

# STATE OF HAWAII OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT

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## Statement of **MARY ALICE EVANS, Director**

before the  
**SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS**  
Friday, February 6, 2026 1:00PM  
State Capitol, Conference Room 224

in consideration of  
**SB 2401**  
**RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS.**

Chair Lee, Vice Chair Inouye, and Members of the Senate Committee on Water, Land, Culture and the Arts, SB 2401 establishes the Office of Planning and Sustainable Development (OPSD) as the lead agency for establishing and approving regional shoreline mitigation districts and their associated regional coastal erosion and sediment management plans.

The OPSD, the lead agency of the Hawai'i Coastal Zone Management (CZM) Program, provides the following **comments with concerns** on SB 2401:

1. **OPSD concurs** that regional shoreline management is an appropriate approach to address coastal hazards in order to protect beaches, dunes, and access to public resources, and to develop proactive and long-term strategies to reduce the risk of coastal hazards to shoreline properties and infrastructure. OPSD has completed multiple phases of its long-term Regional Shoreline Management Initiative, including developing a potential methodology for delineating shoreline regions for adaptation planning purposes, and consultations with relevant State, County and Federal agencies. Currently, the OPSD is in the early stages of piloting the regional shoreline delineation methodology in three moku across the State (Wai'anae, O'ahu, Pū'ali Komohana, Maui, and Kona, Moloka'i).
2. **OPSD is concerned** that SB 2401 adds a new chapter and amends the existing statutory laws Chapter 183C and Chapter 205A, Hawai'i Revised Statutes (HRS) without a completed pilot project and applied understanding of how to establish a regional shoreline mitigation district and develop a regional coastal erosion and sediment management plan. OPSD believes it would be premature to adopt the measure proposed by SB 2401.
3. **OPSD is concerned** that the bill would require OPSD to become a regulatory agency. OPSD plays the role of CZM lead agency as defined in HRS § 205A-3. SB 2401 requires

SB 2401 RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS - COMMENT

State Office of Planning and Sustainable Development

February 6, 2026

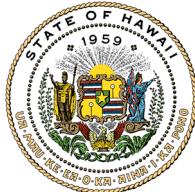
OPSD to play a role of regulatory agency by serving as the accepting authority for any programmatic environmental assessments (EA) or environmental impact statements (EIS) for a regional coastal erosion and sediment management plan prepared by shoreline property owners. The proposal from SB 2401 is not consistent with chapter 343 and its administrative rules. When an applicant proposes an action, the authority for requiring an EA or EIS, making a determination regarding any required EA, and accepting any required EIS shall rest with the approving agency that initially received and agreed to process the request for an approval.

4. Given accelerating and chronic coastal erosion and wave run-up, SB 2401 sets a high priority on the protection of private shoreline properties, and lists dune enhancement, beach nourishment, living shoreline projects, or structural measures such as rock groins as long-term erosion mitigation solutions to a regional shoreline mitigation district. Given the natural shoreline processes, OPSD recommends that long-term shoreline erosion mitigation measures must also explore and assess removal, retreat or relocation of the existing shoreline structures and infrastructure to protect dunes and beaches, and other public resources.
5. **OPSD is concerned** that one full-time equivalent (1.0 FTE) temporary planning analyst to carry out the purposes of this Act is not sufficient. SB 2401 does not clarify or recognize the requirements of resources, including staff, funding and time, to establish statewide regional shoreline mitigation districts, prepare regional coastal erosion and sediment management plans, and further approve such plans. The initiative described in SB 2401 would require a significant investment by the Legislature in additional staff and resources for OPSD, as well as commitment from other State and County agencies, and community members.

Thank you for the opportunity to testify on this measure.

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

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N.S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
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**Testimony of  
RYAN K.P. KANAKA'OLE  
Acting Chairperson**

**Before the Senate Committee on  
WATER, LAND, CULTURE AND THE ARTS**

**Friday, February 6, 2026  
01:00 PM  
State Capitol, Conference Room 224**

**In consideration of  
SENATE BILL 2401**

**RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS**

Senate Bill 2401 proposes to authorize the Office of Planning and Sustainable Development to approve the establishment of regional shoreline mitigation districts to facilitate regional coordination by shoreline property owners to address coastal erosion. It requires the preparation of a regional coastal erosion and sediment management plan for each regional shoreline mitigation district. It also establishes procedures for the review of state and county permits associated with regional shoreline mitigation districts. **The Department of Land and Natural Resources (Department) opposes this bill because it shifts substantive shoreline decision-making from regulatory agencies charged with protecting public trust resources to a planning framework that limits site-specific review and regulatory discretion.**

The Department acknowledges the increasing urgency of coastal erosion and the value of regional coordination; however, Senate Bill 2401 would fundamentally alter the balance between planning and regulatory authority in a manner that raises significant concerns for the protection of public trust resources. The Department is concerned that the proposed framework elevates planning-level decisions into binding constraints on future regulatory actions, limiting the State's ability to respond to dynamic shoreline conditions and site-specific impacts over time.

Senate Bill 2401 assigns the Office of Planning and Sustainable Development, a planning and coordination agency, authority to approve regional shoreline mitigation districts and regional coastal erosion and sediment management plans, and to serve as the accepting authority for programmatic environmental review. Once approved, these privately prepared plans would establish governing standards for shoreline mitigation and significantly restrict the scope of state

and county permit review, including by directing regulatory agencies not to reconsider the appropriateness, location, or type of mitigation measures previously approved. This structure risks shifting substantive decision-making away from the Department, which is statutorily and constitutionally charged with managing State lands, regulating shoreline activities, and protecting the State's public trust resources.

Although the bill includes language preserving agency authority to protect public trust resources, natural shoreline processes, and public access, the Department is concerned that these safeguards may be insufficient in practice given the strong presumption in favor of plan-consistent projects and the reliance on programmatic environmental review. Shorelines are highly dynamic, and public trust duties are continuing and non-delegable; they require ongoing, site-specific judgment rather than reliance on earlier regional determinations. For these reasons, the Department cannot support this measure as drafted and believes that any regional planning framework must preserve clear regulatory primacy and discretion for the agencies responsible for protecting Hawai'i's shoreline resources.

Mahalo for the opportunity to comment on this measure.



Written Statement of  
**DR. PATRICK SULLIVAN**  
**FOUNDER & CEO, OCEANIT**

Before the  
**SENATE COMMITTEE ON WATER AND LAND**

Friday, February 6, 2026  
1:00 p.m.  
State Capitol, Conference Room 224 and Videoconference

In Support of  
**SB2401 RELATING TO REGIONAL SHORELINE MITIGATION DISTRICTS**

To: Chair Senator Chris Lee, Vice Chair Senator Lorraine Inouye and Members of the Committee

From: Dr. Patrick Sullivan, Founder & CEO, OCEANIT

Re: Testimony in Support of SB2401

Honorable Chair, Vice-Chair and Committee Members:

Testimony in Support for SB2401

Oceanit Laboratories, Inc. supports SB2401, which establishes Regional Shoreline Mitigation Districts to enable coordinated coastal erosion response among neighboring property owners.

As a Hawaii-based science and engineering firm with extensive experience in coastal resilience, infrastructure protection, and environmental planning, we recognize that effective erosion mitigation requires regional coordination. Sediment transport and shoreline dynamics operate across property boundaries; piecemeal responses often shift problems rather than solve them.

SB2401 provides a practical framework that:

- Enables science-based regional planning tied to actual sediment cell dynamics
- Streamlines permitting for projects consistent with approved regional plans
- Opens financing mechanisms unavailable to individual property owners
- Coordinates state, county, and federal agency review

This legislation gives Hawaii communities a meaningful tool to protect shoreline properties, infrastructure, and cultural resources from accelerating coastal erosion.

We respectfully urge the Committee to pass SB2401.

February 6, 2026

**The Honorable Chris Lee, Chair**

Senate Committee on Water, Land, Culture and the Arts  
State Capitol, Conference Room 224 & Videoconference

**RE: Senate Bill 2401, Relating to Regional Shoreline Mitigation Districts**

**HEARING: Friday, February 6, 2026, at 1:00 p.m.**

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawaii and its over 10,000 members. HAR **supports** Senate Bill 2401, which authorizes the Office of Planning and Sustainable Development to approve the establishment of regional shoreline mitigation districts to facilitate regional coordination by shoreline property owners to address coastal erosion. Requires the preparation of a regional coastal erosion and sediment management plan for each regional shoreline mitigation district. Establishes procedures for the review of state and county permits associated with regional shoreline mitigation districts. Establishes the support and integration of regional coastline erosion and sediment management planning as a policy under the coastal zone management program. Appropriates moneys and establishes 1.0 FTE temporary position.

Shoreline communities across the state are increasingly affected by coastal erosion and sea-level rise. Accelerating coastal erosion statewide is affecting housing stability and insurability in affected shoreline areas.

Since changes to the shoreline do not stop at property boundaries, erosion affecting one property can also impact neighboring homes. The current parcel-by-parcel approach to erosion mitigation and permitting is not well-matched to how erosion mitigation impacts coastlines and has resulted in inconsistent results that vary from property to property and within regional areas.

As such, a coordinated regional approach provides a long-term planning solution to longstanding erosion concerns by creating a defined framework for regional planning, programmatic environmental review, and coordinated agency decision-making to help homeowners and our communities. It also preserves existing environmental safeguards and county and state agency oversight. Well-planned regional erosion management plan will benefit not only property owners, but also renters, local businesses, public access, visitors and broader coastal communities.

Mahalo for the opportunity to provide testimony on this measure.

DATE: February 5, 2026

TO: Senator Chris Lee  
Chair, Committee on Water, Land, Culture and the Arts

FROM: Mihoko Ito / Chris Delaunay  
SanHi Government Strategies LLP

RE: **S.B. 2401 – Relating to Regional Shoreline Mitigation Districts**  
**Hearing Date: Friday, February 6, 2026 at 1:00 PM**  
**Conference Room 224**

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Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee on Water, Land, Culture and the Arts:

The Kahana Bay Steering Committee (KBSC) submits this testimony in **strong support** of S.B. 2401, which establishes a statewide framework for Regional Shoreline Mitigation Districts and coordinated regional coastal erosion and sediment management planning. This measure provides a pathway for regional shoreline solutions while preserving agency oversight, environmental safeguards, and local control.

KBSC is a group of nine condominium properties and one residential shoreline parcel at Kahana Bay on Maui that are actively working together to address severe and ongoing beach erosion. In 2017, recognizing that a property-by-property approach alone would not solve their erosion issues, KBSC members formed the Kahana Bay Steering Committee to develop, plan, implement and fund a regional erosion mitigation project.

KBSC has invested significant time, effort and money in this project, and has hired engineers, worked on an environmental assessment, and coordinated with state and county government agencies. Oceanit published the Second Draft Environmental Impact Statement in 2021. However, despite these efforts, the planning and approval process stalled, in part because the County of Maui indicated that it was unwilling to assume the liability risks of owning the proposed groins that would be required to keep the restored sand in place.

In the meantime, short-term emergency measures have faced state and county delays and uncertainty. Currently, many of the condominium properties along this shoreline are relying on emergency sandbags as their only protection against further erosion of the shoreline, and remain precariously exposed to further, and potentially, catastrophic erosion.

Kahana Bay is at an inflection point. Shoreline erosion, sea level rise, and chronic wave impacts are already reducing beach width, threatening structures and infrastructure, and affecting public shoreline use.

We support S.B. 2401 because it is a means to move forward - it establishes the long-term regional planning and approval framework needed to move coordinated shoreline solutions forward. The bill establishes a formal process led by the Office of Planning and Sustainable Development to recognize regional shoreline mitigation districts, approve regional coastal erosion and sediment management plans. These plans will include technical sediment analysis, risk assessments, appropriate emergency and long-term mitigation options, financing strategies, and state, county and federal coordination, as needed.

Importantly for property owners and communities, S.B. 2401 consolidates planning, reduces duplication, and creates a more transparent and efficient pathway from planning to implementation. It allows for a programmatic environmental review, which means that it can efficiently cover a comprehensive regional mitigation strategy. It also provides that subsequent permits will be consistent with an approved regional plan, reviewed for consistency and alignment with the plan. Notably, this bill does not remove or reduce agency review or environmental protection – permitting agencies will retain full authority to impose conditions or deny permits where site-specific impacts to public trust resources, shoreline processes, or public access require it.

This bill will help not only Kahana Bay, but other similarly affected shorelines statewide to move forward from reactive, short-term emergency responses toward coordinated, long-term coastal resilience. It supports solutions that are science-based, regionally designed, environmentally reviewed, and publicly accountable. It also evaluates financing tools so that groups of affected owners can collectively fund appropriate mitigation.

For these many reasons, KBSC respectfully urges the Committee to pass S.B. 2401. Mahalo for the opportunity to testify.

**LATE**

**SB-2401**

Submitted on: 2/5/2026 9:02:32 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Michael kayem	Testifying for KBSC	Support	Written Testimony Only

Comments:

I am writing in strong support of SB2401, which would authorize the creation of Regional Shoreline Mitigation Districts to allow coordinated, science-based shoreline planning and erosion mitigation across affected coastal properties. With accelerating sea level rise, chronic erosion, and increasing storm surge impacts, individual property owners cannot solve this problem parcel by parcel. SB2401 provides a structured framework through the Office of Planning and Sustainable Development for regional erosion and sediment management plans, inter-agency coordination, and fair cost-sharing mechanisms so that impacted property owners can work together toward long-term solutions. While I understand some concerns, the alternative — unmanaged shoreline retreat, escalating property damage, infrastructure loss, declining property values, and economic harm to local communities — is simply not viable. We have owned our condo at Valley Isle Resort for over three years and deeply value our time on Maui, supporting local businesses and residents. Coastal erosion affects not only property owners but the broader community and economy. We respectfully urge the Committee to approve SB2401 and advance meaningful, proactive protection for Hawai‘i’s vulnerable shorelines before the consequences become irreversible.

**LATE**

**SB-2401**

Submitted on: 2/5/2026 2:17:43 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Steve Cawley	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Lee, Vice-Chair Inouye, and Members of the Committee,

My name is Steve Cawley and we own a property in West Maui. We have owned our unit at Kahana Outrigger since 2021 and fully renovated it with the purpose of living there periodically, as well as renting it out to cover our annual expenses. We also previously owned a unit at Honua Kai, in West Maui, which we sold many years ago. We were married in Maui in 2004 and hold a deep connection with the island.

I am writing in support of SB2401 because our Kahana Outrigger property directly fronts the ocean, and Kahana has been the area most affected by shoreline erosion. Rising seas levels are a reality and we have very real concerns regarding the safety of our property in the future. Our beach has shrunk dramatically, and our seawall is under constant pressure and in need of real maintenance to protect our buildings and not create an environmental issue that would negatively impact all Maui people.

The owners and people of Kahana Bay have tried to rally support to find real solutions to this growing problem. We do not want buildings to fall into the ocean, and “managed retreat” is not a solution, only a way to deny real options that have been proven elsewhere. We need a shared plan, for West Maui and all of Maui, together, before environmental emergencies become a frequent reality.

I support SB2401 as it would bring us together and create the opportunity to find real long-term solutions to this pressing issue. I believe the solutions are there – let's act now before it's too late for Kahana, and other parts of Maui.

Mahalo,

Steve Cawley

**SB-2401**

Submitted on: 2/5/2026 3:23:13 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

**LATE**

Submitted By	Organization	Testifier Position	Testify
Ed Jones	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is EJ, and I am the President of the AOOA of Hololani in Kahana on Maui. My family has been part of this community for many years, and over that time I have come to understand how deeply connected the shoreline is to the people who live here, work here, and raise their families here.

I am writing in support of SB2401 because shoreline erosion is something we witness every day in Kahana Bay. Each year, the shoreline moves farther inland. Places where local families once walked, fished, or gathered quietly near the water are disappearing. Access becomes more limited, and the sense of permanence that shoreline communities rely on slowly erodes along with the sand.

This is not an issue any single property or group can solve on its own. The shoreline is shared, the impacts are shared, and the responsibility to care for it must also be shared. For many years, neighbors throughout Kahana Bay have tried to work together, but the current process is confusing, slow, and fragmented. It makes collaboration difficult and long-term planning nearly impossible.

What is lost when erosion continues unchecked is not just land—it is access, safety, and the ability for future generations to experience this shoreline as it has been known for decades. SB2401 offers a clearer, more coordinated path forward. It supports regional planning, encourages cooperation, and helps move away from repeated emergency responses toward thoughtful, long-term solutions.

I respectfully ask you to support SB2401 so shoreline communities can work together to protect access, resources, and the character of Kahana Bay for the generations that follow.

Mahalo for your time and consideration.

**LATE**

**SB-2401**

Submitted on: 2/5/2026 3:41:16 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jesse Olpindo	Individual	Support	Remotely Via Zoom

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is Jesse Olpindo. I have lived on Maui for over 40 years, and I am an owner at Hololani in Kahana.

I raised my family here. My kids grew up on this beach and in this ocean. This shoreline is part of our life.

I support SB2401 because the beach is disappearing. Every year there is less sand. The ocean comes closer. Places where families used to walk and fish are now gone.

This is not just one property's problem. The whole shoreline is connected. What happens in one place affects everyone.

People in Kahana want to work together to protect the shoreline, but the process is slow and confusing. We need a better way to plan together and take care of the coast for the future.

I want my grandchildren, and all local families, to be able to enjoy this beach like we did.

Please support SB2401.

**LATE**

**SB-2401**

Submitted on: 2/5/2026 4:23:13 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lenore E Houston	Individual	Support	Written Testimony Only

Comments:

Aloha,

I have lived in Hawaii on different islands for a total of about 6 years. I have always respected the Aina and the people who call her home. I have lived at Hololani Resort for 3-1/2 years and always felt that it is a special place with lots to teach the visitors who come here. Hololani has always been an active participant in this community and I see a need for continued support of the rock revetement project which will encourage safer public access and mitigate flooding on Honoapiilani Rd. This project should be completed for the safety of the community, the many diverse residents who call Hololani home and the islanders whom we support in their livelihoods by employing them to take care of our home. I urge you to consider the greater good of all the people and to pass this resolution so we can find closure in this completed project. This benefits all and benefits the Aina. Hololani will continue to support the local economy and the community for the betterment of all. This is a win-win.

Sincerely,

Lenore Houston

**LATE**

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is Andrew Schulhof, and I am an owner of Unit A604 at Hololani Condominiums in Kahana Bay, Maui. I have owned my unit for over thirteen years, and my connection to Kahana Bay and all of Maui spans more than three decades. This is not simply a property I own. It is a place I know intimately and care deeply about.

During that time, I have watched our beach disappear and our shoreline steadily retreat. Land that once provided natural protection for our buildings is now gone. The erosion we observe year after year feels like a stubborn tide we cannot slow; **more than fifteen feet of shoreline depth and our entire beach have already disappeared into the surf.**

Today, Hololani owners are paying for the financial commitment of a loan of over \$5 million dollars in an effort simply to keep our property standing. This is not about improvements or upgrades. It is about preventing buildings from being lost to the ocean, an outcome that would be devastating for residents, neighboring properties, public access, and the environment itself.

For many years, our association and neighboring condominiums throughout the Kahana Bay region have tried to address this erosion both individually and together. We have invested significant time, effort, and financial resources in good faith attempts to find solutions. Despite that, progress has been limited. This is not because of a lack of commitment, but because the current system makes coordinated action extremely difficult. Shoreline erosion does not respect property lines, yet each property is largely required to navigate planning and approvals on its own.

The result is a process that is confusing, slow, and ineffective. Long term planning becomes nearly impossible when each parcel is treated separately, even though the erosion affecting one property directly impacts the next. In the meantime, we continue to lose ground year after year. Along this stretch of Kahana Bay, more than fifteen feet of shoreline depth and the entire beach have already been lost. Temporary measures such as sandbags, some of which have been in place for over a decade, are not solutions. They are emergency responses that simply delay an increasingly serious problem.

This is why I strongly support SB 2401. The bill recognizes that shoreline erosion is a regional issue and that addressing it effectively requires a coordinated approach. By establishing a clear framework for regional shoreline mitigation districts, SB 2401 would give communities like ours a realistic path to plan together, work with government agencies, and pursue long term, responsible solutions rather than repeating short term emergency actions.

SB 2401 would replace confusion with clarity. It would make it easier for neighboring properties to collaborate on a single shared plan. It would encourage coordination between state and county agencies instead of a fragmented process. Most importantly, it would allow shoreline communities to act proactively by protecting homes, public access, and shoreline resources at the same time.

The Kahana Bay community is ready to do its part. We have already invested heavily in studies and planning and are willing to fund viable solutions. What we need is a

framework that allows those efforts to move forward in a coordinated and predictable way.

For these reasons, I respectfully urge your support of SB 2401. This legislation is a necessary step toward addressing shoreline erosion responsibly and ensuring that communities like ours can plan for the future instead of continually reacting to loss.

**Mahalo for your time and consideration.**

**LATE**

**SB-2401**

Submitted on: 2/5/2026 5:14:14 PM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Virginia M. Keen	Individual	Support	Written Testimony Only

Comments:

Kahana shoreline concerns:

My name is Virginia Keen. I am NOT a millionaire inventor. The Hololani has been my only home for the past 26 years. I am 82 years old and STILL substitute teach at Lahainaluna high school on a daily basis. I've been part of this school district for 24 years. I have devoted 19 years to the afterschool tutoring program in Lahaina. I am a year-round resident whose children and grandchildren visit often, but I also cherish being part of this island family. My condominium is now less than 20 feet from the retaining wall and failing sandbags that separate my building from the ocean and this has me worried. When I first arrived, there were 50 feet of property next to my unit, as well as a substantial beach. I have seen first hand how strong the ocean's impact is. I strongly support SB2401 because it will make the shoreline in our area safer for everyone. Our sandbags were never meant to be a long-term solution; yet they have been our first line of defense for 18 years. At the beginning of their use, there was still a small strip of beach. Now the bottom bags are submerged and deteriorating. They are overgrown with seaweed. The sea turtles are foraging on the bags, ripping holes and adding to problem. A permanent fix – replacing the sandbags with a rock revetment and stairs – will protect our community, our visitors, and our turtles. This project aligns with regional alternatives and will also help address the severe flooding along Honoapiilani Road. Every heavy rain and extreme high tide event threatens our community, and doing nothing is not an option. As someone who has spent my life teaching and caring for others, I now ask you to help care for us. Please support the completion of this project for the safety of our community, our visitors, and the future of our shoreline. Mahalo for your time and consideration.

**LATE**

**SB-2401**

Submitted on: 2/6/2026 2:51:47 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
lynne morse	Individual	Support	Written Testimony Only

Comments:

Aloha Senators, My name is Lynne Morse. I represent myself and my ohana. I am enthusiastic for this measure. I was born in Lahaina and raised on O'ahu. In 1953, my mother took our ohana to Kahana to see the hale her father built. A plantation luna, he bought kiawe tree-covered land and cleared part of it to build a hale for his wife and eight keiki with boards he soaked in the ocean to resist pests. As I waded in the waters of the big, white pristine beach, my mother told me how she and her siblings built their own boat with a sheet of corrugated iron bent into a curve. They screwed a V-shaped wooden board to each end to form the boat. Melted tar waterproofed the ends and they happily paddled safely out into the ocean. They spent many hours swimming there, too.

With Hawai'i's 1959 statehood came a building boom. My tutukane made a will so each heir got a portion. My mother and her siblings agreed to lease their share of the estate to developers who put the Valley Isle Resort condominium hotel on it. The same thing happened along the West Maui coast, changing the ocean currents that caused erosion we never had before. Today, the formerly wonderful beach is covered with ugly, expensive sandbags to preserve whatever sand and land are left. Between the Lahaina wildfire down the street and the ocean's erosion, the number of visitors who are a big portion of Maui's economy dropped significantly.

My siblings, cousins, and I each inherited two condos, but that didn't make us rich. Rather, we have to compete with thousands of other rentals for the reduced number of visitors and can't charge enough to pay our expenses. HOA fees increased because insurance companies raised their rates a lot last year. My personal increase amounted to over \$900/month last year for a total of about \$45,600 for 2025. Maui County property taxes amounted to \$15,661.24.

Our government's building of groins to end the erosion and hardening the beach would allow us condo owners to literally keep our properties from tumbling into the sea and attract more paying guests. A neighboring condo's beach eroded so much the ocean now covers the swimming pool.

Our grandparents and parents worked hard to pass this inheritance to me, my siblings, and cousins. I want to pass this inheritance on to my sons. If we want to stop the brain drain and keep our people here, we need to steward our natural resources and properties with aloha. Studies have already been done preliminary to building the groins. It's common sense to pass this bill as a step towards better stewardship for a more secure future.

Mahalo for listening to my position.

Lynne Morse

**LATE**

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is Joe Garavaglia, and I am a condominium owner writing in strong support of SB 2401. As someone who cares deeply about the well-being of our community and the preservation of our shoreline, I believe this bill is essential for providing clarity and a clear pathway for all affected property owners to protect our coastlines for current and future residents.

SB 2401 offers significant benefits to our community. By establishing a coordinated plan, we can ensure that shoreline protection efforts are effective, equitable, and sustainable. A unified approach will help prevent piecemeal solutions that may inadvertently cause harm to neighboring properties or the environment. Instead, a coordinated plan will allow us to address shoreline challenges comprehensively, balancing the needs of property owners, residents, and the natural ecosystem.

Our shorelines are a vital resource, supporting recreation, property values, and the unique character of our community. By supporting SB 2401, we are investing in the long-term resilience and prosperity of our neighborhoods. I urge you to pass this important legislation and provide the leadership needed to protect our shorelines for generations to come.

Thank you for your consideration.

Joe Garavaglia

**LATE**

**SB-2401**

Submitted on: 2/6/2026 8:00:05 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Mitzi Fant	Individual	Support	Written Testimony Only

Comments:

### **TESTIMONY IN SUPPORT OF SB2401**

**Hearing Date:** Feb 6, 202

**From:** Tim & Mitzi Fant, Homeowner Hololani B603, Kahana Bay Region

**Position:** Support

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

Our names are Tim & Mitzi Fant, and we are the owners of Hololani B603 located at 4401 Lower Honoapiialani Rd in Lahaina. We have owned this unit since 2022, but prior have enjoyed many years in both hotels and rental units in West Maui before owning our own unit.

We are writing in support of SB2401 because we have personally witnessed the impact that shoreline erosion has caused – specifically in the Kahana Bay region. Not only has this impacted beach access, but has forced multiple temporary solutions to be put in place (i.e. sandbags, cement walls, etc) as a “band-aid” as opposed to trying to put in place a long term solution. Further postponing a solution not only further exacerbates the continued erosion, but costs the State of Hawaii, Maui County, and thousands of residents money as we continually make repairs due to flood damage and leading to exorbitant insurance costs.

For many years, our Hololani Board and the broader community have tried—both individually and collectively—to address this issue, but the current system makes coordinated action extremely difficult. The planning and approval process is slow, confusing, and fragmented, forcing each property to navigate the problem alone even though the erosion itself is regional and interconnected. As the shoreline continues to shrink and move closer to our homes, it has become clear that no single owner can solve this on their own. We need a clear, coordinated, long-term approach rather than a cycle of emergency band-aid responses.

For these reasons, we strongly support SB2401. This bill creates a clear framework for communities and property owners to plan together with state and county agencies on regional shoreline solutions. SB2401 encourages long-term planning instead of repeated band-aid fixes, supports responsible stewardship of our shoreline, and helps protect homes, public access, and

natural resources for future generations. This bill provides the structure we need to move forward together on a shared plan that matches the scale of the problem.

Thank you for considering our testimony and for your commitment to addressing this urgent issue.

**Sincerely,**

Tim & Mitzi Fant

4401 Lower Honoapiialani Rd, B603

Lahaina, 96761

[tmfant@msn.com](mailto:tmfant@msn.com)

LATE

**SB-2401**

Submitted on: 2/6/2026 9:33:35 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Julie Adcock Brockman	Individual	Support	Written Testimony Only

Comments:

My name is Julie Adcock Brockman I have lived in Maui for 20 years. I am an owner and BOD President at Pohailani Maui. I have been active in our community and for the preservation and erosion mitigation solutions of Kahana Bay We face many challenges as do all of our neighbors with erosion and damages to our properties and areas of our road and beach access.

I am in support of SB2401.

I believe it would help our communities and agencies move forward in a cohesive and streamlined way to protect our shoreline now and for future generations. It would allow for a organized framework to address issues in prevention as opposed to reaction. We need a long term solution not emergency short term fixes and the ability to work together for the good of all. Protecting our precious shoreline, access, and property.

Mahalo for your kokua on SB2401

Julie Adcock Brockman

**LATE**

**SB-2401**

Submitted on: 2/6/2026 9:44:38 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jane Beckett	Individual	Support	Written Testimony Only

Comments:

My name is Jane Beckett and I am an owner at Hololani in Kahana, Maui. I have owned for over 18 years. I have served on the AOAO board and have always been aware of the condition of our beach and the horrible erosion we have experienced over the years. When we purchased, we had a lovely beach and now we have nothing and have lost yards of land which is now out to sea. We lost our access to the water and the erosion has threatened to take a portion of our building. This is not the beautiful property we purchased nor do we have the opportunity to enjoy the beach or access we hoped for our children and grandchildren. We have tried to protect our property and spent tons of money but this problem is bigger than any one property can attack and deserves a shared plan. There is no reason we can't all attack this problem together. The whole is much stronger than individual pieces.

I respectfully ask you to support SB2401

LATE

**SB-2401**

Submitted on: 2/6/2026 9:52:46 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jesus Gonzales	Individual	Support	Written Testimony Only

Comments:

Dear Chair Lee, Vice Chair Inouye, and Committee Members,

My name is Jesus J. Gonzales and I've been a proud condominium owner at Hololani in Maui for about five years now.

I'm reaching out to share my support for SB2401 because:

- The ongoing coastal erosion is something my family and I worry deeply about.
- We've seen the beach disappear, waves creeping closer to our building, and experienced flooding—it's hard not to feel anxious about what the future holds for our home. We have so much time, money and love invested in it and are scared it will all be washed away.

Our association, along with others in the Kahana Bay area, has spent years trying to tackle these issues both on our own and by working together.

- Erosion is affecting everyone's property in our neighborhood.
- Although we've tried for years to come up with solutions together, it often feels like we're not making much progress.
- This is a huge issue—way bigger than what any individual can handle—so we need a united approach.
- Right now, the process for figuring out and approving solutions is complicated, slow, and simply doesn't work well. That has made it really tough for us to join forces and move toward a solid, long-term fix.
- Each year, the shoreline shrinks and moves closer to the buildings we call home.
- Even though our erosion problems are linked, each property is treated separately right now.
- It's clear we need a straightforward process so we can work as a community instead of each property owner struggling on their own.
- Developing a regional plan just makes more sense than taking emergency measures over and over.

SB2401 stands out to me because:

- It would provide a clear path for homeowners and whole neighborhoods to team up and partner with government agencies on regional shoreline protection strategies for the long term.
- This bill replaces confusion and delay with a clear process for shoreline communities.
- Neighbors could truly collaborate under a single, shared vision, instead of each of us trying to go it alone.
- It prioritizes long-term, preventative solutions rather than constantly reacting to emergencies.
- By encouraging state and county agencies to coordinate, it avoids the scattered, piecemeal methods we see now.
- It would help projects move ahead in a more organized, predictable way.
- Communities, including mine, would finally be able to plan properly instead of always playing catch-up after storms or erosion events.
- Most importantly, it helps protect our homes, keeps public beach access open, and preserves the shoreline we all love.

I sincerely hope you will join me in supporting SB2401.

Thank you so much for your time, Mahalo,

Jesus J. Gonzales and Family

**LATE**

**SB-2401**

Submitted on: 2/6/2026 10:02:59 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Riley Beckett	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is Riley Beckett and I am an owner at Hololani AOAO in Kahana, Maui Hawaii and have owned my Unit there for over 20 years. I have also served on the Hololani AOAO Board for a number of years.

I am writing in support of SB2401 because the loss of beach and the fact that waves are now threatening our buildings. I took my wife to beautiful Maui 56 years ago for our honeymoon and fell in love with the area. The beach area we knew and loved is now entirely eroded. Even though there has been numerous proposals on what and how to mitigate this problem there has been no follow thru on any of them. We need a united attack to stop the continuing erosion of our beach and SB 2401 seems the best solution to solve the problem. I strongly urge you to support SB2401.

Riley am Beckett

**LATE**

Aloha Chair Lee, Vice Chair Inouye, and Members of the Committee,

My name is Frank Emanuel. I am an owner, resident, and AAO Vice President at Royal Kahana in Kahana on Maui. My parents have owned a condominium in this building since 1986, and have been full-time residents for 11 years. I have owned my condominium here since 1993, and have lived here full-time for 16 years. My parents retired here, and I am employed in the community. I also represent Royal Kahana AAO on the Kahana Bay Steering Committee, a hui of property owners trying to implement a regional shoreline erosion mitigation project to restore the sandy beach that used to be here as a community resource.

I am writing in support of SB2401 because shoreline erosion is something we and our neighbors experience every day. When I moved and began living here full-time, the sandy beach was the same height as our lawn. People could step off the grass directly onto the sand. It is now a 12' drop, and there is no safe access to the water. We were forced to remove a pool cabana building when part of the pool deck was undermined. High waves in the past two weeks have begun to erode our lawn again, causing plumes of sediment in the ocean, loss of another tree, and more property. It also creates a safety hazard for people attempting to access the water.

Our association and others in the Kahana Bay region have created a hui to address our common erosion issues. We believe that a regional solution will be a stronger, more lasting one, that will benefit the community, residents, and property owners. All of the properties along our shoreline are affected by erosion. We have worked very hard on a collective solution for over 10 years, but have not had success.

The complexity and cost of planning and permitting is prohibitive for single properties or homeowners. That is one of the reasons we have joined to work toward a solution that addresses a much larger area. A solution for one property benefits that property, but a regional solution benefits all in the community. Turning our plans into reality has been a confusing, slow, and frustrating process, even with the dedicated volunteers and collective resources of our group.

I support SB2401 because groups like ours, neighbors working together to solve their common problem, need a structure to plan together and work with government agencies to implement regional shoreline solutions. The complexity and scale of long-term regional solutions make it difficult to plan and implement, even for well-established groups. SB2401 would help create a framework and guidelines for communities to work together to implement those solutions, rather than having to rely on expensive, repeated, short-term emergency measures. Short-term emergency measures are just that. They are reactions to

current conditions that do little to address the long-term goals of protecting homes, infrastructure, and public access. The time and money spent on the emergency measures is much better spent implementing a regional solution.

SB2401 promotes coordination between state and county agencies to help groups move their long-term projects forward. A unified, coordinated process will help groups avoid the one-step-forward-two-steps-back our group has struggled with for the last 10 years. If communities have a clear path forward for collective action to a common problem, they will be less likely to waste their own and the state and local government's resources on a piecemeal approach that does not move Hawaii closer to long-term solutions.

I respectfully ask you to support SB2401.

Mahalo,

Frank Emanuel

Lahaina

**LATE**

**SB-2401**

Submitted on: 2/6/2026 11:03:43 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Joseph Bolster	Individual	Support	Written Testimony Only

Comments:

Aloha,

As a resident that lives and was born in Maui, I am writing in support of SB2401. Coastal erosion threatens homes and this bill is the right step towards ensuring safety for our coastal communities.

Thank you,

Joseph

**LATE**

**SB-2401**

Submitted on: 2/6/2026 11:05:01 AM

Testimony for WLA on 2/6/2026 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jeanne Epstein	Individual	Support	Written Testimony Only

Comments:

I have owned a condo at the Hololani ( A 603) 12 years. When I purchased our home we had 20 or 30 feet of beach. It is very scary what has happened to the beach. The properties around Kahana Bay need to be protected from more damage and loss of land. The beaches need to be there for all to enjoy.

Please help us save our land

**SB-2401**

Submitted on: 2/6/2026 11:27:30 AM  
Testimony for WLA on 2/6/2026 1:00:00 PM

**LATE**

Submitted By	Organization	Testifier Position	Testify
David Arnold Epstein	Individual	Support	Written Testimony Only

Comments:

Aloha...I am David Epstein, owner of Hololani A603 in Kahana Bay. When we purchased the property in 2014 there was 20-30 feet of sand. Now the sand is gone and waves are crashing onto our property. resulting in damage to the property, higher maintenance cost, reduced beach access and uncertainty about the future. This is true for all the Kahana Bay properties.

I support SB2401. Restoration of the beaches benefits all parts of Maui - the environment, community, owners, renters, commerce, visitors, and government. This necessary enhancement is only possible with the coordinated leadership of the County.

I respectfully ask for your support of SB2401...mahalo