



Sea Engineering, Inc.

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September 28th, 2022

Mr. Michael Cain, Administrator
Office of Conservation and Coastal Lands
State of Hawaii, Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Cain:

Subject: Small Scale Beach Nourishment Cat II Application for Kona Village Resort
(Revision #1 Date: 09.28.2022)
72-300 Maheawalu Drive, Kailua-Kona, HI 96740
TMK (3) 7-2-010:010

Sea Engineering, Inc. is pleased to submit the following documents for your review:

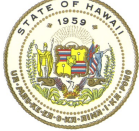
- Two (2) Complete Copies of Small Scale Beach Nourishment for Kona Village Resort , TMK (3)7-2-010:010 (Revised to incorporate comments received on 08.30.2022)
- One sand sample from the beach face (~0.5lb Labeled: KVR Beach Sand Sample)
- One sand sample from the sand Stockpile (~0.5lb Labeled: KVR Stockpile Sample)

We appreciate your expediency in the review of this document. Should you have any questions, need additional information, or request a digital copy of the attached document please contact me by phone at (808) 259-7966 ext. 209 or by e-mail at gtumino@seaengineering.com. Thank you for your consideration of this Small Scale Beach Nourishment application.

Sincerely,

Giannicola Tumino Di Costanzo
Coastal Engineer

cc: Kona Village Resort (Hunter Ainslie and Michael Hoover)



Revised
May, 2005

Category II General Application Small-Scale Beach Nourishment Projects (SSBN)

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

SSBN Cat II General Application

Before completing this form, read the Guidelines and Instructions for SSBN application.	DLNR USE ONLY Permit No.: _____ Planner: _____ Date Received: _____
Start date of proposed work: <u>Fall 2022</u>	
PROJECT NAME: <u>Kona Village Resort Beach Nourishment</u> Proposed Volume <u>740 cy</u>	
For Category II beach nourishment projects less than 10,000 yd³ total volume. Attach additional sheets as necessary.	

1) **Property Owner(s) Information** (see Guidelines for SSBN Application - Note 1)

Is this a community association or partnership project? Yes No
Attach additional owners information as needed.

Legal Name: B P BISHOP ESTATE TTEES (Land Owner)

Street Address: 567 S. King Street Suite 200

City, State and Zip+4 Code: HONOLULU, HI 96801-3466

Mailing Address: PO BOX 34466

City, State and Zip+4 Code: HONOLULU, HI 96801-3466

Contact Person & Title: Jennifer Tom

Phone No.: (808) 425-6035 Fax No.: N/A

Legal Name: KW Kona Investor LLC (Lessor)

Street Address: 151 S. El Camino Dr.

City, State and Zip+4 Code: Beverly Hills, CA 90212

Mailing Address: 151 S. El Camino Dr.

City, State and Zip+4 Code: Beverly Hills, CA 90212

Contact Person & Title: Michael Eadie

2) **Primary Contractor Information** (see Guidelines - Note 2)

Name: TBD – will be provided no later than 30 days prior to start of the beach nourishment efforts.

Scope of Work: Nourishment of lost beach material with 2011 Tohoku tsunami sand deposit.

Street Address: _____

Contact Person & Position Title: _____

Phone No.: _____ Fax No.: N/A

Name: Sea Engineering, Inc.

Scope of Work: Design, Permitting, and Construction Management of Beach Nourishment.

Street Address: 41-305 Kalaniana'ole Highway, Makai Research Pier, Waimānalo, HI 96795

Contact Person & Position Title: Giannicola Tumino, Coastal Engineer

Phone No.: (808) 460-3443 Fax No.: ()

Name: _____

Scope of Work: _____

Street Address: _____

Contact Person & Position Title: _____

Phone No.: () Fax No.: ()

Name: _____

Scope of Work: _____

Street Address: _____

City, State and Zip+4 Code: _____

Phone No.: () Fax No.: ()

3) **Emergency Contact Information** (see Guidelines - Note 3)

Company/Organization Name: Kennedy Wilson

Contact Person & Title: Hunter Ainslie, Project Manager

Phone No.: (808) 895-4046 Phone No.: (808) 895-4046 Cell

Company/Organization Name: Sea Engineering, Inc.

Contact Person & Title: Giannicola Tumino, Coastal Engineer

Phone No.: (808) 259-7966 Phone No.: (808) 460-3443 Cell

4) **Project Site Information** (see Guidelines - Note 4)

Project or community association name: Kona Village Resort

Government Project/Job No. (as applicable): N/A

State/County Zoning. (as applicable): Submerged Lands, Resource Subzone, Conservation District

Street Address: 72-300 Maheawalu Drive

City, State and Zip+4 Code: Kailua-Kona, HI 96740

Contact Person & Title: Hunter Ainslie

Phone No.: (808) 895-4046 Fax No.: ()

Tax Map Key Number(s)							
Zone	Section	Plat	Parcel(s)	Ownership	Total Area (sq. ft)	Eroded Area (sq. ft)	Zoning
7	2	010	010	Fee	3,545,566	~10,000	V-7

5) **Location Map and Shoreline Survey** (see Guidelines – Note 5)

Provide and attach a regional, vicinity and parcel map of project area and include recent photograph(s) of relevant coast and shoreline:

a. Maps submitted: Appendix A – Figure 1

b. Photos submitted: Appendix A – Figure 2 to Figure 7

c. Shoreline Survey: (Date & Contractor)

Shoreline Delineation:

A professional shoreline survey of the area was conducted on 02.28.2022 and is shown in Appendix G.

State Certification Map (If Applicable) : N/A

d. Other surveys (Specify):

A topographic survey was performed by Sea Engineering, Inc. on February 28, 2022. The topographic map was merged with Google satellite imagery and is presented in Appendix A – Figure 8.

6) **Receiving State Water Information** (see Guidelines – Note 6)

c. Regional Name: North Kailua-Kona, Big Island Hawai'i

b. Classification: (check and explain appropriately)

1. Marine Waters: Class A other Type: Open Coastal

2. Marine Bottom Ecosystem: Class II X Type: Reef Flat

3. Water-Quality-Limited Segment: Yes _____ No X

c. Explain any "other" classifications:

Marine water classification for this project is Class AA. The scope of the proposed project is to nourish the beach by transporting and placing beach quality sand from a nearby stockpile to the active beach face. Stockpile material is sand originating from the active beach which was transported backshore due to the Tohoku tsunami event of 2011. Proposed sand placement is between the mean higher high water (MHHW) contour line and the delineated shoreline. No in-water work is to be performed, and no adverse effects are expected to occur to the coastal waters of the area.

7) **Project Description** (see Guidelines - Note 7)
Project Classification (Category I or II)

*Note: Category II projects may require a seal from a certified civil engineer.
(Attach separate sheets as needed):*

Primary Contractor and Type: Sea Engineering, Inc., Coastal Engineering Firm

Attached Documents (If Applicable): _____

a. Project Category (I or II): Category II

b. *Extraction* Site Street Address: 72-300 Maheawalu Dr.

City, State and Zip+4 Code: Kailua-Kona, HI 96740

Tax Map Key (TMK): (3) 7-2-010:010

Terrestrial extraction site is a permitted commercial quarry Company N/A

Offshore Coordinates: Lat: _____ ° ' " Lon: _____ ° ' "

UTM: North: _____ East: _____

c. *Nourishment* Site Street Address: 72-300 Maheawalu Dr.

City, State and Zip+4 Code: Kailua-Kona, HI 96740

Tax Map Key (TMK): (3) 7-2-010:010

d. Describe the overall project scope and purpose and evidence of need for proposed activities.
(Attach separate sheets as needed)

The Kona Village Resort sustained significant property damage due to the 2011 Tohoku tsunami event. Fast flowing waters from the tsunami transported a significant portion of the upper beach's sand mauka, effectively separating the sand permanently from the active littoral cell. The tsunami-induced erosion on the beach exposed underlying beach rock which was previously buried. In the time since the event, a large volume of lost sand transported by the tsunami has been collected and stockpiled on-site at a nearby location. The purpose of this project is to return the sand material lost to this episodic event back to the active beach face in order to return the beach to its original state and restore the recreational use of the beach.

e. Provide a brief assessment of the primary causes of beach erosion or sand loss for the project site and describe the ability of the proposed project to correct or mitigate the problem. Provide an estimate of the designed residence time of the nourishment project and any anticipated follow up nourishment(s).

The primary cause of erosion for the beach fronting Kona Village Resort was the Tohoku tsunami of 2011. The tsunami wave pushed a portion of the dry beach's sand mauka, removing the sediment from the active littoral cell. This event also exposed underlying beach rock which was once buried. The erosional event was caused by an extreme, unpredictable event, and therefore there are no viable mitigation solutions. No other severe erosional patterns are currently present at the site, apart from

seasonal wave patterns and tidal cycles which transport sand offshore, alongshore, and landward as part of active littoral cell processes.

- f. Describe the method of sediment extraction and delivery, type of equipment to be utilized and construction methods.

Beach sand originating from the active littoral cell and pushed mauka during the 2011 Tohoku tsunami will be used to nourish the active beach face. Since the event, the removed sand has been collected and stockpiled nearby. Due to the nature of the nourishment sediment, extraction or excavation is not required for this project. The delivery method proposed is to truck sand from the stockpile location to the active beach. The use of skid-steer loaders is proposed for moving sand from the stockpile site to the placement area.

- g. Provide scale drawings or photographs (with scale bar) of area to be excavated and filled. Include an estimate of the area (ft²) to be nourished. Delineate property boundaries, certified shoreline (if available), location and cross-section of beach profiles, existing and proposed temporary structures with cross-sectional views of any proposed temporary structures. Provide an estimate of the elevations and dimensions of the project area and a range of water depths of proposed activities.

Reference Diagram: Appendix A – Figure 9 and Figure 11 show the location of the sand stockpile, beach area to be restored, existing topographic survey, and the MHHW line. Appendix A – Figure 12 provides cross-sectional views of the beach profile with existing elevation of the existing beach and the proposed beach after nourishment. No structures or sand retention devices are proposed as part of this nourishment plan. No work is proposed below MHHW levels.

- h. Provide photographs of area to be excavated and filled before, during and after the nourishment project.

Ground photographs were collected during the field effort conducted on February 28, 2022, by Sea Engineering, Inc.. During beach nourishment activities, photographs will be collected each day during operations, and a set of post-nourishment photographs will be collected within 7 calendar days of the completion of the restoration activity. A complete set of photographs pre- and post-maintenance will be provided to OCCL within 30 calendar days of completion of the activities. Photograph of the existing stockpile can be found in Appendix A Figure 10.

Additional survey work scheduled: No additional topographic survey is scheduled after completion of beach nourishment.

- i. Provide a description and engineering design of any proposed temporary structures including all retention or offshore structures. Include a design analysis of any offshore sand extraction.

No structures or sand retention devices are proposed as part of this nourishment plan.

- j. Provide a temporary construction plan. If temporary retention structures are proposed provide the following:

No structures or sand retention devices are proposed as part of this nourishment plan.

1. Describe the potential effects to the marine substrate and local littoral processes.
2. Location, type and dimensions of proposed structure(s) (noted on drawings in section 7g).
3. Length of time retention structures will remain in place including a timeline of installation and removal efforts.
4. Proof of general liability insurance (\$1,000,000 minimum).

1. No potential impacts are expected from this project. All work shall be performed between the shoreline and the MHHW contour line, thus not affecting the surrounding waters.

2 and 3. No structures or sand retention devices are proposed as part of this nourishment plan.

4. Proof of general liability insurance from the applicant is found in Appendix A Figure 21

- k. Describe existing physical, chemical and biological environment of project site and any other pertinent characteristics of site. Include a description of major topographic/hydrographic features such as slope, ledges, holes, reefs. Provide a relevant hydrographic chart with site highlighted.

Physical: The project site is located north of Kailua-Kona on the leeward coast of the Island of Hawaii. The beach area of interest is approximately 350 ft long bounded by a lava rock promontory to the north, a locally well-known freshwater spring to the south, makai by Kahuwai Bay. The topographic survey shown in Appendix A – Figure 8, shows a typical existing slope at 1V:6H (vertical to horizontal) from the water line (0 ft contour) to a berm crest of approximate elevation +9 ft to +10 ft (MSL), where the profile levels off towards the backshore.

Chemical: No chemical quality monitoring sites are present near the project area.

Biological: NOAA benthic habitat maps are provided in Appendix A Figure 18 to Figure 20 describing the marine biological environment of the project site.

Resources Provided:

A navigation chart is provided in Appendix A – Figure 17

Topographic features are described in Appendix A – Figure 8, detailing the topographic survey performed by Sea Engineering, Inc. on February 28, 2022.

- I. Describe the existing bottom type of the extraction and nourishment site. Include percent coverage and type.

There is no offshore extraction site proposed for this project. The material intended for beach nourishment use is stockpiled on site in a dry back-beach area.

- m. Describe potential adverse environmental effects of proposed activity.

No significant adverse environmental impacts are expected from this project. All work shall be confined to areas above the mean high higher water contour line elevation.

- n. Describe the current recreational use of the project site and describe the potential impacts the proposed project might have. (ie. Impacts on swimming, surfing, canoe clubs, diving, fishing, tourism, ect.) Briefly identify the development style and land use of the project area, (undeveloped, urban, residential, condominium, agricultural, commercial, etc..)

The project area is a portion of the Big Island's well-known Kona Village Resort, adjacent to the north side of the Four Seasons resort. Specifically, the project site is a small but popular pocket beach perched between two lava rock outcroppings, historically used by beach goers, divers, snorkelers, swimmers, and others. The Tohoku tsunami event of 2011 resulted in major erosion of the beach face, exposing a layer of underlying beach rock which had previously been buried. Prior to the tsunami event, the beach was commonly used to launch outrigger canoes, surf, snorkel, and swim. Following the tsunami, recreational use has decreased due to the limited amount of dry beach area and to the slip/trip/falling hazards of the exposed beach rock. This project would return lost sand originally from this beach, that was transported permanently off the active beach from a single episodic event, and re-bury the exposed beach rock to promote and continue recreational use of the beach. No adverse effects to recreational use are expected from the proposed work, aside from the limited and temporary access restrictions necessary to safely perform the work.

- o. Identify and describe any known historic properties within or near the proposed project area and any mitigation commitments made to protect, restore, or data recover any of the identified properties. This could include properties such as stone features, fishponds, burial sites, cultural deposits, and traditional places.

No historical properties are anticipated to be present on the active beach face. In the event of historical artifacts found, the Best Management Practices found in Appendix B provide detailed instructions to mitigate and protect the historical artifacts.

p. Check Yes or No for the following items. Provide a detailed explanation for any "yes" answers. (see Instructional Guidelines)	Yes	No	Contacted?
Is any proposed work within the shoreline setback area? ¹	_____	_x_	_____
Is any portion of this project within a Special Management Area? ¹	_x_	_____	_____
Is any portion of this project within an endangered species habitat? ^{2,3}	_____	_x_	_____
Is any portion of this project within a wetlands or estuary? ^{2,3}	_____	_x_	_____
Is any portion of this project within a Marine Life Conservation District? ⁴	_____	_x_	_____
Is any portion of this project within a historical or cultural site? ⁵	_____	_x_	_____
Letter of Public Notice of Proposed Action submitted to the Office of Environmental Quality Control (OEQC)? ⁶	_____	_x_	_____
Date OEQC Contacted: _____ Authorizations attached:	_____	_____	_____

Portion of this project is within the Special Management area. The County of Hawai'i Planning Department has been asked to review the proposal to conduct beach nourishment and has determined the project serves to restore natural resources of the coastal zone of Hawai'i thus not requiring any additional SMA permitting (Appendix H)

Agencies Contacted: _____

Hawaii Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL).

8) **Description of the Existing Sedimentary Environment and Compatibility of Proposed Nourishment Sediment.** (see Guidelines - Note 8)

- a. Describe the **existing** sediment type including size, composition and quality. Include grain size distribution, percent fines and color.

Sand samples were collected from the active beach face by Sea Engineering, Inc. on February 28, 2022. A composite sand sample was produced for each beach profile by combining samples that were taken at the waterline, midway up the beach face, and at the top of the active beach. All grain analyses were performed by an accredited laboratory using standardized testing methods. Composite grain analysis distributions with DLNR's acceptable threshold (+20%) values are shown in Appendix A – Figure 13. The existing beach sand is blackish and cream in color (Appendix A – Figure 15) with low fines percentage (0.5% passing #200 Sieve).

- b. Describe the **proposed fill** sediment type including size, composition and quality. Include grain size distribution, percent fines and color.

Sand samples were collected from the onsite borrow stockpile by Sea Engineering, Inc. on February 28, 2022. A composite sand sample was produced by combining samples that were taken at multiple locations of the stockpile. The borrow stockpile grain analysis distribution is compared with active beach face sand in Appendix A – Figure 14. The stockpile sand is similar in size and coloration (Appendix A – Figure 15) as compared with the active beach sand (1.5% passing #200 Sieve).

- c. Give an estimate of compatibility to fill site and evidence that proposed fill sediment meets the requirements for grain size ranges as specified in the Guidelines Section 8c. Indicate an overfill ratio and method of calculation (if applicable).

The stockpiled material originated from the target beach as described previously and is clearly suitable as beach nourishment material. The recovered material appears to closely match the grain size distribution of the active beach face as shown in Appendix A – Figure 14. An overfill calculation was performed comparing active beach sand with stockpile sand using the method described by Bodge, 2006. The calculated values and overfill factor are shown in Appendix A – Figure 16.

- d. Provide one separate, bagged and labeled (~0.5 lb) sediment sample of both the extraction site and nourishment site to the DLNR Lands Division. (see Guidelines Note 8)

Sample sent or delivered (Date): One sample of the active beach face (labeled: KVR Beach Sand Sample) and one sample of the stockpile sand (labeled: KVR Stockpile Sand) are submitted with the SSBN Cat II application.

- e. List name and contact numbers for laboratory to be used for sediment analysis:

Lab name, contact name and phone number.

Construction Engineering Labs, Ronald Pickering, (808) 455-1522

9) **Project Schedule** (see Guidelines - Note 9)

- a. Provide the estimated date or dates on which the activity will begin and end:¹

¹ See Article V.22 TERMS of the Guidelines

Fall 2022 is the proposed start date for the beach nourishment effort conducted under this application. Work is estimated to take approximately 7 days and will consist in transporting sand from the stockpile to the active beach using a skid steer (or similar equipment).

- b. Provide the date or dates that the excavation and or nourishment(s) will take place:

Fall 2022 is the proposed start date for the beach nourishment effort conducted under this application. Schedule for beach nourishment activities will be provided no later than seven (7) days prior to initiation of work.

10) **Site-Specific Best Management Practices (BMP) Plan** (see Guidelines - Note 10)

- a. Separate maps are attached ___Yes Using existing map **See Appendix A – Figure 5** (Indicate which)

- b. Project monitoring and oversight responsibility (If different than Section 3 Emergency Contact).

Contact Person:

Title:

Contact number(s):

- c. Construction sequence and duration.

The delivery method proposed is to truck sand from the stockpile location to the active beach. The use of skid-steer loaders is proposed for sand movement and distribution on the beach. The estimated time to perform the beach nourishment is one (1) week.

- d. Construction or nourishment materials and equipment to be used and the anticipated dates of installation/mobilization and removal.

The delivery method proposed is to truck sand from the stockpile location to the active beach. The use of skid-steer loaders is proposed for sand movement and distribution on the beach. The anticipated start of the project is Fall 2022 with a schedule for beach nourishment activities provided no later than 7 days prior to initiation of work.

- e. Characteristics of potential pollutants associated with the proposed nourishment or construction activity.

Source	Composition	Potential Pollutant	Quantity	Duration
n/a	n/a	n/a	n/a	n/a

- f. Proposed pollution control measures and/or treatment(s).

The Best Management Practices Plan (BMPP) in Appendix B contains the general pollution control measures. As no specific pollutants have been identified, general Best Management Practices will be adhered to ensure that all activities are conducted with pollution mitigation as a strict guideline.

- g. Describe the onsite public safety measures (i.e. Warning signs, barriers, cordon off area, safety personnel, etc..)

The project site will be marked by cones and temporary safety lines or fences to ensure that the public does not enter the work area during active operations. Signs will be provided as needed. All project personnel will also serve as safety personnel and tasked with safe operations of equipment for the duration of the project. In addition, all project personnel will also be tasked with engaging the public and to notify them of safety concerns and practices relevant to the operation at hand, as needed.

11) **Monitoring and Assessment Plan** (see Guidelines - Note 11)

The Monitoring and Assessment Plan shall, at a minimum, include the following:

- a) Description of the methods and means being used or proposed to monitor the quality of the surrounding near shore waters. (Describe the planned monitoring program frequency)

A Monitoring and Assessment plan is provided in Appendix F. The project, in its entirety, is located above and mauka of the MHHW elevation and the high-water mark. All work will take place during the lowest tides feasible, and outside of any storm event windows. The beach nourishment activities are not expected to significantly impact marine waters at the project site.

-
- b) Acknowledgement of required final compliance report to be submitted to the DLNR-OCC within two months of completion of authorized project. (See Guidelines note 11).

Authorized Signature: _____



Name and Title: Giannicola Tumino, Coastal Engineer

Date: 09.30.2022

Coastal Engineer

Sea Engineering, Inc.

12) **Summary of Supporting Documents** (see Guidelines - Note 12)

List and submit applicable maps, photos, plans, specifications, copies of associated permits or licenses, federal applications, Environmental Assessments or Environmental Impact Statements, as applicable, etc.

<u>Document Title</u>	<u>Page Referenced</u>	<u>Document Date</u>
a) Appendix A – Figures	Full Document	June 2022
b) Appendix B – BMPs	Full Document	June 2022
c) Appendix C – Contingency Plan	Full Document	June 2022
d) Appendix D – Emergency Spill Plan	Full Document	June 2022
e) Appendix E - EOQC	Full Document	June 2022
f) Appendix F – Monitoring and Assessment Plan	Full Document	September 2022
g) Appendix G – Shoreline Survey	Full Document	September 2022
h) Appendix H – County of Hawai'i SMA Permitting	Full Document	September 2022
i) _____	_____	_____
j) _____	_____	_____
k) _____	_____	_____
l) _____	_____	_____
m) _____	_____	_____
n) _____	_____	_____
o) _____	_____	_____
p) _____	_____	_____
q) _____	_____	_____
r) _____	_____	_____
s) _____	_____	_____
t) _____	_____	_____
u) _____	_____	_____
v) _____	_____	_____

14) **Authorization of Representative** (see Guidelines - Note 14)

Check one and complete the appropriate space(s). Alteration of this item will result in the invalidation of the authorization statement(s).

- a. This statement authorizes the named individual (s) or any individual occupying the named position of the company/organization listed below to act as our representative to process the following General Application for Small-Scale Beach Nourishment for the subject project. The Owner hereby agrees to comply with and be responsible for all permit terms and conditions.

Said representative is further authorized to fulfill all terms and conditions of this application:

Yes No

1. Company/Organization Name: Sea Engineering, Inc.

Street Address : 41-305 Kalaniana'ole Hwy. Makai Research Pier

City, State and Zip Code+4: 96795

Authorized Person & Title: Giannicola Tumino

Phone No.: (808) 460-3443 Fax No.: ()

Effective date(s): May 2022

- b. A separate statement is attached. Yes No

15) **Certification** (see Guidelines - Note 15)

Alteration of this item will result in the invalidation of this application.

I certify that for a municipal agency, I am a principal executive officer or ranking elected official.

I certify that for a state agency, I am a principal executive officer or ranking elected official.

I certify that for a federal or other non-federal public agency, I am a principal executive officer or ranking elected official.

I certify that for a federal agency, I am the chief executive officer of the agency, or I am the senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency.

I certify that I am a general partner for a partnership or association.

I certify that I am the proprietor for a sole proprietorship.

I certify that I am the legal owner of a private residence or property.

I certify that for a corporation or association, I am the President, Vice President, Secretary, or Treasurer of the corporation or association and in charge of a principal business function, or I perform similar policy or decision-making functions for the corporation or association:

I certify that for a corporation, I am the Manager of one or more operating facilities and have the authority to sign documents has been assigned or delegated to me in accordance with corporate procedures.

I certify that for a trust, I am a trustee.

In accordance with all applicable State of Hawaii and federal statutes there is reasonable assurance that the proposed activity will be conducted in such a manner which will not violate basic water quality criteria applicable to all waters and in a manner consistent with the DLNR, COE, DOH and CZM programs where the proposed nourishment would take place.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Signature:  Date: 7/25/22

Printed Name & Title: Michael Eadie, Managing Director

Company/Organization Name: Kennedy Wilson, Kona Village Resort

Phone No.: (949) 933-9725 Fax No.: N/A

16). **Filing Fee** (see Guidelines - Note 18)

Check one and complete the appropriate space(s). Non-refundable filing fee.

Check # _____

- _____ Category I Project (\$50)
 X Category II Project (\$250)
_____ Attached to application

Payable to: *State of Hawaii*

Inquiries and Submittals:

Contact Information

SSBN inquiries and submittals shall be directed to the street or mailing address listed below:

(1) Street Address

State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
1151 Punchbowl Street
Honolulu, Hawaii 96809
(808) 587-0377
(808) 587-0322 Fax
<http://www.hawaii.gov/dlnr/occl/index.php>

(2) Mailing Address

State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

Questions should be directed to the DLNR OCCL.

Note: The length of time required to process this permit will be directly related to the complexity of the project and the adequacy and completeness of the information submitted by the applicant (see Section V.4 of the Guidelines manual).

SSBN Application Checklist

If any item is listed as "no," attach a sheet with the reason for its exclusion from the application.
 Sections 10g, 12, 14 and 15 may be omitted (with a "N/A" answer) if applicable.

Item Number	Description	Item addressed? (yes/no)
1.	Owner Information	YES _____
2.	General Contractor Information	TBD _____
3.	Emergency Contact Information	YES _____
4.	Project Site Information	YES _____
5.	Location Map and Survey Information.....	YES _____
6.	Receiving State Water Information.....	YES _____
7.	Project Description	YES _____
	Proof of \$1,000,000 Liability Insurance (attached).....	YES _____
8.	Description of the Existing Sedimentary Environment and Compatibility of Proposed Nourishment Sediment.....	YES _____
9.	Project Schedule	YES _____
10.	Site-Specific BMP Plan.....	YES _____
	10.g Letter to Environmental Notice (Draft attached).....	_____
11.	Applicable Monitoring and Assessment Plan	YES _____
12.	Supporting Documents	YES _____
13.	Additional Information	YES _____
14.	Authorization of Representative	YES _____
15.	Certification.....	YES _____
16.	Filing Fee (\$50 Category I; \$250 Category II) is attached	YES _____
17.	Number of copies with supporting documents submitted	
	b) One (1) copy for projects on Oahu with owner's original signature	YES _____
	c) Two (2) copies for projects on islands other than Oahu (one with owner's original signature).....	YES _____



APPENDIX A

FIGURES



Figure 1 – Vicinity map & Project area



Figure 2 - Exiting beach face conditions (Photo Facing westward, Date:02.28.2022)



Figure 3 Exiting beach face conditions (Photo facing eastward, Date:02.28.2022)

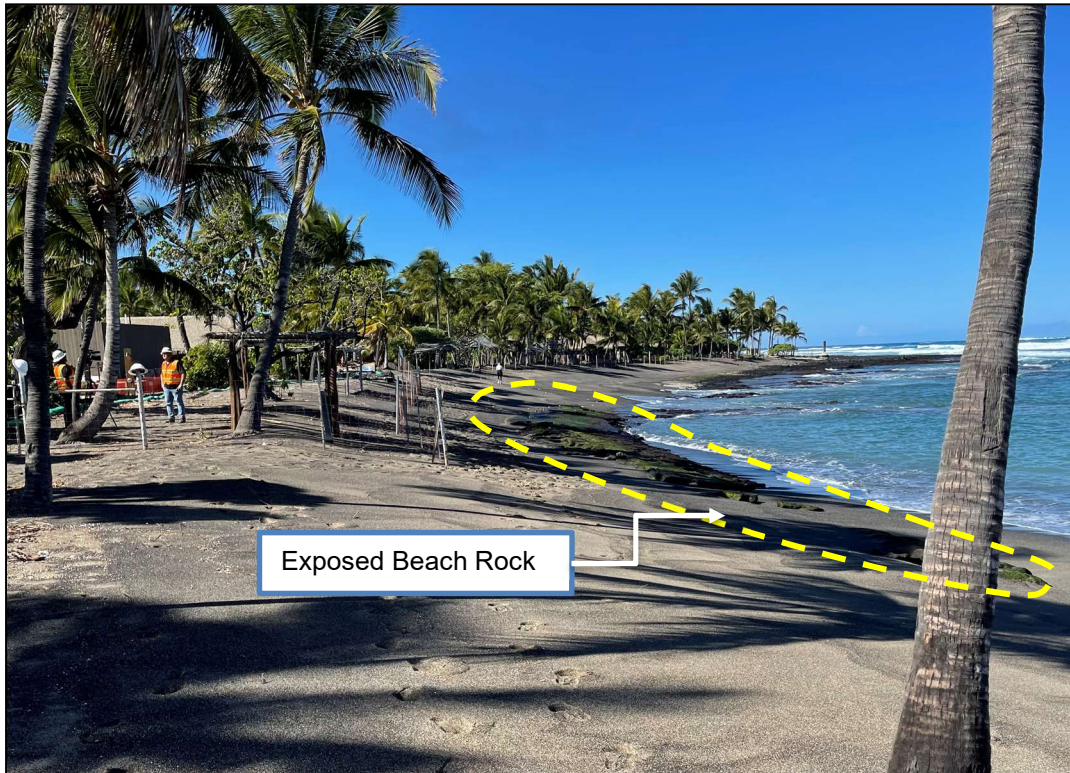


Figure 4 Beach face with exposed beach rock (Field image, Date:02.28.2022)

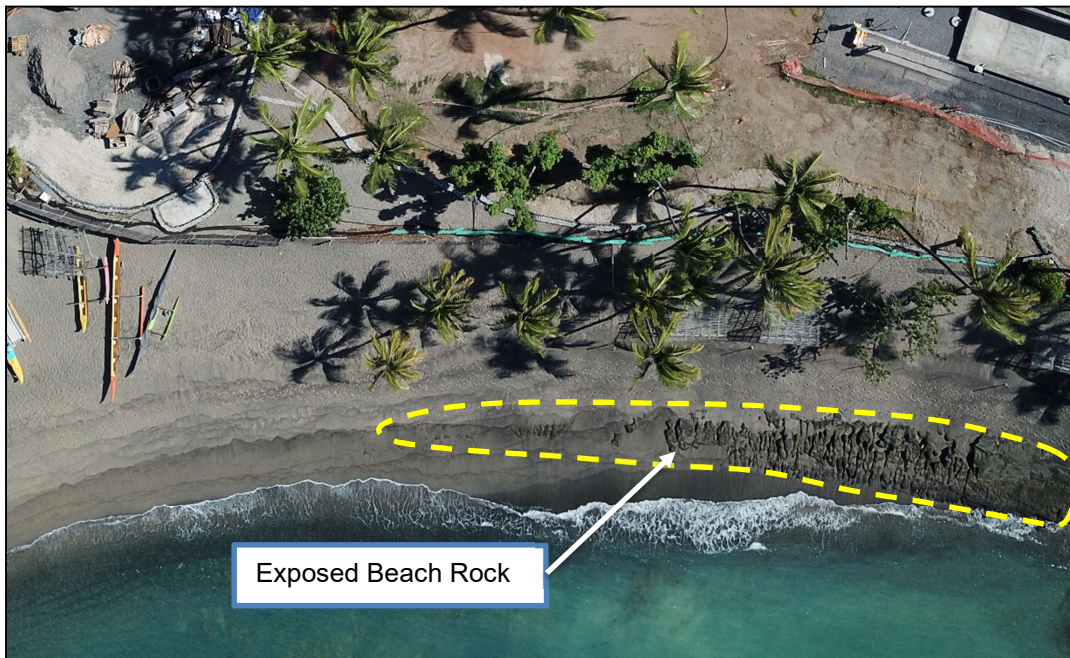


Figure 5 - Beach face with exposed beach rock (Drone image, Date:02.28.2022)



Figure 6 Beach face one week prior to 2011 Tohoku tsunami (Photo facing westward)



Figure 7 Beach face one week prior to 2011 Tohoku tsunami (photo facing eastward)

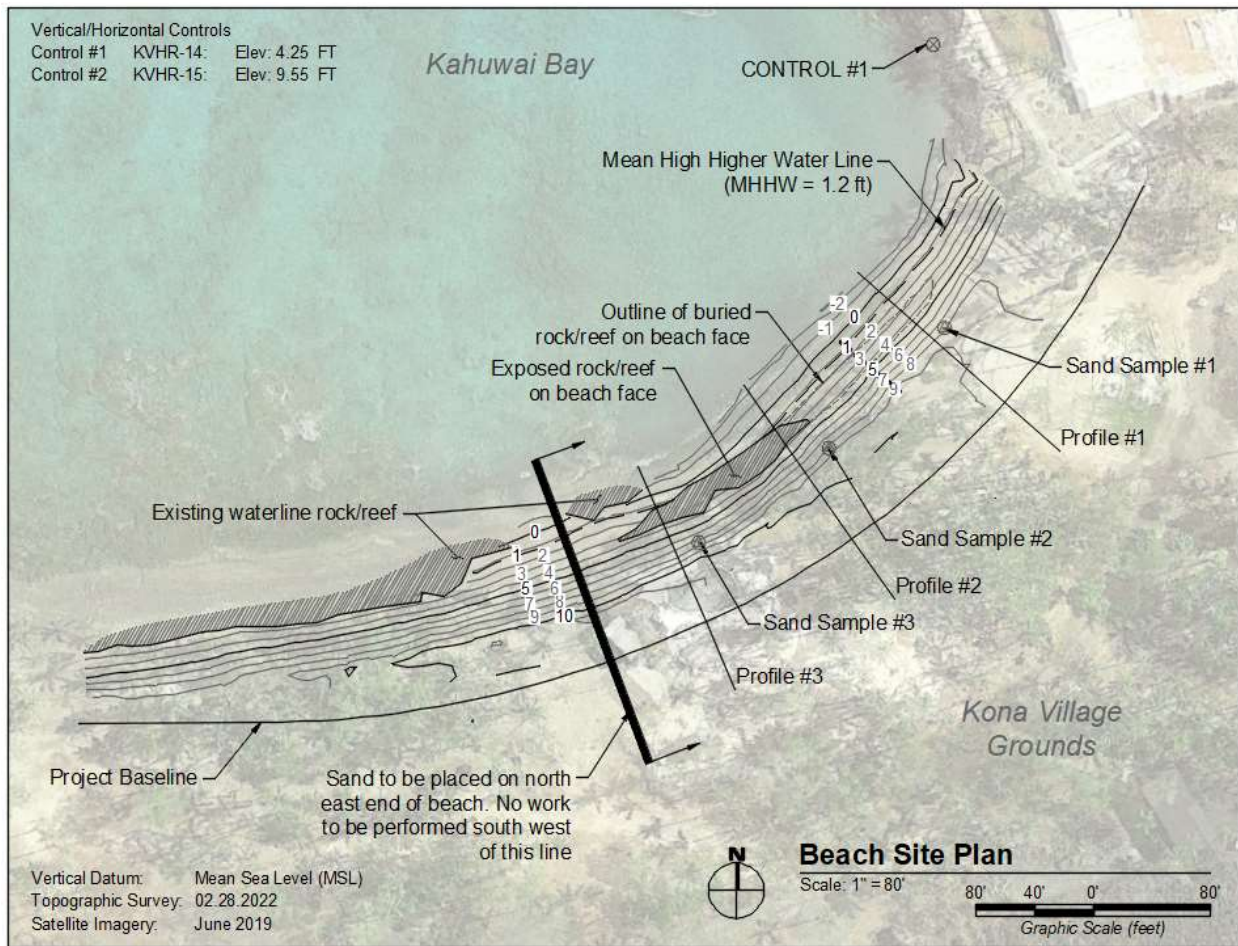


Figure 8 - Topographic survey showing existing beach conditions

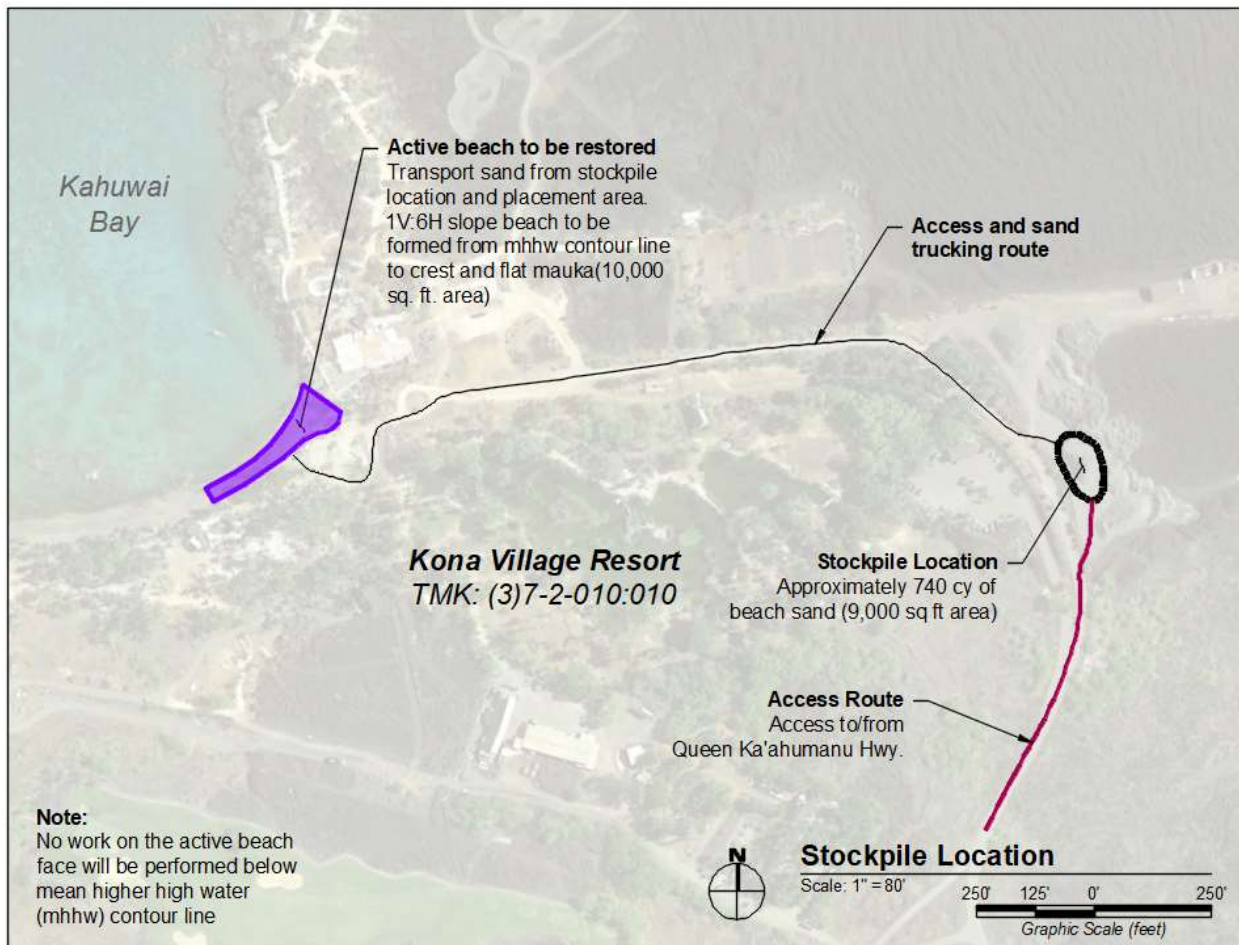


Figure 9 - Topographic survey showing existing beach conditions



Figure 10 Photo of Stockpiled Sand on property (Date:02.28.2022)

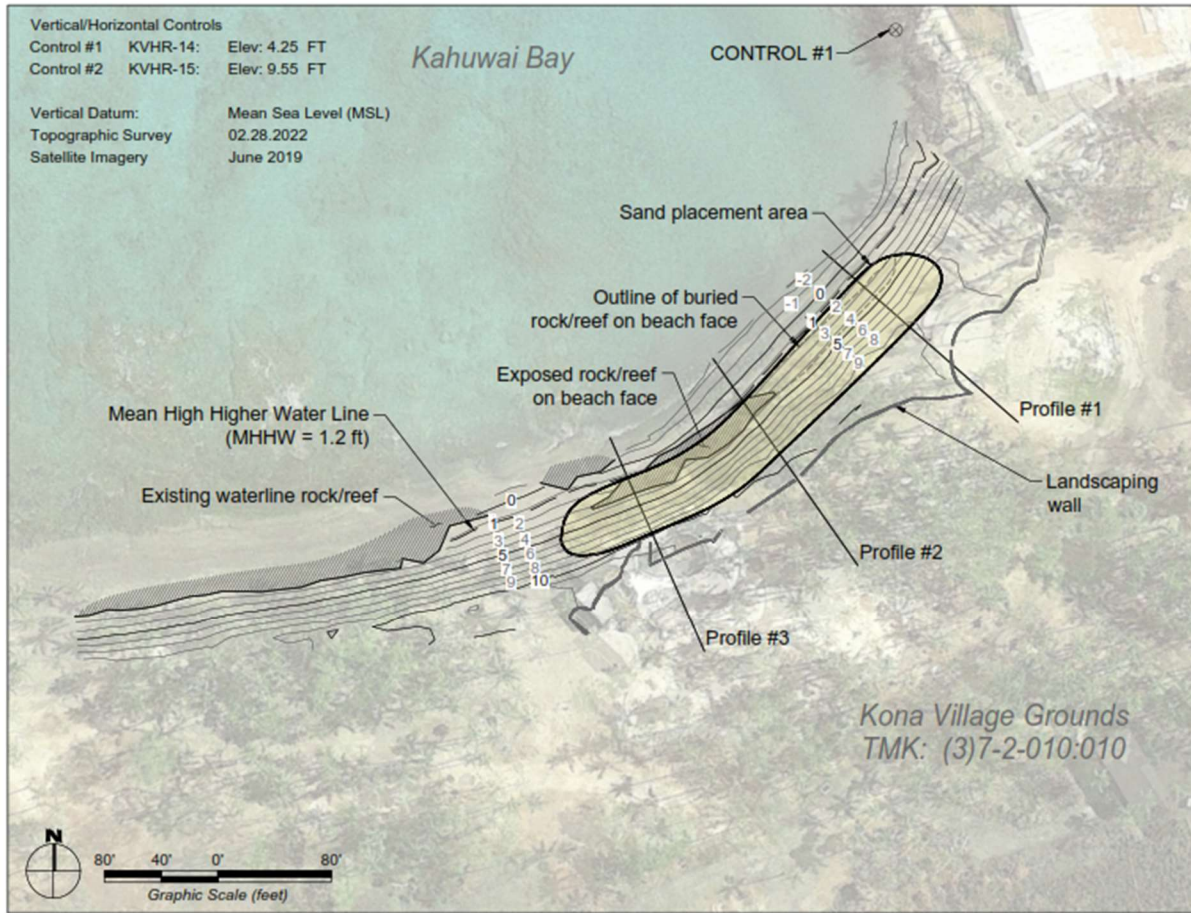
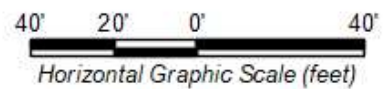
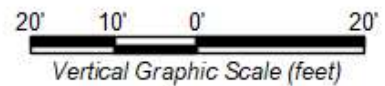
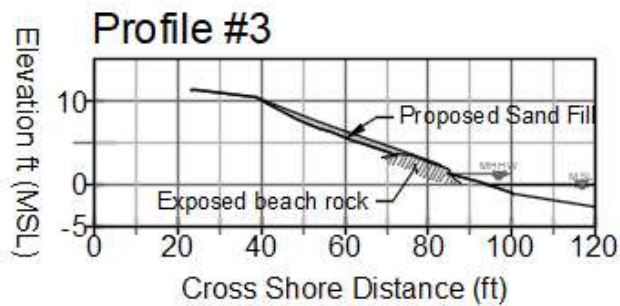
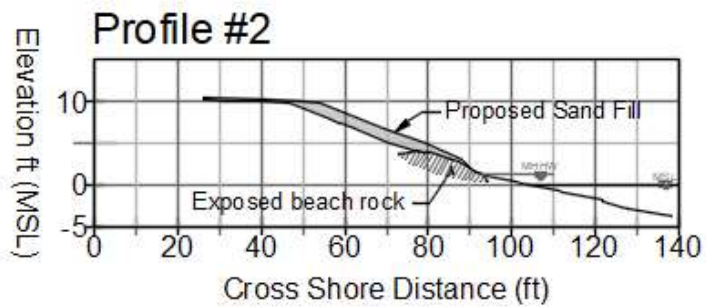
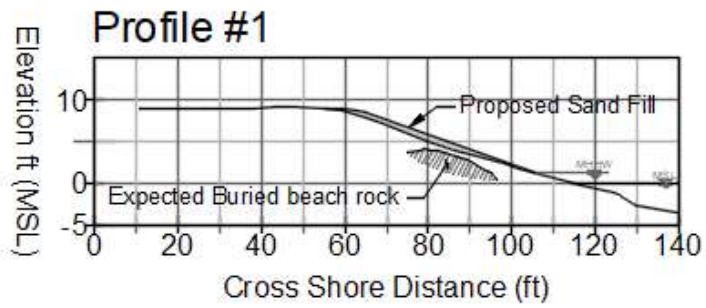


Figure 11 Proposed sand placement on beach



Vertical Datum: Mean Sea Level (MSL)
 Topographic Survey: 02.28.2022

Figure 12 – Existing and proposed beach profiles

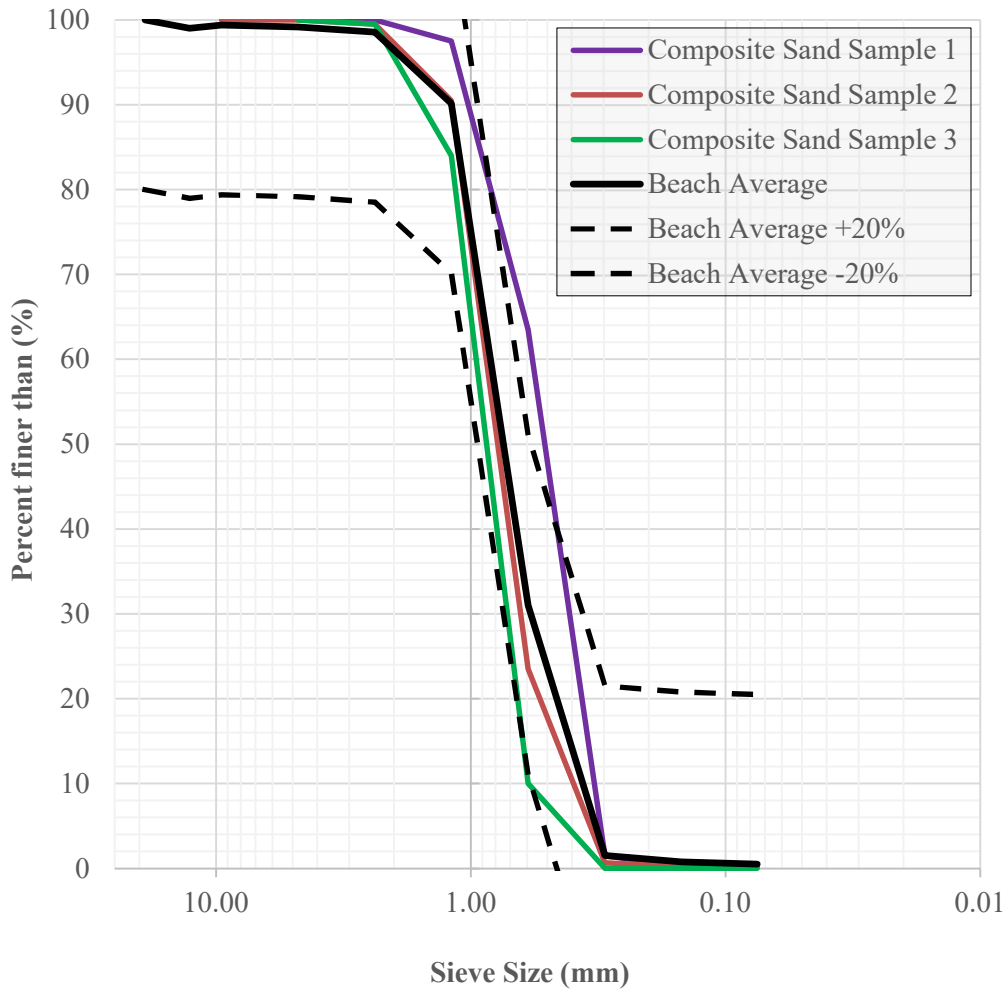


Figure 13 – Sand grain distribution of active beach

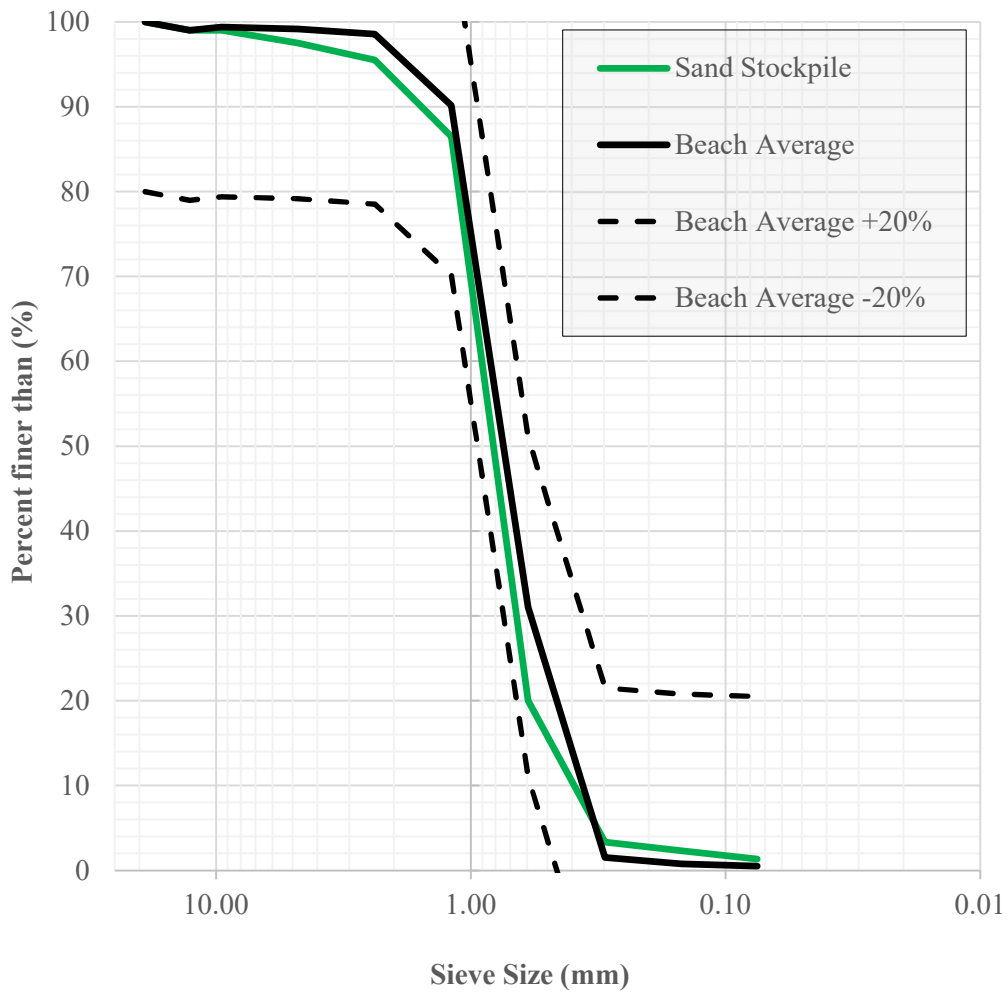


Figure 14 – Sand grain distribution comparison between active beach and stockpile



Figure 15 – Sand grain coloration (Left – Active beach, Right – Stockpile)

Parameter	Value
Mn	0.49
Mb	0.31
Sigma	0.60
Mb' - Mn'	-0.296
Overfill Ratio	1

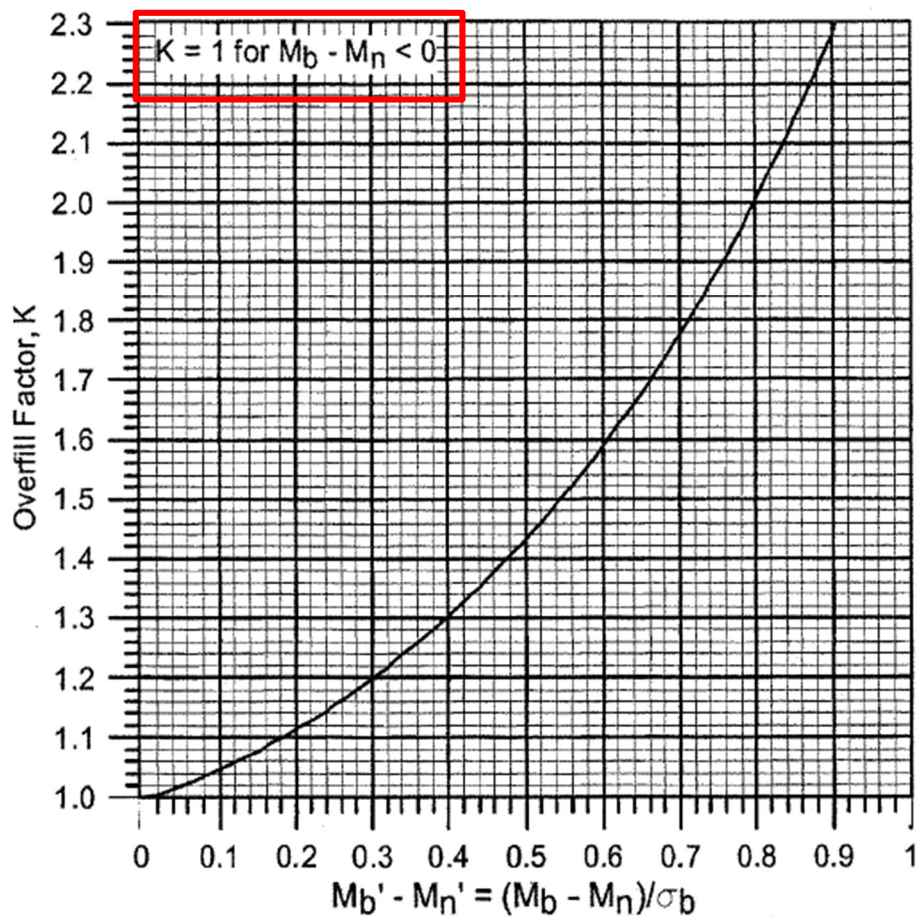


Figure 16 – Overfill factor conversion chart

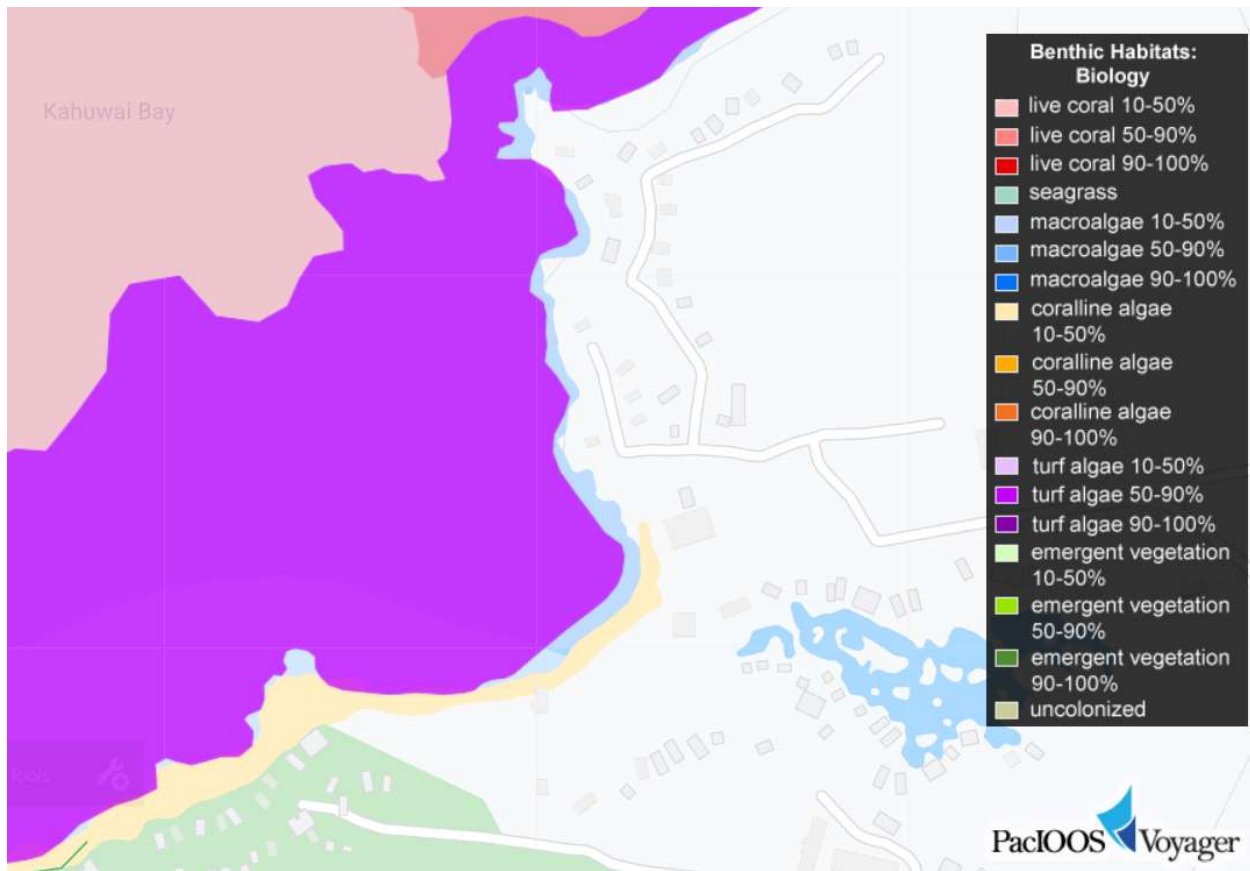


Figure 18 – NOAA Mapped biological bottom type for area

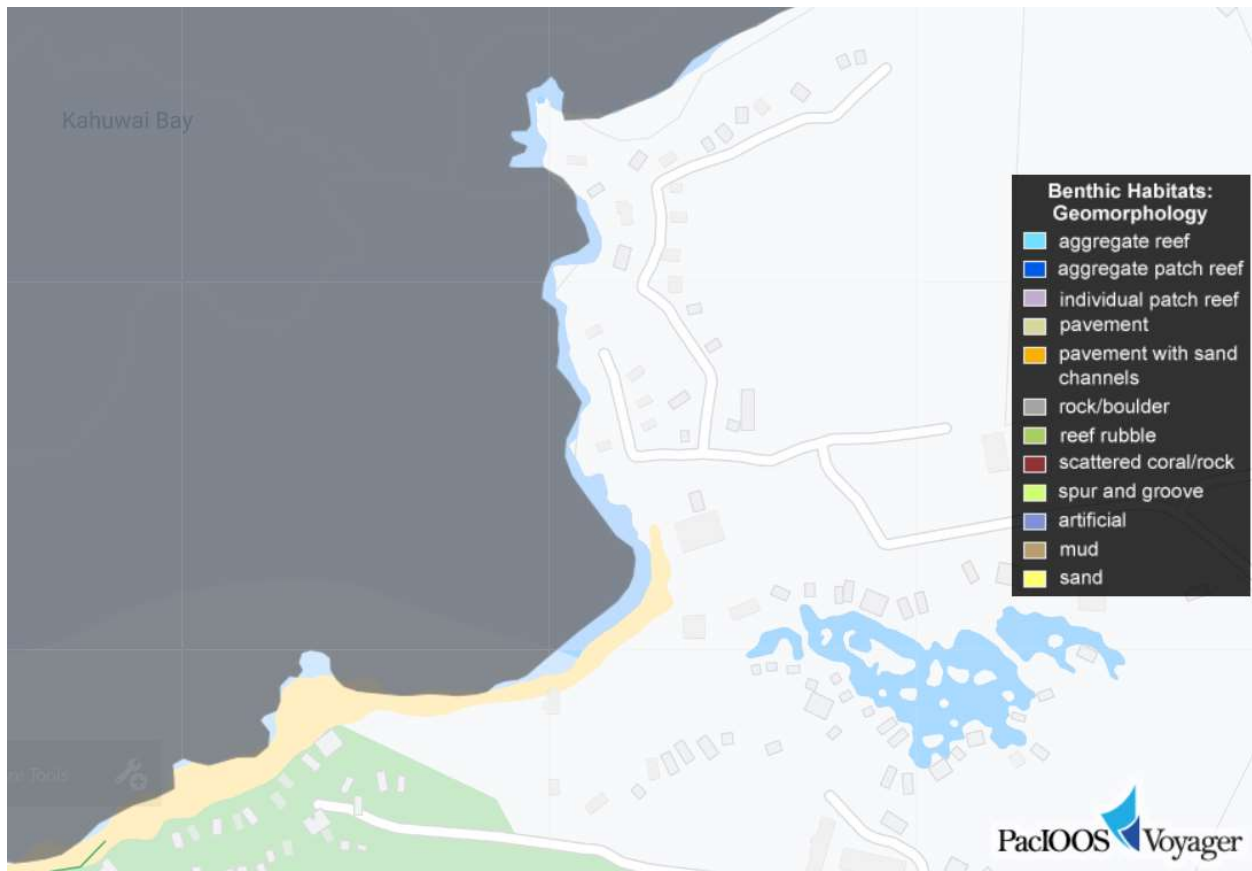


Figure 19 – NOAA Mapped geomorphology bottom type for area

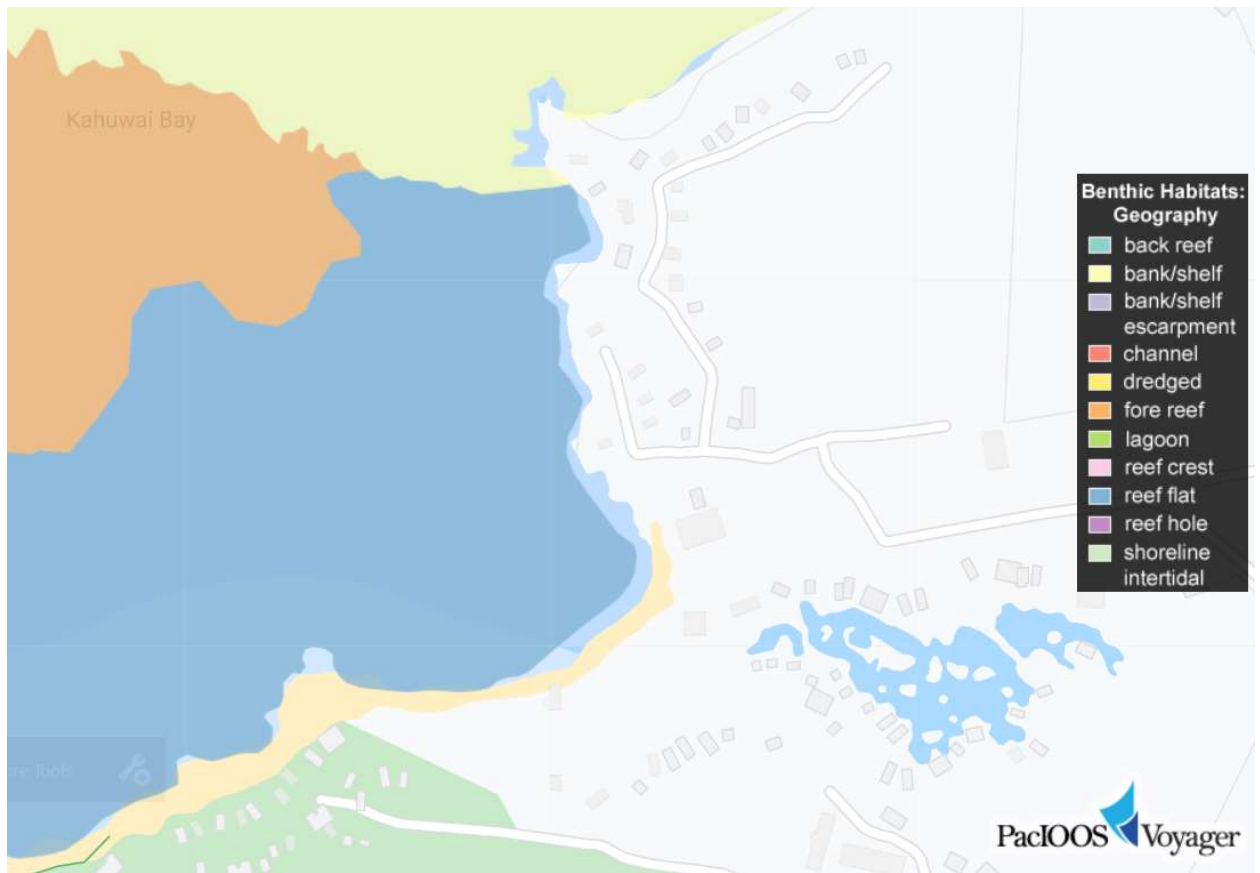


Figure 20 – NOAA Mapped geographical bottom type for area



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/7/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles CA 90071 License# 0C36861 KENNWL-01	CONTACT NAME: Michelle Sanchez PHONE (AG, Ho, Ext): 949-659-0283 FAX (AG, No): E-MAIL ADDRESS: Michelle.Sanchez@Alliant.com														
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Houston Casualty Company</td> <td>42374</td> </tr> <tr> <td>INSURER B: Allied World Assurance Company</td> <td>19489</td> </tr> <tr> <td>INSURER C: Markel American Insurance Comp</td> <td>28932</td> </tr> <tr> <td>INSURER D: Allied World Holdings Syndicate</td> <td>0</td> </tr> <tr> <td>INSURER E: Navigators Specialty Insurance</td> <td>36056</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Houston Casualty Company	42374	INSURER B: Allied World Assurance Company	19489	INSURER C: Markel American Insurance Comp	28932	INSURER D: Allied World Holdings Syndicate	0	INSURER E: Navigators Specialty Insurance	36056	INSURER F:
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INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 515649665 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			H18PC31028-00	9/10/2018	9/10/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$			0311-5173	9/10/2018	9/10/2023	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability			MKLM6XL30000027	9/10/2018	9/10/2023	Occurrence/Agg Limit: \$25,000,000
D	Excess Liability			B080118843U18	9/10/2018	9/10/2023	Occurrence/Agg Limit: \$25,000,000
E	Excess Liability			SE18EXC9320177C	9/10/2018	9/10/2023	Occurrence/Agg Limit: \$25,000,000 p/o \$75M X \$125M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Insurer F: First Mercury Insurance Company - Policy# CA-EX-0000080112-01; Occurrence/Agg Limit: \$25,000,000 po \$75M X \$125M
 Insurer G: Evanston Insurance Company - Policy# MKLV2EUE100475; Occurrence/Agg Limit: \$25,000,000 po \$75M X \$125M
 Aspen Specialty Insurance Company - Policy# CX009CL18; Occurrence/Agg Limit: \$25,000,000 po \$75M X \$125M
 Endurance American Specialty Insurance Company - Policy# ELD30000774200; Occurrence/Agg Limit: \$25,000,000 po \$75M X \$125M
 Evidence of Insurance
 Total OCIP Limit is \$202M/\$204M

CERTIFICATE HOLDER KW Investors, LLC. 151 S. El Camino Dr. Beverly Hills CA 90212	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

Figure 21 - Proof of general liability insurance



APPENDIX B

BEST MANAGEMENT PRACTICES



1. BEST MANAGEMENT PRACTICES PLAN

The purpose of this Best Management Practices Plan (BMPP) is to ensure that adequate protective measures are in place during the beach nourishment of the beach fronting Kona Village Resort, in Kailua-Kona, Big Island, Hawai‘i. This plan is designed to prevent, if possible, or minimize adverse impacts to the environment. The project specifications will require the Construction Contractor to adhere to environmental protection measures, including, but not limited to, those included in this plan.

1.1 General

This section covers the requirements of environmental and pollution control during construction activities. The Contractor shall be responsible for conformance to Title 11, Chapter 60 of the Public Health Regulations, Department of Health, State of Hawaii.

1. With the exception of those measures set forth elsewhere in this plan, environmental protection shall consist of the prevention of environmental pollution as the result of construction operations under this project. For the purpose of this plan, environmental pollution is defined as the presence of chemical, physical, or biological elements or agents which adversely affect human health or welfare, unfavorably alter ecological balances of importance to human life, affect other species of importance to man, or degrade the utilization of the environment for aesthetic and recreational purposes.
2. The work shall include the following:
 - A. Make sure that all permits required for this plan are obtained and valid for the construction period.
 - B. Provide all facilities, equipment and structural controls for minimizing adverse impacts upon the environment during the construction period.
3. Applicable Regulations: In order to provide for abatement and control of environmental pollution arising from the construction activities of the Contractor and his subcontractors in the performance of the work performed shall comply with the intent of the applicable Federal, State, and local laws and regulations concerning environmental pollution control and abatement, including, but not limited to the following regulations:
 - A. State of Hawaii, Department of Health, Administrative Rules, Chapter 55, WATER POLLUTION CONTROL: Chapter 54, WATER QUALITY STANDARDS.
 - B. State of Hawaii, Department of Health, Administrative Rules, Chapter 59, AMBIENT AIR QUALITY: Chapter 60, AIR POLLUTION CONTROL LAW.
 - C. State of Hawaii, Department of Health, Administrative Rules, Chapter 44A, VEHICULAR NOISE CONTROL.



D. State of Hawaii, Occupational Safety and Health Standards, Title 12, Department of Labor and Industrial Relations, Subtitle 8, Division of Occupational Safety and Health, Subparagraph 12-202-13, ASBESTOS DUST: Environmental Protection Agency, Code of Federal Regulations Title 40, Part 61 Subpart A, NATIONAL EMISSION STANDARDS FOR AIR POLLUTANTS and Subpart B, NATIONAL EMISSION STANDARDS FOR ASBESTOS; and U.S. Department of Labor Occupational Safety and Health Administration (OSHA) Asbestos Regulations, Code of Federal Regulations Title 29, Part 1910.

1.2 Suitable Material

1. All maintenance equipment and material shall be free of contaminants of any kind including: excessive silt, sludge, anoxic or decaying organic matter, clay, dirt, oil, floating debris, grease or foam or any other pollutant that would produce an undesirable condition to the beach or water quality.
2. All beach fill sand shall be free from any objectionable sludge, oil, grease, scum, excessive silt, organic material or other floating material.

1.3 Historic or Cultural Features

1. No adverse impact to any historical or cultural features are expected.
2. Should any unanticipated archaeological site(s), such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of charcoal or shells be uncovered by the work activity, all work shall cease in the immediate area and the contractor shall notify the State Historic Preservation Office at 808.692.8015. No work shall resume until the owner/contractor obtains clearance from the Historic Preservation Office.

1.4 Environmental Protection

1. All permits and clearances shall be obtained prior to the start of any activities. The Contractor and his sub-contractors shall ensure that all construction work complies with all permit conditions and commitments made with environmental agencies.
2. The Contractor shall perform the work in a manner that minimizes environmental pollution and damage as a result of construction operations. The environmental resources within the project boundaries and those affected outside the limits of permanent work shall be protected during the entire duration of the maintenance activities.
3. The contractor shall complete daily inspection of equipment for conditions that could cause spills or leaks; clean equipment prior to operation near the water; properly site storage, refueling, and servicing sites; and implement spill response procedures and stormy weather preparation plans.



4. The project shall be completed in accordance with all applicable State and County health and safety regulations.
5. The Contractor shall provide notifications to the National Marine Fisheries Services, 808.944.2200, including the Protected Resources Division, at least 72 hours prior to scheduled start of maintenance activities.

1.5 Solid Waste and Disposal

1. Any maintenance activity related debris that may pose an entanglement hazard to marine protected species must be removed from the project site if not actively being used and/or at the conclusion of the maintenance activity.
2. The Contractor shall not dispose of any concrete, steel, wood, and any other debris into open ocean waters. Any debris that falls into the water shall be removed at the Contractor's own expense.
3. No contamination (trash or debris disposal, alien species introductions, etc.) of marine (reef flats, lagoons, open oceans, etc.) environments adjacent to the project site shall result from project related activities.
4. The Contractor shall remove all floating or submerged materials and/or debris at the end of each day, with the exception of any silt containment devices, as needed.
5. The Contractor shall ensure that an Oil Spill Response Plan is in place which shall detail procedures for managing the accidental release of petroleum products to the aquatic environment during construction. Absorbent pads, containment booms and skimmers will be available to facilitate the cleanup of petroleum spills.
6. Any spills or other contaminations shall be immediately reported to the DOH Clean Water Branch (808-586-4309).
7. In the event that floating hydrocarbon (oil, gas) products are observed, the Contractor or his designated individual will be responsible for directing that in-water work be halted so that appropriate corrective measures are taken in accordance with the Oil Spill Response Plan. The Department of Land and Natural Resources shall be notified as soon as practicable, and the activity causing the plume will be modified by containment. The responsible individual will document the event and the measures taken to correct the issue, and will report the incident (with photographs) to the Office of Conservation and Coastal Lands as soon as is practicable. Work may continue only after the issue is no longer visible.
8. No contamination of the marine environment shall result from the permitted activities. Particular care must be taken to ensure that no petroleum products, trash or other debris enter near-shore and open ocean waters. When such material is found within the project area, the Contractor, or his designated construction agent, shall collect and dispose of this material at an approved upland disposal site.

9. Waste materials and waste waters directly derived from maintenance activities shall not be allowed to leak, leach or otherwise enter marine waters.

1.6 Waste Waters

Construction operations shall be conducted so as to prevent discharge or accidental spillage of pollutants, solid waste, debris, and other objectionable wastes in surface waters and underground water sources.

1.7 Erosion Control

1. Silt curtains and/or booms will be individually anchored and regularly inspected during sand placement operations, as needed.
2. Silt curtains and/or booms will be left in place each night, as needed. All anchors and booms will be inspected prior to sunset.
3. The Contractor is responsible for the proper handling, storage and/or disposal of all waste generated by maintenance activities.
4. The Contractor shall confine all maintenance activities to areas defined by the drawings and specifications. No materials shall be stockpiled in the marine environment.
5. The Contractor shall keep maintenance activities under surveillance, management, and control to avoid pollution of surface or marine waters. Daily visual inspection of the project site and its environs will be conducted by a designated individual, or his representative, to verify that the permitted activities do not result in uncontrolled adverse environmental impacts.
6. Visual inspections will include monitoring of the effectiveness of the silt curtains and/or booms to ensure proper function.
7. Visual inspections will be documented with photographs and written descriptions, if necessary.
8. Sand fill placement shall not be done during storms or periods of high surf.
9. Visual monitoring will include ongoing inspections for turbidity outside of the confines of the silt curtains and/or booms. In the event that turbidity is observed outside of the silt curtains, work shall stop, and the silt curtains shall remain in place until the turbidity dissipates. Silt curtains, booms, and anchors shall be inspected after dissipation and prior to returning to sand retrieval operations.
10. Drainage outlets shall be maintained to minimize erosion and pollution of the waterways during



construction. Surface runoff shall be controlled in order to minimize silt and other contaminants entering the water. Should excessive siltation or turbidity result from the Contractor's method of operation, the Contractor shall install silt curtains or other silt contaminant devices as required to correct the problem. Such corrective measures shall be at no additional cost to the Owner.

11. Wherever trucks and/or vehicles leave the site and enter surrounding paved streets, the Contractor shall prevent any material from being carried onto the pavement. Wastewater shall not be discharged into existing streams, waterways, or drainage systems such as gutters and catch basin unless treated to comply with the State Department of Health water pollution regulations.
12. During interim grading operations, the grade shall be maintained so as to preclude any damage to adjoining property from water and eroding soil.
13. Temporary berms, cut-off ditches and other provisions which may be required because of the Contractor's method of operations shall be installed at no cost to the Owner.
14. Drainage outlets and silting basins shall be constructed and maintained as directed by the Owner to minimize erosion and pollution of waterways during construction.
15. Mean higher high water will be marked along the shoreline prior to conducting operations to ensure that neither equipment nor fill operate or are placed seaward of mhhw.
16. Operational bounds on land will be marked with traffic cones and patrolled by project staff as needed to ensure that members of the public do not enter the project area.

1.8 Noise Control

1. Best management practices shall be utilized to minimize adverse effects to air quality and noise levels, including the use of emission control devices and noise attenuating devices.
2. Noise shall be kept within acceptable levels at all times in conformance with HAR Title 11 § 46 Community Noise Control, State Department of Health, Public Health Regulations. The contractor shall obtain and pay for a community noise permit from the State Department of Health when equipment or other devices emit noise at levels exceeding the allowable limits.
3. Construction equipment shall be equipped with suitable mufflers to maintain noise within levels complying with applicable regulations.
4. Starting of construction equipment meeting allowable noise limits shall not be done prior to 7:00 a.m. without prior approval of the Project Manager. Equipment exceeding allowable noise limits shall not be started up prior to 7:30 a.m.



1.9 Dust Control:

1. Dust, which could damage crops, orchards, cultivated fields and dwellings, or cause nuisance to persons, shall be abated and control measures shall be performed. The Contractor shall be held liable for any damage resulting from dust originating from his operations.
2. The Contractor, for the duration of the contract, shall maintain all excavations, embankments, haul roads, permanent access roads, plant sites, waste disposal areas, borrow areas, and all other work areas within or without the project limits free from dust which would cause a hazard to the work, or the operations of other contractors, or to persons or property. Industry accepted methods of stabilization suitable for the area involved, such as sprinkling or similar methods, will be permitted. Chemicals or oil treating shall not be used.
3. The Contractor shall prevent dust from becoming airborne at all times including non-working hours, weekends and holidays in conformance with the State Department of Health, Administrative Rules, Title 11, Chapter 60 - Air Pollution Control.
4. The method of dust control and costs shall be the responsibility of the Contractor.
5. The Contractor shall be responsible for all dust damage claims arising from his work.

1.10 Air Pollution Control:

1. Emission: The Contractor shall not be allowed to operate equipment and vehicles that show excessive emissions of exhaust gases until corrective repairs or adjustments are made to the satisfaction of the Owner.

1.11 Protected Marine Species

1. The project manager shall designate a competent observer to survey the marine areas adjacent to the proposed action for ESA-listed marine species, including but not limited to the green sea turtle, hawksbill sea turtle, and Hawaiian monk seal.
2. Visual surveys for ESA-listed marine species shall be made prior to the start of work each day, and prior to resumption of work following any break of more than one half hour, to ensure that no protected species are in the area (typically within 50 yards of the proposed work).
3. Work shall be postponed or halted when ESA-listed marine species are within 50 yards of the proposed work and shall only begin/resume after the animals have voluntarily departed the area. If ESA-listed marine species are noticed after work has already begun, that work may continue only if there is no way for the activity to adversely affect the animal(s). For example, divers performing surveys or underwater work (excluding the use of toxic chemicals) is likely safe. The use of heavy machinery is not.



4. Do not attempt to feed, touch, ride, or otherwise intentionally interact with any ESA listed marine species.
5. All on-site project personnel must be apprised of the status of any listed species potentially present in the project area and the protections afforded to those species under federal laws. A brochure explaining the laws and guidelines for listed species in Hawaii, American Samoa, and Guam may be downloaded from:
http://www.nmfs.noaa.gov/prot_res/MMWatch/Hawaii.htm
6. The Contractor shall keep a record of all turtle sightings, incidents of disturbance, or injury, and shall provide a report to the State and the National Marine Fisheries Service (NMFS) and will be the contact person for any issues involving green sea turtles during maintenance activities.
7. Upon sighting of a monk seal or turtle within the safety zone during project activity, immediately halt the activity until the animal has left the zone. In the event a marine protected species enters the safety zone and the project activity cannot be halted, conduct observations and immediately contact NMFS staff in Honolulu to facilitate agency assessment of collected data. For monk seals contact the Marine Mammal Response Coordinator, David Schofield, at (808) 944-2269, as well as the monk seal hotline at (888) 256-9840. For turtles, contact the turtle hotline at 983-5730.
8. The Contractor shall immediately report any incidental take of marine mammals. The incident must be reported immediately to NOAA Fisheries' 24-hour hotline at 1-888-256-9840, and the Regulatory Branch of the USACE at 808-438-9258. In Hawaii, any injuries incidents of disturbance or injury to sea turtles must be immediately reported, and must include the name and phone number of a point of contact, location of the incident, and nature of the take and/or injury. The incident should also be reported to the Pacific Island Protected Species Program Manager, Southwest Region (Tel: 808-973-2987, fax: 808-973-2941).

1.12 Operational Controls

1. This Plan will be reviewed with the project field staff prior to the start of work.
2. All activities significantly impacting the environment will not begin until appropriate BMPP's are properly installed.
3. Construction will be immediately stopped, reduced or modified; and/or new or revised BMPP's will be immediately implemented as needed to stop or prevent polluted discharges to receiving waters.

1.13 Structure, Authority, and Responsibility

The Project Manager/Superintendent/Project Engineer will ensure compliance with this plan.



The Project Manager/Superintendent/Project Engineer will appoint and train one (1) additional individual to properly install all BMPP's and to comply with all aspects of this plan.

1.14 Suspension of Work:

1. Violations of any of the above requirements or any other pollution control requirements which may be specified in the Technical Specifications herein shall be cause for suspension of the work creating such violation. No additional compensation shall be due the Contractor for remedial measures to correct the offense. Also, no extension of time will be granted for delays caused by such suspensions.
2. If no corrective action is taken by the Contractor within 72 hours after a suspension is ordered by the Owner, the Owner reserves the right to take whatever action is necessary to correct the situation and to deduct all cost incurred by the Owner in taking such action from monies due to the Contractor.
3. The Owner may also suspend any operations which he feels are creating pollution problems although they may not be in violation of the above-mentioned requirements. In this instance, the work shall be done by force account.



APPENDIX C

CONTINGENCY PLAN



1. CONTINGENCY PLAN

The following plan will be implemented by the General Contractor to prevent/respond to polluted discharges resulting from a severe storm or natural disaster. It is the General Contractors responsibility to abide by the following plan as well as any other binding plan, agreement, regulation, rule, law, or ordinance applicable.

All contactors associated with the following construction project, will follow this plan when a severe storm is either forecast or anticipated. General contractors must:

- a. Regularly monitor local weather reports for forecasted and/or anticipated severe storm events, advisories, watches, warnings or alerts. The contractor shall inspect and document the condition of all erosion control measures on that day prior, during, and after the event. The contractor shall prepare for forecasted and/or anticipated severe weather events to minimize the potential for polluted discharges.
- b. Secure the construction site. Securing the site should generally include:
 - i. Removing or securing equipment, machinery, and maintenance materials.
 - ii. Cleaning up all maintenance debris.
 - v. Implementing all Best Management Practices detailed in the Site's SSBMP Plan. This includes BMPs for materials management, spill prevention, and erosion and sediment control.
- c. In the event of a severe weather advisory (hurricanes, tropical storms, natural disasters) or when deemed necessary, cease regular construction operations. Work crews must finalize securing the project site, and evacuate until the severe weather condition has passed.
- d. Upon return to the Site, all BMPs shall be inspected, repaired and/or re-installed as needed. If repair is necessary, it shall be initiated immediately after the inspection and repairs or replacement will be complete within 48 hours. To facilitate repair or replacement, the contractor will be required to store surplus material on the project site if the site is located where replacement materials will not be readily available.
- e. When there either has been a discharge which violates Hawaii Water Pollution rules and regulations OR there is an imminent threat of a discharge which violates Hawaii Water Pollution rules and regulations and/or endangers human and/or environmental health, the permittee shall at a minimum execute the following steps:
 - i. Assess whether construction needs to stop or if additional BMPs are needed to stop or prevent a violation.
 - ii. Take all reasonable measures to protect human and environmental health.
 - iii. Notify responsible parties listed below and immediately notify the DOH of the incident. The notification shall also include the identity of the pollutant sources and the implemented control or mitigation measures.
 1. Hunter Ainslie – (808) 895-4046
 2. Operator/ Emergency Contact Number: TBD
 3. Department of Health
Clean Water Branch (During regular working hours): 808-586-4309
Hawaii State Hospital Operator (After hours): 808-247-2191



- iv Document corrective actions, take photographs of discharge and receiving waters.
- v. Revise Site Specific BMPs Plan to prevent future discharges of a similar nature.



APPENDIX D

EMERGENCY SPILL RESPONSE PLAN



1. EMERGENCY SPILL RESPONSE PLAN

1.1 Pre-Emergency Planning

- a. An initial and periodic assessment shall be made of the project site and potential hazardous spills that may be encountered during the normal course of work. This plan is not intended to address issues relating to materials such as PCB, Lead, Asbestos, etc. since these types of materials would have specific work plans already developed. This plan should be revised as necessary to correspond to the assessment.
- b. A Hazardous Materials inventory list and MSDS sheets, to include subcontractors' materials, will be filed in a binder and located in the Project Office. The inventory list and MSDS sheets will be updated and maintained by the Project Manager and site safety officer; as new materials are added.
- c. Personnel will consult the applicable MSDS sheet prior to its use.
- d. Personnel will handle hazardous materials safely and use personnel protective equipment (PPE), recommended/required by the MSDS, when handling hazardous materials.
- e. Personnel will receive "Hazard Communication" training within three (3) working days of arrival and "product specific" training prior to the initial use/exposure of a product. This training will be conducted by the Project Manager/Superintendent or site safety officer.
- f. All personnel will be trained on the contents of this plan within the first month of maintenance and at least annually thereafter. The training should include a rehearsal of this plan. An attendance sheet will be kept on file at the Project Office.
- g. Only approved containers and portable tanks shall be used for storage and handling of flammable and combustible liquids. Approved safety cans or DOT approved containers shall be used the handling and use of flammable liquids in quantities of five (5) gallons or less. For quantities of one (1) gallon or less, only the original container or approved metal safety can shall be used, for storage, use and handling of flammable liquids.
- h. Flammable or combustible liquids shall not be stored in areas used for exits, stairways, or normally used for the safe passage of people.

1.2 Personal Protective and Emergency Spill Response Equipment

- a. ABC fire extinguishers will be located in the project field office and in each of the company vehicles. There will be at least one fire extinguisher, rated at not less than 10B, within 50 feet of any stockpile of 5 gallons of flammable or combustible liquids or 5 pounds of flammable gas storage.

NOTE: Fire extinguishers should not be located "directly" with hazardous materials, so as to endanger first responders.

- b. Spill kits will be located at the project field office and/or within 50 feet of the hazardous material storage area. The spill kit contents shall be determined by the



Project Manager/Superintendent based on the anticipated hazardous materials to be stored and/or used on the project. The spill kits will be inventoried quarterly and appropriate logbook entries made.

- c. Emergency response personal protective equipment (PPE) consisting of:
 - i. Face shield
 - ii. Tyvex coveralls
 - iii. Rubber gloves
 - iv. Air-purifying respirators with HEPA and organic vapor combination cartridges will be issued to the Emergency Response Team members and maintained in the project office. Separate Respiratory Protection Equipment shall be designated and labeled as such; this equipment will be inspected at least every 30 calendar days and appropriate logbook entries made.

1.3 Personnel Roles, Lines of Authority and Communication

- a. Emergency Response Coordinator (ERC)
 - i. The Project Superintendent is the designated ERC. If the Project Superintendent is not available, the safety officer is the designated ERC.
 - ii. The ERC will be in charge of and will coordinate the appropriate emergency response procedures in this plan.
- b. Emergency Response Team (ERT)
 - i. The ERT consists of Construction General Foreman, Labor Foreman, and a Laborer designated by the Project Superintendent.
 - ii. The ERT will appropriately respond to the emergency in accordance with this plan at direction of the ERC.

1.4 Emergency Alerting and Response Procedures

- a. Any person causing or discovering a known hazardous or unknown release or spill will:
 - i. Immediately alert nearby personnel who may be exposed to the effects of the release or spill.
 - ii. Report the release or spill immediately to the ERC and the ERT. All pertinent information regarding the release should be provided to the ERC, such as the amount and type of material released, location of the release, and other factors, which may affect the response operation.
 - iii. If the spill or release is a petroleum product or known non-toxic chemical, the person will take immediate and appropriate measures to stop or limit the rate of release, (i.e. close the spigot to the drum or form oil or curing compound) and or contain or stop the migration of the release (i.e. create a berm of dirt around the release) until the ERC and ERT arrive.
 - iv. If the spill release is a toxic, highly flammable, or unknown chemical, the person will first notify the ERC before approaching the spill area



- from upwind to determine the source, type, and quantity of the release. The person should monitor the spill until the ERC and ERT arrive.
- v. The ERC will assess possible hazards to human health or the environment that may result from the release, fire, or explosion.
 - vi. If the spill or release is less than 25 gallons of a known petroleum product or non-toxic chemical, the ERC will direct the ERT to contain and cleanup the spill or release.
 - vii. If the spill or release is toxic or unknown, the ERC will immediately notify the County of Hawaii Fire Department and ask for assistance from the HAZMAT Response Team.
 - viii. Immediately after the emergency, the ERC will arrange for disposing of the recovered waste, contaminated soil or any other material that results from the release, fire, or explosion at the project site in accordance with the County of Hawaii and State regulations and manufacturer's instructions (if source of spill or release is known).

1.5 Emergency Notification and Reporting Procedures

- a. In the event that a release enters the storm or sewer system, the ERC will immediately notify the Nation Response Center (NRC) at 1.800.424.8802, the Hawaii Department of Health, Hazard Evaluation and Emergency Response Office (HEER) at 808.586.4249 and LRPC at 808.935.2785.
- b. The ERC will immediately notify appropriate agencies and submit written follow-up notification in accordance with the Hazardous Substance Release Notification Guideline.

1.6 Safe Distance Staging Area

- a. A staging area at safe distance up wind and higher than the location of the spill or release and its source will be immediately established.
- b. Access to the spill or release location will be cleared for emergency vehicles and equipment to be used to contain and clean up the spill or release.

1.7 Site Security and Control

- a. If the spill or release is located on or near the roadway, stop all traffic until the release is cleaned up.
- b. If the spill or release is located away from vehicle or pedestrian traffic, install barricades/safety fencing around the affected area.
- c. If the spill or release occurs during night operations, provide adequate light and use ground guides to escort emergency vehicles to the affected area.

1.8 Evacuation Routes and Procedures

- a. Persons injured during the emergency condition will be evacuated to the staging area where they will be treated and or further evacuated to the nearest medical



- facility. The appropriate MSDS(s) will be provided to emergency service personnel and are intended to be delivered to the emergency room physicians.
- b. Persons working at the affected area and who are not needed in the response effort; will report the staging areas for accountability.

1.9 Decontamination and Disposal Procedures

- a. Persons involved in the spill clean-up are required to perform personal hygiene, utilizing soap and fresh water prior to eating, drinking, or smoking.
- b. Contaminated PPE shall be appropriately cleaned and disinfected if possible. If this is not possible it shall be disposed per the same requirements of the contaminated substance.
- c. Sorbent pads/materials and the spilled substance will be placed in appropriate containers and disposed as specified by the appropriate MSDS.
- d. Contaminated soil will be placed in appropriate container(s) or on plastic sheeting. The ERC will arrange with an environmental services company to properly characterize, prepare the manifest, label the containers, transport, and dispose of the contaminated soil. The generator's copy of the manifest will be kept in the project files for a minimum of three (3) years.
- e. In the event of a substantial release (25 gallons or more) of a suspected or known toxic chemical, the Fire Department HAZMAT Response Team will be called to control/cleanup the release. They will establish and provide the decontamination operations as required.

1.10 Emergency Medical Treatment and First Aid

- a. First aid kits will be maintained at the project field office, all company vehicles, and gang boxes.
- b. Injured person(s) will be treated at the staging area by a certified first aid trained individual at the project site until the ambulance arrives or they are evacuated to the nearest medical facility.
- c. The appropriate MSDS(s) will be provided to emergency service personnel and are intended to be delivered to the emergency room physicians.

1.11 After the Spill Procedures

- a. The ERC will review what happened and implement changes and/or corrections to prevent spill from occurring and to improve the spill response and clean-up procedures. This Plan will be revised to reflect those changes/corrections/improvements implemented.
- b. The ERC will prepare a record of the spill response and keep it in the project files for a minimum of three (3) years.
- c. The ERC will submit Follow-up Notification to HEER when required.
- d. Spill response kits shall be replenished directly after the emergency.



1.12 Emergency Contacts

National Response Center (NRC)	1.800.424.8802
Coast Guard Operations Center, Honolulu (working hours)	1.808.522.8264
(after hours)	1.808.927.0830
Hawaii State Department of Health Hawaii Evaluation and Emergency Response (HEER)	1.808.586.4249
County of Hawaii Fire Department	911
In the event that a release enters the storm or sewer system, the ERC will immediately notify NRC, HEER, and LEPC	1.808.935.2785
Hunter Ainslie, Project Manager, Kennedy Wilson	1.808.895.4046
Giannicola Tumino, Coastal Engineer, Sea Engineering, Inc.	1.808.460.3443



APPENDIX E

OEQC PUBLIC NOTICE OF PROPOSED ACTION



PROJECT NAME:

Kona Village Resort Beach Nourishment

**Publication Form
The Environmental Notice
Office of Environmental Quality Control**

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form in MS Word and a PDF. Please make sure that your PDF document are ADA compliant.

APPLICABLE LAW: Chapter 343, Hawaii Revised Statutes; Title 13,
Chapter 5, Hawaii Administrative Rules

TYPE OF DOCUMENT: Small Scale Beach Nourishment
Application Category II
ISLAND: Hawaii
DISTRICT: Kailua-Kona
TMK: (3) 7-2-010:010
PERMIT REQUIREMENTS: Conservation District Use Application
Small Scale Beach Nourishment

**APPLICANT OR
PROPOSED AGENCY:** Kona Village Resort
ADDRESS: 72-300 Maheawalu Dr.
CONTACT & PHONE: Michael Eadie, (949) 933-9725

**APPROVING AGENCY/
ACCEPTING AUTHORITY:** State Department of Land and Natural Resources
Office of Conservation and Coastal Lands (OCCL)
ADDRESS: 1151 Punchbowl Street, Room 131 Honolulu, HI 96813
CONTACT & PHONE: Michael Cain, Acting Administrator, (808) 587-0377

CONSULTANT: Sea Engineering, Inc.
ADDRESS: 41-305 Kalaniana'ole Hwy.
Waimanalo, HI 96795
CONTACT & PHONE: Giannicola Tumino, (808) 259-7966



APPENDIX F

MONITORING AND ASSESSMENT PLAN

Kona Village Resort Beach Nourishment
72-300 Maheawalu Dr.
Kailua-Kona, HI 96740

Maintenance and Assessment Plan

The Kona Village Resort sustained significant property damage and beach erosion due to the Tohoku tsunami event, which inundated the shoreline here in 2011. Fast flowing waters from the tsunami transported a significant volume of sand from the upper beach face and depositing the material mauka, effectively separating the sand permanently from the active beach face and littoral cell. The highly erosive forces of the tsunami exposed underlying beach rock which had previously been buried beneath the beach. In the years following the event, the tsunami sand deposit has been carefully collected and stockpiled at a nearby backshore location near the project site. The purpose of this effort is to restore the beach back to levels approaching its pre-tsunami condition by returning the stockpiled tsunami sand deposit back to its original active beach face. Placement of the returned sand on the beach berm will increase beach sand volume, improve sediment circulation and littoral cell dynamics, enhance coastal hazard mitigation, and restore usable beach area for recreational use.

To assess the proposed beach nourishment project, the following tasks have been or will be performed:

- Investigative survey of the site (completed in early 2022)
- Pre-nourishment site survey (within 24 hours of starting the project)
- Post-nourishment site survey (within 24 hours of completing the project)
- Post-completion report (within 30 days of completing the project)

Pre- and post-nourishment site surveys will include the following:

- Topographic surveys of the beach area and adjacent surroundings
- Beach profiles, surveyed from the backshore area and terminating in the water or beach toe
- Description of site ocean/weather conditions (waves, wind, water quality, tide, and other conditions) at the time of survey
- Photographic documentation of site conditions

The completion report will include the following:

- Survey results and determination of final sand volume for beach nourishment
- Comparison of the pre- and post-nourishment surveys
- Quantification of sand placement area and volume
- Description of work completed and environmental conditions during sand placement

The post completion report will be provided no later than 30 days after the completion of the project. Figure 1 illustrates the target sand placement area and monitoring locations for this beach nourishment effort.

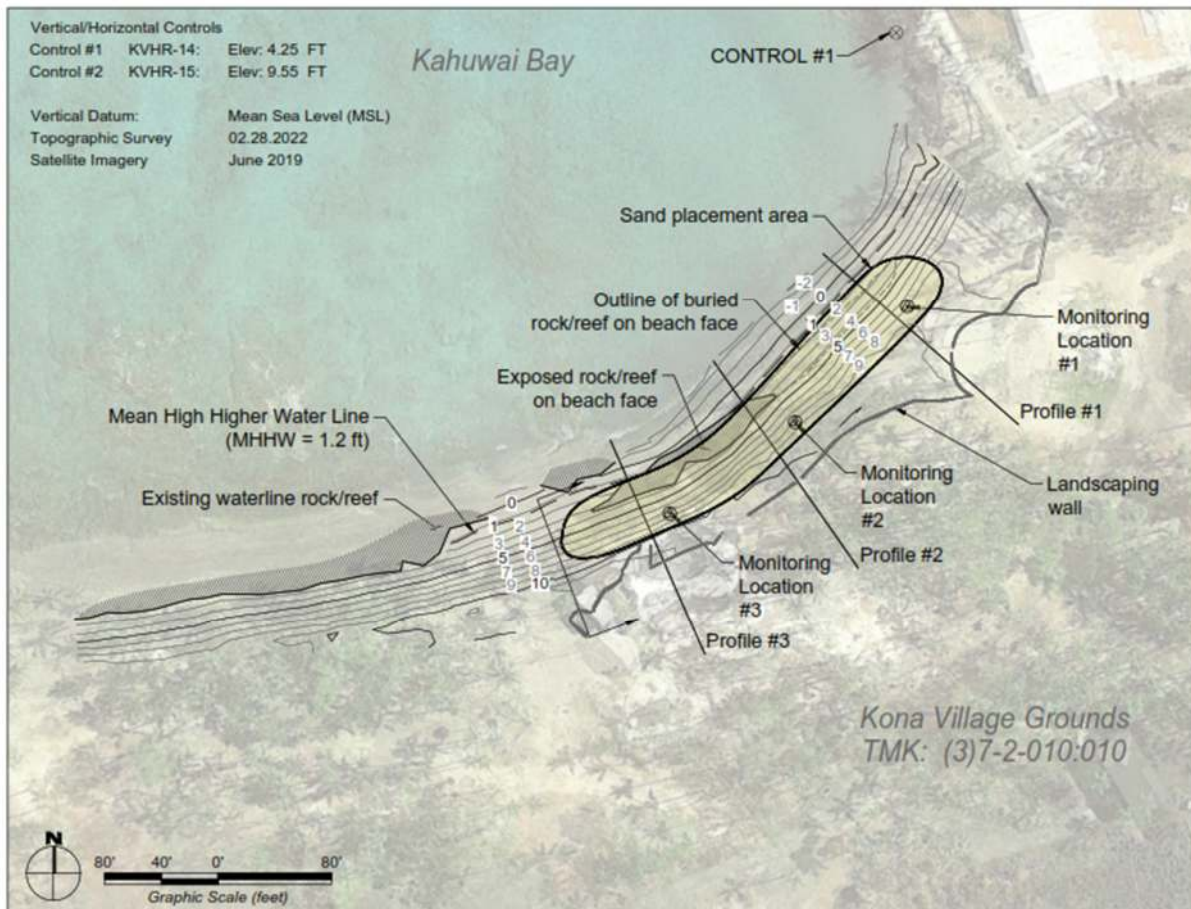


Figure 1 Sand Placement area and Monitoring Locations




APPENDIX G

SHORELINE SURVEY

Vertical/Horizontal Controls (NAD 83, Hawaii State Plane Zone 1)

Control #1 KVHR-14: Elev: 4.25 FT N: 362947.90 E: 1473384.79


Control #2 KVHR-15: Elev: 9.55 FT N: 363177.95 E: 1473270.43

CONTROL #1 

Vertical Datum: Mean Sea Level (MSL)

Topographic Survey 02.28.2022

Satellite Imagery June 2019

Note:
 Denotes photograph number and direction of view

Shoreline follows along the upper reach of the wash of waves as evidenced by marine debris at base of of mauka landscaping wall, located on February 28, 2022.

Kahuwai Bay

Outline of buried rock/reef on beach face

Exposed rock/reef on beach face

Mean High Higher Water Line (MHHW = 1.2 ft)

Existing waterline rock/reef

Landscaping wall

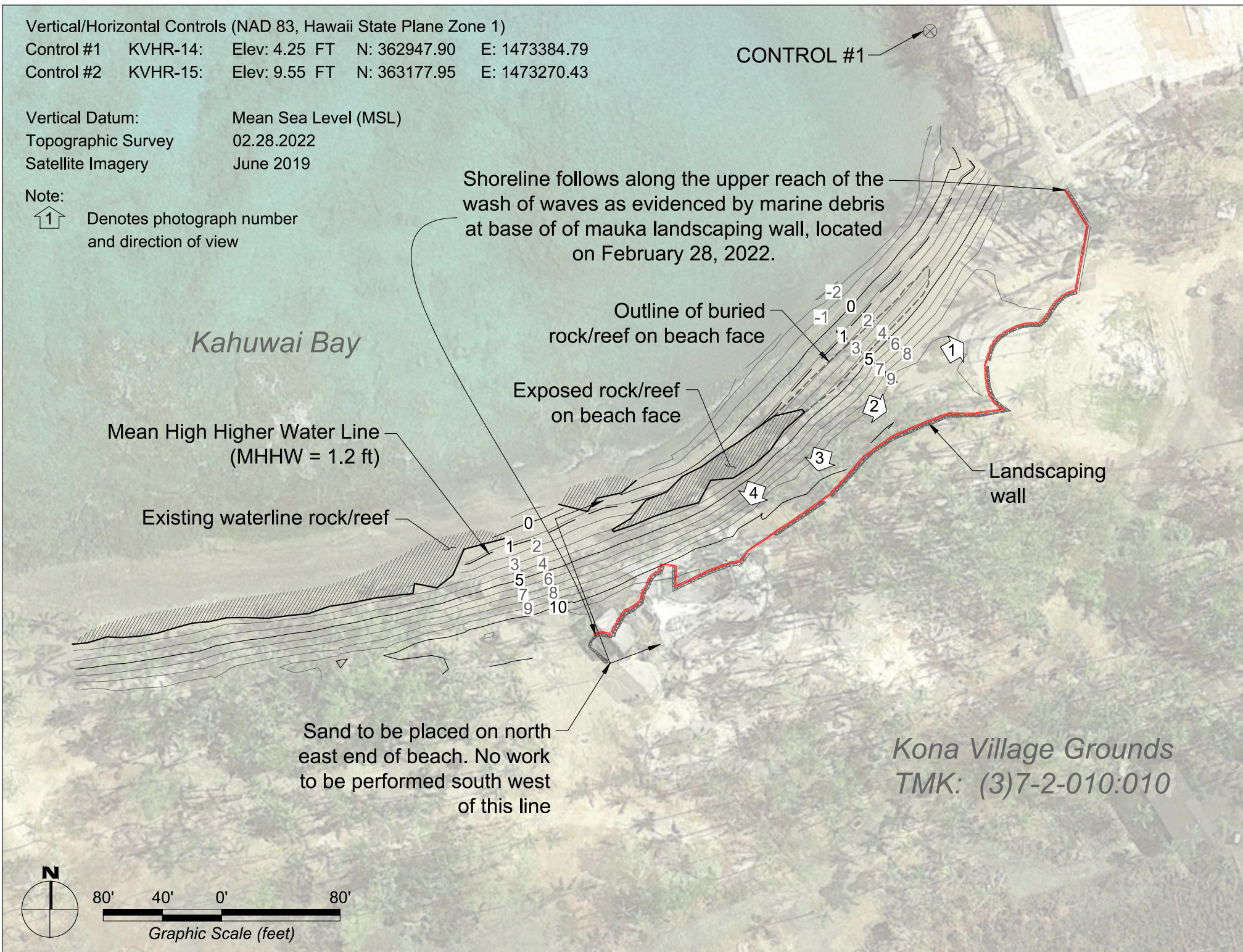
Sand to be placed on north east end of beach. No work to be performed south west of this line

Kona Village Grounds
TMK: (3)7-2-010:010



80' 40' 0' 80'

Graphic Scale (feet)





Photograph Number 1 (Date: 11 08 2022)



Photograph Number 2 (Date: 11 08 2022)



Photograph Number 3 (Date: 11 08 2022)



Photograph Number 4 (Date: 11 08 2022)



APPENDIX H

County of Hawai‘i SMA Permitting



Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

September 27, 2022

Mr. Dave Eadie
KW Kona Investors, LLC
503 32nd Street, Suite 120
Newport Beach, CA 92663
Via email: deadie@kennedywilson.com

Dear Mr. Eadie,

Subject: Planning Directors Determination for Proposed Beach Nourishment and Restoration Project at Kona Village Resort

TMK: (3) 7-2-010:010, North Kona District, Island of Hawai'i

The County has reviewed the proposal to conduct beach nourishment and restoration on the subject parcel which will replace sand that was displaced by the 2011 Tohoku tsunami along the shoreline fronting the Kona Village shoreline. At this time the director has determined that the proposed beach nourishment project serves to restore the natural resources of the coastal zone of Hawai'i and as such, does not consider this project to be "development" in accordance with Planning Commission Rule 9 (Special Management Area). Therefore, this action does not require the implementation of special controls in order to avoid permanent loss of valuable resources.

Adequate public shoreline access is preserved under the approved SMA Use Permit No. 18 (SMA-76-000012) which requires the Kona Village Resort to provide public access to the shoreline. No additional SMA permitting is required for this beach nourishment project.

Sincerely,

Zendo Kern
Zendo Kern (Sep 27, 2022 09:20 HST)

ZENDO KERN
Planning Director

AJR:rl

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