

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawai'i**

22 April, 2026

**Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i**

Regarding: Time Extension for Emergency Conservation District Use Permit (MA 21-10)
Temporary Shoreline Protection Seaward of Mantokuji Mission

Applicant: Oceanit on behalf of the Mantokuji Soto Mission Board of Directors

Location: 253 Hana Highway, Pā'ia, Maui

Tax Map Key: Submerged Lands seaward of (2) 2-6-008:013

Area of Use: Approximately 1610-ft²

Subzone: Resource

Exhibits:

- A** Emergency Conservation District Use Permit MA 21-10
- B** Emergency Conservation District Use Permit MA 21-10 8 June 2022 Amendment
- C** Emergency Conservation District Use Permit MA 21-10 12 March 2024 Time Extension
- D** Emergency Conservation District Use Permit MA 21-10 27 October 2025 Amendment
- E** 31 March 2026 Additional Information from Oceanit

Background

The Department issued Emergency Conservation District Use Permit (ECDUP) MA 21-10 on 12 May 2021 in response to shoreline erosion threatening the historic temple on the property. **(Exhibit A)**. The permit and subsequent documentation authorized the placement of 2.5m³ ElcoRock[®] containers along 112 linear feet of the eroding shoreline to protect the historic temple from ongoing erosion hazards. **(Exhibit B)**. The three-year emergency permit was issued with an expiration date of 12 May 2024.

In accordance with Condition 4 of Emergency CDUP MA-21-10, the applicant submitted a Mitigation Report For Adaptation Pathways for Mantokuji Mission of Pā`ia (Report) on 12 April 2023. According to the Report, the temple building is fragile due to age and termite damage and unlikely to be successfully located on or off the property. Included in the long-term planning are building structural mitigation, relocation of a portion of the building, and beach restoration.

On 12 March 2024 the Department authorized a time extension for the emergency structure and recommended Board of Land and Natural Resources approval of an amendment to Additional Condition 18 of Revocable Permit S-7950 to allow the emergency erosion control structure to remain in place until 30 May 2026. **(Exhibit C)**. The approved time extension stated that “Any future extension of this permit will require consideration by the BLNR”.

On 27 October 2025, the Department further amended the ECDUP MA-21-10 to expand the ElcoRock® structure by 49 linear ft in response to flanking erosion at the east end of the existing structure. **(Exhibit D)**. The amendment restated the requirement for any future extension requests to be considered by the Board of Land and Natural Resources.

Authority for Emergency Permits

The authority for authorization of emergency permits is provided in the Hawai‘i Administrative Rules (HAR) §13-5-35, which allow for the chairperson to issue an emergency permit for any land use deemed to be essential to alleviate any emergency that is a threat to public health, safety, and welfare, including natural resources, and for any land use that is imminently threatened by natural hazards.

ECDUP MA-21-10 was authorized under HAR §13-5-35 as stated above.

Second Time Extension Request

The 12 March, 2024 time extension to ECDUP MA-21-10 states:

“Emergency CDUP MA-21-10 is amended to expire on 30 May 2026. This new expiration date reflects the seasonal dynamics of the shoreline in Pā`ia, so that removal will be better timed to correspond with the generally calmer summer season on the north shore of Maui. Any future extension of this permit will require consideration by the BLNR.”

On 28 June 2024 the BLNR approved item D-3 to amend Additional Condition 18 of Revocable Permit S-7950 to read as follows:

“18. The Permittee shall post a removal bond in the amount of SEVENTY EIGHT THOUSAND TOW HUNDRED SEVENTY ONE AND NO/100 DOLLARS (\$78,271.00) to cover the cost of the removal of the erosion protection structure located on State submerged lands in the event the Permittee does not remove it by May 11, 2024. the date specified in Emergency Conservation District Use Permit MA-21-10, as amended.”

The applicant’s representative submitted a second time extension request to the Chair of BLNR on February 27 2026 requesting an additional three-year authorization for the emergency erosion control structures to remain in place while long-term planning continues. In response, the Department requested the following information to inform this staff report for consideration by BLNR:

1. A timeline of accomplishments towards implementing a long-term solution since the Mantokuji Soto Mission of Pā‘ia submitted a Mitigation Report for Adaptation Pathways for Mantokuji Mission of Pā‘ia on April 12, 2023.
2. A detailed plan for building structural mitigation and beach nourishment as outlined in the April 12 2023 report, to include conceptual drawings and anticipated permit requirements and application submittal dates.
3. A timeline for future actions to be implemented upon receipt of all required permits.

The requested information was provided to the Office of Conservation and Coastal Lands on 31 March, 2026. **(Exhibit E).**

Discussion

The OCCL recognizes that the Mantokuji Soto Mission is continuing to engage in long-term planning to address the erosion fronting their property with a goal of beach restoration. Historically, the shoreline area fronting the subject property was used for sand mining, which may have contributed to the exacerbation of the erosion issue at the subject site. The County of Maui granted an easement in 1933 for “the right to take and remove from the makai portion of the property beach sand in such quantities erection and construction of public works whether constructed or used by the grantee itself or under any contract or agreement therefore”. The shoreline fronting the Mission is the only remaining sandy beach in Mantokuji Bay, with the shoreline fronting the adjacent properties to the east of the subject property characterized by cobbles with some loose rock revetments providing erosion protection.

The plan outline submitted by the Oceanit for long-term structural mitigation and beach nourishment as requested by OCCL’s 9 March 2026 correspondence provides a high-level overview of the potential project plans for beach nourishment and consideration of an offshore enhanced hybrid reef breakwater to attenuate wave energy. The OCCL has several questions and concerns regarding the proposal, including:

4. The 12 April 2023 Mitigation Report for Adaptation Pathway for Mantokuji Mission of Pā‘ia identifies a sand field offshore of Kahului Harbor as a potential sand source for the estimated 20,000 – 30,000 cubic yards of sand needed for nourishment. However, the 2026 plan outlined does not provide any further information regarding sand compatibility, volume available, or cost estimate for offshore sand recovery.
5. The concept plan schematic provided with the proposal includes a potential site for an enhanced hybrid reef breakwater in addition to the apparent placement of nourishment

sand below the mean high water. Any breakwater proposed on submerged lands in the location indicated in the concept plan will require a BLNR approved Conservation District Use Permit and compliance with HRS 343. Any work below mean high water and any construction on submerged lands may also require federal permits from the Army Corps of Engineers, as identified in the list of potential permits and approvals. The environmental review and permitting process for the proposed interventions are likely to require extensive time.

6. The use of the sand beach fronting the existing sandbags as a turtle resting area may present a challenge for compliance with HRS 343, the Endangered Species Act, U.S. Fish and Wildlife reviews and NEPA compliance. The current concept plan does not address the ongoing presence of the turtles or acknowledge the difficulty of implementing a major nourishment project without impacting the turtles.
7. Ongoing maintenance of the existing structure is necessary due to the powerful winter waves which dislodge the ElcoRock® bags and cause slumping and shifting of the structure. The proposed plan does not address erosion behind the existing structure or the potential for ongoing adjustment to the footprint of the existing structure. The recent placement of an aggregate-filled geotextile burrito mauka of the ElcoRock® bags is an indication of the ever-changing shoreline and need for continual maintenance despite the emergency structure. The placement of the aggregate-filled burritos may be the subject of county and state investigations into whether the action was properly permitted. If found to be an alleged violation, the aggregate-filled burritos may need to be removed or permitted after-the-fact.
8. The conceptual plan does not address the overall cost of the long-term project, which may be prohibitive to implementation. The 2023 Mitigation Report stated that relocation of the temple building would have an estimated cost of \$2M. The information provided with the conceptual plans in 2026 states that “building structural mitigation” is no longer preferred because of risk of adjacent land loss if the shoreline were to eventually advance inland, which would result in negative environmental and social impacts.” The Board determined in 2023 that the option of relocating the historic temple was not preferred due to cost and the likely future life of the already 100-year-old building. It may be advisable to revisit the potential for relocation of the temple building within the property given the likely high cost of the proposed nourishment and offshore breakwater project if the objective is to safeguard and preserve the historic building. The overall cost of offshore sand reclamation and placement and submerged breakwater construction, including environmental compliance and permitting, is likely to be several times more than the cost of relocation, with similar project estimates in the \$20M+ range.

Continued authorization of the existing ElcoRock® structures will facilitate long term planning to either relocate the historic temple or initiate and implement a beach restoration project which will require extensive environmental review due to the popularity of the small beach with sea turtles as a basking area.

Recommendation

Based on the preceding information, Staff recommends that the Board of Land and Natural Resources APPROVE the requested time extension for ECDUP MA 21-10 subject to the following conditions:

1. ECDUP MA 21-10 as amended on 27 October 2025 shall expire on 30 May 2029.
2. Any future requests for continued shoreline protection shall be subject to a full Conservation District Use Permit with HRS 343 documentation and public comment. No further extension to the existing permit will be granted by the BLNR.
3. Any unauthorized material placed in or present in the shoreline area shall be removed immediately.
4. All other terms and conditions of ECDUP MA 21-10 remain in effect.

Respectfully submitted,

S Michael Cain

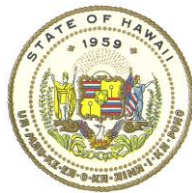
Michael Cain, Administrator
Office of Conservation and Coastal Lands

Approved for submittal:



Ryan Kanaka'ole, Acting Chairperson
Board of Land and Natural Resources

DAVID Y. IGE
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands
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HONOLULU, HAWAII 96809

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:SS

Emerg. CDUP MA 21-10

Mantokuji Mission Board of Directors
c/o Eric Moto, President
253 Hāna Highway
Pā‘ia, HI 96779

SUBJECT: Emergency Conservation District Use Permit (CDUP) MA 21-10 for Temporary Shoreline Protection seaward of the Mantokuji Mission at 23 Hāna Highway in Pā‘ia, Maui; TMK (2) 2-6-008:013

Dear Mantokuji Mission Board of Directors:

The Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL) has reviewed the information you provided regarding an emergency temporary shoreline protection structure fronting 23 Hāna Highway in Pā‘ia, Maui.

The Chair of the Board of Land and Natural Resource had previously approved Emergency Conservation District Use Permit (CDUP) MA 21-2 for an emergency structure on October 9, 2020. However, that permit expired before any work was initiated. As such, a new permit will be required. The current proposal is identical to the previous one.

According to the information provided to our office, the main building at the Mantokuji Mission is less than 20 feet from the actively eroding shoreline.

The Mantokuji Mission was founded in 1906 and contains a graveyard on the western side of the property as well as temple structures on the eastern side of the property. The area between the temple structures and the beach has eroded and begun to threaten the temple structure at the Mantokuji Mission complex. Additionally, the erosion has exposed an old dumping site, with trash and debris in the area consisting of car parts, tires, carpet, and other assorted debris and junk (*Figure 1*). This exposed trash and debris are at risk of escaping into and subsequently contaminating the marine environment.



Figure 1 Photo of shoreline area showing car axle protruding from scarp; Image taken February 26, 2021

It should be noted that Oceanit, Inc. had previously submitted a plan for temporary emergency erosion control on behalf of the Mantokuji Mission Board of Directors to the Maui County Planning Department on March 3, 2020, but those plans have been revised. The plans relevant to this permit are those submitted to OCCL in a letter from Oceanit dated August 19, 2020 and are an updated version of those previously submitted to Maui County on March 3, 2020.

The beach in this area consists of a thin layer of sand over red clay alluvium, with a large amount of cobble stones in the area, as well. Within the upper beach profile of the shoreline fronting the subject property, there is a prominent erosion scarp that was the main catalyst in necessitating this application for an emergency temporary erosion control system.

Historically, the shoreline area fronting the subject property had been used for sand mining, which may have contributed to the exacerbation of the erosion issue at the subject site. The County of Maui granted an easement in 1933 for “the right to take and remove from the makai portion of the property beach sand in such quantities erection and construction of public works whether constructed or used by the grantee itself or under any contract or agreement therefore”. This easement is attached to the end of this report as ***Exhibit A***.

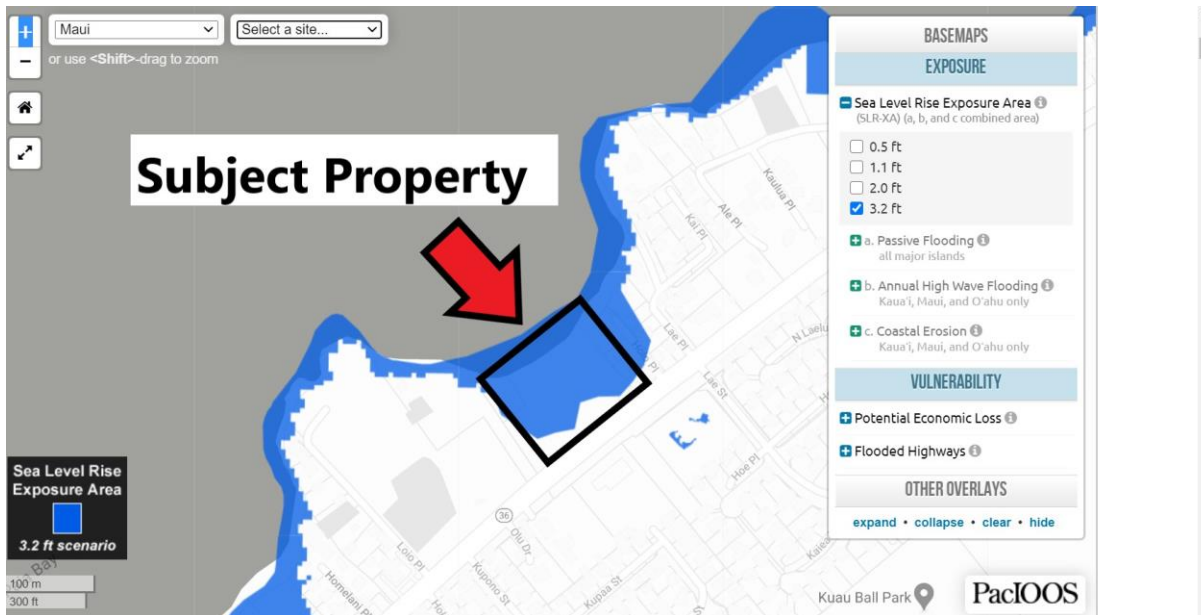


Figure 4 -Sea Level Rise Exposure Area in subject property

Based on Figures 2-4 above, the subject property is in serious danger of coastal erosion due to accelerating sea level rise and will likely lose significant areas to the combination of these events in the future. In light of the subject property's significantly threatened status, actions will need to be taken in the near future to protect the remaining improvements on the property and to ensure the protection of natural shoreline processes. It appears that there is an opportunity to relocate structures landward to address the inevitable effects that sea level rise and ongoing coastal erosion on the subject property.

In the meantime, you are requesting emergency authorization to place a temporary erosion control structure in the shoreline area fronting the subject property in Pā'ia, Maui that has been facing ongoing issues with chronic erosion. This process would include rearranging the existing rocks in the shoreline area in order to create a stable foundation, and subsequently constructing a temporary erosion control structure made of imported, beach-compatible sand wrapped in geotextile fabric to be placed along the length of the eroding scarp atop the cobblestone foundation. **This beach-compatible sand would be pre-approved by OCCL before use.**

A level foundation will be constructed to place the temporary erosion control system on. This foundation will consist of the rearranging of existing stones on the beach to create a solid foundation on which to build the structure. Larger stones will be rearranged and used to form a stable toe at the makai end of the proposed structure, and smaller stones will be stacked to form the body of a level pad. This method will allow for the structure to be placed upon a stable foundation and strengthen the structural integrity of the proposed structure as a whole.

The proposed temporary erosion control structure would be comprised of geotextile fabric materials wrapped around imported sand fill, with a woven geotextile 'exterior' layer and a non-woven geotextile 'interior' fabric liner comprising the wrapping material so as to minimize potential for abrasions and tearing. About 762 square yards of woven geotextile fabric and 270

square yards of non-woven geotextile fabric will be used in the construction of the temporary sand-filled wraps.

The individual wraps will be roughly 16 feet long but will be adjusted as needed to accommodate the step design as well as the local contours of the existing land and erosion scarp. Each wrap will be approximately 2 feet in height, and three step levels will be created totaling a height of approximately 6 feet. The shoreline-perpendicular width of each wrap will vary by about 2 feet per level, from 7 feet width at the base (first step) to about 3 feet width at the top of the stepped structure (third step). The mauka edge of the fabric will be secured to the land via metal soil anchors, galvanized metal pipe, and stainless-steel hardware.

The information provided states that the fabric filled wraps will extend approximately 112 linear feet of shoreline across the escarpment, with a total area of roughly 784 square feet. The stones used for the foundation will extend about 3 feet seaward of the edge of the fabric filled wraps, about 10 feet makai of the existing erosion scarp, for a total footprint area of approximately 1,120 square feet. Approximately 170 cubic yards of beach-compatible sand will be placed in the shoreline area for this project including the filling of the geotextile wraps.

The application received by our office states that any headstones, rubbish, or other debris found on the beach – including the concrete brick oven known to be in the shoreline area – will be removed from the beach area and properly handled. Rubbish, debris, and junk will be properly disposed of offsite, while the concrete brick oven, headstones, or other Mission related objects will be returned to the upland area of the property to be properly preserved away from the shoreline area.

Both seasonal and long-term conditions have resulted in erosion of the shoreline fronting the subject property, encroaching on the structures of the subject property and exposing debris that creates a safety hazard for this section of beach. After much consideration on the potential impacts of the proposed structure, as well as the feasibility of other designs to adequately protect the structures from imminent loss due to very high erosion rates, our office has decided to approve the proposed design for emergency temporary erosion control while a long-term solution to the chronic erosion problem at the subject property is formed.

However, this authorization is temporary. The Mantokuji Mission must develop a longer-term plan to move the coastal structures landward of the advancing escarpment. This emergency authorization will include a condition that requires them to do this.

The DLNR authorizes the temporary emergency erosion control measures as described above for three (3) years along the shoreline fronting the subject property while the applicant develops long-term options in an effort to protect public health, welfare, and safety on the subject property under Hawai'i Administrative Rules (HAR) §13-5-35, *Emergency Permits (a)* “notwithstanding any provision of this chapter, the chairperson or deputy director of the department in the absence of the Chairperson may authorize through an emergency permit any land use deemed to be essential to alleviate any emergency that is a threat to public health, safety, and welfare, including natural resources, and for any land use that is imminently threatened by natural hazards. These actions shall be temporary in nature to the extent that the threat to public health, safety, and welfare, including natural resources, is alleviated (e.g., erosion control, rockfall mitigation). The emergency action shall include contingencies for

removal methods, estimates for duration of the activity, and future response plans if required by the department.”

In addition, the temporary structure may be considered an exempt action under State environmental laws under HAR §11-200.1-15(c), Exemption Class (4): *Minor alterations in the condition of land, water, or vegetation*, and DLNR Exemption List Class 4-(1): *Upon determination by the Department Director that an emergency exists, emergency mitigation and restoration work to prevent further damage from occurring and to restore the topographical features and biological resources*. The Office of Conservation and Coastal Lands consulted with the Maui Land Division, who has concurred with the Exemption for the work to be done for the proposed project.

The erosion control measures are intended to provide temporary mitigation of the erosion problem and reduce hazards to the subject property while you pursue a long-term strategy. The DLNR requests that you remove and properly dispose of any debris encountered on the beach during the installation of the erosion control measures. Any materials that come loose from the temporary erosion control measures shall be repaired or discarded as soon as possible so they do not end up in the beach or marine environment.

A Land Disposition is required from the Maui District Land Office in order to proceed with any work within State lands related to this permit.

Please review the following Terms and Conditions carefully and return a signed copy to the DLNR.

Terms and Conditions

The DLNR has no objections to the emergency temporary erosion control as described above fronting the subject property at 23 Hāna Highway, Pā‘ia, Maui, Tax Map Key (2) 2-6-008:013, provided that you adhere to the following terms and conditions:

1. It is understood that the emergency temporary shoreline protection is a temporary response to address chronic beach erosion that is a safety hazard to both the existing temple structures on the subject property as well as the beach area itself, as the erosion has exposed previously covered rubbish, junk, and debris that could be released into the marine area. **The material is authorized as a temporary erosion control measure for three (3) years** from the date of issuance of this letter. Subsequent erosion control efforts that call for modification, other than routine maintenance of the proposed structure, will require a new application. At the end of the authorization period, the materials shall be removed;
2. Unless otherwise authorized, any work or construction to be done on the land shall be completed within 180 days of the approval of such use. The permittee shall notify the department in writing at least 24 hours prior to initiating construction and when it is completed;
3. The permittee will submit a completion report for the project to the OCCL within ninety (90) days of completion of construction of the temporary structure. It will summarize the construction and detail any deviation from the proposed plans as well as provide a summary of the beach conditions since installation. The report will also include a photo

summary of the temporary structure and beach conditions with documentation of any alterations or repairs;

4. **A plan for the relocation of the threatened structures must be submitted to the OCCL within two (2) years of the date of issuance of this emergency permit. The plan must include timeframes for implementation;**
5. The permittee must secure a Land Disposition from the Maui District Land Office prior to initiating any construction or work on State land for the proposed project;
6. Any use of outside sand within the geotextile bags must be pre-approved by OCCL before use
7. The permittee shall obtain other necessary State and County permits for proposed the use prior to the initiation of construction, as necessary;
8. The permittee shall implement standard Best Management Practices (BMPs) including the ability to contain and minimize silt in nearshore waters and clean up fuel, fluid, or oil spills immediately for projects authorized by this letter. Equipment must not be refueled in the shoreline area. If persistent turbidity or other unusual substances are observed in the water as a result of the proposed operation, all work must cease immediately to ascertain the source of the substance;
9. Work shall be conducted at low tide to the most practical extent possible and no work shall occur during high surf or ocean conditions that will create unsafe work or beach conditions;
10. All placed material shall be free of contaminants of any kind including: excessive silt, sludge, anoxic or decaying organic matter, turbidity, temperature or abnormal water chemistry, clay, dirt, organic material, oil, floating debris, grease or foam or any other pollutant that would produce an undesirable condition to the beach or water quality;
11. No contamination of the marine or coastal environment (trash or debris) shall result from project-related activities authorized under this letter;
12. Any materials that become liberated from the structure must be immediately removed from the beach or ocean;
13. Appropriate safety and notification procedures shall be carried out. This shall include high visibility safety fencing, tape or barriers to keep people away from the active construction site and a notification to the public informing them of the project. All barriers shall be removed once the project is complete to allow full public access laterally along the beach and alongshore walkway;
14. Obstruction of lateral shoreline access shall be avoided or minimized;
15. During construction, appropriate mitigation measures shall be implemented to minimize impacts to the aquatic environment, off-site roadways, utilities, and public facilities;
16. The activity shall not adversely affect a federally listed, threatened, or endangered species or a species proposed for such designation, or destroy or adversely modify its designated critical habitat;

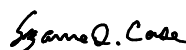
17. The activity shall not substantially disrupt the movement of those species of aquatic life indigenous to the area, including those species which normally migrate through the area;
18. Artificial light from exterior lighting fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may be permitted pursuant to HRS §205A-71. All exterior lighting shall be shielded to protect the night sky;
19. No night work that requires outdoor lighting during seabird fledging season from September 15 through December 15;
20. For any and all landscaped and vegetated areas, landscaping and irrigation shall be contained and maintained within the property, and shall under no circumstances extend seaward of the shoreline as defined in Hawai'i Revised Statutes (HRS) §205A-1;
21. Any landscaping will shall be appropriate to the site location and shall give preference to plant materials that are endemic or indigenous to Hawai'i. The introduction of invasive plant species is prohibited;
22. The permittee shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of this chapter;
23. The permittee, their successors and assigns, shall indemnify and hold the State of Hawai'i harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors, and agents under this permit or relating to or connected with the granting of this permit;
24. The permittee shall comply with all applicable Department of Health Administrative Rules;
25. The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
26. Transfer of ownership of the subject property includes the responsibility of the new owner to adhere to the terms and conditions of this authorization;
27. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the permittee shall be required to take measures to minimize or eliminate the interference, nuisance, harm, or hazard;
28. The permittee acknowledges that the approved work shall not hamper, impede, or otherwise limit the exercise of traditional, customary, or religious practices of native Hawaiians in the immediate area, to the extent the practices are provided for by the Constitution of the State of Hawai'i and by Hawai'i statutory and case law;
29. Should historic remains such as artifacts, burials, or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division (692-8015), which will

assess the significance of the find and recommend an appropriate mitigation measure, if necessary;

- 30. In issuing the permit, the Department and the Chairperson have relied on the information and data that the permittees have provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;
- 31. The DLNR reserves the right to impose additional terms and conditions on projects authorized under this letter, if it deems them necessary;
- 32. Other terms and conditions as prescribed by the Chairperson; and
- 33. Failure to comply with any of these conditions shall render a permit void under Chapter 13-5, as determined by the Chairperson or BLNR.

Please review the following Terms and Conditions carefully and return a signed copy to the DLNR. Should you have any questions pertaining to this letter, please contact Salvatore Saluga of our office at (808) 798-6147 or salvatore.j.saluga@hawaii.gov.

Sincerely,



Suzanne D. Case, Chairperson
Board of Land and Natural Resources

I concur with the conditions of this letter:

Signature of Applicant or Representative

Date: _____

Print Name & Title

CC: Oceanit Laboratories, Inc.
c/o Michael Foley, Ph.D., P.E.
MDLO
County of Maui, Planning Department

TAK 2-6-08

Maui-Haiku Mission
H.M.M. Permission to take
sand from
Beach

KNOW ALL MEN BY THESE PRESENTS, that MONTOKUJI MISSION of Paia, County of Maui, Territory of Hawaii, hereinafter referred to as the grantor which expression shall and will include its successors and assigns where the context so permits or requires for and in consideration of the sum of ONE HUNDRED (\$100.00) Dollars, lawful money of the United States to it in hand paid by and on behalf of the County of Maui, hereinafter referred to as the grantee, which expression shall and will include it's successors and assigns where the context so permits or requires, the receipt whereof is hereby acknowledged does ^{and} give/grant unto the grantee a perpetual easement for a right-of-way over, through and across it's property at Paia, being a portion of Lot 7 to Ahuna of Section 2, of the second partifion of the Hamakuapoko-Hui Lands, district of Hamakuapoko, County of Maui, Territory of Hawaii, said right-of-way being described as follows:

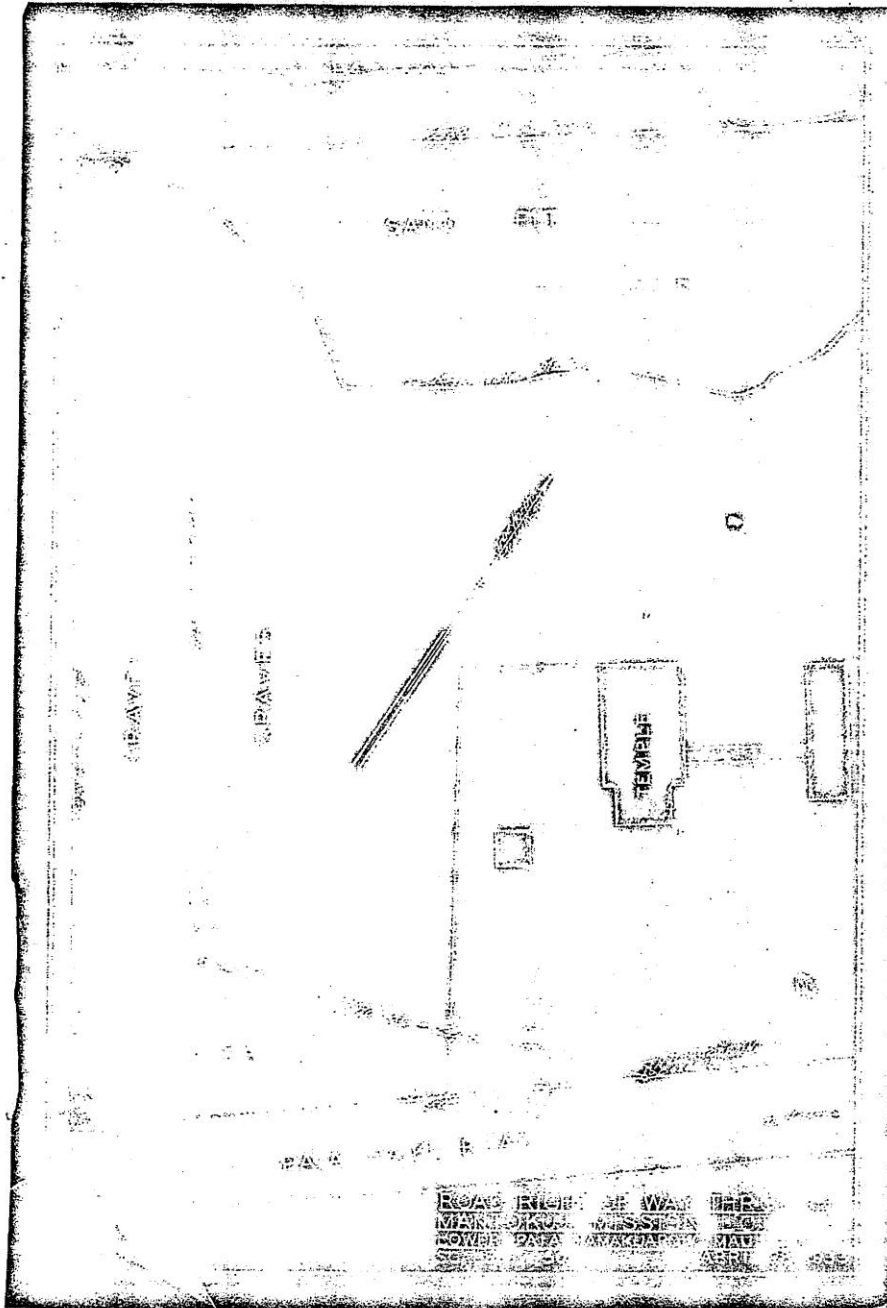
Beginning at a point at the entrance of the Montokuji Mission Lot on the North boundary of the Paia-Haiku Government Road and 230°--41', 307.00 feet distant from the south corner of the Montokuji Mission Lot, the coordinates of said corner referred to the Government Triangulation Station "PUU NENE" being

7139.5 feet North
5983.2 feet East and running thence by true azimuths from the point of beginning measured clockwise from true South:

1. Along the center line of present 10 foot roadway, the direct azimuth and distance being 70° 06', 244.00 feet, thence
2. 143° 20', 410.00 feet along the centerline of present 10 foot roadway to edge of Sand Pit at High water mark.

And in further consideration thereof the said grantor does give and grant unto the grantee a right to take and remove from the makai portion of the property of the grantor hereinabove referred to beach sand in such quantities as may be

Exhibit A – May 16, 1933 Easement for Sand Mining at Subject Property



DAVID Y. IGE
GOVERNOR OF HAWAII



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

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

REF:OCCL:AW

Emerg. CDUP MA 21-10

Michael Foley
Oceanit Center
828 Fort Street Mall, Suite 600
Honolulu, HI 96813

Jun 8, 2022

SUBJECT: Request to Revise Emergency Conservation District Use Permit (CDUP) MA-21- 10 for Temporary Shoreline Protection Seaward of the Mantokuji Mission at 253 Hana Highway in Pā‘ia, Maui; TMK: (2) 2- 6- 008:013, and seaward and Borrow Sand Source approval

Dear Mr. Foley:

The Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL) has reviewed your June 3, 2022 request to revise the construction materials and design approved in CDUP MA-21-10 for temporary shoreline protection seaward of the Mantokuji Mission in Paia, Maui and your 30 November 2021 request for approval of the borrow sand source for the project submitted on behalf of the Mantokuji Mission Board of Directors.

As approved, the proposed temporary erosion control structure would be comprised of custom made 16-foot-long geotextile fabric materials wrapped around imported sand fill. The custom-made wraps would be composed of a woven geotextile ‘exterior’ layer and a non- woven geotextile ‘interior’ fabric liner. Due to the coble-sized beach stones present on the existing rocky beach and observed high wave energy at the subject location, you are requesting to use a more durable product to withstand the elements and reduce the potential for rupture of the sand-filled temporary structures. The updated proposal requests to replace the custom-made wraps with Elcorock® 2.5 m3 containers. Elcorock® uses a composite geotextile fabric to form sand- filled containers. The fabric is shown to have enhanced filtration, puncture, abrasion and extreme U.V. resistance characteristics. The proposed use of the Elcorock® product is requested to reduce the risk of the sand- filled fabric containers rupturing, spilling their sand, and allowing continued erosion of the embankment soils into the marine area.

The sand proposed for use in filling the Elcorock® containers would be sourced from a construction site in the Waiehu Heights neighborhood. Although the proposed sand has a higher percentage of fines than the existing sand between the cobbles at Manjokuji Beach, when enclosed within the Elcorock® containers, there should be a reduced likelihood of the sand spilling onto the beach.

M. Foley
Oceanit

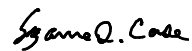
Emerg. CDUP MA 21-10

Your request for a revised design utilizing ElcoRock® containers in place of custom-made geotextile wraps is approved due to the high wave energy at the location. Your request to use sand sourced from the Waiehu Heights construction site is approved, contingent on its enclosure in ElcoRock® containers.

All Terms and Conditions of CDUP MA-21-10 as amended by the time extension approval dated 26 April, 2022 remain in effect.

Should you have any questions pertaining to this letter, please contact Amy Wirts, Hawaii Sea Grant Extension Agent in the Office of Conservation and Coastal Lands at (808) 798-7556 or amy.e.wirts@hawaii.gov.

Sincerely,



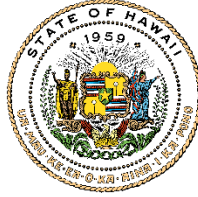
Suzanne D. Case, Chairperson
Board of Land and Natural Resources

CC: Mantokuji Mission Board of Directors
County of Maui, Planning Department

Reviewed: Michael Cain *MC*

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DLNR:OCCL:AW

Emergency CDUP MA-21-10

Mar 12, 2024

Eric Moto
President, Board of Directors
Mantokuji Mission of Pā`ia
PO Box 790207
Paia, HI 96779

SUBJECT: RE: Emergency Conservation District Use Permit MA 21-10 for Temporary Shoreline Protection Seaward of the Mantokuji Mission at 253 Hana Highway, Pā`ia, Maui Task Map Key (TMK): (2) 2-6-008:013 (seaward)

Dear Mr. Moto:

The Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter requesting clarification of the expiration date of Emergency Permit MA-21-10. The permit was issued on 12 May 2021 for the temporary placement of an erosion control structure to stabilize the shoreline fronting the Mantokuji Mission temple building and grounds while long term relocation and mitigation measures are explored.

The permit and subsequent documentation authorized the use of Elco-Rock containers to withstand the winter wave conditions. Condition 1 of the permit states:

“1. It is understood that the emergency temporary shoreline protection is a temporary response to address chronic beach erosion that is a safety hazard to both the existing temple structures on the subject property as well as the beach area itself, as the erosion has exposed previously covered rubbish, junk, and debris that could be released into the marine area. **The material is authorized as a temporary erosion control measure for three (3) years** from the date of issuance of this letter. Subsequent erosion control efforts that call for modification, other than routine maintenance of the proposed structure, will require a new application. At the end of the authorization period, the materials shall be removed;”

The expiration of Emergency CDUP MA-21-10 is 12 May 2024.

Eric H. Moto
President, Board of Directors
Mantokuji Mission of Pā`ia, Maui

DLNR recognizes that the historical and cultural significance of the subject site necessitated longer than average lead times for obtaining additional permits. The Revocable Permit (RP) for occupancy of state submerged lands was approved by the Board of Land and Natural Resources (BLNR) on 08 April 2022 and executed on 16 Sep 2022. You commenced work on the temporary structure on 02 Sep 2022. As a result of the unique conditions at the project site, the temporary structure will be in place for approximately 18 months when the Emergency CDUP expires. The RP was renewed for an additional one-year term at the 13 Oct 2023 Board of Land and Natural Resources meeting.

In accordance with Condition 4 of your emergency permit, you submitted a Mitigation Report For Adaptation Pathways for Mantokuji Mission of Pā`ia (Report) on 12 April 2023. According to the Report, the temple building is fragile due to age and termite damage and unlikely to be successfully located on or off the property. Included in the long-term planning are building structural mitigation, relocation of a portion of the building, and beach restoration. The DLNR is aware that you are also exploring federal funding opportunities for relocation of the historic temple building.

The DLNR recognizes that you are making progress towards a longer-term solution to the erosion threat and need time to implement the structural and beach restorations outlined in your plan submitted to OCCL. As such, this letter represents an extension of one year and 18 days from the original expiration date. **Emergency CDUP MA-21-10 is amended to expire on 30 May 2026.** This new expiration date reflects the seasonal dynamics of the shoreline in Pā`ia, so that removal will be better timed to correspond with the generally calmer summer season on the north shore of Maui. Any future extension of this permit will require consideration by the BLNR.

Your request has also been reviewed by the DLNR Land Division. Land Division will submit a request to the Board to amend Additional Condition 18 of Revocable Permit S-7950 to read as follows:

“18. The Permittee shall post a removal bond in the amount of SEVENTY EIGHT THOUSAND TOW HUNDRED SEVENTY ONE AND NO/100 DOLLARS (\$78,271.00) to cover the cost of the removal of the erosion protection structure located on State submerged lands in the event the Permittee does not remove it by ~~May 11, 2024~~. the date specified in Emergency Conservation District Use Permit MA-21-10, as amended.”

This Emergency CDUP extension is contingent on BLNR approval of the amendment to RP S-7950.

Eric H. Moto
President, Board of Directors
Mantokuji Mission of Pā`ia, Maui

Emergency CDUP MA-21-10

Should you have any questions on the matter, please feel free to contact Amy Wirts, Hawai`i Sea Grant Extension Agent in the DLNR Office of Conservation and Coastal Lands at (808) 587-0376 or via email at awirts@hawaii.edu. For questions regarding the Revocable Permit, please contact Rebecca L. Anderson, Shoreline Specialist, at rebecca.l.anderson@hawaii.gov.

Sincerely,



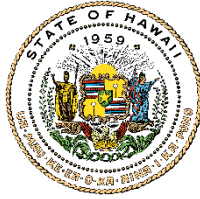
Dawn Chang, Chairperson
Board of Land and Natural Resources

mc

CC: Michael Foley, Oceanit Inc
Maui County Planning Department, CZM
Maui Land Division Office
DLNR Land Division
Tara Owens, Hawai`i Sea Grant (via email)

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
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DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DLNR:OCCL:AW

Emergency CDUP MA-21-10

10/27/2025

Berna Senelly
Oceanit Center
828 Fort Street Mall, Suite 600
Honolulu, HI 96813

SUBJECT: RE: Emergency Conservation District Use Permit MA 21-10 for Temporary Shoreline Protection Seaward of the Mantokuji Mission at 253 Hana Highway, Pā'ia, Maui Tax Map Key (TMK): (2) 2-6-008:013 (seaward)

Dear Ms. Senelly,

The Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) is receipt of your October 16, 2025 application sent on behalf of your client, the Mantokuji Soto Mission of Pā'ia, to amend Emergency Conservation District Use Permit (Emergency CDUP) MA-21-10 for temporary erosion control structures fronting the subject property.

You are requesting to expand the footprint of the temporary structure by 49 linear ft. The expansion area will be constructed of an estimated 29 2.5m³ Elcorock® containers, stacked three high in a stacked structure of similar design as the existing 112 linear ft long temporary erosion control. The Elcorock® containers would be filled with sand from the construction site in Waiehu Heights approved by OCCL on June 8,2022. DLNR recognizes that the situation at the Mantokuji Mission is complex and requires significant resources to address the threat to the buildings and inhabited structures on site.

Emergency CDUP MA-21-10 is amended to expand the footprint of the erosion control structure by 49 ft in accordance with the plans provided with your October 16, 2025 application. This amendment does not alter the expiration of Emergency CDUP MA-21-10.

On March 12, 2024, the Chairperson of the DLNR approved an extension to the original approval for ECDUP MA-21-10 stating the following:

“Emergency CDUP MA-21-10 is amended to expire on 30 May 2026. This new expiration date reflects the seasonal dynamics of the shoreline in Pā'ia, so that removal will be better timed to correspond with the generally calmer summer season on the north

B. Sennely
Oceanit, Inc

Emergency CDUP MA-21-10

shore of Maui. Any future extension of this permit will require consideration by the BLNR.”

In addition, on 28 June, 2024 the BLNR approved item D-3 to amend Additional Condition 18 of Revocable Permit S-7950 to read as follows:

“18. The Permittee shall post a removal bond in the amount of SEVENTY EIGHT THOUSAND TOW HUNDRED SEVENTY ONE AND NO/100 DOLLARS (\$78,271.00) to cover the cost of the removal of the erosion protection structure located on State submerged lands in the event the Permittee does not remove it by ~~May 11, 2024.~~ the date specified in Emergency Conservation District Use Permit MA-21-10, as amended.”

Approval for the existing structure and the amended expansion of the structure expire on 30 May 2026 in accordance with the March 12, 2024 approval from the Chairperson of the Board of Land and Natural Resources. Any further time extension for these structures will require consideration by the Board of the Land and Natural Resources.

Repairs to the existing structure do not require approval from OCCL, as maintaining the sandbags are a condition of Revocable Permit S-7950.

Sincerely,



DAWN N.S. CHANG, CHAIRPERSON
DEPARTMENT OF LAND AND NATURAL
RESOURCES

nc

CC: Eric Soto, Mantokuji Soto Mission
LAND
MDLO
Maui County Planning Department, CZM



March 31, 2026

Michael Cain, Administrator
Office of Conservation and Coastal Lands (OCCL)
Department of Land and Natural Resources (DLNR)
P.O. Box 621
Honolulu, Hawai'i 96809

ATTN: Amy Wirts, Coastal Lands Program Coordinator

Dear Mr. Cain:

Subject: Request for Time Extension of Emergency Conservation District Use Permit (CDUP) MA 21-10 for Temporary Shoreline Protection Seaward of the Mantokuji Mission at 253 Hana Highway in Pā'ia, Maui; TMK: (2) 2-6-008:013; Additional Information as Requested

On behalf of the Mantokuji Mission Board of Directors ("Mantokuji"), Oceanit is hereby providing OCCL with the additional information requested in OCCL's letter dated March 9, 2026, issued in response to our time extension amendment request on February 27, 2026. The requested information is reproduced in **bolded** font with our responses directly following.

1. A timeline of accomplishments towards implementing a long-term solution since the Mantokuji Soto Mission of Pā'ia submitted a Mitigation Report for Adaptation Pathways for Mantokuji Mission of Pā'ia on April 12, 2023.

Since April 2023, there have been significant strides toward securing project funding.

- A Grant-In-Aid (GIA) was issued by the Hawai'i Legislature during the 2023 Legislative Session to conduct the Climate Change Toolkit Pilot Project at Mantokuji Bay. Mantokuji Mission is a nonprofit 501(c)(3) organization and Oceanit Research Foundation (ORF) received this GIA to work with student interns to increase public awareness of coastal hazards and its impacts on the Mantokuji Mission and Pā'ia community. Student interns began investigations in November 2023 under the guidance of science and engineering mentors. They shared project information and key findings during a public meeting on July 13, 2024. The meeting was well attended by community stakeholders, including elected officials.
- Mantokuji's contractor, CMAC Excavation (CMAC), performed regular maintenance repairs of the existing emergency temporary erosion control structure during the summer months of both 2023 and 2024. The existing sandbag structure was originally installed in late 2022 and currently protects a portion of the property's shoreline as a short-term mitigation measure.

- ORF submitted a Federal Emergency Management Agency (FEMA) grant application (HI-EMA HMGP DR-4724-HI) to develop a Coastal Restoration Plan at Mantokuji Bay in July 2025.
- A GIA was issued by Hawai'i Legislature during the 2025 Legislative Session to develop a Coastal Restoration Plan at Mantokuji Bay. The grant is administered by the Hawai'i Technology Development Corporation (HTDC), and an agreement was recently executed in February 2026. Work is commencing.
- ORF received a grant from Maui County (G6586) for fuel tank remediation and existing temporary sandbag structure repairs. The grant agreement was executed in July 2025. Chronic erosion of the property's unprotected shoreline partially exposed an underground storage tank (UST), previously used to power a crematory that no longer exists, within the shoreline area fronting the cemetery. Phases 1 and 2 of the G6586 project focus on UST remediation, which is currently continuing through the State of Hawai'i Department of Health (DOH) approval process. We are expecting DOH's approval to close the UST in-place any day now. A summary of Phases 1 and 2 tasks is as follows:
 - i. Pre-consultations with the DOH UST Branch and the Maui County Fire Department in August 2025;
 - ii. Preparation of a Soil Vapor Sampling and Analysis Plan (SAP) in September 2025, which was approved by DOH in November 2025;
 - iii. Submission of a Notification for Underground Storage Tanks to DOH in November 2025, so DOH may assign the UST a facility ID;
 - iv. Collection of soil vapor and liquid samples in the field in December 2025;
 - v. Toning to accurately locate the UST in December 2025;
 - vi. Preparation of a final site assessment report in January 2026, which is currently awaiting DOH approval; and
 - vii. Submission of verbal and written release notifications in March 2026 to DOH's Office of Hazard Evaluation and Emergency Response (HEER Office) (HEER case #20260319-0754IK) and the National Response Center (NRC) (NRC case #1457764), at DOH's direction.

Phase 3 of the G6586 project involved the repair of the existing sandbag structure. CMAC completed construction of both the repairs to and expansion of the existing sandbag structure in January 2026. (Upland vegetation is still in the process of being reestablished to match pre-construction conditions.) A summary of Phase 3 tasks is listed below:

- i. Pre-consultations with OCCL for the repair and expansion of the existing sandbag structure in September 2025;

- ii. Development of plans for the repair and expansion of the existing sandbag structure, in consultation with CMAC and the materials distributor, Geotech Solutions, in September 2025;
- iii. Submission of a request to OCCL in October 2025 to amend emergency Conservation District Use Permit (CDUP) MA 21-10 to include an eastern expansion of the existing sandbag structure to address expanding erosion, which was approved by OCCL in October 2025;
- iv. Mobilization to the site to begin construction work in October 2025;
- v. Demobilization from the site at the end of construction work in January 2026; and
- vi. Submission of a request to OCCL in February 2026 for a 3-year time extension for the existing sandbag structure (including expansion) to remain in place.

Other potential funding sources that have been explored include Department of Defense (DOD) “America the Beautiful Challenge” (ATBC) grants, State Capital Improvements Project (CIP) funding, County Special Management Area (SMA) revolving funds, and more.

Oceanit has also been supporting new legislative measures for a 5-year Coastal Resilience Pilot Program within the Department of Business, Economic Development, and Tourism (DBEDT) for the preservation of Mantokuji Bay (SB3169, HB2490). The bill, if passed, would allow the pilot program to be exempt from certain regulatory requirements, require the State Historic Preservation Division (SHPD) to conduct a streamlined historic preservation review, and establish certain procedures for the discovery of Native Hawaiian skeletal remains. The bill is proceeding through the legislative process.

2. A detailed plan for building structural mitigation and beach nourishment as outlined in the April 12, 2023 report, to include conceptual drawings and anticipated permit requirements and application submittal dates.

The preferred long-term adaptation solution is the “coastal restoration” of Mantokuj Bay, which will restore the sand dunes that were once mined from the Bay through beach nourishment, improve habitat value for terrestrial wildlife through a vegetated coastal dune and living shoreline, and improve habitat value for aquatic and marine wildlife through the preservation of the coral reef in the Bay. Restoration of a natural beach system will help reduce exposure to coastal hazards by reducing wave runup and flood volumes, buffering against foundation-scouring erosion, preventing further degradation of the Bay’s water quality from runoff entering the Bay, preventing the continued loss of cultural resources to the Bay, and restoring cultural, recreational and environmental resources. Overall, the project will contribute to the long-term risk reduction for human lives and property, while enhancing community resilience and restoring ecosystem services. Concept sketches are attached. A proposed project timeline, as outlined in both the HTDC GIA agreement and FEMA grant application, is reproduced in Table 1.

Table 1. Proposed project timeline

Project Task	Month																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1. Site Investigations																								
2. Engineering Assessment																								
3. Community Outreach																								
4. Cultural Resource Study																								
5. Plans, Specifications, and Estimates																								
6. Conservation District Use Application																								
7. Federal and Local Permit Applications																								
8. NEPA/HEPA Documents																								
9. Permit Review Period Coordination																								
10. Construction																								

Projects tasks are detailed as follows:

- 1. Site Investigations:** Background information will be gathered to identify a potential source(s) of offshore sand suitable for beach nourishment at Mantokuji Bay. Once identified, physical surveys and sampling of the offshore sand recovery site will allow for evaluation of the sediment resource and the surrounding environment. Necessary surveys will be conducted to assess the existing conditions of the placement site at Mantokuji Bay, including the properties of existing sand, rocky shoreline, ocean water quality, and biological resources. The data from the site investigations will be incorporated into the development of the Engineering Assessment (see Task 2).
- 2. Engineering Assessment:** An Engineering Assessment will be conducted of the offshore sand recovery site as well as the placement site at Mantokuji Bay. The assessment will include a study of the background information and available data including sediment transport mechanisms, wind and wave patterns, tide levels, sea level rise projections, and historic erosion rates. The results will be used to recommend a sand recovery and dune restoration strategy. Conceptual plans will be further developed for recovery of sand and restoration of a sandy beach, including native, coastal vegetation and long-term shoreline monitoring.
- 3. Pre-Consultation and Community Outreach:** Pre-consultation with public agencies will be conducted to understand the permitting and approval requirements required by the proposed action. Further, community outreach efforts will be conducted to include stakeholders, cultural practitioners, environmentalists, and the general public to discuss the conceptual plans for dune restoration. The processes and outcomes will be documented and taken into consideration to further develop the project designs. Presentations, letters, documents or other materials will be prepared, as needed, to support these meetings.
- 4. Cultural Resource Study:** Potential effects of the proposed dune restoration plan on Hawaiian cultural practices, historical, or natural resources will be evaluated. Archival research and meetings with individuals and organizations will help to gain knowledge about cultural practices in the project areas. The information will serve

as a guide in preparing a plan that aims to protect culturally valuable resources and traditional practices in the proposed sand recovery and dune restoration areas.

5. **Plans, Specifications, and Estimates:** Plans, specifications, and estimates will be prepared to illustrate the details of construction. Best Management Practices (BMPs) will be included in both the plans and specifications. A draft package will be submitted to regulatory offices for feedback during pre-consultation meetings, and any comments will be addressed in the final package, which will be used for construction once all permit approvals are received.
6. **Conservation District Use Application:** A Conservation District Use Application (CDUA) will be submitted to the State of Hawai'i DLNR OCCL, for work seaward of the Certified Shoreline.
7. **Federal and Local Permit Applications:** Permit applications will be coordinated, prepared, and submitted as necessary to seek regulatory approval for the construction work according to the plans and specifications. The permitting requirements will depend on details, including proximity to the shoreline, amount of fill material, characteristics of the existing marine resources and other environmental conditions. Information from the site maps, marine biological survey, and the design plans will clarify the scope of the permitting effort.
8. **NEPA/HEPA Documents:** In consultation with the accepting federal agency, the required NEPA documents will be prepared to determine if the proposed action may be "categorically excluded" from a detailed environmental analysis. If a categorical exclusion (CATEX) does not apply to a proposed action, an environmental assessment (EA) will be prepared according to the procedures required by the accepting agency. In addition to the NEPA process, documents will be prepared for Hawai'i's environmental review process (commonly known as HEPA), pursuant to Chapter 343, Hawai'i Revised Statutes.
9. **Permit Review Period Coordination:** After submittal of required permit applications, the review process will be monitored and any additional information required by the agencies will be provided.

A summary of the potential permits/approvals is provided in Table 2.

Table 2. List of potential project permits/approvals

Jurisdiction	Agency	Approval/Permit
Federal	U.S. Army Corps of Engineers	Section 404 Clean Water Act
		Section 10 Rivers and Harbors Act
		Nationwide Permit(s)
	U.S. Fish and Wildlife Service	Section 7 Endangered Species Act
	NOAA Fisheries	Section 7 Endangered Species Act
Essential Fish Habitat		
State	DLNR Office of Coastal and Conservation Lands	Conservation District Use Permit
	DLNR State Historic Preservation Division	Section 106 National Historic Preservation Act
		Hawai'i Revised Statutes Chapter 6E
		Archaeological Monitoring Plan
	DLNR Land Division	Perpetual, Non-Exclusive Easement
	Office of Planning and Sustainable Development	Coastal Zone Management Act
	Department of Health	Section 401 Water Quality Certification
Applicable Monitoring and Assessment Plan		
National Pollutant Discharge Elimination System		
County	Department of Planning	Special Management Area Use Permit
		Shoreline Setback Determination
	Department of Public Works	Grading, Grubbing and Stockpiling Permit

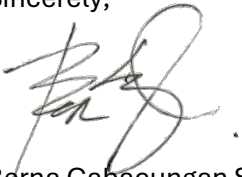
Note that the “building structural mitigation” option is no longer preferred because of risk of adjacent land loss if the shoreline were to eventually advance inland, which would result in negative environmental and social impacts.

3. A timeline for future actions to be implemented upon receipt of all required permits.

Upon receipt of all project permits/approvals, a contractor will be retained for the construction phase. Construction is anticipated to take approximately four months, with reef restoration expected to take one month, sand recovery expected to take two months, and dune restoration expected to take one month. Construction will proceed as funding becomes available.

We appreciate your consideration. If you require any additional information, please contact me via telephone at (817) 422-1372 or email at bsenelly@oceanit.com.

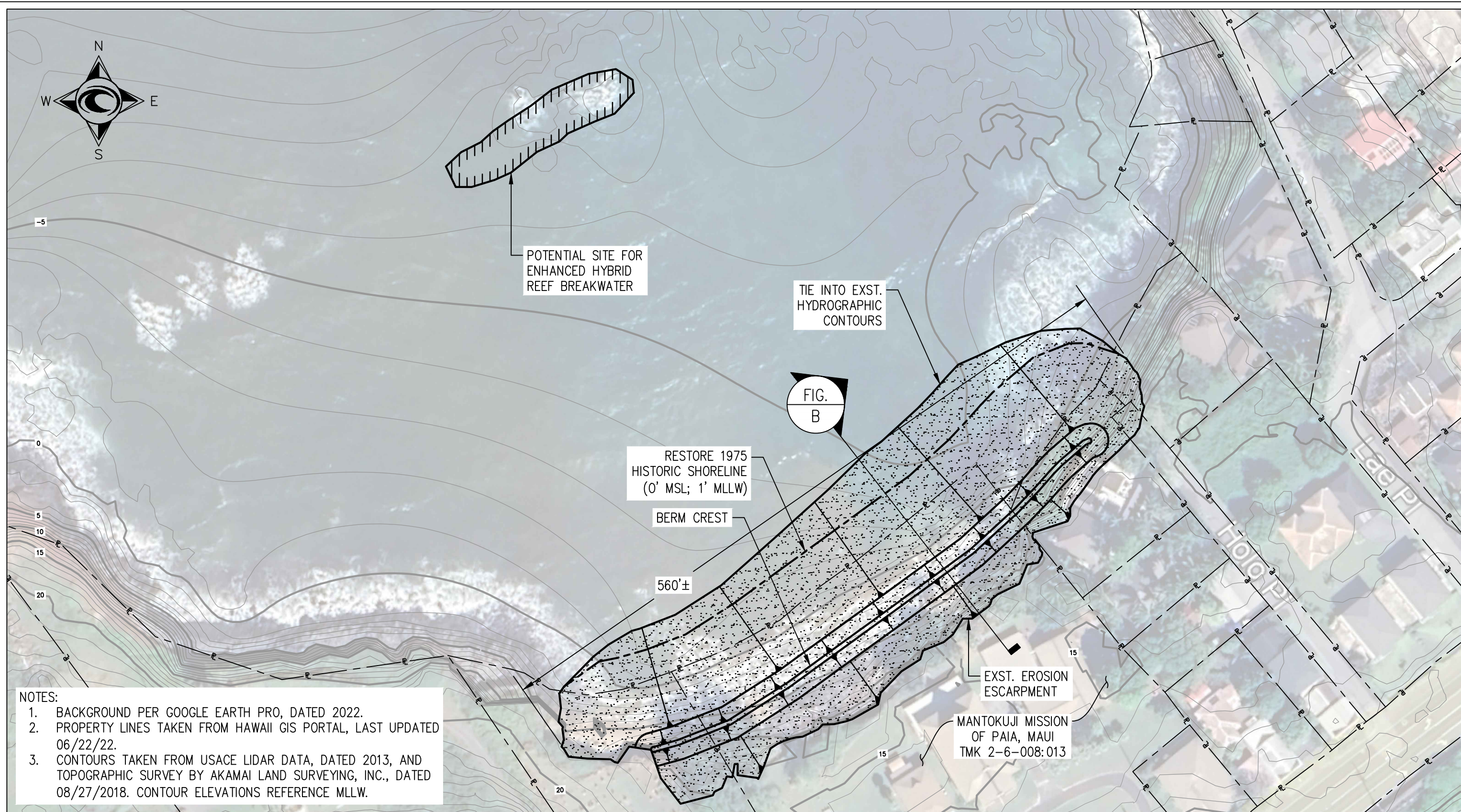
Sincerely,



Berna Cabacungan Senelly
Senior Regulatory Lead

Attachments: Concept sketches, dated October 2022, 2 pages

CC: Eric Moto, President, Mantokuji Soto Mission of Pā'ia Board of Directors



NOTES:
 1. BACKGROUND PER GOOGLE EARTH PRO, DATED 2022.
 2. PROPERTY LINES TAKEN FROM HAWAII GIS PORTAL, LAST UPDATED 06/22/22.
 3. CONTOURS TAKEN FROM USACE LIDAR DATA, DATED 2013, AND TOPOGRAPHIC SURVEY BY AKAMAI LAND SURVEYING, INC., DATED 08/27/2018. CONTOUR ELEVATIONS REFERENCE MLLW.

CONCEPT PLAN MANTOKUJI SHORELINE BEACH RESTORATION

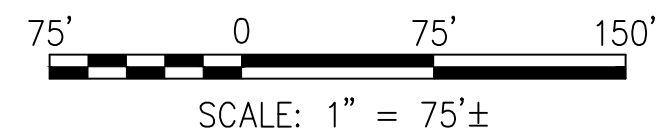
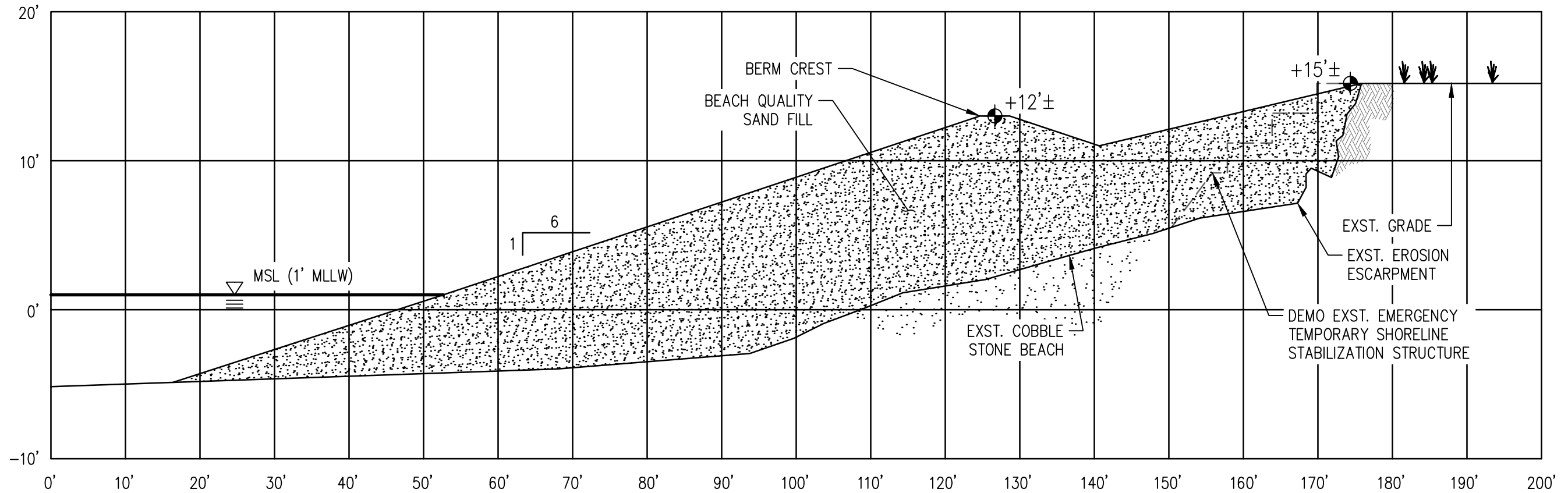



FIGURE A



NOTES:

1. WORK ALONG THE SHORELINE SHALL BE DURING PERIODS OF EXPECTED LOW TIDE AND SMALL OR FAVORABLE WAVE CONDITIONS.
2. ANY LOOSE SOIL, DEBRIS, OR OTHER FOREIGN MATERIAL THAT FALLS ONTO THE BEACH DURING CONSTRUCTION MUST BE IMMEDIATELY CONTAINED AND REMOVED.
3. CONSTRUCTION MUST BE STOPPED IMMEDIATELY IF A SEA TURTLE, MONK SEAL OR ANY OTHER ENDANGERED OR PROTECTED SPECIES ENTERS THE CONSTRUCTION SITE OR NEARBY VICINITY. CONSTRUCTION MAY CONTINUE WHEN THE ANIMAL(S) LEAVES THE SITE ON ITS OWN ACCORD. THERE SHOULD BE NO ATTEMPT TO REMOVE OR FORCE THE ANIMAL TO LEAVE THE SITE.

PROJECT SUMMARY

LENGTH OF BEACH RESTORATION: 560± LF
 VOLUME OF BEACH QUALITY FILL: 20,000–30,000 CY

CONCEPT SECTION, TYP. MANTOKUJI SHORELINE BEACH RESTORATION

SCALE: 1" = 15'± (HOR.)



SCALE: 1" = 7.5'± (VER.)



FIGURE B