLNR – State Parks	Did not respond by time allowed
Office of Conservation of Coastal Lands (OCCL)	Did not respond by time allowed
Hawai'i Dept. of Planning	No Objections
Dept. of Transportation	No Comments

DCCA VERIFICATION:

Individual, not applicable

JUSTIFICATION FOR REVOCABLE PERMIT:

The issuance of revocable permit is a short-term measure which will allow staff to test the market to determine if it's practicable to seek the issuance of concession contract for a food concession at this location.

REMARKS:

Harold K. Teshima is proposing a food service truck selling plate lunches, bento, other food items, and drinks. The Honokohau Small Boat Harbor on the Island of Hawaii is frequently used by the public for ocean related activities. It would be beneficial to have a mobile food truck to provide more options of hot meals and beverages to the harbor users and community.

Harold K. Teshima will be required to comply with environmental best management practices the company uses eco-friendly, compostable, and biodegradable supplies. The truck will be at the premises 2-5 days per week, from 9:00 AM to 2:00 PM and will be removed from the premises at the end of each day. Nothing from operations will be left behind at the end of each workday.

The applicant has not had a lease, permit, easement, or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

RECOMMENDATION:

That the Board of Land and Natural Resources:

1. Declare that, after considering the potential effects of the proposed disposition 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. Based on the testimony and facts presented, the Board finds that approving the RP under the conditions and rent set forth herein will serve the best interests of the state.
3. Authorize the issuance of Revocable Permit to Harold K. Teshima, covering the subject area for a mobile food truck concession 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;
  - c. The Applicant is required to apply for a Special Management Area Assessment Application (SMAA) to be reviewed and approved by the County of Hawai'i Department of Planning; and
  - d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



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MEGHAN L. STATTS, Administrator  
Division of Boating and Ocean Recreation

APPROVED FOR SUBMITTAL:



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DAWN N.S. CHANG, Chairperson  
Board of Land and Natural Resources

Attachments:

- Exhibit A-1 – Site Location
- Exhibit A-2 – Site Location

## EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

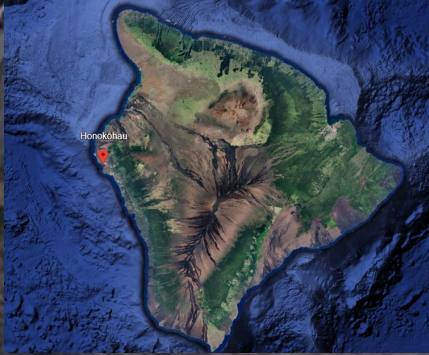
Project Title:	Issuance of Revocable Permit to Harold K. Teshima, for a Mobile Food Truck Concession, Located at Honokohau Small Boat Harbor, Kealakehe, Kona, Island of Hawai'i, Tax Map Key: (3) 7-4-008:003 (por.)
Project / Reference No.:	N/A
Project Location:	Honokohau Small Boat Harbor, Kealakehe, Kona, Island of Hawai'i, Tax Map Key: (3) 7-4-008:003 (por.)
Project Description:	Issuance of Revocable Permit to Harold K. Teshima, for a Mobile Food Truck Concession
Chap. 343 Trigger(s):	Use of State lands
Exemption Class No(s).:	In accordance with Section 11-200.1-15, Hawai'i Administrative Rules (HAR) and the Exemption List for the Department of Land and Natural Resources, reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to General Exemption Type 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," Part 1, Item No. 46, which states, "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", and Item No. 44, which states, "Permits, licenses, registration, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."
Cumulative Impact of Planned Successive Actions in Same Place Significant?	Activities in the subject area have resulted in no known significant impact to the natural and environmental resources in the area.
Action May have Significant Impact on Particularly Sensitive Environment?	The requested area is a portion of the Honokohau Small Boat Harbor that is visited by the community, tourists, and commercial operators and is impacted by human activity. Staff believes there would be no significant impact to sensitive environmental or ecological receptors.
Analysis:	Based on the above mentioned, staff believes there would be no significant impact to the environment.
Consulted Parties:	Dept. of Health Food Safety Branch, DLNR Aquatic Resources, DLNR State Parks, DLNR Office of Conservation of Coastal Lands, and Hawai'i Dept. of Planning, Dept. of Transportation.

Declaration:	The Board find that this project will probably have minimal or no significant effect on the environment and declares that this project is exempt from the preparation of an environmental assessment.
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**Exhibit A-1**  
**Location of Food Truck**  
**Honokohau Small Boat Harbor**



**Site Location**  
**Not to Scale**



**Exhibit A-2**  
**Location of Food Truck**  
**Honokohau Small Boat Harbor**

