

LINDA LINGLE GOVERNOR



Revised
May, 2005

**SSBN Cat II
General Application**

**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

**Before completing this form, read the Guidelines
and Instructions for SSBN application.**

Start date of proposed work: N/A

PROJECT NAME: Niulani Beach Restoration

Proposed Volume: Up to approximately 9,500 cubic yards of beach quality sand, including 2,000 cubic yards for initial nourishment, plus 500 cubic yards for future as-needed maintenance nourishment events, expected every three to five years over the course of 15 years after initial nourishment

For Category II beach nourishment projects less than 10,000 yd³ total volume.

Attach additional sheets as necessary.

DLNR USE ONLY

Permit No.: KA-25-3 Planner: Wirts

Date Received: 21Aug 2025

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

Is this a community association or partnership project? Yes X No
The partnership between adjacent owners is referred to as the "Niulani Road Hui."

Attach additional owners information as needed.

Legal Name: 960 Aloha Holding LLC (Rohit Kurup and Nomita Paul)

Street Address: 960 Niulani Rd., Unit 1

City, State and Zip+4 Code: Kapa'a, HI 96746

Mailing Address: 7345 164th Ave. NE, Suite 145-400

City, State and Zip+4 Code: Redmond, WA 98052

Contact Person & Title: Rohit Kurup, Owner/Trustee

Phone No.: (425) 765-7393 Fax No.: ()

Legal Name: Dale, Donald L. & Cheryl A. Revocable Living Trust (Don Dale and Cheryl Dale)

Street Address: 950 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Mailing Address: 29462 Kensington Dr.

City, State and Zip+4 Code: Laguna Niguel, CA 92677

Contact Person & Title: Don Dale, Owner/Trustee

Phone No.: (949) 495-9449 Fax No.: ()

Legal Name: Bal Family Trust (Dileep G. Bal and Muktha Bal)

Street Address: 968 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Mailing Address: 968 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Contact Person & Title: Dr. Dileep G. Bal, Owner/Trustee

Phone No.: (808) 645-0622 Fax No.: ()

Legal Name: Gay Wallin

Street Address: 938 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Mailing Address: 938 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Contact Person & Title: Gay Wallin, Owner

Phone No.: (818) 309-5426 Fax No.: ()

Legal Name: Tazuko Ota and Susan Hayakawa

Street Address: 946 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Mailing Address: 946 Niulani Rd.

City, State and Zip+4 Code: Kapa'a, HI 96746

Contact Person & Title: Glenn Hayakawa

Phone No.: (808) 855-8762 Fax No.: ()

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

Name: To be determined

Scope of Work: Execution of the project work as outlined in item 7d of this application

Street Address: _____

Contact Person & Position Title: _____

Phone No.: (____) _____ Fax No.: (____) _____

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

Company/Organization Name: Bal Family Trust

Contact Person & Title: Dr. Dileep G. Bal

Phone No.: (____) _____ Phone No.: (808) 645-0622 Cell

Company/Organization Name: 960 Aloha Holding LLC

Contact Person & Title: Rohit Kurup

Phone No.: (____) _____ Phone No.: (425) 765-7393 Cell

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

Project or community association name: Niulani Road Hui

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

State/County Zoning. (as applicable): Residential

Street Address: See table below

City, State and Zip+4 Code: Kapa'a, HI 96746

Contact Person & Title: Refer to emergency contacts in item 3 of this application

Phone No.: (____) _____ Fax No.: (____) _____

Tax Map Key Number(s)							
Zone	Section	Plat	Parcel(s)	Ownership	Total Area (sq. ft.)	Eroded Area (sq. ft.)	Zoning
4	3	009	026	Gay Wallin, 938 Niulani Rd., Kapa'a, HI 96746	12,063	N/A	Residential
4	3	009	027	Tazuko Ota and Susan Hayakawa, 946 Niulani Rd., Kapa'a, HI 96746	11,925	N/A	Residential
4	3	009	028	Dale, Donald L. & Cheryl A. Revocable Living Trust, 950 Niulani Rd., Kapa'a, HI 96746	11,924	N/A	Residential
4	3	009	003	960 Aloha Holding LLC, 960 Niulani Rd., Unit 1, Kapa'a, HI 96746	6,610	N/A	Residential
4	3	009	002	Bal Family Trust, 968 Niulani Rd., Kapa'a, HI 96746	11,587	N/A	Residential

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: Attached (Appendix A)

b. Photos submitted: Attached (Appendix B)

c. Shoreline Survey: (Date & Contractor)

Shoreline Delineation: Attached (Appendix C)

State Certification Map (If Applicable) : _____

d. Other surveys (Specify): _____

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

a. Regional Name: Pacific Ocean along Kaua'i's East shore

b. Classification: (check and explain appropriately)

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

2. Marine Bottom Ecosystem: Class II X Type: Sand, Rocky Shore

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

c. Explain any "other" classifications:

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: To be provided by the Niulani Road Hui to the Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) before project begins.

Attached Documents (If Applicable): _____

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

b. *Extraction* Site Street Address: Sand source will be from the Waipouli Drainage Canal. 500 cubic yards was previously dredged from the mouth of the canal as part of the 2023 Kaua'i Kailani Beach Restoration project, and is currently stockpiled in Estrella Enterprises' baseyard, available for initial nourishment. The remaining estimated 1,500 cubic yards needed for initial nourishment is intended to be recovered from the same canal during the Niulani Beach Restoration project. Future as-needed maintenance nourishment events, calling for approximately 500 cubic yards of sand per event, are also expected to source sand from the Waipouli Drainage Canal.

City, State and Zip+4 Code: 4-820 Kuhio Highway, Kapa'a, HI 96746

Tax Map Key (TMK): (4) 4-3-008:017

Terrestrial extraction site is a permitted commercial quarry Company _____

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

UTM: North: _____ East: _____

c. *Nourishment* Site Street Address: Niulani Road Hui

City, State and Zip+4 Code: Kapa'a, HI 96746

Tax Map Key (TMK): TMK (4) 4-3-009:003 (960 Niulani Rd., Unit 1, Kapa'a, HI 96746)

TMK (4) 4-3-009:002 (968 Niulani Rd., Kapa'a, HI 96746)

TMK (4) 4-3-009:028 (950 Niulani Rd., Kapa'a, HI 96746)

TMK (4) 4-3-009:027 (946 Niulani Rd., Kapa'a, HI 96746)

TMK (4) 4-3-009:026 (938 Niulani Rd., Kapa'a, HI 96746)

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

The project scope involves beach nourishment along approximately 390 linear feet (ln. ft.) of existing unarmored shoreline sandwiched between two adjacent seawalls. The beach would be nourished with approximately 2,000 cubic yards (cu. yd.) of beach quality sand, extracted from Waipouli Drainage Canal, approximately 0.4 miles south of the project site. 500 cu. yd. of sand is currently available for use and is stockpiled at a nearby site, Estrella Enterprises' baseyard. This 500 cu. yd. of excess sand was previously dredged from the mouth of the Waipouli Drainage Canal as part of the 2023 Kaua'i Kailani Beach Restoration project. The remaining estimated

1,500 cu. yd. of sand needed for nourishment is intended to be recovered from the same canal via mechanical dredging during the Niulani Beach Restoration project. Should the available sand volume be insufficient to complete the project, an alternative sand source may be proposed. Alternatively, as beach quality sand becomes available, a smaller volume of sand may be initially placed and future nourishment events will be completed over a 15-year period.

A vegetated sand berm, planted with native vines, grasses, and shrubs will run along the backshore of the nourished beach. This coastal dune will help stabilize the beach erosion by capturing sand and provide habitat to help restore the ecosystem. Three short groins would be constructed of boulder stones placed over the existing substrate to help stabilize the beach by offsetting the impact of the adjacent seawalls. Approximately 500 cu. yd. of basalt stone would be used to construct the groins. The voids between these stones will likely be utilized as new habitat for small fish and other marine life.

The restored beach will be monitored over a period of 15 years and renourished as required. Renourishment is expected every three to five years, with an estimated sand fill quantity of 500 cu. yd. each renourishment event. Beach sand is expected to continue to accumulate within the Waipouli Drainage Canal due to existing sediment transport patterns. Subsequent renourishment events will address future erosion along the shoreline while helping to keep the canal open for flood risk reduction.

The purpose of the proposed project is to address shoreline erosion by restoring volume to a portion of the sand beach seaward of Niulani Road's residential homes. A wider and taller beach profile may help reduce the risks of coastal hazards to public safety and maintain continued lateral public shoreline access.

Shoreline erosion control made of geotextile fabric sandbags currently line three of the five properties' shorelines, at TMKs 4-3-009:002, 4-3-009:003 and 4-3-009:028. These temporary structures were installed by the property owners to address immediate risks of shoreline erosion on public health and safety. The erosion control allowed the property owners time to develop the proposed long-term solution of beach ecosystem restoration. The proposed work includes removal of the existing sandbag structures. Beach quality sand contained within the geotextile fabric may be placed directly on the beach as part of the nourishment, pending approval from OCCL. All other materials, including fabric, anchors, and ties, will be hauled offsite for disposal.

- 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 the beach erosion at the site is wave action and currents, which scour beach sand and transport it away from the shoreline. The existing site is characterized by a natural perched beach; the sand is supported by a submerged limestone reef platform. Waves break on the crest of this feature and wash toward the shoreline. Portions of the shoreline in Kapa'a have been altered by existing coastal structures, which change the dynamics of sand transport along this coast.

The adjacent properties to the north and south of the project site are armored. Wave wash reflects off these seawalls rather than adsorbing into a sandy shoreline. The reflected water volume concentrates within a slight channel in the limestone substrate that runs parallel between the reef platform crest and the beach until it returns to the sea through gaps near the middle of the site. The flow pulls beach sand out to sea where it may be transported down the coast. The effect is greatest during periods of elevated water levels and consistent wave energy when increased wave overtopping volume and energy increases the flow velocity in the channel and the scouring of the perched beach.

The proposed project will help to mitigate the impact of the seawalls at both ends of the site by placing two groins to direct seawall-reflected flows seaward before they run along the beach. These terminal groins along with a third structure placed mid-site will help to retain the nourished sand and sands that are naturally transported to the beach. By partially stabilizing the eroding beach, the three proposed groins will help reduce the frequency of renourishment events required to maintain a sandy shoreline ecosystem at the site.

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

Beach quality sand was previously dredged from the mouth of the Waipouli Drainage Canal for use in beach restoration at the nearby Kaua'i Kailani Beach. Excess sand in the canal was removed during the construction and stored/stockpiled for future nourishments. We propose to use the approximately 500 cu. yd. of available excess sand for the initial beach fill at Niulani Beach. A composite, representative sample was collected from the existing stockpile and analyzed for grain size distribution and composition (Appendix F). When compared to the existing native Niulani Beach sand, the proposed sand source meets applicable DLNR requirements for beach quality sand.

In addition to the excess sand, we propose to recover additional beach sand from the Waipouli Drainage Canal mouth via mechanical dredging. Best Management Practices (BMPs) at the borrow site will include maintaining a sand plug and turbidity curtain at the mouth of the canal to separate the dredging activity from the ocean. Shrubs and other vegetation will be cleared in limited areas for equipment to access the canal embankment. Fiber rolls will be installed along the bank at locations where machinery has temporarily disturbed soils. Dredging equipment will remain above Mean Higher-High Water (MHHW), either on the embankment or on a temporary platform within the canal, with only an extension arm and bucket entering the water.

The sand extracted from the canal will be dewatered, screened of coarse material and aerated for at least two weeks prior to placement on the beach. An archeologist will observe the sand extraction activity under an approved monitoring plan. Future dredged materials, including the sand to be recovered from the canal for initial nourishment, will also be analyzed for grain size distribution and composition to confirm it meets the standards for beach quality material, with analysis results submitted to OCCL for review and approval prior to placement on the beach.

Construction equipment and vehicles, such as dump trucks, loaders, excavators, or similar machines, will access the nourishment site from Niulani Road through a temporary construction access within TMK 4-3-009:027. A temporary barrier will be placed around the seaward perimeter of the groin construction areas as a BMP to reduce wave energy in the active work area. The barrier will be constructed by stacking geotextile bulk lift bags filled with nourishment sand. The barrier will also be used as a platform for equipment used to place the stones into the groin design. The geotextile material will be removed from the site and the sand contents will be used as part of the nourishment when the BMP is no longer required.

- 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 D: Niulani Beach Restoration Concepts

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

Dates of photos submitted with this application: April 19, 2025

Additional survey work scheduled: During and after construction. Photographic surveys to be conducted annually.

- 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.

Three short groins, consisting of layers of un-grouted boulder stones, will be placed perpendicular to the shoreline at a spacing of approximately 180 ft. on center to stabilize the sand nourishment. The structures will extend approximately 70 ft. from the shoreline fronting the properties to the 0 ft. Mean Sea Level (MSL) line and have a low crest elevation of about 7 ft. above Mean Lower-Low Water (MLLW). The two terminal groins at the north and south ends of the project beach will abut with existing shoreline armoring structures at the adjacent properties.

The groins will be constructed over the existing hardpan material on a foundation fabric layer. A core will be constructed using layers of 3" to 1' diameter quarry stone. A layer of approximately 3' diameter armor stone will be keyed-and-fitted as they are placed over the core stones. The final groin section will have a crest width of 6 ft. with 1V:1.5H side-slopes and 1V:2H end-slopes. The total width of each proposed groin is about 24 ft. Once sand fill is placed on the beach, the groins will be partially buried in the nourished beach; they will be largely hidden from site and will not negatively impact existing lateral shoreline access. Combined with the beach sand nourishment and restoration of the coastal dune, the short groins will contribute to the long-term stabilization of the beach for all to enjoy.

The proposed project includes recovery of sand from the Waipouli Drainage Canal for initial and maintenance nourishment events. (No offshore sand excavation is proposed.) Required permits and approvals for sand excavation from the canal will be obtained prior to dredging the canal for beach sand extraction for the Niulani Beach Restoration project.

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

1. Describe the potential effects to the marine substrate and local littoral processes.

Temporary retention structures: Three rock groins are proposed for the project. The structural footprint will not extend beyond the 0 ft. MLLW line and, therefore, will not impact the existing subtidal marine environment. The groins will be constructed on top of a layer of foundation fabric placed over the existing marine substrate. The existing substrate will not be excavated and will be protected during the construction by tracking equipment over a temporary platform made of sand-filled bulk bags.

The groin structures are an important part of the proposed community beach restoration effort. The two terminal groins are intended to intercept water flow reflected from the adjacent existing seawalls to help lessen the erosional forces impacting the existing beach. Since they are located adjacent to shorelines that are protected from erosion by existing armoring, the proposed groins are not expected to cause any downstream erosion impacts. The structures will help to stabilize the sand in this project's littoral zone and provide new habitat for the coastal ecosystem.

2. Location, type and dimensions of proposed structure(s) (noted on drawings in section 7g).

Please see item 7i of this application.

3. Length of time retention structures will remain in place including a timeline of installation and removal efforts.

Once all required permits are obtained, the timeline for installation of the groins is expected to be approximately four months from the beginning of construction. The groins are proposed to retain the nourished sand for at least 15 years. During this time, shoreline monitoring data will be collected to evaluate the efficacy of the structures. The data is expected to confirm that the design is effective at partially stabilizing the erosion without causing negative impacts. If the data provides insights into improvements to the structures, approvals for modifications may be sought. If shown to be effective, the Niulani Road Hui may seek approval from DLNR to keep the groins in place before the end of the proposed monitoring period. If long-term approvals are not obtained, the groins will be removed.

4. Proof of general liability insurance (\$1,000,000 minimum).

Proof of general liability insurance will be provided to the DLNR prior to construction.

- 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.

The project site is located in Kapa'a on the island of Kaua'i, the oldest of the main Hawaiian Islands. Elevations at the site range from sea level to approximately 11 ft. above sea level. The land use mauka of the project area is residential.

Soils within the project area are Beaches (BS) and Mokuleia Fine Sandy Loam (Mr). BS soils consist of coarse sand derived from coral and seashells and are excessively drained with very low runoff. Mr soils consist of well-drained soils found along the coastal plains with very low runoff.

Photographs of the shoreline features of the project site are provided in Appendix B. The attached topographic survey (Appendix C) and existing site plan sheet (Figure A) of the Niulani Beach Restoration Concepts (Appendix D) show the existing elevation contours at the site.

A description of the benthic habitat and species found within the project vicinity are described below based on data collected during a field investigation on April 19, 2025. Benthic photographs are included in Appendix E.

Intertidal Zone

The intertidal zone in the project vicinity features a shallow limestone platform. The ocean-edge of the platform's crest ranges from about 30 to 70 ft. from the shoreline in the project area. A small channel runs between the crest of the platform and the shoreline. The toe of the perched beach currently sits within this channel. A portion of this intertidal area will be covered by the proposed groins and beach fill.

Depressions, grooves and holes in this substrate pool water during low tide. The depressions in the reef platform contain stones and pebbles of various sizes that are often coated with crustose coralline algae (CCA). The loose stones grind into their pockets due to wave forces, so they are unsuitable habitats for many other benthos.

Generally, turf algae dominate the surface of the substrate in the project area. Two species of algae are most prevalent: *Lyngbya majuscula* and *Padina sanctae-crucis* form widespread tufts across the limestone shelf. *Acanthophora spicifera* was also observed to form mats along the

outer edge of the reef rock face, and *Dictyosphaeria versluysii* grows sporadically in depressions along the substrate. Two individuals belonging to two different species of Holothuroidea, *Actinopyga varians* and *Holothuria atra*, occupy deeper pools on the rock shelf.

Limpets from two species, *Cellana sandwicensis* and *Cellana exarata*, were found to inhabit the intertidal zone in the project area. These animals were observed attached to rocks subject to high wave action. No crustaceans were observed in the intertidal zone, although exoskeleton remains from dead or molted crabs can be observed along the beach.

Subtidal Zone

The subtidal zone seaward of the reef platform area is dominated by turf algae. Two gaps in the reef platform provide access to the subtidal zone from the beach at the middle of the project area seaward of TMKs 4-3-009:003 and 4-3-009:028.

Beyond the reef rock table, within the subtidal zone, dense algal mats cover the substrate. The species that dominate include *Microdictyon spp.*, *Cladophora catenate*, and *Laurencia mcdermidiae*. Three phenotype variations of *L. mcdermidiae* exist within the subtidal zone. The most common color variant is green, although red and orange were also observed. Additionally, other opportunistic or epiphytic algae populate the reef flats. Short stalks of *Turbinaria ornata* are sparse. Small clumps of *Dictyosphaeria versluysii* grow within the large algal mats, creeping stolons, and branching horizontal shoots of *Asparagopsis taxiformis* which rise above surrounding tufts. Compact sprouts of *Halimeda discoidea* are present, and the three calcified red algae genera, *Jania*, *Liagora*, and *Dichotomaria*, were also observed intermittently in the subtidal zone. At least three species of *Dictyota* were also observed: *D. ceylanica*, *D. acutiloba*, and *D. sandwicensis* located within the dense mats.

In addition to the diverse algal assembles, several rock-boring urchins, *Echinometra mathaei*, inhabit small holes in the substrate. Various small communities of the common reef fish, *Acanthurus triostegus*, utilize ledges created by existing submerged concrete structures in this area as habitat. Additionally, a low number of corals were observed at the northern end of the subtidal zone seaward of the project area. A fragment of *Porites evermanni* was seen rolling freely on the sea floor. Additionally, small colonies of *Porites lobata*, *Pocillopora damicornis* and *Pocillopora meandrina* were observed in the subtidal zone seaward of reef platform feature. These corals are outside the area of the proposed work.

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

The sand extraction site proposed for the project is the mouth of the Waipouli Drainage Canal, where high quality beach sand accumulates within the jetty structure and becomes trapped. Beach sand that was previously harvested from the mouth of the canal will be used for the initial beach fill, and additional sand will be extracted from the canal for initial nourishment and future renourishment as the sand accretes and becomes available. The bottom type of the canal is not known, but in accordance with the previously approved dredging plans (as part of the 2023 Kaua'i Kailani Beach Restoration project), sand will only be excavated from the surface layer so the bottom of the drainageway will not be disturbed.

The hard substrate at the nourishment fill site is limestone. Much of this substrate is currently exposed due to the long-term trend of beach loss. Currently, within the proposed project area, about 60 percent of the bottom type is limestone, 10 percent is rubble stone, and approximately 30 percent is carbonate beach sand, which rests above the underlying limestone substrate.

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

The proposed construction activities may temporarily cause increased turbidity in the ocean waters within the work area; however, no long-term degradation of the water quality is expected.

Strict adherence to construction BMPs and sand fill quality are important mitigation measures. Work in the coastal zone will be conducted during periods of low tide and low wave/wind conditions. In the long term, the proposed stabilization of the beach erosion is expected to improve water quality in the near-shore environment.

The proposed project may have a limited effect on the existing biological resources in the project area. The footprint of the sand nourishment and retention structures ends just mauka of the low-tide water line (0 ft. MLLW) to avoid impacts to marine life. According to the data collected during the field investigation conducted on April 19, 2025, there are no live corals or rare, endangered or threatened organisms inhabiting the proposed fill area. The substrate in this area is mainly covered with algae, sand, rubble or is bare limestone. Although light coral coverage was observed in the subtidal zone seaward of the project area, these corals will not be impacted by the proposed activities.

The two terminal groin structures will change the local littoral dynamics by directing water flows away from the shoreline to help prevent sand scouring. This change to the dynamics is not expected to result in any adverse environmental effects. On the contrary, the proposed restoration of the beach and dune along with the placement of interlocking boulder stones may result in enhanced habitat for the coastal ecosystem.

- 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, etc.) Briefly identify the development style and land use of the project area, (undeveloped, urban, residential, condominium, agricultural, commercial, etc.)

The existing beach currently consists of a narrow strip of sand. During high tide, waves and currents generally result in unfavorable conditions for walking and swimming. Seawalls on either end of the beach hinder lateral public shoreline access unless pedestrians walk over the slippery algae-coated reef platform. Nearby beach parks provide a more convenient and safe means of ocean and beach access. Besides the occasional shore fisher, this site does not currently have many recreational users.

The project will temporarily limit existing recreational activities at the site since pedestrians will not be allowed to enter the area during construction activities. In the long term, however, the proposed beach restoration will increase opportunities for recreational use. If pedestrians walk over the rock groins at either end of the proposed nourishment, they may find a widened beach area with calmer conditions to enjoy.

Since the beach restoration site is makai of the delineated shoreline it is likely considered Conservation District state land. Mauka of the site, the state land use is urban, and the adjacent parcels are currently developed with single-family homes. The property owners in the Niulani Road Hui use their homes for residential and vacation rental use.

- 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.

Historic properties are known to exist within the areas adjacent to both the extraction site and nourishment sites. Landward of the proposed nourishment site, burials have been previously discovered and documented. These burials are currently protected from shoreline erosion by an existing sandbag structure. These sandbags will be removed during the proposed project, but erosion protection of the burials will be restored through the stabilized beach and dune.

Adjacent to the Waipouli Drainage Canal borrow site, multiple burials have also been documented. These burials will be protected during the proposed extraction activities by avoiding disturbing the soil or tracking equipment in areas of known historic properties. An archeological

monitor will observe the sand recovery work to help ensure that resources are protected in the unlikely event that they are encountered. No historic properties were disturbed during previous dredging operations at this site.

p. Check Yes or No for the following items. Yes No Contacted?

Provide a detailed explanation for any "yes" answers.

(see Instructional Guidelines)

Is any proposed work within the shoreline setback area?¹ X
Construction access and material stockpiles will be partially located within the shoreline setback area.

Is any portion of this project within a Special Management Area?¹ X
Construction access and material stockpiles will be located within the SMA area.

Is any portion of this project within an endangered species habitat?^{2,3} X
The existing beach may be considered habitat for protected sea turtles.

Is any portion of this project within a wetlands or estuary?^{2,3} X
The proposed footprint extends into estuarine and marine wetland M2USN.

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
Landward of the proposed nourishment site, burials have been previously discovered and documented.

Letter of Public Notice of Proposed Action submitted to the Office of Environmental Quality Control (OEQC)?⁶ X

Date OEQC Contacted: N/A Authorizations attached: X

Explanation:

Agencies Contacted: We anticipate future consultations with other regulatory agencies, including the County of Kaua'i Planning Department, DLNR State Historic Preservation Division (SHPD) and U.S. Army Corps of Engineers (USACE).

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.

Existing sediment at the Niulani Beach site consists mainly of calcareous materials (95%) from coral and shell detritus. Grain size varies from 0.1 millimeters (mm) to 4.0 mm. Approximately 1 percent of the sand passed through the 0.1 mm sieve. The sand is light tan in color and shows a texture of typical beach material. Full grain size distribution results for the existing sand at Niulani Beach are attached (Appendix F).

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

500 cu. yd. of proposed fill sand recovered from the mouth of Waipouli Drainage Canal is currently stockpiled in Estrella Enterprises' baseyard. Grain size of the stockpiled sand varies from 0.1 mm to 5.0 mm. The fraction passing through the 0.1 mm sieve is approximately 2 percent. Grain size distribution shows that the proposed fill sand is generally coarser than the native Niulani Beach sand, making it more difficult to move by wave action. Full grain size distribution results for the stockpiled sand are attached (Appendix F).

- 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 sand meets applicable DLNR grain size requirements. No more than 50 percent of the sand is less than 0.125 mm, as measured by the #120 standard mesh sieve. The percentage of fine sediment (less than 0.075 mm) is less than 2 percent, and the percentage of coarse sediment (more than 4.75 mm) is less than 2 percent. In addition, the sand is 93 percent calcium carbonate (CaCO₃). See attached sand analysis for more details (Appendix F).

Table 1. Grain size percent finer by weight

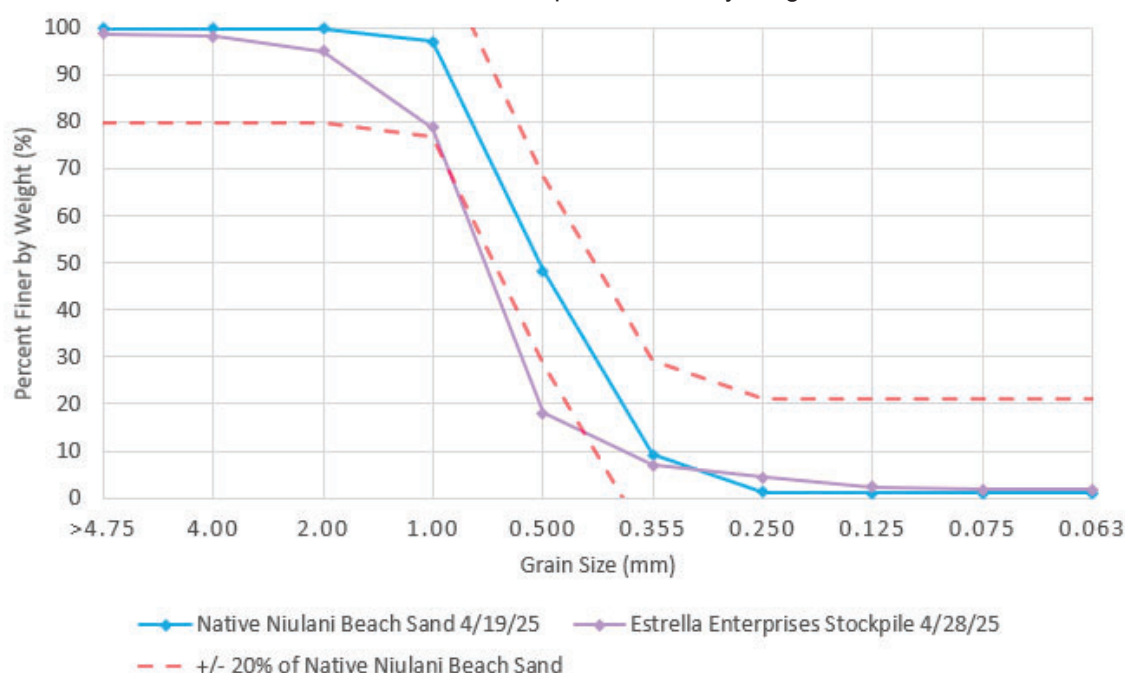
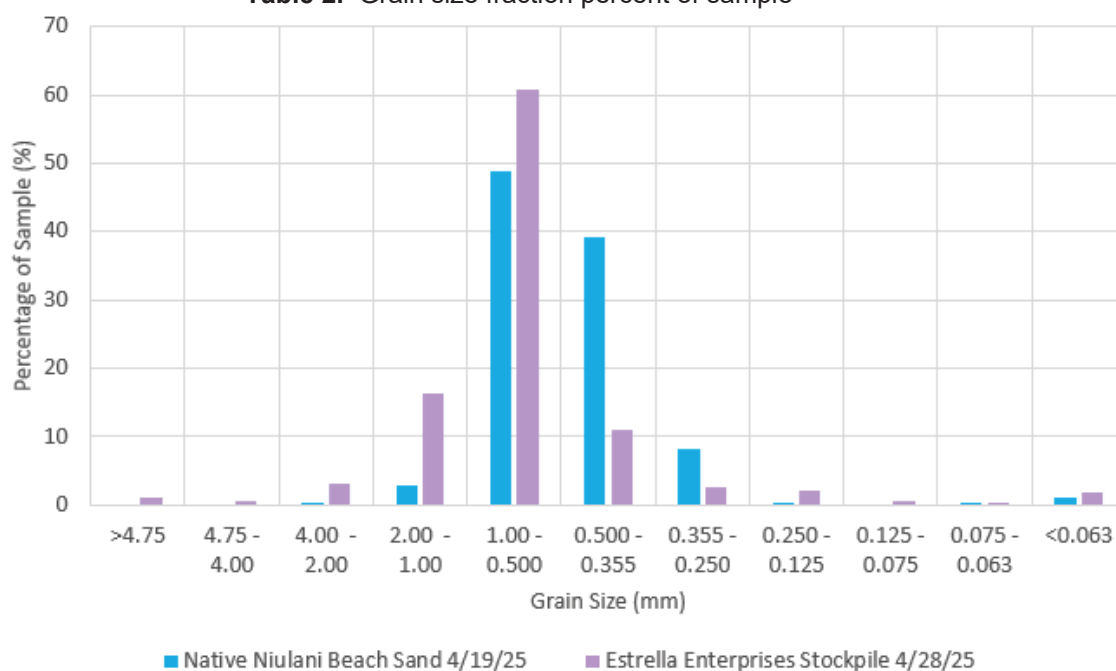


Table 2. Grain size fraction percent of sample



- 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): A bagged, composite sample of the sand stockpiled in Estrella Enterprises' baseyard and a bagged, composite sample of sand from the nourishment site (native Niulani Beach sand) was delivered to OCCL with the initial SSBN application on June 20, 2025.

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

Lab name, contact name and phone number: AECOS Inc., Ann Mello, (808) 234-7770

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

The construction date is unknown due to uncertainty in the timeline to obtain all required permit approvals from various regulatory agencies. Once approved, the total project construction will span approximately four to six months.

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

Dates of excavation and nourishment activities will be dependent on the permitting timeline. Future nourishment events may be required over the proposed project monitoring period of 15 years. This application is intended to cover those events, expected every three to five years over the course of 15 years after the initial nourishment, if, as and when deemed necessary. Maintenance nourishment events are expected to occur once approximately 25 percent (500 cu. yd.) of the nourished sand volume is eroded and/or after storm events. Monitoring data collected via field camera(s) and/or periodic site visits will reveal how frequent renourishments will be required during the project life.

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

a. Separate maps are attached X Yes Using existing map (Indicate which)
Please see the BMP plan sheet (Figure F) of Appendix D.

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

Contact person:

Title:

Contact number(s):

c. Construction sequence and duration.

- 1) The Contractor will mobilize equipment and establish the staging and access areas at the project site. This will include implementation of BMPs per plan (e.g., temporary wave barrier platform around the groin installation sites) and construction signage and perimeter fencing to restrict unauthorized access to the construction area. The Contractor will start the installation at the south end of the restoration area and track north in segments, utilizing sliding work zones and BMPs around the active work area. Beach quality sand will be delivered to the site from the offsite stockpile location. Nourishment sand will be placed to provide a construction pathway between the beach access point and the installation area. Duration: 2 weeks
- 2) Seaward of TMK 4-3-009:026, construction of the first groin will begin with clearing of existing sand and rubble stones above the limestone substrate. Foundation fabric will be placed in the footprint of the structure. The groin will be formed by first mounding core stones and then by carefully stacking the armoring layers such that the boulders are keyed-and-fitted to form a stable structure. Duration: 3-5 weeks
- 3) Upon completion of the first terminal groin, the Contractor will construct the second terminal structure seaward of TMK 4-3-009:002 in the same manner. Duration: 3-5 weeks
- 4) The final groin will be constructed in the middle of the project area, seaward of TMK 4-3-009:028. Duration: 3-5 weeks
- 5) The Contractor will demolish and remove existing temporary erosion control structures along the shoreline at TMKs 4-3-009:002, 4-3-009:003 and 4-3-009:028. A representative sandbag from each of these three properties will be opened, three samples collected and analyzed for grain size distribution and composition, and results submitted to OCCL for review and approval before the sand is deposited onto the beach. If approved by OCCL, this material will be used as the internal core of the beach and will be covered with the imported nourishment sand. In the event of the tested sand not meeting beach-quality standards, it will be removed and disposed of offsite. Geotextile fabric will be cut and removed for disposal offsite along with any other structural materials (soil anchors, ties, etc.). Duration: 2-3 weeks
- 6) After installing the turbidity curtain BMPs between the groin structures, the Contractor will place beach quality sand to fill the beach according to the nourishment profile. The sand berm will be formed at the backshore of the beach face and planted with native coastal vegetation. The berm will be cordoned off with a temporary pedestrian rope barrier to help protect plantings while they establish. Duration: 2-3 weeks

- 7) To complete the construction, the Contractor will remove all temporary BMPs and fully restore staging and access sites to their pre-construction conditions. Equipment will be demobilized from the site. Duration: 1 week

The total duration of the project's initial restoration action is expected to be approximately four to six months. Future renourishment events, if needed, may take approximately two months.

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

All construction equipment will be land-based. Anticipated construction equipment includes an excavator to extract sand from the Waipouli Drainage Canal and dump trucks to move sand from the borrow site to the temporary stockpile site. A front-end loader and dump trucks may be used to move the beach material from the temporary storage stockpile site to the nourishment site. A skid steer may be used to grade and contour the fill to the designed beach profile. Dates of construction will be set once all required permit approvals are obtained, including land disposition, and a contractor is selected for the project. The construction will be scheduled around periods of expected favorable ocean water levels and wave conditions.

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

Source	Composition	Potential Pollutant	Quantity	Duration
Heavy equipment	Hydrocarbons	Diesel fuel, hydraulic oil or engine oil leaks	Limited	4-6 months
Land erosion and fill placement	Soil particles, organic matter	Sediment	Limited	4-6 months

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

The Contractor shall implement standard BMPs. A pre-construction meeting will be conducted with the Engineer and the Construction Foreman to review BMPs, construction sequence, and safety measures. Work in the coastal area will be conducted, to the maximum extent practicable, during periods of expected low tide and favorable wave conditions. Heavy machinery will not be allowed to idle or enter the ocean waters. Any loose soil, debris or other foreign material that inadvertently falls into the conservation area during construction will be immediately contained and removed. Construction debris and other waste materials will be disposed of offsite in compliance with all applicable laws and regulations. Trucks hauling fine materials (e.g., sand) and debris will be covered.

All equipment will be pre-fueled prior to staging at the site and inspected to ensure that there are no leaks of potential pollutants (i.e., fuels or oils). To reduce the risk of toxic or chemical spills into the coastal environment, all fueling and servicing of heavy machinery and equipment will be completed offsite at the farthest mauka area of the ingress/egress lot (at least 100 ft. away from the ocean).

Temporary stabilized construction access will be installed within TMK 4-3-009:027, off Niulani Road, to help control the tracking of soil onto public roads by construction vehicles. Whenever vehicles leave the site and enter surrounding paved streets, the Contractor shall prevent any material from being carried onto the pavement. Any soil spilled, dropped, washed or tracked onto public rights-of-way will be removed by dry sweeping. A temporary fiber roll will be installed as a sediment control measure around construction access and staging areas.

A temporary wave barrier and equipment tracking platform will be created around the active groin construction area using bulk lift bags filled with sand. The bulk bags will be stacked side-by-side and secured to each other with a line that passes through each lift strap. The bulk bags will be inspected daily, and any ruptured bags will be removed and replaced. A turbidity curtain will be placed seaward of the sand fill area to help control the risks to water quality during sand nourishment.

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

Notifications will be posted prior to and during construction activities. Work areas will be cordoned off and warning signs will be posted to inform the public not to enter the work zone. Temporary high visibility safety fencing will be installed around the perimeter of the work areas to restrict access to the public during the project construction. The Contractor will designate a Safety Officer that will be onsite during all construction activities. The project shall be completed in accordance with all applicable health and safety regulations.

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)

See Appendix G for the Applicable Monitoring and Assessment Plan (AMAP).

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

Signed by:
Authorized Signature: Dileep Bal
9A0D6CDDE2494F5...
Name and Title: Dr. Dileep G. Bal, Owner/Trustee Date: Aug-19-2025

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) <u>Appendix A: Niulani Beach Restoration Maps</u>	<u></u>	<u>May 2025</u>
b) <u>Appendix B: Project Site Shoreline Photographs</u>	<u></u>	<u>April 2025</u>
c) <u>Appendix C: Shoreline Survey</u>	<u></u>	<u>May 2025</u>
d) <u>Appendix D: Niulani Beach Restoration Concepts</u>	<u></u>	<u>June 2025</u>
e) <u>Appendix E: Benthic Photographs</u>	<u></u>	<u>April 2025</u>
f) <u>Appendix F: Sediment Analysis Data</u>	<u></u>	<u>May 2025</u>
g) <u>Appendix G: AMAP</u>	<u></u>	<u>May 2025</u>
h) <u>Appendix H: Ka Pa'akai Cultural Analysis</u>	<u></u>	<u>May 2025</u>
i) <u></u>	<u></u>	<u></u>
j) <u></u>	<u></u>	<u></u>
k) <u></u>	<u></u>	<u></u>
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v) <u></u>	<u></u>	<u></u>

13) **Additional Information** (see Guidelines - Note 13)

[illegible]

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: Oceanit Coastal Corporation
 Street Address : 828 Fort Street Mall, Suite 600
 City, State and Zip Code+4: Honolulu, HI 96813
 Authorized Person & Title: Ken Cheung, Ph.D., P.E., Science & Engineering Director
 Phone No.: (808) 531-3017 Fax No.: ()
 Effective date(s): 08/01/2025

- 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.

X 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: Aug-20-2025

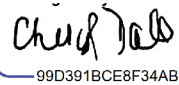
Authorized Signature: _____  _____ Date: Aug-20-2025

Printed Name & Title: Rohit Kurup and Nomita Paul, Owners/Trustees

Company/Organization Name: 960 Aloha Holding LLC

Phone No.: (425) 765-7393 Fax No.: ()

Authorized Signature:  Don Dale Date: Aug-20-2025
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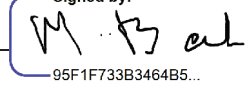
Authorized Signature:  Cheryl Dale Date: Aug-19-2025
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Printed Name & Title: Don Dale and Cheryl Dale, Owners/Trustees

Company/Organization Name: Dale, Donald L. & Cheryl A. Revocable Living Trust

Phone No.: (949) 495-9449 Fax No.: ()

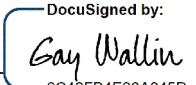
Authorized Signature:  Dileep Bal Date: Aug-19-2025
Signed by:

Authorized Signature:  Muktha Bal Date: Aug-19-2025
Signed by:
95F1F733B3464B5...

Printed Name & Title: Dileep G. Bal and Muktha Bal, Owners/Trustees

Company/Organization Name: Bal Family Trust

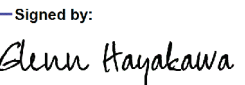
Phone No.: (808) 645-0622 Fax No.: ()

Authorized Signature:  Gay Wallin Date: Aug-20-2025
DocuSigned by:
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Printed Name & Title: Gay Wallin, Owner

Company/Organization Name: _____

Phone No.: (818) 309-5426 Fax No.: ()

Authorized Signature:  Glenn Hayakawa Date: Aug-20-2025
Signed by:
5F2B9206B339455...

Printed Name & Title: Tazuko Ota and Susan Hayakawa (Contact: Glenn Hayakawa)

Company/Organization Name: _____

Phone No.: (808) 855-8762 Fax No.: ()

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	No ¹
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).....	No ²
8.	Description of the Existing Sedimentary Environment and Compatibility of Proposed Nourishment Sediment	Yes
9.	Project Schedule	Yes ³
10.	Site-Specific BMP Plan.....	Yes
	10.g Letter to Environmental Notice (Draft attached)	N/A
11.	Applicable Monitoring and Assessment Plan	Yes
12.	Supporting Documents	Yes
13.	Additional Information	N/A
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	N/A
	c) Two (2) copies for projects on islands other than Oahu (one with owner's original signature)	Yes

1 General Contractor information is TBD.

2 Proof of \$1M liability insurance will be provided once land disposition is approved.

3 Exact dates of project schedule are TBD.