



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2020-14
Acceptance Date:	10.30.19
Website Posting Date:	10.31.19
Determination Date:	10.30.19
Planning Commission Date:	11.12.19
Expiration Date:	11.12.20
Planner Assigned:	JL

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	KUKUI'ULA DEVELOPMENT CO (HAW) LLC
Mailing Address:	2700 KE ALAULA ST. SUITE B KOLOA HI 96756
Phone:	808 742-3046
Email:	LCRAWFORD@KUKUI'ULA.COM
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	9/6/19

Project Information (attach additional sheets, if necessary)	
County Zoning District:	R-4
Tax Map Key(s):	2-4-15:25
Land Area:	3 AC
Nature of Development: (Description of proposed structure or subdivision)	LAVA ROCK WALL TO SCREEN ADJACENT ROADWAY & SPOUTING HORN PARKING LOT BETWEEN SHORELINE AND APPLICANT'S PARCEL

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline (NOT DIRECTLY)
☒ Proposed project's approximate distance from shoreline (based on aerial map): 320 ft. *Approx.*
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

ONLY COUNTY OWNED LANA ROAD SEPARATES THIS PARCEL FROM SHORELINE.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
FLAT DEVELOPED RESIDENTIAL PAD, ELEV = 600'
- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
ROCKY VEGETATED SHORELINE
- ☒ Artificially armored Shoreline
☒ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): —
☒ Is the armoring permitted/authorized? —
☒ Date of authorization (attach copy of authorization letter): —
- ☒ Is property in coastal floodplain (if checked, what zone)? NO
- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?
NO

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Signature

9/15/19

Date

Applicability (to be completed by Planning Department)

- ☒ **Setback Determination necessary.** Requirements of Ordinance No. 979 are applicable.
- ☐ **Setback Determination is NOT necessary.** Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

10-30-19
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

☐ Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

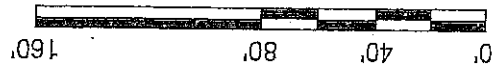
☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

10-30-19

Date

☐ Additional comments/conditions:



GRAPHIC SCALE

MAXIMUM RIDGE HEIGHT = 80' AMSL

December

Approximate Lot Area = 131,065 Square Feet

TMK 2-6-15:25

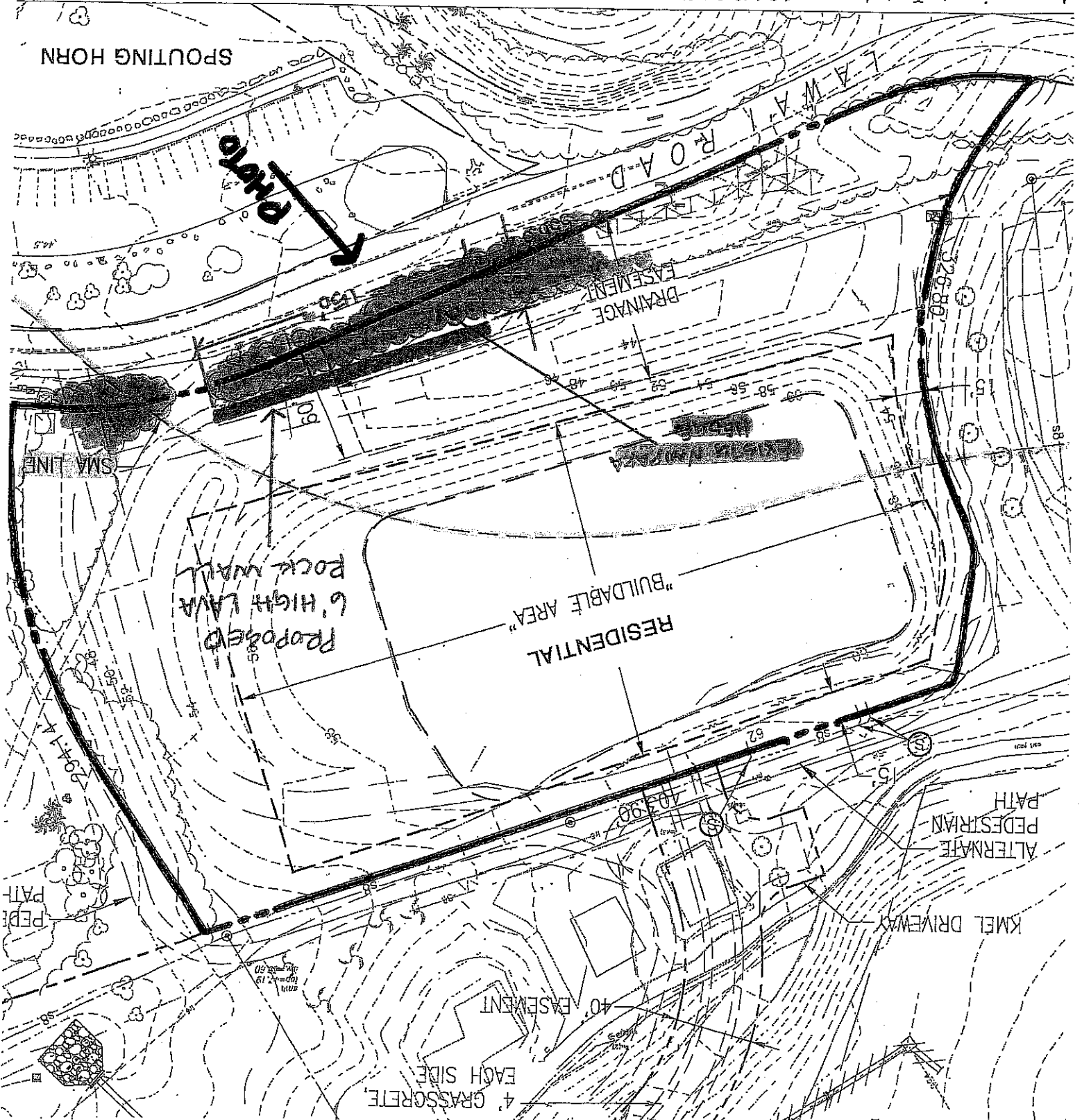
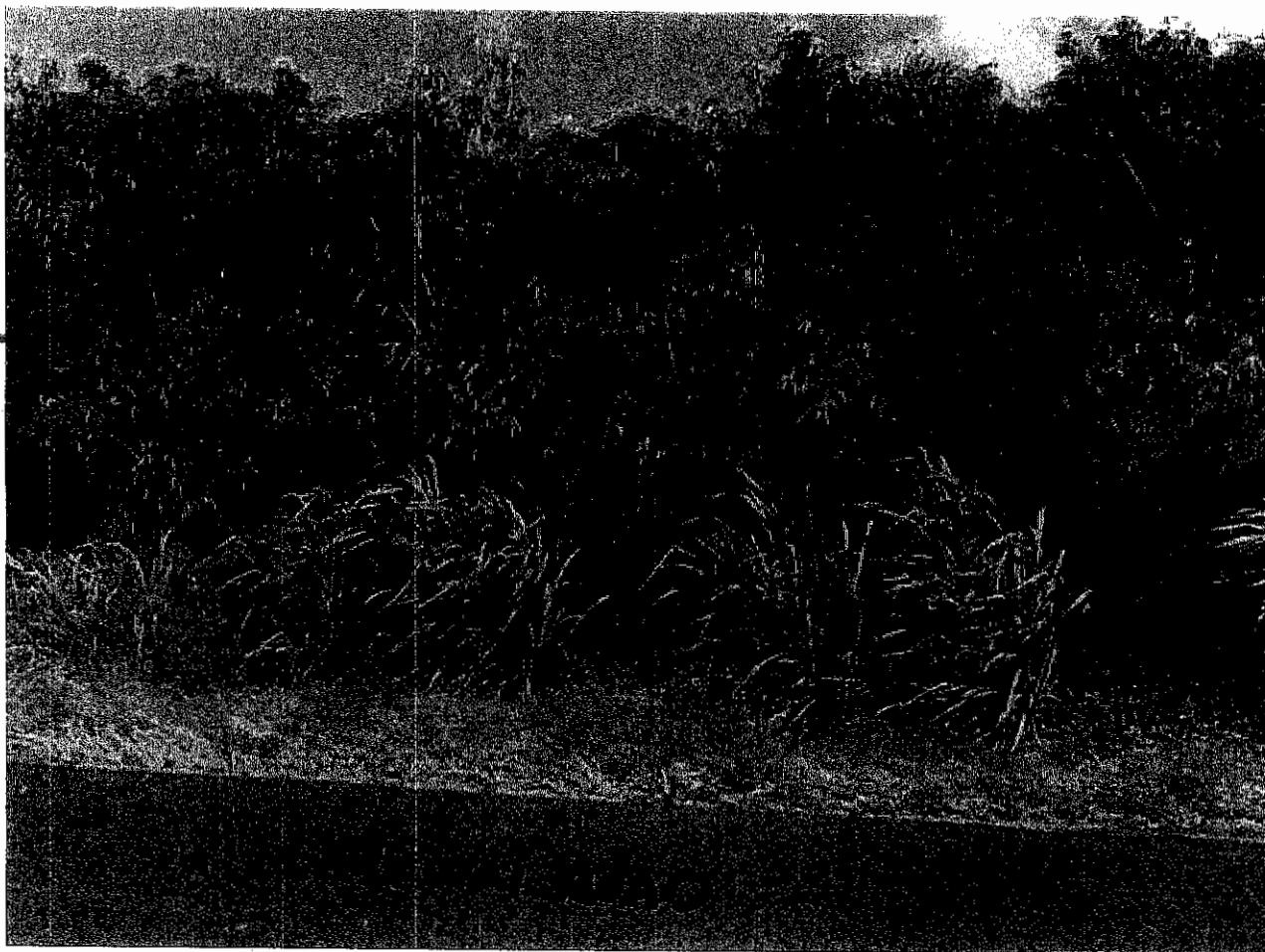


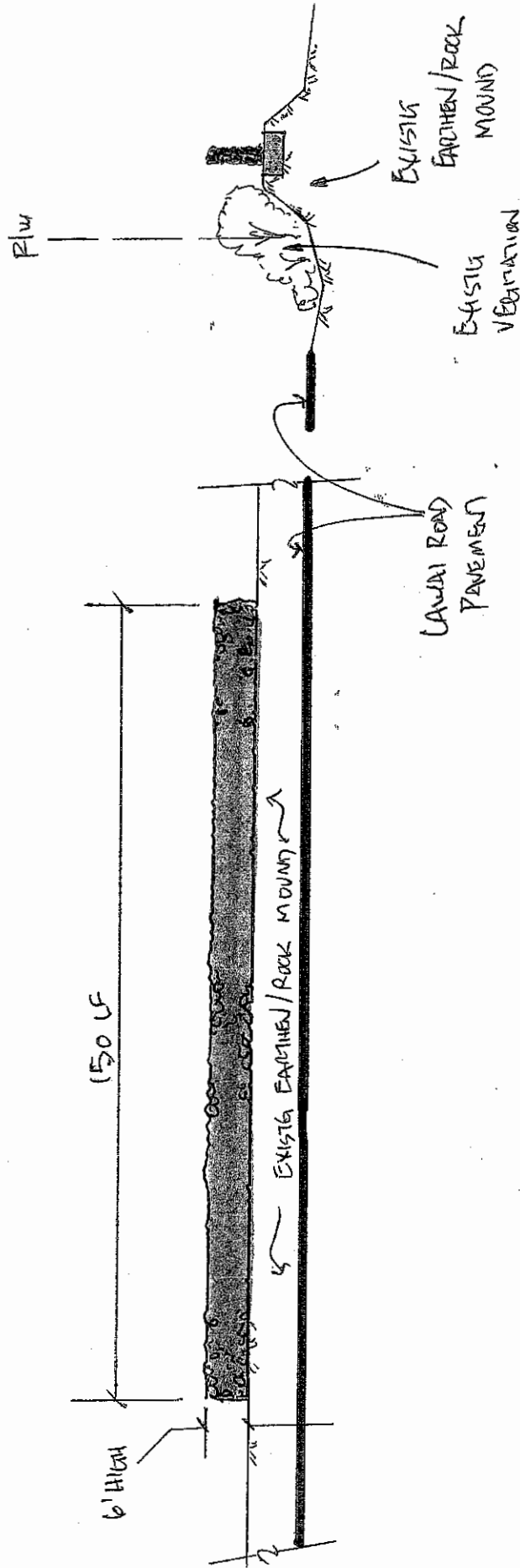
PHOTO OF EXISTING MOUND/BERM & BRUSH



APPROX HEIGHT OF
TOP OF BERM BEHIND
OVERGROWN BRUSH



PROPOSED 6' HIGH LAVA ROCK WALL






EXTERIOR ELEVATION

CROSS SECTION

TMK 2-6-15:25

Distance proposed rock wall to shoreline is aprox 320 feet

Legend

-  Garden
-  Spouting Horn
-  Spouting Horn Flea Market

TMK 2-6-15-25

320 FEET

Proposed Rock Wall

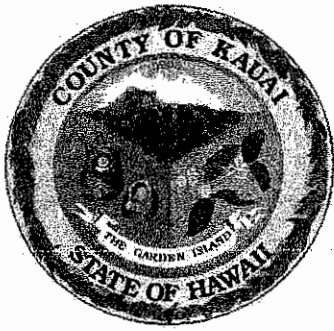
Spouting Horn

Google Earth

© 2018 Google

500 ft





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Planner Assigned:	JL

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	Kauai Blue Inc. - c/o Carlos Rivera
Mailing Address:	2440 Ho'onani Road Koloa, Hawaii 96756
Phone:	(808) 385-2389
Email:	Carlos.Rivera@ilg.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	RR-20
Tax Map Key(s):	2-8-016: 03
Land Area:	8.444 acres
Nature of Development: (Description of proposed structure or subdivision)	Executive offices interior refresh located on the ocean side of the Sheraton Kauai Resort.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 200' +/- (exec offices) ft.
- Property is Not Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: -0.1(West) -0.7(South) ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

The executive office building about the shoreline. (See map attached.)



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

Flat with slight rise from ocean.

- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

Beach with rocky outcropping.

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☒ Is property in coastal floodplain (if checked, what zone)? AE and VE

- ☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunamis, etc.) in the past?

This property is located in the tsunami evacuation zone and floodplain and is subject to coastal hazards caused by natural weather conditions. Hurricane Iniki and Hurricane Iwa both affected this property in the past 35 years.

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Calvin Rios
Signature

7/8/19

Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Signature]
Planning Director or designee

10.30.19
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (\$8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

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Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)



Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.



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Planning Director or designee

Date



Additional comments/conditions:



9000 1st Avenue, Suite 100
Miami, FL 33139

vistana.com

August 23, 2019

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

Re: Authorization of Carlos Rivera

Dear Sir/Madam:

This letter shall confirm the authorization of Carlos Rivera to apply for all permits, including zoning, on behalf of Kauai Blue, Inc. Kauai Blue, Inc. is a wholly owned subsidiary of Vistana Signature Experiences, Inc.

If you have any questions please contact my office at 407-418-4138. Thank you for your attention to this matter.

Kind regards,

VSE Pacific, Inc.

A handwritten signature in black ink, appearing to read "D Ebrill", written over a circular stamp.

Denis Ebrill
Senior Vice President



P.O. Box 4088
Honolulu, HI 96813
(808) 735-3212

CP No. 000

Project No. 11843 Beach Wing Executive Office

RC No. 000

DATE:

Source:

HDCC SALARY LABOR				
DESCRIPTION OF WORK	HOURS	CHARGE OUT RATE	LABOR COSTS	
Salary Supervision Charge Out Rate (Taken from Estimate)		/ Hr.	\$ -	
			\$ -	
LABOR TAXES, FRINGES, & INSURANCE (Included in labor rates)				
SUBTOTAL SALARY LABOR:			\$ -	(1)

HDCC HOURLY LABOR				
DESCRIPTION OF WORK	HOURS	LABOR RATE	LABOR COSTS	
Carpenter -	40.00	\$49.45 / Hr.	\$ 1,978	
Carpenter - WF		\$50.20 / Hr.	\$ -	
Mason -		\$39.85 / Hr.	\$ -	
Laborer -	40.00	\$37.40 / Hr.	\$ 1,496	
Operator -		\$0.00 / Hr.	\$ -	
Detailer		\$0.00 / Hr.	\$ -	
SUBTOTAL LABOR			\$ 3,474	
LABOR TAXES, FRINGES, & INSURANCE: @ 83.4%			\$ 2,897	
HDCC LABOR & LABOR BURDEN			\$ 6,371	(2)

ADJUSTMENTS				
PREMIUM TIME/ESCALATION			TOTAL ADJUSTMENTS	
		0.000%	\$ -	(3)

EQUIPMENT (Sales Taxes Included)				
DESCRIPTION OF WORK	QTY	UNIT	UNIT COST	TOTAL COSTS
Concrete pump	-	CY	\$ -	\$ -
Gradall Forklift - Includes maintenance and fuel	-	HR	\$ -	\$ -
Air compressor		HR	\$ -	\$ -
Snorkel lift - includes maintenance and fuel		HR	\$ -	\$ -
Scissors lift - includes maintenance and fuel		HR	\$ -	\$ -
			\$ -	\$ -
SUBTOTAL EQUIPMENT:			\$ -	(4)

MATERIALS (Sales Taxes Included)				
DESCRIPTION OF WORK	QTY	UNIT	UNIT COST	TOTAL COSTS
Doors	2.00	LS	\$ 250.00	\$ 500
Hardware (IPD)	1.00	LS	\$ 2,500.00	\$ 2,500
		LS	\$ -	\$ -
		LS	\$ -	\$ -
			\$ -	\$ -
Trash Disposal Fees	1	LD	\$ 2,000.00	\$ 2,000
SUBTOTAL MATERIALS:			\$ 5,000	(5)

HDCC CONCRETE MARKUP 1(S) + (2) L + (3) ST + (4) E + (5) M	\$ 11,371	0.00%	\$ -	
GE TAX: (LEM + MU) X 4.187%	\$ 11,371	4.712%	\$ 536	
TOTAL HDCC CONCRETE & SELF-PERFORMED WORK - see Attached Spreadsheet			\$ 11,907	(6)

VENDORS	\$ -	(6A)
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HDCC SUBCONTRACTS				
DESCRIPTION OF WORK	QTY	UNIT	UNIT COST	TOTAL COSTS
				\$ -
Subcontractors from attached Spreadsheet	1.00	LS	\$ 158,428.00	\$ 158,428
	-	LS	\$ -	\$ -
	-	LS	\$ -	\$ -
SUBTOTAL HDCC SUBCONTRACTS:			\$ 158,428	(7)

SUBTOTAL HDCC HEAVY DIVISION - SEE SEPARATE SHEETS	LS	\$ -	\$ -	(8)
SUBTOTAL HDCC LABOR, EQUIPMENT, MATERIALS, AND SUBCONTRACTS (6) + (6A) + (7) + (8)			\$ 170,335	(9)

SEAMOUNT PERFORMANCE & PAYMENT BOND (applied to TOTAL)	\$ 181,068		\$ -	(10)
GENERAL LIABILITY INSURANCE (applied to TOTAL)	\$ 181,068	0.900%	\$ 1,630	(11)
SUBCONTRACT DEFAULT INSURANCE (SDI) (7)	\$ 158,428	1.045%	\$ 1,656	(12)
GE TAX ON (9) + (10) + (11) + (12) + (14) - (6) - (7) - (8)	\$ 10,250	4.712%	\$ 483	(13)
HDCC FEE ON (9) + (10) + (11) + (12) + (13)	\$ 174,104	4.00%	\$ 6,964	(14)
TOTAL (9) + (10) + (11) + (12) + (13) + (14) (ROUNDED)			\$ 181,068	

Sheraton Kauai- GW PH 1 Conversion VOC

1/0/1900

000
0

	<u>Sub/Vendor Name</u>	<u>Description</u>	<u>Subcontractor</u>	<u>Total</u>
1	Electrician's Inc	Electrical	36,922	36,922
2	PCCC	Demo	10,000	10,000
3	GBI	Drywall/Ceiling	35,332	35,332
4	WE Painting	Paint	26,779	26,779
5	Dorvin Leis	Mechanical/Sprinkler	6,910	6,910
6	A-American	Carpet	42,485	42,485
7				-
8				-
9				-
10				-
11				-
12				-
13				-
14				-
15				-
16				-
17				-
18				-
19				-
20				-
Total			\$ 158,428	\$ 158,428

 * **Revision**

**FLOOD ORDINANCE COMPLIANCE SCHEDULE
SHERATON KAUAI RESORT - OCEAN WING
POIPU, KAUAI, HAWAII
Remaining Values with Market Values Prior to Construction**

03/26/2019

Building Number (per Sheraton Operations)	County Number	Use	First Floor Elevation	Flood Zone/ Base Flood Elevation	Status	Market Value (Hallstrom/CBRE) (1)	50% Threshold	Less Prior Improvement Cost (with prior 10 year period) (2)	Remaining Improvement Cost Potential	Construction Cost Estimate (4)	%
1		Guest Rooms	12.9	VE 15	NC	\$3,770,000	\$1,885,000		<\$1,885,000		
2	2, 3	Guest Rooms	12.92	VE 16	NC	\$35,080,000	\$17,540,000	\$418,220	<\$17,121,780		
8		Administration	10.6	AE 17	NC	\$2,120,000	\$1,060,000		<\$1,060,000	\$98,680	5%
10		Lounge/Lobby	10.6 (3)	AE 16	NC	\$820,000	\$410,000		<\$410,000		
13	1	Lobby	10.6	AE 16	NC	\$610,000	\$305,000	\$80,000	<\$225,000		
14 (11, 14 & 15)	1, 3	Runfire/Meeting Room	12.2	VE 17	NC	\$6,900,000	\$3,450,000	\$4,250,000	<\$0		
16	1	Link Café	12.92 (3)	AE 16	NC	\$640,000	\$320,000	\$160,000	<\$160,000		
19		Guest Rooms	21.5 (1st habitable)	VE 17	C	\$14,180,000	N/A	N/A	Unlimited		
20		Guest Rooms	20.3 (1st habitable)	VE 17	C	\$18,820,000	N/A	N/A	Unlimited		
21		Guest Rooms	20.3 (1st habitable)	VE 17	C	\$12,630,000	N/A	N/A	Unlimited		
22		Promenade	25.8	VE 17	C	\$1,390,000	N/A	N/A	Unlimited		
25		Entry (open air - no walls)		AE 16	C	\$1,150,000	N/A	N/A	Unlimited		

NC = Non Conforming

C = Conforming (with flood elevation requirements)

(1) = Depreciated Replacement Cost method with values determined just prior to previous construction (where occurred), per Hallstrom Group/CBRE MV appraisals

(2) = values per 20160607.SKR.Ocean Wing.Building Permit History chart (note County permit values used, not "Flood Office Value"); permit values 2006 and prior are excluded

(3) = assumed elevation

(4) = per RLB estimate for building 8 (Executive Offices), dated March 2019

**FLOOD ORDINANCE COMPLIANCE SCHEDULE
SHERATON KAUAI RESORT - GARDEN WING
POIPU, KAUAI, HAWAII
Remaining Values with Market Values Prior to Construction**

03/26/2019

Building (historical/ County)	Building Number (Sheraton)	Use	First Floor Elevation	Flood Zone/ Base Flood Elevation	Status	Market Value (Hallstrom/CBRE) (1)	50% Threshold	Less Prior Improvement Cost (withing prior 10 year period) (2)	Remaining Improvement Cost Potential	Construction Cost Estimate (6)	%
A	3	Guest Rooms	10.9	AE 15	NC	\$7,780,000	\$3,890,000	\$0	<\$3,890,000	\$3,090,751	40%
B		Bridge	n/a	AE 15	n/a	\$1,100,000	n/a	n/a	Unlimited		
C	4	Guest Rooms	13.5	AE 15	NC	\$6,010,000	\$3,005,000	\$0	<\$3,005,000	\$2,693,168	45%
D		Bridge	n/a	AE 15/XS	n/a	\$900,000	n/a	n/a	Unlimited		
E	8	Guest Rooms	16.4	AE 14/XS	C	\$7,320,000	n/a	n/a	Unlimited		
F		Bridge	n/a	AE 14/XS	n/a	\$690,000	n/a	n/a	Unlimited		
G	7	Guest Rooms	13.4	AE 15/AE 14	NC	\$9,360,000	\$4,680,000	\$3,852,057	<\$827,949	\$768,454	49%
H		Stairs/Elevator	n/a	AE 15	n/a	\$1,220,000	n/a	n/a	Unlimited		
J	6	Guest Rooms	12.5	AE 15/AE 14	NC	\$7,940,000	\$3,970,000	\$3,164,191	<\$805,809	\$647,496	48%
K	5	Guest Rooms	16.5	AE 15/AE 14/XS	C	\$5,590,000	n/a	n/a	Unlimited		
L		Stairs/Elevator	13.4	AE 14/XS	n/a	\$1,400,000	n/a	n/a	Unlimited		
M N/P/Q (Combined) (3)		Lobby/Admin.	13.5	AE 15	NC	\$5,880,000	\$2,940,000	\$0	<\$2,940,000	\$2,403,660	41%
		Meeting/Lawai/Pre- function	varies	AE 15/AE 14	NC	\$7,750,000	\$3,875,000	\$0	<\$3,875,000	\$2,325,271	30%
R		Engineering (former Service)	18.4	XS	C	\$2,230,000	n/a	n/a	Unlimited		
T		Pool Snack Bar	9.5	AE14	NC	\$540,000	\$270,000	\$0	\$270,000	\$70,744	13%
V		Pool Restrooms	9.5	AE14	NC	\$160,000	\$80,000	\$0	\$80,000	\$41,156	26%

NC = Non Conforming

C = Conforming (with flood elevation requirements)

(1) = Depreciated Replacement Cost method with values determined just prior to previous construction/improvements (if any)

(2) = values per Garden Wing Building Permit List as of 1/12/16, exclusive of 2008 demo permits and 2012 ADA permits, also exclusive of 2013 re-roofing permits (as exempted by the County of Kauai), inclusive of 2015 interior renovation permits in Bldg. 1/6 (\$93,000) & G/7 (\$155,000); permits #16-2508 and #16-2507 included for buildings #G (7) and J (6), respectively

(3) = full value of Bldg. N (walkway) included

(4) = Not Used

(5) = Not Used

(6) = Construction cost per RLB estimate, dated 28 November 2016 and 31 October 31, 2017 for Bld'g. N/P/Q; RLB estimates for buildings G (7) and J (6), dated February 2019 added

XS = Zone X S (X shaded) is an area within the 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. No base flood elevations or depths are shown within this zone.

USE GRAPHIC SCALE FOR PERMIT SET ON 24" x 36"
FULL SIZE SHEET IS 30" x 42"



① OVERALL SITE PLAN
SCALE: 1" = 50'

Executive Office
interior office
refresh - Bldg
Permit 19-622

Architect:
WCITARCHITECTURE
Tulsiyaporn Boonwong, B.A., P.E.
Kai-Jen Tseng, M.S.
16 KANALIJA DRIVE, SUITE 200, KAPAHULU, HI 96761

Professional Engineer
Kai-Jen Tseng, P.E.
No. 10000, State of Hawaii
16 KANALIJA DRIVE, SUITE 200, KAPAHULU, HI 96761

Consultant:
vistana
Sheraton Kauai Resort
Ocean & Beach Wing
**EXECUTIVE OFFICE
RENOVATION**
2440 Honoanui Road
Honolulu, Hawaii 96825

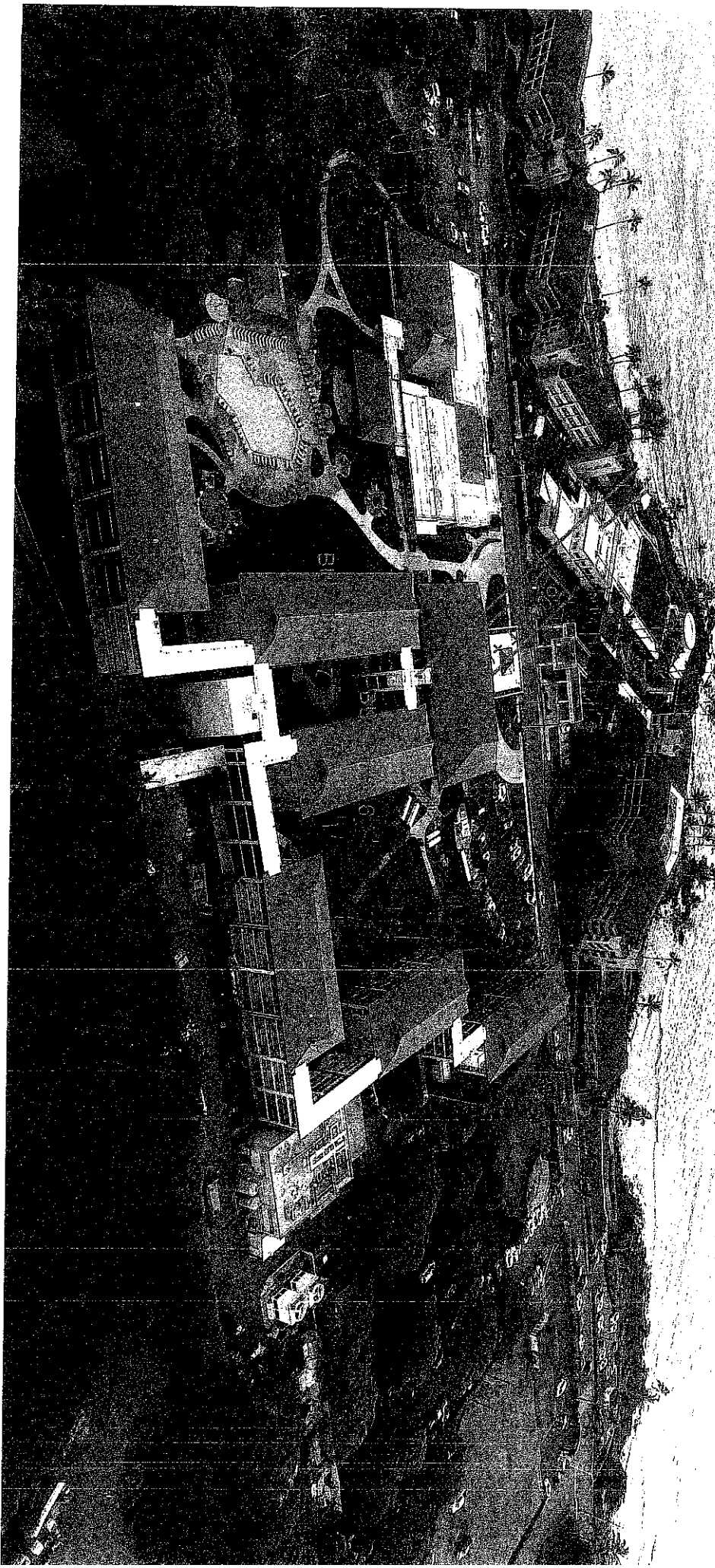
Drawing:
OVERALL SITE PLAN

Revisions	
1	REVISION 1: CHANGED BLDG 8 TO 8B
2	
3	
4	
5	

Project: **PERMIT SET**
Proj Number: 16117
Date: **FEBRUARY 12, 2019**
Sheet: **A-0.01**

150 FT +/-

EXECUTIVE OFFICES





ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
THE COUNTY OF KAUAI

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

LYLE M. TABATA
DEPUTY COUNTY ENGINEER

October 16, 2019

Kauai Blue, Inc.
c/o Carlos Rivera
2440 Ho'onani Road
Koloa, HI 96756

Subject: SHORELINE SETBACK APPLICATION,
SUBSTANTIAL IMPROVEMENT DETERMINATION
2440 Ho'onani Road, Sheraton Kauai, Kauai Blue
TMK: (4) 2-8-016-003

PW 09.19.045

Dear Mr. Rivera,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 579) Section 8-27.2 states:

"Substantial improvement' means any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure...."

Improvements are being proposed to Building 8 at TMK: (4) 2-8-016:003 in Poipu. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Unless a professional appraisal is provided, the market value shall be determined by the County's Real Property Assessment Division. The cost of improvements is determined by the County's Building Valuation Policy.

Market Value

Previous Substantial Improvement Determinations (SID) for the Sheraton Kauai Hotel buildings located on the makai side of Ho'onani Road were performed by considering all of the buildings as one structure for the purposes of the SID. The buildings are identified as Buildings Nos. 1 through 5 by the County's Real Property Office. The market value for this SID is taken to be the market value used in the SID for Building Permits (BP) 08-1208 and BP 08-1205 which are the first permits in the current 10-year cycle. That SID was performed in September of 2010 and used a market value,

www.kauai.gov

4444 Rice Street Suite 175 • Lihue, Hawaii 96766 • (808) 241-4883 (b) • (808) 241-6609 (f)

An Equal Opportunity Employer



Replacement Cost New Less Depreciation (RCNLD) that was determined by the County's Real Property Assessment Division to be \$23,178,900. Fifty percent (50%) of this value is \$11,589,450 (or \$23,178,900 divided by 2).

Cost of Improvements

There have been 13 projects performed on the 5 makai buildings over the past ten (10) years. The costs for those projects were taken from building permit records and amounted to \$8,482,776. The current project has an estimated cost of improvements of \$170,355. The total cost of improvements, including the current project, was calculated to be at \$8,653,131. The current project was based on a cost estimate prepared by general contractor Hawaiian Dredging; reference Project No. 11843.

Summary

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$8,653,131}{\text{Market Value (Real Property): } \$23,178,900} = 0.3733 \text{ or } 37.3\%$$

Since the total cost does not exceed 50% of the market value, the improvement is not considered to be substantial. Based on our records there were no other permits for the structure within the past ten years. However, if any unpermitted work has been done, or if there are modifications to this application, our determination shall be considered void and the structure must be re-evaluated.

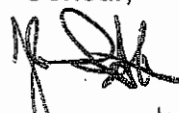
If you have any questions or need additional information, contact Anthony Chandler at (808) 241-4884 or email at achandler@kauai.gov.

Sincerely,



Michael Moule, P.E.
Chief, Engineering Division

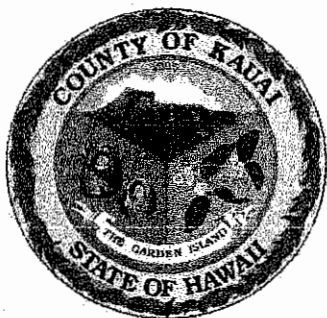
Concur,



Lyle Tabata
Deputy County Engineer

MM/SI/AC

Copy: Design and Permitting
Planning Department (Romio Idica)



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 2020 - 16	
Acceptance Date:	10-30-19
Website Posting Date:	10-31-19
Determination Date:	10-30-19
Planning Commission Date:	NA
Expiration Date:	10-30-20
Planner Assigned:	JT

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	POIPU KAPILI C/O CHRIS DYE
Mailing Address:	305 KIHAPAI STREET KAPAA, HAWAII 96746
Phone:	808-346-7833
Email:	permitservice@gmail.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	R-20
Tax Map Key(s):	(4) 2-8-015: 003
Land Area:	_____
Nature of Development: (Description of proposed structure or subdivision)	REMOVE EXISTING ROCK STEPS AND REPLACING THEM WITH REINFORCED CONCRETE STEPS, REMOVE AND REPLACE STEEL GUARDRAILS AND GATE.

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 91 (EXHIBIT A) ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: (EXHIBIT B) _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicountv/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Poipu Beach Road is between the parcel and shoreline.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
ELEVATION IS 16' IN FLOOD ZONE AE/XS AND A SMALL PORTION OF THE PARCEL IS VE
- ☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
ROCKY SHORELINE
- ☐ Artificially armored Shoreline
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____
☐ Is the armoring permitted/authorized? _____
☐ Date of authorization (attach copy of authorization letter): _____
- ☒ Is property in coastal floodplain (if checked, what zone)? ~~(EXHIBIT C)~~
☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

[Signature] 10/29/19
Signature Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Signature]
Planning Director or designee

10-30-19
Date

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☐ A non-refundable processing fee of one hundred dollars (\$100.00) shall accompany a request for determination. (§8-27.8(e))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☐ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination



Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;

(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;

(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and

(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;

(B) The repairs DO NOT constitute a substantial improvement of the structure; and

(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.



Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)



Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.



Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

10-30-19

Date



Additional comments/conditions:



EXHIBIT A

AREA DESCRIPTION

The West Palu study area (transects 22 - 54) is located on the south coast of Kauai. The area is bounded by Ke Lae Kiki to the west and Lae o Kaula to the east. The shoreline is composed of basalt rock headlands, sand perched on rocky shoreline, and sand beaches.

Overall, the area has experienced mild accretion at an average rate of 0.1 ft/yr. The area lends itself to division into three portions. The western portion (transects 22 - 33) is experiencing accretion at an average rate of 0.1 ft/yr. The central portion (transects 34 - 51) within Hoof Bay has experienced accretion at an average rate of 0.1 ft/yr. The beach by Punahele (transects 52 - 64) has experienced erosion at an average rate of -0.1 ft/yr. Previous studies¹ did not analyze the West Palu study area shoreline.

¹ Malet Ocean Engineering and Eke Engineering, 1991 Aerial Photograph Analysis of Coastal Erosion on the Islands of Kauai, Molokai, Lanai, Maui, and Hawaii. State of Hawaii Office of Coastal Zone Management Program.

HISTORICAL SHORELINES

1928 Jan
1928 Nov
1972 Mar
1975 Apr
1982 Jan
1982 Jul
1988 Mar
1992 Sept
1999 Nov
2007 Oct

Erosion rate measurement locations (shore-normal transects)

Historical beach positions, color coded by year, are determined using orthorectified and georeferenced aerial photographs and National Ocean Survey (NOS) topographic survey charts. The low water mark is used as the historical shoreline, or shoreline change reference feature (SCRFP).

Movement of the SCRFP along shore-normal transects (spaced every 66 ft) is used to calculate erosion rates.

SHORELINE CHANGE RATES

Accretion Rate
Erosion Rate

Historical shoreline positions are measured every 66 ft along the shoreline. These sites are denoted by yellow shore-perpendicular transects. Changes in the position of the shorelines through time are used to calculate shoreline change rates (ft/yr) at each transect location.

Annual shoreline change rates are shown on the shore-parallel graph. Red bars on the graph indicate a trend of beach erosion, while blue bars indicate a trend of accretion. Approximately every fifth transect and bar of the graph is numbered. Where necessary, transects have been purposely deleted to maintain consistent alongshore spacing. As a result transect numbering is not consecutive everywhere. The rates are smoothed alongshore using a 1-3-5-3-1 technique to normalize rate differences on adjacent transects.

EXHIBIT B

Scale 1:5000

UTM coordinates
21N 481161 E

Charles Fletcher, Patricia Barber, Sang-Chul Yoo, Matt Owe and Amanda Stone
University of Hawaii Coastal Geology Group
School of Ocean and Earth Sciences and Technology
1683 East West Road, Honolulu, HI 96822, U.S.A.

USGS
Science for a Changing World

AREA DESCRIPTION


The West Poipu study area (transects 22 - 84) is located on the south coast of Kauai. The area is bounded by Ke Lao Kiki to the west and Lae o Kaula to the east. The shoreline is composed of break rock headlands, sand perched on rocky shoreline, and sand beaches.

Overall, the area has experienced mild accretion at an average rate of 0.1 ft/yr. The area lends itself to division into three portions. The western portion (transects 22–33) is experiencing accretion at an average rate of 0.1 ft/yr. The central portion (transects 34–51) within Hoal Bay has experienced accretion at an average rate of 0.1 ft/yr. The beach by Punteco Cape (transects 52–64) has experienced erosion at an average rate of -0.1 ft/yr. Previous studies¹ did not analyze the West Palpu study area shoreline.

¹ Matsui Ocean Engineering and Sire Engineering, 1891 Aerial Photograph Analysis of Coastal Erosion on the Islands of Kauai, Molokai, Lanai, Maui, and Hawaii. State of Hawaii Office of Coastal Zone Management Program.

HISTORICAL SHORELINES

RECENT	Jan 1928
RECENT	Nov 1950
RECENT	Mar 1972
RECENT	Apr 1975
RECENT	Jan 1982
RECENT	Jul 1987
RECENT	Mar 1988
RECENT	Sept 1992
RECENT	Nov 1999
RECENT	Oct 2007

 Erosion rate measurement locations (shore-normal transect)

Historical beach positions, color coded by year, are determined using orthorectified and georeferenced aerial photographs and National Ocean Survey (NOS) topographic survey charts. The low water mark is used as the historical shoreline, or shoreline change reference feature (SCRFL).

Movement of the SCRF along shore-normal transects (spaced every 66 ft) is used to calculate erosion rates.

SHORELINE CHANGE RATES

TABLE 1 Accretion Rate
TABLE 2 Erosion Rate

Historical shoreline positions are measured every 66 ft along the shoreline. Those sites are denoted by yellow shore-perpendicular transects. Changes in the position of the shorelines through time are used to calculate shoreline change rates (ft/yr) at each transect location.

Annual shoreline change rates are shown on the shore-parallel graph. Red bars on the graph indicate a trend of beach erosion, while blue bars indicate a trend of accretion. Approximately every fifth transect and bar of the graph is numbered. Where necessary, transects have been purposely deleted to maintain consistent alongshore spacing. As a result transect numbering is not consecutive everywhere. The rates are smoothed alongshore using a 1-3-5-3-1 technique to normalize rate differences on adjacent transects.

EXHIBIT B

5628 • J. Neurosci., September 24, 2008 • 28(39):5621–5628

485000mE	UTM coordinates
22°01'10" N	Latitude and longitude coordinates

[illegible]

Charles Flecher, Matthew Barber, Siang-Chyi Lin,
 Matt Dyer and Ayasha Gera
 University of Hawaii Coastal Geology Group
 School of Ocean and Earth Sciences and Technology
 1683 East West Road, Honolulu, HI 96822, U.S.A.



Flood Hazard Assessment Report

www.hawaiiifip.org

POIPU KAPILI RESORT

Property Information

COUNTY: KAUAI
 TMK NO: (4) 2-8-015:003
 WATERSHED: WAIKOMO
 PARCEL ADDRESS: 2221 KAPILI RD
 KOLOA, HI 96756

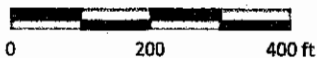
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 26, 2010
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 1500020314F
 PANEL EFFECTIVE DATE: NOVEMBER 26, 2010

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (KA-0099)
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as "PRELIMINARY", please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	---



ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
THE COUNTY OF KAUAI

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

LYLE M. TABATA
DEPUTY COUNTY ENGINEER

October 14, 2019

Po'ipū Kapili AOA
c/o Chris Dye
2221 Kapili Road
Kōloa, HI 96756

Subject: SHORELINE SETBACK APPLICATION,
SUBSTANTIAL IMPROVEMENT DETERMINATION
221 Kapili Road, Po'ipū Kapili, Po'ipū Kapili AOA
TMK: (4) 2-8-015-003

PW 09.19.044

Dear Mr. Dye,

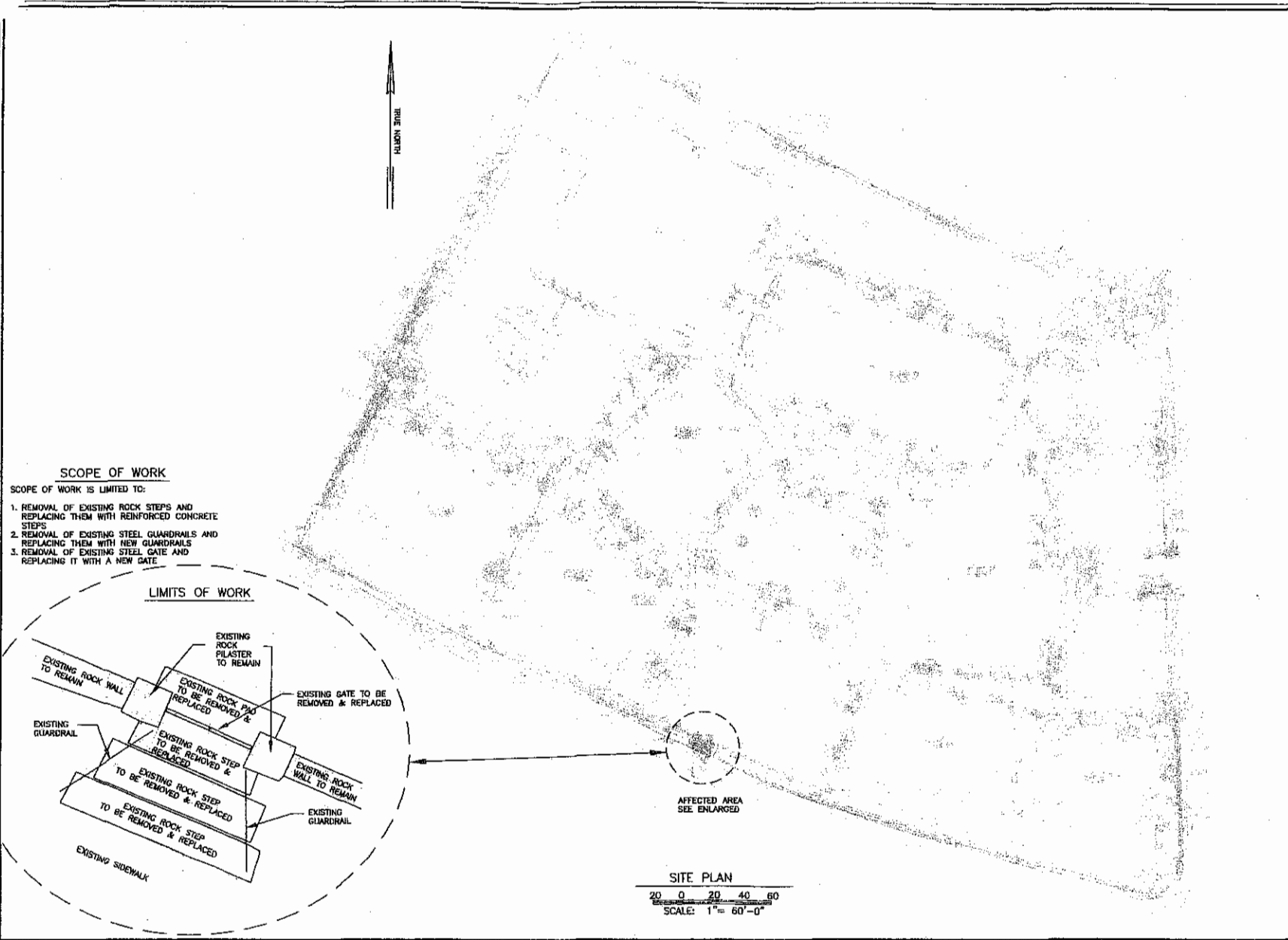
The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 579) Section 8-27.2 states:

"Substantial improvement' means any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure...."

Improvements are being proposed to steps and a rock wall at TMK: (4) 2-8-015:003 in Poipu. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Unless a professional appraisal is provided, the market value shall be determined by the County's Real Property Assessment Division (RPAD). Based on discussions with our RPAD, we have made the determination that the existing rock wall and stairs have no market value. This is based on the reasoning that the structures are past their useful life.

Since the structures have no market value, any work performed on the structures will be more than value of the structure and must be considered to be substantial. Therefore, the proposed work is a substantial improvement.

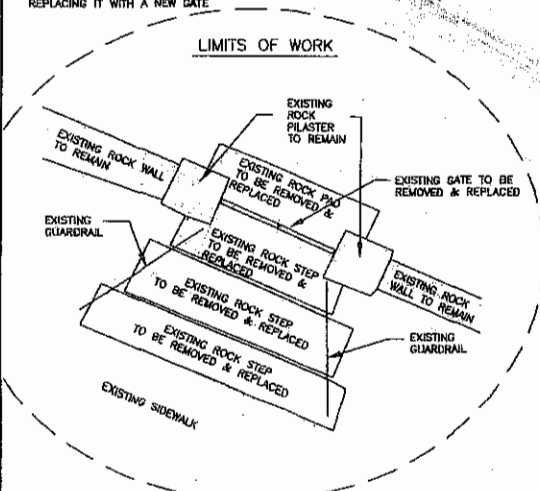


SCOPE OF WORK

SCOPE OF WORK IS LIMITED TO:

1. REMOVAL OF EXISTING ROCK STEPS AND REPLACING THEM WITH REINFORCED CONCRETE STEPS
2. REMOVAL OF EXISTING STEEL GUARDRAILS AND REPLACING THEM WITH NEW GUARDRAILS
3. REMOVAL OF EXISTING STEEL GATE AND REPLACING IT WITH A NEW GATE

LIMITS OF WORK



SITE PLAN

20 0 20 40 60
SCALE: 1" = 60'-0"

Prepared by:



Address:
128 Kaimali Lane
Kaimali, Hawaii 96741
Phone:
808-285-8748
Cell:
808-285-8748



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION
CONSTRUCTION OF THIS
PROJECT WILL BE UNDER MY
SUPERVISION
MY LICENSE EXPIRES ON
APRIL 30, 2020

K. S. K.
Signature

POIPU KAPILI RESORT STEPS IMPROVEMENTS

SITE PLAN, SCOPE & LIMITS OF WORK

No.	Revision/Issue	Date

Project: 20187-PK
Scale: 1" = 60'
Date: July 2018
Drawn by: JAS
Checked by: KS
Drawing No.: S-2

S-2

Sheet 3 of 4

10/16/2019



ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
THE COUNTY OF KAUAI

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

LYLE M. TABATA
DEPUTY COUNTY ENGINEER



October 14, 2019

Po'ipū Kapili AOA
c/o Chris Dye
2221 Kapili Road
Kōloa, HI 96756

19 OCT 18 19:28

RECEIVED

Subject: SHORELINE SETBACK APPLICATION,
SUBSTANTIAL IMPROVEMENT DETERMINATION
221 Kapili Road, Po'ipū Kapili, Po'ipū Kapili AOA
TMK: (4) 2-8-015-003

PW 09.19.044

Dear Mr. Dye,

The Kauai County Shoreline Setback and Coastal Protection Ordinance (Ordinance No. 579) Section 8-27.2 states:

"Substantial improvement' means any cumulative series of repairs, reconstruction, improvements or additions to a structure over a ten (10) year period, where the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the first improvement during that ten (10) year period. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure...."

Improvements are being proposed to steps and a rock wall at TMK: (4) 2-8-015:003 in Poipu. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Unless a professional appraisal is provided, the market value shall be determined by the County's Real Property Assessment Division (RPAD). Based on discussions with our RPAD, we have made the determination that the existing rock wall and stairs have no market value. This is based on the reasoning that the structures are past their useful life.

Since the structures have no market value, any work performed on the structures will be more than value of the structure and must be considered to be substantial. Therefore, the proposed work is a substantial improvement.



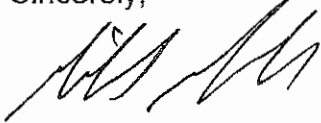
10/16/2019

Po'ipū Kapili AOA, Chris Dye
October 14, 2019
Page 2 of 2

COPY

If you have any questions or need additional information, contact Anthony Chandler at (808) 241-4884 or email at achandler@kauai.gov.

Sincerely,



Michael Moule, P.E.
Chief, Engineering Division

Concur,

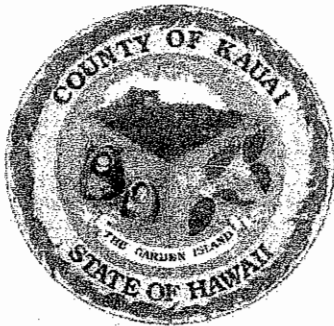


Lyle Tabata
Deputy County Engineer

MM/SI/AC

Copy: Design and Permitting
Planning Department (Romio Idica)





PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 2020 - 17	
Acceptance Date:	10-30-19
Website Posting Date:	10-31-19
Determination Date:	10-31-19
Planning Commission Date:	11-12-19
Expiration Date:	11-12-22
Planner Assigned:	JL

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant: SEARLE/MAY LIVING TRUST	
Mailing Address: 1112 MUIRLANDS VISTA WAY LA JOLLA, CA. 92037	Phone: 858-442-3331 Email: paigesearle2@gmail.com johnmayphd@yahoo.com
Applicant's Status: (Check one)	
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: Oct. 15, 2019	

Project Information (attach additional sheets, if necessary)	
County Zoning District: RESIDENTIAL	Tax Map Key(s): (4) 2-6-022-015
	Land Area: .904 ACRES / 39,383 S.F.
Nature of Development: (Description of proposed structure or subdivision)	PROPOSED SINGLE FAMILY RESIDENCE, OUTDOOR PAVILION, POOL, SPA, ENTRY GATE, RETAINING WALLS

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 460 (EXHIBIT A) ft.
- Additional Information:
☒ Shoreline Change (Erosion/Accretion) Rate: 0 (EXHIBIT B) ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

WEST: 2 PARCELS- SHORELINE PARCEL, LAWAI RD./GOLF COURSE PARCEL.
SOUTH: 4 PARCELS- SHORELINE PARCEL, LAWAI RD./GOLF COURSE PARCEL, AND 2 EMPTY SINGLE FAMILY RESIDENCE PARCELS.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)
PRE-GRADED BUILDING PAD ELEV. 89.5. SLOPING AT EACH PROPERTY LINE.
HIGHEST ELEVATION: 94.0, LOWEST ELEVATION: 78.0

☒ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)
ROCKY

☐ Artificially armored Shoreline
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____
☐ Is the armoring permitted/authorized? _____
☐ Date of authorization (attach copy of authorization letter): _____

☒ Is property in coastal floodplain (if checked, what zone)? ZONE X (EXHIBIT C)
☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

Pamela Smith 10-15-19
Signature Date

Applicability (to be completed by Planning Department)	
<input checked="" type="checkbox"/>	Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.
<input type="checkbox"/>	Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.
<u><i>[Signature]</i></u>	<u>10-30-19</u>
Planning Director or designee	Date

If Part A has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☒ A non-refundable processing fee of **one hundred dollars** (\$100.00) shall accompany a request for determination. (§8-27.8(e))
- ☒ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☒ Building Permit Number (If building plans submitted)
BP-19-00001662



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination



Exemption 1

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.



Exemption 2

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.



Exemption 3

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.



Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)



Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.



Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

10-30-19

Date

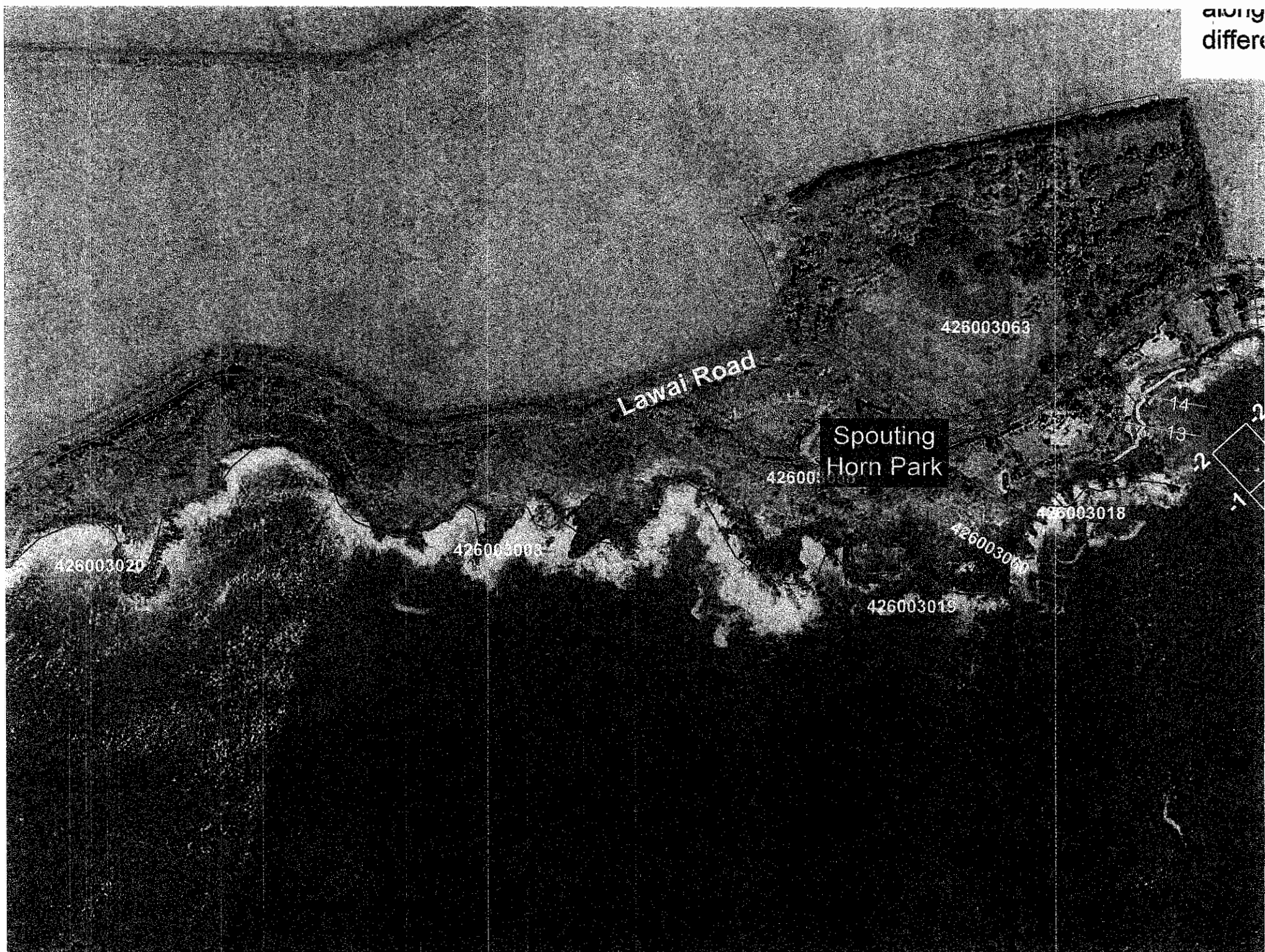
() Additional comments/conditions:

EXHIBIT A

SHORELINE DISTANCE AERIAL MAP



along
differ



Lawai Road

Spouting
Horn Park

426003063

42600

426003008

426003020

426003018

426003060

426003019

14

13

2

1

EXHIBIT C

LOT Q

ZONE X

0294F

0313F

BASEMAP: FIRM BASEMAP



Flood Hazard Assessment Report

www.hawaiiinfip.org

Lot Q Kukui'ula

Property Information

COUNTY: KAUAI
 TMK NO: (4) 2-6-022:015
 WATERSHED: LAWAI
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 KOLOA, HI 96756

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 26, 2010
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL - EFFECTIVE DATE: 1500020294F - NOVEMBER 26, 2010
 1500020313F - NOVEMBER 26, 2010

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlrreng.hawaii.gov/dam/>



0 200 400 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

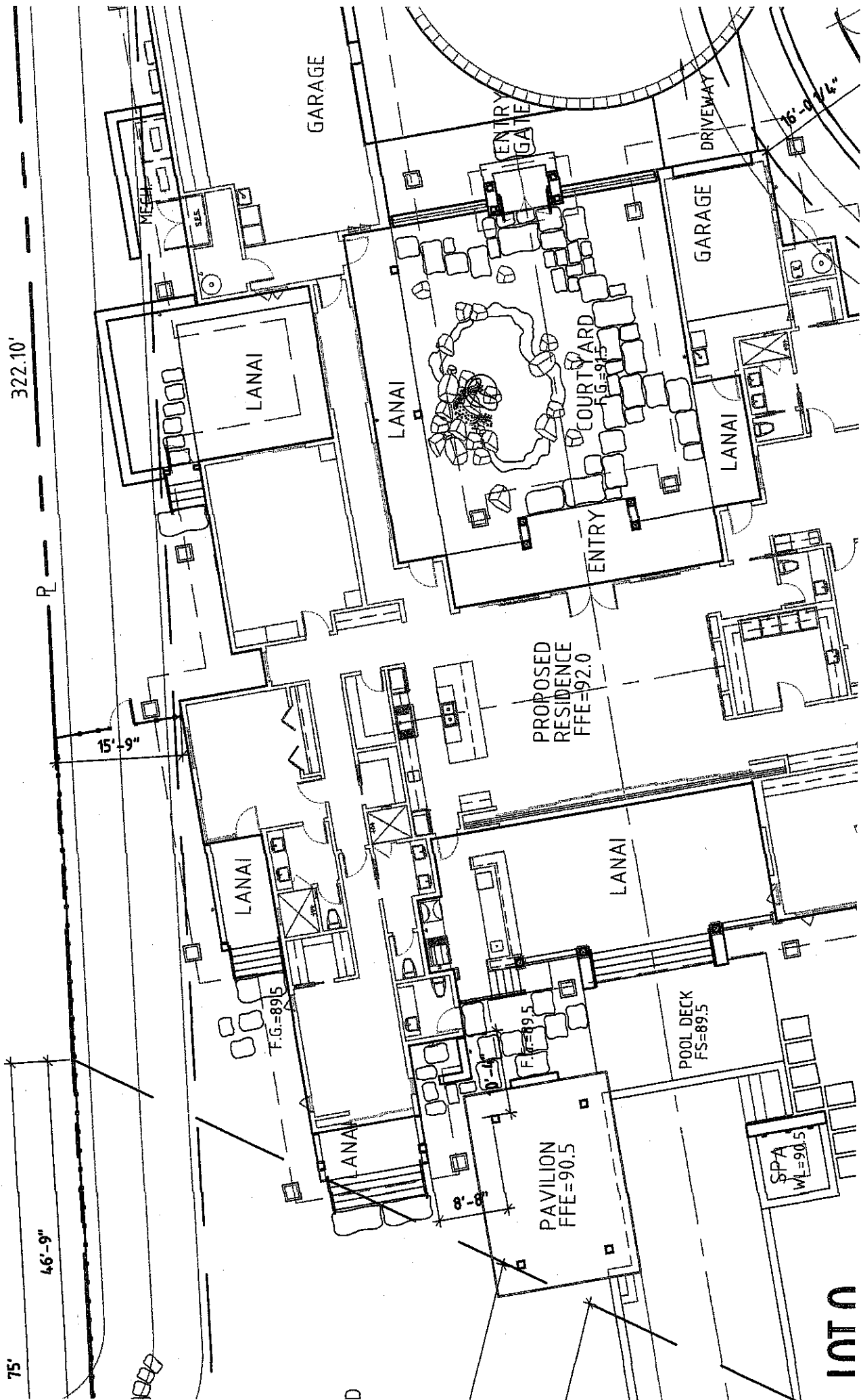
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

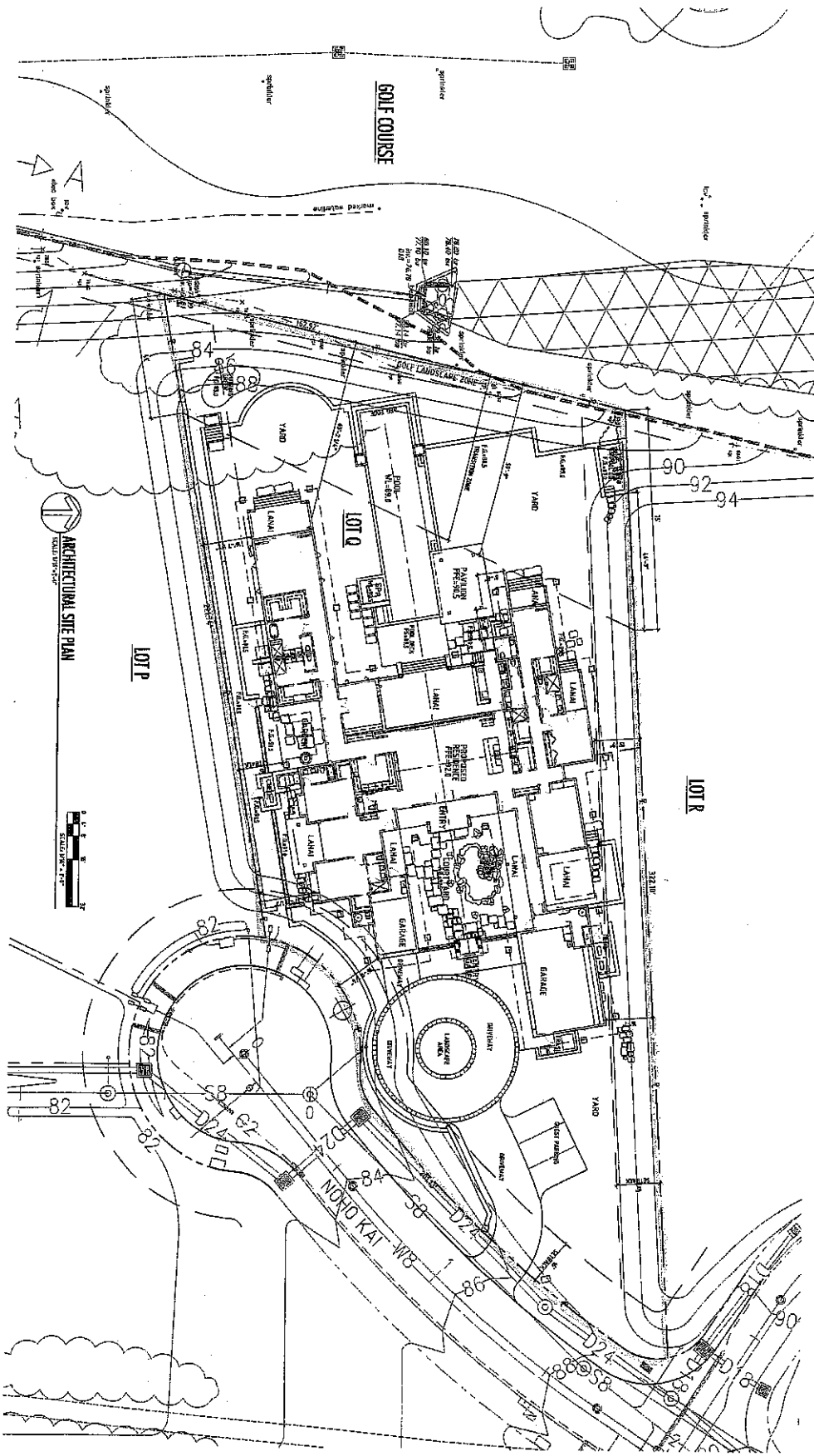
OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	--

LOT R



INT 0



LOT COVERAGE CALCULATION

LOT AREA:	39,389 S.F.
HOUSE INCL. GARAGES, COV.	10,157 S.F.
LANDSCAPE, DRIVEWAY, DRIVE, & CON. ENTRY GATE	1,707 S.F.
DRIVEWAY	2,127 S.F.
POOL, SPA & POOL DECK	3,877 S.F.
STEP STONES, GRASS CELL	308,138 S.F.
PAVING & WOOD DECKS	15,925 S.F.
TOTAL	15,925 S.F.
TOTAL LOT COVERAGE	15,925 S.F. = 40.4%

COUNTY SUBMITTAL



DATE	10/1/2011
PROJECT	Private Residence
OWNER	Lot Q Kula Makai, Kukui'ula
DESIGNER	Architectural Firm
SCALE	1/4" = 1'-0"
DATE	10/1/2011
PROJECT	Private Residence
OWNER	Lot Q Kula Makai, Kukui'ula
DESIGNER	Architectural Firm
SCALE	1/4" = 1'-0"
DATE	10/1/2011

Private Residence

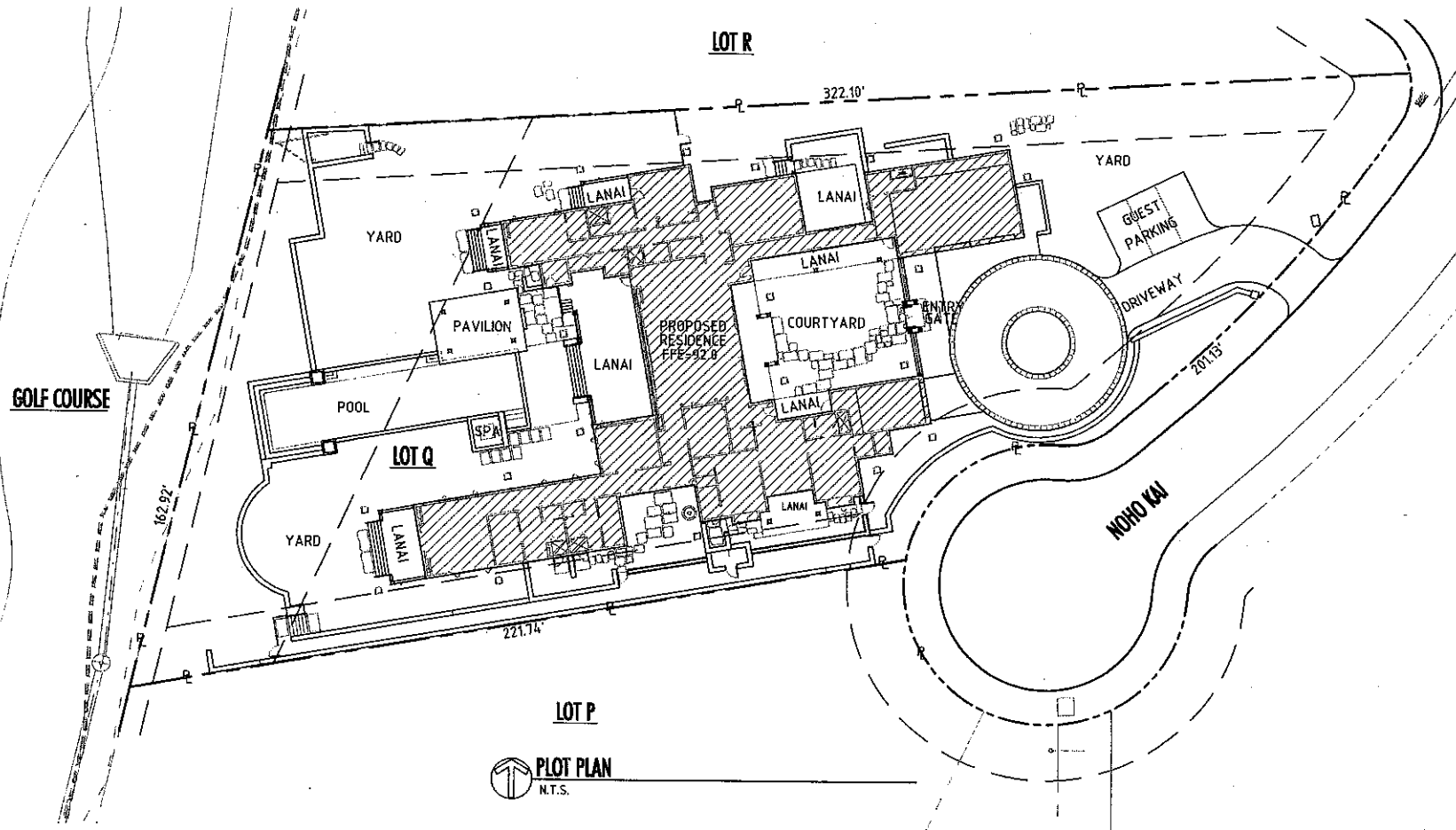
Lot Q Kula Makai, Kukui'ula
TMK: (4) 2-6-022: 015

Kauai, Hawaii



LOT COVERAGE CALCULATION

LOT AREA:	39,383 S.F.
HOUSE INCL. GARAGES, COV. LANAI'S, OUTDOOR DINING & COV. ENTRY GATE	10,157 S.F.
DRIVEWAY	1,707 S.F.
POOL, SPA & POOL DECK	2,127 S.F.
STEP STONES, GRASS CELL PAVERS & WOOD DECKS	3,877 S.F.
	50% = 1,938.5 S.F.
TOTAL	15,929.5 S.F.
TOTAL LOT COVERAGE	15,929.5 S.F. = 40.4%



PLOT PLAN
N.T.S.

HKS International LLC
1000 KALANIANA'OLA BLVD., SUITE 200
HONOLULU, HAWAII 96813-2000
TEL: (808) 521-1234
FAX: (808) 521-1235
WWW.HKS-INTL.COM

Private Residence
Lot Q Kula Makai, Kuku'i'ula
Kauai, Hawaii
TMK: (4) 2-6-022: 015

THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND
CONSTRUCTION OF THIS
PROJECT SHALL BE UNDER
MY SUPERVISION.

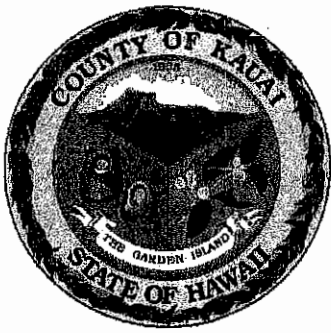
BY LICENSEE: CLARENCE BALANZAR
LICENSED PROFESSIONAL
ARCHITECT
NO. 10010
HAWAII, U.S.A.
A.S.P.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2011	ISSUED FOR PERMIT
2	01/15/2011	ISSUED FOR PERMIT
3	01/15/2011	ISSUED FOR PERMIT
4	01/15/2011	ISSUED FOR PERMIT
5	01/15/2011	ISSUED FOR PERMIT
6	01/15/2011	ISSUED FOR PERMIT
7	01/15/2011	ISSUED FOR PERMIT
8	01/15/2011	ISSUED FOR PERMIT
9	01/15/2011	ISSUED FOR PERMIT
10	01/15/2011	ISSUED FOR PERMIT

COUNTY SUBMITTAL





PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2020 - 18
Acceptance Date:	10-20-19
Website Posting Date:	10-31-19
Determination Date:	10-30-19
Planning Commission Date:	11-12-19
Expiration Date:	11-12-22
Planner Assigned:	JL

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information	
Applicant:	DAVID WELTMAN AND KELLY WILSON LIVING TRUST
Mailing Address:	4-436 KUHIO HWY KAPAA, HI. 96746
Phone:	808-264-9177
Email:	KINGDAW2@AOL.COM
Applicant's Status: (Check one)	contact: BOB MIDDLETON
<input checked="" type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title) BOB-822-2222
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date:	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	OPEN
Tax Map Key(s):	(4) 4-5-2-11
Land Area:	11,250
Nature of Development: (Description of proposed structure or subdivision)	NEW SINGLE FAMILY HOME AND

**NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE,
EXCEPT AS PROVIDED IN §8-27.8(c)(8)**

Part A

Shoreline Setback Determination of Applicability (§8-27.1)

Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

- Property is Abutting the Shoreline
☐ Proposed project's approximate distance from shoreline (based on aerial map): _____ ft.
- Property is Not Abutting the Shoreline
☒ Proposed project's approximate distance from shoreline (based on aerial map): 127 ft. HOUSE
- Additional Information:
☐ Shoreline Change (Erosion/Accretion) Rate: _____ ft./year
(Information available here: www.soest.hawaii.edu/coasts/kauaicomounty/KCounty.html)
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

BETWEEN THE PROPERTY LINE AND THE SHORELINE THERE IS A COUNTY ROAD, A CONCRETE WALL AND A ROCK RIPRAP. SHORELINE CERTIFIED ON MAY 15, 2018.



PLANNING DEPARTMENT SHORELINE SETBACK APPLICATION

- ☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

- ☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky outcropping, etc.)

- ☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): _____

☐ Is the armoring permitted/authorized? _____

☐ Date of authorization (attach copy of authorization letter): _____

- ☐ Is property in coastal floodplain (if checked, what zone)? _____

- ☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?

PLEASE NOTE:

Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant's Signature

David A. Wetters Kelly Wilson
Signature

9/10/19
Date

Applicability (to be completed by Planning Department)

- ☒ Setback Determination necessary. Requirements of Ordinance No. 979 are applicable.

- ☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

[Signature]
Planning Director or designee

10/30/19
Date

If **Part A** has been deemed that a Determination will be necessary, the additional information will be required for submission of this application.

Part B

- ☐ A non-refundable processing fee of **one hundred dollars (\$100.00)** shall accompany a request for determination. (§8-27.8(e))
- ☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.
- ☒ A detailed Plot Plan **to scale** with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.
- ☐ Building Permit Number (If building plans submitted)



PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ **Exemption 1**

In cases where the proposed structure or subdivision satisfies the following four criteria:

- (A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 'V' or 'VE' flood zones;
- (B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
- (C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards; and
- (D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

☒ **Exemption 2**

In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant's proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

☐ **Exemption 3**

Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repairs and renovations to a lawfully existing structure, including nonconforming structures, provided that:

- (A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
- (B) The repairs DO NOT constitute a substantial improvement of the structure; and
- (C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

- ☐ Letter from the Department of Public Works stating that the proposed project does **NOT** constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

- ☒ Pursuant to §8-27.3 the Kaua'i County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.
- ☐ Pursuant to §8-27.7 the Kaua'i County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Date

☒ **Additional comments/conditions:**

OK per JHB as certified 5-15-18
revetment & roadway between house

DAVID Y. IGE
GOVERNOR OF HAWAII



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

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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 8, 2018

File No.: KA-428

Subject: Accepted Application for Shoreline Certification
Owner(s): Ken Nagahiro
Tax Map Key: (4) 4-5-002:011

Your application for shoreline certification of the subject property has been accepted for processing. The commencement date for application processing is **March 8, 2018** and the completion date is **June 5, 2018**.

The file number assigned to this application for shoreline certification is **KA-428**.

We have submitted your application for publication in the **March 8, 2018** OEQC Environmental Notice to allow public comment. We have also transmitted your application to the Department of Accounting and General Services (DAGS) Survey Division for their review and action. Upon receipt of the State Land Surveyor's recommendation, we will schedule another public notice in the next available OEQC Environmental Notice.

If you have any questions, please feel free to contact us at (808) 587-0424 or DAGS Survey Division at (808) 586-0380. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Cal Miyahara", is written over the word "Sincerely,".

Cal Miyahara
Shoreline Disposition Specialist



1" = 30'
GRAPHIC SCALE
0 15 30

LOT 52
Grant 9389 to Chiyoko Miura

LOT 74
Grant 9662 to P.K. Cantrades
Jr. and J.P. Cantrades

2,496.37 ft North
12,568.73 ft East
NONOU Δ

267° 30' 00" 150.00'

Utility Pole

Photo Direction

Concrete Wall

Shoreline follows
along the edge of
concrete wall -
2-5-2018

TMK(4) 4-5-002-023
STATE OF HAWAII - OWNER

Rock Riprap

MOANAKAI ROAD
(40ft Right-of-Way)

14° 45' 00" 78.53'

Fire Hydrant

Edge of Pavement

LOT 73
(11,250 SQ.FT)
Grant 9381 to Kam Fong Hee

87° 30' 00" 150.00'

LOT 72
Grant 9510 to Mrs. B.H Attwood

LOT 51
Grant 9412 to Mrs. Rose A.
Kamanuwal

LOT 50
Grant 9414 to S.Y. Keliinoi

SHORELINE MAP

LOT 73
"KAPAA TOWN LOTS, 2ND SERIES"
BEING GRANT 9381 TO KAM FONG HEE

AT KAPAA, PUNA, KAUAI, HAWAII

AILANA SURVEYING & GEOMATICS LLC
PHONE (808)346-1818
FAX 1-800-655-6297
INFO@AILANASURVEYING.COM

ANTHONY D. CROOK
LICENSED
PROFESSIONAL
LAND
SURVEYOR
No. 12094
HAWAII, USA
THIS MAP WAS PREPARED BY ME OR
UNDER MY SUPERVISION.
MY LICENSE EXPIRES 1 APRIL 30, 2018
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

MAP DATED: February 10, 2018

TMK(4) 4-5-002-011

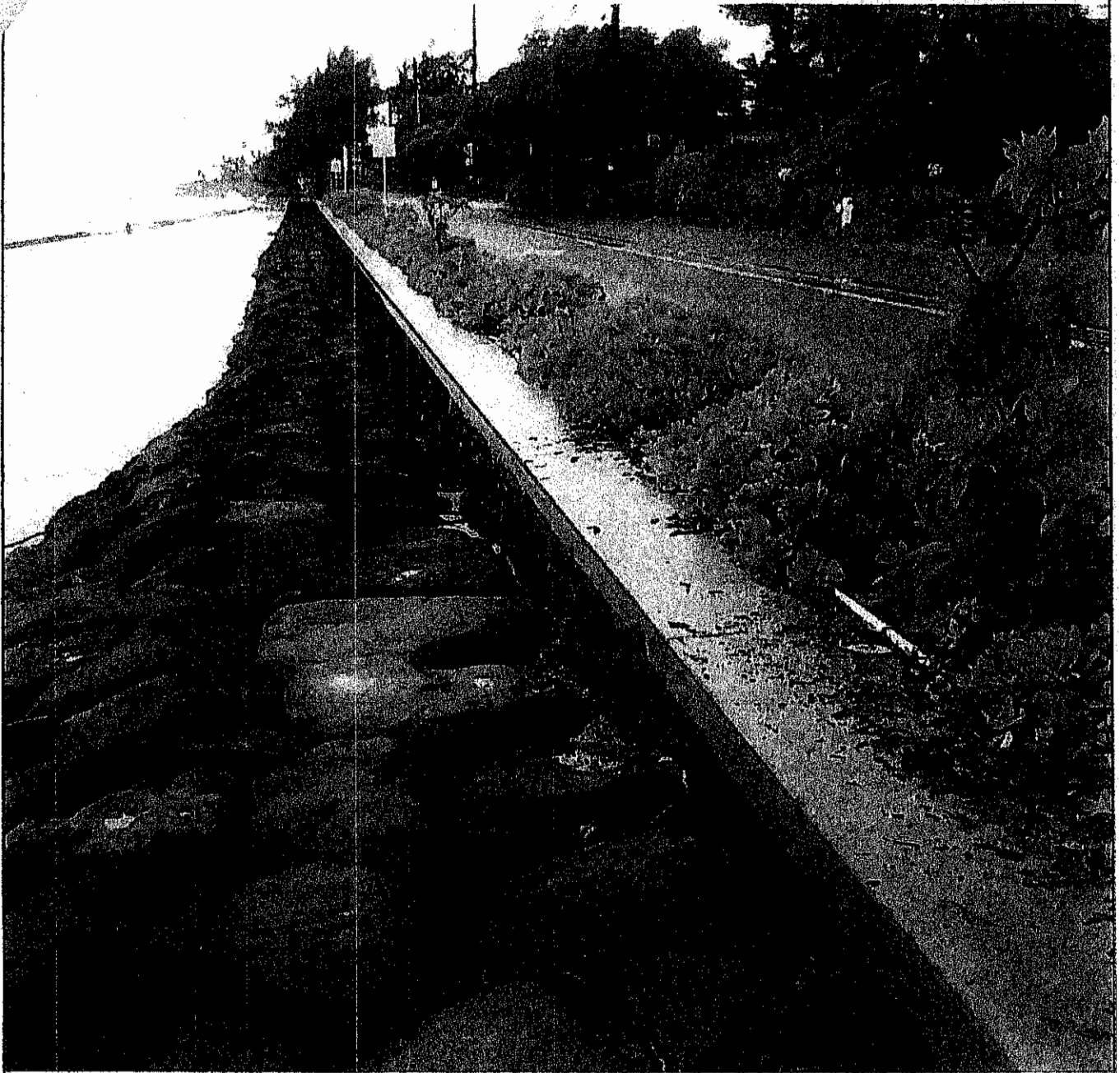


Photo "A": 2-5-2018

SHORELINE MAP

LOT 73
"KAPAA TOWN LOTS, 2ND SERIES"
BEING GRANT 9381 TO KAM FONG HEE

AT KAPAA, PUNA, KAUAI, HAWAII

▲ AILANA SURVEYING & GEOMATICS LLC
PHONE (808)348-1818
FAX 1-800-655-6297
INFO@AILANASURVEYING.COM

MAP DATED: February 10, 2018

TMK(4) 4-5-002-011

LOT COVERAGE:

PARCEL SIZE: 11,240 SQ.FT. (0.2583 ACRES)

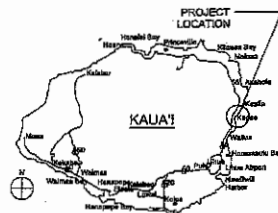
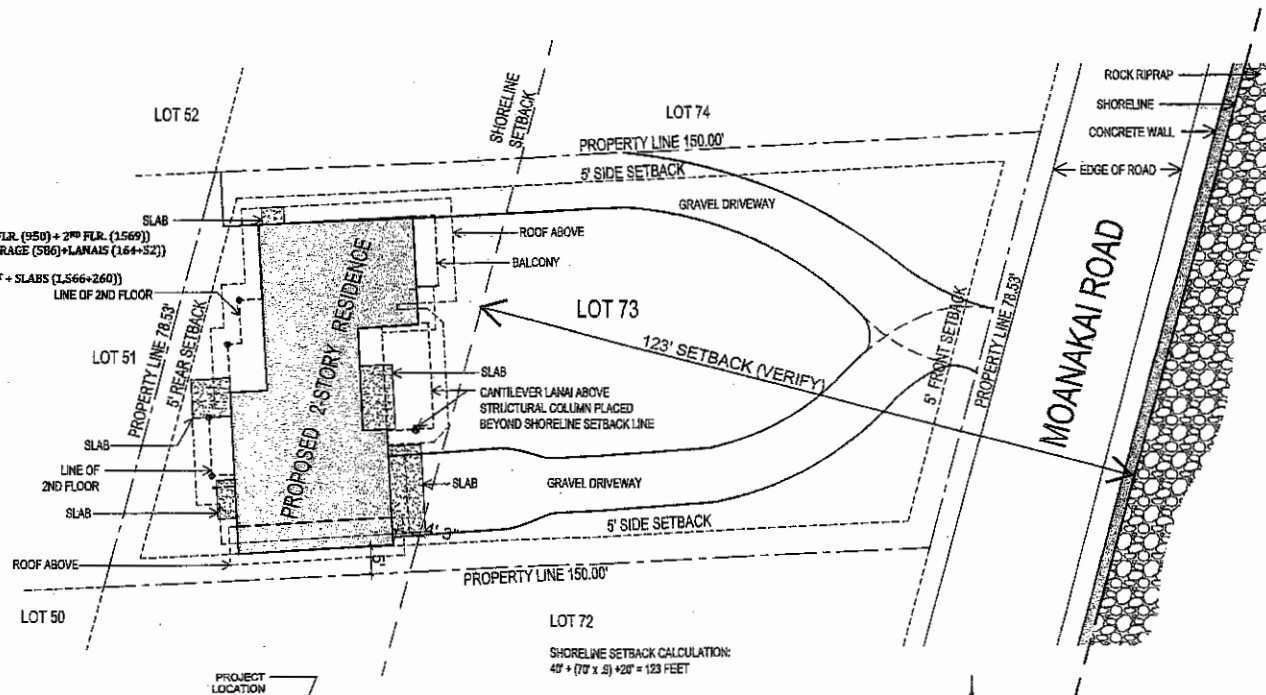
FIRST FLOOR:
1ST FLOOR HABITABLE 950 SQ.FT.
1ST FLOOR GARAGE W/ STORAGE 1&2 616 SQ.FT.
TOTAL: 1,566 SQ.FT.

EXTERIOR PADS (SLAB ON GRADE):
DRIVEWAY APRON 96 SQ.FT.
PORCH AT STAIR ENTRY 70 SQ.FT.
STORAGE PORCH 12 SQ.FT.
BACK PORCH 49 SQ.FT.
A/C CONDENSER PAD 25 SQ.FT.
COLUMNS 8 SQ.FT.
TOTAL: 260 SQ.FT.

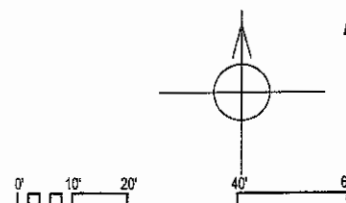
SECOND FLOOR:
2ND FLOOR ENCLOSED 1,569 SQ.FT.
2ND FLOOR LANAI 164 SQ.FT.
2ND FLOOR LANAI @ MASTER 52 SQ.FT.

TOTAL HABITABLE: 2,519 SQ.FT. (1ST FLR. (950) + 2ND FLR. (1,569))
TOTAL NON-HABITABLE: 802 SQ.FT. (GARAGE (586) + LANAIS (164+52))

TOTAL LOT COVERAGE: 1,826 SQ.FT. (1ST + SLABS (1,566+260))
= 16.3% OF LOT



NOT TO SCALE
ISLAND MAP



1" = 10'-0"
SITE PLAN

DAVID HAMBY
DESIGN, LLC

4401 Kalia Hwy, Ste 438
Kapea, HI 96761
Phone: (808) 377-0501
Mobile: (878) 818-2430
E-mail: david_hamby@hawaii.com

This work was prepared by
me or under my supervision.
Construction of this project
will be under my supervision.



Exp. April 30, 2020

WELTMAN-WILSON RESIDENCE

LOT 73 MOANAKAI ROAD, KAPAA, HI
TSMC: 494-5-002-011

SCHEMATIC DESIGN

OCT. 29, 2019

Ocs.2