



## PLANNING COMMISSION

KAAINA S. HULL, CLERK OF COMMISSION

GLEND A NOGAMI STREUFERT, CHAIR  
HELEN COX, VICE CHAIR  
DAN GIOVANNI, MEMBER

RECEIVED

26 AUG -5 P3:30

- The Planning Commission Meeting will be at:

Līhu'e Civic Center, Moikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

- Oral testimony will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- Written testimony indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Planning Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Planning-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.

IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR [ADAVIS@KAUAI.GOV](mailto:ADAVIS@KAUAI.GOV) AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.

**SUBDIVISION COMMITTEE MEETING NOTICE AND AGENDA**

**Tuesday, August 11, 2026  
8:00 a.m. or shortly thereafter  
Līhu'e Civic Center, Moikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i**

RECEIVED

**A. CALL TO ORDER**

26 AUG -5 P3:30

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

RECEIVED  
THE COUNTY CLERK  
COUNTY OF KAUAI

**D. MINUTES of the meeting(s) of the Subdivision Committee**

1. June 9, 2026.

**E. RECEIPT OF ITEMS FOR THE RECORD**

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS (For Action)**

1. Preliminary Subdivision Map Approval

- a. Subdivision Application No. S-2026-13  
**Richard A. Littlestone Jr. / Toni S. Uchima**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-4-001: 044  
Kalāheo, Kaua'i

- 1) Subdivision Report pertaining to this matter.

- b. Subdivision Application No. S-2026-15  
**Kiahuna Phase III-A & III-B / County of Kaua'i**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-8-014: 018  
Kōloa, Kaua'i

- 1) Subdivision Report pertaining to this matter.

- c. Subdivision Application No. S-2027-1  
**Grove Farm Company, Inc. / State of Hawai'i – Agribusiness Development Corporation**  
Proposed 2-Lot Consolidation and Re-Subdivision into 3-Lots  
TMKs: (4) 3-8-018: 001 and 009  
Hanamā'ulu, Līhu'e, Kaua'i

- 1) Subdivision Report pertaining to this matter.

**G. NEW BUSINESS (For Action) Continued**

**2. Preliminary Subdivision Extension Request**

- a. Subdivision Application No. S-2025-4  
**Po'ipū Kai Association / County of Kaua'i**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-8-027: 022  
Weliweli, Kōloa, Kaua'i  
  
1) Subdivision Report pertaining to this matter.
- b. Subdivision Application No. S-2025-5  
**State of Hawai'i – Department of Hawaiian Homelands**  
Proposed 2-Lot Subdivision  
TMK: (4) 4-8-018: 009  
Anahola, Kaua'i  
  
1) Subdivision Report pertaining to this matter.
- c. Subdivision Application No. S-2025-6  
**Niu Pia Land Company, Ltd.**  
Proposed 2-Lot Consolidation  
TMKs: (4) 3-6-003: 017 and 061  
Kalapakī, Līhu'e, Kaua'i  
  
1) Subdivision Report pertaining to this matter.
- d. Subdivision Application No. S-2025-7  
**Tink Tank, LLC.**  
Proposed 2-Lot Boundary Adjustment  
TMKs: (4) 2-1-003: 016 and 031  
Ele'ele, Kaua'i  
  
1) Subdivision Report pertaining to this matter.

**3. Final Subdivision Map Approval**

- a. Subdivision Application No. S-2025-2  
Kukui'ula Parcel Q Subdivision  
**Makai Kōloa, LLC. Et Al.**  
Proposed 3-Lot Consolidation and Re-Subdivision into 20 lots  
TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005  
Kōloa, Kaua'i  
  
1) Subdivision Report pertaining to this matter.

#### H. **EXECUTIVE SESSION**

Pursuant to Hawaii Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. Subdivision Application No. S-2026-13  
**Richard A. Littlestone, Jr. / Toni S. Uchima**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-4-001: 044  
Kalāheo, Kauaʻi
2. Subdivision Application No. S-2026-15  
**Kiahuna Phase III-A & III-B / County of Kauaʻi**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-8-014: 018  
Kōloa, Kauaʻi
3. Subdivision Application No. S-2027-1  
**Grove Farm Company, Inc. / State of Hawaiʻi – Agribusiness Development Corporation**  
Proposed 2-Lot Consolidation and Re-Subdivision into 3-Lots  
TMKs: (4) 3-8-018: 001 and 009  
Hanamāʻulu, Līhuʻe, Kauaʻi
4. Subdivision Application No. S-2025-4  
**Poʻipū Kai Association / County of Kauaʻi**  
Proposed 2-Lot Subdivision  
TMK: (4) 2-8-027: 022  
Weliweli, Kōloa, Kauaʻi
5. Subdivision Application No. S-2025-5  
**State of Hawaiʻi – Department of Hawaiian Homelands**  
Proposed 2-Lot Subdivision  
TMK: (4) 4-8-018: 009  
Anahola, Kauaʻi
6. Subdivision Application No. S-2025-6  
**Niu Pia Land Company, Ltd.**  
Proposed 2-Lot Consolidation  
TMKs: (4) 3-6-003: 017 and 061  
Kalapakī, Līhuʻe, Kauaʻi
7. Subdivision Application No. S-2025-7  
**Tink Tank, LLC.**  
Proposed 2-Lot Boundary Adjustment  
TMKs: (4) 2-1-003: 016 and 031  
Eleʻele, Kauaʻi

I. EXECUTIVE SESSION continued

8. Subdivision Application No. S-2025-2  
Kukui'ula Parcel Q Subdivision  
**Makai Kōloa, LLC. Et Al.**  
Proposed 3-Lot Consolidation and Re-Subdivision into 20 lots  
TMKs: (4) 2-6-014: 041 and 046 / 2-6-015: 005  
Kōloa, Kaua'i

J. ADJOURNMENT

KAUA'I PLANNING COMMISSION  
SUBDIVISION COMMITTEE MEETING  
June 09, 2026  
**DRAFT**

The regular meeting of the Planning Subdivision Committee of the County of Kaua'i was called to order by Subdivision Committee Chair Glenda Nogami Streufert at 8:30 a.m. -  
Webcast Link: <https://www.kauai.gov/Webcast-Meetings>

The following Commissioners were present:

Ms. Helen Cox  
Mr. Dan Giovanni  
Ms. Glenda Nogami Streufert

Excused or Absent

The following staff members were present: Planning Department - Director Ka'aina Hull, Planning Department, Staff Planner Kenny Estes, Planning Secretary Shanlee Jimenez, Staff Services Supervisor Leila Kim; Office of the County Attorney – Deputy County Attorney Laura Barzilai, Office of Boards and Commissions – Support Clerk Lisa Oyama.

Discussion of the meeting, in effect, ensued:

**CALL TO ORDER**

Subdivision Committee Chair Glenda Nogami Streufert: The Subdivision Committee meeting will be called to order at 8:30.

**ROLL CALL**

Planning Director Ka'aina Hull: Good morning, Madam Chair. The first order of business is roll call. Commissioner Cox?

Commissioner Helen Cox: Here.

Mr. Hull: Commissioner Giovanni?

Commissioner Dan Giovanni: I am here.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye. Here.

Mr. Hull: You have a quorum, Madam Chair. 3:0.

## **APPROVAL OF AGENDA**

Mr. Hull: Next, would be the Approval of the Agenda. The department doesn't have any recommended changes to the agenda.

Chair Streufert: Can I have a motion to accept the...to approve the agenda?

Ms. Cox: I move we accept the agenda.

Mr. Giovanni: Second.

Chair Streufert: It's been moved and seconded. Is there any discussion? How do you all vote? Aye or (inaudible)?

Ms. Cox: Aye.

Deputy County Attorney Laura Barzilai: Voice vote.

Chair Streufert: Voice vote, I'm sorry.

Mr. Giovanni: Aye.

Ms. Cox: Aye.

Chair Streufert: Okay, it's been approved. 3:0.

## **MINUTES of the meeting(s) of the Subdivision Committee**

Mr. Hull: Next, we have the meeting minutes for April 14, 2026.

Chair Streufert: We have any discussion on this before we...I move...

Ms. Cox: I...

Chair Streufert: Do we have a motion on this to accept the minutes of the meeting?

Ms. Cox: I move we accept the minutes.

Ms. Barzilai: Approve please.

Ms. Cox: I move that we approve the minutes of whatever date it was.

Ms. Barzilai: Thank you.

Mr. Giovanni: I'll second that also.

Chair Streufert: It's been moved and seconded. Any discussion? If not, let's do a voice vote on this. All those in favor of accepting the minutes. Aye (unanimous voice vote).

Ms. Cox: Approving.

Chair Streufert: It's been approved. 3:0.

**RECEIPT OF ITEMS FOR THE RECORD (None)**

Mr. Hull: Next, we have no additional Receipt of Items for the Record.

**UNFINISHED BUSINESS (None)**

Mr. Hull: No Unfinished Business. Onto New Business.

**NEW BUSINESS (For Action)**

Preliminary Subdivision Map Approval

Subdivision Application No. S-2026-11

**Kiahuna Plantation Drive, LLC. / County of Kaua'i**

Proposed 2-Lot Subdivision

TMK: (4) 2-8-014: 005

Kōloa, Kaua'i

- 1) Subdivision Report pertaining to this matter.

Mr. Hull: We don't have any members of the public signed up to testify. Would any member of the public want to testify on this agenda item? If so, you may approach the microphone. Seeing none, I'll turn it over to Kenny.

Staff Planner Kenny Estes: Good morning, Chair and members of the Subdivision Committee. I'll summarize the report for the record.

Mr. Estes read the Summary, Project Data, Project Description and Use, Additional Findings, Preliminary Evaluation, and Preliminary Conclusion sections of the Director's Report for the record (on file with the Planning Department).

Chair Streufert: Are there any questions?

Mr. Giovanni: No questions.

Ms. Cox: No, no questions.

Chair Streufert: I do have one question. How large does a roundabout have to be in order to make it useful for large trucks? Like, delivery trucks.

Mr. Estes: I think that would be...if...

Chair Streufert: The reason for asking this is, if you go to the Po'ipū bypass, yeah, there are two roundabouts, one of them is at Po'ipū, at the large circle and the other one is at the top of the bypass road, and the one at the bypass road seems a little narrow, and I was told that some of it,

larger trucks have a problem with that because it's too narrow. So, the question is, what exactly, how much land do you actually need to make it useful? And is this going to be large enough?

Mr. Hull: It...see, Michael Moule isn't here, he was supposed to be here on behalf of the county, I'm not sure where he is, but I can say, just having gotten into it with the roundabout proposals across the island. Many of the truck drivers, not many, some truck drivers do need to be a bit more educated on how to navigate the roundabout, in that there is a lip that we as regular cars stay outside of that lip, but it's intended and it's designed in a manner for large trucks to drive over that lip. And there are certainly other...certainly, you know, a difference of opinion on how a lip should be designed. From my understanding the current roundabout next to Kukui'ula, some truck drivers, (inaudible) as well, but he's not here for this agenda item, but we have had discussions with both emergency personnel, as well as truck operators that the lip design on the Kukui'ula roundabout is not as good as the lip design at the Safeway roundabout. So, there are different ways to design it that may be a bit more accommodating to truck traffic, but ultimately that lip is designed for trucks to drive over.

Chair Streufert: Any other questions? Okay...

Ms. Barzilai: Is the applicant here?

Chair Streufert: Is the applicant here?

Mr. Hull: That's what I was saying. Engineering was supposed to be here, but they are not right now.

Chair Streufert: Okay. Do we want to delay this until he comes or...

Ms. Barzilai: It's entirely up to you, Chair.

(Inaudible)

Chair Streufert: Okay. Then I can entertain a motion to accept this.

Ms. Cox: I move we accept the application, S-2026-11. We approve it.

Chair Streufert: Is there a second?

Mr. Giovanni: I second the motion.

Chair Streufert: Okay, it's been moved and seconded, that we accept the Subdivision Application No. S-2026-11, approved. Is there any discussion? If not, could we have a roll call vote on this, please?

Mr. Hull: Roll call, Madam Chair. Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner Giovanni?

Mr. Giovanni: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye. Subdivision application approved. 3:0.

Mr. Hull: Next, we'd be moving on to.

Subdivision Application No. S-2026-12  
**Lawrence A. & Gloria T. Rudolfo Trust Et Al.**  
Proposed 3-Lot Subdivision  
TMK: (4) 1-3-008: 009  
Kekaha, Waimea, Kaua'i

1) Subdivision Report pertaining to this matter.

Mr. Hull: Is there any...I don't have anyone signed up to testify on this agenda item. If anybody would like to testify on this agenda item, you may approach the microphone. Seeing none, the department will turn it over to Kenny for the report.

Mr. Estes: Okay. I'll summarize the report for the record.

Mr. Estes read the Summary, Project Data, Project Description and Use, Additional Findings, Preliminary Evaluation, and Preliminary Conclusion sections of the Director's Report for the record (on file with the Planning Department).

Chair Streufert: Are there any questions for the department? Is the applicant here? Would you please come up and state your name and anything that you would like to present. Could you turn that on?

Commission Support Clerk Lisa Oyama: Can you tap the white button?

Chair Streufert: Thank you.

Mr. Lucas Breckenridge: Can you hear me now?

Chair Streufert: Yes.

Mr. Breckenridge: Good morning. My name is Lucas Breceknridge. I'm the land surveyor on the project. Just trying to complete this for the family so they can move on with the division.

Chair Streufert: Do we have any questions for...

Mr. Breckenridge: Any questions for me?

Chair Streufert: So, this is to comply with the court order, is that correct?

Mr. Breckenridge: Yeah.

Chair Streufert: Okay. Are there any objections from the department on this?

Mr. Estes: Sorry, we have no objections.

Chair Streufert: Could we have your recommendations...thank you. Could we have your recommendations, the department's recommendation then?

Mr. Estes: The department is recommending Preliminary Subdivision Map Approval.

Chair Streufert: Do we have a motion to that effect?

Ms. Cox: I move we approve Application S-2026-12.

Mr. Giovanni: I second the motion.

Chair Streufert: It's been moved and seconded that we approve Subdivision Application S-2026-12. If there's no other discussion, could we have a roll call vote, please?

Mr. Hull: Roll call, Madam Chair. Commissioner Cox?

Ms. Cox: Aye.

Mr. Hull: Commissioner Giovanni?

Mr. Giovanni: Aye.

Mr. Hull: Chair Streufert?

Chair Streufert: Aye.

Mr. Hull: Motion passes, Madam Chair. 3:0.

Chair Streufert: Thank you.

### **EXECUTIVE SESSION (None)**

Mr. Hull: That concludes our business for the day. We would be looking at reconvening the Planning Commission at 9 a.m.

### **ADJOURNMENT**

Chair Streufert: Can I have a motion to adjourn please?

Ms. Cox: I move we adjourn.

Mr. Giovanni: And I second.

Chair Streufert: It's been moved and seconded. All those in favor, a voice vote please. Aye (unanimous voice vote). Thank you. 3:0.

Chair Streufert adjourned the meeting at 8:40 a.m.

Respectfully submitted by:

\_\_\_\_\_*Lisa Oyama*\_\_\_\_\_

Lisa Oyama,  
Commission Support Clerk

( ) Approved as circulated (date of meeting approved).

( ) Approved as amended. See minutes of \_\_\_\_\_ meeting.



# DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

## SUBDIVISION REPORT

### I. SUMMARY

**Action Required by Planning Commission:** Consideration of Subdivision Application No. S-2026-13 involving a two (2) lot Subdivision

**Subdivision Permit No.** Application No. S-2026-13

**Name of Applicant(s)** RICHARD A. LITTLESTONE JR. / TONI S. UCHIMA

### II. PROJECT INFORMATION

|                                                          |                                                                                                                                                                      |                                                         |                                     |                          |         |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------|--------------------------|---------|
| <b>Map Title</b>                                         | Subdivision of Lot 48-A-1 Being Portion of Grant 5449 to Manuel Louis, Kalāheo Homesteads, First Series into Lots 48-A-1-A and 48-A-1-B at Kalāheo, Kaua'i, Hawai'i. |                                                         |                                     |                          |         |
| <b>Tax Map Key(s):</b>                                   | 2-4-001: 044                                                                                                                                                         | <b>Area:</b>                                            | 2.08 Acres                          |                          |         |
| <b>Zoning:</b>                                           | Residential District (R-2) / Open (O) District                                                                                                                       |                                                         |                                     |                          |         |
| <b>State Land Use District(s):</b>                       | Urban                                                                                                                                                                | <b>General Plan Designation:</b>                        | Residential Community               |                          |         |
| <b>AGENCY COMMENTS</b>                                   |                                                                                                                                                                      |                                                         |                                     |                          |         |
| <input checked="" type="checkbox"/> COK DPW-Engineering: | pending                                                                                                                                                              | <input checked="" type="checkbox"/> State DOT-Highways: | 06.05.2026                          |                          |         |
| <input checked="" type="checkbox"/> COK DPW-Wastewater:  | pending                                                                                                                                                              | <input checked="" type="checkbox"/> State Health:       | 06.18.2026                          |                          |         |
| <input checked="" type="checkbox"/> COK Water:           | pending                                                                                                                                                              | <input checked="" type="checkbox"/> DLNR – SHPD:        | pending                             |                          |         |
| <input checked="" type="checkbox"/> COK Fire:            | 06.05.2026                                                                                                                                                           | <input type="checkbox"/> State CWRM:                    |                                     |                          |         |
| <input type="checkbox"/> COK Housing:                    |                                                                                                                                                                      |                                                         |                                     |                          |         |
| <b>EXISTING ROAD RIGHT-OF-WAY(S)</b>                     |                                                                                                                                                                      |                                                         |                                     |                          |         |
| Road Name                                                | Existing Width                                                                                                                                                       | Required Width                                          | Pavement YES                        | NO                       | Reserve |
| Iwi Road                                                 | 30 feet                                                                                                                                                              | 44 feet                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | TBD     |
|                                                          |                                                                                                                                                                      |                                                         | <input type="checkbox"/>            | <input type="checkbox"/> |         |
| <b>APPLICABLE FEES</b>                                   |                                                                                                                                                                      |                                                         |                                     |                          |         |
| <b>Environmental Impact Assessment (EIA)</b>             | \$250.00                                                                                                                                                             |                                                         |                                     |                          |         |
| <b>Park Dedication</b>                                   | \$150.00                                                                                                                                                             |                                                         |                                     |                          |         |
| <b>Appraisal Report Required</b>                         | N/A                                                                                                                                                                  |                                                         |                                     |                          |         |

G.I.A.I

AUG 11 2026

|                                                                                        |                 |
|----------------------------------------------------------------------------------------|-----------------|
| <b>Date of Preliminary Map Acceptance:</b>                                             | June 03, 2026   |
| <b>Date of Director's Report:</b>                                                      | July 28, 2026   |
| <b>Date of Public Hearing:</b>                                                         | August 11, 2026 |
| <b>Deadline Date for PC to Take Action Pursuant to Section 9-3.4(b) of the K.C.C.:</b> | August 17, 2026 |

### III. EVALUATION

#### Project Description

The proposal involves a two (2) lot subdivision within the County's Residential (R-2) and Open (O) zoning districts and the State Land Use Urban District. The subject property is located in Kalāheo and is situated at the terminus of Iwi Road with its southern boundary situated adjacent to Kaumuali'i Highway.

#### Property Information

The parcel is presently developed with one (1) single-family residence that was constructed in 1995, as indicated in the County's Real Property Assessment records. In reviewing the proposal, the residence will be situated on proposed Lot 48-A-1-A.

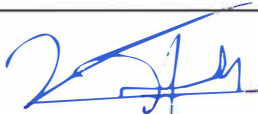
#### Surroundings

Properties to the north are similarly zoned Residential (R-2) and Open District, while properties to the west are located entirely within the Residential (R-2) zoning district. These surrounding properties are developed with single-family residences.

The immediately adjacent property to the east is within the Open District, comprising the Hawaiian Kukui Fruit Specialties facility. Kaumuali'i Highway borders the subject property to the south.

The surrounding properties to the north, east, and west are all situated within the State Land Use Urban District.

### IV. RECOMMENDATION

| TENTATIVE APPROVAL                                                                                                 | FINAL APPROVAL                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                    | <input type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                               |
| Tentative Approval subject to all requirements as noted on the following pages:                                    | All conditions have been complied with                                                                             |
| <br><b>Director of Planning</b> | <br><b>Director of Planning</b> |
| <br><b>Date</b>                 | <b>Date</b>                                                                                                        |

## **V. AGENCY REQUIREMENTS**

### **1. Requirements of the County Planning Department:**

- a. An updated preliminary title report for the existing lot shall be submitted to the Planning Department for review.
- b. All existing and proposed easements, if any, shall be identified in the deed descriptions of the affected lots, draft copies of which shall be submitted to the Planning Department for review and approval.
- c. Pursuant to Section 9-3.8(b) of the Subdivision Ordinance, Kaua'i County Code (1987), the Applicant shall submit to the Planning Department an electronic record (digitized format) of the final subdivision map(s) on disk for record keeping purposes prior to final subdivision approval.
- d. Pursuant to Section 9-3.8 (c) of the Subdivision Ordinance, Kaua'i County Code, 1987, as amended, the Applicant shall file fifteen (15) copies of the subdivision final map with the Planning Department within one (1) year after approval of the preliminary subdivision map. If no filing is made, the approval of the preliminary subdivision map and construction plan shall become void unless an extension of time is granted by the Planning Commission.
- e. An Environmental Impact Assessment Fee of Two Hundred and Fifty Dollars (\$250.00) shall be paid to the County of Kaua'i.
- f. A Park Dedication Fee of One Hundred and Fifty Dollars (\$150.00) shall be paid to the County of Kaua'i.
- g. Prior to final subdivision approval, the Applicant shall coordinate with the Planning Department and Public Works Department to determine whether a future road widening reserve shall be established along the frontage of Iwi Road. If a road widening reserved is required, there shall be no new structures permitted within the reserve, and any new structures should be setback from the reserve. The reserve, along with the restrictions, shall be incorporated into the deed descriptions of the affected lots, of which draft copies shall be submitted to the Planning Department for review and approval.
- h. Prior to final subdivision approval, the Applicant shall delineate the County's zoning district boundaries on the final subdivision map using metes and bounds descriptions. The final subdivision map shall also identify the land area of each zoning district.

- i. The subdivider is made aware that Kaumuali'i Highway is classified as a "Major Thoroughfare" and relative to the requirement in Section 9-2.3(b)(2) of the Kaua'i County Code (1987), there shall be no direct access permitted onto Kaumuali'i Highway from Lot 48-A-1-B. Semi-circles denoting "No Direct Access Permitted" shall be shown on the final subdivision map. These provisions shall be incorporated as a restrictive covenant for the subject lot, draft copies of which shall be submitted to the Planning Department for review and approval.
2. Requirements of the County Department of Public Works:
  - a. The subdivider shall comply with the requirements of the Department of Public Works, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
3. Requirements of the County Department of Water (DOW):
  - a. The subdivider shall comply with the requirements of the Department of Water, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
4. Requirements of the State Department of Health (DOH):

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

#### **Clean Air Branch**

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at:  
<https://health.hawaii.gov/epo/landuse/>.

#### **Clean Water Branch**

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54,

and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55:

<https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

#### **Hazard Evaluation & Emergency Response Office**

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

#### **Indoor and Radiological Health Branch**

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, 11-504.
2. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

#### **Safe Drinking Water Branch**

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of: 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

#### **Solid & Hazardous Waste Branch**

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.

2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H and 342I, and HAR Chapters 11-58.1, and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program - The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

#### **Wastewater Branch**

1. Wastewater Branch objects to this project. All wastewater systems must be shown on the subdivision map. Applicant must have engineer or architect submit cesspool information form to the Department of Health.

#### **Sanitation/ Local DOH Comments:**

1. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
2. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure, place, or vacant lot without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure, site, or vacant lot. A demolition or land clearing permit is required prior to demolition or clearing.

#### **Other**

1. CDC–Healthy Places–Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter,

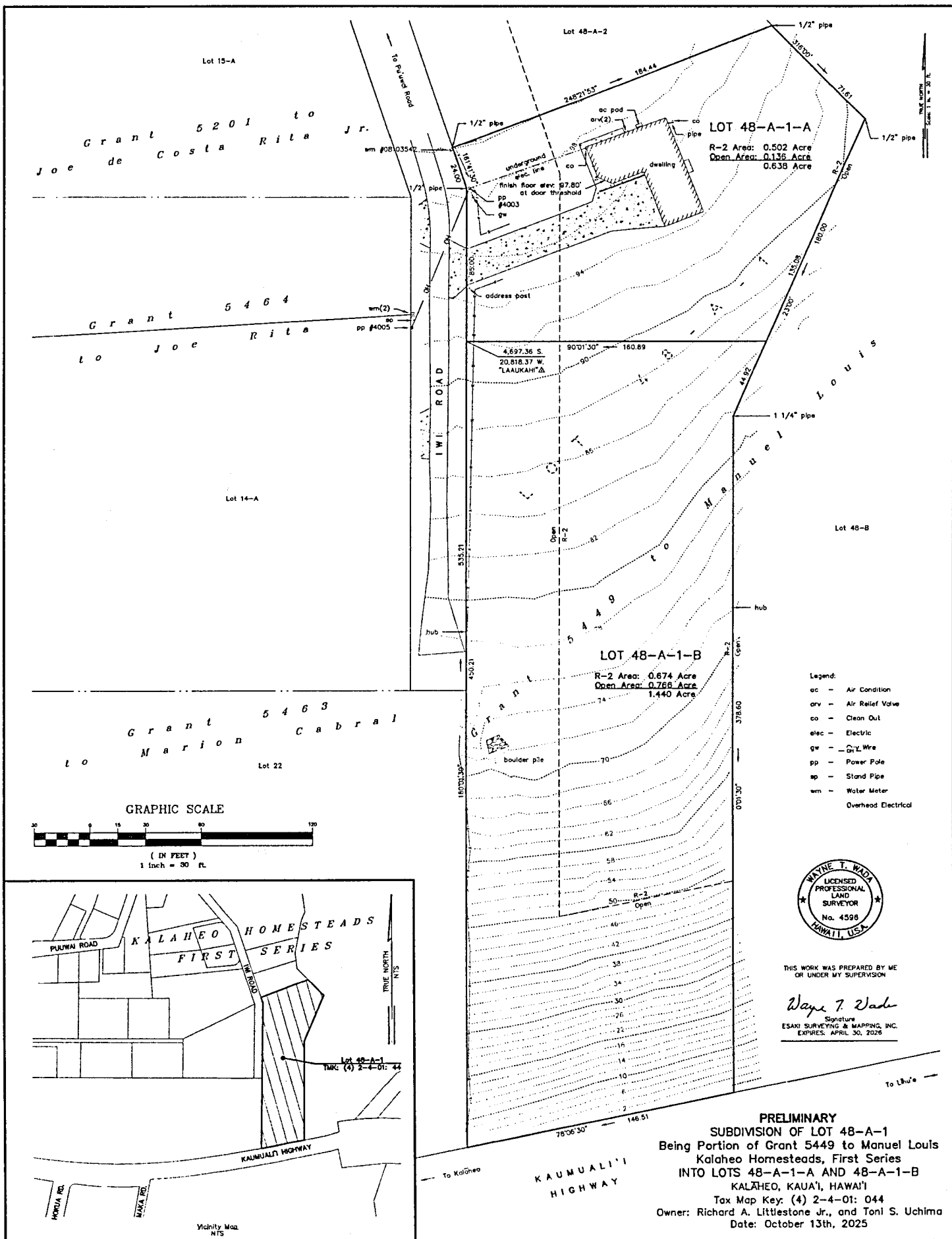
please contact the Department of Health, Kauai District Health Office at 808-241-3492.

5. Requirements of the State Historic Preservation Division (SHPD):
  - a. The subdivider shall comply with the requirements of the State Historic Preservation Division, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
6. The Applicant is advised that should any archaeological or historical resources be discovered during ground disturbing/construction work, all work in the area of the archaeological/historical findings shall immediately cease and the applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division to determine mitigation measures.
7. The Applicant is advised that prior to and/or during construction and use additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve these conditions with the respective agency(ies).

The Planning Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for AUGUST 11, 2026, whereby the entire record should be considered prior to decision-making. The entire record should include but not be limited to:

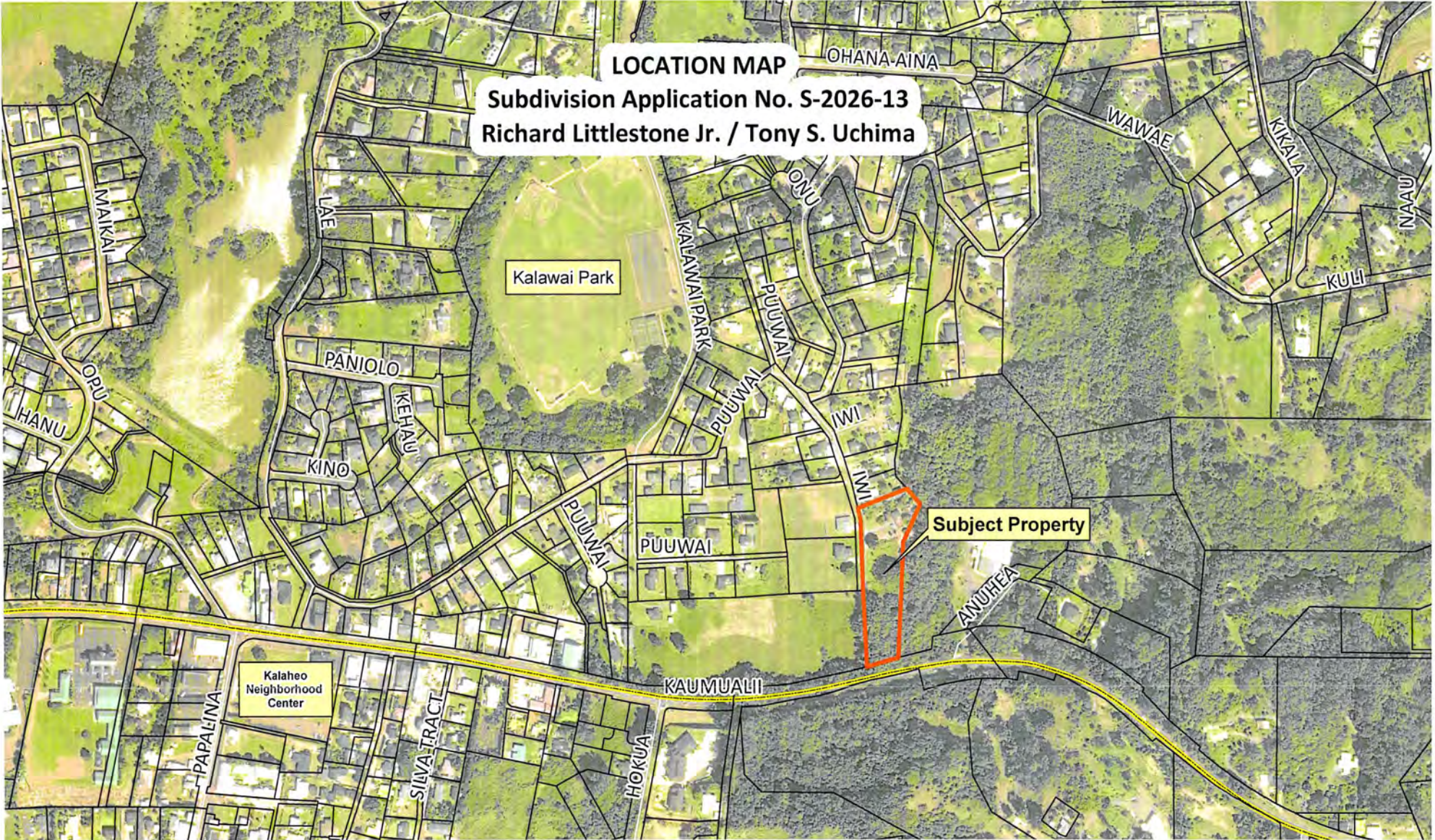
- a. Pending government agency comments;
- b. Testimony from the general public and interested others; and
- c. The Applicant's response to staff's report and recommendation as provided herein.

By   
KENNETH A. ESTES  
Planner



**LOCATION MAP**

**Subdivision Application No. S-2026-13**  
**Richard Littlestone Jr. / Tony S. Uchima**





County of Kaua'i  
Planning Department  
4444 Rice St., Suite A473 Lihue, HI 96766  
(808) 241-4050

JUN 8 '26 AM 8:49  
PLANNING DEPT

FROM: Kaaina S. Hull, Director

Planner: Kenneth Estes

6/4/2026

SUBJECT: Subdivision S-2026-13

Tax Map Key: 24001044

Applicant: Richard A. Littlestone Jr./Toni S. Uchima (Wayne T. Wada, Agent)  
Subdivision

TO:

- |                                                                                          |                                                                  |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State Department of Transportation - STP             | <input checked="" type="checkbox"/> County DPW - Engineering     |
| <input checked="" type="checkbox"/> State DOT - Highways, Kauai (info only)              | <input checked="" type="checkbox"/> County DPW - Wastewater      |
| <input type="checkbox"/> State DOT - Airports, Kauai (info only)                         | <input type="checkbox"/> County DPW - Building                   |
| <input type="checkbox"/> State DOT - Harbors, Kauai (info only)                          | <input type="checkbox"/> County DPW - Solid Waste                |
| <input checked="" type="checkbox"/> State Department of Health                           | <input type="checkbox"/> County Department of Parks & Recreation |
| <input type="checkbox"/> State Department of Agriculture                                 | <input checked="" type="checkbox"/> County Fire Department       |
| <input type="checkbox"/> State Office of Planning                                        | <input checked="" type="checkbox"/> County Housing Agency        |
| <input type="checkbox"/> State Dept. of Bus. & Econ. Dev. Tourism                        | <input type="checkbox"/> County Economic Development             |
| <input type="checkbox"/> State Land Use Commission                                       | <input checked="" type="checkbox"/> County Water Department      |
| <input checked="" type="checkbox"/> State Historic Preservation Division                 | <input type="checkbox"/> County Civil Defense                    |
| <input type="checkbox"/> State DLNR - Land Management                                    | <input checked="" type="checkbox"/> County Transportation Agency |
| <input type="checkbox"/> State DLNR - Forestry & Wildlife                                | <input type="checkbox"/> KHPRC                                   |
| <input type="checkbox"/> State DLNR - Aquatic Resources                                  | <input checked="" type="checkbox"/> U.S. Postal Department       |
| <input type="checkbox"/> State DLNR - Conservation & Coastal Lands                       | <input type="checkbox"/> UH Sea Grant                            |
| <input checked="" type="checkbox"/> State DLNR - Commission on Water Resource Management |                                                                  |
| <input checked="" type="checkbox"/> Office of Hawaiian Affairs                           | <input type="checkbox"/> Other:                                  |

FOR YOUR COMMENTS (pertaining to your department) (Due Date 7/3/2026)

NO concerns for Fire. Hydrant Distance  
may be questionable if Future development  
on Lot 46-A-1-B is far south  
of property.

  
6/5/2026



County of Kauai  
Planning Department  
4444 Rice St., Suite A473 Lihue, HI 96766  
(808) 241-4050

FROM: Kaaina S. Hull, Director

Planner: Kenneth Estes

6/4/2026

SUBJECT: Subdivision S-2026-13

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TO:

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| <input checked="" type="checkbox"/> State Department of Transportation - STP             | <input checked="" type="checkbox"/> County DPW - Engineering     |
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| <input checked="" type="checkbox"/> Office of Hawaiian Affairs                           | <input type="checkbox"/> Other:                                  |

FOR YOUR COMMENTS (pertaining to your department) (Due Date 7/3/2026)

6.12.2026

County of Kauai  
Transportation Agency

CTA HAS NO FURTHER COMMENT ON THIS PROJECT.

MANALO!

A handwritten signature in black ink, appearing to be "Frank", written over a large, loopy circular flourish.

JUN 22 '26 PM 2:19  
PLANNING DEPT



County of Kauai  
Planning Department  
4444 Rice St., Suite A473 Lihue, HI 96766  
(808) 241-4050

FROM: Kaaina S. Hull, Director

Planner: Kenneth Estes

6/4/2026

SUBJECT: Subdivision S-2026-13  
Tax Map Key: 24001044  
Applicant: Richard A. Littlestone Jr./Toni S. Uchima (Wayne T. Wada, Agent)  
Subdivision

TO:

- |                                                                                          |                                                                  |
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| <input checked="" type="checkbox"/> State Department of Transportation - STP             | <input checked="" type="checkbox"/> County DPW - Engineering     |
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| <input checked="" type="checkbox"/> Office of Hawaiian Affairs                           | <input type="checkbox"/> Other:                                  |

FOR YOUR COMMENTS (pertaining to your department) (Due Date 7/3/2026)

Please see wastewater comments



**STATE OF HAWAII  
DEPARTMENT OF HEALTH**  
3040 Umi St. Lihue  
Hawaii 96766

**DATE:** June 18, 2026

**TO:** To whom it may concern

**FROM:** Ellis Jones  
District Environmental Health Program Chief

**SUBJECT:** RESPONSE\_Richard A. Littlestone Jr./Toni S. Uchima\_S-2026-13

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

**Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.**

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

**Clean Air Branch**

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at:  
<https://health.hawaii.gov/epo/landuse/>

#### **Clean Water Branch**

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55:  
<https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standardcomments/>.

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1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
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#### **Wastewater Branch**

Wastewater Branch objects to the proposed subdivision. All existing wastewater systems must be shown on the subdivision map. Applicant must have engineer or architect submit a cesspool information form to Dept. of Health.

#### **Sanitation / Local DOH Comments:**

1. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
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1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Kauai District Health Office at 808-241-3492.

*Ellis Jones*

*Ellis Jones*

District Environmental Health Program Chief  
Office Phone: (808) 241-3326



County of Kaua'i  
Planning Department  
4444 Rice St., Suite A473 Lihue, HI 96766  
(808) 241-4050

FROM: Kaaina S. Hull, Director

Planner: Kenneth Estes

6/4/2026

SUBJECT: Subdivision S-2026-13

Tax Map Key: 24001044

Applicant: Richard A. Littlestone Jr./Toni S. Uchima (Wayne T. Wada, Agent)

Subdivision

TO:

- |                                                                                          |                                                                  |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State Department of Transportation - STP             | <input checked="" type="checkbox"/> County DPW - Engineering     |
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| <input type="checkbox"/> State Office of Planning                                        | <input checked="" type="checkbox"/> County Housing Agency        |
| <input type="checkbox"/> State Dept. of Bus. & Econ. Dev. Tourism                        | <input type="checkbox"/> County Economic Development             |
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| <input checked="" type="checkbox"/> State DLNR - Commission on Water Resource Management |                                                                  |
| <input checked="" type="checkbox"/> Office of Hawaiian Affairs                           | <input type="checkbox"/> Other:                                  |

FOR YOUR COMMENTS (pertaining to your department) (Due Date 7/3/2026)

## Kenneth Estes

---

**From:** Shanlee Jimenez  
**Sent:** Friday, June 5, 2026 8:53 AM  
**To:** Kenneth Estes  
**Subject:** FW: Emailing: Routing Form\_2026-08-11\_S-2026-13\_Richard A. Littlestone JR\_Toni S. Uchima, Application\_2026-08-11\_S-2016-13\_Richard Littlestone and Tony Uchima\_  
**Attachments:** Application\_2026-08-11\_S-2016-13\_Richard Littlestone and Tony Uchima\_.pdf

-----Original Message-----

From: DOT HWY-K Permits <DOT.HWYK.Permits@hawaii.gov>  
Sent: Friday, June 5, 2026 8:33 AM  
To: Shanlee Jimenez <sjimenez@kauai.gov>  
Cc: Fujikawa, Eric I <eric.i.fujikawa@hawaii.gov>; DOT HWY\_esign <DOT.HWY\_esign@hawaii.gov>; Torres, Natasha P <Natasha.P.Torres@hawaii.gov>; Murata, Masatomo <Masatomo.Murata@hawaii.gov>; Nikaido, Blayne H <blayne.h.nikaido@hawaii.gov>; joel.o.bautista <joel.o.bautista@hawaii.gov>  
Subject: RE: Emailing: Routing Form\_2026-08-11\_S-2026-13\_Richard A. Littlestone JR\_Toni S. Uchima, Application\_2026-08-11\_S-2016-13\_Richard Littlestone and Tony Uchima\_

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Shanlee,

We have no comments to the subdivision application at this time.

Mahalo,

Jeff Aguinaldo, P.E.  
State of Hawaii, Department of Transportation Highways Division, Kauai District  
1720 Haleukana Street  
Lihue, Hawaii 96766

Ph. 808-241-3018  
Cell. 808-304-3079  
Fax. 808-241-3020

-----Original Message-----

From: Nikaido, Blayne H <blayne.h.nikaido@hawaii.gov>  
Sent: Friday, June 5, 2026 8:02 AM  
To: DOT HWY-K Permits <DOT.HWYK.Permits@hawaii.gov>  
Cc: Fujikawa, Eric I <eric.i.fujikawa@hawaii.gov>; DOT HWY\_esign <DOT.HWY\_esign@hawaii.gov>; Torres, Natasha P <Natasha.P.Torres@hawaii.gov>; Murata, Masatomo <Masatomo.Murata@hawaii.gov>  
Subject: FW: Emailing: Routing Form\_2026-08-11\_S-2026-13\_Richard A. Littlestone JR\_Toni S. Uchima, Application\_2026-08-11\_S-2016-13\_Richard Littlestone and Tony Uchima\_

Good morning,

# DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

## SUBDIVISION REPORT

### I. SUMMARY

**Action Required by Planning Commission:** Consideration of Subdivision Application No. S-2026-15 involving a two (2) lot subdivision.

**Subdivision Permit No.** Application No. S-2026-15

**Name of Applicant(s)** KIAHUNA PHASE III-A & III-B / COUNTY OF KAUA'I

### II. PROJECT INFORMATION

|                                                      |                                                                                                                              |                                                   |                                     |                          |         |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------|--------------------------|---------|
| <b>Map Title</b>                                     | Subdivision of Lot 218 of Land Court Application 956 as shown on Map 43 into Lots 218-A and 218-B at Kōloa, Kaua'i, Hawai'i. |                                                   |                                     |                          |         |
| <b>Tax Map Key(s):</b>                               | 2-8-014: 018                                                                                                                 | <b>Area:</b>                                      | 2.713 Acres                         |                          |         |
| <b>Zoning:</b>                                       | Residential District (R-20) / Open District (O)                                                                              |                                                   |                                     |                          |         |
| <b>State Land Use District(s):</b>                   | Urban                                                                                                                        | <b>General Plan Designation:</b>                  | Resort                              |                          |         |
| <b>AGENCY COMMENTS</b>                               |                                                                                                                              |                                                   |                                     |                          |         |
| <input checked="" type="checkbox"/> COK Public Works | pending                                                                                                                      | <input type="checkbox"/> State DOT-Highways:      |                                     |                          |         |
| <input checked="" type="checkbox"/> COK Water:       | pending                                                                                                                      | <input checked="" type="checkbox"/> State Health: | pending                             |                          |         |
| <input type="checkbox"/> COK Fire:                   |                                                                                                                              | <input type="checkbox"/> DLNR – SHPD:             |                                     |                          |         |
| <b>EXISTING ROAD RIGHT-OF-WAY(S)</b>                 |                                                                                                                              |                                                   |                                     |                          |         |
| Road Name                                            | Existing Width                                                                                                               | Required Width                                    | Pavement YES                        | NO                       | Reserve |
| Po'ipū Road                                          | 56 feet                                                                                                                      | 56 feet                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
|                                                      |                                                                                                                              |                                                   | <input type="checkbox"/>            | <input type="checkbox"/> |         |
|                                                      |                                                                                                                              |                                                   | <input type="checkbox"/>            | <input type="checkbox"/> |         |
| <b>APPLICABLE FEES</b>                               |                                                                                                                              |                                                   |                                     |                          |         |
| <b>Environmental Impact Assessment (EIA)</b>         | N/A                                                                                                                          |                                                   |                                     |                          |         |
| <b>Park Dedication</b>                               | N/A                                                                                                                          |                                                   |                                     |                          |         |
| <b>Appraisal Report Required</b>                     | N/A                                                                                                                          |                                                   |                                     |                          |         |

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| <b>Date of Preliminary Map Acceptance:</b>                                             | June 23, 2026      |
| <b>Date of Director's Report:</b>                                                      | July 30, 2026      |
| <b>Date of Public Hearing:</b>                                                         | August 11, 2026    |
| <b>Deadline Date for PC to Take Action Pursuant to Section 9-3.4(b) of the K.C.C.:</b> | September 06, 2026 |

G.I.B.I.

AUG 11 2026

### III. EVALUATION

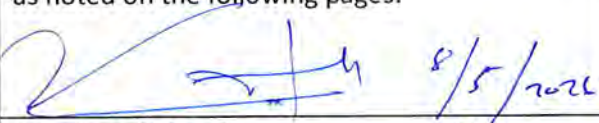
#### Project Description

The proposal involves a two (2) lot subdivision. The primary intent of the proposal is to carve out a portion of an existing private driveway, known as the Kiahuna Plantation Resort West Entrance, so that it can be dedicated to the County of Kaua'i to facilitate the construction of a future roundabout. This subdivision is intended for mapping purposes only, and no development is proposed as part of this application.

The subject proposal is situated in the Po'ipū area, directly across the intersection of Po'ipū Road and Kiahuna Plantation Drive. It should be noted that this subdivision application is being processed in conjunction with Subdivision Application No. S-2026-11, which involves a two-lot subdivision to carve out a portion of Kiahuna Plantation Drive to be dedicated to the County of Kaua'i for the same roundabout.

The subject roundabout at Kiahuna Plantation Drive is part of the planned infrastructure improvements associated with the Po'ipū Road Safety and Mobility Project, which is being implemented by the County of Kaua'i, Department of Public Works - Engineering Division. The planned project improvements extend from the Kōloa Road/Po'ipū Road intersection to the employee parking entrance of the Grant Hyatt Resort & Spa. A detailed description of the planned improvements is provided in the *Po'ipū Road Safety and Mobility Project – Project Overview*, attached as Exhibit "A".

### IV. RECOMMENDATION

| TENTATIVE APPROVAL                                                                                                                                                     | FINAL APPROVAL                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denial                                                                                        | <input type="checkbox"/> Approval<br><input type="checkbox"/> Denial |
| Tentative Approval subject to all requirements as noted on the following pages:<br> | All conditions have been complied with                               |
| Director of Planning                      Date                                                                                                                         | Director of Planning                      Date                       |

### V. AGENCY REQUIREMENTS

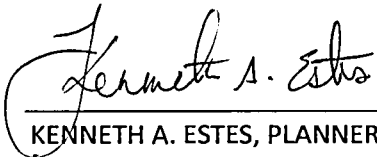
#### 1. Requirements of the County Planning Department:

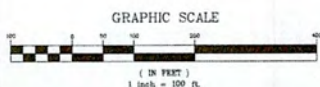
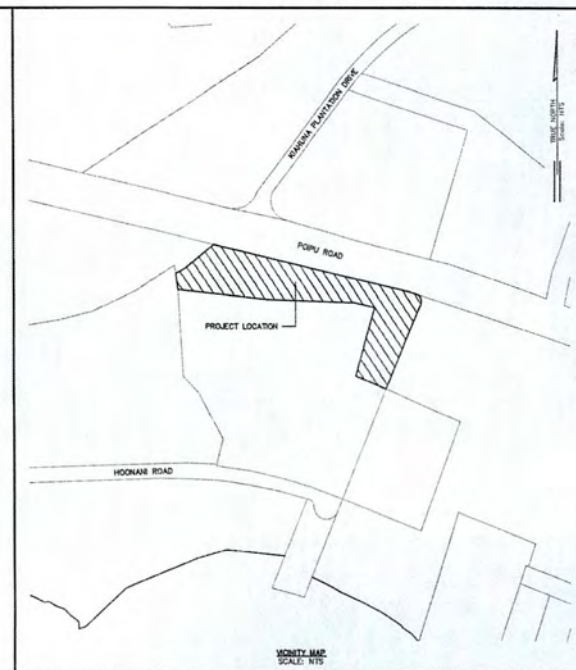
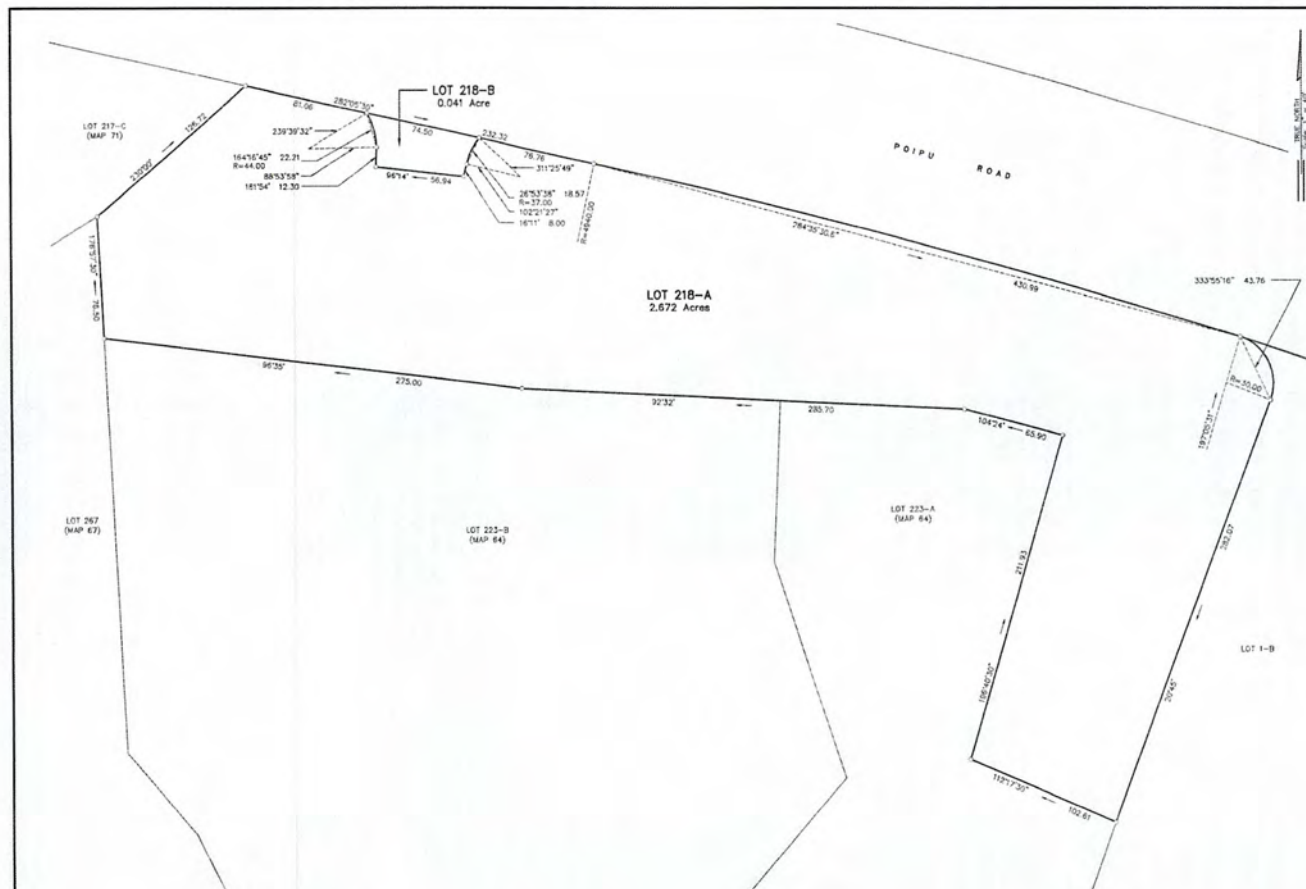
- a. An updated preliminary title report for each existing lot shall be submitted to the Planning Department for review.

- b. All existing and proposed easements, if any, shall be identified in the deed descriptions of the affected lots, draft copies of which shall be submitted to the Planning Department for review and approval.
  - c. Pursuant to Section 9-3.8(b) of the Subdivision Ordinance, Kaua'i County Code (1987), the Applicant shall submit to the Planning Department an electronic record (digitized format) of the final subdivision map(s) on a disk for record keeping purposes prior to final subdivision approval.
  - d. Pursuant to Section 9-3.8 (c) of the Subdivision Ordinance, Kaua'i County Code, 1987, as amended, the Applicant shall file fifteen (15) copies of the subdivision final map with the Planning Department within one (1) year after approval of the preliminary subdivision map. If no filing is made, the approval of the preliminary subdivision map and construction plan shall become void unless an extension of time is granted by the Planning Commission.
  - e. A Dedication Deed for Lot 218-B shall be prepared by the applicant and shall be ready for execution prior to final subdivision approval.
- 2. Requirements of the County Department of Public Works (DPW):
  - a. The subdivider shall comply with the requirements of the Department of Public Works, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
- 3. Requirements of the County Department of Water (DOW):
  - a. The subdivider shall comply with the requirements of the Department of Water, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
- 4. Requirements of the State Department of Health (DOH):
  - a. The subdivider shall comply with the requirements of the Department of Health, if any, prior to final subdivision approval. The subdivider shall be notified upon receipt of their report.
- 5. Should any archaeological or historical resources be discovered during ground disturbing/construction work, all work in the area of the archaeological/historical findings shall immediately cease and the applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division to determine mitigation measures.
- 6. The Applicant is advised that prior to and/or during construction and use additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve these conditions with the respective agency(ies).

The Planning Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for AUGUST 11, 2026, whereby the entire record should be considered prior to decision-making. The entire record should include but not be limited to:

- a. Pending government agency comments;
- b. Testimony from the general public and interested others; and
- c. The Applicant's response to staff's report and recommendation as provided herein.

By  \_\_\_\_\_  
KENNETH A. ESTES, PLANNER



THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION

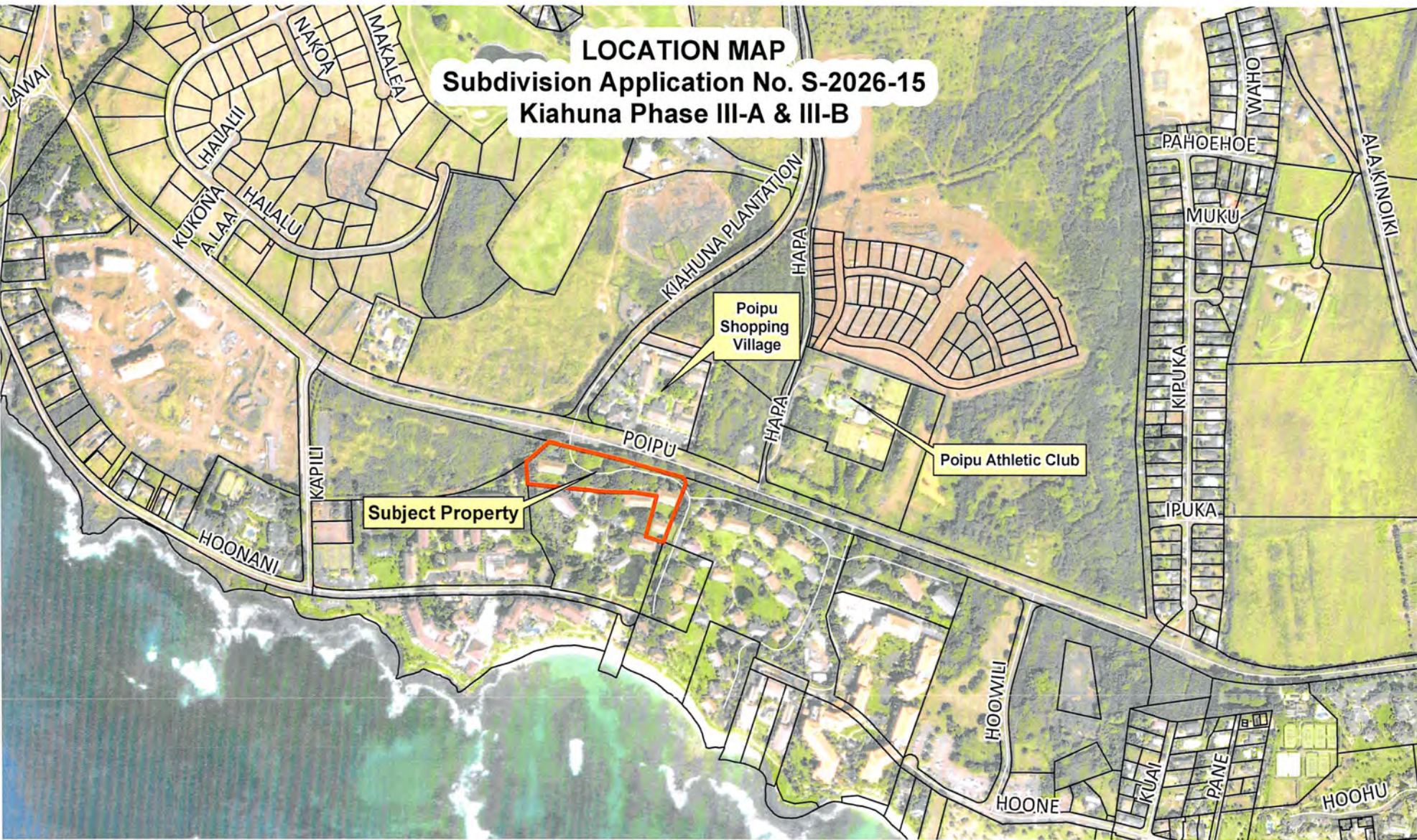
*Wayne T. Wade*  
Signature  
ES&M SURVEYING & MAPPING, INC.  
EXPIRES: APRIL 30, 2026

ES&M SURVEYING & MAPPING, INC.  
P.O. BOX 100000 - 100000

**SUBDIVISION OF LOT 218  
OF LAND COURT APPLICATION 956  
AS SHOWN ON MAP 43  
INTO LOTS 218-A AND 218-B**

KOLOA, KAUAI, HAWAII  
Tax Map Key: (4) 2-8-14: 18  
Owner: Kiahuna Phase III-B  
Date: March 28, 2024

**LOCATION MAP**  
**Subdivision Application No. S-2026-15**  
**Kiahuna Phase III-A & III-B**



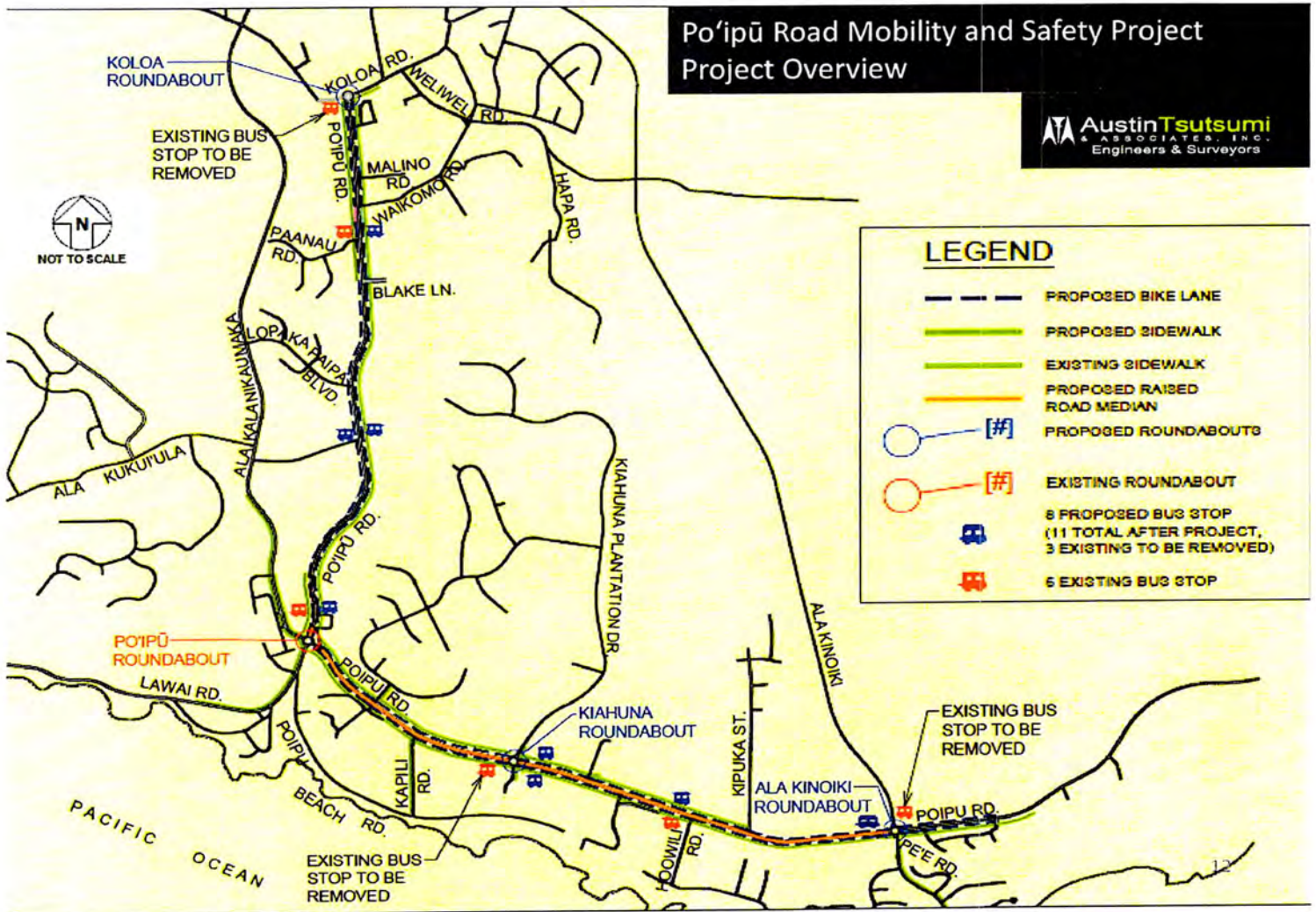


# Exhibit ‘A’

(Po‘ipū Road Safety and Mobility Project – Project Overview)

# Po'ipū Road Mobility and Safety Project Project Overview

**AustinTutsumi**  
ASSOCIATES, INC.  
Engineers & Surveyors



# DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

## SUBDIVISION REPORT

### I. SUMMARY

**Action Required by Planning Commission:** Consideration of Subdivision Application No. S-2027-1 involving a two-lot Consolidation and Re-Subdivision into three lots.

**Subdivision Permit No.** Application No. S-2027-1

**Name of Applicant(s)** GROVE FARM COMPANY, INC. /  
STATE OF HAWAI'I, AGRIBUSINESS DEVELOPMENT CORPORATION

### II. PROJECT INFORMATION

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                                                      |                          |         |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------|--------------------------|---------|
| <b>Map Title</b>                                     | Consolidation of Lot 1-A-10 of Island School Expansion dated June 28, 2008, Being all of Grant 8027 to Lihu'e Plantation Co., LTD and Lot 1-A-5-B-1-A of Final Map dated December 17, 2025 Being a Portion of Royal Patent 4481, Land Commission Award 7713, Apana 2, Part 7 to V. Kamamalu and Resubdivision into Lots 1 to 3, Inclusive and Designation of Easements AU-100 and AU-101 at Hanamī'ulu, Līhu'e, Kaua'i, Hawai'i. |                                                         |                                                                      |                          |         |
| <b>Tax Map Key(s):</b>                               | 3-8-018: 001, 009                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Area:</b>                                            | 6,029.03 Acres                                                       |                          |         |
| <b>Zoning:</b>                                       | Agriculture (Ag) / Open (O) / General Industrial (I-G) / Neighborhood Commercial (C-N)                                                                                                                                                                                                                                                                                                                                           |                                                         |                                                                      |                          |         |
| <b>State Land Use District(s):</b>                   | Agricultural / Urban                                                                                                                                                                                                                                                                                                                                                                                                             | <b>General Plan Designation:</b>                        | Agricultural / Natural / Neighborhood Center / Residential Community |                          |         |
| <b>AGENCY COMMENTS</b>                               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                                                      |                          |         |
| <input checked="" type="checkbox"/> COK Public Works | pending                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> State DOT-Highways: | pending                                                              |                          |         |
| <input checked="" type="checkbox"/> COK Water:       | pending                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> State Health:       | pending                                                              |                          |         |
| <input type="checkbox"/> COK Housing:                |                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> DLNR – SHPD:                   |                                                                      |                          |         |
| <input type="checkbox"/> COK Fire:                   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                                                      |                          |         |
| <b>EXISTING ROAD RIGHT-OF-WAY(S)</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                                                      |                          |         |
| Road Name                                            | Existing Width                                                                                                                                                                                                                                                                                                                                                                                                                   | Required Width                                          | Pavement YES                                                         | NO                       | Reserve |
| Ma'alo Road                                          | 60 feet                                                                                                                                                                                                                                                                                                                                                                                                                          | 60 feet                                                 | <input checked="" type="checkbox"/>                                  | <input type="checkbox"/> |         |
| Kūhio Highway                                        | 80 feet                                                                                                                                                                                                                                                                                                                                                                                                                          | 80 feet                                                 | <input checked="" type="checkbox"/>                                  | <input type="checkbox"/> |         |
| <b>APPLICABLE FEES</b>                               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                                                      |                          |         |
| Environmental Impact Assessment (EIA)                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                                                                      |                          |         |
| Park Dedication                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                                                                      |                          |         |
| Appraisal Report Required                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                                                                      |                          |         |

**E.I.C.I.**

**AUG 11 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| <b>Date of Preliminary Map Acceptance:</b>                                             | July 13, 2026      |
| <b>Date of Director's Report:</b>                                                      | July 30, 2026      |
| <b>Date of Public Hearing:</b>                                                         | August 11, 2026    |
| <b>Deadline Date for PC to Take Action Pursuant to Section 9-3.4(b) of the K.C.C.:</b> | September 26, 2026 |

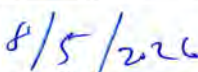
### III. EVALUATION

#### Project Description

The proposal involves a two-lot consolidation and re-subdivision into three lots, comprising a total area of approximately 6,079.03 acres. As represented, the purpose of the subdivision is to convey proposed Lot 2, situated on the eastern side of Ma'alo Road and containing approximately 1,076 acres, to the State of Hawai'i, Agribusiness Development Corporation (ADC). Since the proposal is being requested by a government agency, the subdivision is exempt from the "one-time" subdivision restriction involving Agriculture zoned lands, pursuant to Section 8-8.3(c) of the Comprehensive Zoning Ordinance.

This subdivision is intended for mapping purposes only. There will be no development associated with this subdivision application.

### IV. RECOMMENDATION

| TENTATIVE APPROVAL                                                                                                 | FINAL APPROVAL                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                    | <input type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                               |
| Tentative Approval subject to all requirements as noted on the following pages:                                    | All conditions have been complied with                                                                             |
| <br><b>Director of Planning</b> | <br><b>Director of Planning</b> |
| <b>Date</b> 8/5/2026                                                                                               | <b>Date</b>                                                                                                        |

### V. AGENCY REQUIREMENTS

1. Requirements of the County Planning Department:
  - a. An updated preliminary title report for the existing lot shall be submitted to the Planning Department for review.
  - b. All existing and proposed easements, if any, shall be identified in the deed descriptions of the affected lots, draft copies of which shall be submitted to the Planning Department for review and approval.

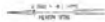
- c. Pursuant to Section 9-3.8(b) of the Subdivision Ordinance, Kaua'i County Code (1987), the Applicant shall submit to the Planning Department an electronic record (digitized format) of the final subdivision map(s) on disk for record keeping purposes prior to final subdivision approval.
  - d. Pursuant to Section 9-3.8(c) of the Subdivision Ordinance, Kaua'i County Code, 1987, as amended, the Applicant shall file fifteen (15) copies of the subdivision final map with the Planning Department within one (1) year after approval of the preliminary subdivision map. If no filing is made, the approval of the preliminary subdivision map and construction plan shall become void unless an extension of time is granted by the Planning Commission.
  - e. Prior to final subdivision approval, the Applicant shall revise the boundaries of proposed Lot 3 so that no density will be created from amount of land area that is situated within the County's Agriculture (Ag) zoning district. The Applicant shall work with the Planning Department in resolving this matter.
  - f. The applicant is advised that since the proposal is being requested by a government agency, the subject subdivision application shall be exempt from the "one-time" agriculture subdivision restriction, pursuant to Section 8-8.3(c) of the Comprehensive Zoning Ordinance, Kaua'i County Code (1987), as amended.
2. Requirements of the County Department of Public Works (DPW):
- a. The subdivider shall comply with the requirements of the Department of Public Works, if any, prior to final subdivision approval. The subdivider shall be notified of such requirements upon receipt of their report.
3. Requirements of the County Department of Water (DOW):
- a. The subdivider shall comply with the requirements of the Department of Water, if any, prior to final subdivision approval. The subdivider shall be notified of such requirement upon receipt of their report.
4. Requirements of the State Department of Health (DOH):
- a. The subdivider shall comply with the requirements of the Department of Health, if any, prior to final subdivision approval. The subdivider shall be notified of such requirements upon receipt of their report.
5. Requirements of the State Department of Transportation (DOT):
- a. The subdivider shall comply with the requirements of the Department of Transportation, if any, prior to final subdivision approval. The subdivider shall be notified of such requirements upon receipt of their report.

6. The Applicant is advised that should any archaeological or historical resources be discovered during ground disturbing/construction work, all work in the area of the archaeological/historical findings shall immediately cease and the applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division to determine mitigation measures.
7. The Applicant is advised that prior to and/or during construction and use additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve these conditions with the respective agency(ies).

The Planning Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for AUGUST 11, 2026, whereby the entire record should be considered prior to decision-making. The entire record should include but not be limited to:

- a. Pending government agency comments;
- b. Testimony from the general public and interested others; and
- c. The Applicant's response to staff's report and recommendation as provided herein.

By   
KENNETH A. ESTES  
Planner



CONSOLIDATION OF LOT 1-A-10  
OF ISLAND SCHOOL EXPANSION DATED JUNE 28, 2068  
BEING ALL OF GRANT 8027 TO L'ARLE PLANTATION CO., LTD  
AND LOT 1-A-5-B-1-A OF FINAL MAP DATED DECEMBER 17, 2025  
BEING A PORTION OF ROYAL PATENT 4481,  
LAND COMMISSION AWARD 7713, APANA 2, PART 7 TO V. KAMAMALLU  
AND RESUBDIVISION INTO LOTS 1 TO 1, INCLUSIVE  
AND DESIGNATION OF EASEMENTS AU-100 AND AU-101

Support is provided to "nonusers" through Supplemental Medical Assistance.  
 Young adults at least one mile from the facility of home.



### Q6. Is there a question?

**LOCATION MAP 1**  
**Subdivision Application No. S-2027-1**  
**Grove Farm Company, Inc. /**  
**State of Hawaii - ADC**

**Subject Property**

Remain with Grove Farm Company, Inc.

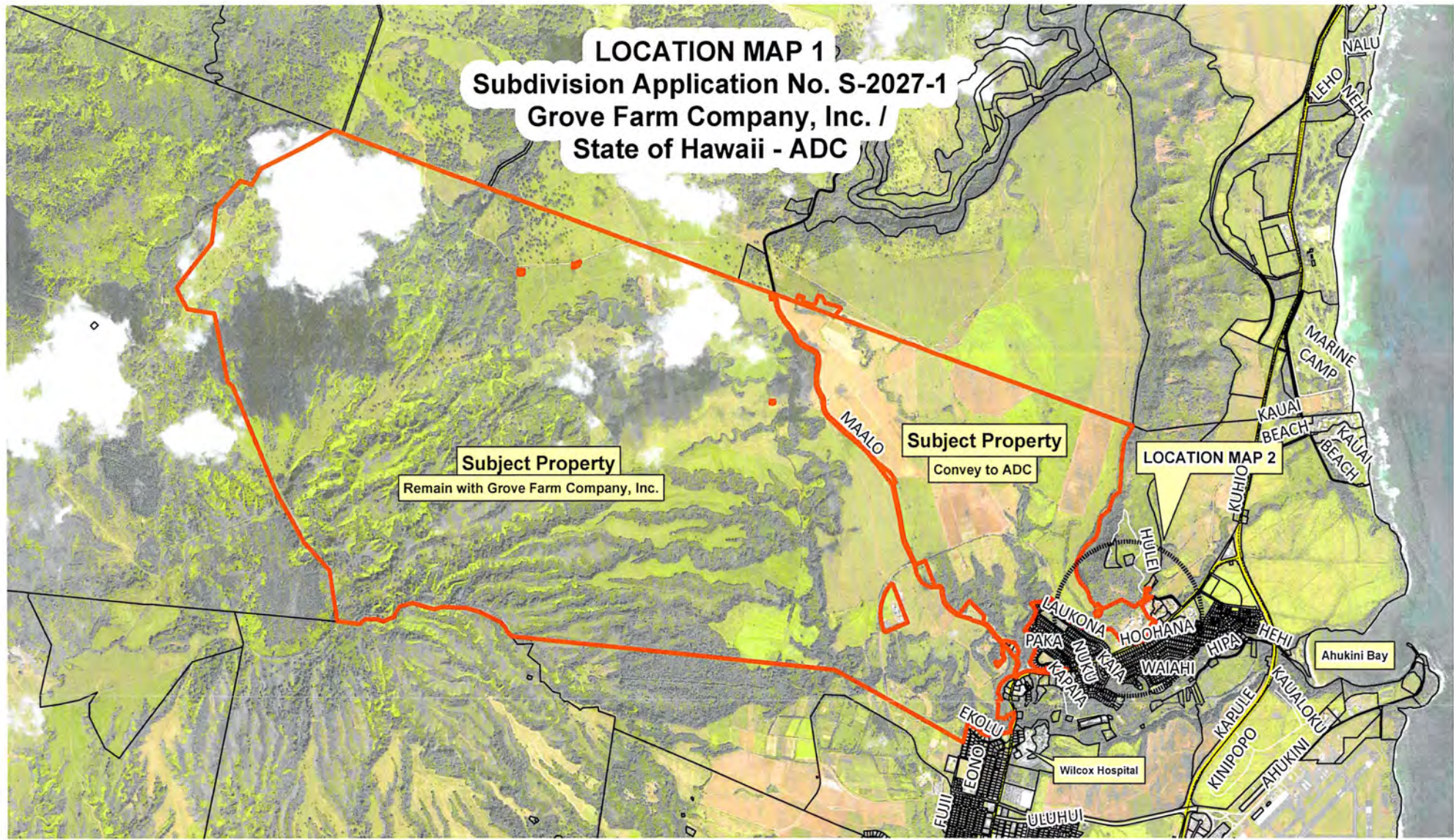
**Subject Property**

Convey to ADC

**LOCATION MAP 2**

Ahukini Bay

Wilcox Hospital





COUNTY OF KAUAI  
PLANNING DEPARTMENT

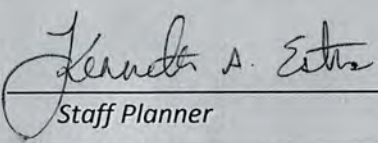
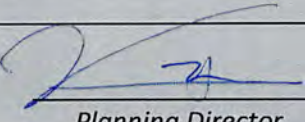
TO: Subdivision Committee, Planning Commission

SUBJECT: Extension Request

PURPOSE: ☒ File Final Subdivision Maps  
☐ Complete Subdivision Improvements  
☐ Other: \_\_\_\_\_

|                                                                                         |       |                                                   |                           |
|-----------------------------------------------------------------------------------------|-------|---------------------------------------------------|---------------------------|
| Subdivision Application No.                                                             |       | Applicant(s)                                      |                           |
| S-2025-4                                                                                |       | Po'ipū Kai Association / County of Kauai          |                           |
| Location:                                                                               | Kōloa | Tax Map Key:                                      | (4) 2-8-027: 022          |
| Extension Request No. (1 <sup>st</sup> , 2 <sup>nd</sup> , etc.)                        |       | Tentative Approval Granted On:                    | Previous Ext. Expired On: |
| 1 <sup>st</sup>                                                                         |       | April 08, 2025                                    | N/A                       |
| Subdivision Bonded: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |       | Deadline to Complete Improvements: Not Applicable |                           |

**APPLICANT'S REASONS:** Additional time is being requested to comply with the conditions/requirements of tentative approval. The Applicant is currently with the various reviewing agencies in resolving the required infrastructure improvements for the subdivision.

| PLANNING DEPARTMENT<br>EVALUATION & RECOMMENDATION                                                                                                                                                                        |                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>EVALUATION:</b> Please refer to next page...                                                                                                                                                                           |                                 |
| <b>RECOMMENDATION:</b> Please refer to next page...                                                                                                                                                                       |                                 |
| <div style="text-align: center;"><br/>Staff Planner</div> <div style="text-align: right;"><div>08.05.2026</div><div>Date</div></div>  |                                 |
| <input checked="" type="checkbox"/> Approved and Recommended to Planning Commission                                                                                                                                       | <input type="checkbox"/> Denied |
| Comments: _____                                                                                                                                                                                                           |                                 |
| <div style="text-align: center;"><br/>Planning Director</div> <div style="text-align: right;"><div>8/5/2026</div><div>Date</div></div> |                                 |

**G.2.a.1.**  
AUG 11 2026

## COUNTY OF KAUAI PLANNING DEPARTMENT

Extension requests are primarily processed for the purpose of continuing a tentative approval for a subdivision application. An extension approval allows an applicant additional time to comply with the requirements in order to obtain final subdivision approval.

In determining whether additional time should be granted, an evaluation is made of the project's progress as well as compliance with the requirements of tentative approval. The evaluation is primarily based on determining whether the applicant is **progressively working** towards obtaining final subdivision approval with the various reviewing agencies. The **tentative approval conditions** are then re-evaluated to determine whether the conditions/requirements are adequate to address the impacts of the proposed development in consideration of the time that has lapsed.

Pending evaluation of an extension request, one of the following can occur:

1. The extension is approved without changes to the tentative approval requirements;
2. The extension is approved with modified time frames but no modifications or additions to the tentative approval requirements;
3. The extension is approved with modifications and/or additions to the requirements; and
4. The extension is denied.

### EXTENSION REQUEST:

The Applicant is requesting an extension of time to file the final subdivision map with the Planning Department pursuant to Section 9-3.8(c)(1) of the Subdivision Ordinance, Kauai County Code (1987), as amended. This application was granted Preliminary Subdivision Map Approval by the Planning Commission on April 08, 2025, and the Applicant's extension request is the **first** extension of tentative approval. Please refer to the Applicant's request letter dated April 08, 2026, enclosed as Exhibit 'A'.

### PROJECT DESCRIPTION:

The proposal involves the subdivision of an existing private roadway lot (Lot D-24-B) into two (2) lots. The primary intent of the proposal is to carve out a portion of roadway so that it can be dedicated to the County of Kauai to facilitate the development of a future roundabout. This subdivision is intended for mapping purposes only. There is no development associated with this subdivision application.

### PROGRESS OF THE SUBDIVISION:

As represented, the Applicant is currently working to execute a dedication deed between the landowner and the County of Kauai for the conveyance of proposed Lot D-24-B-2. A time extension is being requested to allow additional time to resolve this matter before proceeding with final subdivision map approval.

Based on the foregoing circumstances, the Applicant's reasons are justifiable and no problems are foreseen in granting the extension request.

Additionally, the Applicant should demonstrate further progress with the subdivision within one (1) year from the approval of this extension request. As such, the Applicant shall be made aware that in further considering extension requests involving the proposed development, the Applicant shall continue to submit to the Planning Department an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date in order to allow sufficient time to evaluate whether progress have been made and conditions satisfied.

**RECOMMENDATION:**

It is recommended that an extension until **APRIL 08, 2027**, be granted to obtain final subdivision approval. However, the Applicant is made aware that an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements shall be submitted to the Planning Department for review for further extensions requests. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date.

# Exhibit 'A'

(Applicant's Request Letter dated April 08, 2026)

## Kenneth Estes

---

**From:** Aidan Smith  
**Sent:** Wednesday, April 8, 2026 3:21 PM  
**To:** Kenneth Estes  
**Cc:** Michael Moule; Bryan Wienand  
**Subject:** RE: Subdivision App. S-2025-4\_Poipu Kai Association  
**Attachments:** Extension Request - 04.08.2026 S-2025-4 Poipu Kai Subdivision - signed.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey Kenny,

A year really goes by faster than I remember it seems. As requested, attached is an extension request letter from DPW for the subject subdivision application.

If you have any questions, comments, or concerns, please let me know.

Sincerely,

Aidan Smith, EIT

Civil Engineer III

*County of Kaua'i | Department of Public Works | Engineering Division*

*4444 Rice Street, Suite 175, Lihu'e, HI 96766*

*Office Phone: (808) 241-4154*

*Office Fax: (808) 241-6609*

*[asmith@kauai.gov](mailto:asmith@kauai.gov)*

## ENGINEERING DIVISION

### DEPARTMENT OF PUBLIC WORKS

TROY TANIGAWA, P.E., COUNTY ENGINEER

BOYD GAYAGAS, DEPUTY COUNTY ENGINEER



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

April 8, 2026

Mr. Kenneth Estes  
Department of Planning  
County of Kaua'i  
4444 Rice Street, Suite A-473  
Līhu'e HI 96766

**Subject: Request for One-Year Extension**  
Subdivision of Lot D-24-B Po'ipū Kai Subdivision into Lots D-24-B-1 and D-24-B-2 Being  
Portion of Grant 1408 to Kauiahewa, Weliweli, Kōloa, Kaua'i, Hawai'i.  
(S-2025-4, Po'ipū Kai Association / County of Kaua'i)

Dear Mr. Estes,

The County of Kaua'i Department of Public Works, in collaboration with Po'ipū Kai Association, had received a one-year deadline for Subdivision S-2025-4, which received preliminary approval on April 8, 2025. We respectfully request an additional one-year extension for this tentative map.

At the time of writing, the map was revised as per preliminary approval, and the dedication deed has been drafted and nearly ready to be signed by the property owner. Once the dedication deed is signed and executed, which includes the approval by the Kaua'i County Council, then the final subdivision application can be submitted. We anticipate being able to complete this within one year if not sooner.

Should you have any questions, please contact Aidan Smith at [asmith@kauai.gov](mailto:asmith@kauai.gov).

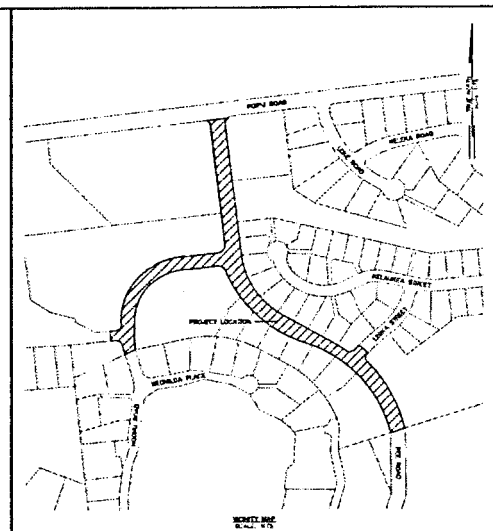
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Moule".

Michael Moule, P.E.  
Chief, Engineering Division

# Exhibit 'B'

(Preliminary Subdivision Map dated March 28, 2024, and Location Map)



THIS RETURN WAS PREPARED BY ME  
OR UNDER MY SUPERVISION

Wayne Z. Vach  
Special Agent  
(Said signature is identical to  
LAPD's # 4444, 30, 3025)

ELVIS PRESLEY & MARTIN, INC.



**LOCATION MAP**

**Subdivision Application No. S-2025-4**  
**Poipu Kai Association / County of Kauai**

**Subject Property**

**Grant Hyatt Resort and Spa**

**Poipu Beach Park**

**The Point at Poipu**

COUNTY OF KAUAI  
PLANNING DEPARTMENT

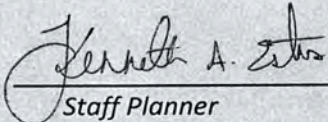
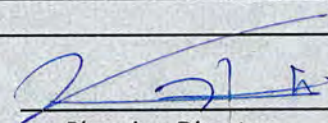
TO: Subdivision Committee, Planning Commission

SUBJECT: Extension Request

PURPOSE: ☒ File Final Subdivision Maps  
☐ Complete Subdivision Improvements  
☐ Other: \_\_\_\_\_

|                                                                                                |         |                                                          |                                  |
|------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------|----------------------------------|
| <b>Subdivision Application No.</b>                                                             |         | <b>Applicant(s)</b>                                      |                                  |
| S-2025-5                                                                                       |         | State of Hawai'i, Department of Hawaiian Homelands       |                                  |
| <b>Location:</b>                                                                               | Anahola | <b>Tax Map Key:</b>                                      | (4) 4-8-018: 009                 |
| <b>Extension Request No. (1<sup>st</sup>, 2<sup>nd</sup>, etc.)</b>                            |         | <b>Tentative Approval Granted On:</b>                    | <b>Previous Ext. Expired On:</b> |
| 1 <sup>st</sup>                                                                                |         | April 08, 2025                                           | N/A                              |
| <b>Subdivision Bonded:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |         | <b>Deadline to Complete Improvements:</b> Not Applicable |                                  |

**APPLICANT'S REASONS:** Additional time is being requested to comply with the conditions/requirements of tentative approval. The Applicant is currently with the various reviewing agencies in resolving the required infrastructure improvements for the subdivision.

| PLANNING DEPARTMENT<br>EVALUATION & RECOMMENDATION                                                                                                                                                                                                                                   |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>EVALUATION:</b> Please refer to next page...                                                                                                                                                                                                                                      |                                 |
| <b>RECOMMENDATION:</b> Please refer to next page...                                                                                                                                                                                                                                  |                                 |
| <div style="text-align: center;"><br/>_____<br/>Staff Planner</div> <div style="text-align: right;"><div>08.05.2026</div><div>_____<br/>Date</div></div>                                         |                                 |
| <input checked="" type="checkbox"/> Approved and Recommended to Planning Commission                                                                                                                                                                                                  | <input type="checkbox"/> Denied |
| <b>Comments:</b><br>_____<br>_____<br><div style="text-align: center;"><br/>_____<br/>Planning Director</div> <div style="text-align: right;"><div>8/5/2026</div><div>_____<br/>Date</div></div> |                                 |

G.2.b.1.  
AUG 11 2026

## COUNTY OF KAUA'I PLANNING DEPARTMENT

Extension requests are primarily processed for the purpose of continuing a tentative approval for a subdivision application. An extension approval allows an applicant additional time to comply with the requirements in order to obtain final subdivision approval.

In determining whether additional time should be granted, an evaluation is made of the project's progress as well as compliance with the requirements of tentative approval. The evaluation is primarily based on determining whether the applicant is **progressively working** towards obtaining final subdivision approval with the various reviewing agencies. The **tentative approval conditions** are then re-evaluated to determine whether the conditions/requirements are adequate to address the impacts of the proposed development in consideration of the time that has lapsed.

Pending evaluation of an extension request, one of the following can occur:

1. The extension is approved without changes to the tentative approval requirements;
2. The extension is approved with modified time frames but no modifications or additions to the tentative approval requirements;
3. The extension is approved with modifications and/or additions to the requirements; and
4. The extension is denied.

### EXTENSION REQUEST:

The Applicant is requesting an extension of time to file the final subdivision map with the Planning Department pursuant to Section 9-3.8(c)(1) of the Subdivision Ordinance, Kaua'i County Code (1987), as amended. This application was granted Preliminary Subdivision Map Approval by the Planning Commission on April 08, 2025, and the Applicant's extension request is the **first** extension of tentative approval. Please refer to the Applicant's request letter dated March 19, 2026, enclosed as Exhibit 'A'.

### PROJECT DESCRIPTION:

The proposal involves the subdivision of Lot 9 of the Anahola Agricultural Subdivision into two lots. The subject property consists of approximately three (3) acres and is located within the County's Agriculture (Ag) zoning district and the State Land Use Agricultural District. Adjacent and surrounding properties are similarly zoned within the County's Agriculture (Ag) zoning district and the State Land Use Agricultural District.

### PROGRESS OF THE SUBDIVISION:

As represented, the Applicant is currently working with the Department of Water to obtain a new water meter and is also working to address the various requirements of Tentative Approval. A time extension is being requested to allow the Applicant additional time to complete these requirements.

Based on the foregoing circumstances, the Applicant's reasons are justifiable and no problems are foreseen in granting the extension request.

Additionally, the Applicant should demonstrate further progress with the subdivision within one (1) year from the approval of this extension request. As such, the Applicant shall be made aware that in further considering extension requests involving the proposed development, the Applicant shall continue to submit to the Planning Department an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date in order to allow sufficient time to evaluate whether progress have been made and conditions satisfied.

**RECOMMENDATION:**

It is recommended that an extension until **APRIL 08, 2027**, be granted to obtain final subdivision approval. However, the Applicant is made aware that an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements shall be submitted to the Planning Department for review for further extensions requests. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date.

# Exhibit 'A'

(Applicant's Request Letter dated March 19, 2026)

# ESAKI SURVEYING AND MAPPING INC.

1610 Haleukana Street Lihue, Kauai, Hawaii 96766  
Phone: (808) 246-0625 Fax: (808) 246-0229

## LETTER OF TRANSMITTAL

DATE: March 20, 2026  
PROJECT NUMBER 2023-139

TO: County of Kauai, Director of Planning

ATTENTION: Mr. Ka'aina Hull  
RE: S-2025-9 DHHL Sarah Martin  
TMK (4) 4-8-18: 09  
Anahola, Kauai, Hawaii

### WE ARE SENDING YOU:

- |                                              |                                                     |                                        |
|----------------------------------------------|-----------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> ATTACHED | <input type="checkbox"/> FORWARDED SEPARATELY _____ |                                        |
| <input type="checkbox"/> prints              | <input type="checkbox"/> tracings                   | <input type="checkbox"/> shop drawings |
| <input type="checkbox"/> copy of letter      | <input type="checkbox"/> change order               | <input type="checkbox"/> original      |
| <input type="checkbox"/> specifications      | <input type="checkbox"/> other _____                |                                        |

| QUANTITY | IDENT. NO. | DATE | DESCRIPTION                          |
|----------|------------|------|--------------------------------------|
| 1        | Letter     |      | Subdivision Extension Request Letter |

### THESE ARE TRANSMITTED as checked

- |                                                  |                                                   |                                                        |
|--------------------------------------------------|---------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved                 | <input type="checkbox"/> Resubmit _____ copies for     |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for       |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> Other _____              |                                                        |

### REMARKS:

Copy to:

Signed:

  
for Wayne Wada

# ESAKI SURVEYING & MAPPING, INC

1610 HALEUKANA STREET - LIHUE, KAUA'I, HAWAI'I 96766

(808) 246-0625 ESM@ESAKIMAP.COM

March 19<sup>th</sup>, 2026

Mr. Ka`aina Hull

Director of Planning

County of Kauai

4444 Rice Street, Suite A473

Lihue, HI 96766

**RE: S-2025-5, STATE OF HAWAII, DEPARTMENT OF HAWAIIAN HOMELANDS  
SUBDIVISION EXTENSION REQUEST  
TMK (4) 4-8-18: 09  
ANAHOLA, KAUA`I, HAWAI`I**

The subject subdivision was granted **TENTATIVE APPROVAL** by the Planning Commission at their meeting held on April 8, 2025.

The Lessee has requested a new water meter from DHHL and submitted water meter plans.

The applicant requires more time to complete all the conditions. We respectfully request an extension in time of one year to file the Final Subdivision Map.

Thank you for your consideration,

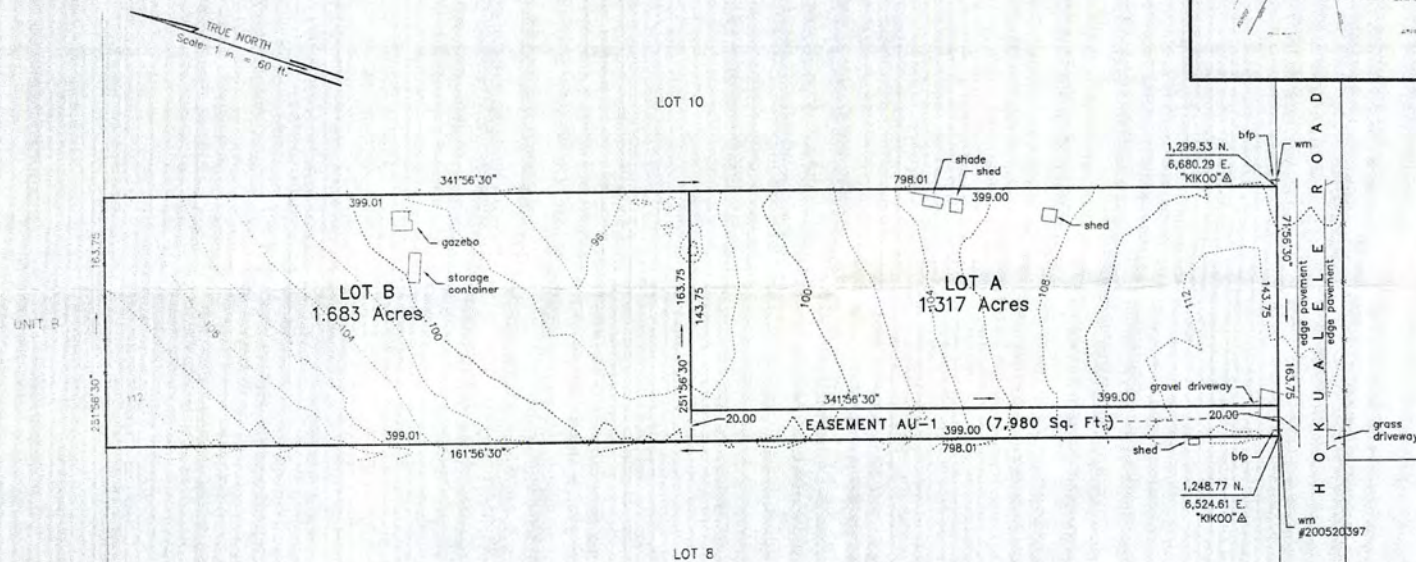
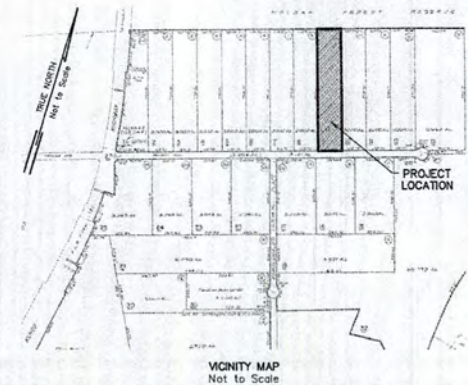
Very truly yours,



Wayne T. Wada

# Exhibit 'B'

(Preliminary Subdivision Map dated December 19, 2024, and Location Map)



Legend:  
bfp - Back Flow Preventer  
wm - Water Meter



THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION

*Wayne T. Wade*  
Signature  
ESAKI SURVEYING & MAPPING, INC.  
EXPIRES: APRIL 30, 2026

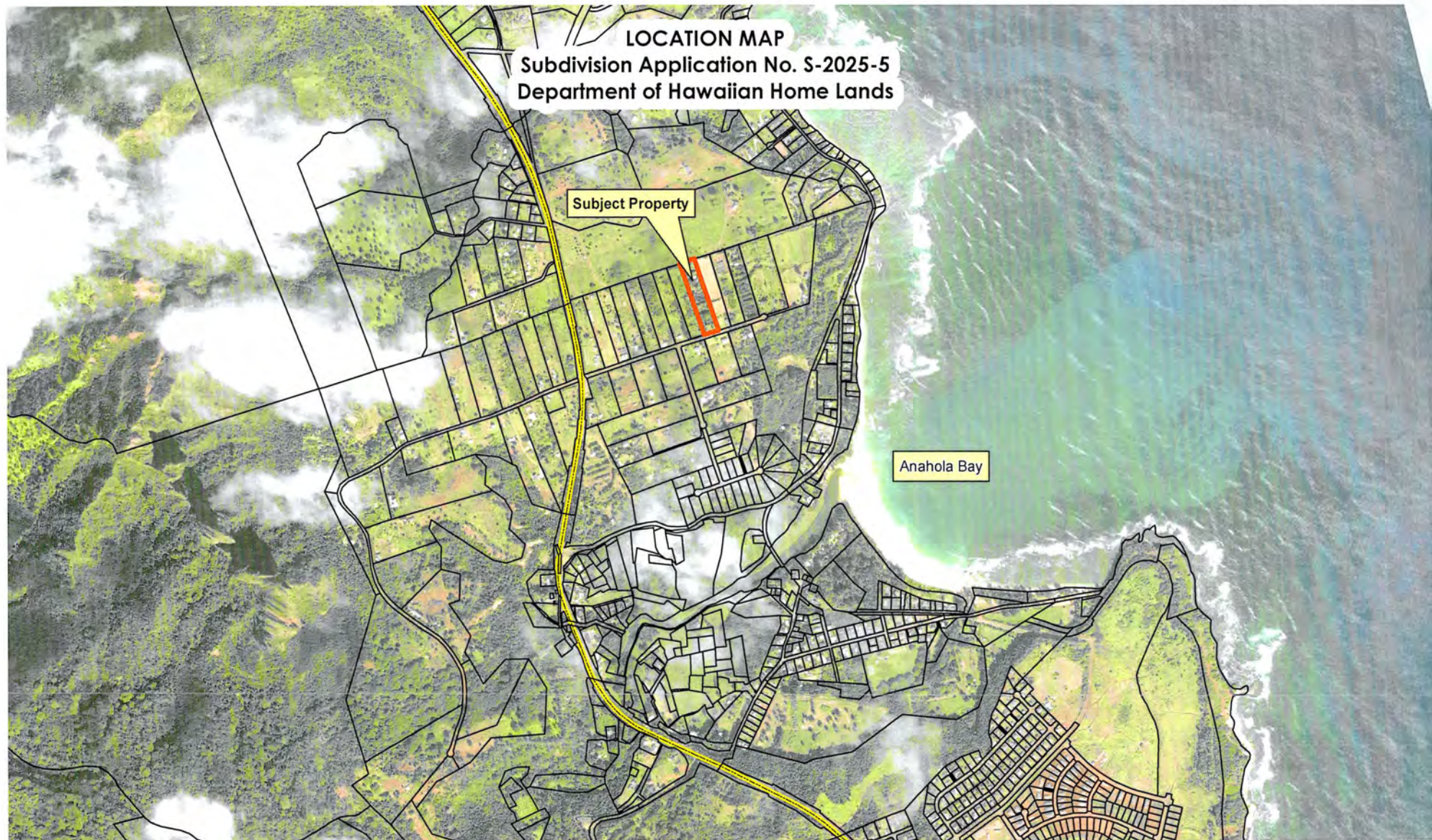
**PRELIMINARY  
SUBDIVISION OF LOT 9  
BEING PORTION OF ANAHOLA  
AGRICULTURE SUBDIVISION UNIT - 1  
INTO LOTS A AND B  
AND DESIGNATION OF EASEMENT AU-1  
ANAHOLA, KAWAIIHAU, KAUA'I, HAWAII**  
Tax Map Key: (4) 4-8-18: 09  
Owner: Hawaiian Home lands  
Date: December 19, 2024

**LOCATION MAP**

**Subdivision Application No. S-2025-5  
Department of Hawaiian Home Lands**

**Subject Property**

**Anahola Bay**



COUNTY OF KAUAI  
PLANNING DEPARTMENT

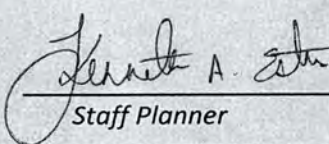
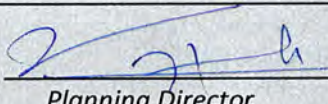
TO: Subdivision Committee, Planning Commission

SUBJECT: Extension Request

PURPOSE: ☒ File Final Subdivision Maps  
☐ Complete Subdivision Improvements  
☐ Other: \_\_\_\_\_

|                                                                                         |        |                                                   |                           |
|-----------------------------------------------------------------------------------------|--------|---------------------------------------------------|---------------------------|
| Subdivision Application No.                                                             |        | Applicant(s)                                      |                           |
| S-2025-6                                                                                |        | Niu Pia Land Company, Ltd.                        |                           |
| Location:                                                                               | Lihu'e | Tax Map Key:                                      | (4) 3-6-003: 017 and 061  |
| Extension Request No. (1 <sup>st</sup> , 2 <sup>nd</sup> , etc.)                        |        | Tentative Approval Granted On:                    | Previous Ext. Expired On: |
| 1 <sup>st</sup>                                                                         |        | April 08, 2025                                    | N/A                       |
| Subdivision Bonded: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |        | Deadline to Complete Improvements: Not Applicable |                           |

**APPLICANT'S REASONS:** Additional time is being requested to comply with the conditions/requirements of tentative approval. The Applicant is currently with the various reviewing agencies in resolving the required infrastructure improvements for the subdivision.

| PLANNING DEPARTMENT<br>EVALUATION & RECOMMENDATION                                                                                                                                                               |                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>EVALUATION:</b> Please refer to next page...                                                                                                                                                                  |                                 |
| <b>RECOMMENDATION:</b> Please refer to next page...                                                                                                                                                              |                                 |
| <div style="text-align: center;"><br/>Staff Planner</div> <div style="text-align: right;"><u>08.05.2026</u><br/>Date</div>    |                                 |
| <input checked="" type="checkbox"/> Approved and Recommended to Planning Commission                                                                                                                              | <input type="checkbox"/> Denied |
| Comments: _____                                                                                                                                                                                                  |                                 |
| <div style="text-align: center;"><br/>Planning Director</div> <div style="text-align: right;"><u>8/5/2026</u><br/>Date</div> |                                 |

A.2.C.1.

AUG 11 2026

## COUNTY OF KAUAI PLANNING DEPARTMENT

Extension requests are primarily processed for the purpose of continuing a tentative approval for a subdivision application. An extension approval allows an applicant additional time to comply with the requirements in order to obtain final subdivision approval.

In determining whether additional time should be granted, an evaluation is made of the project's progress as well as compliance with the requirements of tentative approval. The evaluation is primarily based on determining whether the applicant is **progressively working** towards obtaining final subdivision approval with the various reviewing agencies. The **tentative approval conditions** are then re-evaluated to determine whether the conditions/requirements are adequate to address the impacts of the proposed development in consideration of the time that has lapsed.

Pending evaluation of an extension request, one of the following can occur:

1. The extension is approved without changes to the tentative approval requirements;
2. The extension is approved with modified time frames but no modifications or additions to the tentative approval requirements;
3. The extension is approved with modifications and/or additions to the requirements; and
4. The extension is denied.

### EXTENSION REQUEST:

The Applicant is requesting an extension of time to file the final subdivision map with the Planning Department pursuant to Section 9-3.8(c)(1) of the Subdivision Ordinance, Kauai County Code (1987), as amended. This application was granted Preliminary Subdivision Map Approval by the Planning Commission on April 08, 2025, and the Applicant's extension request is the **first** extension of tentative approval. Please refer to the Applicant's request letter dated April 03, 2026, enclosed as Exhibit 'A'.

### PROJECT DESCRIPTION:

The proposal consolidates two (2) existing lots within the Lihu'e Town Core Urban Design District Special Planning Area – D, the General Commercial (C-G) zoning district, and the State Land Use Urban District. The subject property is located at the northwestern corner of the Rice Street and Hardy Street intersection in Lihu'e.

The primary intent of this consolidation is to resolve a boundary encroachment of Building A, as shown on the Preliminary Subdivision Map dated March 19, 2025, where the structure extends across the existing property line. As represented, the property owners are pursuing building permit approvals for various improvements but have been unable to proceed due to this encroachment.

**PROGRESS OF THE SUBDIVISION:**

As represented, the Applicant is currently working with the Kaua'i Island Utility Cooperative (KIUC) to establish a utility easement over the subject property. The approval of this easement from KIUC is needed to proceed with the final subdivision map. A time extension is being requested to allow the Applicant additional time to resolve this matter.

Based on the foregoing circumstances, the Applicant's reasons are justifiable and no problems are foreseen in granting the extension request.

Additionally, the Applicant should demonstrate further progress with the subdivision within one (1) year from the approval of this extension request. As such, the Applicant shall be made aware that in further considering extension requests involving the proposed development, the Applicant shall continue to submit to the Planning Department an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date in order to allow sufficient time to evaluate whether progress have been made and conditions satisfied.

**RECOMMENDATION:**

It is recommended that an extension until **APRIL 08, 2027**, be granted to obtain final subdivision approval. However, the Applicant is made aware that an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements shall be submitted to the Planning Department for review for further extensions requests. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date.

# Exhibit 'A'

(Applicant's Request Letter dated April 03, 2026)

APR 8 2026 2:11  
PLANNING DEPT

**TOMMY OI, LAND SURVEYOR, LLC**

3944 KAPENA STREET  
LIHUE, HAWAII, 96766  
PHONE: (808) 647-3105

April 3, 2026

Ka'āina S. Hull, Planning Director  
Kauai County Planning Department  
4444 Rice Street, Ste A473  
Lihue, HI 96766

Dear: Mr. Hull

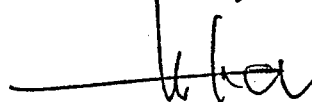
Subject: 2-Lot Consolidation of Lots 7 and 8, (S-2025-6)  
Kalapaki, Lihue, Kauai, Hawaii  
Tax Map Key: (4) 3-6-003: 017 and 061

Dear Mr. Hull:

We respectfully request an extension of time for the above subject. Niu Pia Land Company Ltd. is presently waiting for approval by Kauai Island Utility Cooptative for the Utility Easement over Parcel 017 and 061. The approved easement is need for the finalization of the map that will be submitted to Planning Department for final approval.

Thank you for your consideration of this extension request. If you have any question, please feel free to call me at 808-647-3105

Sincerely

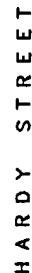


Thomas H. Oi

c/c: Niu Pia Land Company Ltd

# Exhibit 'B'

(Preliminary Subdivision Map and Location Map)



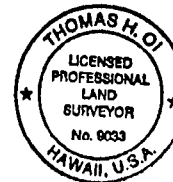
INTO LOT 8-A

Kalapaki, Lihue, Kauai, Hawaii

Tax Map Key: (4) 3-6-003: 017 and 061

**OWNER:**

NIU PIA LAND COMPANY LTD  
4139 Hardy Street, Suite E  
Lihue HI, 96766



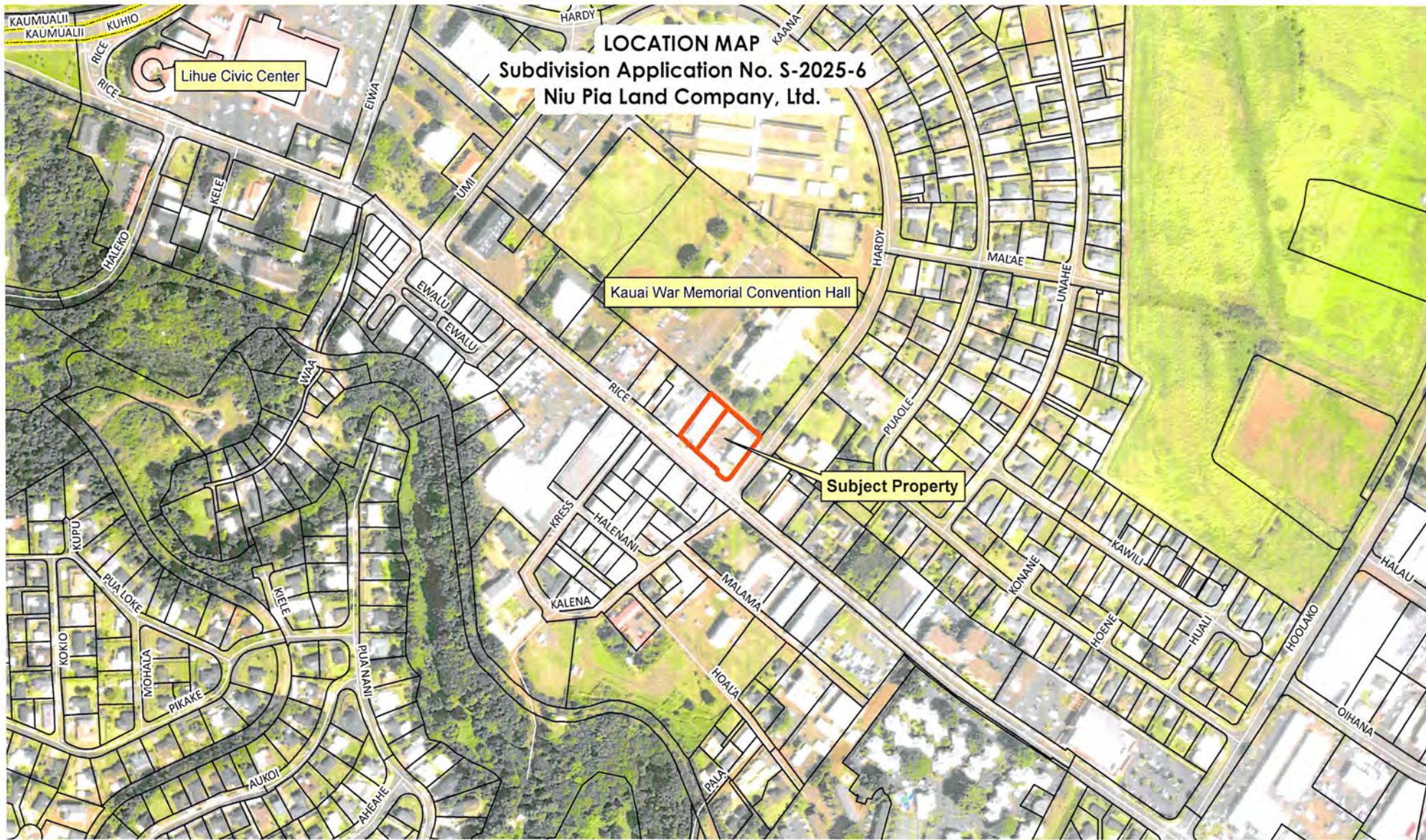
This work was prepared by me  
or under my direct supervision.

Thomas H. Ol  
License Professional Land Surveyor  
Certificate Number 9033-LS  
Expire in April 30, 2026

**Job: 2024-30**

Tommy OI Land Surveyor LLC  
3944 Kapena Street  
Lihue, HI 96766

$$10^\circ \times 15^\circ = 1.04 \text{ S.F.}$$



COUNTY OF KAUAI  
PLANNING DEPARTMENT

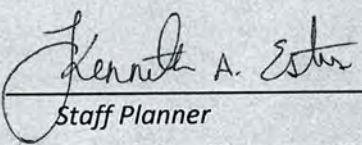
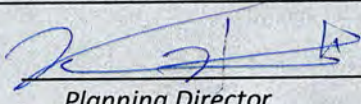
TO: Subdivision Committee, Planning Commission

SUBJECT: Extension Request

PURPOSE: ☒ File Final Subdivision Maps  
☐ Complete Subdivision Improvements  
☐ Other: \_\_\_\_\_

|                                                                                                |         |                                                          |                                  |
|------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------|----------------------------------|
| <b>Subdivision Application No.</b>                                                             |         | <b>Applicant(s)</b>                                      |                                  |
| S-2025-7                                                                                       |         | Tink Tank, LLC.                                          |                                  |
| <b>Location:</b>                                                                               | Ele'ele | <b>Tax Map Key:</b>                                      | (4) 2-1-003: 016 and 031         |
| <b>Extension Request No. (1<sup>st</sup>, 2<sup>nd</sup>, etc.)</b>                            |         | <b>Tentative Approval Granted On:</b>                    | <b>Previous Ext. Expired On:</b> |
| 1 <sup>st</sup>                                                                                |         | April 08, 2025                                           | N/A                              |
| <b>Subdivision Bonded:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |         | <b>Deadline to Complete Improvements:</b> Not Applicable |                                  |

**APPLICANT'S REASONS:** Additional time is being requested to comply with the conditions/requirements of tentative approval. The Applicant is currently with the various reviewing agencies in resolving the required infrastructure improvements for the subdivision.

| PLANNING DEPARTMENT<br>EVALUATION & RECOMMENDATION                                                                                                                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>EVALUATION:</b> Please refer to next page...                                                                                                                                                                                                                                                                            |  |
| <b>RECOMMENDATION:</b> Please refer to next page...                                                                                                                                                                                                                                                                        |  |
| <div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: center;"><br/>Kenneth A. Ester<br/>Staff Planner</div><div style="text-align: center;"><u>08.05.2026</u><br/>Date</div></div> |  |
| <div style="display: flex; justify-content: space-around;"><span><input checked="" type="checkbox"/> Approved and Recommended<br/>to Planning Commission</span><span><input type="checkbox"/> Denied</span></div>                                                                                                          |  |
| <b>Comments:</b><br><br><div style="text-align: center; margin-top: 20px;"><br/>Planning Director</div> <div style="text-align: right; margin-top: 20px;"><u>8/5/2026</u><br/>Date</div>                                               |  |

A.2.d.1.  
AUG 11 2026

## COUNTY OF KAUAI PLANNING DEPARTMENT

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1. The extension is approved without changes to the tentative approval requirements;
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3. The extension is approved with modifications and/or additions to the requirements; and
4. The extension is denied.

### EXTENSION REQUEST:

The Applicant is requesting an extension of time to file the final subdivision map with the Planning Department pursuant to Section 9-3.8(c)(1) of the Subdivision Ordinance, Kauai County Code (1987), as amended. This application was granted Preliminary Subdivision Map Approval by the Planning Commission on April 08, 2025, and the Applicant's extension request is the **first** extension of tentative approval. Please refer to the Applicant's request letter dated April 01, 2026, enclosed as Exhibit 'A'.

### PROJECT DESCRIPTION:

The proposal redefines the boundaries between two (2) existing lots within the County General Industrial (I-G) zoning district and State Land Use Urban District. The total area involved is approximately 40,804 square feet situated in the Port Allen Industrial area.

### FINDINGS AND BACKGROUND:

On December 08, 2020, the Planning Commission approved SMA Use Permit SMA(U)-2021-4 to allow the construction of a 9,000 square foot warehouse/repair facility and associated site improvements on the subject property (existing Lot 1-L) to facilitate the repair and maintenance of tour boats that operate out of the Port Allen Harbor.

On January 14, 2025, the Planning Commission approved Class IV Zoning Permit Z-IV-2025-8 and Variance Permit V-2025-3 to allow deviations from the minimum street frontage and average lot width requirements in the General Industrial (I-G) zoning district to facilitate a two-lot boundary adjustment which is being processed through this subdivision application.

**PROGRESS OF THE SUBDIVISION:**

The Applicant has submitted pre-final subdivision maps for agency review and approval. To date, the Department of Water has provided comments through correspondence dated August 18, 2026. As represented, the Applicant is currently working to address the Department of Water's requirements related to domestic water service and fire flow demands.

Since it is uncertain when the Applicant will be able to comply with all requirements of Tentative Approval, an additional time extension is being requested. The requested extension will allow the Applicant to complete the remaining requirements of the Department of Water, while also providing the other reviewing agencies sufficient time to evaluate the pre-final subdivision map and provide any pre-final comments or final recommendations.

Based on the foregoing circumstances, the Applicant's reasons are justifiable and no problems are foreseen in granting the extension request.

Additionally, the Applicant should demonstrate further progress with the subdivision within one (1) year from the approval of this extension request. As such, the Applicant shall be made aware that in further considering extension requests involving the proposed development, the Applicant shall continue to submit to the Planning Department an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date in order to allow sufficient time to evaluate whether progress have been made and conditions satisfied.

**RECOMMENDATION:**

It is recommended that an extension until **APRIL 08, 2027**, be granted to obtain final subdivision approval. However, the Applicant is made aware that an updated status report on the subdivision with a detailed time chronology on the progress of the tentative approval requirements shall be submitted to the Planning Department for review for further extensions requests. The status report shall be submitted to the Planning Department no later than sixty (60) days prior to the expiration date.

# Exhibit 'A'

(Applicant's Request Letter dated April 01, 2026)

## Kenneth Estes

---

**From:** Lucas Breckenridge <surveyor.zack@gmail.com>  
**Sent:** Wednesday, April 1, 2026 7:33 AM  
**To:** Kenneth Estes  
**Subject:** S-2025-7 Extension Request  
**Attachments:** (S-2025-7) Extension Request Letter 04-01-2026.pdf

CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Kenny,

Please see attached extension request. Let me know if you have any questions.

Mahalo

**Lucas "Zack" Breckenridge, PLS**  
**President**  
**Lucas Breckenridge & Associates, Inc.**  
Land Surveying, Engineering, Mapping & Geodetic Consulting  
P.O. Box 870  
Kilauea, HI 96754  
808.245.9154

[surveyor.zack@gmail.com](mailto:surveyor.zack@gmail.com)  
[www.kauaisurveying.com](http://www.kauaisurveying.com)

**LUCAS BRECKENRIDGE & ASSOCIATES, INC.**

MAILING ADDRESS: P.O. BOX 870, KILAUEA, HI 96754  
Phone: (808) 245-9154 [SURVEYOR.ZACK@GMAIL.COM](mailto:SURVEYOR.ZACK@GMAIL.COM)  
[www.kauai-surveying.com](http://www.kauai-surveying.com)

**LAND SURVEYING • ENGINEERING • MAPPING • GEODETIC CONSULTING**

April 1, 2026

County of Kauai  
Planning Department  
4444 Rice Street, Suite A473  
Lihue, HI 96766

RE: Application extension request for S-2025-7 Tink Tank, LLC

Aloha,

Due to circumstances involving contracting to comply with Item 3 of the Dept. of Water's interoffice memorandum dated August 18, 2025, we are requesting an extension of time for the subdivision application.

We are hoping to complete this as soon as possible but are having a hard time finding a contractor to conduct the fire flow testing.

If you have any questions, please feel free to contact me at 245-9154.

Mahalo,



Lucas "Zack" Breckenridge, PLS  
Hawaii License No. LS-15958  
Montana License No. 23003LS



Water has no substitute.....Conserve it

---

## INTEROFFICE MEMORANDUM

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TO: Kenneth A. Estes, Planning Department

FROM: Regina Reyes-Flores, Water Resources & Planning *Regina Reyes-Flores*

DATE: August 18, 2025

SUBJECT: **Pre-Final Subdivision Map Review and Approval**  
Subdivision No.: S-2025-7  
Applicant: **Tink Tank, LLC.**  
*\*Pre-Final Map dated May 2025*

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Per your request, the following information was verified on December 9, 2019, concerning the Pre-Final Subdivision Map Review and Approval:

1. Pay the Department of Water (DOW) the following charges in effect at the time of receipt, At the present time, these charges include:
  - a. A Facilities Reserve Charge (FRC) = \$14,115.00
2. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and either construct said facilities or post a performance bond for construction. These Facilities shall also include:
  - a. The domestic service connection.
  - b. The fire service connection, if applicable.
  - c. The interior plumbing with appropriate backflow prevention devices. ALL backflow prevention devices require an annual test be a certified tester. For new devices, the first test must be submitted to DOW after installation is complete.



*Water has no substitute.....Conserve it*

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3. Domestic and fire flow water demands as recommended by DOW's Water System Standards (WSS) may be inadequate to the proposed subdivision.

The applicant is required to submit fire flow test data and calculations prepared and signed by an engineer. DOW's comments may change depending on the additional information provided.

4. Locate and show existing water meters (with appropriate meter numbers) on the subdivision map for DOW's review and approval. Also, identify the proposed subdivision lot to which the existing water meters will be assigned. DOW's comments may change depending on the approved subdivision map.

The subdivider is made aware that the existing water meter that is presently serving the original Parcel 31 will remain in the present location. Future requests to relocate said meters will require the application to complete all DOW requirements existing at that time.

If you have any questions or concerns, please feel free to contact Ms. Lillian Mack at (808) 245-5405 or [wrp@kauaiwater.org](mailto:wrp@kauaiwater.org).

RF:lm

# Exhibit 'B'

(Pre-Final Subdivision Map dated May 2025 and Location Map)





**LOCATION MAP**  
**Subdivision Application No. S-2025-7**  
**Tink Tank, LLC.**

Port Allen Small Boat Harbor

KIUC Power Plant Facility

Subject Property

AKAUULA

WAIALO

OLULI

MANAWANUI

OKUPU

OKUPU

# DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

## SUBDIVISION REPORT

### I. SUMMARY

**Action Required by Planning Commission:** Consideration of Subdivision Application No. S-2025-2 that involves a three (3) lot consolidation and re-subdivision into twenty (20) lots.

**Subdivision Permit No.** Application No. S-2025-2

**Name of Applicant(s)** MAKAI KŌLOA, LLC. ET AL.

### II. PROJECT INFORMATION

|                                                                                        |                                                                                                                                                                                               |                                                             |                                     |                          |         |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------|--------------------------|---------|
| <b>Map Title</b>                                                                       | Consolidation of Lot 5-A, Lot 5-E and Lot 41 and Resubdivision of Said Consolidation into Lots 1 to 20, Inclusive and Designation of Easements S-1, D-1, D-2 and D-3, Kōloa, Kaua'i, Hawai'i. |                                                             |                                     |                          |         |
| <b>Tax Map Key(s):</b>                                                                 | 2-6-014: 041 & 046 / 2-6-015: 005                                                                                                                                                             |                                                             | <b>Area:</b>                        | 6.064 Acres              |         |
| <b>Zoning:</b>                                                                         | Residential District (R-4)                                                                                                                                                                    |                                                             |                                     |                          |         |
| <b>State Land Use District(s):</b>                                                     | Urban                                                                                                                                                                                         |                                                             | <b>General Plan Designation:</b>    | Residential Community    |         |
| <b>AGENCY COMMENTS</b>                                                                 |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| <input checked="" type="checkbox"/> COK DPW-Engineering:                               | 03.12.2025                                                                                                                                                                                    | <input checked="" type="checkbox"/> DLNR – DOFAW:           | pending                             |                          |         |
| <input checked="" type="checkbox"/> COK Water:                                         | 03.06.2025                                                                                                                                                                                    | <input checked="" type="checkbox"/> U.S. Fish and Wildlife: | 03.31.2025                          |                          |         |
| <input checked="" type="checkbox"/> COK Housing:                                       | 01.27.2025                                                                                                                                                                                    | <input checked="" type="checkbox"/> State Health:           | 02.13.2025                          |                          |         |
| <input checked="" type="checkbox"/> COK Fire:                                          | 01.29.2025                                                                                                                                                                                    | <input checked="" type="checkbox"/> DLNR – SHPD:            | pending                             |                          |         |
| <b>EXISTING ROAD RIGHT-OF-WAY(S)</b>                                                   |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| Road Name                                                                              | Existing Width                                                                                                                                                                                | Required Width                                              | Pavement YES                        | NO                       | Reserve |
| Ala Kalanikaumaka                                                                      | 60 feet                                                                                                                                                                                       | 60 feet                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| Lopaka Paipa Boulevard                                                                 |                                                                                                                                                                                               |                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| <b>APPLICABLE FEES</b>                                                                 |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| <b>Environmental Impact Assessment (EIA):</b>                                          | \$8,000                                                                                                                                                                                       |                                                             |                                     |                          |         |
| <b>Park Dedication:</b>                                                                | TBD. Appraisal Required                                                                                                                                                                       |                                                             |                                     |                          |         |
| <b>Appraisal Report Required:</b>                                                      | Yes                                                                                                                                                                                           |                                                             |                                     |                          |         |
| <b>G.N.A.I.</b>                                                                        |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| <b>Date of Preliminary Map Acceptance:</b>                                             | January 23, 2025                                                                                                                                                                              |                                                             |                                     |                          |         |
| <b>Date of Director's Report:</b>                                                      | March 26, 2025                                                                                                                                                                                |                                                             |                                     |                          |         |
| <b>Date of Public Hearing:</b>                                                         | April 8, 2025                                                                                                                                                                                 |                                                             |                                     |                          |         |
| <b>Deadline Date for PC to Take Action Pursuant to Section 9-3.4(b) of the K.C.C.:</b> | April 23, 2025                                                                                                                                                                                |                                                             |                                     |                          |         |
| <b>AUG 11 2026</b>                                                                     |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| <b>G.I.A.I.</b>                                                                        |                                                                                                                                                                                               |                                                             |                                     |                          |         |
| <b>APR 08 2025</b>                                                                     |                                                                                                                                                                                               |                                                             |                                     |                          |         |

### III. EVALUATION

#### Project Description

The proposal consolidates Lot 5-E and Lot 41 of the Kōloa Estates Subdivision and Lot 5-A (Kukui'ula Parcel Q) of the Kukui'ula Master Planned Area and re-subdivides said consolidation into sixteen (16) residential lots, two (2) roadway lots, and two (2) remnant lots that will be utilized for landscaping strips along Lopaka Paipa Boulevard. The total area involved is approximately 6.064 Acres within the County's Residential (R-4) zoning district and State Land Use Urban District. As represented, the Applicant intends to dedicate roadway Lots 17 and 18 to the County of Kaua'i upon completion of subdivision improvements.

#### Surroundings

The subject property is bordered by the Kōloa Estates Subdivision on the north which is developed with single-family residences. South and immediately adjacent to the subject property is vacant land within the Kukui'ula Master Planned Area, which contains an Archaeological and Biological Preserve Area, as well as land that is designated for use as a regional/community park in accordance with Ordinance No. PM-2004-370. The subject property is situated between Po'ipū Road to the east and the Kōloa-Po'ipū Western Bypass Road (Ala Kalanikaumaka) on its western border.

#### Access

Access to the development will be provided via Ala Kalanikaumaka and Lopaka Paipa Boulevard. The Applicant is currently working with the County to implement traffic control measures consisting of new striping and a left-hand turning lane on Ala Kalanikaumaka to provide safe access into the subdivision.

#### Subdivision History

**Subdivision Application No. S-1998-9** — The subdivision application, known as the Kōloa Estates Subdivision, received Final Subdivision Map Approval by the Kaua'i Planning Commission on April 22, 1999, and was subsequently recertified on July 22, 1999, and on October 23, 2001. It established forty-three (43) lots within the County's Residential (R-6) zoning district and State Land Use Urban District. Lot 41, which is currently being utilized as a landscaping strip, was established through this subdivision.

**Subdivision Application No. S-2004-45** — The subdivision application, known as the Kukui'ula Large-Lot Subdivision, III, received Final Subdivision Map Approval by the Kaua'i Planning Commission on April 11, 2006, and was subsequently recertified on July 11, 2006. It established nineteen (19) large lots within the Kukui'ula Master Planned Area. The intent of the subdivision was to create conveyable parcels that could be developed separately, and in addition, allowed the applicant to individually finance the various developments. Lot 5 (Kukui'ula Parcel Q), later redesignated as Lot 5-A in a subsequent subdivision, was established through this subdivision.

**Subdivision Application No. S-2012-6** — The subdivision application involved the consolidation of Lots 26-A and 43 of the Kōloa Estates Subdivision and Lot 5 (Kukui'ula Parcel Q) and re-subdivided said consolidation into Lots A through D. The subdivision received Final

Subdivision Map Approval by the Kaua'i Planning Commission on July 28, 2015. Kukui'ula Parcel Q was redesignated to Lot A in this subdivision.

**Subdivision Application No. S-2018-3** — The subdivision application involved the consolidation of Lots 32-C, 28, 27, and B of the Kōloa Estates Subdivision, along with Lot A (Kukui'ula Parcel Q), and re-subdivided said consolidation into Lots 5-A through 5-E. This application received Final Subdivision Map Approval by the Kaua'i Planning Commission on April 10, 2018. As a result, Kukui'ula Parcel Q was redesignated as Lot 5-A as currently referenced in this current subdivision proposal.

#### Native Hawaiian Traditional and Cultural Rights

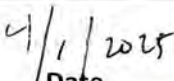
A Ka Pa'akai O Ka'aina Analysis was prepared by Exploration Associates Ltd. for the proposed development. The analysis describes the historic and traditional accounts associated with the Kōloa Ahupua'a as well as provides a summary of archaeological studies that have been conducted in the vicinity of the project area. The analysis also provides a detailed summary of the community outreach that was conducted including oral and written testimony of individuals that were contacted.

The community outreach involved interviewing fourteen interviewees, including several cultural descendants from the Kōloa area. Cultural consultation outreach was conducted between August – November 2024. The consultation outreach involved attempting to contact a cross-section of indigenous Hawaiian people from the community and aimed to seek out and speak to the mākuā or parent generation who had potential knowledge, ties, experiences linked to the project area and Kōloa. As represented in the analysis, seven individuals had responded.

Based on the information contained in the analysis and evaluating the historical information that was available to the department, the department finds that the proposed development at its designated location should have no impact on any known Hawaiian traditional or customary practices for the following reasons:

- a. There are no known traditional or customary practices of Native Hawaiians that are presently occurring at the project site.
- b. There are no known special gathering practices taking place at the project site or within the vicinity of the project site.
- c. The Project should not detrimentally inhibit access to any streams; access to the shoreline or other adjacent shoreline areas; gathering along any streams, the shoreline or in the ocean.
- d. There are no known religious practices taking place within the project site.

#### IV. RECOMMENDATION

| TENTATIVE APPROVAL                                                                                                                                                                                  | FINAL APPROVAL                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                                                                                                     | <input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Denied                                                                                                                        |
| Tentative Approval subject to all requirements as noted on the follow pages:                                                                                                                        | All conditions have been complied with                                                                                                                                                                 |
| <br>Director of Planning <br>Date | <br>Director of Planning <br>Date |

#### V. AGENCY REQUIREMENTS

1. Requirements of the County Planning Department:
  - a. An updated preliminary title report for the existing lots shall be submitted to the Planning Department for review.
  - b. All existing and proposed easements, if any, shall be identified in the deed descriptions of the affected lots, draft copies of which shall be submitted to the Planning Department for review and approval.
  - c. Pursuant to Section 9-3.8(b) of the Subdivision Ordinance, Kaua'i County Code (1987), the Applicant shall submit to the Planning Department an electronic record (digitized format) of the final subdivision map(s) on disk for record keeping purposes prior to final subdivision approval.
  - d. Pursuant to Section 9-3.8 (c) of the Subdivision Ordinance, Kaua'i County Code, 1987, as amended, the Applicant shall file fifteen (15) copies of the subdivision final map with the Planning Department within one (1) year after approval of the preliminary subdivision map. If no filing is made, the approval of the preliminary subdivision map and construction plan shall become void unless an extension of time is granted by the Planning Commission.
  - e. Pursuant to Ordinance No. PM-2004-370, the Applicant is allowed to credit Environmental Impact Assessment and Park Dedication fees for developments within their Project Area. Since the Applicant has not resolved with the Planning Department whether they will pay fees or provide improvements for credit, the following fees are being assessed:
    - 1) An Environmental Impact Assessment Fee of Eight Thousand Dollars (\$8,000) shall be paid to the County of Kaua'i; and

- 2) The Applicant shall pay a Park Dedication fee pursuant to Section 9-2.8 of the Kaua'i County Code Subdivision Ordinance. An appraisal report and price list shall be provided to the Planning Department to forward to the Real Properties Division to help calculate the fee amount.

The Applicant shall resolve with the Planning Department the method that will be utilized to satisfy these fee requirements prior to final subdivision approval.

- f. Relative to Condition No. 1.e. and prior to final subdivision map approval, the Applicant shall meet with the Planning Department to resolve the applicable requirements of Ordinance No. PM-2004-370. Specifically, the following conditions shall apply to this subdivision:

**Conditions of Ordinance No. PM-2004-370:**

- 3. (prohibition of Additional Dwelling Units)
  - 7. (improvements to roadway system)
  - 14. (EIA credit)
  - 15. (recreation)
  - 16. (park dedication credit)
  - 23. (wastewater system master plan)
  - 27. (solid waste management plan)
  - 30. (blasting plan)
- g. The Applicant is made aware that the streets designated within the subdivision must be officially named before the Department approves the construction plans. Street names should be in Hawaiian and be submitted to our Department for review and approval, along with a request letter and 12 maps (on 8½" x 14" paper). The maps should be detailed such that emergency vehicles, police services, postal deliveries, etc., are able to locate the street. References to roadway, such as the highway and other surrounding roads, should be shown on the street-naming map.
  - h. The Applicant shall prepare and obtain construction plan approvals for necessary road, water, drainage, electrical and telephone utilities and facilities, and either construct the same or post a surety bond for completion.
  - i. Pursuant to Section 9-2.3(e) of the Subdivision Ordinance, Kaua'i County Code (1987), as amended, curbs, gutters and sidewalks shall be provided on both sides of all proposed or existing streets within or abutting the subdivision in Residential Districts where the density permitted is four (4) units or more per acre. For existing streets abutting subdivisions, sidewalks shall be required on the side of the street fronting the subdivision for the length of the subdivision frontage.

Prior to final subdivision approval, the Applicant shall work with the Planning Department and Department of Public Works to determine if the provision of curbs, gutters and sidewalks is necessary. If it is determined necessary, the

Applicant shall comply with the requirements of Section 9-2.3(e)(3) prior to final subdivision approval. Further, if the requirement of sidewalks is waived, the Applicant shall comply with Sections 9-2.3(e)(3)(C) and 9-2.3(e)(3)(D) prior to final subdivision approval.

Section 9-2.3(e)(3) states:

*“(3) Curbs, gutters and sidewalks shall be provided on both sides of all proposed or existing streets within or abutting the subdivision in Commercial, Industrial and Resort Districts; in Residential Districts where the density permitted is four (4) units or more per acre; and in any other Zoning Districts within the State Land Use-Urban District that are located within one-half (1/2) mile from any elementary, intermediate, high school, or college. For existing streets abutting subdivisions, sidewalks shall be required on the side of the street fronting the subdivision for the length of the subdivision frontage.*

*(A) In Residential Districts, swales may be constructed in lieu of curbs and/or gutters in accordance with the drainage standards and design guidelines established by the Department of Public Works.*

*(B) In Residential Districts, the requirement of sidewalks may be waived if the Planning Commission determines that sidewalks are infeasible or unnecessary, taking into account local context and sensitivity to community character, and an alternate method of pedestrian circulation exists or will be provided by the applicant.*

*(C) If the requirement of sidewalks is waived, the subdivider shall be required to pay a fee in lieu of required sidewalk construction. The fee in lieu of sidewalk construction shall not be required for subdivision approvals for less than six (6) lots. The fee in lieu of required sidewalk construction shall be equal to or greater than one hundred percent (100%) of the cost of constructing the sidewalk as determined by the County Engineer. There is hereby established and created a “sidewalk/shared use path fund” for the deposit of fees collected in lieu of required sidewalk construction. The fees collected pursuant to this Subsection (C) are hereby deemed appropriated upon receipt and shall be expended by the County Engineer for sidewalk or shared use path planning, design, land acquisition, construction and/or repair and maintenance. The County Engineer shall submit an annual written report to the Council of each fiscal year’s expenditures and balance of the sidewalk/shared use path fund on or before the 15th day of March of each year. If the 15th day of March falls on a Saturday, Sunday, or legal holiday, the report shall be submitted on the prior working day. The fees collected shall not lapse at the close of the fiscal year.*

*(D) Payment of said fees shall be made in a lump sum at the time of final subdivision map approval or payment shall be made according to the following schedule: fifty percent (50%) at the time of preliminary subdivision map approval and the balance paid at the time of final subdivision map approval.*

*When funds are needed for sidewalk or shared use path planning, design, land acquisition, construction and/or repair, the County Engineer shall submit a written request to the Planning Director and Mayor for approval. Upon approval, the Finance Director shall be authorized to release monies from the fund."*

- j. The Applicant shall identify on the final subdivision map whether the proposed lots will be utilized for Transient Vacation Rental (TVR) purposes. If so, the total amount of the lots within the Kukui'ula Parcel Q Subdivision, shall be counted towards the total amount approved through Ordinance No. PM-2004-370.
- k. The Applicant shall establish bus stops/shelters pursuant to Ordinance No. 406. The details shall be resolved with the Planning Department and Department of Public Works prior to construction plan approval.
- l. The subdivider is made aware that Ala Kalanikaumaka is classified as a "Major Street" and relative to the requirement in Section 9-2.3(b)(2) of the Kaua'i County Code (1987), there shall be no direct access permitted onto Ala Kalanikaumaka from Lots 1 and 8. Semi-circles denoting "No Direct Access Permitted" shall be shown on the final subdivision map. These provisions shall be incorporated as a restrictive covenant for the subject lots, draft copies of which shall be submitted to the Planning Department for review and approval.

Additionally, there shall be no direct access permitted onto Lopaka Paipa Boulevard from Lot 9. Semi-circles denoting "No Direct Access Permitted" shall be shown on the final subdivision map. These provisions shall be incorporated as a restrictive covenant for the subject lot, draft copies of which shall be submitted to the Planning Department for review and approval.

- m. Prior to final subdivision approval, the Applicant shall address and resolve matters related to the failure of a patent issuance on Land Commission Award Number 5456 Apana 1 to Mataio, as outlined in Item 12 of the Applicant's Title Insurance Policy (Policy No. 5021915-34793) for the subject property. The Applicant shall submit documentation verifying the resolution of this matter to the Planning Department for review and approval.

2. Requirements of the County Department of Public Works – Engineering Division:

- a. The applicant shall comply with all provisions of the "Sediment and Erosion Control Ordinance No. 808" to safeguard public health, safety, and welfare, to protect property, and to control soil erosion and sedimentation. This shall include, but not be limited to, a grading and/or grubbing permit in compliance with the County's Sediment and Erosion Control Ordinance, which is required if any of the following conditions apply:

- The work area exceeds one (1) acre.
  - Grading involving excavation or embankment, or combination thereof exceeds 100 cubic yards.
  - Grading exceeds five (5) feet in vertical height or depth at its deepest point.
  - The work area unreasonably alters the general drainage pattern to the detriment of abutting properties.
- b. During construction, best management practices (BMPs) shall be incorporated to the maximum extent practicable to prevent damage by sedimentation, erosion, or dust to watercourses, natural areas, and other properties. The permittee and the property owner shall be responsible for ensuring that BMPs are satisfactorily implemented at all times.
  - c. Based on Panel 1500020314F Dated November 26, 2010, the property is located within Zone X, which is not within the Special Flood Hazard Area; therefore, we have no comments with respect to the County's Floodplain Management Ordinance No. 831.
  - d. For the proposed access from Ala Kalanikaumaka the applicant shall provide a left-turn lane from Ala Kalanikaumaka.
  - e. The lineweights for boundaries between Lot 18 and Lots 19 and 20 do not appear to match the lineweights between other lots.
  - f. The semicircles indicating no vehicular access permitted at Lopaka Paipa Boulevard appear to be incorrectly placed.
3. Requirements of the County Department of Water (DOW):
    - a. Pay the Department of Water the following charges in effect at the time of receipt. At the present time, these charges include:
      - 1) A Facilities Reserve Charge (FRC) subject to Condition Nos. 3.e. to 3.g.
    - b. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and either construct the said facilities or post a performance bond for construction. These facilities shall also include:
      - 1) All facilities as required in the approved Kukui'ula Water Master Plan for the proposed project.
    - c. Prepare and convey to the Department of Water a Right-of-Entry and Temporary Grant of Easement for the purpose of construction, repair, maintenance, and operation of the subdivision water system improvements installed in other than County-owned property.

- d. For Lots 16 – 18: Installation of service connections will not be required until a request for water service is made. The applicant for service will be required to complete all Department of Water's requirements existing at that time, including full payment of the applicable facilities reserve charge. A statement to this effect shall be clearly lettered on the final subdivision map.
- e. Submit an amendment to the Kukui'ula Water Master Plan, if applicable.
- f. Locate and show existing water meter (with appropriate meter number) on the subdivision map for the Department of Water's review and approval. Also identify the proposed subdivision lot the existing water meter will be assigned to. The Department of Water's comments may change depending on the approved subdivision map.
- g. Kukui'ula Development Company (KDC) will be required to:
  - i. Submit an updated Kukui'ula Water Demand System Capacity Tracking Matrix.
  - ii. Be made aware that the Facilities Reserve Charge and the adequacy of source, storage and transmission facilities for the proposed development will be dependent on the approved updated Kukui'ula Water Demand and System Capacity Tracking Matrix.
  - iii. Identify the proposed subdivision lots that will not be assigned water service. The Department of Water's comments may change depending on the approved subdivision map.

4. Requirements of the County Fire Department (KFD):

- a. 18.2.3.2.1 A Fire Department access road shall extend to within fifty (50) feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. For one- or two-family dwellings, this distance shall be increased to three hundred (300) feet.
- b. 18.2.3.4.1.1.1 A Fire Department access road serving less than twenty (20) residential units shall be a minimum unobstructed width of sixteen (16) feet with a minimum twelve (12) feet wide driving surface.
- c. For one- or two-family dwellings, when a water supply to be used for firefighting acceptable to the AHJ is farther than six hundred (600) feet to the structure, an automatic fire sprinkler system may be required by the AHJ.

d. Fire Flow:

Agriculture: 250 GPM, Duration 1 Hour, hydrant spacing 500 feet.

Single Family, Duplex, PUD-Townhouses, Apartments: Fire flow, Duration, and Hydrant Spacing shall be dictated by the following zoning district designations described in the Kaua'i County Code.

R-2 — 500 GPM, Duration 1 Hour, hydrant spacing 500 feet.

R-4 — 750 GPM, Duration 2 Hours, hydrant spacing 500 feet.

R-6 — 1,000 GPM, Duration 2 Hours, hydrant spacing 500 feet.

R-10 — 1250 GPM, Duration 2 Hours, hydrant spacing 350 feet.

R-20 — 1500 GPM, Duration 2 Hours, hydrant spacing 350 feet.

RR-10 — 1500 GPM, Duration 2 Hours, hydrant spacing 350 feet.

RR-20 — 2000 GPM, Duration 2 Hours, hydrant spacing 350 feet.

5. Requirements of the County Housing Agency:

- a. Based upon the Housing Agency's preliminary assessment, the applicant's proposed consolidation and subdivision constitutes "a subdivision or consolidation of land...for residential development in any zoning district in which the overall density would allow more than 10 residential dwelling units," triggering a workforce housing requirement under Kauai County Code (KCC) § 7A-1.4.1(c).

Per KCC § 7A-1.5(a) the applicant must resolve the project's workforce housing assessment for the project with the Housing Agency "prior to final subdivision approval or zoning permit approval, whichever occurs first..."

6. Requirements of the State Department of Health (DOH):

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

**Clean Air Branch**

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established

wherever possible.

3. Standard comments for the Clean Air Branch are at:  
<https://health.hawaii.gov/epo/landuse/>.

#### **Clean Water Branch**

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55:  
<https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

#### **Hazard Evaluation & Emergency Response Office**

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

#### **Indoor and Radiological Health Branch**

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, 11-504.
2. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

#### **Safe Drinking Water Branch**

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of: 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

### **Solid & Hazardous Waste Branch**

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H and 342I, and HAR Chapters 11-58.1, and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program - The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

### **Wastewater Branch**

Wastewater Branch will require applicant to provide a Will Serve Letter from Makai Water Company for sewer service and DOH approval with submitted Engineering drawings for any sewer improvements.

### **Sanitation/ Local DOH Comments:**

1. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
2. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure, place, or vacant lot without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure, site, or vacant lot. A demolition or land clearing permit is required prior to demolition or clearing.

### **Other**

1. CDC–Healthy Places–Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Kauai District Health Office at 808-241-3492.

7. Requirements of the U.S. Department of the Interior, Fish and Wildlife Service:

Our data indicate the following federally listed species may occur in or around the proposed project area: the endangered 'ōpe'ape'a (Hawaiian hoary bat, *Lasiurus cinereus semotus*); endangered 'ua'u (Hawaiian petrel, *Pterodroma sandwichensis*), threatened 'a'o (Newell's shearwater, *Puffinus newelli*), and endangered Hawai'i Distinct Population Segment (DPS) of the 'akē'akē (band-rumped storm-petrel, *Hydrobates castro*) (hereafter collectively referred to as Hawaiian seabirds); the endangered ae'o (Hawaiian stilt, *Himantopus mexicanus knudseni*), 'alae ke'oke'o (Hawaiian coot, *Fulica alai*), 'alae 'ula (Hawaiian gallinule, *Gallinula galeata sandvicensis*), and koloa maoli (Hawaiian duck, *Anas wyvilliana*) (hereafter collectively referred to as Hawaiian waterbirds); and the threatened nēnē (Hawaiian goose, *Branta sandvicensis*). The Service recommends you implement the conservation measures below to avoid and minimize impacts to federally listed species.

- a. To avoid and minimize impacts to the 'ōpe'ape'a, we recommend you incorporate the following applicable measures into the proposed development:
  - 1) Do not disturb, remove, or trim woody plants greater than 15 feet tall during the 'ōpe'ape'a birthing and pup rearing season (June 1 through September 15).
  - 2) Do not use barbed wire for fencing.
- b. To avoid and minimize potential project impacts to Hawaiian seabirds, we recommend you incorporate the following measures into the proposed development:
  - 1) Fully shield all outdoor lights so the bulb can only be seen from below.
  - 2) Install automatic motion sensor switches and controls on all outdoor lights or turn off lights when human activity is not occurring in the lighted area.
  - 3) Avoid nighttime construction during the seabird fledging period, September 15 through December 15.

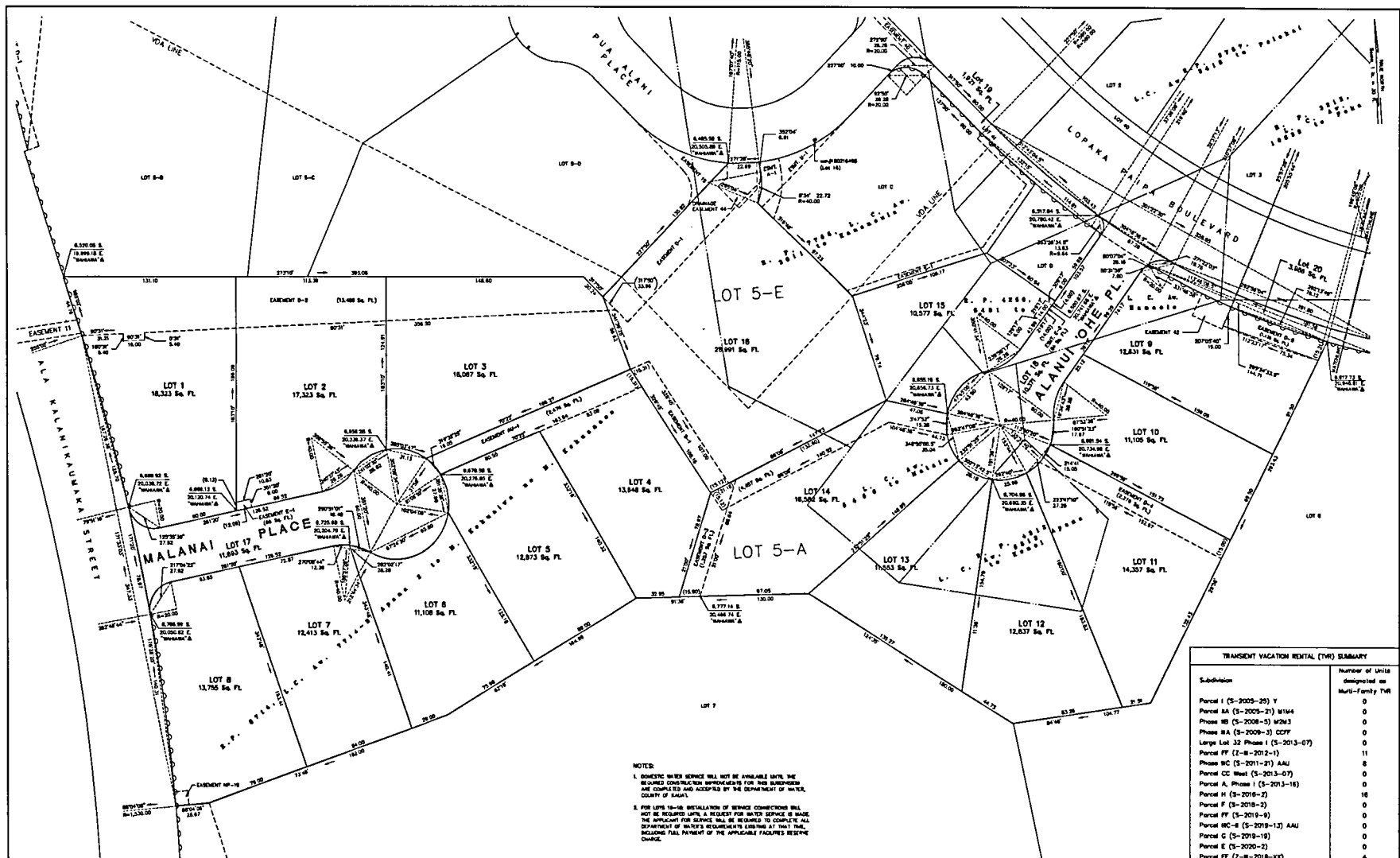
- 4) Where fences extend above vegetation, integrate three strands of polytape into the fence to increase visibility.
  - 5) For powerlines, guy-wires and other cables, minimize exposure above vegetation height and vertical profile.
- c. To avoid and minimize potential project impacts to Hawaiian waterbirds, we recommend you incorporate the following measures into the proposed development:
- 1) In areas where waterbirds are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site.
  - 2) If water resources are located within or adjacent to the project site, incorporate applicable best management practices regarding work in aquatic environments into the project design (see enclosure).
  - 3) Have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys where appropriate habitat occurs within the vicinity of the proposed project site prior to project initiation. Repeat surveys again within 3 days of project initiation and after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest). If a nest or active brood is found:
    - i. Contact the Service within 48 hours for further guidance.
    - ii. Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.
    - iii. Have a biological monitor that is familiar with the species' biology present on the project site during all construction or earth moving activities until the chicks/ducklings fledge to ensure that Hawaiian waterbirds and nests are not adversely impacted.
- d. To avoid and minimize potential project impacts to nēnē, we recommend you incorporate the following measures into the proposed development:
- 1) Do not approach, feed, or disturb nēnē.
  - 2) If nēnē are observed loafing or foraging within the project area during the breeding season (September through April), have a biologist familiar with nēnē nesting behavior survey for nests in and around the project area prior to the resumption of any work. Repeat surveys after any subsequent delay of work of 3 or more days (during which the birds may attempt to nest).

- 3) Cease all work immediately and contact the Service for further guidance if a nest is discovered within a radius of 150 feet of proposed project, or a previously undiscovered nest is found within the 150-foot radius after work begins.
  - 4) In areas where nēnē are known to be present, post and implement reduced speed limits, and inform project personnel and contractors about the presence of endangered species on-site.
8. Requirements of the State Historic Preservation Division (SHPD):
- a. The subdivider shall comply with the requirements of the State of Hawai'i, Historic Preservation Division, if any, prior to construction plan approval. The subdivider shall be notified upon receipt of their report.
9. Requirements of the State DLNR Division of Forestry and Wildlife (DOFAW):
- a. The subdivider shall comply with the requirements of the State of Hawai'i, Department of Land and Natural Resources, Division of Forestry and Wildlife, if any, prior to construction plan approval. The subdivider shall be notified upon receipt of their report.
10. Should any archaeological or historical resources be discovered during ground disturbing/construction work, all work in the area of the archaeological/historical findings shall immediately cease and the applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division to determine mitigation measures.
11. The Applicant is advised that prior to and/or during construction and use additional conditions may be imposed by government agencies. Should this occur, the applicant shall resolve these conditions with the respective agency(ies).

The Planning Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process scheduled for April 08, 2025, whereby the entire record should be considered prior to decision-making. The entire record should include but not be limited to:

- a. Pending government agency comments;
- b. Testimony from the general public and interested others; and
- c. The Applicant's response to staff's report and recommendation as provided herein.

By   
KENNETH A. ESTES  
Planner



NOTES:  
 1. DOMESTIC WATER SERVICE WILL NOT BE AVAILABLE UNTIL THE REQUIRED CONSTRUCTION IMPROVEMENTS FOR THIS SUBDIVISION ARE COMPLETED AND ACCEPTED BY THE DEPARTMENT OF WATER, COUNTY OF MAUI.  
 2. FOR LOTS 16-18, INSTALLATION OF SERVICE CONNECTIONS WILL NOT BE REQUIRED UNTIL A REQUEST FOR WATER SERVICE IS MADE. THE APPLICANT FOR SERVICE WILL BE REQUIRED TO COMPLETE ALL DEPARTMENT OF WATER REQUIREMENTS LISTED AT THAT TIME, INCLUDING FULL PAYMENT OF THE APPLICABLE FACILITIES RESERVE CHARGE.

#### LEGEND

--- ROUTES VEHICULAR ACCESS PERMITTED  
 --- ROUTES NO VEHICULAR ACCESS PERMITTED

| TRANSIENT VACATION RENTAL (TVR) SUMMARY |                                                |
|-----------------------------------------|------------------------------------------------|
| Subdivision                             | Number of Units designated as Multi-Family TVR |
| Parcel I (S-2005-25) Y                  | 0                                              |
| Parcel AA (S-2005-21) M194              | 0                                              |
| Parcel BB (S-2006-5) M263               | 0                                              |
| Parcel BA (S-2006-3) CCDF               | 0                                              |
| Large Lot 32 Phase I (S-2013-07)        | 0                                              |
| Parcel FF (2-B-2013-1)                  | 11                                             |
| Parcel HC (S-2011-21) AAU               | 8                                              |
| Parcel CC West (S-2013-07)              | 0                                              |
| Parcel A, Phase I (S-2013-16)           | 0                                              |
| Parcel H (S-2016-2)                     | 16                                             |
| Parcel F (S-2018-2)                     | 0                                              |
| Parcel FF (S-2019-4)                    | 0                                              |
| Parcel HC-E (S-2019-12) AAU             | 0                                              |
| Parcel G (S-2019-18)                    | 0                                              |
| Parcel E (S-2020-2)                     | 0                                              |
| Parcel FF (2-B-2018-10)                 | 4                                              |
| Parcel I (S-2021-1)                     | 0                                              |
| Parcel CC West, Phase 8 (S-2020-11)     | 0                                              |
| Parcel J-A (S-2023-4)                   | 0                                              |
| Parcel A2723 (S-2023-1)                 | 0                                              |
| Parcel Q (S-2025-2)                     | 0                                              |
| <b>TOTAL TVRS</b>                       | <b>38</b>                                      |

**FINAL**  
**S-2025-2**  
 CONSOLIDATION OF LOT 5-A, LOT 5-E AND LOT 41  
 RESUBDIVISION OF SAID CONSOLIDATION INTO LOTS 1  
 TO 20, INCLUSIVE, DESIGNATION OF EASEMENTS  
 AU-1, D-1, D-2, D-3, E-1, E-2, AND S-1,  
 AND DESIGNATION OF VEHICULAR ACCESS RIGHTS  
 Being portions of R.P. 7763, L.C. Aw. 3611 to Kāhuna,  
 R.P. 3757, L.C. Aw. 3418 to Pūhala,  
 R.P. 4250, L.C. Aw. 5401 to Hanalei,  
 R.P. 6714, L.C. Aw. 7714-B, Apona 2  
 to Mose Kekuāwa no M. Kekuāwa,  
 R.P. 3213, L.C. Aw. 10638 to Pōka, and  
 L.C. Aw. 5456 to Matala, &  
 R.P. 4312, L.C. Aw. 5313, Apona 1 to Kenel

KŌLOA, KAUAI, HAWAII  
 Tax Map Key: (4) 2-6-15: 05  
 (4) 2-6-14: 45  
 (4) 2-6-14: 41  
 Owners: Makai Koloa, LLC  
 Lindsay J Crawford III & Brenda Crawford  
 Koloa Estates Community Association  
 Date: June 8, 2026



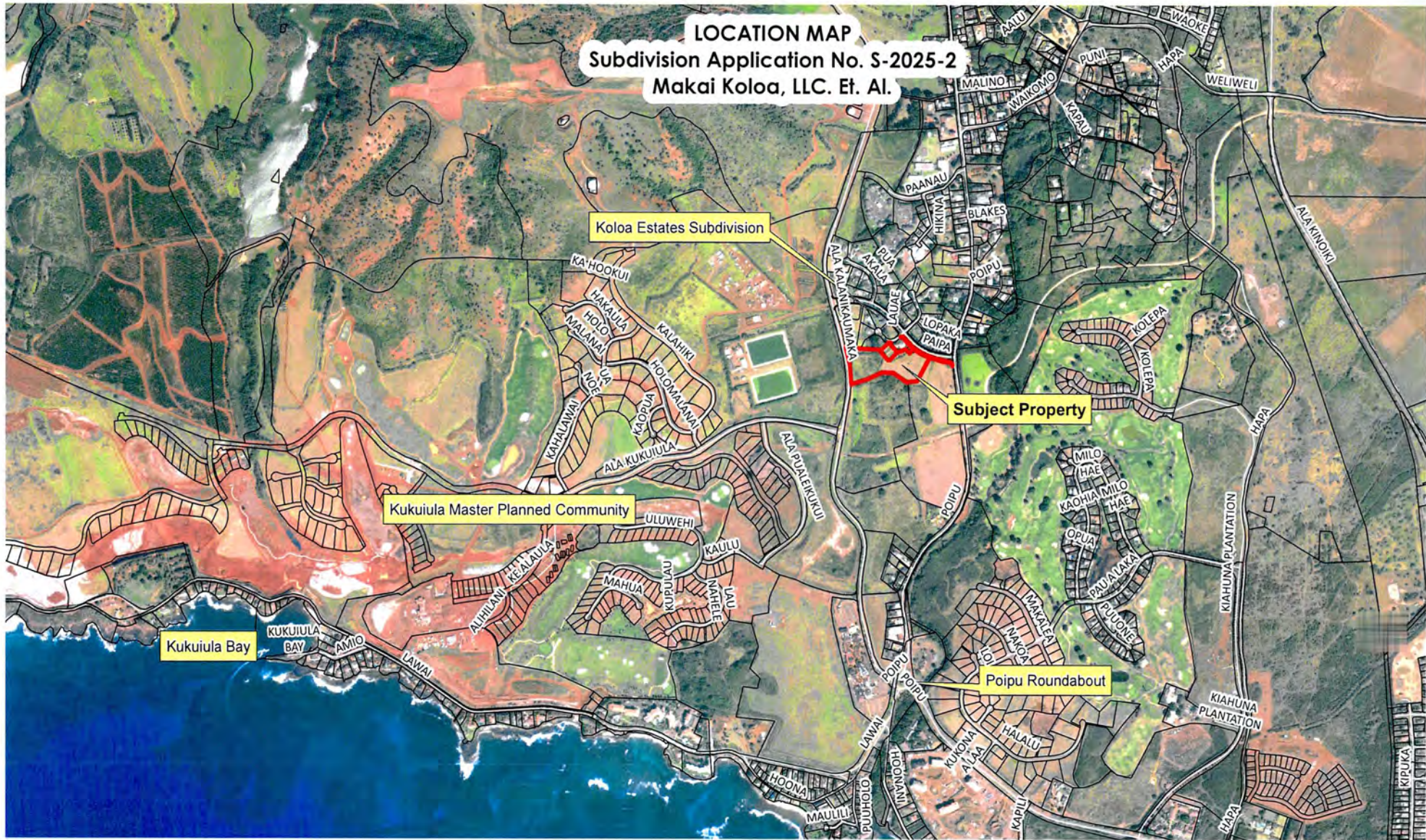
THIS MAP WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION

*David J. Vane*  
 David J. Vane  
 CIVIL ENGINEER & SURVEYOR  
 LICENSE NO. 4386, STATE OF HAWAII

ESAND SURVEYING & MAPPING, INC.  
 Civil Engineers - Land Surveyors - Planners

1610 Hōkūmānu Street  
 Lihou, Hawaii 96766

Project No. 21-04  
 Drawing No. 21-04-01 and Map 21-04-01



**LOCATION MAP**  
**Subdivision Application No. S-2025-2**  
**Makai Koloa, LLC. Et. Al.**

Koloa Estates Subdivision

Subject Property

Kukuiula Master Planned Community

Kukuiula Bay

Poipu Roundabout



County of Kaua'i  
Planning Department  
4444 Rice St., Suite A473 Lihue, HI 96766  
(808) 241-4050

FROM: Kaaina S. Hull, Director

Planner: Kenneth Estes

4/14/2026

SUBJECT: Subdivision S-2025-2

Tax Map Key: 260150050000, 260140460000, and 260140410000

Applicant: Makai Koloa, LLC. Et. Al.

Makai Koloa LLC. Et. Al.

TO:

- |                                                                          |                                                                  |
|--------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> State Department of Transportation - STP        | <input checked="" type="checkbox"/> County DPW - Engineering     |
| <input type="checkbox"/> State DOT - Highways, Kauai (info only)         | <input checked="" type="checkbox"/> County DPW - Wastewater      |
| <input type="checkbox"/> State DOT - Airports, Kauai (info only)         | <input type="checkbox"/> County DPW - Building                   |
| <input type="checkbox"/> State DOT - Harbors, Kauai (info only)          | <input type="checkbox"/> County DPW - Solid Waste                |
| <input checked="" type="checkbox"/> State Department of Health           | <input type="checkbox"/> County Department of Parks & Recreation |
| <input type="checkbox"/> State Department of Agriculture                 | <input checked="" type="checkbox"/> County Fire Department       |
| <input type="checkbox"/> State Office of Planning                        | <input checked="" type="checkbox"/> County Housing Agency        |
| <input type="checkbox"/> State Dept. of Bus. & Econ. Dev. Tourism        | <input type="checkbox"/> County Economic Development             |
| <input type="checkbox"/> State Land Use Commission                       | <input checked="" type="checkbox"/> County Water Department      |
| <input checked="" type="checkbox"/> State Historic Preservation Division | <input type="checkbox"/> County Civil Defense                    |
| <input type="checkbox"/> State DLNR - Land Management                    | <input checked="" type="checkbox"/> County Transportation Agency |
| <input type="checkbox"/> State DLNR - Forestry & Wildlife                | <input type="checkbox"/> KHPRC                                   |
| <input type="checkbox"/> State DLNR - Aquatic Resources                  | <input checked="" type="checkbox"/> U.S. Postal Department       |
| <input type="checkbox"/> State DLNR - Conservation & Coastal Lands       | <input type="checkbox"/> UH Sea Grant                            |
| <input type="checkbox"/> Office of Hawaiian Affairs                      | <input type="checkbox"/> Other:                                  |

FOR YOUR COMMENTS (pertaining to your department)

6/25/2025

We have completed our review and have no further comments. We recommend proceeding to final map.

Sincerely,

Michael Moule, P.E.  
Chief, Engineering Division

Digitally signed by Michael Moule  
Date: 2026.06.25 11:06:39 -10'00'



Water has no substitute.....Conserve it!

4398 PUA LOKE STREET  
LIHU'E, KAUAI, HAWAII 96766  
PHONE: (808) 245-5400

FINAL SUBDIVISION REPORT

TO: PLANNING DEPARTMENT  
FROM: DEPARTMENT OF WATER

JUN 25 '26 AM7:42  
PLANNING DEPT

2-6-014:041;  
2-6-014:046;  
TMK: 2-6-015:005 NAME: Makai Koloa, LLC SURVEYOR: Kenneth A. Estes REPORT NO: S-2025-2

1. Tentative approval is recommended. ☐  
Water Requirements are not affected. Tentative approval is recommended. ☐
2. Final Approval is recommended with the condition that the deed restriction shall be recorded with the Bureau of Conveyances within ninety (90) days of final subdivision approval by the Planning Department. ☒
3. Before final approval can be recommended, the subdivider must: ☐
  - A. Pay the Department of Water the following charges in effect at the time of receipt. At the present time, these charges include: ☐
    - 1) The Facilities Reserve Charge (FRC):  
= \$ ☐
    - 2) Payment to install one, service connections(s) at the fixed cost of \$2,850. If the subdivider causes a delay in the service connection installation after one year since final map approval, the subdivider shall be charged the increase in the fixed cost, if any. ☐
    - 3) Deposit (the subdivider will either be billed or returned the difference between this deposit and the actual cost of construction of \$ \_\_\_\_\_ for construction by the Department of Water. ☐
  - B. Submit to the Department of Water a copy of the subdivider's permit to perform work upon a State highway from the State Highways Division ☐
  - C. Prepare and receive Department of Water's approval of construction drawings for the necessary water system facilities and either construct said facilities or post a performance bond for construction. These facilities shall also include: ☐
    - 1) The domestic service connection.
    - 2) The fire service connection, if applicable. ☐
    - 3) The interior plumbing with appropriate backflow prevention device, if applicable.
  - D. Prepare and convey to the Department of Water a Right-of-Entry and Temporary Grant of Easement for the purpose of construction, repair, maintenance and operation of the subdivision water system improvements installed in other than County-owned property. ☐
  - E. If a bond is filed, to secure final subdivision approval, the subdivider shall clearly letter the following on the approved construction plans, final subdivision map, and deeds: ☐

"Domestic water service will not be available until the required construction improvements for this subdivision are completed and accepted by the Department of Water, County of Kauai."

This deed restriction shall be recorded with the Bureau of Conveyances within ninety (90) days of final subdivision approval by the Planning Department.
4. Installation of service connections will not be required until a request for water service is made. The applicant for service will be charged the applicable service connection charges at that time. ☐
5. Other (or remarks): ☒
  - Subdivision Agreement must be fully executed prior to Planning Department recommending final approval.

*Erin T. Doi*

Erin T. Doi, P.E.  
Water Resources and Planning Division

Jun 24, 2026

Date

FINAL Subdivision Report: S-2025-2

# KAUA'I COUNTY HOUSING AGENCY

ADAM ROVERSI, DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
MICHAEL A. DAHLIG, MANAGING DIRECTOR

## MEMORANDUM

TO: Kaaina S. Hull, Planning Director

FROM: Adam P. Roversi, Housing Director 

DATE: June 22, 2026

SUBJECT: Housing Agency Comments on Consolidation & Resubdivision, S-2025-2, Applicant Makai Koloa LLC, et al.; TMKs (4) 2-6-15:05, 2-6-14:46 & 41Koloa

Applicant Makai Koloa LLC, et al. has applied to consolidate Lots 5-A, 5-E, and 41, and to resubdivide said property into Lots 1 to 20 and designate easements S-1, D-1, and D-3.

The property in question is a portion of the property initially zoned for resort development by the Kukui'ula Development Corporation under Zoning Ordinance PM-2004-370. Ordinance PM-2004-370, Condition 19 required the Kukui'ula Development Corporation to satisfy various workforce or affordable housing requirements as a condition of zoning approval for the overall project consisting of 1500 units including hotel rooms, single-family detached and attached units, and multi-family dwellings.

Kukui'ula has satisfied applicable workforce housing requirements imposed on the project, provided that the density of the overall project does not exceed the 1500 units approved in Ordinance No. PM-2004-370. It is the Housing Agency understanding that the overall approvals issued to the Kukui'ula Project still fall well below the 1500-unit limit. Accordingly, Makai Koloa et al, have no workforce housing requirements to address.

Given the current development pattern within Kukui'ula, it would appear unlikely that the overall project density will ever exceed 1500 units. However, it is also our understanding that current zoning allows for more than 1500 units. Accordingly, should a developer ever seek subdivision approval or apply for building permits that push the broader Kukui'ula Resort Project above the 1500-unit cap, additional workforce housing requirements may be imposed in connection with those additional units.

Thank you for the opportunity to provide comments.





**STATE OF HAWAII  
DEPARTMENT OF HEALTH**  
3040 Umi St. Lihue  
Hawaii 96766

**DATE:** April 16, 2026

**TO:** To whom it may concern

**FROM:** Ellis Jones  
District Environmental Health Program Chief

**SUBJECT:** RESPONSE\_Makai Koloa, LLC\_S-2025-2

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

**Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.**

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

**Clean Air Branch**

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at:  
<https://health.hawaii.gov/epo/landuse/>

#### **Clean Water Branch**

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55:  
<https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standardcomments/>.

#### **Hazard Evaluation & Emergency Response Office**

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at:  
<https://health.hawaii.gov/epo/landuse/>.

#### **Indoor and Radiological Health Branch**

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, 11-504.
2. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

#### **Safe Drinking Water Branch**

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of: 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related the Safe Drinking Water program:  
<https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at:  
<https://health.hawaii.gov/epo/landuse/>.

#### **Solid & Hazardous Waste Branch**

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H and 342I, and HAR Chapters 11-58.1, and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the

electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.

3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at:  
<https://health.hawaii.gov/epo/landuse/>.

#### **Wastewater Branch**

By Revised Statute 11-62-31.1 If the parcel is less than 10,000sq feet, an individual onsite waste-water unit may not be possible for future construction. Please contact DOH waste-water branch at 808-586-4288 for further information. For comments, please email the Wastewater Branch at [doh.wwb@doh.hawaii.gov](mailto:doh.wwb@doh.hawaii.gov).

#### **Sanitation / Local DOH Comments:**

1. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
2. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure, place, or vacant lot without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure, site, or vacant lot. A demolition or land clearing permit is required prior to demolition or clearing.

#### **Other**

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Kauai District Health Office at 808-241-3492.

*Ellis Jones*

*Ellis Jones*

District Environmental Health Program Chief  
Office Phone: (808) 241-3326