

PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 2020 - 20	
Acceptance Date:	11.7.19
Website Posting Date:	11.18.19
Determination Date:	11.7.19
Planning Commission Date:	NA
Expiration Date:	11.7.20
Planner Assigned:	JL

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

Applicant Information	
Applicant: <u>TRACI SITEMANN, Agent for</u>	
Mailing Address: <u>10663 NE 132nd PL</u>	Phone: <u>(425) 753-6238</u>
<u>Kirkland, WA 98034</u>	Email: <u>tracil@sun-spaces.com</u>
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>RR20</u>	Tax Map Key(s): <u>5-4-012-011-0018 - Dougherty</u>
	Land Area: <u>5-4-012-011-0031 - Lyons</u>
Nature of Development: <u>Replacement of Glass Atrium</u>	<u>5-4-012-011-0029 - Palazzo</u>
(Description of proposed structure or subdivision) <u>Roof Cover and 4 panel Steel Window System</u>	<u>5-4-012-011-0039 - Rothstein</u>

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

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

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

- Property is Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 203.64' - Dougherty  
252' - Lyons  
233.52' - Palazzo  
123.56' - Rothstein
- Property is Not Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Additional Information:  
☐ Shoreline Change (Erosion/Accretion) Rate: \_\_\_\_\_ ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html))  
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

--



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

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

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

Rocky; Reefs with some sand

- ☐ Artificially armored Shoreline

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

☐ Is the armoring permitted/authorized? \_\_\_\_\_

☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_

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

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

**PLEASE NOTE:**

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

**Applicant's Signature**

Maci Akman 8/26/19  
Signature Date

**Applicability (to be completed by Planning Department)**

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

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

[Signature]  
Planning Director or designee

11-7-19  
Date

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

**Part B**

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



# PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

## Exemption Determination

### ☐ Exemption 1

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

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

### ☐ Exemption 2

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

### ☒ Exemption 3

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

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

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

## Exemption Determination (to be completed by Planning Department)

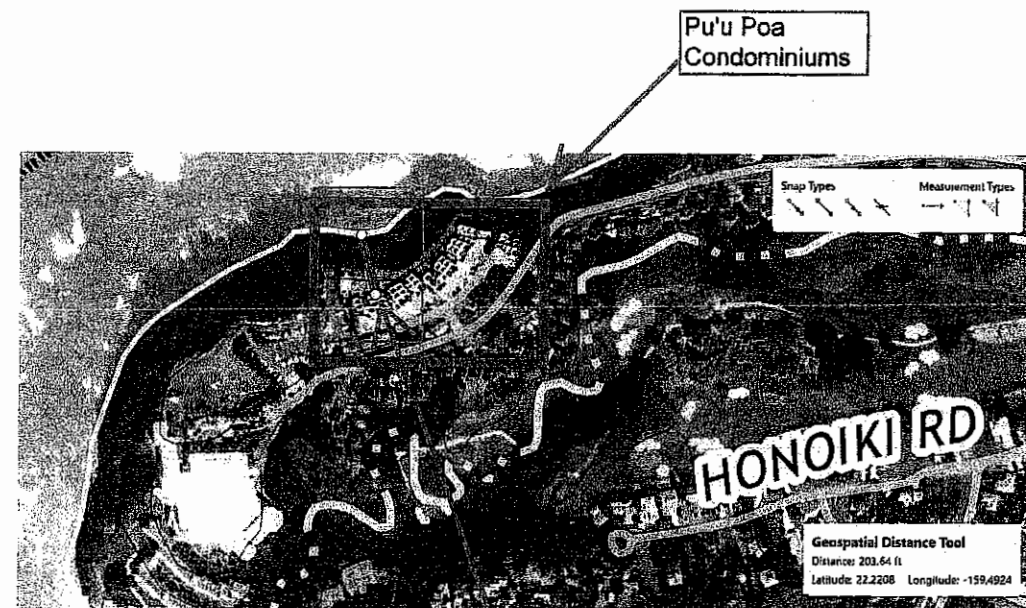
- ☒ Pursuant to §8-27.3 the Kauai County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

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

\_\_\_\_\_  
Planning Director or designee

11.7.19  
\_\_\_\_\_  
Date

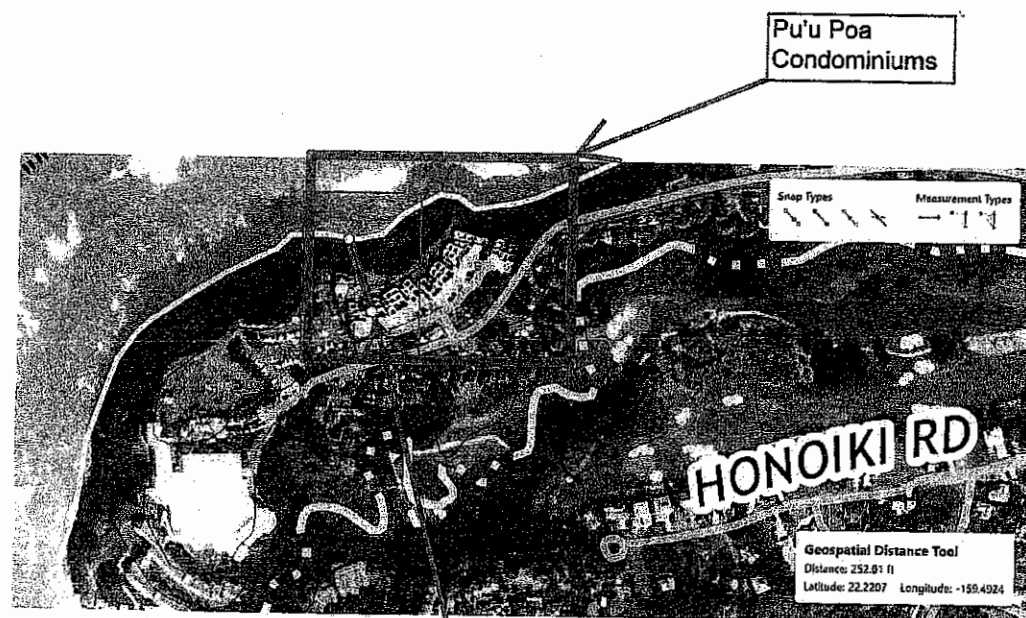
- ☐ Additional comments/conditions:



- TAX MAP KEY: 5-4-012-011-0018  
 - Building Permit: BP19-00001018

5454 Ka Haku Rd #204  
 Princeville, HI 96722

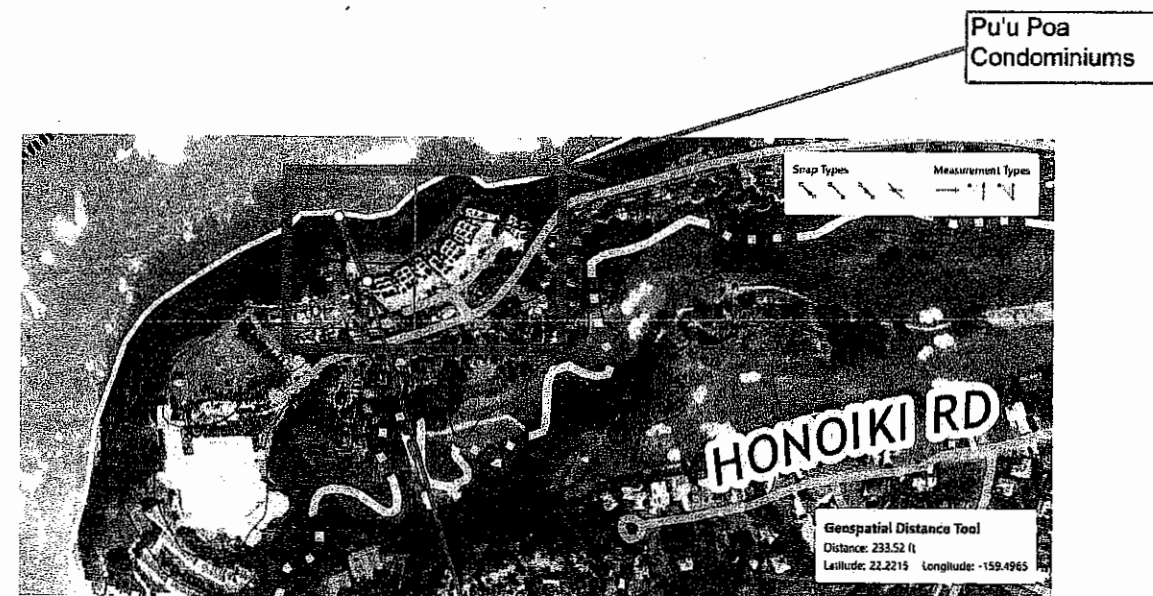
Unit 204  
 Dougherty  
 203.64' to shoreline



- TAX MAP KEY: 5-4-012-011-0031  
 - Building Permit: BP19-00001019

5454 Ka Haku Rd #303  
 Princeville, HI 96722

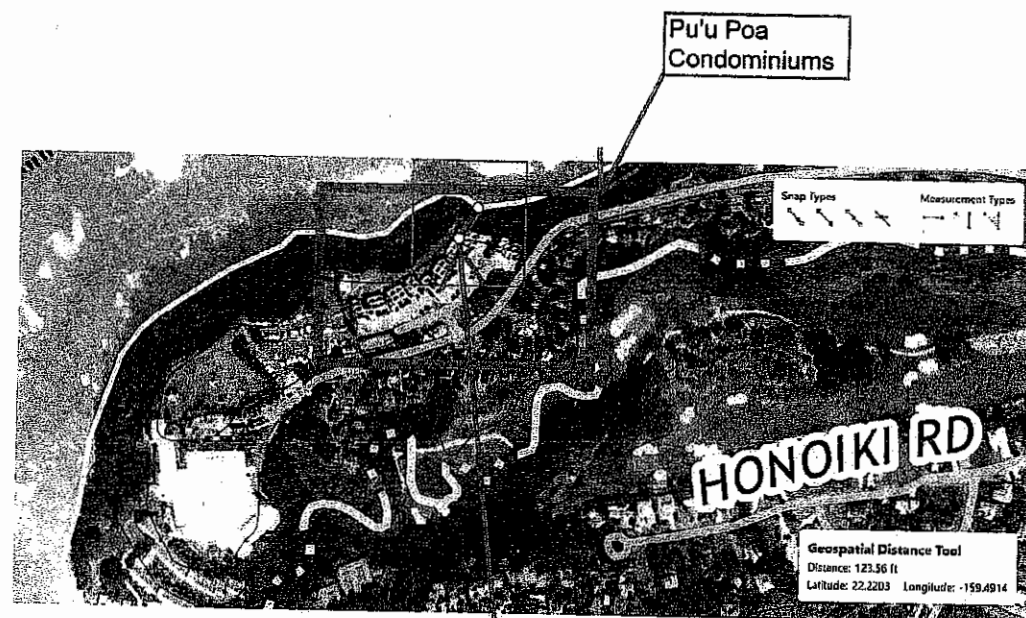
Unit 303  
 Lyons  
 252' from shoreline



-TAX Map Key: 5-4-012-011-0029  
- Building Permit #: BP19-00001017

Unit 301  
Palazzola  
233.52' to  
shoreline

5454 Ka Haku Rd #301  
Princeville, HI 96722



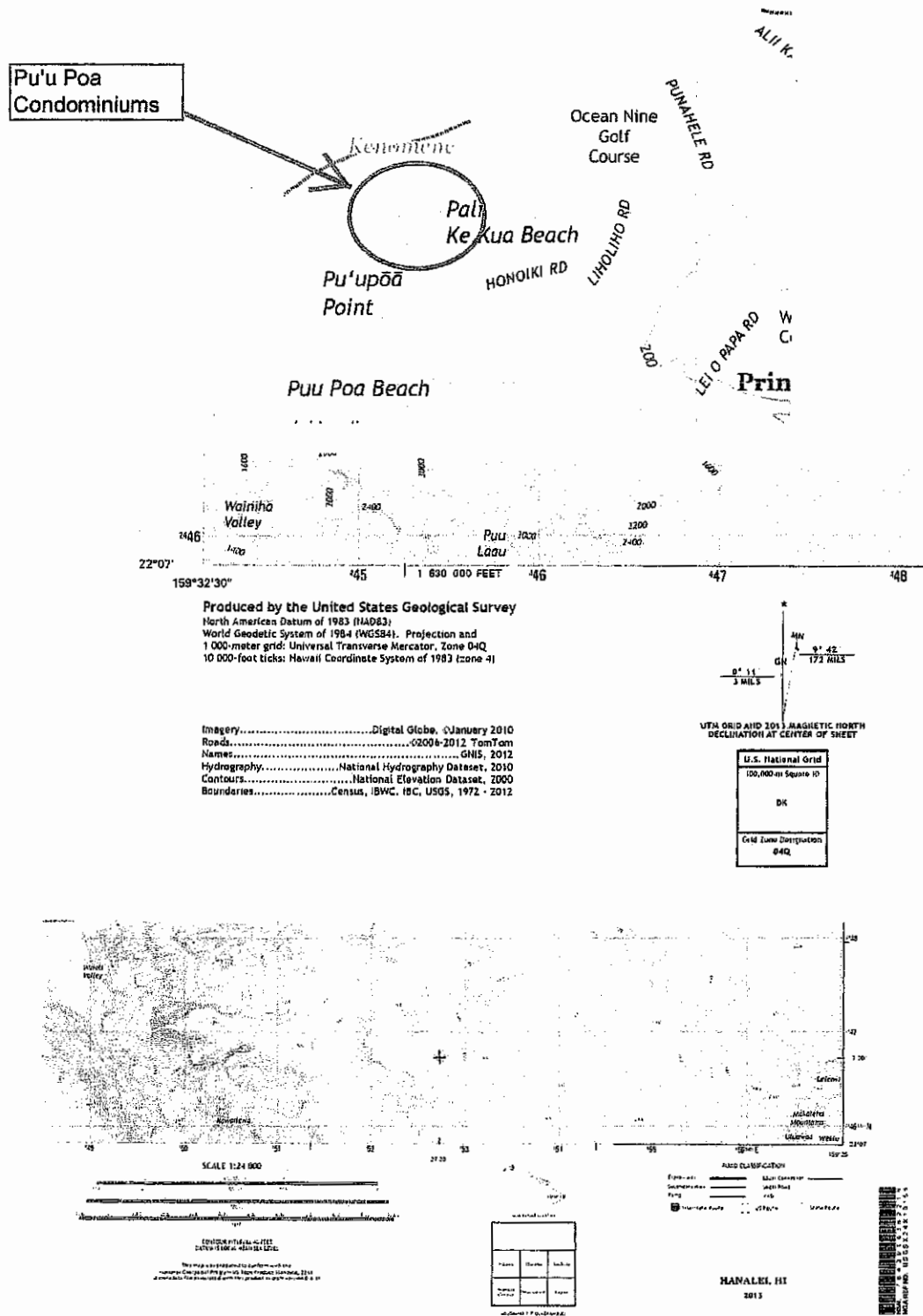
-TAX Map Key: 5-4-012-011-0039  
- Building Permit #: BP-00001020

5454 Ka Haku Rd #311  
Princeville, HI 96722

Unit 311  
Rothstein  
123.56' to shoreline

Satellite images and geospatial measurements taken from  
USGS U.S. Topo 7.5 minute map for Hanalei, HI 2013

Maps & Data per USGS U.S. Topo 7.5 minute map for Hanalei, HI 2013



County of Kauai  
4444 Rice Street  
Moikeha Building #175  
Lihue, Kauai, HI 96766

Planning Department:

I, Kevin M Dougherty, give authorization to Traci Sitzmann to submit a building permit on my behalf for a replacement lean-to design patio enclosure.

Address:  
5454 Ka Haku Rd # 204  
Princeville, HI 96722

Kevin M Dougherty

X Kevin M. Dougherty Date: 6/24/19




County of Kauai  
4444 Rice Street  
Moikeha Building #175  
Lihue, Kauai, HI 96766

Planning Department:

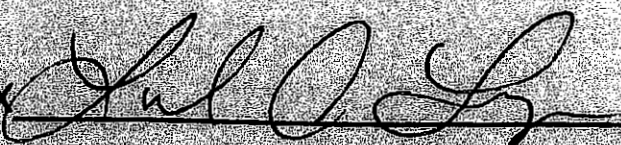
We, Daniel E Lyons and Linda A Lyons, give authorization to Traci Sitzmann to submit a building permit on our behalf for a replacement lean-to design patio cover.

Address:  
5454 Ka Haku Rd # 303  
Princeville, HI 96722

Daniel E Lyons

x  Date: 6/21/19

Linda A Lyons

x  Date: 6/21/19



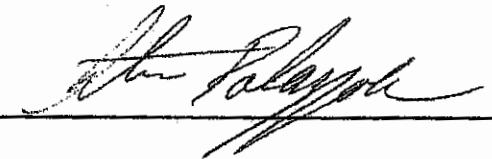
County of Kauai  
4444 Rice Street  
Moikeha Building #175  
Lihue, Kauai, HI 96766

Planning Department:

I, Steve Palazzola/Citco Properties LLC, give authorization to Traci Sitzmann to submit a building permit on my behalf for a replacement lean-to design patio cover.

Address:  
5454 Ka Haku Rd # 301  
Princeville, HI 96722

Steve Palazzola/Citco Properties LLC

X  Date: 6/21/19

County of Kauai  
4444 Rice Street  
Moikeha Building #175  
Lihue, Kauai, HI 96766

Planning Department:

We, Mark T Rothstein and Lynn L Rothstein, give authorization to Traci Sitzmann to submit a building permit on our behalf for a replacement lean-to design patio enclosure.

Address:  
5454 Ka Haku Rd # 311  
Princeville, HI 96722

Mark T Rothstein

X Mark Rothstein Date: 6/20/19

Lynn L Rothstein

X Lynn Rothstein Date: 6/20/2019



ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
THE COUNTY OF KAUAI

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

LYLE M. TABATA  
DEPUTY COUNTY ENGINEER

November 6, 2019

Traci Sitzmann  
10663 NE 132<sup>nd</sup> Place  
Kirkland, WA 98034

Subject: SHORELINE SETBACK APPLICATION,  
SUBSTANTIAL IMPROVEMENT DETERMINATION  
5454 Ka Haku Road, Pū'u Po'a Condominium, Building 1  
TMK: (4) 5-4-012:011

10.19.041

Dear Ms. Sitzmann,

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

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

Improvements are being proposed to Building 1 at TMK: (4) 5-4-012:011 in Princeville. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Unless a professional appraisal is provided, the market value shall be determined by the County's Real Property Assessment Division.

**Market Value**

The market value is the Replacement Cost New Less Depreciation (RCNLD) value for 2009 as determined by the County's Real Property Assessment Division. The market value of the building is \$5,579,840. Fifty percent (50%) of this is \$2,789,920 (or \$5,579,840 divided by 2).



**Cost of Improvements**

There were several improvements for Building 1 within the past ten years.

	09-1793	\$160,000
	10-0495	\$37,500
	10-0886	\$40,000
	10-2245	\$5,000
	17-2142	\$46,941

The estimated cost of the proposed improvements is \$58,000. This was based on a cost estimate prepared by general contractor Gabriel Krueger of Island Independence, LLC dated September 24, 2019. The total cost of improvements was estimated to be \$347,441.

**Summary**

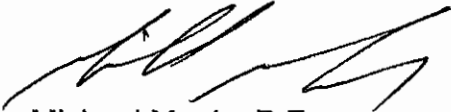
The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$347,441}{\text{Market Value (Real Property): } \$5,579,840} = 0.06226 \text{ or } 6.23\%$$

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

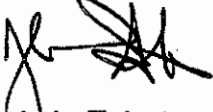
If you have any questions or need additional information, contact Anthony Chandler at (808) 241-4884 or email at [achandler@kauai.gov](mailto:achandler@kauai.gov).

Sincerely,



Michael Moule, P.E.  
Chief, Engineering Division

Concur,



Lyle Tabata  
Deputy County Engineer

MM/SI/AC

Copy: Design and Permitting  
Planning Department (Romio Idica)





ENGINEERING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
THE COUNTY OF KAUAI

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

LYLE M. TABATA  
DEPUTY COUNTY ENGINEER

November 6, 2019

Traci Sitzmann  
10663 NE 132<sup>nd</sup> Place  
Kirkland, WA 98034

Subject: SHORELINE SETBACK APPLICATION,  
SUBSTANTIAL IMPROVEMENT DETERMINATION  
5454 Ka Haku Road, Pū'u Po'a Condominium, Building 2  
TMK: (4) 5-4-012:011

10.19.041

Dear Ms. Sitzmann,

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

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

Improvements are being proposed to Building 2 at TMK: (4) 5-4-012:011 in Princeville. To determine if the improvements are considered "substantial," we compare the total cost of all improvements within the past 10 years to the market value of the structure before the start of construction of the first improvement. If the resulting ratio is less than 50%, then the improvements are determined to be "unsubstantial."

Unless a professional appraisal is provided, the market value shall be determined by the County's Real Property Assessment Division.

**Market Value**

The market value is the Replacement Cost New Less Depreciation (RCNLD) value for 2011 as determined by the County's Real Property Assessment Division. The market value of the building is \$5,876,800. Fifty percent (50%) of this is \$2,938,400 (or \$5,876,800 divided by 2).



**Cost of Improvements**

There were several improvements for Building 2 within the past ten years.

	11-1559	\$30,000
	11-2062	\$20,000
	17-2139	\$49,941
	18-0855	\$100,000

The estimated cost of the proposed improvements is \$22,000. This was based on a cost estimate prepared by general contractor Gabriel Krueger of Island Independence, LLC dated September 24, 2019. The total cost of improvements was estimated to be \$221,941.

**Summary**

The cost of improvements compared to the market value is:

$$\frac{\text{Cost of Improvements (past 10 years): } \$221,941}{\text{Market Value (Real Property): } \$5,876,800} = 0.03776 \text{ or } 3.78\%$$

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

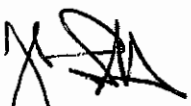
If you have any questions or need additional information, contact Anthony Chandler at (808) 241-4884 or email at [achandler@kauai.gov](mailto:achandler@kauai.gov).

Sincerely,



Michael Moule, P.E.  
Chief, Engineering Division

Concur,



Lyle Tabata  
Deputy County Engineer

MM/SI/AC

Copy: Design and Permitting  
Planning Department (Romio Idica)



ROUTING FORM  
ENGINEERING DIVISION

Subject: Shoreline Setback Application, Substantial Improvement Determination  
5454 Ka Haku Road, Pu'u Po'a Condominium, Buildings 1 and 2

Preparer: ☒ Staff ☐ Section Head ☐ Division Chief  
Recommend: ☒ Approval ☐ Disapproval ☐ With Conditions

Comments:

Submitting both Building 1 and 2 for review.  
Expedite please.

Email soft copies to [tracil@sun-spaces.com](mailto:tracil@sun-spaces.com) and [ridica@kauai.gov](mailto:ridica@kauai.gov)  
Mail hard copies.

(Use additional Sheet if Necessary)

Anthony Chandler Digitally signed by Anthony Chandler  
Date: 2019.10.21 14:54:23 -10'00'

Sect. Head's Review ☒ Concur ☐ Do not Concur SNF (Init) \_\_\_\_\_ (Date) \_\_\_\_\_

Comments or reason for non-concurrence:

NOTE: THERE ARE TWO LETTERS.

Let Tony know when it's back w/ Signature.

Division Chief's Review:

☒ Recommended Approval

☐ Recommended Approval w/ Conditions

M (Init) 11/6/19 (Date)



Date: 8/30/19

Re: Pu'u Po'a Authorization for owners to Apply for The Zoning and Building Permits

5454 Ka Haku Rd

Princeville, HI 96722

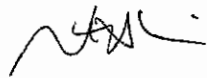
This letter authorizes said unit owners to apply for The Zoning and Building Permits for their renovations. The renovations are replacement glass roof lean-to design patio enclosures for each unit.

Kevin Dougherty, Unit # 204

Citco Properities LLC, Steve Palazzola, Unit #301

Dan & Linda Lyons, Unit #303

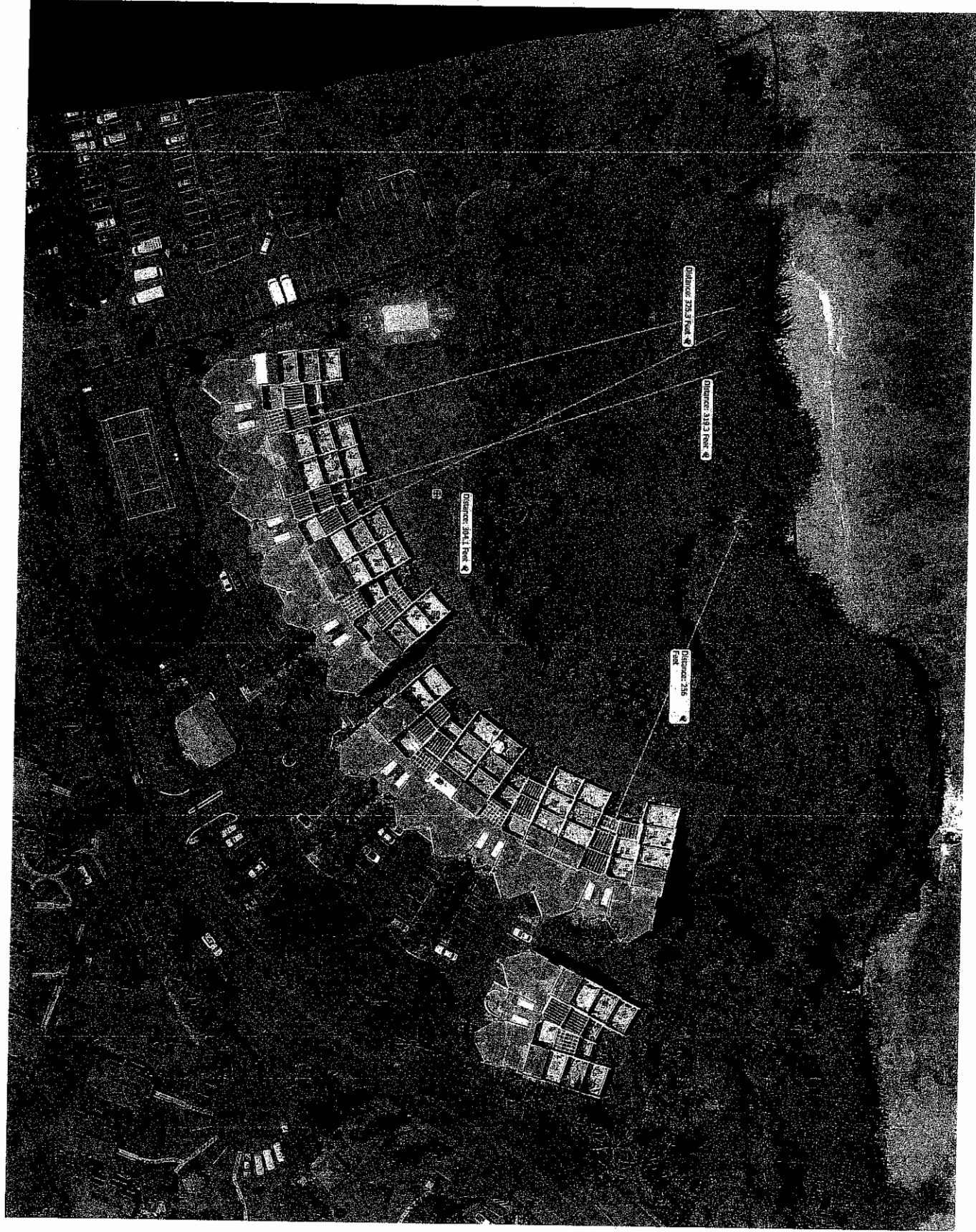
Mark & Lynn Rothstein, Unit #311



By Robert A. Wilson, CMCA, AMS, PCAM

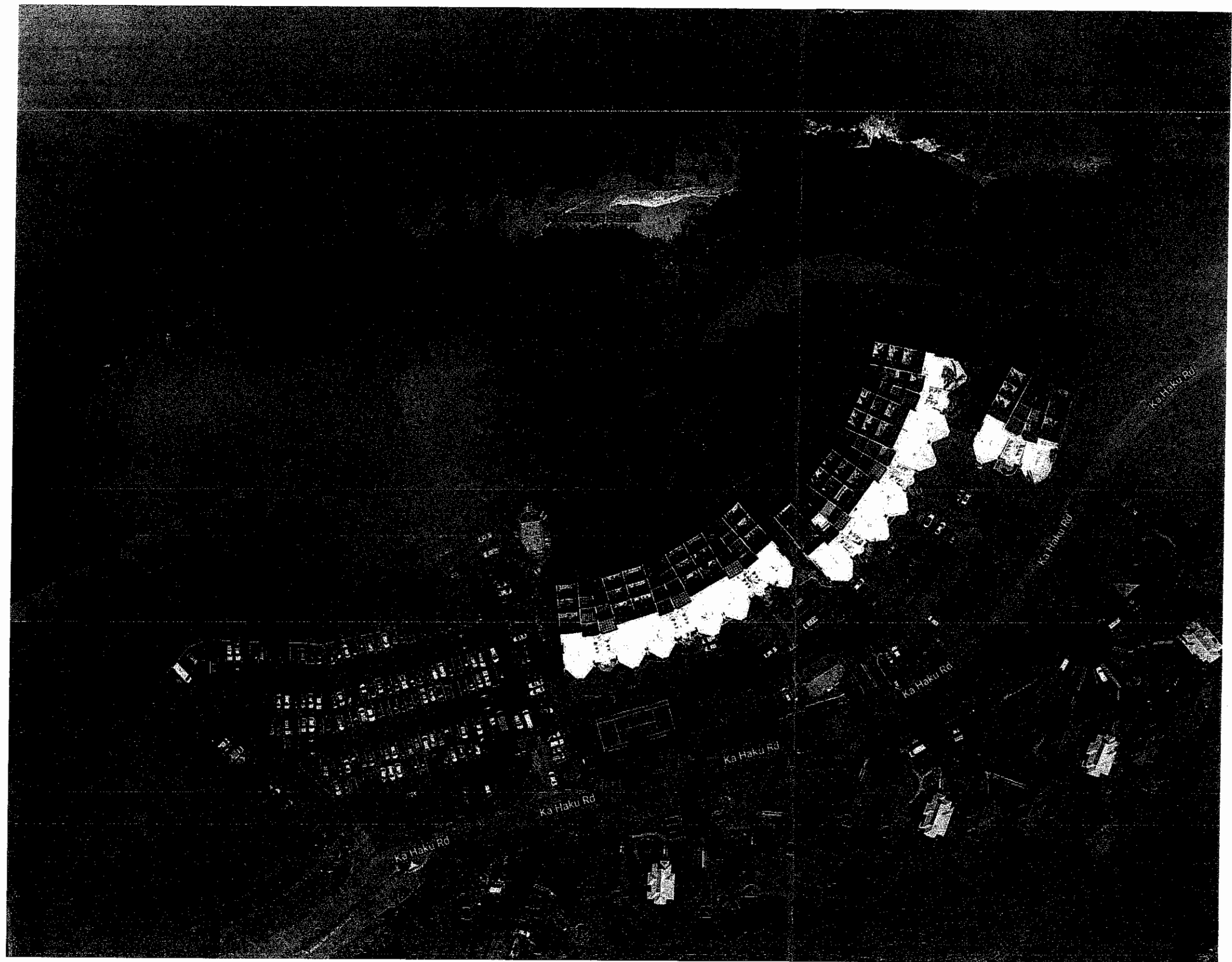
Date 8/30/2019

Management Company Representing on behalf of the AOA

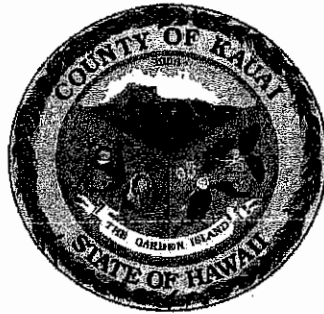


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PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 202 0 - 21	
Acceptance Date:	11/18/19
Website Posting Date:	11/19/19
Determination Date:	11/18/19
Planning Commission Date:	12/10/19
Expiration Date:	12/10/20
Planner Assigned:	JL

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

Applicant Information	
Applicant: <u>Santo Giorgio on behalf of Jeff Smith</u>	
Mailing Address: <u>2484 Keneke St. #102</u> <u>Kilauea HI 96754</u>	Phone: <u>808 634 0631</u> Email: <u>santo@dchawaii.com</u>
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input checked="" type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: <u>11-6-2019</u>	

Project Information (attach additional sheets, if necessary)	
County Zoning District: <u>A6</u>	Tax Map Key(s): <u>2-6-022: 016</u>
	Land Area: <u>33,933 SQ. FT.</u>
Nature of Development: (Description of proposed structure or subdivision)	<u>pool, spa, pool deck, Trellis</u>

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

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

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

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 506 ft.
- Additional Information:  
☒ Shoreline Change (Erosion/Accretion) Rate: -1.2 ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

None



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)  
90' - 95' Mostly (90%) of Lot is Flat

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

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

☒ Is property in coastal floodplain (if checked, what zone)? ZONE X  
☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?  
NO

**PLEASE NOTE:**

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

Applicant's Signature

Signature

Date

11/6/19

**Applicability (to be completed by Planning Department)**

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

Planning Director or designee

Date

11-18-19

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

**Part B**

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



# PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

## Exemption Determination

### ☐ Exemption 1

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

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

### ☒ Exemption 2

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

### ☐ Exemption 3

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

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

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

## Exemption Determination (to be completed by Planning Department)

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

\_\_\_\_\_  
Planning Director or designee

\_\_\_\_\_  
Date

- ☐ Additional comments/conditions:



+

-

Search for an address or location





# Lawai Bay, Kauai, Hawaii

## HISTORICAL SHORELINES

Jan 1928  
May 1966  
Apr 1975  
Jan 1982  
Sep 1984  
Jul 1987  
Mar 1988  
Sept 1992  
Aug 2000  
Oct 2007  
Jan 2008

Erosion rate measurement locations  
(shore-normal transects)

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

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

## SHORELINE CHANGE RATES

Accretion Rate  
Erosion Rate

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

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

Shoreline Change  
Rate (ft/yr)

Shoreline Change  
Rate (ft/yr)

## AREA DESCRIPTION

The Lawai Bay study area (transects 0 - 21) is located on the south coast of Kauai. The area is bounded by Lawai Bay to the west and Lae Kiki to the east. The shoreline is characterized by small pocket beaches interspersed among basaltic headlands.

Overall, the area is eroding at an average rate of -1.2 ft/yr. There are three pocket beaches within the study area. Lawai Bay (transects 0 - 12) is located to the west of Ka Lae O Kaiwa. This section of the study area is experiencing erosion at an average rate of -1.9 ft/yr. The next beach (transects 13 - 14) to the east of Spouting Horn Park has experienced erosion at an average rate of -0.2 ft/yr. The beach (transects 15 - 21) by Kukuila Landing Park has experienced no net trend over the period of study. Previous studies<sup>1</sup> did not analyze the Lawai Bay study area shoreline.

<sup>1</sup> Makai Ocean Engineering and Sea Engineering, 1991 Aerial Photograph Analysis of Coastal Erosion on the Islands of Kauai, Molokai, Lanai, Maui, and Hawaii. State of Hawaii Office of Coastal Zone Management Program.

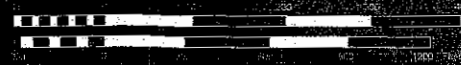
This project was funded by the U.S. Army Corps of Engineers, Pacific Division, Honolulu, Hawaii. The project was a part of the U.S. Army Corps of Engineers' Coastal Erosion Research Program. The project was a part of the U.S. Army Corps of Engineers' Coastal Erosion Research Program. The project was a part of the U.S. Army Corps of Engineers' Coastal Erosion Research Program.

Charles Fletcher, Matthew Barbee, Siang-Chyn Lin,  
Matt Dyer, and Ayesha Genz  
University of Hawaii Coastal Geology Group  
School of Ocean and Earth Sciences and Technology  
1680 East West Road, Honolulu, HI 96822, U.S.A.

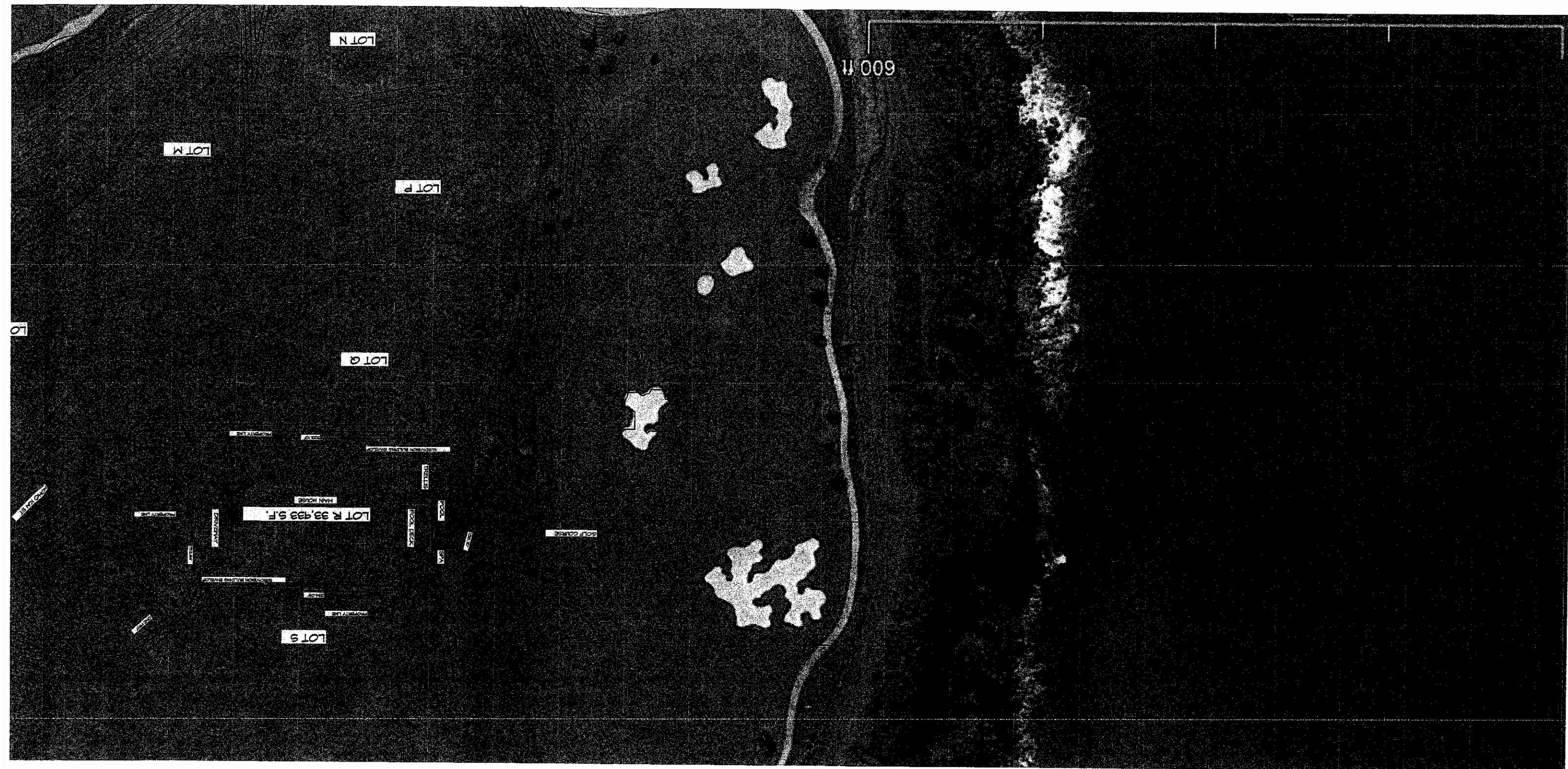


447500mE UTM coordinates  
22°53'00" N Latitude/Longitude coordinates

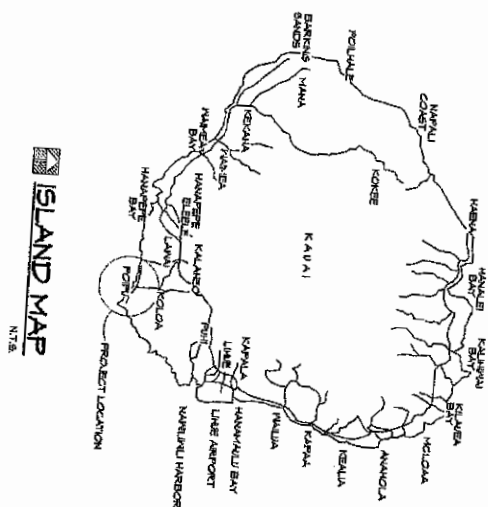
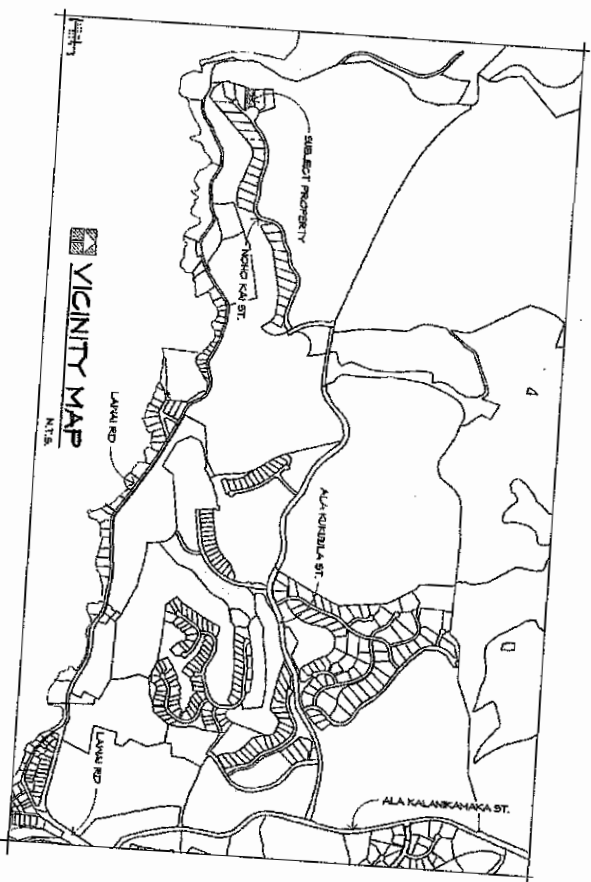
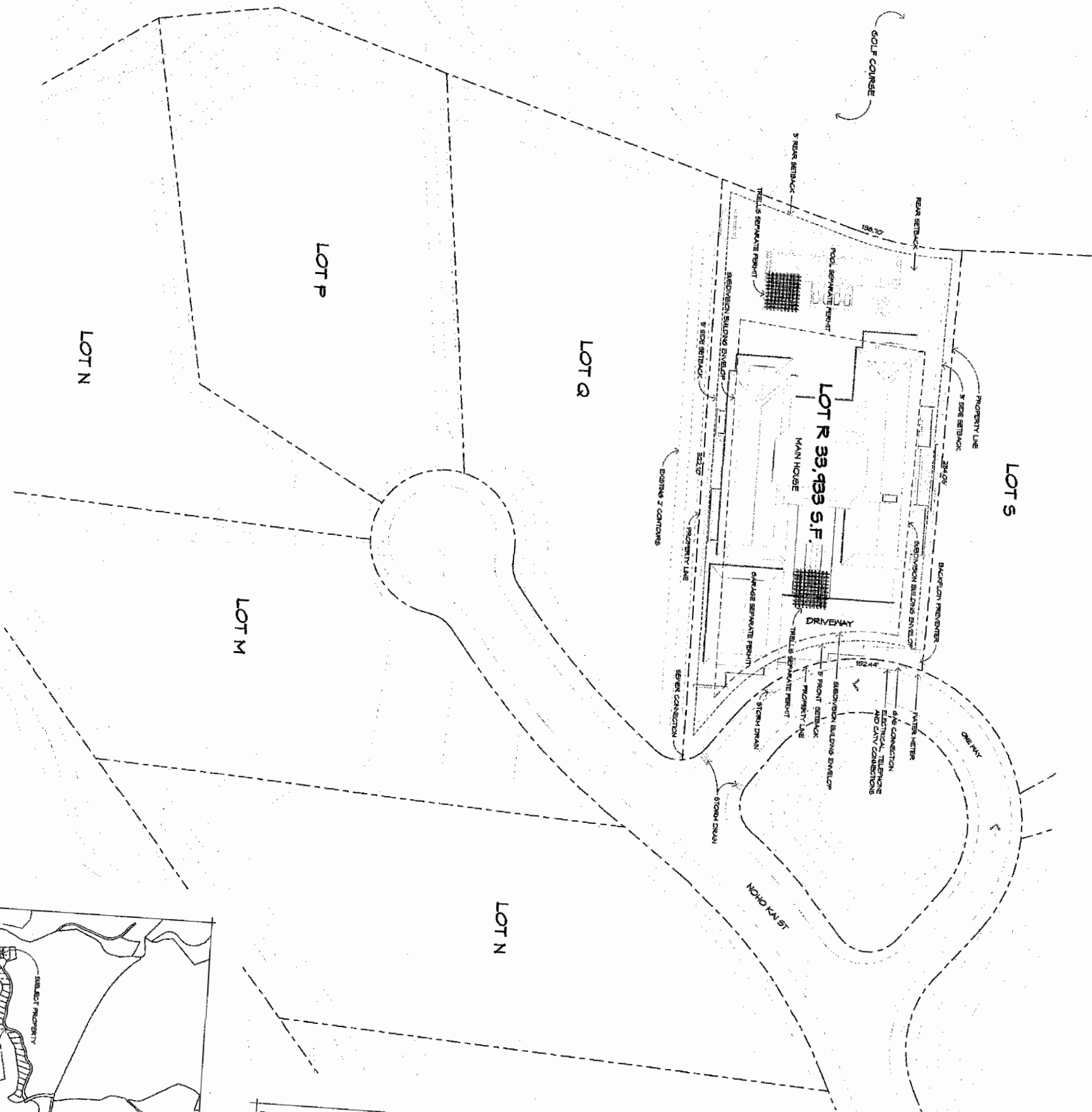
Scale 1:3000







TMK: (4)2-6-022:016



SEPARATE PERMIT FOR  
POOL AND GARAGE

DRAWING INDEX - MAIN HOUSE				SHEET #	SHEET NAME	SCALE
51A	51B	52	53			
FRONT PORCH	FRONT PORCH	SCREENED PORCH	SCREENED PORCH	54	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	55	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	56	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	57	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	58	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	59	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	60	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	61	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	62	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	63	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	64	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	65	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	66	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	67	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	68	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	69	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	70	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	71	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	72	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	73	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	74	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	75	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	76	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	77	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	78	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	79	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	80	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	81	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	82	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	83	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	84	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	85	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	86	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	87	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	88	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	89	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	90	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	91	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	92	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	93	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	94	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	95	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	96	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	97	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	98	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	99	SCREENED PORCH	1/8"=1'-0"
SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	SCREENED PORCH	100	SCREENED PORCH	1/8"=1'-0"

AREA BREAKDOWN BY LOT PLAN	
LAND	AREA
PROB'BNY	
DAKES/ST/GRACE	1,750 SF
BIRCHON LIVING AREA	1,600 SF
WILSON (N/NE/ST/GRACE)	3,000 SF
OUTLOOK LIVING	3,072 SF
POOL	1,120 SF
POOL DECK	1,204 SF
POOL EQUIPMENT	1,589 SF
WATERWAY	144 SF
TOTAL LOT COVERAGE	13,371 SF
	14,945 SF

LOT SIZE: 88-883 S.F.  
PERCENTAGE OF LOT COVERAGE: 44.08

NOTE:

1. THERE IS NO GRADE CHANGE FOR THIS PROJECT  
2. RAIN SPEED CATEGORY "C"  
3. PROPERTY IS LOCATED IN FLOOD ZONE X  
4. MAX HEIGHT TO RIDGE = 28'-0"

**PLOT PLAN**  
1" = 30'-0"

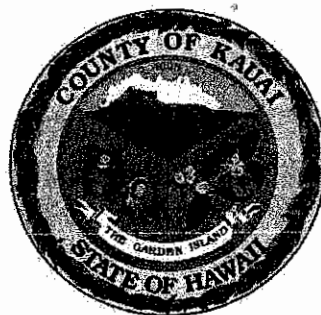
SP1

DESIGN CONCEPTS 2484 KENEKE ST, SUITE 102, KILAUEA, HI 96754  
P(808) 828-0160 F(808) 828-0162 DCHAWAII.COM  
**SMITH RESIDENCE**  
PROPERTY ADDRESS: TMK #: (4) 2-6-022-016

CLAN ARCHITECTURE LLC  
4230 WAIPIUA STREET  
KILAUEA, KAUALA HAWAII 96754

*[Handwritten signature]*

FROM: TO:  
THE DIRECTOR OF THE FBI  
COMMISSIONER OF THE FBI



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD 2020 - 22	
Acceptance Date:	11.18.19
Website Posting Date:	11.19.19
Determination Date:	11.18.19
Planning Commission Date:	11.18.19
Expiration Date:	12.10.20
Planner Assigned:	VC

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

Applicant Information	
Applicant:	Smoky Mountain Helicopters, Inc.
Mailing Address:	3441 Kuiloko Road Hanapepe, HI 96716
Phone:	335-9407
Email:	rkaalhue@flymaverick.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input checked="" type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	Open
Tax Map Key(s):	(4) 1-8-008-004 (por)
Land Area:	54,461 sq. ft
Nature of Development: (Description of proposed structure or subdivision)	permitting existing propane tank with slab, permitting relocation of existing generator with slab, permitting of existing air conditioner compressors with slab, permitting of existing electrical switches and panels on 4' support structure

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

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

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

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 296 \_\_\_\_\_ ft.
- Additional Information:  
☐ Shoreline Change (Erosion/Accretion) Rate: \_\_\_\_\_ ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicontry/KCounty.html))  
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

Lele Road is between subject property and the shoreline



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

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

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

☐ Artificially armored Shoreline  
☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): \_\_\_\_\_  
☐ Is the armoring permitted/authorized? \_\_\_\_\_  
☐ Date of authorization (attach copy of authorization letter): \_\_\_\_\_  
☐ Is property in coastal floodplain (if checked, what zone)? Zone X  
☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past?  
No

**PLEASE NOTE:**

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

**Applicant's Signature**

Signature

Date

11/7/19

**Applicability (to be completed by Planning Department)**

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

Planning Director or designee

Date

11-18-19

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

**Part B**

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





PLANNING DEPARTMENT  
SHORELINE SETBACK DETERMINATION

Exemption Determination

☐ Exemption 1

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

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

☒ Exemption 2

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

☐ Exemption 3

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

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

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

Exemption Determination (to be completed by Planning Department)

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

Planning Director or designee

Date

- ☒ Additional comments/conditions:

OK per KH as remediation plan.



ountain  
on for your map

Salt Pond Rd

Legend

- 3441 k
- Inter-Is
- Port Al
- Smoky

296'

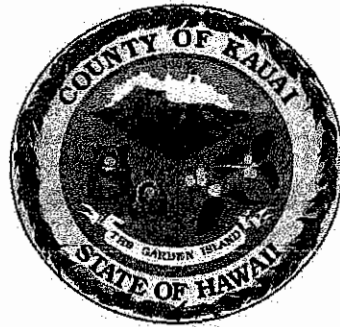
3441 Kuiloko Rd

th

27

600 ft





PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

FOR OFFICIAL USE ONLY:	
SSD	2020 - 23
Acceptance Date:	11.18.19
Website Posting Date:	11.19.19
Determination Date:	11.18.19
Planning Commission Date:	12.10.19
Expiration Date:	
Planner Assigned:	JL

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

Applicant Information	
Applicant:	Moanakai Lani, LLC (Cynthia Bloom)
Mailing Address:	P.O. Box 1179 Kapaa, HI 96746
Phone:	(808)652-9684
Email:	waikikikai@gmail.com
Applicant's Status: (Check one)	
<input type="checkbox"/> Owner of the Property	(Holder of at least 75% of the equitable and legal title)
<input type="checkbox"/> Lessee of the Property	Lessee must have an <b>unexpired and recorded</b> lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.
<input type="checkbox"/> Authorized Agent	Attach Letter of Authorization
Transmittal Date: _____	

Project Information (attach additional sheets, if necessary)	
County Zoning District:	Kawailhau
Tax Map Key(s):	4-5-002-003
Land Area:	10,124 sq. ft
Nature of Development: (Description of proposed structure or subdivision)	Build a single family residence.

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

**Part A**

**Shoreline Setback Determination of Applicability (§8-27.1)**

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

- Property is Abutting the Shoreline  
☐ Proposed project's approximate distance from shoreline (based on aerial map): \_\_\_\_\_ ft.
- Property is Not Abutting the Shoreline  
☒ Proposed project's approximate distance from shoreline (based on aerial map): 125+ ft.
- Additional Information:  
☒ Shoreline Change (Erosion/Accretion) Rate: 0.3 ft./year  
(Information available here: [www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html](http://www.soest.hawaii.edu/coasts/kauaicounty/KCounty.html))  
☒ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

2 parcels: Moanakai Rd. and Kapaa Bike Path



PLANNING DEPARTMENT  
SHORELINE SETBACK APPLICATION

☒ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)  
Flat, 1.5 feet +/- from 8 foot MSL. Elevation Certificate for adjoining Lot attached.

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

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

☐ Is property in coastal floodplain (if checked, what zone)? \_\_\_\_\_  
☒ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunamis, etc.) in the past?  
NO

**PLEASE NOTE:**

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

**Applicant's Signature**

*Cynthia Bloom* 11/14/19  
Signature Date

**Applicability (to be completed by Planning Department)**

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

*[Signature]*  
Planning Director or designee

11-18-19  
Date

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

**Part B**

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



# PLANNING DEPARTMENT SHORELINE SETBACK DETERMINATION

## Exemption Determination

### ☐ Exemption 1

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

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

### ☒ Exemption 2

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

### ☐ Exemption 3

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

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

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

## Exemption Determination (to be completed by Planning Department)

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

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

PLANNING DEPARTMENT - COUNTY OF KAUAI  
You have a right to appeal this denial pursuant to the Rules of Practice and Procedure of the Kauai Planning Commission. Please refer to these rules for more information.  
Planning Director or designee \_\_\_\_\_ Date \_\_\_\_\_ BY \_\_\_\_\_

- ☒ Additional comments/conditions:

DATE

BY

Denied - Needs shoreline certification  
Line to shoreline not drawn properly.



**PLANNING DEPARTMENT  
SHORELINE SETBACK DETERMINATION**

**Part C**

**Shoreline Setback Determination (§8-27.8)**

*(This document is the request for a shoreline setback structure or subdivision determination form.)*

Please complete this section if you are proposing a structure or subdivision that is *not* exempt (pursuant to Part B) and requires a certified shoreline. Determination of applicability (**Part A**) from the Planning Director shall first be obtained.

Certified Shoreline	
Select the appropriate option:	
<input type="checkbox"/>	Certified Shoreline
<input type="checkbox"/>	Survey Map (showing Certified Shoreline, Shoreline Setback, and Structure(s) OR Subdivision)
<input type="checkbox"/>	Average Lot Depth: _____ ft.
<input type="checkbox"/>	Setback (Table 1 or Table 2): _____ ft.
<input type="checkbox"/>	Affidavit: Statement of inability to certify shoreline, pursuant to §8-27.3(d)
_____	_____
Planning Director or its designee	Date

Public Projects less than \$125,000	
<input type="checkbox"/>	Public Projects less than \$125,000 Declaration ((§8-27.8(c)(2))
_____	_____
Planning Director or designee	Date
<input type="checkbox"/>	Certified Shoreline Required
<input type="checkbox"/>	Certified Shoreline Not Required

Describe proposed structure(s), including but not limited to the landscaping plan (please attach):

Two story single family residence with four bedroom and three baths. Total footprint is 2,484 sq. ft. Total square footage of house with second story is 3,930. There is currently a Naupaka hedge and mix of ocean and salt tolerant ground cover and plants.

Explain how the proposed structure is in compliance with §8-27.8(c)(2) (attach additional information if necessary):

The proposed project is to construct a four bedroom, three bath single family residence on a residential lot zoned R20 and Open (O) zone. Owner is aware that, because of the Open Zoning, a maximum of 3,000 sq. ft lot coverage will be enforced. The proposed residence meets the regulation at a total of 2,484 sq. ft. lot coverage. The owner, Cynthia Bloom, is a single mother who has lived on Kauai for over 25 years. She wishes to construct this residence so she and her adult children can live together on Kauai. A new septic system will be installed for the residence in compliance with regulation. The project is on the Makua side of Moanakai Road and Kapaa Bike Path. This road runs parallel with ocean and Fuji Beach, aka Baby Beach. The road is used by bikers, local residents and beach goers. Permits required include Shoreline Setback Assessment, Special Management Area Assessment, Building Permit and Zoning Permit.



**FOR SHORELINE SETBACK DETERMINATION**  
**PROPOSED NEW HOME**

**For owner- CYNTHIA BLOOM. TAX KEY 4-5-2-3**

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FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAMO.M.B. No. 3067-0077  
Expires July 31, 2002

## ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use	
BUILDING OWNER'S NAME CYNTHIA P. BLOOM			Policy Number	
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. P.O. BOX 2283			Company NAIC Number	
CITY SEDONA	STATE AZ	ZIP CODE 86339-2283		
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (4)-4-5-02:4				
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL				
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###" or ##.#####)		HORIZONTAL DATUM: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER KAUAI COUNTY, HAWAII 150002		B2. COUNTY NAME KAUAI		B3. STATE HAWAII	
B4. MAP AND PANEL NUMBER 0135	B5. SUFFIX C	B6. FIRM INDEX DATE 9-30-95	B7. FIRM PANEL EFFECTIVE/REVISED DATE 3-4-87	B8. FLOOD ZONE(S) VE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 9.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929☐ NAVD 1988 ☐ Other (Describe):B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

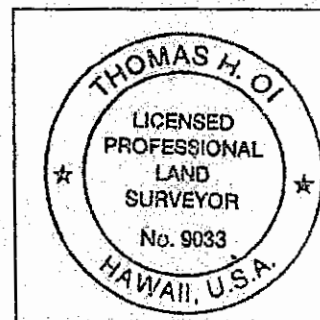
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 5 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO

Complete Items C3-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum NGVD 1929 Conversion/Comments

Elevation reference mark used RM 82 Does the elevation reference mark used appear on the FIRM? ☒ Yes ☐ No☐ a) Top of bottom floor (including basement or enclosure) 12.3 ft.(m)☐ b) Top of next higher floor N/A ft.(m)☐ c) Bottom of lowest horizontal structural member (V zones only) 10.3 ft.(m)☐ d) Attached garage (top of slab) 8.3 ft.(m)☐ e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) N/A ft.(m)☐ f) Lowest adjacent (finished) grade (LAG) 7.1 ft.(m)☐ g) Highest adjacent (finished) grade (HAG) 8.2 ft.(m)☐ h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A☐ i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)License Number, Embossed Seal,  
Signature, and Date

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.

I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME THOMAS H. OI

LICENSE NUMBER 9033-LS

TITLE LICENSED PROFESSIONAL SURVEYOR

COMPANY NAME PORTUGAL SURVEYING &amp; MAPPING INC.

ADDRESS  
1840 LELEIONA ST.CITY  
LIHUESTATE  
HIZIP CODE  
96766

SIGNATURE

DATE

TELEPHONE

In these spaces, copy the corresponding information from Section A.

STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

STATE

ZIP CODE

For Insurance Company Use:

Policy Number

Company NAIC Number

#### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

NONE

☐ Check here if attachments

#### SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

E1. Building Diagram Number (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).

E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.

E4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?

☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

#### SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C, and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS

CITY

STATE

ZIP CODE

SIGNATURE

DATE

TELEPHONE

COMMENTS

☐ Check here if attachments

#### SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

G1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER

G5. DATE PERMIT ISSUED

G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is:

\_\_\_ ft.(m)

Datum: \_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site is:

\_\_\_ ft.(m)

Datum: \_\_\_

LOCAL OFFICIAL'S NAME

TITLE

COMMUNITY NAME

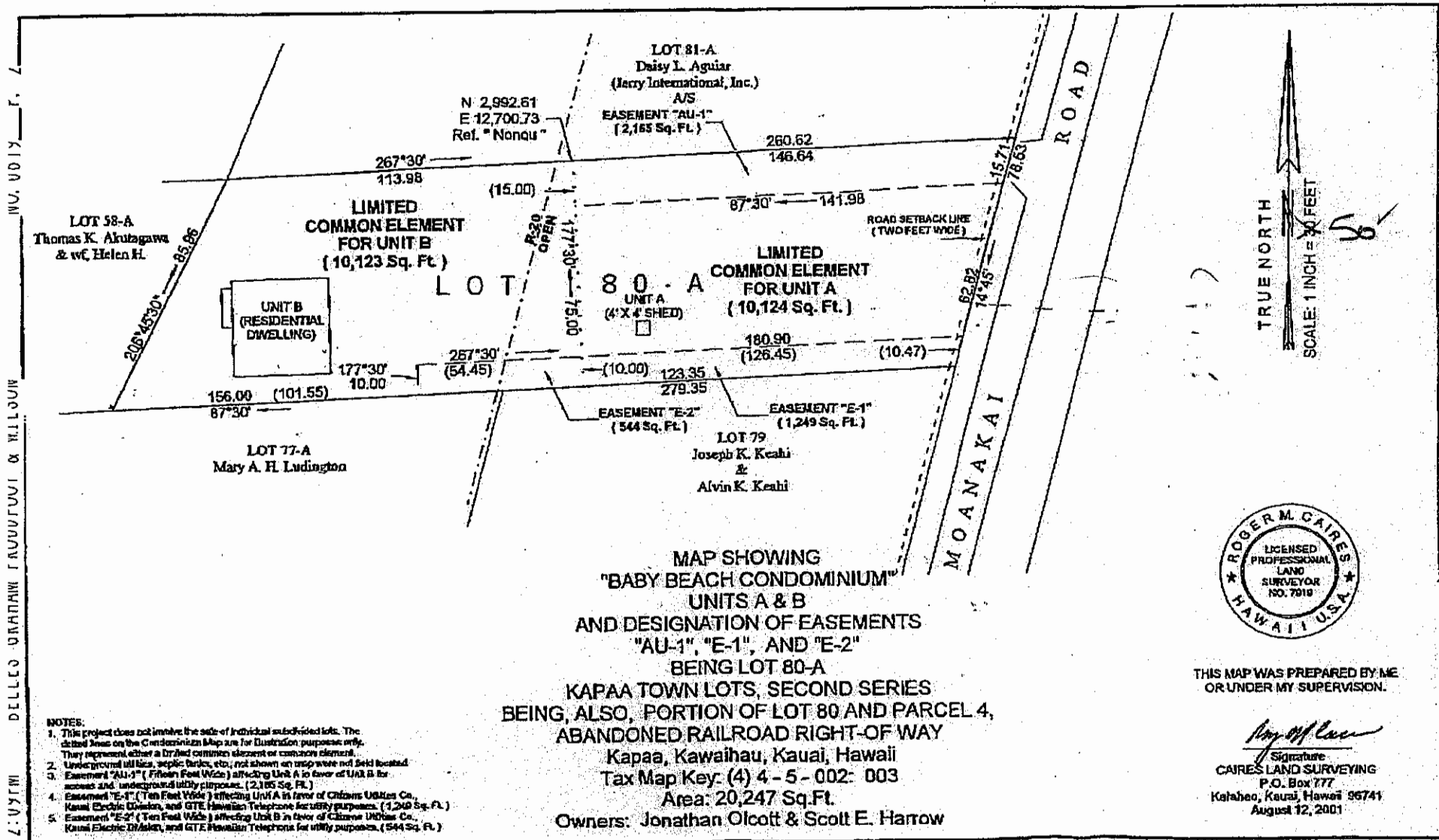
TELEPHONE

SIGNATURE

DATE

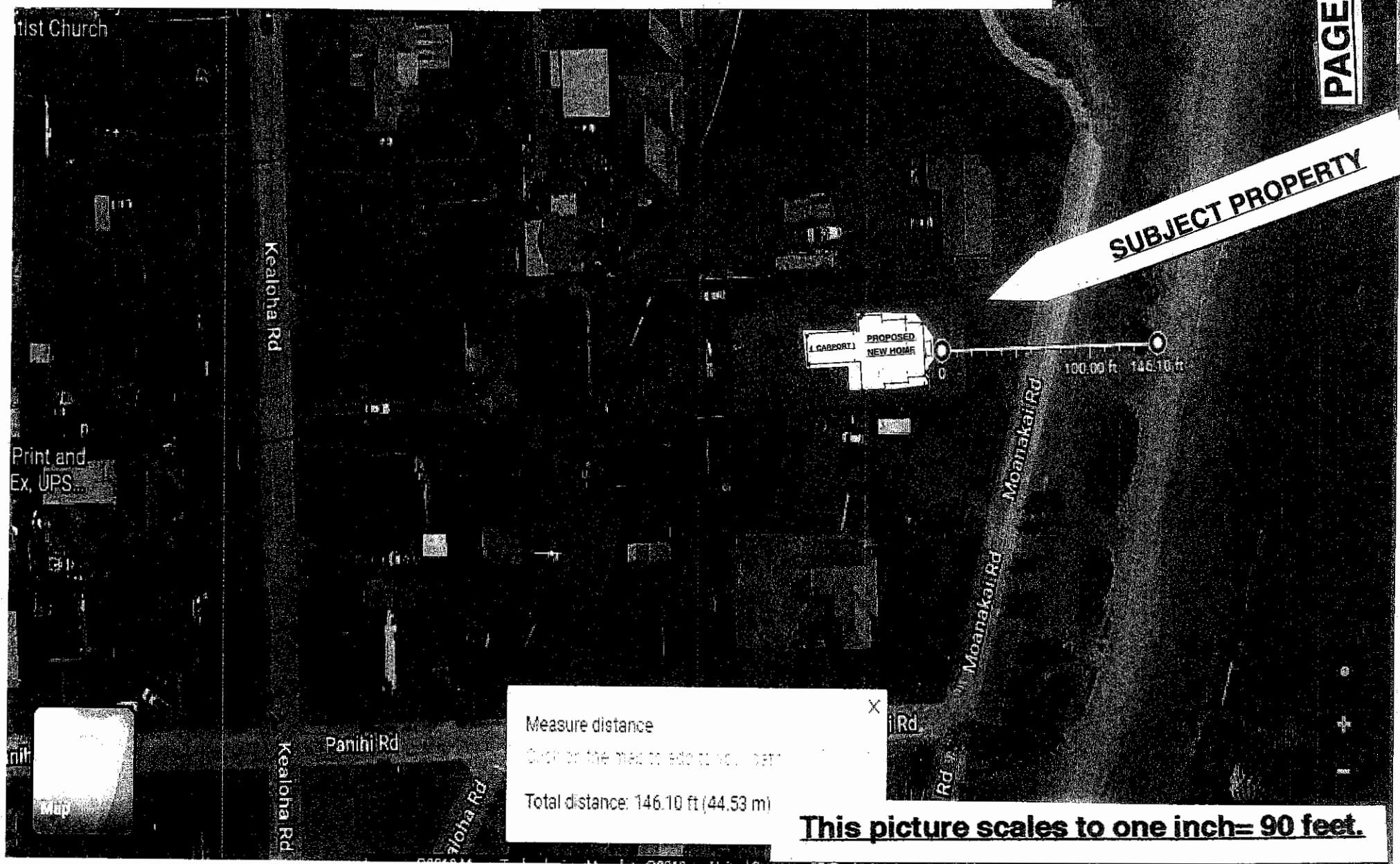
COMMENTS

☐ Check here if attachments

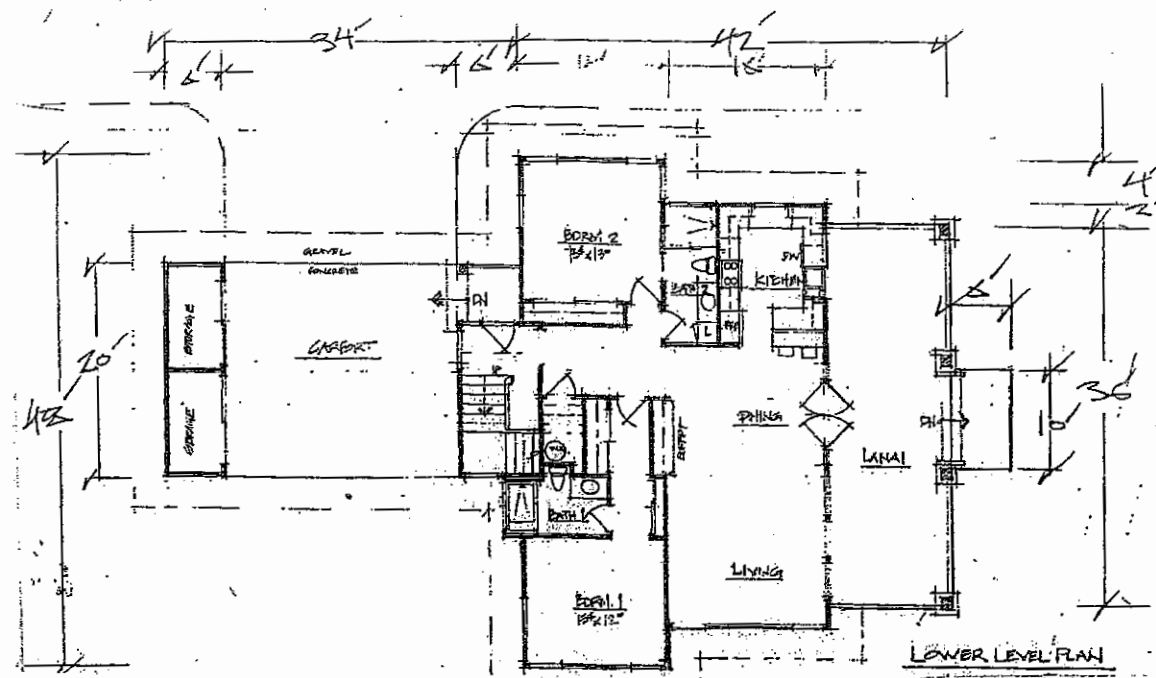
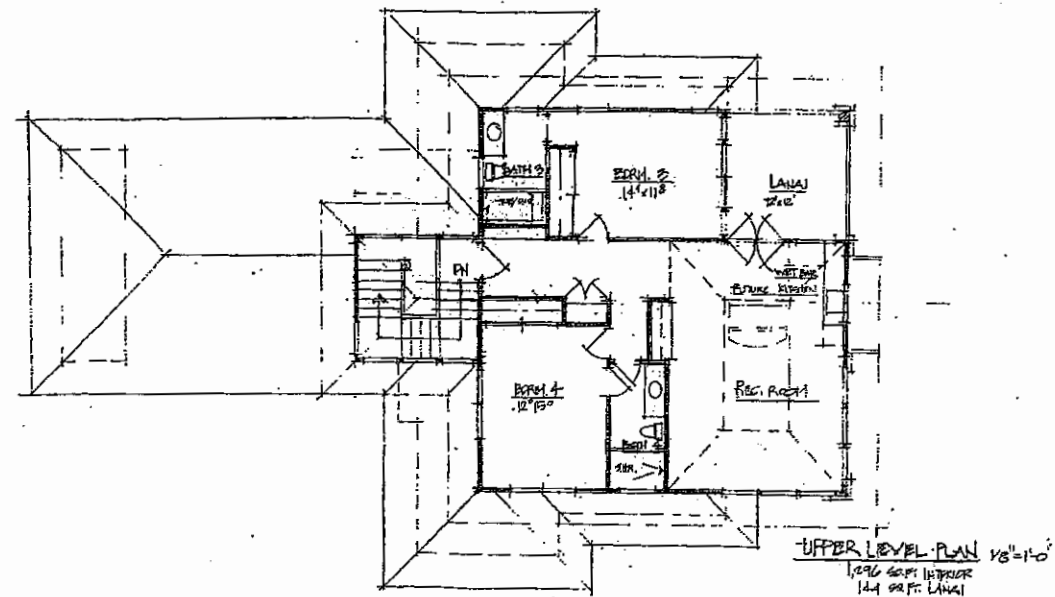
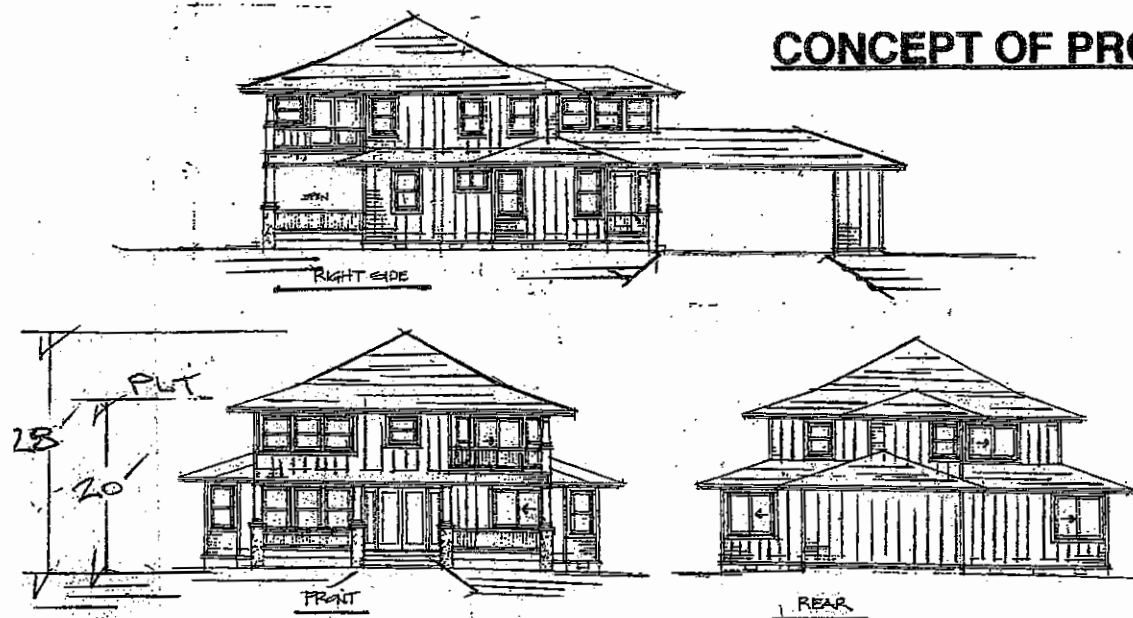


ORIGINAL C.P.R. MAP

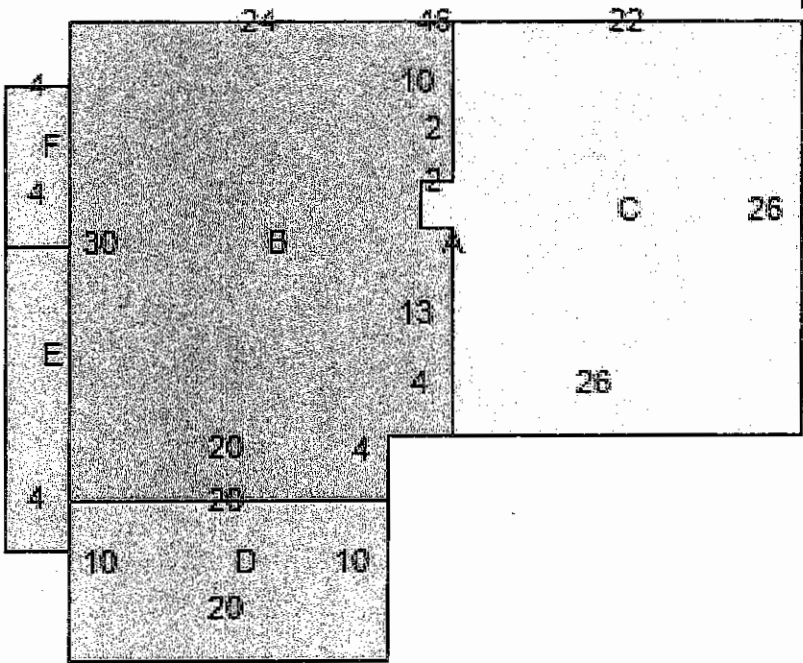
This is taken from Goggle Map "Auto Measure", showing 146 feet to high water line, mostly because lot flares wider to the north.  
Point zero, very close to exact back wall of neighbor to the north,  
is exactly where front entry deck to proposed new home would be.



# CONCEPT OF PROPOSED







Room Type	Area
A Main Area	1276
B Basement: LOWER LIVING AREA	698
C Basement: BASMENT GARAGE	578
D Basement: WOOD DECK / PORCH CEILED W/RAILING	200
E WOOD DECK	92
F Basement: WOOD DECK	40

**SHOWING EXISTING  
NEIGHBOR**

( SOUTH SIDE )

**TAX KEY**

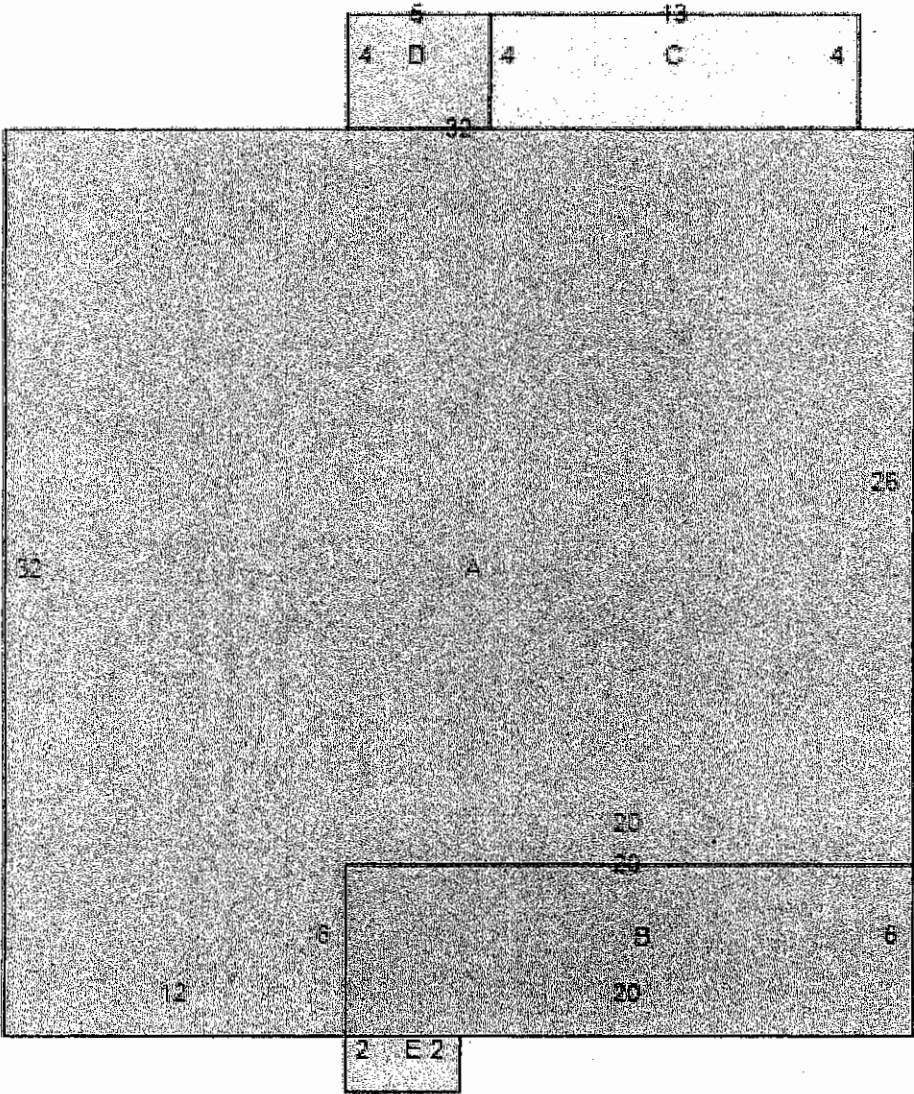
**4-5-2-2**

**( HAS MODERN SURVEY,  
COPY OF REPORT INCLUDED )**



EXISTING HOME COVERAGE = 1,104 SQUARE FEET

Room Type	Area
A Main Area	904
B PORCH UNCEILED W/RAILING	120
C PORCH UNCEILED W/RAILING	52
D PORCH UNCEILED SHED ROOF	20
E WOOD DECK	8

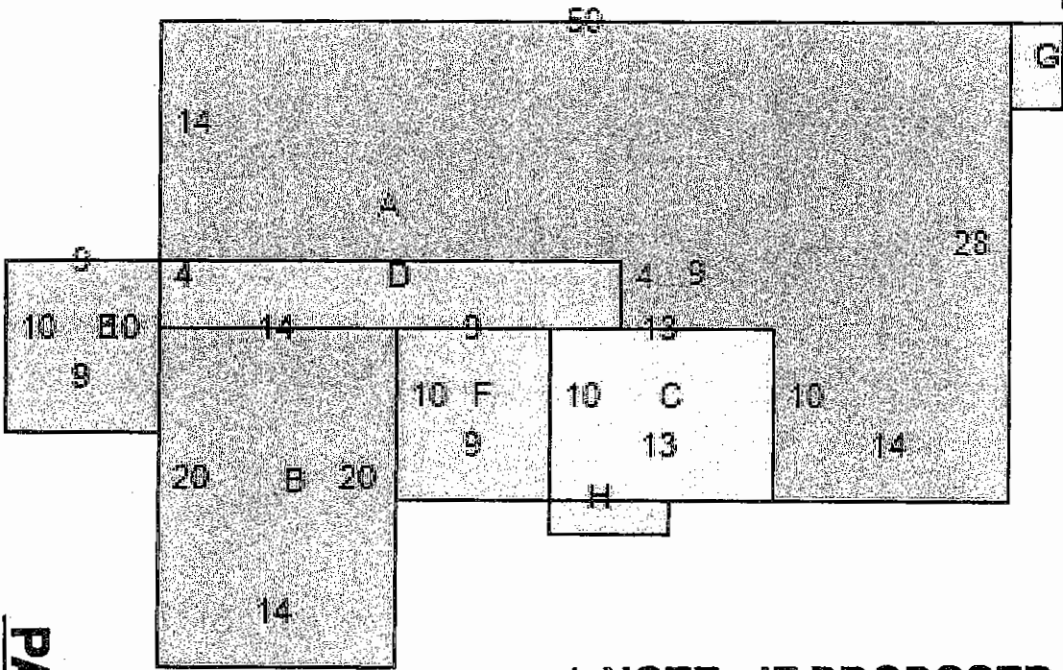


**EXIST  
HOME**

**TAX KEY 4-5-2-3 UNIT .2**

**( IN " BACKYARD "  
OF PROPOSED HOME )**

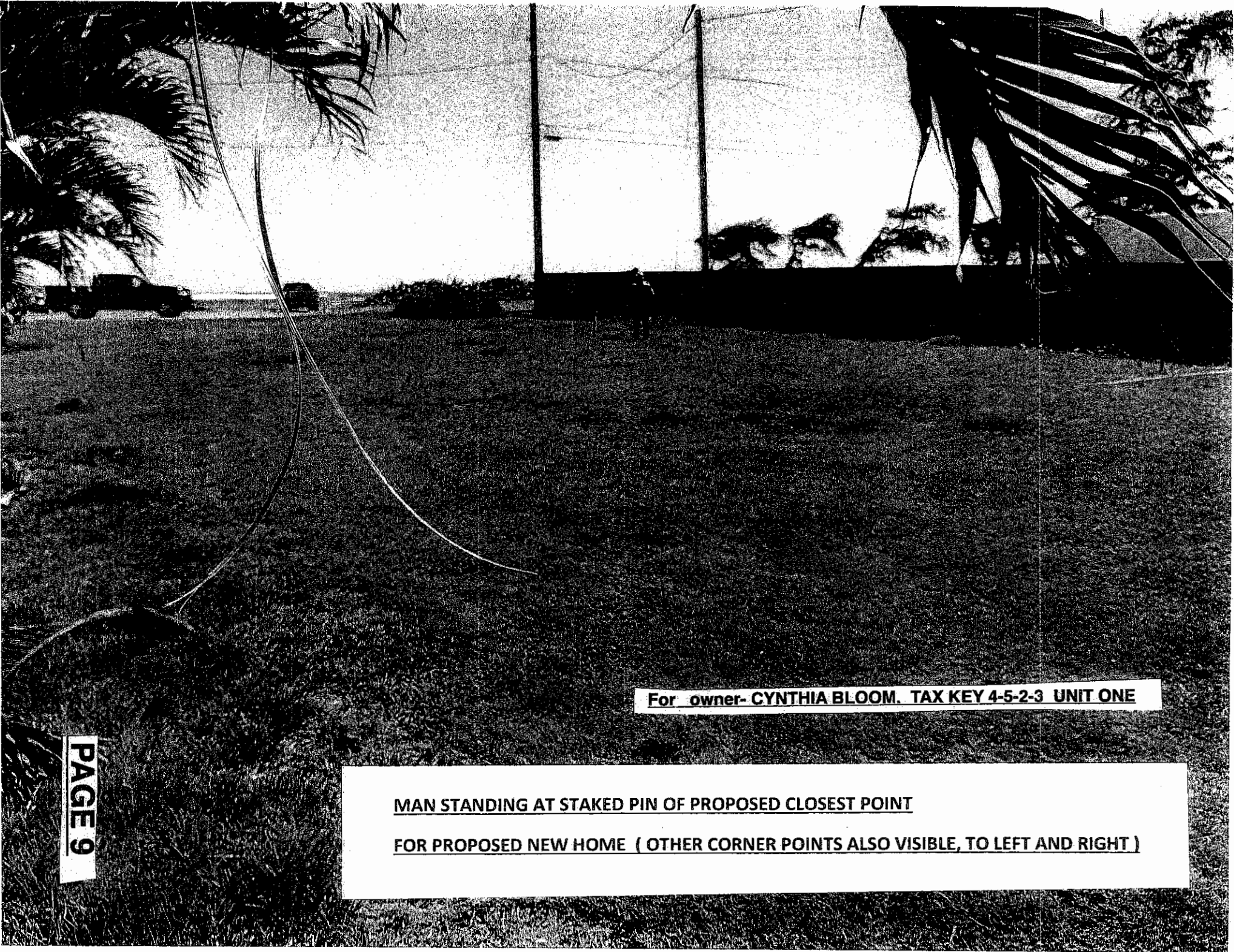
	Room Type	Area
	A Main Area	932
	B 1ST STORY FRAME	280
	C PORCH CEILED RECESSED OPEN	130
	D PORCH CEILED RECESSED OPEN	108
	E CONCRETE DECK	90
	F GARAGE/STG WD FRAME/CONC FLOOR	90
	G CONCRETE DECK	15
	H CONCRETE DECK	14



**SHOWING EXISTING  
NEIGHBOR**

( NORTH SIDE )

**( NOTE- IF PROPOSED LOCATION IS APPROVED FOR BUILDING  
THIS HOME WILL BE 30 FEET CLOSER TO THE SHORELINE. )**



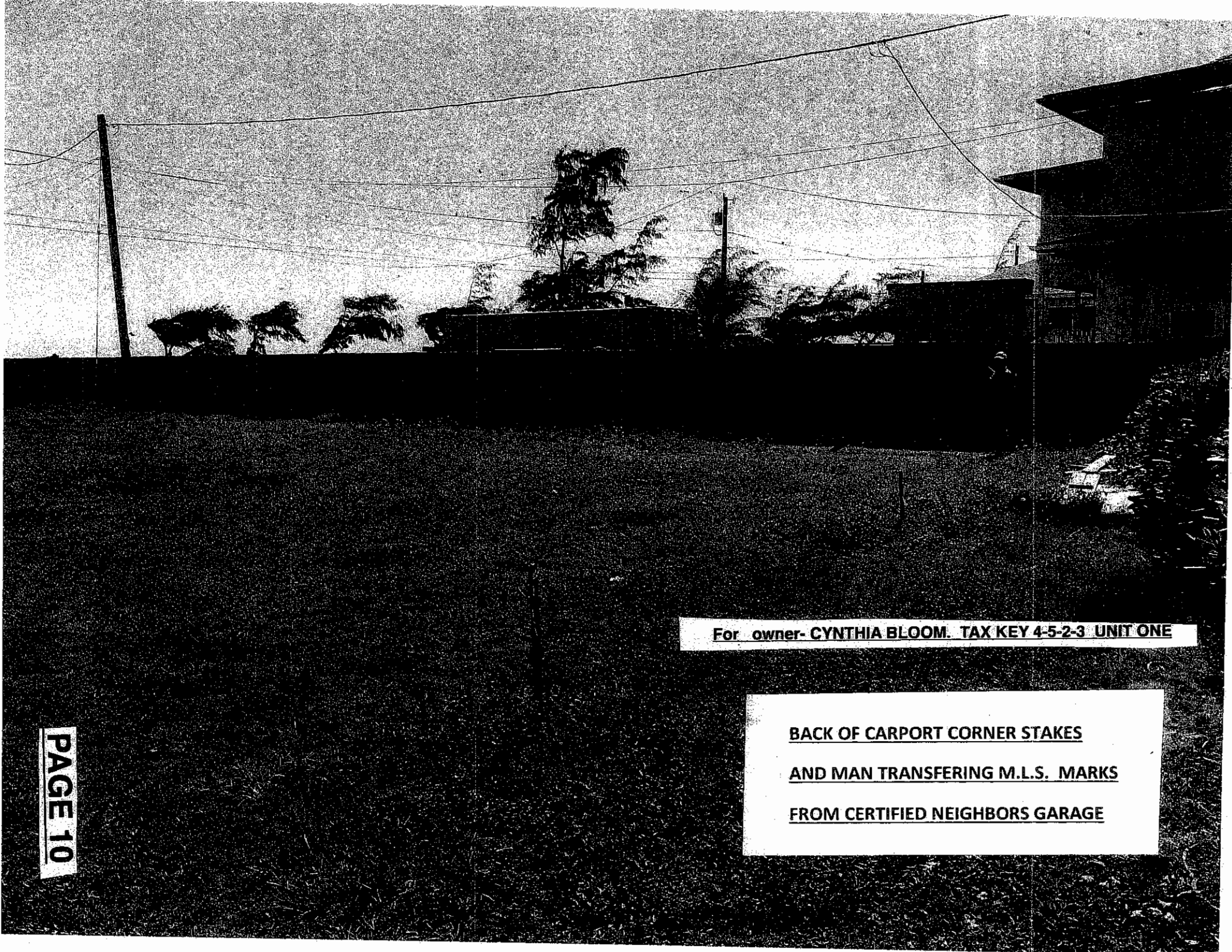
For owner- CYNTHIA BLOOM. TAX KEY 4-5-2-3 UNIT ONE

PAGE 9

MAN STANDING AT STAKED PIN OF PROPOSED CLOSEST POINT

FOR PROPOSED NEW HOME ( OTHER CORNER POINTS ALSO VISIBLE, TO LEFT AND RIGHT )





For owner- CYNTHIA BLOOM. TAX KEY 4-5-2-3 UNIT ONE

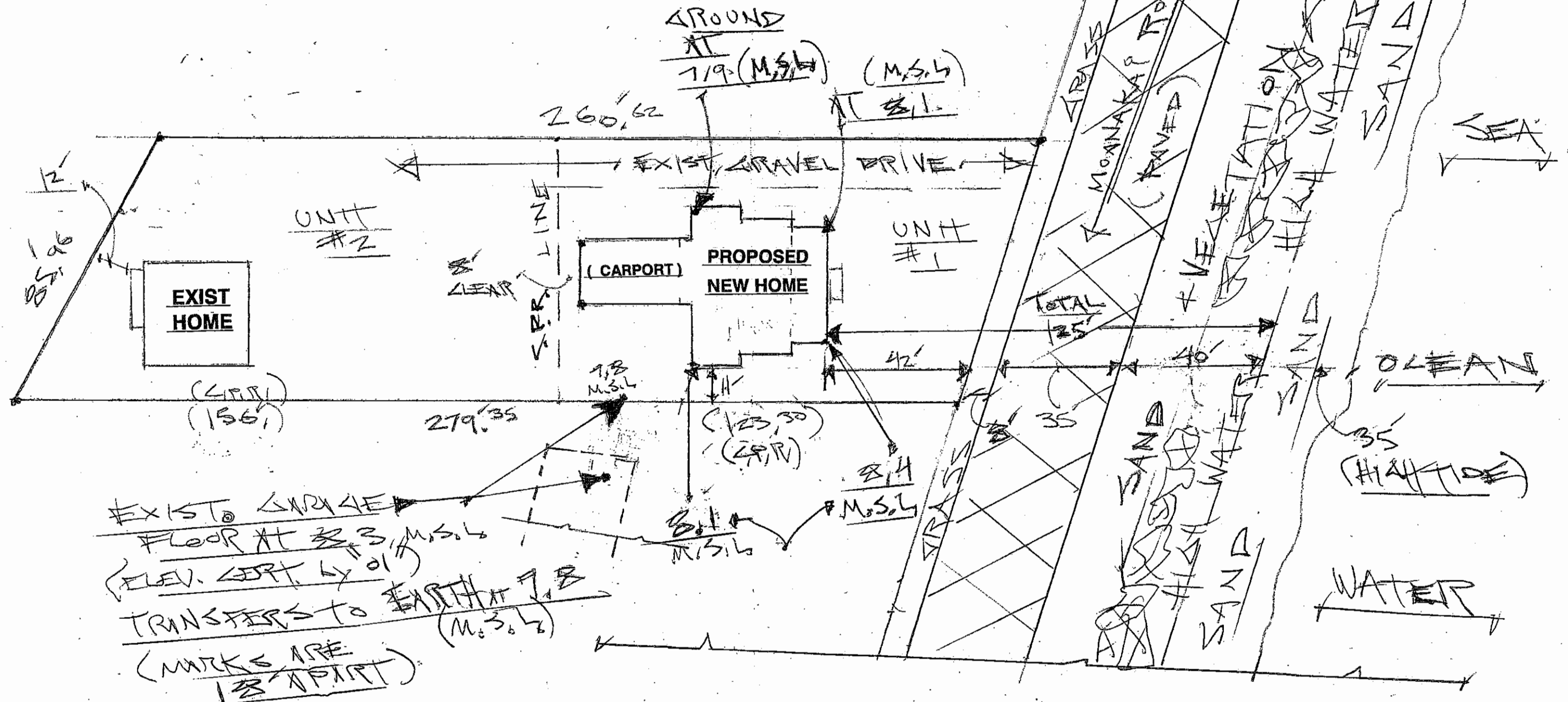
BACK OF CARPORT CORNER STAKES  
AND MAN TRANSFERING M.L.S. MARKS  
FROM CERTIFIED NEIGHBORS GARAGE

PAGE 10

**FOR SHORELINE SETBACK DETERMINATION  
PROPOSED NEW HOME- PLOT PLAN  
(SHOWING DISTANCE TO HIGH WATER LINE AND  
GROUND HEIGHT M.S.L. BASED ON ADJOINING LOT)**

**SCALE ONE INCH=30 FEET**

For owner- CYNTHIA BLOOM. TAX KEY 4-5-2-3 UNIT ONE



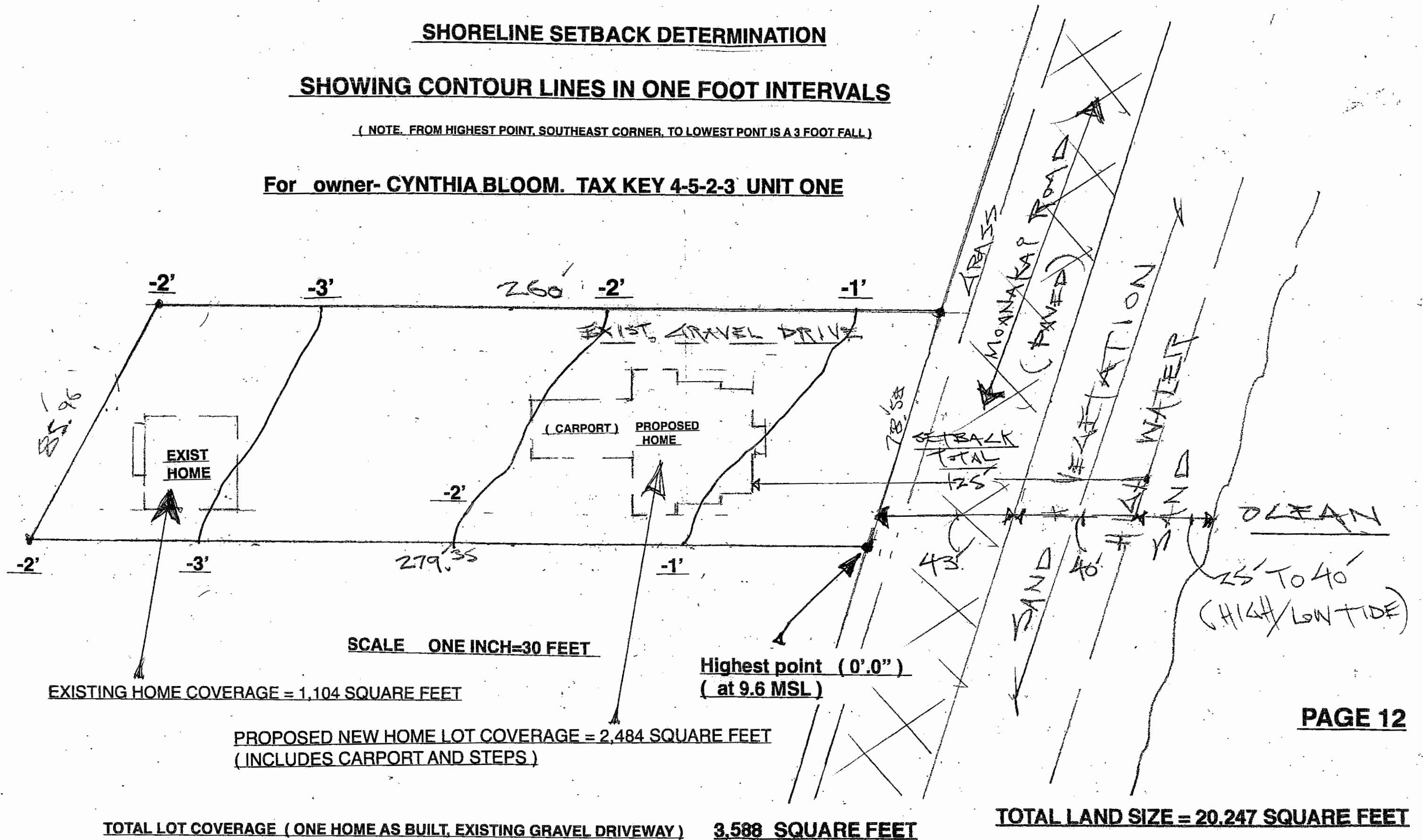
(flagged staked are in place at lot outlining corners of proposed)

## SHORELINE SETBACK DETERMINATION

### SHOWING CONTOUR LINES IN ONE FOOT INTERVALS

( NOTE. FROM HIGHEST POINT, SOUTHEAST CORNER, TO LOWEST POINT IS A 3 FOOT FALL )

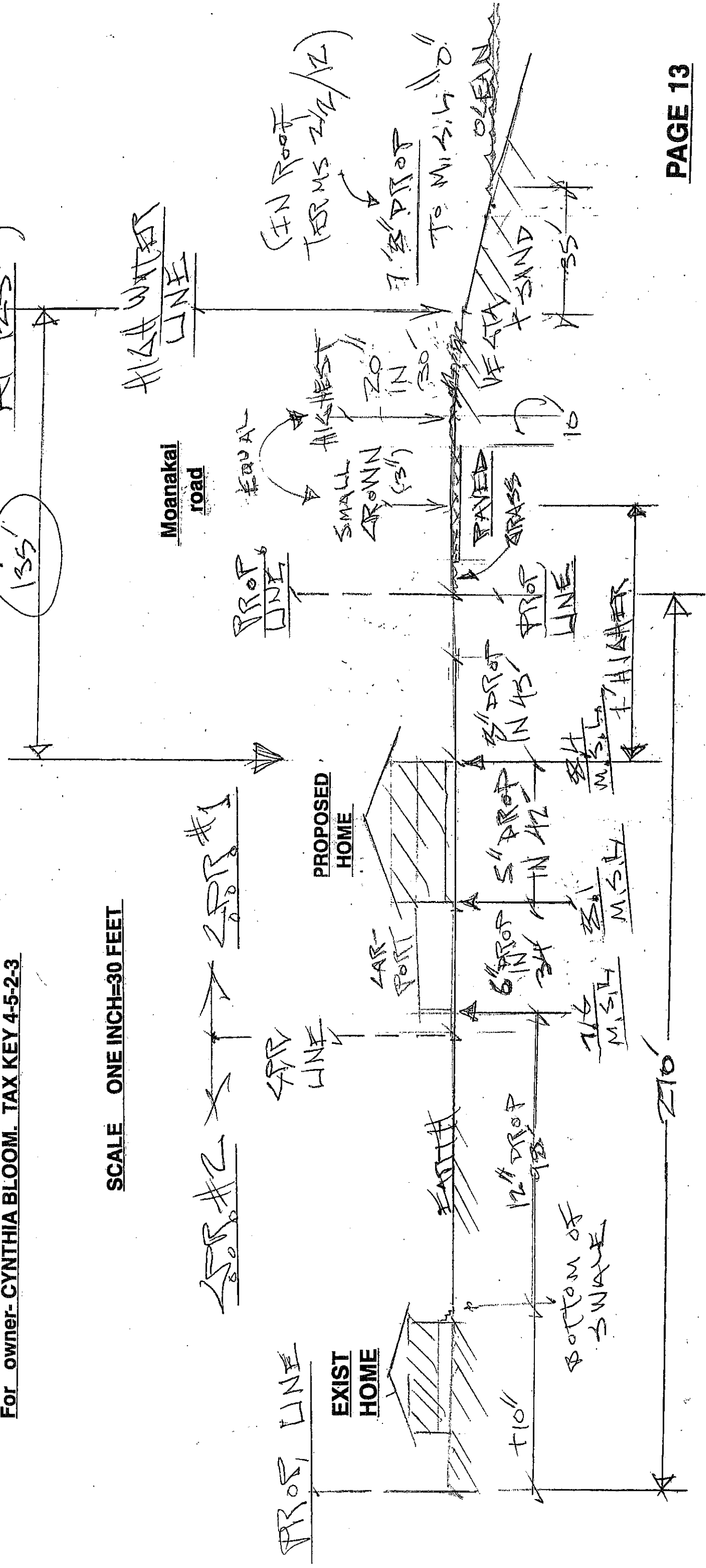
For owner- CYNTHIA BLOOM. TAX KEY 4-5-2-3 UNIT ONE



NOTE THIS PROPOSED SECTION IS  
THROUGH CENTER LINE OF  
PROPOSED + NEW HOME (2000)

$\begin{array}{r} 135 \\ \times 135 \\ \hline 405 \\ 405 \\ \hline 18225 \end{array}$

#1 220  
220  
220



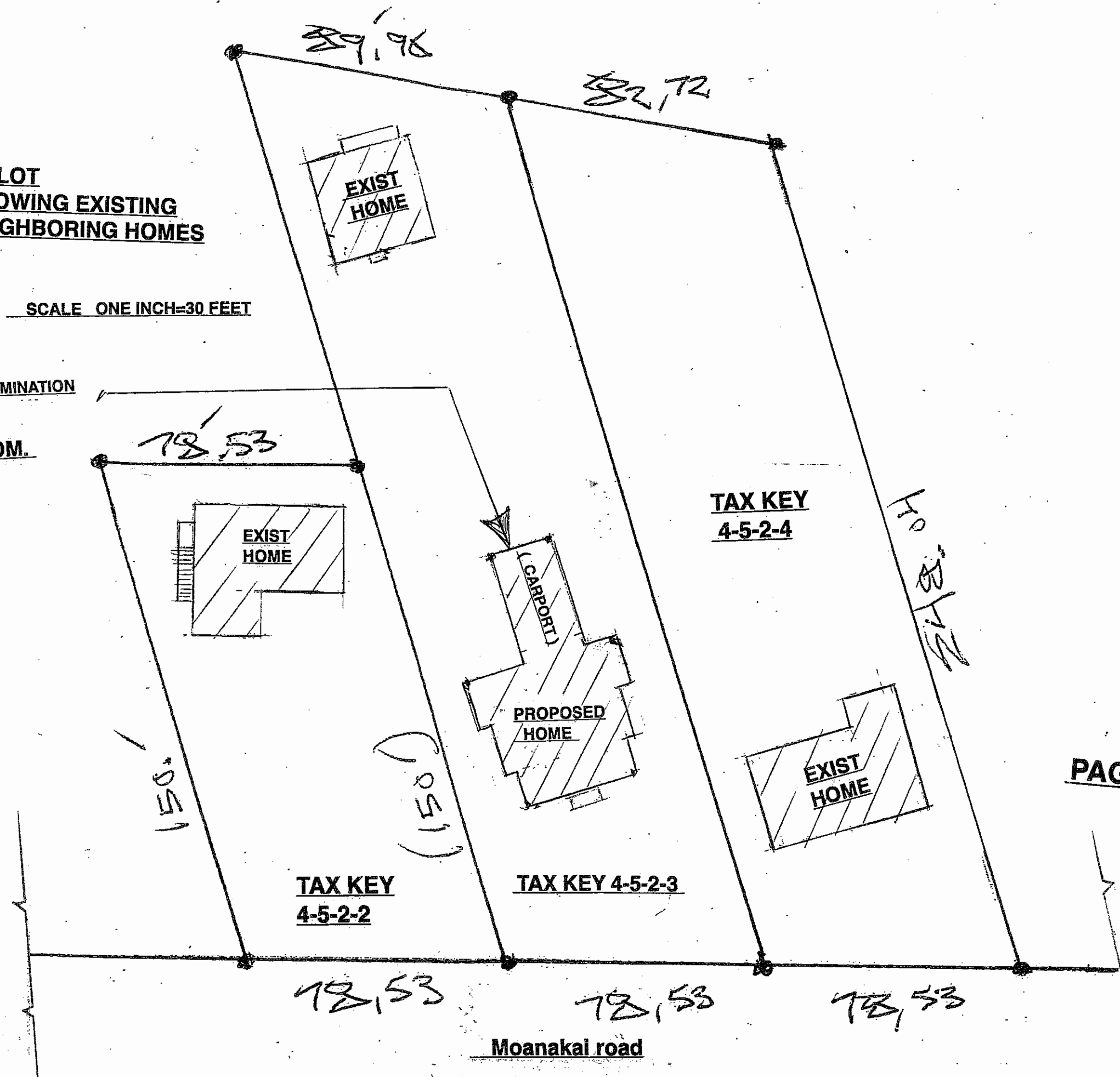


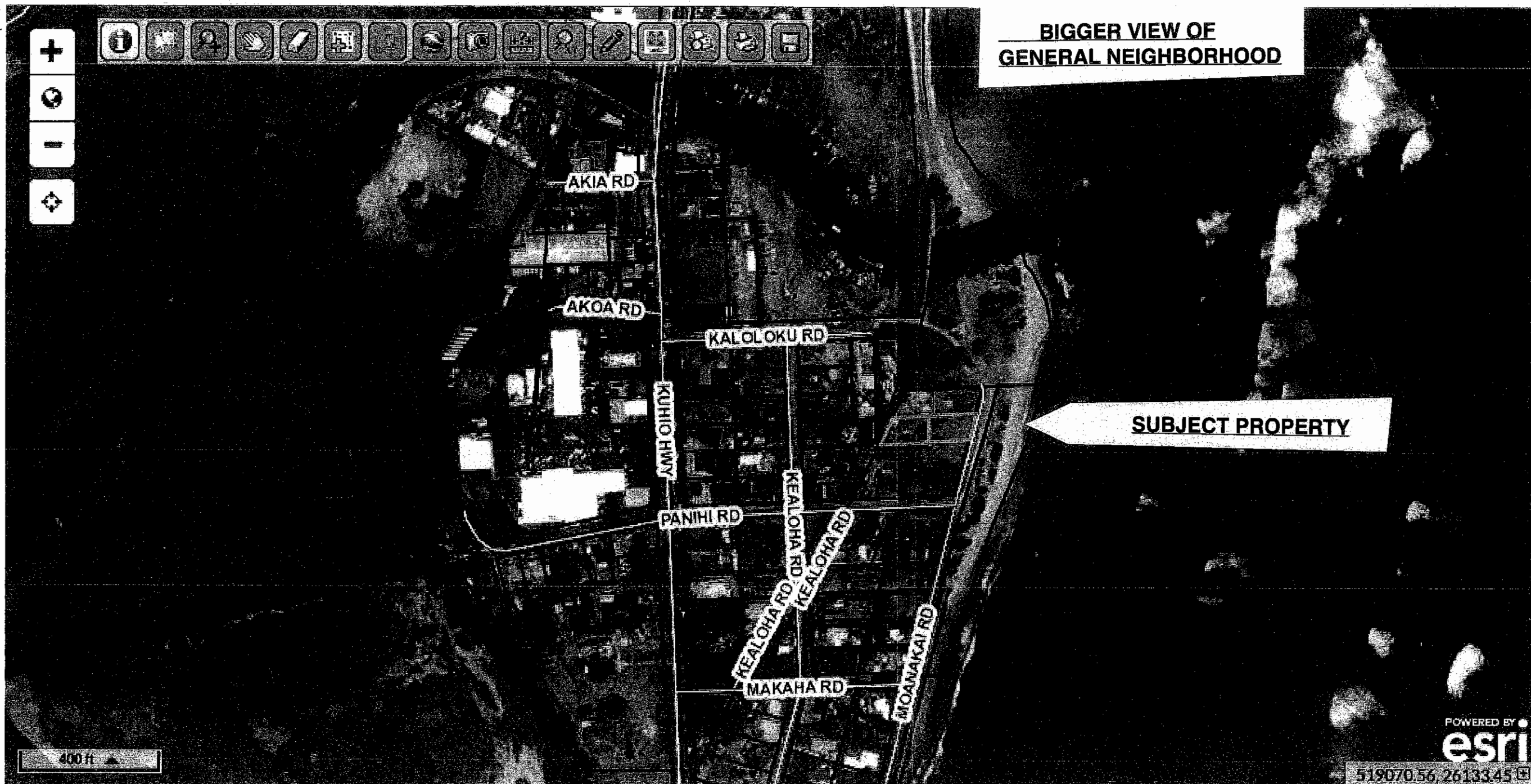
**PLOT**  
**SHOWING EXISTING**  
**NEIGHBORING HOMES**

SCALE ONE INCH=30 FEET

FOR SHORELINE SETBACK DETERMINATION  
PROPOSED NEW HOME

For owner- CYNTHIA BLOOM.





Results:

Parcel ID - 450020030000  
Project Name - BABY BEACH  
CONDOMINIUM  
Address - 1127 MOANAKAI  
RD  
Owner - BABY BEACH  
CONDOMINIUM  
Acres - 0.4648  
NON-TAXABLE  
View: Report | Google Maps

Parcel ID - 450020030001  
Project Name - BABY BEACH  
CONDOMINIUM  
Address - MOANAKAI RD  
Owner - MOANAKAI LANI  
LLC  
Acres - 0.2324  
(multi-parcel feature)  
View: Report | Google Maps

Parcel ID - 450020030002  
Project Name - BABY BEACH  
CONDOMINIUM  
Address - 1127 MOANAKAI  
RD  
Owner -  
MONTGOMERY, THOMAS W  
MONTGOMERY, CRYSTAL J  
Acres - 0.2324  
(multi-parcel feature)  
View: Report | Google Maps

Parcel ID 450020030000  
Acreage 0.4648  
Class n/a

Situs/Physical Address 1127 MOANAKAI RD  
Mailing Address BABY BEACH CONDOMINIUM

Brief Tax Description

BABY BEACH CONDOMINIUM LOT 80-A KAPAA TOWN LOTS, 2ND SERIES 20247 5F DE5  
(Note: Not to be used on legal documents)



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: KAUAI  
TMK NO: (4) 4-5-002:003  
WATERSHED: WAIKAEA  
PARCEL ADDRESS: ADDRESS NOT DETERMINED  
KAPAA, HI 96746

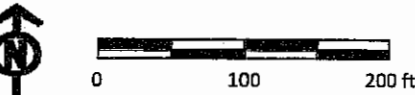
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 26, 2010  
LETTER OF MAP CHANGE(S): NONE  
FEMA FIRM PANEL: 1500020204F  
PANEL EFFECTIVE DATE: NOVEMBER 26, 2010

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES  
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>  
THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (KA-0062)  
FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>

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

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

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

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

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

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

OTHER FLOOD AREAS

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