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Mayor



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NOV 26 2013

Office of Environmental Quality Control  
Department of Health, State of Hawaii  
235 S. Beretania Street, Room 702  
Honolulu, Hawai'i 96813

FILE COPY

DEC 08 2013

REC'D OF ENVIRONMENTAL  
QUALITY CONTROL  
13 NOV 26 P 3:52  
RECEIVED

Dear Director:

With this letter, the Kaua'i County Planning Department hereby transmits the Environmental Impact Statement Preparation Notice (EISPN) for the Hanalei Plantation Resort situated at TMK: (3) 5-4-004:001, 006 and 013, in Princeville, Hanalei on the island of Kaua'i. We respectfully request publication in the next available edition of the Environmental Notice (November 23, 2013).

Included as an appendix to the EISPN are copies of agency and public comments along with corresponding responses, received during Pre-Assessment Consultation for the proposed project.

Enclosed is a completed OEQC Publication Form, two hard copies of the EISPN, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word .doc format. Simultaneous with this letter, a summary of the action in a text file has been submitted by electronic mail to your office.

If there are any questions, please contact me at the information above.

Sincerely,

Michael A. Dahilig  
Planning Director

cc: Eric Crispin, Vice President, Ohana Hanalei LLC.  
Earl Matsukawa, VP, Director Planning, Wilson Okamoto Corporation

Enclosures

**APPLICANT ACTIONS  
SECTION 343-5(C), HRS  
PUBLICATION FORM (JANUARY 2013 REVISION)**

**Project Name:** Hanalei Plantation Resort  
**Island:** Kaua'i  
**District:** Hanalei  
**TMK:** 5-4-004:001, 006 and 013

**Permits:** List of permits that may be required:

Federal

U.S Army Corps of Engineers

- Department of the Army Permit pursuant to Section 404 of the federal Clean Water Act

U.S. Fish and Wildlife Service

- Consultation Pursuant to the Endangered Species Act and Incidental Take Permit

State of Hawai'i

Department of Land and Natural Resources

- Conservation District Use Application
- Consultation Pursuant to Section 106 of the National Historic Preservation Act
- Consultation Pursuant to Chapter 195D, HRS, including preparation of a Habitat Conservation Plan, as required, and obtaining an Incidental Take License
- Section 6E of the Hawai'i Historic Preservation Act
- Stream Channel Alteration Permit
- Shoreline Certification

Department of Health

- Certification Pursuant to Section 401 of the federal Clean Water Act
- National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Associated with Construction Activities, Hydrotesting Effluent Discharges, and Dewatering Effluent Discharges.

Office of Planning

- Certification Pursuant to National Coastal Zone Management Act

County of Kaua'i

Planning Department

- Special Management Area Use Permit
- Shoreline Set-back Determination
- Shoreline Set-back Variance
- Subdivision Permit

Department of Public Works

- Grading & Grubbing Permit
- Building Permit
- Drainage System Requirements

**Approving Agency:** Kaua'i County Planning Department  
4444 Rice Street, Ste A473  
Līhu'e, Hawai'i 96766  
Contact: Michael Dahilig, Planning Director

REC'D. OF ENVIRONMENTAL  
QUALITY CONTROL

NOV 26 3:53

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**Applicant:** Ohana Hanalei LLC  
745 Fort Street Mall, Ste 1450  
Honolulu, Hawai'i 96813  
Contact: Eric Crispin, Vice President – Hawai'i

**Consultant:** Wilson Okamoto Corporation  
1907 South Beretania St., Ste 400  
Honolulu, Hawai'i 96826  
Contact: Earl Matsukawa, VP, Director Planning

**Status (check one only):**

FEA-FONSI

Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to [oeqchawaii@doh.hawaii.gov](mailto:oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

**Summary** (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

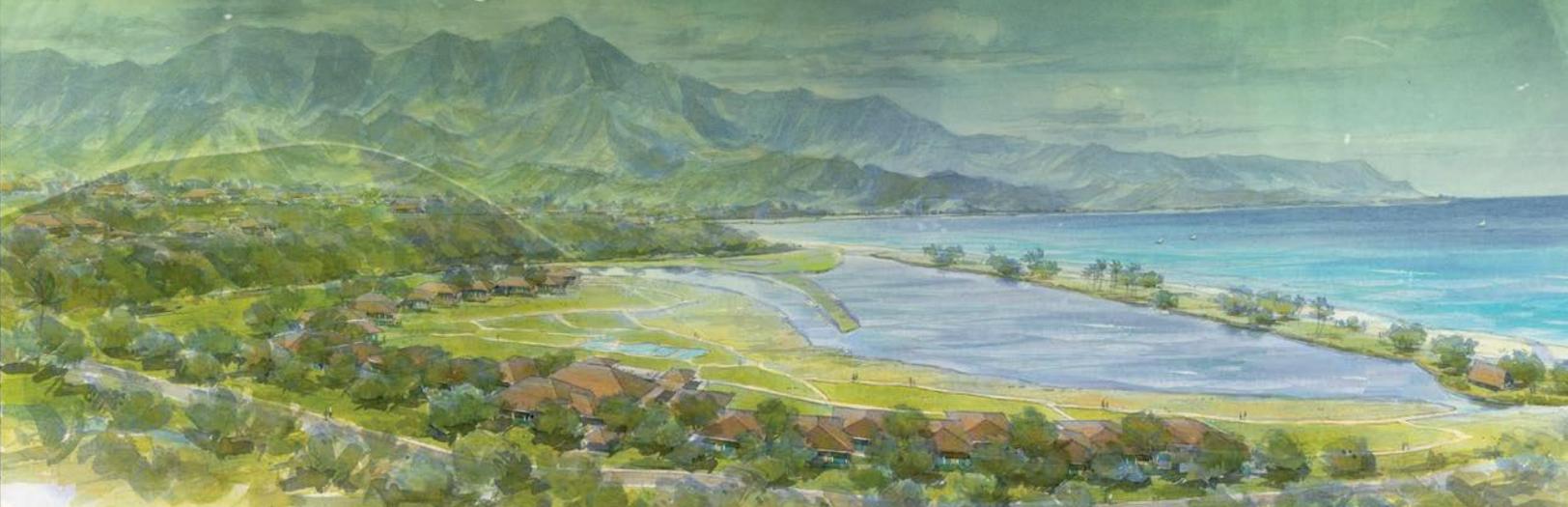
Proposed is an "applicant action" (HAR Section 11-200-6) by Ohana Hanalei LLC to redevelop and develop property for residential and resort uses as the Hanalei Plantation Resort in Princeville, Hanalei, Island of Kaua'i. The proposed Hanalei Plantation Resort will include a hotel and residential lots on an approximately 65.5-acre site located adjacent to and north of the Hanalei River. The project site is predominantly located within the State Urban District, except for an approximately 200-foot wide swath along the shoreline of the western boundary, which is within the Limited Subzone of the State Conservation District.

The County of Kaua'i's General Plan land use designation for the project site is Resort and Open. The project site is zoned Resort District (RR-10) and Open District (O), and the majority of the site is designated within the Visitor Destination Area (VDA). The majority of the site is also located within the County's Special Management Area (SMA) boundary and its shorefront is within the Shoreline Setback Area.

The proposed project is subject to the requirements of Chapter 343 of the Hawai'i Revised Statutes (HRS) (Hawai'i Environmental Policy Act) due to work in the Shoreline Setback Area and State Conservation District. The agency processing the EIS documents and responsible for acceptance of the Final EIS is the County of Kaua'i Planning Department, in conjunction with its processing of a Shoreline Setback Variance and Special Management Area permit for work related to the preservation of an archaeological site.

# PREPARATION NOTICE FOR AN ENVIRONMENTAL IMPACT STATEMENT

NOVEMBER 2013



CULTURE



ECOLOGY



HANALEI

## HANALEI PLANTATION RESORT HANALEI, KAUA'I, HAWAII

applicant

### **OHANA HANALEI, LLC**

745 Fort Street Mall, Suite 1450  
Honolulu, HI 96813

agent

### **WILSON OKAMOTO CORPORATION**

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# PREPARATION NOTICE FOR AN ENVIRONMENTAL IMPACT STATEMENT

NOVEMBER 2013



CULTURE



ECOLOGY



HANAIEI

**HANAIEI PLANTATION RESORT**  
HANAIEI, KAUA'I, HAWAII

---

applicant

**OHANA REAL ESTATE INVESTORS, LLC**

Topa Financial Center  
745 Fort Street Mall, Suite 1450  
Honolulu, HI 96813

agent

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# TABLE OF CONTENTS

<b>PREFACE</b>	<b>1</b>
<b>SUMMARY</b>	<b>3</b>
<b>1. INTRODUCTION</b>	<b>11</b>
1.1 Project Location	11
1.2 Existing Uses	16
1.3 Project Need	16
<b>2. DESCRIPTION OF THE PROPOSED ACTION</b>	<b>23</b>
2.1 Project Setting	23
2.2 From the Mountains to the Sea – A Modern, Sustainable Ahupua‘a	24
2.3 Guiding Principles	26
2.4 Goals and Objectives of the Proposed Action	27
2.5 Project Description – The Preferred Alternative	28
<b>3. ALTERNATIVES CONSIDERED</b>	<b>33</b>
3.1 No Action Alternative	33
3.2 Preferred Alternative	34
3.3 No Ridge A Alternative (Resort and Residential)	34
3.4 No Ridge B Alternative (Residential Only)	35
3.5 Conventional Alternative	35
3.6 Mitigation	36
<b>4. EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES</b>	<b>45</b>
4.1 Climate	45
4.2 Physiography	45
4.2.1 Geology and Topography	45
4.2.2 Soils	46
4.3 Hydrology	48
4.3.1 Surface Water	48
4.3.2 Groundwater	51
4.3.3 Coastal Waters	53
4.4 Natural Hazards	54
4.4.1 Flood Hazard	54
4.4.2 Seismic Hazard	57
4.4.3 Hurricanes and Strong Winds	57
4.5 Natural Environment	58
4.5.1 Flora	58
4.5.2 Fauna	59
4.5.3 Historic and Archaeological Resources	60
4.5.4 Cultural Resources	60
4.6 Air Quality	61
4.7 Noise	62



# TABLE OF CONTENTS

4.8	Visual Resources	62
4.9	Socio-Economic Characteristics	63
4.10	Public Services and Facilities	66
4.10.1	Police and Fire Protection Services	66
4.10.2	Medical Services	66
4.10.3	School Facilities	67
4.10.4	Parks and Recreational Facilities	67
4.10.5	Solid Waste	68
4.11	Infrastructure and Utilities	68
4.11.1	Traffic	68
4.11.2	Potable Water System	69
4.11.3	Wastewater System	69
4.11.4	Electrical System	70
4.11.5	Telephone, Data/Internet, and Cable Systems	70
4.12	Secondary and Cumulative Impacts	71
<b>5.</b>	<b>REQUIRED PERMITS AND APPROVALS</b>	<b>73</b>
<b>6.</b>	<b>DETERMINATION</b>	<b>75</b>
<b>7.</b>	<b>CONSULTATION</b>	<b>77</b>
7.1	Pre-Assessment Consultation	77
7.2	Consultation during Draft EIS Preparation	80
<b>8.</b>	<b>REFERENCES</b>	<b>83</b>

## LIST OF FIGURES

Figure S-1	Location Map	6
Figure S-2	Tax Map Key Map	7
Figure S-3	State Land Use Districts Map	8
Figure S-4	Kaua'i County Zoning Map	9
Figure S-5	Special Management Area Map	10
Figure 1-1	TMK Map	12
Figure 1-2	Location Map	13
Figure 1-3	Birkmyre Estate	18
Figure 1-4	Old Hanalei Plantation Photos 1	19
Figure 1-5	Old Hanalei Plantation Photos 2	20
Figure 1-6	Stark Aerial Photo	21
Figure 2-1	Ahupua'a Map	25
Figure 2-2	Kauhale Map	31
Figure 2-3	Project Site Plan	32
Figure 3-1	No Action Site Plan	37
Figure 3-2	Project Site Plan (Preferred Alternative)	38
Figure 3-3	No Ridge A Alternative (Resort and Residential)	39
Figure 3-4	No Ridge B Alternative (Residential Only)	40
Figure 3-5	Conventional Alternative	41
Figure 3-6	Sample Mitigation (Hanalei River)	42
Figure 3-7	Sample Mitigation (Wailé'ia Stream)	43
Figure 4-1	Soils Map	47
Figure 4-2	Surface Water Map	49
Figure 4-3	Aquifer Map	52
Figure 4-4	FIRM Map	56

## LIST OF TABLES

Table 4-1	Population and Housing Characteristics: 2010	64
Table 4-2	Social and Economic Characteristics: 2010	65

## LIST OF APPENDICES

Appendix A	Pre-Assessment Consultation Correspondence
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## PREFACE

The filing of this Environmental Impact Statement Preparation Notice (EISPN) by the County Kauaʻi Planning Department formalizes its determination that the preparation of an Environmental Impact Statement (EIS) is required for the Proposed Action. A notice of this determination and the availability of this document for agency and public review and comment will be published in the Office of Environmental Quality Control's Environmental Notice, as required by Hawaiʻi Administrative Rules (HAR) Section 11-200-27. This document is not the EIS, but rather, constitutes an environmental assessment that leads to the determination that the proposed action has the potential to have significant environmental and social impacts that need to be disclosed through an EIS.

This EISPN document presents reviewers with the goal and objectives of the proposed action, alternatives considered, and anticipated impacts of the preferred alternative, including an identification of studies prepared to assess potentially significant impacts. Reviewers will have the opportunity to comment on the type of information they feel should be included in the subsequent Draft EIS to comply with the content requirements established by Hawaiʻi Administrative Rules (HAR) Section 11-200-16. Following publication of the Draft EIS, reviewers will have an opportunity to comment on its contents toward the preparation of the Final EIS. The purpose of the EIS process is to disclose to government agencies, the general public, stakeholders, and decision-makers the anticipated impacts of a project and to identify feasible actions that might be taken to mitigate potential impacts. Acceptance of the Final EIS by the County of Kauaʻi Planning Department will be its determination that the document complies with disclosure requirements and that it may then be used to support subsequent requests for required permits and approvals.

Proposed is an "applicant action" (HAR Section 11-200-6) by Ohana Hanalei LLC to redevelop and develop property for residential and resort uses as the Hanalei Plantation Resort in Princeville, Hanalei, Island of Kauaʻi. The proposed Hanalei Plantation Resort will include a hotel and residential lots on an approximately 65.5-acre site located adjacent to and north of the Hanalei River. The project site is predominantly located within the State Urban District, except for what appears to be an approximately 200-foot wide swath along the shoreline of the western boundary, which is within the Limited Subzone of the State Conservation District.

The County of Kauaʻi's General Plan land use designation for the project site is Resort and Open. The project site is zoned Resort District (RR-10) and Open District (O), and the majority of the site designated within the Visitor Destination Area (VDA). The majority of the site is also located within the County's Special Management Area (SMA) boundary and its shoreline is within the Shoreline Setback Area.

The proposed project is subject to the requirements of Chapter 343 of the Hawaiʻi Revised Statutes (HRS) (Hawaiʻi Environmental Policy Act) due to work in the Shoreline Setback Area and State Conservation District. The agency processing the EIS documents and responsible for acceptance of the Final EIS is the County of Kauaʻi Planning Department, in conjunction with its processing of a Shoreline Setback Variance and Special management Area permit for work related to the preservation of an archaeological site.

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## SUMMARY

<b>Project Name:</b>	Hanalei Plantation Resort
<b>Applicant:</b>	Ohana Hanalei LLC
<b>Accepting Authority:</b>	Mayor, County of Kauaʻi
<b>Location:</b>	Princeville, Hanalei, Kauaʻi (See Figure S-1)
<b>Tax Map Keys:</b>	(3) 5-4-004:001, 006 and 013 (See Figure S-2)
<b>Land Area:</b>	65.5 Acres (approximate)
<b>Recorded Fee Owner:</b>	Ohana Hanalei LLC
<b>Existing Use:</b>	Previously-developed, now Vacant
<b>State Land Use District:</b>	Conservation, Urban (See Figure S-3)
<b>County of Kauaʻi Comprehensive Zoning Ordinance (CZO):</b>	Open, RR-10 (See Figure S-4)
<b>Special Management Area (SMA):</b>	Project Site located within the SMA Boundary (See Figure S-5)
<b>Proposed Action:</b>	The proposed Hanalei Plantation Resort project involves the redevelopment and development of a hotel and residential lots on an approximately 65.5-acre site located adjacent to and north of the Hanalei River. The project site is predominantly located within the State Urban District, except for an approximately 200-foot wide swath along the shoreline of the western boundary, which is within the Limited Subzone of the State Conservation District.
<b>Impacts:</b>	The following studies will be conducted for the Draft EIS to determine the potential impacts which may result from the proposed project and identify appropriate mitigation measures.  Archaeological Inventory Survey Cultural Impact Assessment Biological Survey Report Marine Biological Survey Report Traffic Impact Assessment Report Water Quality Assessment

<b>Impacts:</b> (cont.)	Marine Water Quality Assessment Stream Sediment Analysis Report Watershed/Hydrology Study Noise Impact Assessment Air Quality Assessment Economic/Fiscal Impact Assessment Visual Resources Analysis Report
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<b>Determination:</b>	The potential for significant environmental impacts requires the preparation of an EIS.
-----------------------	---

**Agencies Consulted in  
EISPN Process:**

**Federal Agencies**

U.S. Army Corps of Engineers  
 U.S. Department of Agriculture, Natural Resources Conservation Service  
 U.S. Fish and Wildlife Service  
 U.S. Environmental Protection Agency

**State Agencies**

Department of Agriculture  
 Department of Business, Economic Development and Tourism (DBEDT)  
 Department of Business, Economic Development and Tourism, Land Use Commission  
 Department of Business, Economic Development and Tourism, Office of Planning  
 Department of Defense  
 Department of Education  
 Department of Health  
 Department of Health, Office of Environmental Quality Control  
 Department of Land and Natural Resources  
 Department of Land and Natural Resources, Division of Forestry and Wildlife  
 Department of Land and Natural Resources, Land Division  
 Department of Land and Natural Resources, Land Division, Kaua'i District  
 Department of Land and Natural Resources, Historic Preservation Division  
 Department of Land and Natural Resources, Office of Conservation and Coastal Lands  
 Department of Transportation  
 Department of Transportation, Airports Division  
 Office of Hawaiian Affairs

**Agencies Consulted in**

**EISPN Process:**

(cont.)

**County Agencies**

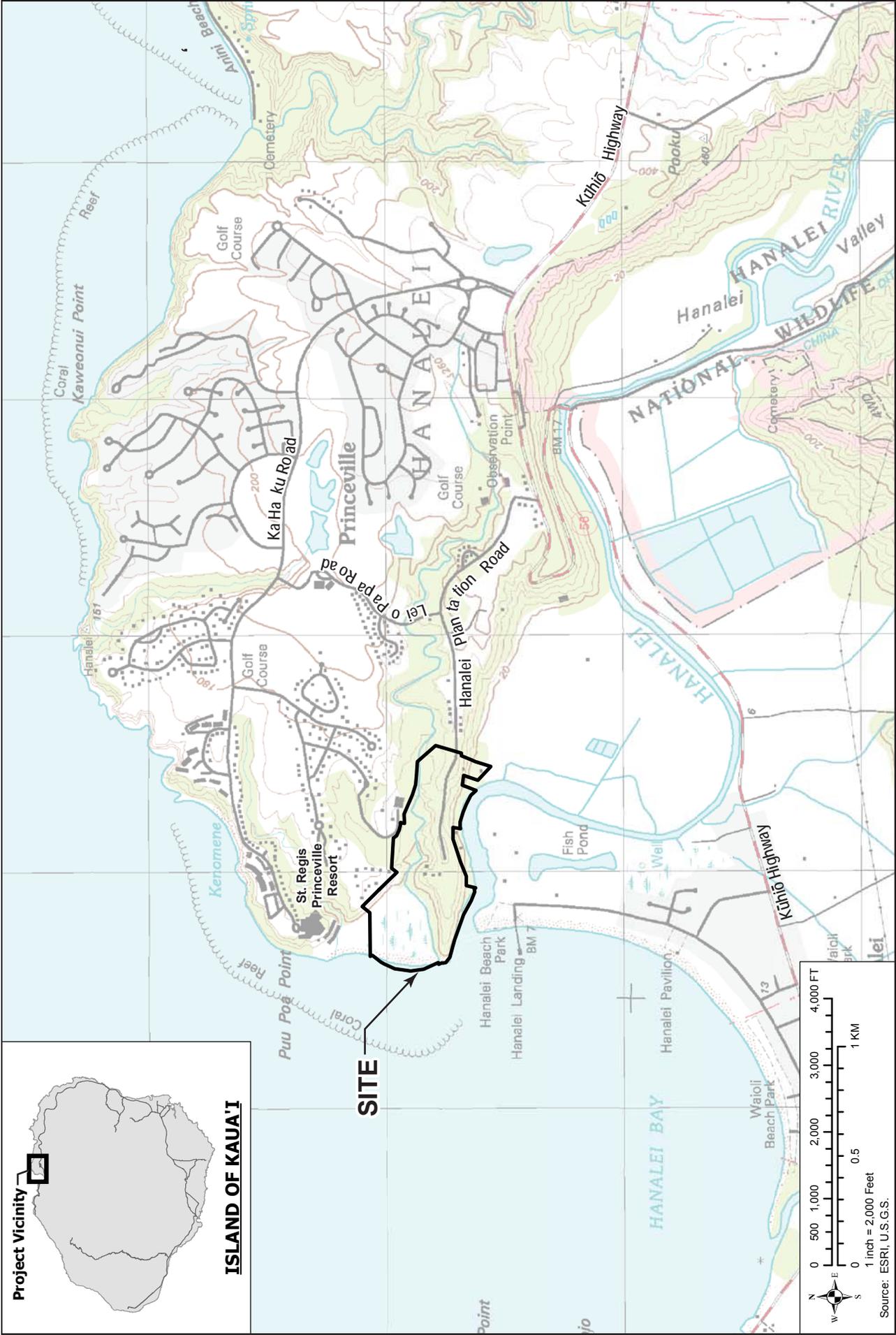
Office of the Mayor  
 Office of the County Clerk  
 Planning Department  
 Department of Parks and Recreation  
 Department of Public Works, Engineering Division  
 Department of Public Works, Building Division  
 Department of Public Works, Division of Wastewater Management  
 Department of Public Works, Division of Solid Waste Management  
 Department of Water  
 Housing Agency  
 Police Department  
 Fire Department

**Organizations**

Kaua'i Island Utility Cooperative  
 Hawaiian Telcom  
 Oceanic Time Warner Cable  
 Historic Hawai'i Foundation  
 Princeville Utilities Company Inc.  
 Princeville Community Homeowners Association  
 Hanalei Bay Resort  
 Kaua'i Burial Council  
 St. Regis Princeville Resort

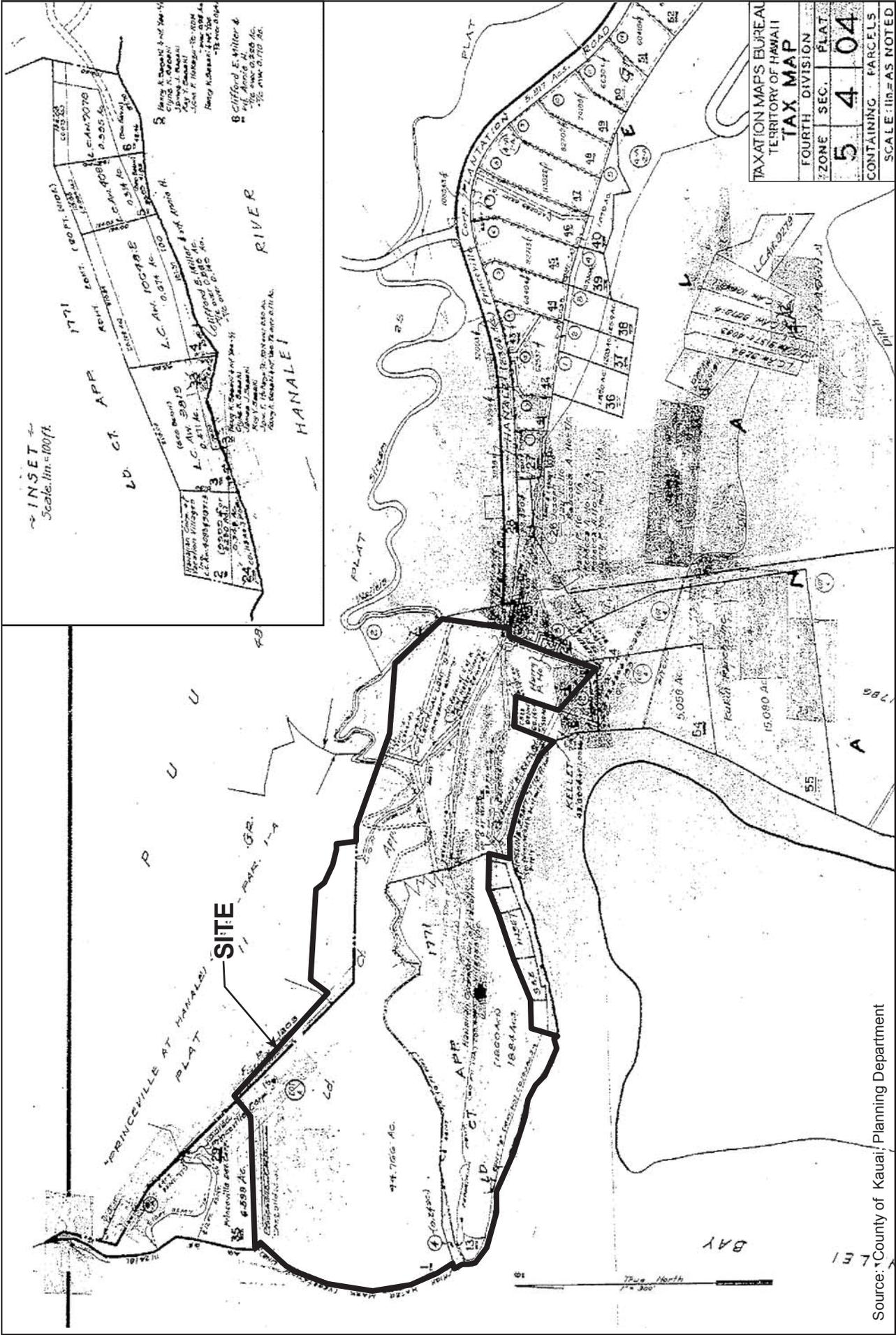
**Contact Person:**

Mr. Earl Matsukawa, AICP  
 Wilson Okamoto Corporation  
 Honolulu, Hawai'i 96826  
 Telephone: (808) 946-2277  
 Fax: (808) 946-2253  
 Email: [eispn@hanaleiplantation.com](mailto:eispn@hanaleiplantation.com)



Location Map  
Figure S-1





TAXATION MAPS BUREAU  
 TERRITORY OF HAWAII  
**TAX MAP**  
 FOURTH DIVISION  
 ZONE SEC. PLAT.  
**5 4 04**  
 CONTAINING PARCELS  
 SCALE: 1 in. = AS NOTED

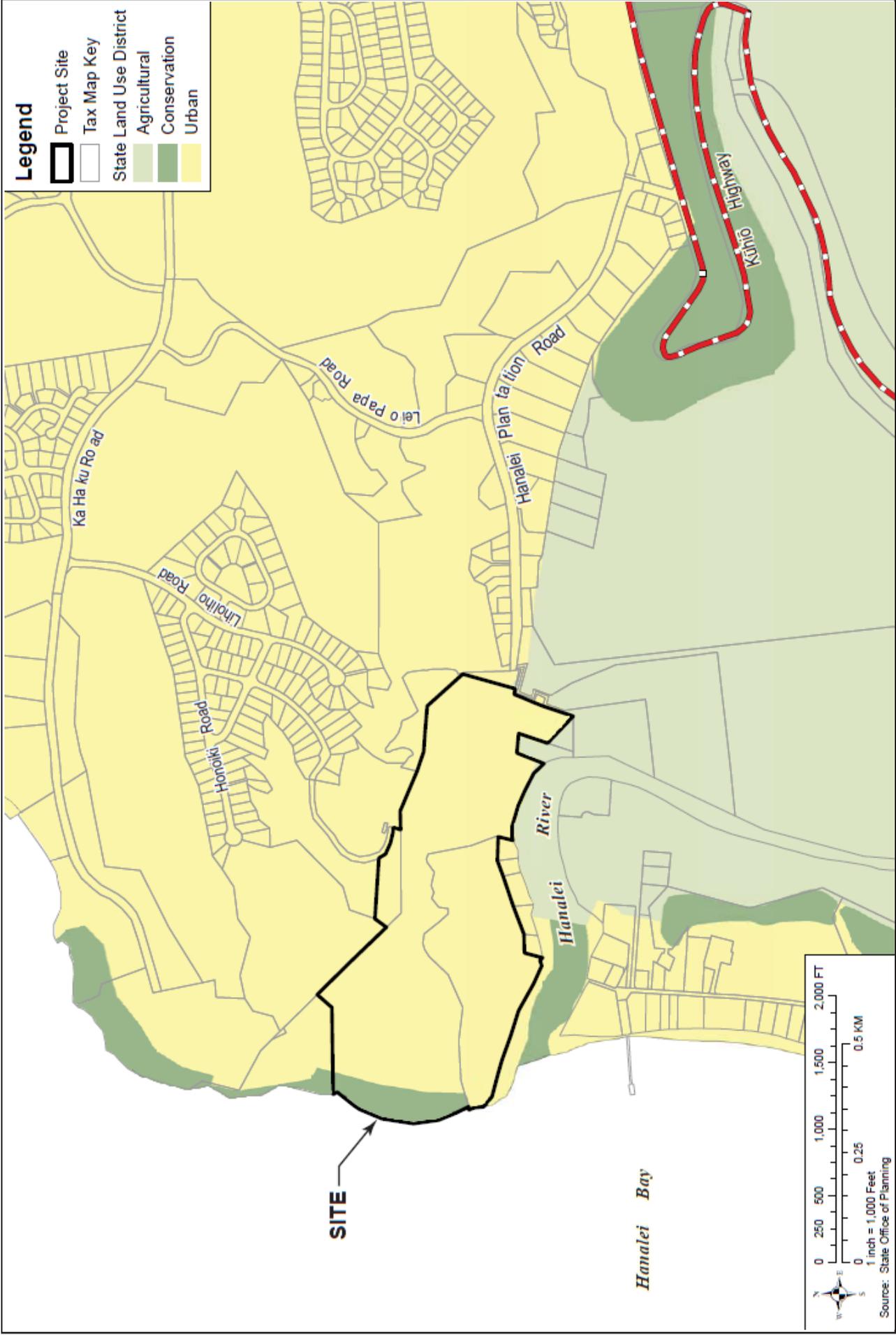
Source: County of Kauai, Planning Department



WILSON OKAMOTO CORPORATION



Tax Map Key  
 Figure S-2

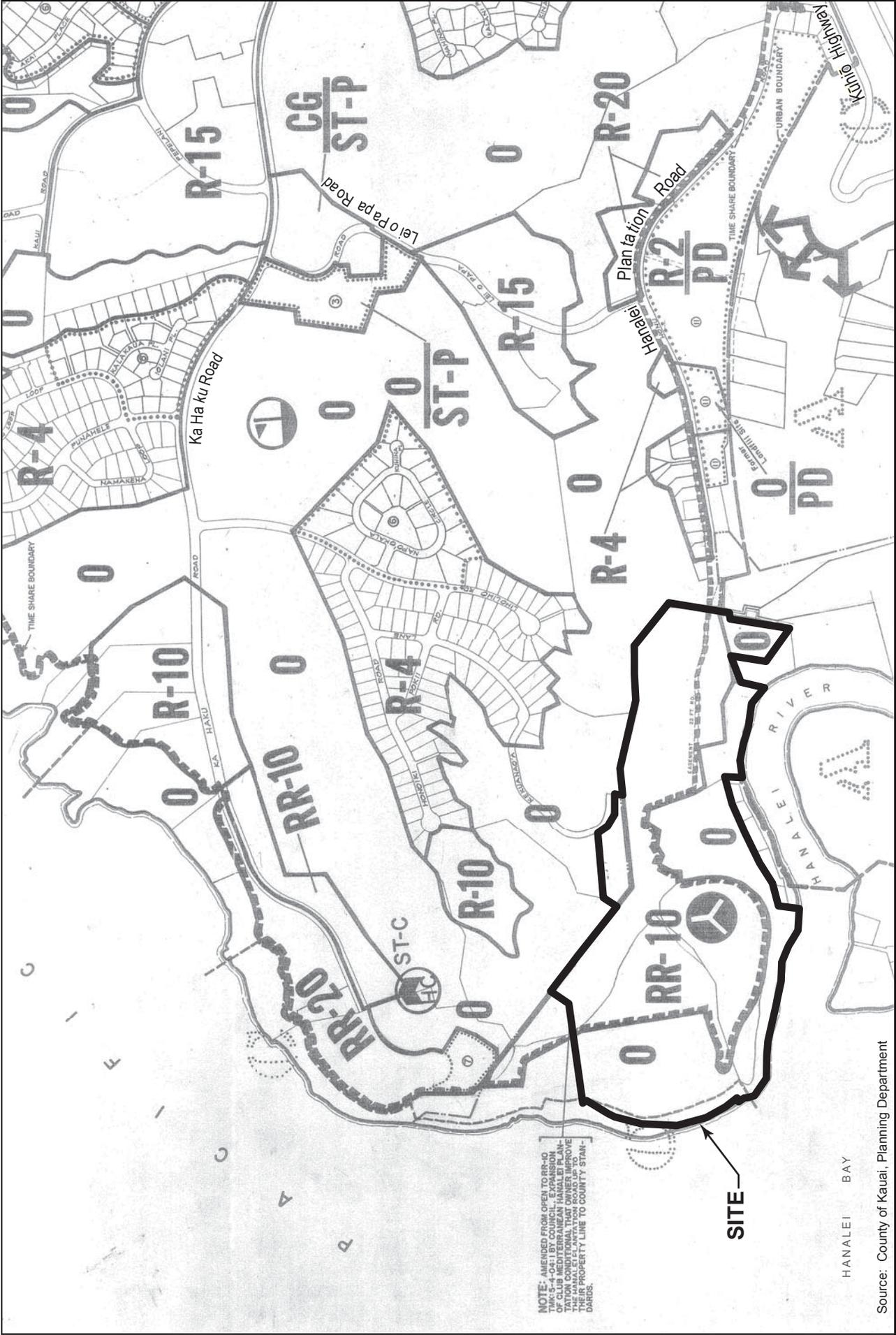


State Land Use Districts Map  
 Figure S-3



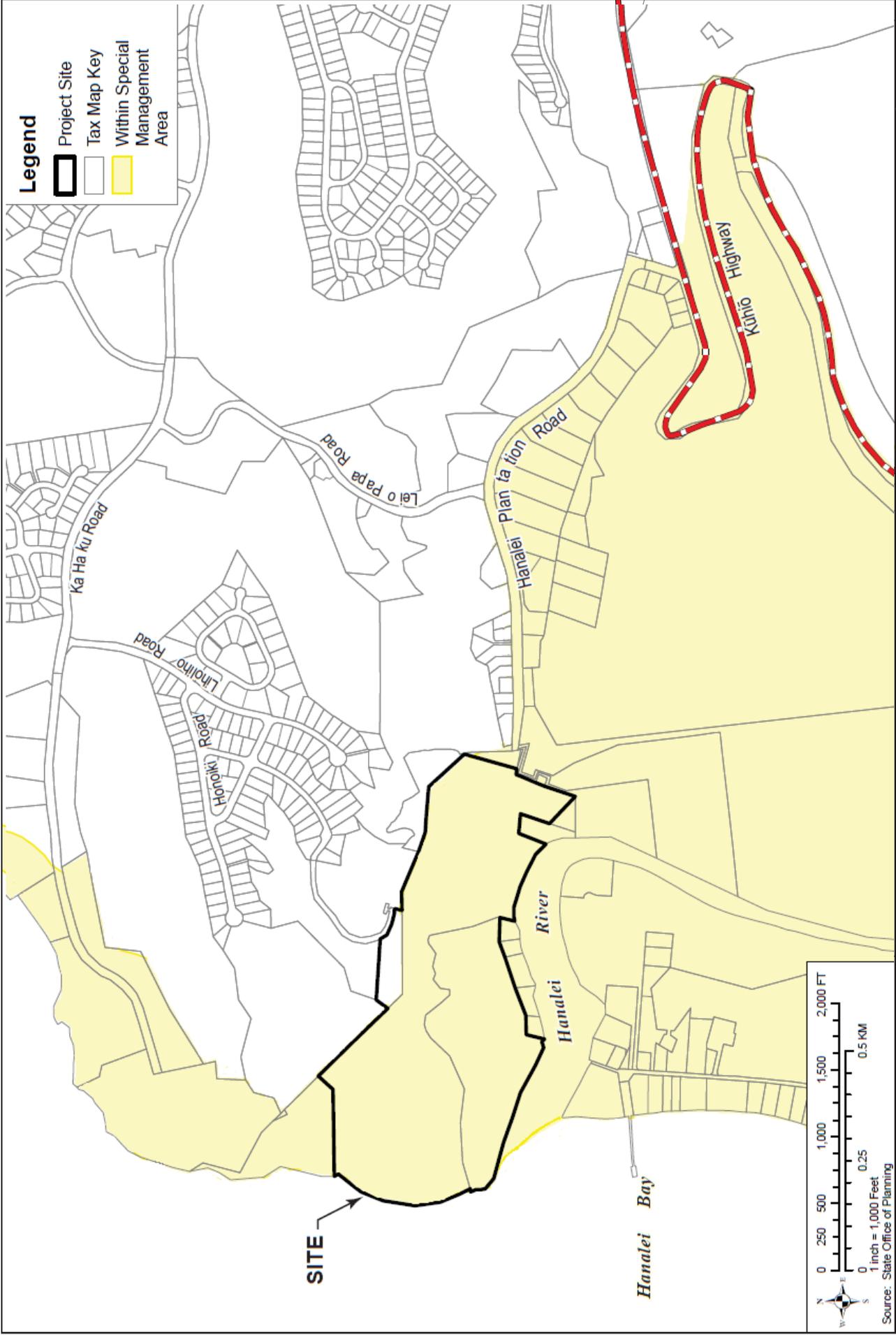
**WILSON OKAMOTO CORPORATION**





Kaua'i County Zoning Map  
Figure S-4





Special Management Area Map  
Figure S-5



# 1. INTRODUCTION

## 1.1 Project Location

The proposed project site encompasses an approximately 65.5-acre parcel (comprised of TMK [4] 5-4-004:001, 006 and 013, see Figure 1-1) situated within Princeville and the larger Hanalei Ahupua‘a on the Island of Kaua‘i. The project site was acquired from Princeville Associates LLC in 2007 by the applicant and is located on the southernmost tip of the Princeville Plateau just north of the mouth of the Hanalei River, south of the St. Regis at Princeville and makai of the Hanalei Bay Resort. The property is identified by both the Kaua‘i North Shore Development Plan, and Kaua‘i County General Plan as part of the Princeville Visitor District Area (VDA). (See Figure 1-2) Roadway access to the project site is served by Hanalei Plantation Road, off of Kuhio Highway, as well as Lei O Pāpā Road, which is part of Princeville’s internal roadway system. From the Hanalei Plantation Road intersection, Kuhio Highway descends from the Princeville Plateau into Hanalei Valley, leading to the historic single-lane Hanalei Bridge spanning Hanalei River, which divides Princeville from Hanalei Town.

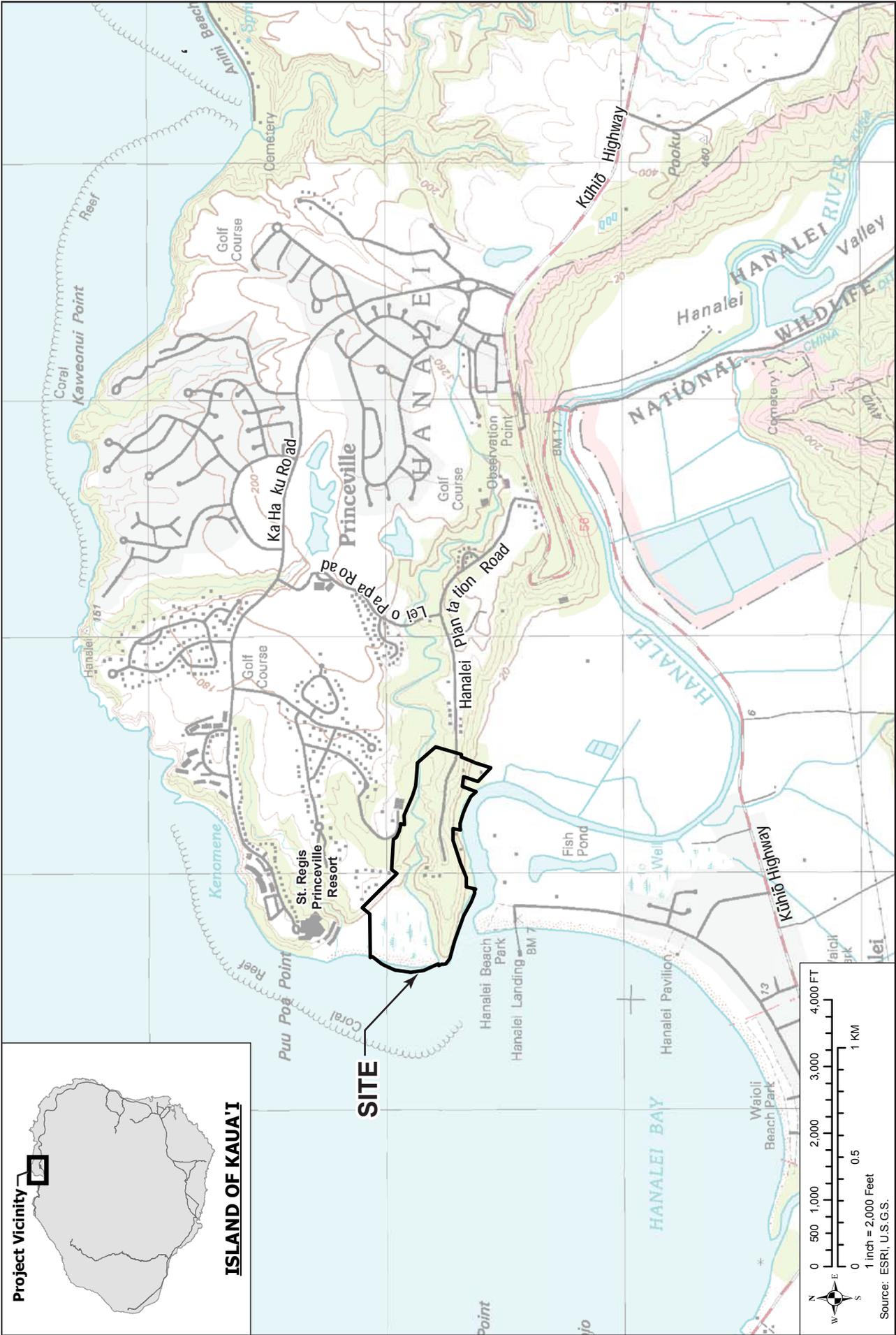
The approximately 65.5 acres encompassed by the project site are comprised of two general features, Pu‘u Pōā Marsh (also known as Kamo‘omaika‘i Fishpond), and Kauakaniunu Ridge (also known as Kauakahiunu and Kaunu‘ōpua).

### **Pu‘u Pōā Marsh**

The presence and function of Pu‘u Pōā Marsh (also known as Kamo‘omaika‘i Fishpond), within the northwestern portion of the project site, is indicative of Hanalei Ahupua‘a’s cultural and agro-nomic significance to the island of Kaua‘i. Constructed sometime in the 15th century by pre-contact Native Hawaiians that inhabited the area (as evidenced by the findings of the Archaeological Inventory Survey to be included in the forthcoming Draft EIS), Kamo‘omaika‘i Fishpond was likely the product of a coordinated, major construction effort. As in other areas of Kaua‘i, and on the other Hawaiian Islands, the Native Hawaiian craftsmen formed what is known as a “loko kuapā”, or a “walled pond”, that consisted of a man-made rock seawall constructed on a shallow coral reef to enclose a natural coastal embayment. “Mākaha” (sluice gates) along the wall maintained the exchange of seawater within the pond while containing fish raised in captivity. Loko kuapā, such as Kamo‘omaika‘i Fishpond were critical to the function of Ahupua‘a, and were a highly reliable and extremely valuable food source. Evidence of at least three additional Loko kuapā found along Hanalei bay serves to further highlight the importance of Loko kuapā to the region.

Typically, the massive stone walls of a loko kuapā enclosed a shallow bay or inlet or extended out in an arc between two points in land, and were constructed of coral and basalt to be permeable, which allowed the wall to absorb the pounding action of waves and tidal activity, and enabled the exchange of flows to reduce stagnation. The walls of loko kuapā were sometimes designed so that prevailing currents would push sand and debris around the wall to prevent collection at one side. Unlike many other coastal fishponds in Hawai‘i, however, the embayment enclosed by the Kamo‘omaika‘i Fishpond seawall received runoff from a stream, Wailēi‘a Stream. Over time,





Location Map  
 Figure 1-2



**WILSON OKAMOTO**  
 CORPORATION



silt carried by the stream collected in the fishpond, slowly filling it until its original environment as a loko kuapā may have been compromised. Storm surges and tsunami could have also damaged and filled the fishpond with more debris and silt, as they have been known to do in recorded history.

As silt filled the pond, the depth and area of the pond would have slowly decreased with the upper margins emerging to become farmable land fed by the stream around the pond perimeter. Eventually when the entire pond became filled with silt up to sea level the pond would have only been able to support fish capable of living in fresh water. The type of fish raised may have changed and the operation would likely have adapted to the altered pond environment, perhaps with the cultivation of taro in shallow waters. The seawall is one of the more massive known Hawaiian seawalls recorded to date.

Although it is unknown how much longer the fishpond operated, by 1816, the remaining open water of the ancient fishpond was referenced by Westerners as a “lake” rather than a “fishpond” in primary source documentation, indicating that it had apparently fallen into disuse. Subsequent references to the pond attribute the place name Kamo’omaika’i and maps depict open water. An 1867 map of Hanalei Bay by Captain W. Reynolds of the U.S.S. Lackawanna (Registered Map 421) depicts three adjoining bodies of water fed by the forked Wailē’ia Stream at Kamo’omaika’i. Also shown are two ocean outlets, a primary channel to the northwest that adjoins with Wailē’ia Stream and a secondary channel that extends to the southwest along the base of Kauakaniunu Ridge. In 1868, two recorded tsunami struck the region, which likely caused further infilling of the pond.

A 1924 aerial photo shows apparent agricultural uses in the marsh, likely taro or rice cultivation. In the 1930’s a Japanese-American family built a 50 acre fishpond in the marsh area, as depicted in a 1936 County of Kaua’i Tax Map Key. That effort apparently modified a portion of the ancient fishpond seawall. In 1946, however, another tsunami struck the region, which likely caused further infilling, bringing an apparent end to subsequent aquaculture pursuits. Later efforts to use the land appear to involve cutting channels for drainage in order to create pasture for grazing livestock (as evidenced by the findings of the Archaeological Inventory Survey to be included in the forthcoming Draft EIS).

Today, the marsh is overlooked by the St. Regis at Princeville to the North and Hanalei Bay Resort to the Northeast. The marsh is abandoned, and, as one of the lowest areas of Princeville, has become a repository for trash and debris flowing through the watershed. The seawall that enclosed the original fishpond continues to be damaged by false kamani trees that appear to have become established over the past few decades. Their roots have penetrated into the wall itself and are slowly prying the rocks apart.

### **Kauakaniunu Ridge**

Kauakaniunu Ridge is situated on the southernmost edge of the Princeville Plateau and overlooks Pu’u Pōā Marsh and the St. Regis at Princeville to the North, Hanalei Bay Resort to the Northeast, and Hanalei River and Hanalei Bay to the South. While the dominant place name reference for

the ridge in historical records is “Kaunu‘ōpua”, “Kauakaniunu” appears to be the more common reference among residents of the area. “Kaunu‘ōpua” is a variation of the word “kaulu”, which refers to high places such as pali or cliff. By contrast, “Kauakaniunu” is a variation of the word “kani” which refers to a particular rain that has great sound. The presence of “unu”, in both “Kaunu‘ōpua” as well as “Kauakaniunu” is a common reference to places above where clouds appear, denoting the close relationship between the two place names. In this case, “Kaunu‘ōpua” is translated as “that place in the heavens where clouds appear or are formed” while “Kauakaniunu” is translated as “the rains that fall upon the ridges of Kaunu‘ōpua”.

Kauakaniunu Ridge comprises the southern portion of the project site. Historically and culturally, such landmarks were and continue to be used for navigating coastal areas around the Hawaiian Islands. Culturally significant landmarks used for navigation have been mentioned in mele (chants), but none were found for Kauakaniunu Ridge. Also, like many elevated locations overlooking the sea, the ridge was likely used as an observation point to track weather and sea conditions, as well as the movement and presence of fish in Hanalei Bay.

As evidenced by the findings of the Archaeological Inventory Study to be included in the forthcoming Draft EIS, development on Kauakaniunu Ridge likely occurred following western contact in the 19th century. Kaikioewa (then the Governor of Kaua‘i) leased a portion of the ridge to Richard Charlton in 1831 for cattle ranching. The previously cited 1867 map of Hanalei Bay by Captain W. Reynolds of the U.S.S. Lackawanna depicts a cluster of seven structures labeled as “Charlton’s Farm” is present on top of Kauakaniunu Ridge, in reference to part of the area leased by Richard Charlton from Kaikioewa. A 1910 U.S. Geological Survey map depicts a single structure on top of Kauakaniunu Ridge and it appears that the same structure was captured in a 1924 oblique aerial photo. Whether or not it is the same structure, a subsequent 1957 aerial photo clearly shows the main building and other structures associated with the Birkmyre Estate, which was featured in the 1958 20th Century Fox film version of “South Pacific.” (See Figure 1-3)

In May 1960, the County of Kaua‘i Board of Supervisors approved development of the Hanalei Plantation Hotel on Kauakaniunu Ridge (TMK: (4) 5-4-004: 013). The development eventually consisted of 210 hotel units, including 49 unattached single-story cottages located in two rows along the ridge; a main building containing a lobby, restaurant, bar, and swimming pool; two multi-story structures four to five stories each, containing 161 hotel rooms; a store building; and, a recreational building along the Hanalei River. The Hanalei Plantation Hotel was subsequently operated as the Club Mediterranean from the mid-1970s until 1978. (See Figure 1-4 and 1-5)

In 1979, the parcel was acquired by Hanalei Investment Corporation and Hanalei Development, Inc., represented by Stark Entities. Stark’s plan was to demolish the existing development and replace it with a new resort development. On January 9, 1980, a Special Management Area Use Permit, Project Development Use Permit, and Class IV Zoning Permit were approved by the County of Kaua‘i Planning Commission for constructing 90 multi-family (condominium) dwelling units. Following a series of subsequent amendments to the permits, the Planning Commission,



on September 12, 1984, approved an amendment to allow development of 204 transient accommodation units (TAUs) along with a restaurant/lobby building. Demolition of the Hanalei Plantation Hotel and construction of the Stark Entities development occurred between September 1980 and October 1986 (See Figure 1-6). Stark Entities undertook substantial construction of improvements, including below-ground infrastructure and foundations for the hotel buildings, and partial or complete framing and roofs of multiple hotel buildings. The development, however, was never completed. Demolition of the Stark improvements was undertaken in the late 1980s, with exception of the infrastructure and the building foundations, which remain within the project site today.

Throughout the 1990s and early 2000s, numerous developers prepared an array of plans and design concepts re-envisioning redevelopment of the project site lands for high density resort and residential uses within and around Pu‘u Pōā Marsh and along Kauakaniunu Ridge. Included among these design concepts are:

- » The Resort Group’s 2007 plan: 336 total units, comprised of 176 resort and 160 residential-units.
- » The Resort Group’s 2005 plan: 1,100 total resort units with Marina.
- » The Resort Group’s 2005 plan: 550 total residential units with Marina.
- » The Resort Group’s 2005 plan: 1,100 total resort units with Fishpond.
- » The Resort Group’s 2005 plan: 550 total residential units with Fishpond.

## 1.2 Existing Uses

As discussed in the preceding section, 1.2 Project Setting, the project lands are not currently utilized and contain various remains of prior uses, ranging from the Kamo‘omaika‘i Fishpond seawall to features of the Old Hanalei Plantation Hotel and remnants of the building foundations of the Stark development, as well as .

## 1.3 Project Need

Integral to the legacy of Hawai‘i and the island of Kaua‘i, Hanalei ‘s natural scenic beauty and rich biodiversity have historically been shaped by its inhabitants. Hanalei is home to many who cherish it for its natural beauty and long and varied history. Though much of that history is still evident, even to passers-by, there is also much that has vanished or lives on only in the memories of the elder generation who grew up in Hanalei and in surrounding communities on the north shore.

Paralleling this history, the economic vitality of the project site lands, encompassing Pu‘u Pōā Marsh and Kaunu‘ōpua Ridge, which for centuries functioned as an engine of economic activity for the region, for a range of uses (agriculture, ranching, resort, and residential), has now all but vanished. The waning use of Pu‘u Pōā Marsh and Kauakaniunu Ridge over the past decades subtly mirrors the fading vignettes of Hanalei’s past.

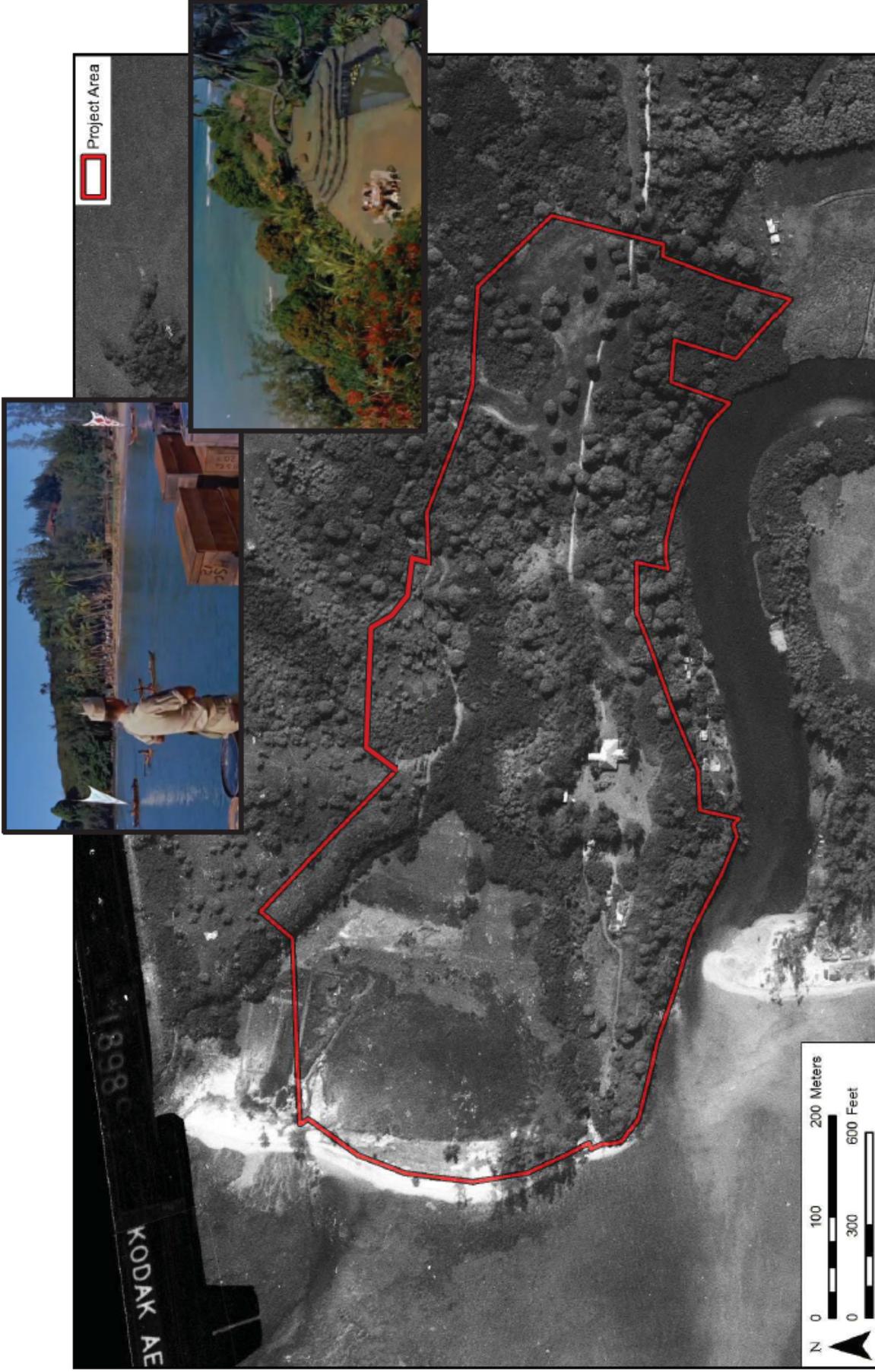
The proposed Hanalei Plantation Resort project, which would rejuvenate Pu‘u Pōā Marsh / Kamo‘omaika‘i Fishpond, as well as redevelop Kauakaniunu Ridge, embodies a unique opportunity to recapture the essence of the Hanalei Ahupua‘a’s scenic, social, cultural, economic, and historic legacy. The proposed project is as much about safeguarding the site itself, the ridge, marsh, beaches and bay, as it is about preserving and celebrating the region’s heritage, the stories and traditions of its earliest residents, the contributions of those who came later, and the enduring aloha of Hanalei’s residents today.

The proposed action will restore previously existing employment opportunities to the Hanalei region, which have long been absent since the closure of the Hanalei Plantation Hotel. It will improve the quality of life of area residents by creating new construction and operational jobs, forming new affordable housing opportunities, and reducing the need for workers to commute longer distances for work. The re-establishment of a resort-residential development, as envisioned in the proposed action, is consistent with both the Kaua‘i North Shore Development Plan and Kaua‘i County General Plan, which identified the project site as part of the Princeville District/VDA and anticipated that the area would provide recreational and residential uses as a resort area.

The proposed action will revitalize economic activity in the region by stimulating new business growth while maintaining and enhancing the scenic, social, cultural, and historic heritage and fabric of Hanalei. The development of Kauakaniunu Ridge will provide necessary revenue to finance the rejuvenation of Pu‘u Pōā Marsh / Kamo‘omaika‘i Fishpond, which, in turn, will catalyze economic activity in the region, and become a focal point of the community and resort as a whole. The proposed resort will generate ongoing revenue directed to the maintenance of the proposed marsh improvements. The proposed action will generate vital tax revenues for the State and to the County of Kaua‘i without requiring significant public investment in facilities, infrastructure, or public services.

In addition, through the provision of additional public shoreline access ways, the proposed project will increase public access to the shoreline, consistent with the vision set forth by the North Shore Development Plan.

The proposed action will feature low-impact, optimized resort unit densities, visitor attractions and amenities to achieve a sound and sustainable balance of cultural and environmentally themed economic value to the benefit of the resort, resort guests and residents, and the community at large, while maintaining and preserving the unique character and charm of Hanalei.



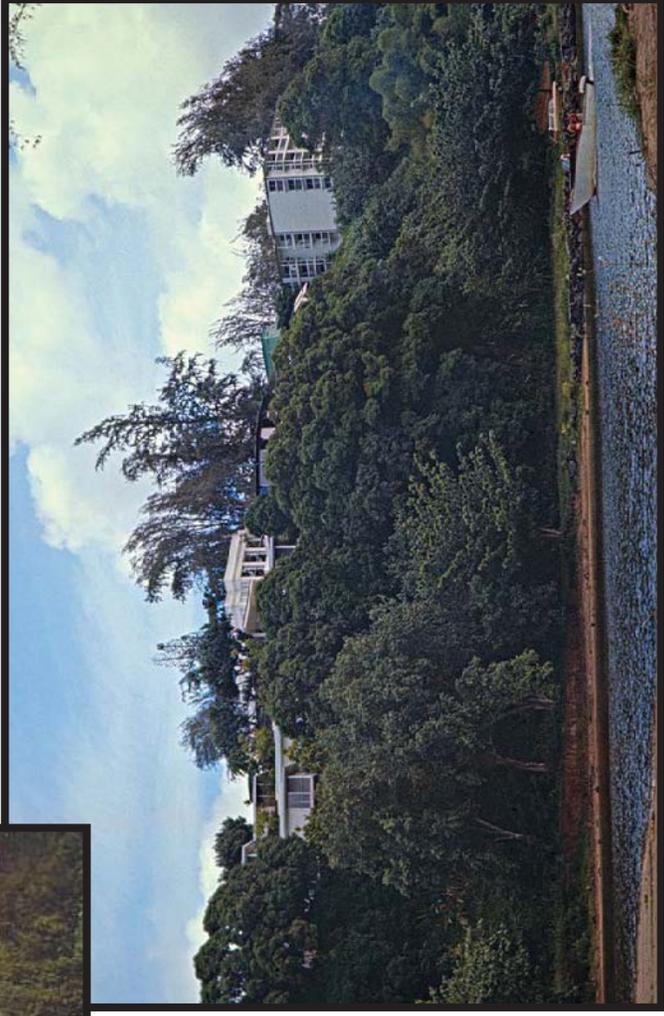
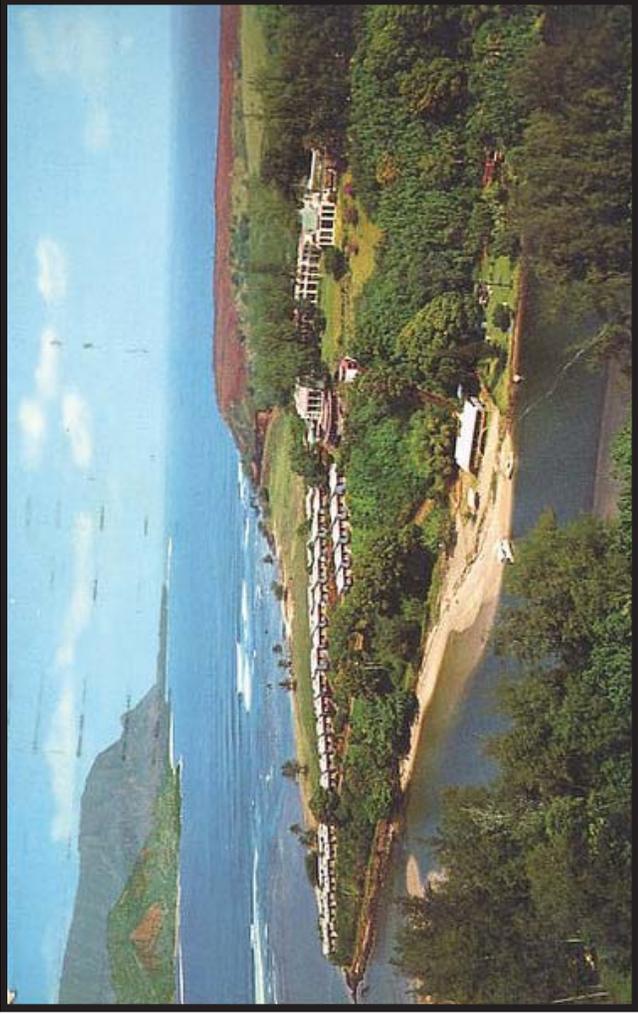
Source: Archaeological Inventory Survey for 64-Acre parcel at the Hanalei Plantation Resort  
 Cultural Surveys Hawaii, Inc. October 2012



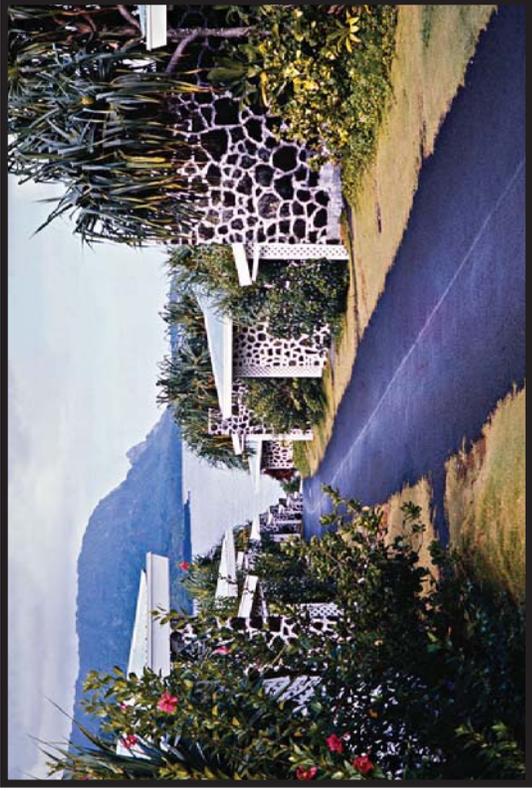
**WILSON OKAMOTO**  
 CORPORATION



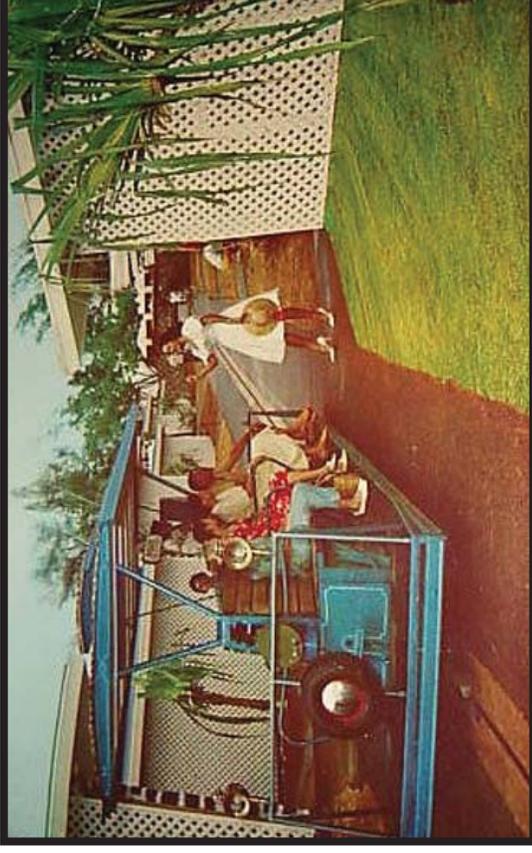
**Birkmyre Estate**  
 Figure 1-3



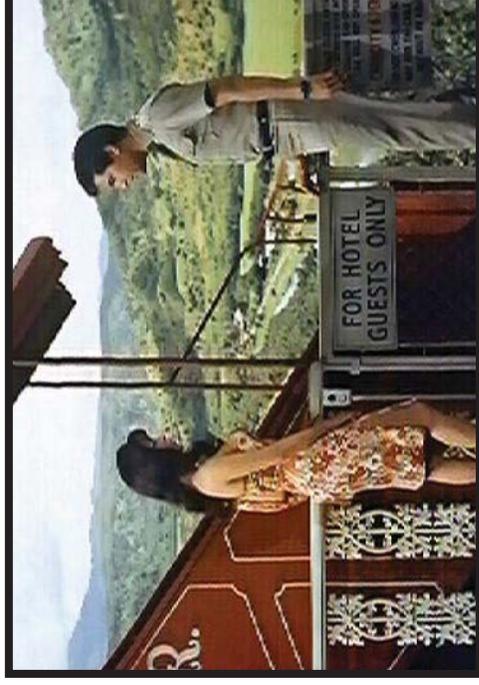
Source: Flickr.com



Guest cottages



Funicular tram transporting guests



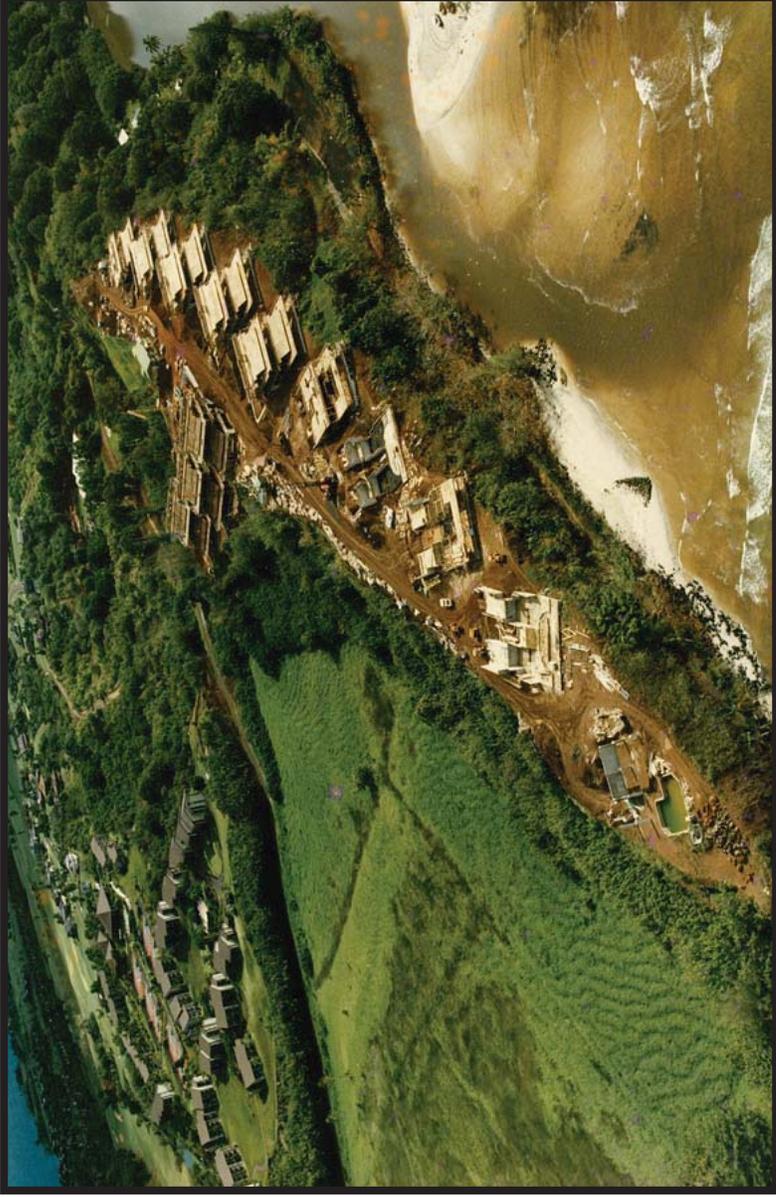
Scene from the 1966 film "Paradise, Hawaiian Style" starring Elvis Presley

Source: Flickr.com



**WILSON OKAMOTO  
CORPORATION**





Source: Flickr.com



**WILSON OKAMOTO**  
CORPORATION



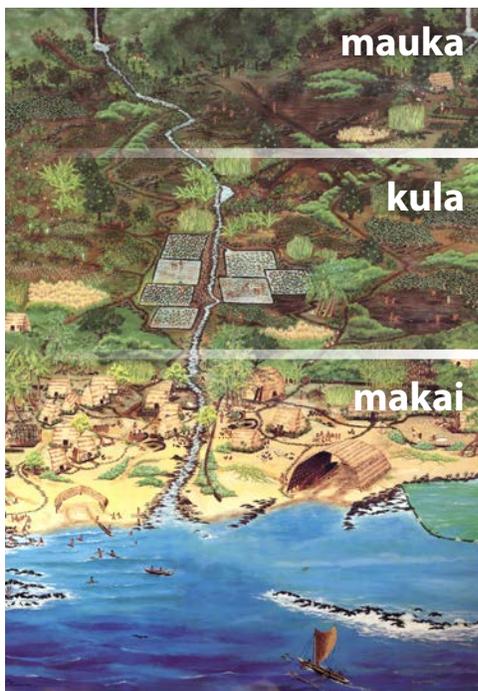
Stark Aerial Photo  
Figure 1-6

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## 2. DESCRIPTION OF THE PROPOSED ACTION

### 2.1 Project Setting

In ancient times, each Hawaiian Island was divided into numerous Moku, or chiefdoms. Each Moku was composed of a number of Ahupua‘a, a form of natural watershed land division extending from the mountains outward to the sea. Most of Kaua‘i’s north shore falls within the moku known as Halele‘a, which encompasses nine Ahupua‘a, including the Hanalei Ahupua‘a, in which the proposed project site, as a part of Princeville, is situated (See Figure 2-1). Although located within the confines of Princeville and immediately adjacent to the St. Regis at Princeville and the Hanalei Bay Resort, the unique topography of the project site, combined with the critical aquatic and agricultural resources contained within Pu‘u Pōā Marsh and Kauakaniunu Ridge offer a unique opportunity to realize a microcosm of the greater Hanalei Ahupua‘a.



Situated on a fertile coastal plain, spreading beneath emerald green flanks of Mt. Wai‘ale‘ale and ringed by golden-sand beaches, picturesque Hanalei is a unique place of unparalleled beauty. “Hanalei” is the name of the valley and Ahupua‘a, as well as the name of the small town that sits just inland from the shoreline of Hanalei Bay. Hanalei Ahupua‘a is the broadest geographic reference, encompassing the entire coastal plain bordering the bay as well as the coastline fronting Princeville and includes all the lands from Waikoko in the west to Princeville (containing the project site) in the east.

The word “Hanalei” is literally translated as “Crescent Bay,” “Lei valley,” and “Wreath making”, in reference to either the rainbows that color the sky like a lei of flowers or mountains that encircle Hanalei as a wreath. Featuring steep walls and a relatively flat floor typical of other valley’s found in the Hawaiian Islands, Hanalei Valley was formed, over the course of thousands of years, by the ero-

sive flows of Hanalei River and its numerous tributaries, which meander through the valley floor. Emanating down from the rainy heights of Mt. Wai‘ale‘ale at the center of Kaua‘i, these waters carve a long course through the Hanalei Ahupua‘a before emptying into the sea along Hanalei Bay, at Pu‘u Pōā Marsh in Princeville, and to the west of Kalihiwai at Anini Beach.

The lands and waters of Hanalei encompass roughly 15,226 acres and represent the largest Ahupua‘a of Halele‘a Moku. The Hanalei Ahupua‘a was a well-populated, prime agricultural region in ancient times, with fertile soils and abundant water for the cultivation and irrigation of crops on the coastal plain and surrounding river valleys. Many of the early Polynesian settlers of the Hanalei region built their homes near the shore, and groups of thatched homes formed small villages, mostly near the shore but also

inland, where the climate was warmer and drier than at the base of the mountains or up in the valleys. They trekked from shoreline into the valleys during the day to farm taro, and then returned at night to their settlements near the sea. Supporting a thriving native population as an important center of food production, Hanalei was home to large and well irrigated lo'i kalo (taro patches), and Hanalei Bay bountifully teemed with fish.

The story of Hanalei is as much of a story of the place as it is of its people and their culture. Today, the native and immigrant descendants of Hanalei's early residents are interwoven throughout and across Kaua'i's north shore communities, living in Hanalei town and neighboring communities, along ridges or deep in the north shore valleys where they carry on the history and culture of their ancestors. Hanalei's history, in many ways, mirrors that of Hawai'i as a whole – from first Polynesian settlement to Western contact, and through the shifting eras of whaling, sandalwood trade, missionary colonization, rice, sugar-cane, territorial annexation, World War II, and eventual statehood -- yet, Hanalei has always been one of the last to feel the effects of such change.

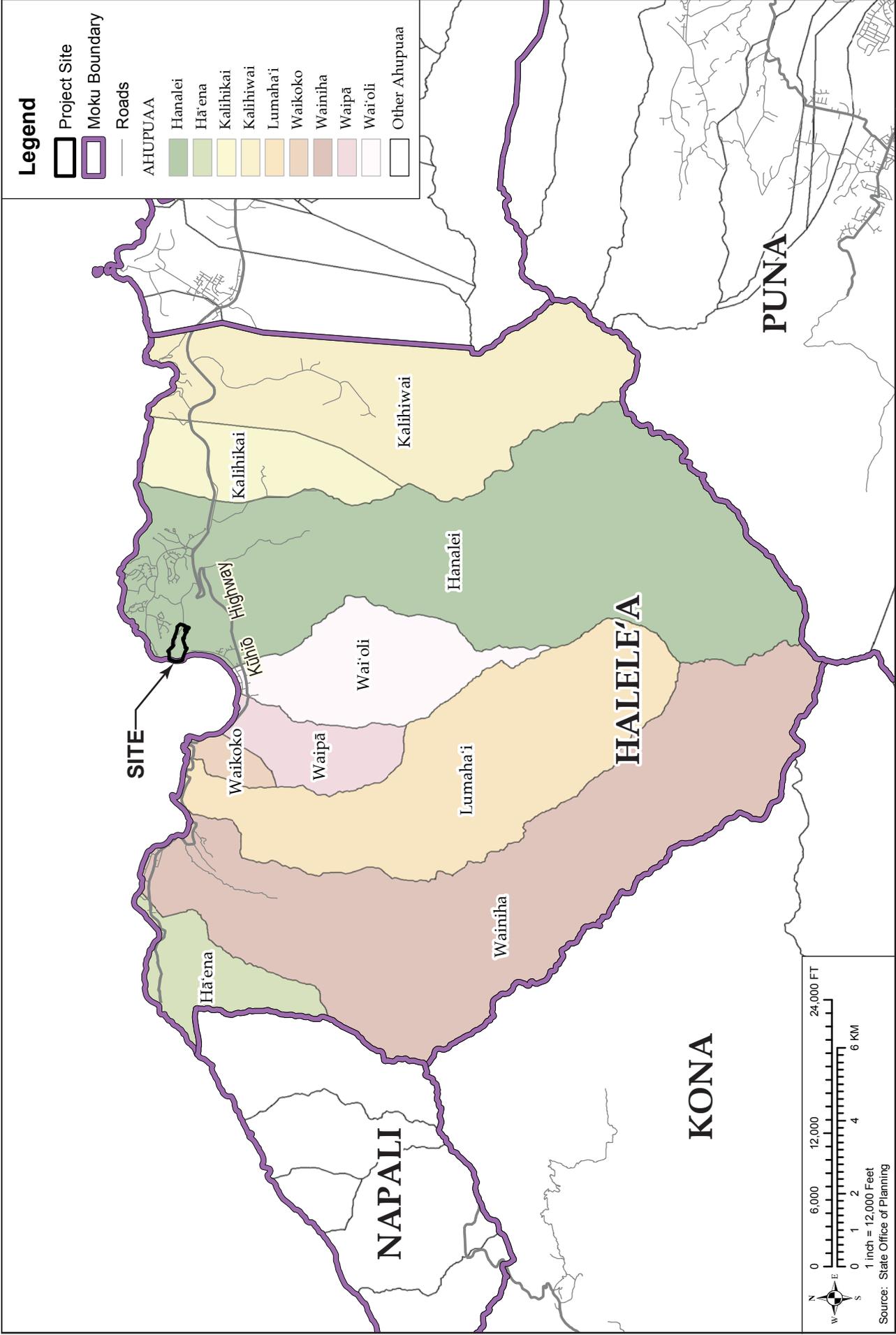
Kaua'i shares a history with the rest of the islands of Hawai'i, yet retains its own distinct legacy shaped by its relative isolation. The Hanalei Ahupua'a, containing Princeville as well as much of the greater north shore area, plays a large role in that legacy, with its own set of unique stories that have shaped the district that exists today. Just as the Hanalei Ahupua'a plays a large role in the legacy of Kaua'i's past, so too does the project site characterize the tale of the Ahupua'a's agronomic heritage.

## **2.2 From the Mountains to the Sea – A Modern, Sustainable Ahupua'a**

While the concept of private land ownership was altogether foreign to the ancient Hawaiians, they developed a complex hierarchal system of land division fundamentally based upon the principles of respect, cooperation, stewardship, and balance. Under this system, all lands were controlled by the highest ranking chief or king, who held it in trust for the entire population. Supervision of these lands was delegated on the basis of rank and standing, and whole islands, or Moku, were divided into smaller parts, down to a basic unit assigned to a single family.

Each Moku was divided into several Moku, the largest unit of land division within each island. Moku, in turn, were composed of multiple Ahupua'a, a smaller land division formed by island geography with boundaries following watershed divides running from the mountains (mauka) through the valleys (kula) to the sea (makai). The composition of these three major regions, and the relative abundance and distribution of resources within each define the extent of each ahupua'a.

Each Ahupua'a contained the resources necessary for its local population to prosper; from fish to salt in the makai regions, to fertile land for agricultural cultivation in the kula regions, to koa and other trees growing in the mauka regions. Coastal inhabitants traded fish with inland inhabitants for other foods or for wood to build canoes and housing. Specialized knowledge and resources peculiar to a small area were also shared among ahupua'a. Each Ahupua'a was managed as one self-contained system – what



Ahupua'a Map  
Figure 2-1



happened in any one part of the Ahupua‘a affected all of the other parts. Consequently, the native population shared a mutual interest in, and worked in concert to protect the land and water resources of each Ahupua‘a. As the native Hawaiians used the resources within each ahupua‘a, they applied the practice of aloha (respect), laulima (cooperation), and malama (stewardship) which culminated in a desirable level of pono (balance). Sound resource management was the key to the integrated sustainable function of each Ahupua‘a.

The unique topography and resources of the project lands embody a microcosm of Hanalei Ahupua‘a itself. Consequently, Ohana Hanalei intends to develop these lands as a Modern, Sustainable Ahupua‘a, combining the native Hawaiian principles of respect, cooperation, and stewardship with leading edge, environmentally friendly technologies and practices.

### 2.3 Guiding Principles

The proposed Hanalei Plantation Resort will re-establish and revitalize resort uses on the project lands formerly associated with the Old Hanalei Plantation Hotel. It will offer guests and resort-residents an overall experience consistent with three principles:

 <p>rooted in <b>CULTURE</b></p>	 <p>mindful of <b>ECOLOGY</b></p>	 <p>uniquely <b>HANALEI</b></p>
<p><b>A development rooted in the history and traditions of the ahupua‘a in which the resort resides.</b></p> <p><i>Origins Balance Perpetuation</i></p>	<p><b>An ecologically mindful development integrating the built environment with a unique natural setting.</b></p> <p><i>Revitalizing Stream and Wetlands Low Impact Structures Varied Environmental Experiences &amp; Native Wildlife Ecological Awareness and Education</i></p>	<p><b>Capturing the distinctness of the community’s rich history, unparalleled natural beauty and unassuming charm.</b></p> <p><i>Committed to Preservation Unassuming Village Character Welcoming Authentic</i></p>

## 2.4 Goals and Objectives of the Proposed Action

Consistent with the aforementioned Guiding Principles, the goal of the proposed Hanalei Plantation Resort project is to re-engage the community and visitors with the diverse and unique resource values offered by the project site as a Modern, Sustainable Ahupua'a. These resource values span the environment and ecology of the area as well as its culture, history, and scenic beauty. These resource values are expressed in terms of fostering awareness, appreciation and a sense of stewardship over these resources. The proposed project offers a unique opportunity to restore and broaden access to these sustainable resources through contemporary economic values. Thus, the primary goal of the proposed project can be stated as follows:

*Re-establish an economically sustainable resort and residential development around Pu'u Pōā Marsh (also known as Kamo'omaika'i Fishpond) and along Kauakaniunu Ridge, integrated with the fabric and daily activities of community, that will increase public shoreline access and promote greater awareness among visitors and residents alike of the cultural, historical and ecological treasures of the project area in order to foster an on-going commitment to stewardship of the Wailēi'a watershed.*

The achievement of this primary goal is derived from the collective pursuit of a series of more defined objectives, as stated below:

**Objective 1** – Re-establish an economically sustainable resort and residential development that will restore direct and indirect employment opportunities and provide immediate and long-term economic benefits to the Hanalei Ahupua'a, the island of Kaua'i, and the State of Hawai'i.

**Objective 2** – Revitalize and ecologically enhance Pu'u Pōā Marsh, also known as Kamo'omaika'i Fishpond, as the centerpiece of a concerted environmental preservation and stewardship effort to promote sustainability and effect positive change on the greater Wailēi'a Watershed. By doing so, cultivate an ecologically mindful environment that will serve multiple purposes, to include and achieve the following:

- » Form the cultural, ecological, and aesthetic fiber that integrates the resort into the fabric and daily activities of the greater watershed and local community at large.
- » Restore, protect, and preserve the ancient Hawaiian fishpond wall as a treasured cultural resource, promoting understanding of its historic and functional importance among guests, residents and the broader community and as the cornerstone of historical/cultural educational opportunities.
- » Re-establish natural habitats, incorporating native flora that will encourage native fauna, including threatened and endangered wetland bird species, to thrive. The revitalization of such natural habitats and local wildlife populations will also create numerous environmental and ecological learning opportunities.
- » Re-establish wetland habitats and cultivate native vegetation and historic native Hawaiian agricultural crop species that will provide opportunities for interpretive learning related to the culture and history of the Hanalei Ahupua'a for guests, resort-residents, and the local community.

- » Enhance the fishpond/marsh's storm runoff detention capabilities to improve the quality of water flowing through the Wailēi'a watershed and into Hanalei Bay.
- » Provide increased public shoreline access via routes integrated with the fishpond/marsh revitalization to promote cultural, historic, ecological, and environmental educational opportunities.

**Objective 3** – Re-establish a signature, low impact, low density resort experience that evokes the property's history of pioneering visitor hospitality on the North Shore of Kaua'i.

- » The re-established resort experience will provide environmentally respectful and sustainable facilities for guests and resort residents to experience the rich culture and history of the Hanalei Ahupua'a as well as the unique environmental and scenic character of the property itself.

**Objective 4** – Cultivate a collective, community driven sense of stewardship and responsibility over the project by re-establishing the residential ownership opportunities of the property. Such opportunities will also achieve the following:

- » Generate sufficient project and economic benefits to allow for the revitalization of Pu'u Pōā Marsh.
- » Preserve Hanalei Bay view planes through construction of residences subject to enforced design guidelines running with the land that will limit building height, massing, footprint, landscaping palette, walls, roof size, roof slope and use of building materials.
- » Promote resort residents' enjoyment of the resort's property and amenities, thereby investing their appreciation of its environmental, ecological, cultural and scenic resources.

## 2.5 Project Description – The Preferred Alternative

Hanalei's notable charm is derived from its natural beauty and unassuming, low-key character: Hanalei Plantation Resort is envisioned to capture that essence and enhance the natural surroundings while creating a low-density resort destination that will allow visitors to enjoy Kaua'i's North Shore in a respectful and environmentally sustainable way. To this end, Hanalei Plantation Resort will be developed as a Modern, Sustainable Ahupua'a, in alignment with the previously stated goals and objectives. It is envisioned as a small-footprint, low-impact, low-intensity, low-density "village" like hotel and residential community. Leading-edge planning, design, and development techniques will re-establish an economically sustainable resort and residential development around Pu'u Pōā Marsh and along Kauakaniunu Ridge as part of a Modern, Sustainable Ahupua'a that will promote education and awareness among the community, visitors and residents of the cultural, historical and ecological treasures of the project area. This, in turn, will perpetuate an on-going commitment to stewardship over the Hanalei Ahupua'a.

The project's Modern, Sustainable Ahupua'a design concept was shaped with input from respected kūpuna in the area, who participated as members of the project's Cultural Advisory Committee. The project team also consulted with the Community Steering Committee ("CSC") comprised of approximately

two dozen leaders in the North Shore community. Their shared stories and memories and advice helped to identify and envision the unique micro-environments found throughout the project site that will be showcased through the creation of distinct “Kauhale” or villages representing the three base components of the traditional Ahupua‘a – the Mauka Kauhale (Ocean Village), Kula Kauhale (Valley Village), and Makai Kauhale (Sea Village). Every aspect of this Modern, Sustainable Ahupua‘a design concept – from the light-touch features that showcase the breathtaking beauty of Hanalei, to raised walkways designed to protect the wetlands and create a thriving, integrated wildlife sanctuary, to the incorporation of native Hawaiian cultural practices as part of the guest and community experience – will form lasting memories of, and meaningful relationships to, the project lands, ensuring that all resources, from the mountains, through the valleys, to the sea are guarded for future generations. In alignment with project goals and objectives, the proposed development and operation of the Hanalei Plantation Resort will aspire to be Culturally Rooted, Mindful of Ecology, and Uniquely Hanalei.

(See Figures 2-2 and 2-3) Spread across the Mauka, Kula, and Makai Kauhale, the primary components of the proposed Hanalei Plantation Resort’s Modern, Sustainable Ahupua‘a include:

» **Hanalei Plantation Resort**

A full-service hotel facility containing 86 guest units will be located in the northerly and westerly areas of the Makai and Kula Kauhale. The buildings will be cottage or bungalow-style, mostly in four-plexes, with 50 single-story units on stilts along the mauka boundary of Pu‘u Poa Marsh in the Makai Kauhale and 36 one and two-story units located adjacent to Wailēi‘a Stream, which bisects the project site through the Kula Kauhale (See Figure 2-3). The hotel will also contain a three-meal restaurant, spa, meeting rooms, and pool/deck, with free-standing “Arrival Hale” (registration desk and lobby) and administration/support structures. Guests will park at the “top” of the property (upland, in the Mauka Kauhale) along the entry roadway, and then be transported by electric hotel carts to their cottage. The restaurant and spa will be open to the general public.

» **Hanalei Plantation Residences**

Under a Condominium Property Regime (CPR), 34 land units will be developed along the Kaukaniunu ridgeline ranging in size from 15,000 to 18,000 square feet, and accessed via a central spine road. (See Figure 2-3) Homes built by the land unit purchasers will be subject to design guidelines, and are anticipated to be spacious, luxurious and at the upper end of the Kaua‘i market.

» **Revitalization and Ecological Enhancement of Pu‘u Pōā Marsh**

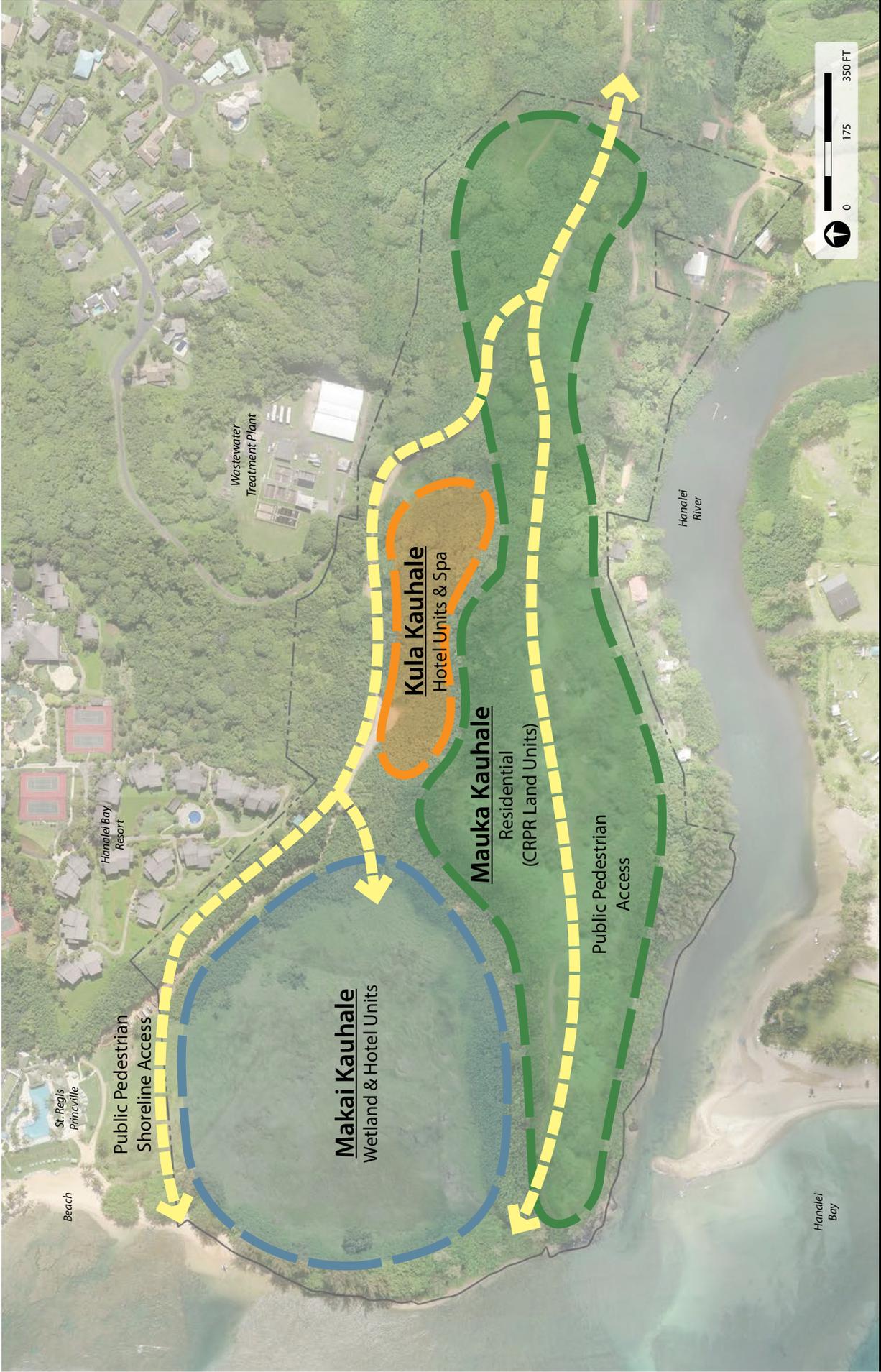
As the centerpiece of the Makai Kauhale, the proposed revitalization and ecological enhancement of Pu‘u Pōā Marsh will create three terraces of open water at descending elevations, each with a distinct form and function, through which waters of the Wailēi‘a watershed will flow. (See Figure 2-3) These improvements also include the removal of non-native, invasive vegetative species from the marsh and associated inlets and outlets to improve water flow and quality. The highest of these three tiers will be irrigated pond fields extending from beneath resort units on stilts and featuring native crops. Fed by Wailēi‘a Stream, the flows from the first tier would then circulate to the second tier, which will consist of a vegetated wetland that would serve as a natural flow-through filter for sediment. Descending to the third and final tier, the flows would feed the revitalized Kamo‘omaika‘i Fishpond, which, along with its archaeologically significant rock wall, would be restored to the ex-

tent possible as a brackish water traditional native Hawaiian fishpond. Outflow from the fishpond to the ocean would be managed by mākaha, or sluice gates. The restored Kamo'omaika'i Fishpond wall will meet all criteria for eligibility as a Federally recognized Historic place, and will serve both as a physical symbol and philosophical focal point of the coalescence of native Hawaiian principles of respect, cooperation, and stewardship with leading edge, environmentally friendly technologies and practices through the continuity of a cultural land use unique to Hawaii.

A key component of the overall function of the proposed improvements will be the increased capacity of the marsh to capture sediment flowing through Wailēi'a watershed before entering Hanalei Bay. Presently, Wailēi'a Stream's lower sections have been ditched and rerouted to flow directly into Hanalei Bay adjacent to Hanalei River's mouth. The proposed marsh enhancement will redirect Wailēi'a Stream's flow closer to its original alignment, and will be managed to restore and enhance the wetland habitat and flora and fauna contained within. This will serve to improve the function of and quality of life found within, and promote the synergistic balance of ecological and environmental resources throughout the Wailēi'a watershed.

The restoration and management of the Makai Kauhale's wetland ecosystem will create educational opportunities for the advancement of native cultural practices, for visitors and the community. Structures proposed within the revitalized marsh include an open air hālau for cultural activities and gatherings as well as elevated boardwalks for appropriate public shoreline access. In addition, the Proposed Action includes the provision of a pedestrian path system within the resort that will provide access to the coastline for the public. Existing non-native, invasive vegetation along the shoreline fronting Pu'u Pōā Marsh will also be selectively removed and replaced with native plantings suited to the area in order to preserve the archaeologically significant existing rock wall that was built by pre-contact Hawaiians to create the Kamo'omaika'i Fishpond.

Combined, the Mauka, Kula, and Makai Kauhale will represent, embody, and create a Modern, Sustainable Ahupua'a that, integrated with the broader Hanalei community, will enhance and promote the respectful guardianship/stewardship of the natural environments and resources of the project lands to achieve environmental, scenic, social, cultural, and economic balance while maintaining and preserving the unique character and charm of Hanalei.



Kauhale Map  
Figure 2-2



Unit Summary	
HOTEL UNITS	86
RESIDENCES (LOTS)	34
TOTAL UNITS	120

Parking Summary	
EMPLOYEE/AMENITY STALLS	Required 71 Provided 71
HOTEL STALLS	29
RESIDENTIAL STALLS	66
PUBLIC STALLS	0
TOTAL STALLS PROVIDED	166
TOTAL STALLS PROVIDED	233

### 3. ALTERNATIVES CONSIDERED

Because of its Resort District (RR-10) density, relative size and topographical features, there is a wide range of potential development alternatives for the project site. This spectrum runs from a development which would maximize zoning density (746 hotel units or 373 multi-family or single family dwelling units) to the “No Action” alternative required by Environmental Impact Statement (EIS) rules (Section 200, Hawai’i Administrative Rules). Within this spectrum is the “Preferred Action”, which is described in Chapter 2 of this EIS Preparation Notice and which is also referred to as the “Proposed Project”. In the forthcoming Draft EIS, the Applicant will evaluate alternatives to the proposed action in detail. At the time of the preparation of this EIS Preparation Notice (EISPN) however, the Applicant has identified its preferred alternative. Four other alternatives will also be carefully evaluated and analyzed in the course of preparing the Draft EIS. In addition, the integration of mitigative measures into the preferred alternative will be examined.

#### 3.1 No Action Alternative

Should the Applicant decide to take no action and not pursue the development of the Preferred Alternative on the project site, that decision would constitute the No Action Alternative. In essence, the No Action Alternative would retain the previously developed site in its present condition (See Figure 3-1). It should, however, be noted that the No Action Alternative would not preclude future development of the project site.

As described in Section 1.2, Project Setting, between 1980 and 1984, the County of Kaua’i approved a Special Management Area (SMA) Use Permit SMA (U)-80-5, Project Development Use Permit U-13-80, and Class IV Zoning Permit Z-IV-80-21 (collectively, the “Stark Permits”) for the construction of 204 hotel units along Kauakaniunu Ridge. By letter dated October 14, 1986, the County of Kaua’i provided notice that, of the Stark Permits, SMA Use Permit SMA (U)-80-5 was no longer valid, but Project Development Use Permit U-13-80 and Class IV Zoning Permit Z-IV-80-21 would remain valid indefinitely. The Applicant has verified the validity of these permits with the Kaua’i County Planning Department. By letter dated August 3, 2012, the Kaua’i County Planning Department determined that the project area constitutes an Eligible Resort Project (ERP) and, pursuant to Comprehensive Zoning Ordinance (CZO) Section 8-28, granted the Applicant an exemption from the Transient Accommodation Unit (TAU) Certificate Allocation Program. Consequently, the development of a resort project containing 204 TAUs would require a new SMA Use Permit, but would not require an Environmental Impact Statement (EIS) so long as development does not encroach into the Shoreline Setback. It should also be noted that in June of 2013, the United States District Court ruled against Section 3.19 of the County of Kaua’i Charter, rendering the TAU Certificate Allocation Program invalid.

The Draft EIS will evaluate the impacts, merits, and disadvantages of implementing the No Action Alternative.

### 3.2 Preferred Alternative

In response to community sensitivities and concerns, and in reflection of its own preference for a development plan sensitive to the site's unique physical environment, the Applicant has prepared a development plan that significantly reduces the total density of development from what is allowed under existing zoning.

As the unique topography and resources of the project lands uniquely embody a microcosm of Hanalei Ahupua'a itself, the Reduced Density Alternative is centered on the creation of a Modern, Sustainable Ahupua'a, integrating the principles of respect, cooperation, and stewardship with leading edge, environmentally sustainable technologies and practices. Envisioned as a small-footprint, low-impact, low-intensity, low-density "village" like resort and residential development encompassing approximately 120 total units, comprised of 86 resort-hotel units around the revitalized and ecologically enhanced Pu'u Pōā Marsh and 34 condominium property regime (CPR) residential units along Kauakaniunu ridge (See Figure 3-2), this Alternative is the Applicant's Preferred Alternative and the Proposed Action.

Featuring significantly reduced density characterized by the development of a fraction of the TAUs exempted, this alternative is the result of a thoughtful and comprehensive effort by the Applicant to consider the most suitable uses for the project lands under existing and forecast market, social, and environmental conditions. This effort involved numerous meetings with a broad range of community, business, and government leaders, culminating in the iteration of this development plan.

The Draft EIS will evaluate the impacts, merits, and disadvantages of implementing the Preferred Alternative, as well as discuss mitigation measures for visual impacts that have been incorporated to the Preferred Alternative.

### 3.3 No Ridge A Alternative (Resort and Residential)

Based on ongoing dialogue with community stakeholders, the Applicant recognizes that some members of the community are particularly concerned with re-development on Kauakaniunu Ridge. Although this is not a consensus view, for the purposes of the Draft EIS, the Applicant has evaluated two alternative development plans that restrict development on Kauakaniunu ridge.

The No Ridge A alternative embodies one of these alternative development plans, and is characterized as a mixed resort and residential development comprised of approximately 194 total units, including 86 resort-hotel units and 108 residential units. This alternative development plan retains the resort component of the Preferred Alternative, including the revitalization and ecological enhancement of Pu'u Pōā Marsh. As in the case of the Preferred Alternative, the proposed resort and marsh improvements would be subsidized by the capitalization of the project's residential components. In an attempt to generate sufficient capital to accomplish this under the No Ridge A Alternative, significantly intensified development density and massing throughout

the remaining project lands would be required. A conceptual development plan depicting the No Ridge A Alternative is presented as Figure 3-3.

The Draft EIS will evaluate the impacts, merits, and disadvantages of implementing No Ridge A Alternative.

### **3.4 No Ridge B Alternative (Residential Only)**

The No Ridge B alternative differs from the No Ridge A alternative in that it explores the maximum potential value of residential-only development on the remaining project lands excluding Kauakaniunu Ridge. It is characterized as a residential-only development comprising 43 total units massed across the remaining project lands off of Kauakaniunu Ridge and, as a result of excluding the development of a resort element, features a substantially scaled down variant of the marsh revitalization and enhancement proposed under the Preferred, No Ridge A, and Conventional Alternatives. The capitalization of the No Ridge B Alternative's residential components would accrue directly to the developer with a portion serving to subsidize the scaled down marsh improvements. A conceptual development plan depicting No Ridge Alternative B is presented as Figure 3-4.

The Draft EIS will evaluate the impacts, merits, and disadvantages of implementing the No Ridge B Alternative.

### **3.5 Conventional Alternative**

The Conventional Alternative represents a profit motivated development taking advantage of existing land entitlements to target resort/residential market demand. It is centered on the re-development of a Hotel-Resort atop Kauakaniunu ridge and encompasses the construction of approximately 410 total units, comprised of 86 Hotel Units and 324 Residential Units. This alternative development plan features the revitalization and ecological enhancement of Pu'u Pōā Marsh, and reflects significantly intensified development and massing of residential units along Kauakaniunu Ridge and around the Pu'u Pōā Marsh area. A conceptual development plan depicting the Conventional Alternative is presented as Figure 3-5. Though this alternative development plan does not reflect the maximum density allowed under existing zoning, it reflects the greatest density feasible under existing terrain and building-height constraints.

Should the TAU Certification Allocation process be reinstated as it was prior to the courts ruling against it, the development of additional TAUs beyond the 204 exempted TAUs may require Council approval.

The Draft EIS will evaluate the impacts, merits, and disadvantages of implementing the Conventional Alternative.



### 3.6 Mitigation

The Draft EIS will evaluate measures which could be applied to mitigate the visual impacts of the preferred alternative, particularly along Kauakaniunu Ridge. The types of mitigative measures to be considered will include, but not limited to: setbacks (especially along the Kauakaniunu Ridge line); spacing between structures; structure heights; exterior colors; exterior materials; landscaping (especially screening vegetation); massing and placement of structures; and building envelopes. The Draft EIS will evaluate the implementation of the mitigative measures in the context of the what could be applied to all alternatives. An example of how some of these mitigative measures might be applied is shown on Figure 3-6 and 3-7.



No Action Site Plan  
Figure 3-1



Project Site Plan - Preferred Alternative  
Figure 3-2

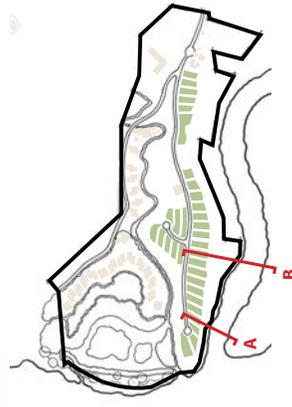
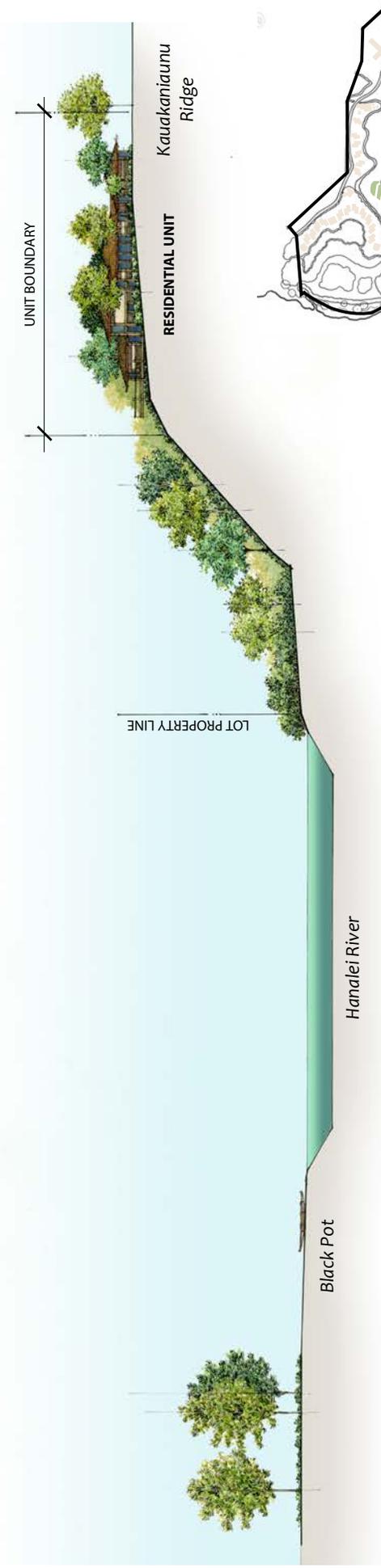
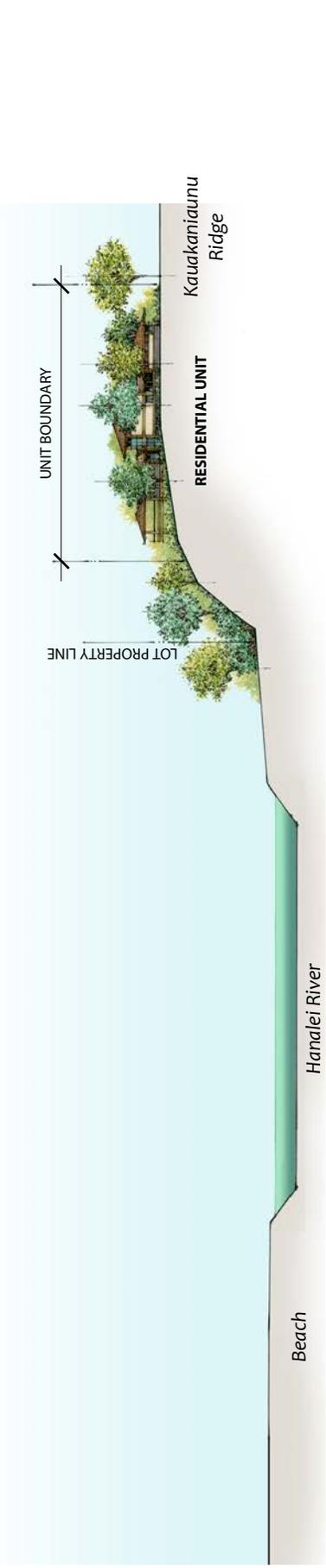


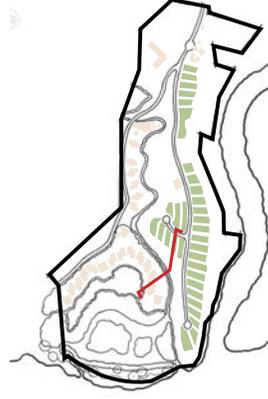
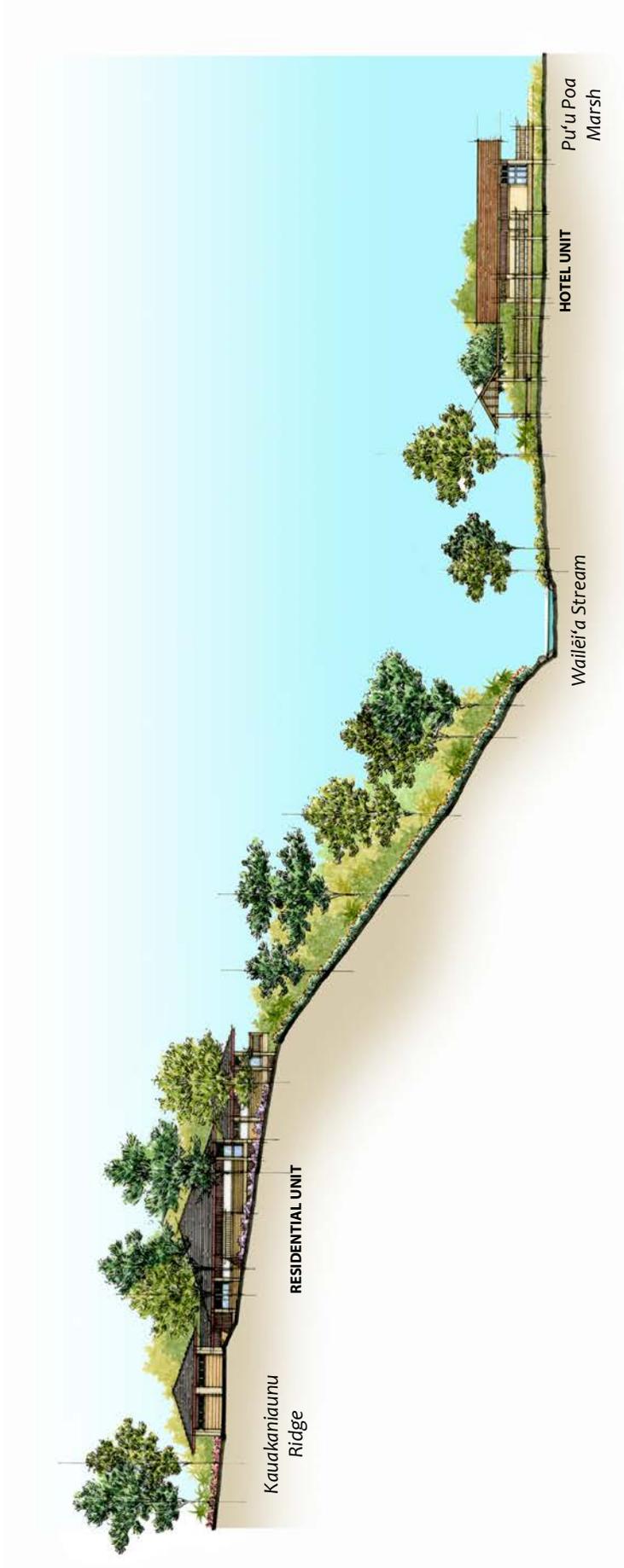
No Ridge A Alternative (Resort and Residential)  
Figure 3-3





Conventional Alternative  
Figure 3-5





Sample Mitigation (Wailē'ā Stream)  
Figure 3-7

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## 4. EXISTING ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

### 4.1 Climate

The climate of the North Shore of Kauaʻi is relatively moderate throughout most of the year and is characterized as semi-tropical with two seasons. The summer season runs from May through September and is generally warm and dry with predominantly northeast trade winds. In contrast, the winter season runs from October through April and is associated with lower temperatures, higher rainfall, and less prevalent tradewinds. Average temperatures are relatively uniform through the year, ranging from 64 degrees Fahrenheit (F) to 85 degrees F, with a mean relative humidity of 66-69%. Northeast tradewinds prevail 90 percent of the time in June through August and 40-60 percent of the time in January through March with average wind speeds of 15 miles per hour (mph). Kauaʻi receives 100-120 inches of rainfall on average, annually.

#### Impacts and Mitigation Measures

No significant impacts on climate in the project area are anticipated. The proposed development and operation of the Hanalei Plantation Resort is not anticipated to affect temperatures, winds, or rainfall levels in the project area.

### 4.2 Physiography

#### 4.2.1 Geology and Topography

Geologically, the island of Kauaʻi is one of the oldest and most structurally complex islands in the state, and consists of a single great shield volcano that is deeply eroded and partly veneered with antecedent volcanic activity. The island's volcano was formed by the extrusion of lava of the Waimea Canyon Volcanic Series during the late Pliocene Epoch (about 2.25 million years ago). Following the cessation of the main volcano-building event, there was renewed volcanic activity with the extrusion of the post-erosional Kōloa Volcanic series. Rocks of the Kōloa Volcanic Series are generally characterized as thick flows of dense basalt extruded from dozens of vents and are associated with pyroclastic materials that form low cinder cones at the vent. Rocks of the Kōloa Volcanic Series cover most of the eastern half of Kauaʻi from Hanalei to Kōloa.

The project site is situated on Kauakaniunu Ridge and around Puʻu Pōā Marsh in Hanalei Valley, between St. Regis at Princeville to the north, Hanalei Bay Resort to the northeast, and the Hanalei River to the south.

Hanalei Valley was formed by stream erosion, and stretches from Hanalei Bay to the Mount Waiʻaleʻale plateau, a distance of approximately 12 miles. The valley is widest at the bay, and narrows further inland. Alluvial deposits and the resulting effects of sea level fluctuations helped to shape the valley's flat floor. The valley's flat topography and wetland conditions is well-suited to, and has historically been used for, agricultural cultivation of diverse crops, notably wetland crops such as taro and rice.



### **Impacts and Mitigation Measures**

No significant impacts on the geology of the affected project site are anticipated as result of the construction and operation of the proposed Hanalei Plantation Resort.

In the short-term, construction activities will involve the grading and excavation of presently undeveloped as well as previously developed areas within the affected project site. The relatively flat or gently sloping terrain of these areas, however, will minimize the amount of cut and fill grading required. The ecological enhancement of Pu'u Pōā Marsh would characterize the most extensive change in topography. Although the proposed changes in topography of the marsh will only be a few feet in elevation to direct water flow and form relatively shallow storage basins, the areal extent of the modifications will move and remove significant quantities of live and decomposing vegetative material, silt and terrigenous materials. Imported structural fill will also be placed along some areas upland of the marsh where stability is required for building foundations and roads and pathways. The forthcoming Draft EIS will include a more detailed description of the potential environmental impacts of proposed marsh enhancement as well as associated mitigation measures.

The proposed project is not anticipated to have any long-term impacts on area geology and topography. Following construction, disturbed areas will be built over, landscaped, or allowed to re-vegetate. Excavations for infrastructure will be filled and restored to existing or modified contours. Periodic maintenance dredging of the enhanced marsh will be required to remove accumulated silt.

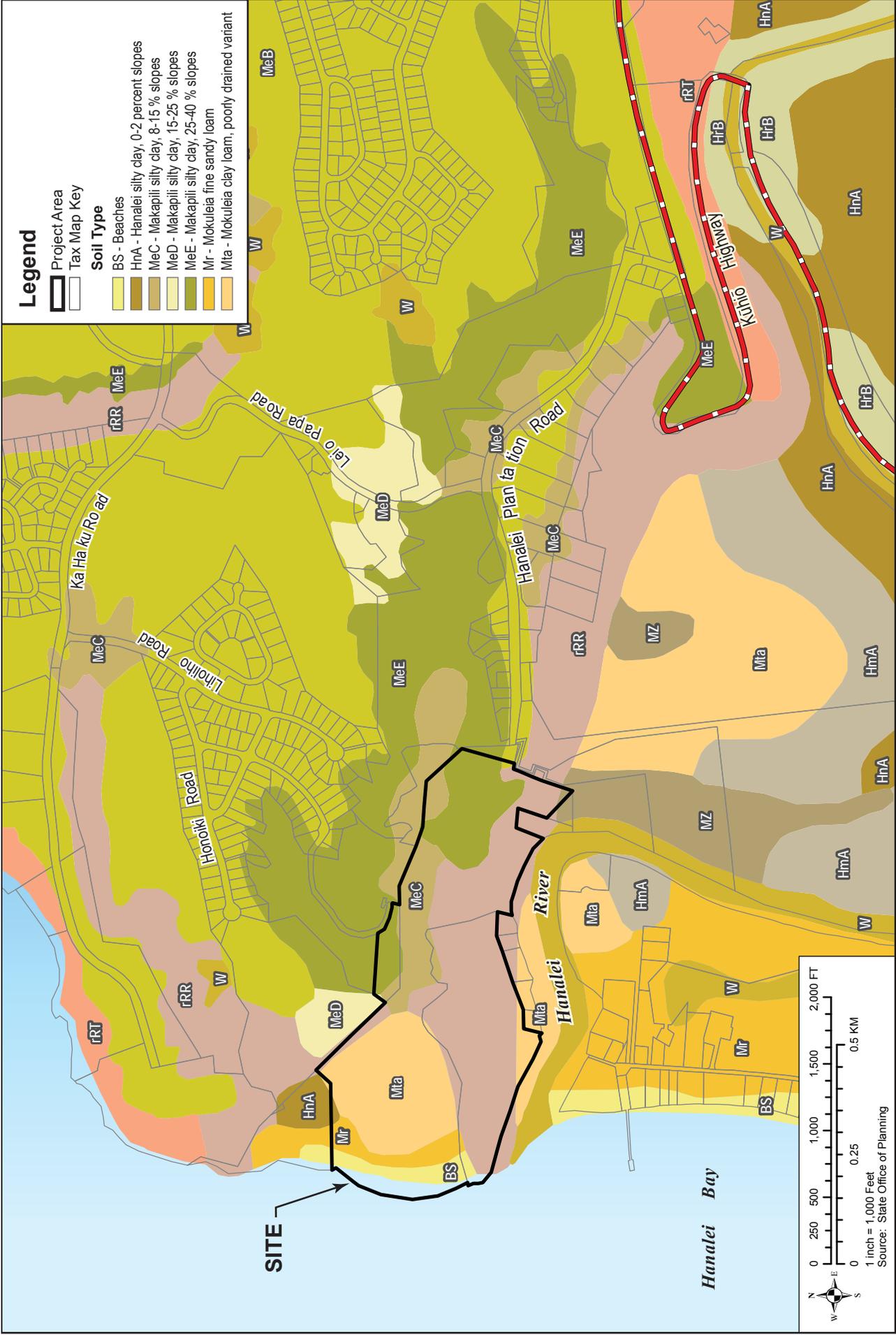
#### **4.2.2 Soils**

The U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS) classifies the soils within the project site as Rough Broken Land, Mokulē'ia Series, Makapili Series, Beaches, and Marsh (see Figure 4-1).

The Draft EIS will present more detailed information regarding the specific description and location of these various soil types.

### **Impacts and Mitigation Measures**

In the short term, the proposed project will involve soil disturbing activities. On Kauakaniunu Ridge, and areas upland of Pu'u Pōā Marsh, soil disturbance would be primarily grading and excavation to construct access roads and pathways, remove abandoned building foundations to restore grade, install below ground infrastructure and prepare building sites for foundations and level pads. Potential water quality impacts to surface and near shore coastal waters during construction will be mitigated by adherence of State and County water quality regulations governing grading, excavation and stockpiling. A National Pollutant Discharge Elimination System (NDPES) General Permit for Storm Water Discharges Associated with Construction Activities, as administered by the State



Soils Map  
Figure 4-1



Department of Health (DOH) will be required to control storm water discharges since the area of soil disturbance will exceed one acre. Mitigation measures will be instituted in accordance with site-specific designs, incorporating appropriate structural and non-structural Best Management Practices (BMPs), such as minimizing time of exposures between construction and re-vegetation, avoiding grading during the winter and implementing erosion control measures such as silt fences and sediment basins.

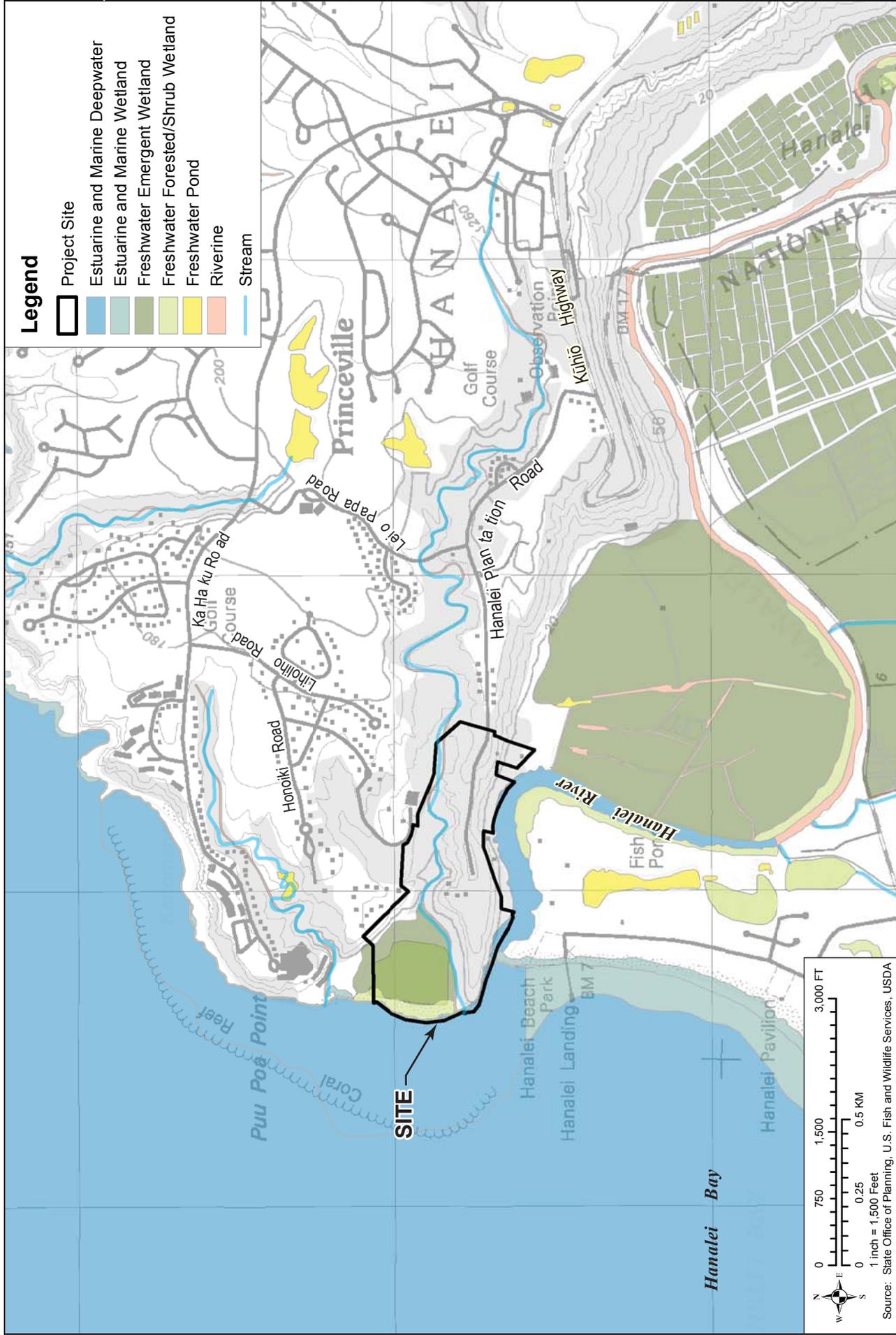
Various permits regulating earth work on the Project Site will be required. Improvements within the proposed Makai Kauhale (Specifically, the Revitalization and Ecological Enhancement of Pu'u Pōā Marsh) will involve dredging to remove vegetation, silt, and ter-rigenous materials. Construction of terraces, ponds and water management facilities will significantly alter the existing wetland conditions. Dredging, excavation and construction work in the marsh will be regulated by the United States Army Corps of Engineers (US-ACE) Pacific Division (PAC DIV) through the issuance of a Department of the Army Permit pursuant to Section 404 of the federal Clean Water Act, which regulates the discharge of dredged or fill material in the waters of the United States. Issuance of the Department of Army permit requires certification by the Hawai'i Coastal Management (CZM) Program and a Water Quality Certification (WQC) pursuant to Section 401 of the federal Clean Water Act (CWA). The WQC is processed by the State of Hawai'i Department of Health (DOH) Clean Water Branch. WQC application requirements include submission and approval of a site specific BMP plan.

No significant long-term impacts to soils in the Mauka, Kula, or Kamo'o Kauhale areas of the in the project site are anticipated. Following construction, disturbed areas on the Hanalei Plantation Resort site will be built over, landscaped or allowed to re-vegetate in order to control erosion. Dredged materials would be utilized, where applicable, as topsoil throughout the project site. The marsh enhancement will significantly increase its capacity to detain storm runoff and settle silt during storm events. Periodic maintenance dredging will be required to remove accumulated silt and restore design depths in the terraces and fishpond.

## 4.3 Hydrology

### 4.3.1 Surface Water

The major streams on Kaua'i originate in the rainy uplands and are relatively large and uniform in flow. The surface water bodies nearest to the project site are Hanalei River, which meanders along the valley floor, and the river's adjacent wetlands (See Figure 4-2). The river is designated a National Heritage River, and according to the State Department of Health (DOH), is classified as a Class 1(a) inland water. Surface waters within the project site include Wailēi'a Stream, which discharges into Pu'u Pōā Marsh, as well as a second smaller unnamed stream, that in this document is informally referred to as Honu Road Stream as it flows over a ford crossing of Honu Road within the Project Site.



Surface Water Map  
Figure 4-2



**WILSON OKAMOTO**  
CORPORATION





### **Impacts and Mitigation Measures**

In the short-term, construction and construction related activities occurring at Kauakaniunu Ridge have the potential to affect nearby surface waters due to siltation resulting from soil disturbance.

Construction of the proposed project improvements will involve grading and excavation of presently undeveloped and developed areas within the Project Site.

Potential impacts to the quality of nearby surface waters during construction of the proposed project improvements will be mitigated by adherence to State and County water quality regulations governing grading, excavation, and stockpiling. A NPDES General Permit for Storm Water Associated with Construction Activity, as administered by the State DOH, will be required to control storm water discharges. Mitigation measures will be instituted in accordance with site-specific designs, incorporating appropriate structural and/or non-structural BMPs, such as minimizing time of exposure between construction and re-vegetation, and implementing erosion control measures such as silt fences and sediment basins.

Following construction, the proposed project improvements will increase impervious surface areas within the Project Site. This will not, however, result in adverse effects from storm runoff to adjacent and downstream areas. New drainage improvements, which may include drain lines, grass swales, and culverts, will be provided to balance any expected increases in runoff resulting from the proposed project.

The proposed Pu'u Pōā Marsh enhancement will involve significant dredging to remove vegetation, silt, and terrigenous materials. The revitalization of the Kamo'omaika'i Fishpond and other water management facilities will significantly alter and improve the existing wetland conditions to provide enhanced ecosystem functions and services to the community. Dredging, excavation and construction work in the marsh will be regulated by the USACE PAC DIV pursuant to the USACE 404 permit process, which regulates the discharge of dredged or fill material in the waters of the United States. Issuance of the Department of Army permit requires certification by the Hawai'i Coastal Management (CZM) Program and a Water Quality Certification (WQC) pursuant to Section 401 of the federal Clean Water Act (CWA). The WQC is processed by the State of Hawai'i Department of Health (DOH) Clean Water Branch. WQC application requirements include submission and approval of a site specific BMP plan.

As discussed in Section 4.2.2 Soils, potential impacts to the quality of surface waters in streams and drainage systems during construction will be mitigated by adherence to State of Hawai'i and Kaua'i County water quality regulations governing grading, excavation, and stockpiling.

The Draft EIS will present in greater detail the proposed project's beneficial, long-term water quality impacts on surface waters in the project area.

### 4.3.2 Groundwater

Groundwater occurs within geologic formations called aquifers that are favorable for receiving, storing, and transporting water. The island of Kauaʻi is divided into three Aquifer Sector Areas, consisting of; the Lihuʻe Aquifer Sector Area, comprising the eastern portion of the Island; the Hanalei Aquifer Sector Area, comprising the northern portion of the island; and, the Waimea Aquifer Sector Area, comprising the western portion of the island. The proposed project site is located within the Hanalei Aquifer Sector Area (see Figure 4-3). The Aquifer Sector areas are divided into Aquifer System Areas which are defined by hydrogeological continuity, particularly hydraulic connections among units. Groundwater in the project area occurs primarily in a fresh water lens system, often referred to as basal groundwater in Hawaiʻi. High-level dike-impounded groundwater systems are also found in inland areas adjacent to rift zones. Although such dike-impounded groundwater is located well mauka of the project area, it likely contributes flow to the basal groundwater.

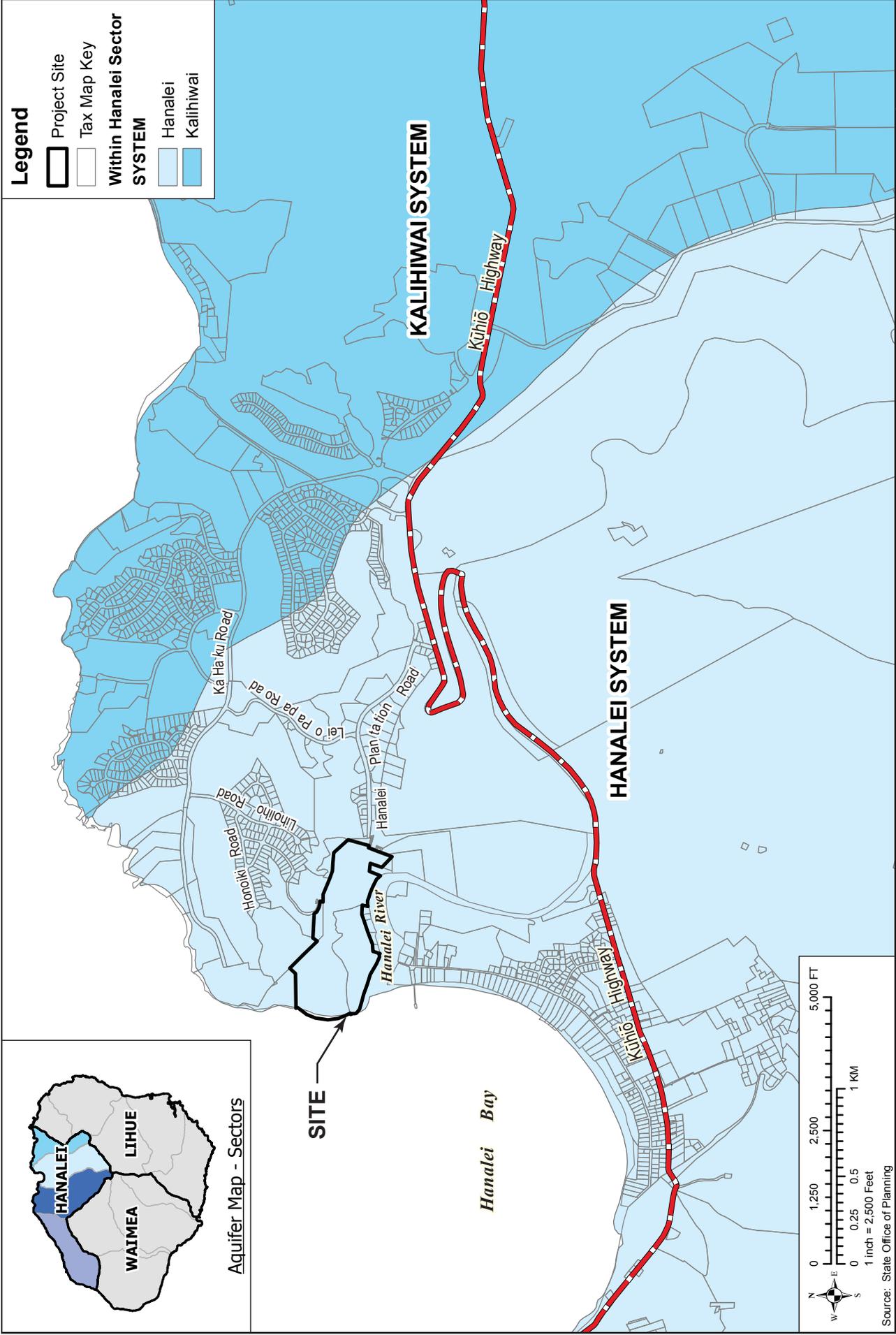
The Hanalei Aquifer Sector Area is comprised of four Aquifer System Areas identified as the Kalihiwai (20201), Hanalei (20202), Wainiha (20203), and Nāpali (20204) Aquifer System Areas. The project site is located within the Hanalei Aquifer System Area. Except for a part of the Kalihiwai System and part of the Hanalei System, the Sector is mainly devoid of Kōloa Volcanics. The aquifer experiences annual rainfall of 80 inches at the coast to more than 400 inches at Mt. Waiʻaleʻale. Mean daily rainfall for the System is calculated to be 274 million gallons per day (mgd), distributed evenly over the System, this equals about 8.4 mgd/square mile. The State Department of Land and Natural Resources (DLNR), Commission on Water Resource Management (CWRM) has adopted a sustainable yield of 35 million gallons per day (mgd) for this aquifer. The sustainable yield is the regulatory limit for groundwater pumpage set by the CWRM. There are only five wells in the aquifer system, and the total reported pumpage from the aquifer system is minimal.

The project site is not within a Ground Water Management Area as designated by DLNR CWRM. The designated Groundwater Management Areas within the State are located on the islands of Oʻahu, Maui, and Molokaʻi.

#### **Impacts and Mitigation Measures**

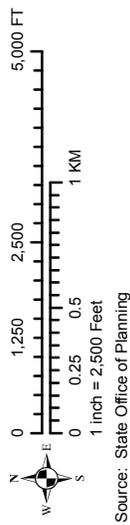
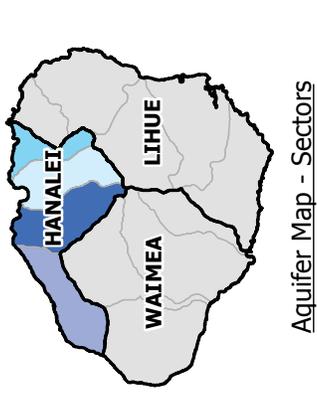
No significant impacts on ground water or nearby freshwater wells are anticipated as result of the development and operation of the proposed project. Construction and operational activities associated with the proposed project are not likely to introduce to, nor release from the soil, any materials that could adversely affect ground water sources.

There is more than adequate sustainable yield for additional well development in the area. A new freshwater well will be constructed to supplement Wailēiʻa Stream during low flow periods to maintain the functions of the enhanced marsh. A second brackish water well will also be developed to enhance water circulation and maintain optimum salinity in the restored Kamoʻomaikaʻi Fishpond. The requisite well permits for these



**Legend**

- Project Site
- Tax Map Key
- Within Hanalei Sector SYSTEM**
  - Hanalei
  - Kalihiwai



**Aquifer Map**  
Figure 4-3



improvements will be acquired. Water conservation measures will be employed to conserve water throughout the development and operation of the proposed project. The Draft EIS will present in greater detail any additional mitigation measures that may be necessary.

### 4.3.3 Coastal Waters

Coastal waters form on the western boundary of the Project. The State DOH classifies these coastal waters as Class AA, while a portion of the waters in the area offshore of Pu'u Pōā Marsh are classified as Class A. The stated objective of Class AA waters is, "that these waters remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from any human-caused source or actions", while the objectives of Class A waters is, "their use for recreational purposes and aesthetic enjoyment be protected. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class." (Water Quality Standards, Title 11, Chapter 54, Hawai'i Administrative Rules (HAR)).

The forthcoming Draft EIS will contain the Pu'u Pōā Marsh Beach Analysis Report, a Near-shore Water Study, to be prepared by AECOS.

#### **Impacts and Mitigation Measures**

No significant impacts on near shore coastal waters are anticipated as result of the development and operation of the proposed project.

Construction of the proposed Kauakaniunu Ridge developments will involve grading and excavation of presently undeveloped and developed areas within the project site. Potential impacts to the quality of coastal waters during construction of the proposed project improvements will be mitigated by adherence to State and County water quality regulations governing grading, excavation, and stockpiling. A NPDES General Permit for Storm Water Associated with Construction Activity, as administered by the State DOH, will be required to control storm water discharges. Mitigation measures will be instituted in accordance with site-specific assessments, incorporating appropriate structural and/or non-structural BMPs, such as minimizing time of exposure between construction and re-vegetation, and implementing erosion control measures such as silt fences and sediment basins.

Following construction, the proposed project improvements will increase impervious surface areas within the project site. This will not, however, result in adverse effects from storm runoff to adjacent and downstream areas. New drainage improvements, which may include drain lines, grass swales, and culverts, will be provided in conjunction with the proposed project. These facilities are designed to capture, detain or retain storm flows such that the net discharge from the site does not exceed current discharge volumes.



The proposed Pu'ū Pōā Marsh enhancement will involve dredging to remove vegetation, silt, and terrigenous materials. It is anticipated that this action will improve nearshore water quality by creating a pond basin that will enhance the capture of upland sediment from Wailēi'a Stream. The revitalization of the Kamo'omaika'i Fishpond and other water management facilities will significantly alter the existing wetland conditions. Dredging, excavation and construction work in the marsh will be regulated by the USACE PAC DIV pursuant to the USACE 404 permit process, which regulates the discharge of dredged or fill material in the waters of the United States. Issuance of the Department of Army permit requires certification by the Hawai'i Coastal Management (CZM) Program and a Water Quality Certification (WQC) pursuant to Section 401 of the federal Clean Water Act (CWA). The WQC is processed by the State of Hawai'i Department of Health (DOH) Clean Water Branch. WQC application requirements include submission and approval of a site specific BMP plan.

#### 4.4 Natural Hazards

The Disaster Mitigation Act of 2000 (DMA 2000), 44 Code of Federal Regulations (CFR), Hazard Mitigation Planning, required states and counties to have approved hazard mitigation plans by November 1, 2004 to receive Pre-Disaster Mitigation funding. The development of state and local hazard mitigation plans is critical for maintaining eligibility for future Federal Emergency Management Agency (FEMA) mitigation and disaster recovery funding.

Given Hawai'i's vulnerability to natural hazards and history of disasters, the State has maintained and implemented a comprehensive, multi-hazard mitigation strategy to reduce loss of life and property damage. This strategy is embodied in the State of Hawai'i Multi-Hazard Mitigation Plan, 2010 Update. First adopted by Executive Order in 2004, the 2010 State of Hawai'i Multi-Hazard Mitigation Plan meets a mandatory three-year review and update of State, county and industry capabilities and plans to address natural and man-made hazards.

The County of Kaua'i's Multi-Hazard Mitigation Plan was formally approved in December 2003, and updated in 2009. The County of Kaua'i Multi-Hazard Mitigation Plan, Update 2009, provides an update to all sections of the County's mitigation plan, including hazard identification, asset identification, risk and vulnerability assessments, current mitigation activities and capabilities, mitigation strategy, and plan maintenance to meet requirements set forth by the DMA 2000.

Information from the respective State and County Multi-Hazard Mitigation Plans are included in this section as relevant to the Project Site and proposed action.

##### 4.4.1 Flood Hazard

Floods are caused by heavy rainfall associated with tropical rain storms. In Hawai'i, streams originate in steep mountains and flow relatively quickly to the ocean, often triggering flash floods in coastal areas. Coastal plains and stream flood plains in the vicinity

of the project site are susceptible to flooding, which can be exacerbated where development prevents infiltration of the water into the ground.

Tsunamis are a series of very long waves triggered by a water-displacing disturbance of the seafloor, either resulting from an earthquake, volcanic eruption, or underwater landslide. These waves travel rapidly and can cause significant damage to coastal areas. Tsunamis have such enormous energy that waves can reach far inland with great force.

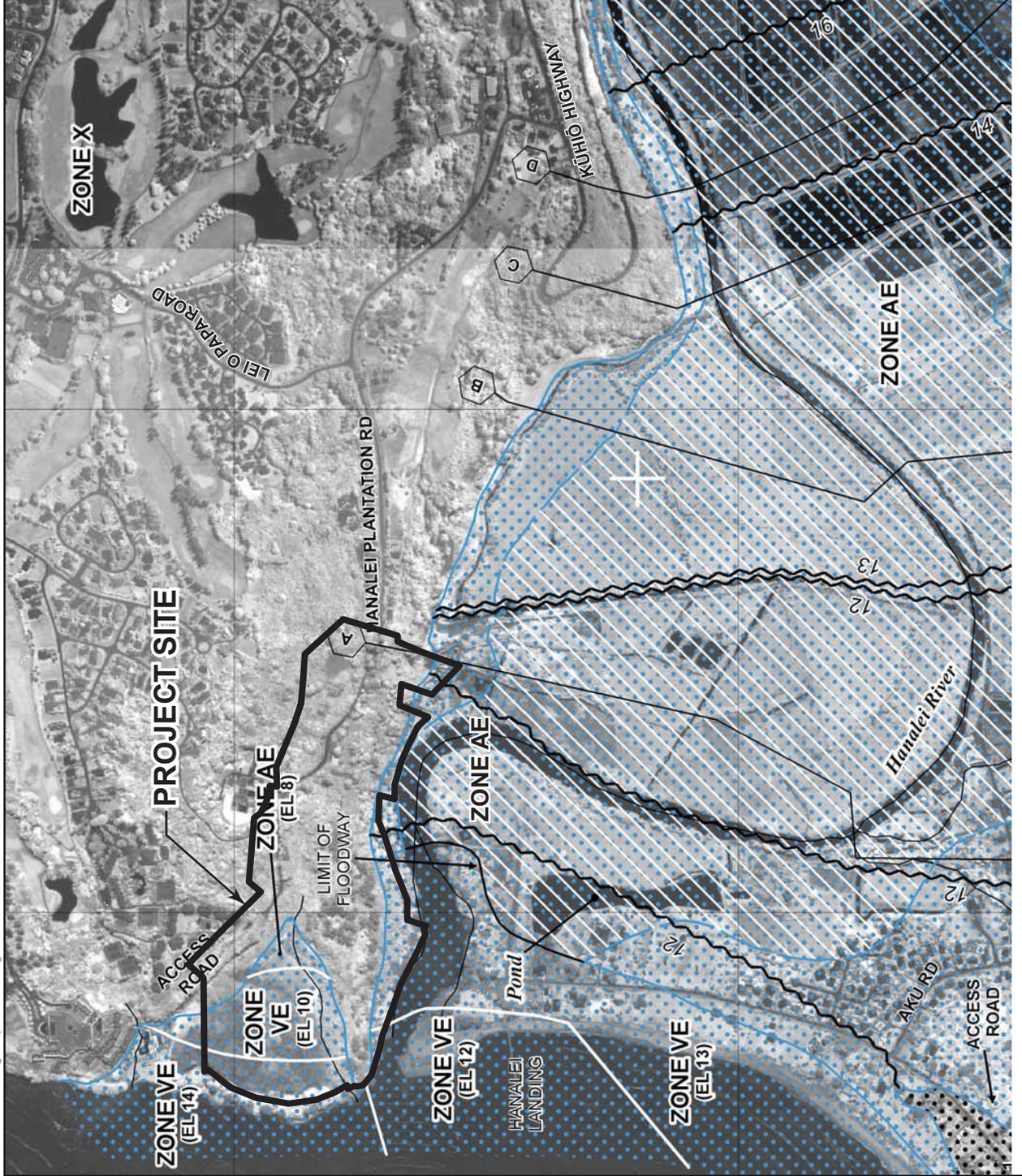
According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 1500020055E, map revised September 16, 2005), the marsh and shoreline areas within the western portion of the project site, and the southwestern portion of the site along the Hanalei River, are designated Zone "VE", "Special flood hazard areas subject to inundation by the 1% annual chance flood; coastal flood zone with velocity hazard (wave action); base flood elevations determined." (See Figure 4-4). Within this "VE" zone, the base flood elevations are 10 feet above mean sea level (msl) within the central portion of the marsh, 14 feet above msl within the western portion of the marsh and the shoreline area, 12 feet above msl within the southwestern-most portion of the site, and 13 feet above msl within the southwestern portion of the site. The area adjacent to the eastern portion of the marsh, and the area within the southeastern portion of the site, are designated Zone "AE", "Special flood hazard areas subject to inundation by the 1% annual chance flood; base flood elevations determined." Within this "AE" zone, the base flood elevations are 8 feet above msl in the area adjacent to the eastern portion of the marsh, and 12 feet above msl within the southeastern portion of the site. The remainder of the project site is designated Zone "X", "Areas determined to be outside the 0.2% annual chance floodplain.

### **Impacts and Mitigation Measures**

The proposed Kauakaniunu Ridge development is not situated within a flood zone and will not result in the flooding of lower lying areas along Hanalei River or Pu'u Pōā Marsh. Following construction, the proposed project improvements will increase impervious surface areas within the project site. This will not, however, result in adverse effects from storm runoff to adjacent and downstream areas. New drainage improvements, which may include drain lines, grass swales, and culverts, will be provided in conjunction with the proposed project.

Although the lowland, Pu'u Pōā Marsh portions of the project site are susceptible to flooding, implementation of the proposed project is not anticipated to increase, exacerbate or intensify those hazards.

The Draft EIS will present in greater detail any specific mitigation measures that may be required to address flood hazards.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, Zone AE, Zone AH, Zone AO, Zone AR, Zone AV, Zone V, Zone VE, Zone X, Zone D, Zone I, Zone O, Zone P, Zone Q, Zone R, Zone S, Zone T, Zone U, Zone V, Zone W, Zone X, Zone Y, Zone Z, Zone AA, Zone AB, Zone AC, Zone AD, Zone AE, Zone AF, Zone AG, Zone AH, Zone AI, Zone AJ, Zone AK, Zone AL, Zone AM, Zone AN, Zone AO, Zone AP, Zone AQ, Zone AR, Zone AS, Zone AT, Zone AU, Zone AV, Zone AW, Zone AX, Zone AY, Zone AZ, Zone BA, Zone BB, Zone BC, Zone BD, Zone BE, Zone BF, Zone BG, Zone BH, Zone BI, Zone BJ, Zone BK, Zone BL, Zone BM, Zone BN, Zone BO, Zone BP, Zone BQ, Zone BR, Zone BS, Zone BT, Zone BU, Zone BV, Zone BW, Zone BX, Zone BY, Zone BZ, Zone CA, Zone CB, Zone CC, Zone CD, Zone CE, Zone CF, Zone CG, Zone CH, Zone CI, Zone CJ, Zone CK, Zone CL, Zone CM, Zone CN, Zone CO, Zone CP, Zone CQ, Zone CR, Zone CS, Zone CT, Zone CU, Zone CV, Zone CW, Zone CX, Zone CY, Zone CZ, Zone DA, Zone DB, Zone DC, Zone DD, Zone DE, Zone DF, Zone DG, Zone DH, Zone DI, Zone DJ, Zone DK, Zone DL, Zone DM, Zone DN, Zone DO, Zone DP, Zone DQ, Zone DR, Zone DS, Zone DT, Zone DU, Zone DV, Zone DW, Zone DX, Zone DY, Zone DZ, Zone EA, Zone EB, Zone EC, Zone ED, Zone EE, Zone EF, Zone EG, Zone EH, Zone EI, Zone EJ, Zone EK, Zone EL, Zone EM, Zone EN, Zone EO, Zone EP, Zone EQ, Zone ER, Zone ES, Zone ET, Zone EU, Zone EV, Zone EW, Zone EX, Zone EY, Zone EZ, Zone FA, Zone FB, Zone FC, Zone FD, Zone FE, Zone FF, Zone FG, Zone FH, Zone FI, Zone FJ, Zone FK, Zone FL, Zone FM, Zone FN, Zone FO, Zone FP, Zone FQ, Zone FR, Zone FS, Zone FT, Zone FU, Zone FV, Zone FW, Zone FX, Zone FY, Zone FZ, Zone GA, Zone GB, Zone GC, Zone GD, Zone GE, Zone GF, Zone GH, Zone GI, Zone GJ, Zone GK, Zone GL, Zone GM, Zone GN, Zone GO, Zone GP, Zone GQ, Zone GR, Zone GS, Zone GT, Zone GU, Zone GV, Zone GW, Zone GX, Zone GY, Zone GZ, Zone HA, Zone HB, Zone HC, Zone HD, Zone HE, Zone HF, Zone HG, Zone HH, Zone HI, Zone HJ, Zone HK, Zone HL, Zone HM, Zone HN, Zone HO, Zone HP, Zone HQ, Zone HR, Zone HS, Zone HT, Zone HU, Zone HV, Zone HW, Zone HX, Zone HY, Zone HZ, Zone IA, Zone IB, Zone IC, Zone ID, Zone IE, Zone IF, Zone IG, Zone IH, Zone II, Zone IJ, Zone IK, Zone IL, Zone IM, Zone IN, Zone IO, Zone IP, Zone IQ, Zone IR, Zone IS, Zone IT, Zone IU, Zone IV, Zone IW, Zone IX, Zone IY, Zone IZ, Zone JA, Zone JB, Zone JC, Zone JD, Zone JE, Zone JF, Zone JG, Zone JH, Zone JI, Zone JJ, Zone JK, Zone JL, Zone JM, Zone JN, Zone JO, Zone JP, Zone JQ, Zone JR, Zone JS, Zone JT, Zone JU, Zone JV, Zone JW, Zone JX, Zone JY, Zone JZ, Zone KA, Zone KB, Zone KC, Zone KD, Zone KE, Zone KF, Zone KG, Zone KH, Zone KI, Zone KJ, Zone KK, Zone KL, Zone KM, Zone KN, Zone KO, Zone KP, Zone KQ, Zone KR, Zone KS, Zone KT, Zone KU, Zone KV, Zone KW, Zone KX, Zone KY, Zone KZ, Zone LA, Zone LB, Zone LC, Zone LD, Zone LE, Zone LF, Zone LG, Zone LH, Zone LI, Zone LJ, Zone LK, Zone LL, Zone LM, Zone LN, Zone LO, Zone LP, Zone LQ, Zone LR, Zone LS, Zone LT, Zone LU, Zone LV, Zone LW, Zone LX, Zone LY, Zone LZ, Zone MA, Zone MB, Zone MC, Zone MD, Zone ME, Zone MF, Zone MG, Zone MH, Zone MI, Zone MJ, Zone MK, Zone ML, Zone MM, Zone MN, Zone MO, Zone MP, Zone MQ, Zone MR, Zone MS, Zone MT, Zone MU, Zone MV, Zone MW, Zone MX, Zone MY, Zone MZ, Zone NA, Zone NB, Zone NC, Zone ND, Zone NE, Zone NF, Zone NG, Zone NH, Zone NI, Zone NJ, Zone NK, Zone NL, Zone NM, Zone NN, Zone NO, Zone NP, Zone NQ, Zone NR, Zone NS, Zone NT, Zone NU, Zone NV, Zone NW, Zone NX, Zone NY, Zone NZ, Zone OA, Zone OB, Zone OC, Zone OD, Zone OE, Zone OF, Zone OG, Zone OH, Zone OI, Zone OJ, Zone OK, Zone OL, Zone OM, Zone ON, Zone OO, Zone OP, Zone OQ, Zone OR, Zone OS, Zone OT, Zone OU, Zone OV, Zone OW, Zone OX, Zone OY, Zone OZ, Zone PA, Zone PB, Zone PC, Zone PD, Zone PE, Zone PF, Zone PG, Zone PH, Zone PI, Zone PJ, Zone PK, Zone PL, Zone PM, Zone PN, Zone PO, Zone PP, Zone PQ, Zone PR, Zone PS, Zone PT, Zone PU, Zone PV, Zone PW, Zone PX, Zone PY, Zone PZ, Zone QA, Zone QB, Zone QC, Zone QD, Zone QE, Zone QF, Zone QG, Zone QH, Zone QI, Zone QJ, Zone QK, Zone QL, Zone QM, Zone QN, Zone QO, Zone QP, Zone QQ, Zone QR, Zone QS, Zone QT, Zone QU, Zone QV, Zone QW, Zone QX, Zone QY, Zone QZ, Zone RA, Zone RB, Zone RC, Zone RD, Zone RE, Zone RF, Zone RG, Zone RH, Zone RI, Zone RJ, Zone RK, Zone RL, Zone RM, Zone RN, Zone RO, Zone RP, Zone RQ, Zone RR, Zone RS, Zone RT, Zone RU, Zone RV, Zone RW, Zone RX, Zone RY, Zone RZ, Zone SA, Zone SB, Zone SC, Zone SD, Zone SE, Zone SF, Zone SG, Zone SH, Zone SI, Zone SJ, Zone SK, Zone SL, Zone SM, Zone SN, Zone SO, Zone SP, Zone SQ, Zone SR, Zone SS, Zone ST, Zone SU, Zone SV, Zone SW, Zone SX, Zone SY, Zone SZ, Zone TA, Zone TB, Zone TC, Zone TD, Zone TE, Zone TF, Zone TG, Zone TH, Zone TI, Zone TJ, Zone TK, Zone TL, Zone TM, Zone TN, Zone TO, Zone TP, Zone TQ, Zone TR, Zone TS, Zone TT, Zone TU, Zone TV, Zone TW, Zone TX, Zone TY, Zone TZ, Zone UA, Zone UB, Zone UC, Zone UD, Zone UE, Zone UF, Zone UG, Zone UH, Zone UI, Zone UJ, Zone UK, Zone UL, Zone UM, Zone UN, Zone UO, Zone UP, Zone UQ, Zone UR, Zone US, Zone UT, Zone UY, Zone UZ, Zone VA, Zone VB, Zone VC, Zone VD, Zone VE, Zone VF, Zone VG, Zone VH, Zone VI, Zone VJ, Zone VK, Zone VL, Zone VM, Zone VN, Zone VO, Zone VP, Zone VQ, Zone VR, Zone VS, Zone VT, Zone VY, Zone VZ, Zone WA, Zone WB, Zone WC, Zone WD, Zone WE, Zone WF, Zone WG, Zone WH, Zone WI, Zone WJ, Zone WK, Zone WL, Zone WM, Zone WN, Zone WO, Zone WP, Zone WQ, Zone WR, Zone WS, Zone WT, Zone WY, Zone WZ, Zone XA, Zone XB, Zone XC, Zone XD, Zone XE, Zone XF, Zone XG, Zone XH, Zone XI, Zone XJ, Zone XK, Zone XL, Zone XM, Zone XN, Zone XO, Zone XP, Zone XQ, Zone XR, Zone XS, Zone XT, Zone XZ, Zone YA, Zone YB, Zone YC, Zone YD, Zone YE, Zone YF, Zone YG, Zone YH, Zone YI, Zone YJ, Zone YK, Zone YL, Zone YM, Zone YN, Zone YO, Zone YP, Zone YQ, Zone YR, Zone YS, Zone YT, Zone YZ, Zone ZA, Zone ZB, Zone ZC, Zone ZD, Zone ZE, Zone ZF, Zone ZG, Zone ZH, Zone ZI, Zone ZJ, Zone ZK, Zone ZL, Zone ZM, Zone ZN, Zone ZO, Zone ZP, Zone ZQ, Zone ZR, Zone ZS, Zone ZT, Zone ZY, Zone ZZ.

**ZONE A**  
No base flood elevations determined.

**ZONE AE**  
Base Flood Elevations determined.

**ZONE AH**  
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO**  
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

**ZONE AR**  
Special Flood Hazard Area (SFHA) established from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.

**ZONE AV**  
Area to be protected from 1% annual chance flood by a Federal flood control system under construction; no Base Flood Elevations determined.

**ZONE V**  
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE**  
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free or accretion so that the 1% annual chance flood can be carried without substantial increases in height.

**ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**ZONE D**  
COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

**OTHER AREAS**  
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**OTHER FLOOD AREAS**  
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.

**OTHER AREAS**  
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**  
CBRS areas and OFAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary  
0.2% annual chance floodplain boundary  
Floodway boundary  
Zone D boundary  
Zone B boundary  
Boundary defining Special Flood Hazard Area Zone and boundary defining Special Flood Hazard Area of different Date Flood Elevations, flood depths or flood velocities.  
Base Flood Elevation line and value; elevation in feet\*  
Base Flood Elevation value where uniform within zone; elevation in feet\*  
\*referenced to the National Geodetic Vertical Datum of 1929

Cross section line  
Transect line  
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere  
1000-meter Universal Transverse Mercator grid values, zone 4N  
5000-foot grid ticks: Hawaii State Plane coordinate system, zone 4 (HPZONE 5104), Transverse Mercator projection  
Benchmark (see explanation in Notes to Users section of this Flood panel)  
River Mile

DXSS10 x  
M1.5

87°07'45", 32°22'30"  
78° N  
600000 FT

Source: Federal Emergency Management Agency  
Flood Insurance Rate Map Panel Number:  
1500020055E, Map Revised September 16, 2005



**NOT TO SCALE**

#### 4.4.2 Seismic Hazard

Earthquakes in the Hawaiian Islands are primarily associated with volcanic activity such as eruptions from the expansion or shrinkage of magma reservoirs. The Island of Kaua'i is periodically subject to episodes of seismic activity of varying intensity, but available historical data indicates that the number of major earthquakes occurring on Kaua'i have been generally fewer and of lower intensity compared with the other islands, such as Hawai'i Island.

The 2006 International Building Code (IBC) provides minimum design criteria to address potential for damages due to seismic disturbances. The IBC contains six seismic zones, ranging from zero (no chance of severe ground shaking) to 4 (10% chance of severe shaking in a 50-year interval). Kaua'i is designated in Zone 1. Zone 1 areas are at low risk from major earthquake damage.

##### Impacts and Mitigation Measures

The proposed project will be designed and constructed in accordance with the relevant seismic provisions of the 2006 IBC, as may be amended or updated.

The Draft EIS will present in greater detail any specific mitigation measures that may be required in response to identified seismic hazards.

#### 4.4.3 Hurricanes and Strong Winds

The island of Kaua'i is exposed to hurricanes as result of its unique, varied topographic features and orientation. According to the State of Hawai'i Hazard Mitigation Plan (2010), eight hurricanes have affected the Hawaiian Islands and 12 others have posed a threat, since 1950.

The Island of Kaua'i has experienced exceptionally strong trade wind events, including winter Kona storms, passing tropical storms and hurricanes which have affected the entire island. Hurricanes Dot (1959), Iwa (1982), and Iniki (1992) were exceptionally damaging to Kaua'i.

Hurricanes Iwa and Iniki both produced high waves ranging from 20-30 feet in magnitude, with winds over 125 mph. Hurricane Dot packed sustained winds of 75 miles per hour (mph), with gusts of 165 mph as it passed directly over Kaua'i. Hurricane Iniki was the strongest and most destructive hurricane to hit the Hawaiian Islands in recent history, with sustained winds at 130 mph and gusts topping 160 mph. Winds and waves destroyed 1,421 houses and caused minor to heavy damage to some 13,000 houses.

About 90% of the deaths that occur along the coastline and result from hurricanes are caused not by wind, but by storm surge. Storm surge flooding is water that is pushed up onto otherwise dry land by onshore winds. Friction between the water and the moving

air creates drag that, depending upon the distance of water (fetch) and velocity of the wind, can pile water up to depths greater than 20 feet (6.1 m) from the shoreline inland. The storm surge is the most dangerous part of a hurricane as pounding waves create very hazardous flood currents. Worst-case scenarios occur when the storm surge occurs concurrently with high tide.

As a hurricane nears land, the surge of water, topped by battering waves, can move ashore along an area of the coastline into low lying coastal areas. Stream flooding is much worse inland during the storm surge because of backwater effects. Unfortunately, low atmospheric pressure, tidal stage, coastal topography, and location relative to the eye of the hurricane make hurricane-induced storm surge difficult to predict before a hurricane impacts a location.

Not all of identified hurricane and strong wind storm threats make landfall in Hawai'i, and actual hurricane strikes in Hawai'i are relatively rare in modern record (Schroeder 1993). More commonly, near misses that generate large swell and moderately high winds causing varying degrees of damage are the hallmark of hurricanes passing close to the islands.

### **Impacts and Mitigation Measures**

The International Building Code (IBC), 2006 Edition prepared by the International Code Council, details "Hawai'i Design Provisions for New Constructions". These design provisions buildings withstand wind acceleration and gusts from hurricanes. All structures will be constructed in compliance with requirements of the IBC and other County, State and Federal standards.

The Draft EIS will present in greater detail any specific mitigation measures that may be required in response to identified Hurricane and Strong Wind hazards.

## **4.5 Natural Environment**

### **4.5.1 Flora**

A botanical survey of the project site is being prepared by AECOS, Inc. The Draft EIS will include this survey as an appendix and provide a summary of its findings.

Due to the nature of the property's history and relative inactive use for the past few decades, the project site is mostly overgrown with vegetation dominated by introduced or alien species. Introduced species encompass vegetation brought to Hawai'i by humans, intentionally or accidentally, after Western contact. There are few native species found within the bounds of the project site, and those that were found will be identified in the Draft EIS.

### **Impacts and Mitigation Measures**

Both the construction of the proposed Kauakaniunu Ridge development, the Resort, and the implementation of the proposed Pu'u Pōā Marsh enhancement will displace some of the existing flora found on the project site. Many of the plant species currently in place are introduced, and are found in many places on the island of Kaua'i.

The displacement of vegetation will not adversely impact the diversity of the region's botanical resources as the affected floral resources are regionally abundant, including impacted native species.

It is anticipated that new landscaping utilizing primarily native species within the project site will aid in offsetting the loss of existing flora resulting from the implementation of the proposed project. The Draft EIS will present in greater detail any specific measures that may be required to mitigate the impacts of the proposed project.

#### **4.5.2 Fauna**

A faunal survey of the project site was conducted by Rana Biological Consulting, Inc. in March 2012. The Draft EIS will include this survey as an appendix and provide a summary of its findings.

### **Impacts and Mitigation Measures**

In the short-term, existing faunal and avifaunal habitat may be disturbed during the construction of the proposed Kauakaniunu Ridge Development and the implementation of the proposed Pu'u Pōā Marsh enhancement. Such disturbance would be offset by an increase in both the quantity and quality of the avifaunal habitat as result of the completed proposed action. The Draft EIS will present in greater detail the specific impacts that the proposed project will have upon faunal and Avifaunal resources and determine whether any potential loss constitutes a significant adverse impact, and if so, how that potential loss might be mitigated. The applicant does not anticipate adverse impacts to any existing wetland resources and in fact proposes to enhance wetland functions and value on the project site lands as result of the proposed project. Nevertheless, the possibility of such impacts will be studied and disclosed, as needed, in the Draft EIS.

In the long-term, the proposed enhancement, maintenance, and preservation of Pu'u Pōā Marsh is anticipated to have a beneficial impact on the Project Site's native ecology and avifaunal habitat.



### 4.5.3 Historic and Archaeological Resources

An Archaeological Inventory Study (AIS) will be conducted for the proposed project by Cultural Surveys Hawai'i, Inc (CSH). Historic and Archaeological Resources in the project vicinity include an ancient Hawaiian fish pond, rock wall, and foundation remnants of the old Hanalei Plantation Resort. Based on the findings and consultation with the Department of Land and Natural Resources' State Historic Preservation Division (DLNR-SHPD), the need for further investigations will be determined.

#### Impacts and Mitigation Measures

The proposed revitalization and ecological enhancement of Pu'u Pōā Marsh includes the restoration of the function of the Kamo'omaika'i fishpond, its rock wall, and sluice gates. Consequently, this effort will help preserve this important Historic and Archaeological resource for future generations.

No significant short- or long-term impacts to historic or archaeological resources are anticipated as result of the construction and operation of the proposed project. A detailed discussion will be provided in the forthcoming Draft EIS pursuant to the findings of the archaeological literature reviews and field investigations.

The Draft EIS will present in greater detail any specific measures that may be required to mitigate the effects of significant adverse impacts upon identified archaeological or historic resources.

### 4.5.4 Cultural Resources

The project lands lie within the Ahupua`a of Hanalei, within the Halele'a Moku. Historically, the Hanalei Ahupua`a was home to a thriving native Hawaiian community that utilized resources found within the bounds of the Ahupua`a itself for self-sustenance. Large and well-irrigated loi kalo (taro patches) were evident in Hanalei and neighboring valley floors, and Hanalei bay teemed with fish that were caught by hook and line as well as with net and spear. Hanalei's earliest residents were proficient in the cultivation of kalo, maia (bananas), ulu (breadfruit), uala (sweet potatoes), pia (yams), niu (coconuts), and other food plants that the first Polynesian settlers brought to the Islands on their voyaging canoes.

Captain James Cook established Western contact with the Hawaiian Islands in the late 18th century, with ships from all around the world following soon thereafter. Throughout the post-contact era, the Hanalei region was utilized by many, for a number of agricultural, residential, resort, and ranching purposes. The forthcoming Draft EIS will include a Cultural Impact Assessment (CIA), prepared by CSH that will identify valuable cultural resources in the project site vicinity, evaluate the impacts of the proposed project on these resources, and recommend appropriate mitigation measures.

### **Impacts and Mitigation Measures**

No significant short- or long-term impacts to cultural resources are anticipated as result of the construction and operation of the proposed project. A detailed discussion will be provided in the forthcoming Draft EIS pursuant to the findings of the archaeological literature reviews and field investigations,

The Draft EIS will present in greater detail any specific measures that may be required to mitigate the effects of significant adverse impacts upon identified cultural resources.

## **4.6 Air Quality**

Much of the particulate matter (PM) emissions that affect air quality on the island of Kaua'i originate from area sources, including agricultural activities. Air quality in the vicinity of the project site is generally good, with prevalent northeast tradewinds during most of the year. Exposed construction sites (i.e. sites cleared of vegetation) can also emit substantial amounts of PM. Within the nearby vicinity of the project site, air quality is primarily affected by vehicular-related emissions in the form of carbon monoxide (CO) generated from motor vehicles traveling along Kuhio Highway and other nearby roadways.

Vehicle traffic is responsible for emissions of Nitrous Oxides (NO<sub>x</sub>) and Carbon Monoxide, but industrial Sulfur oxides (SO<sub>x</sub>) are emitted almost exclusively from point sources, such as power plants and other fuel-burning industries. No such facilities are found within close proximity to the project site, but power usage by the proposed project would generate SO<sub>x</sub> at the power plant.

### **Impacts and Mitigation Measures**

Impacts to regional air quality may arise as the result of increased regional vehicular activity tied to the increased density of development within the project vicinity, the operation of heavy equipment during the construction of the proposed project, and the increased long-term demand for electrical energy over the life cycle of the development.

The Draft EIS will discuss the specific impacts associated with the proposed project and appropriate mitigation measures.

For example, implementing dust control BMPs in compliance with State Department of Health regulations will help address impacts associated with the operation of construction equipment. The implementation of energy efficiency and energy security features and strategies throughout the design and operational phases of the proposed project will help to reduce the project's reliance on fossil fuel derived electrical energy, as exemplified by the utilization of energy efficient operational practices and equipment.

#### 4.7 Noise

Noise levels are measured in units called decibels, a numeric system expressed on a logarithmic scale. Since the human ear does not perceive all pitches or frequencies equally, noise levels are adjusted, or weighted to correspond to human hearing. This adjusted unit is known as the A-weighted decibel, or dBA. In a rural area with no major roads nearby, noise levels would average around 50 dBA, whereas an urban area near a major arterial roadway would average around 70 dBA. There are no industrial sources of noise near the project site other than occasional construction activities. However, the proposed Hanalei Plantation resort is adjacent to Kuhio Highway, a roadway with moderate levels of traffic. Consequently, noise levels at the project site nearest the highway may range as high as 70 dBA during periods of heavy traffic activity.

Ambient noise levels and impacts will be evaluated in a Noise Assessment to be conducted by Y. Ebisu & Associates as a part of the Draft EIS process.

##### **Impacts and Mitigation Measures**

Short term construction noise impacts are anticipated to affect nearby land uses in the immediate vicinity of the project. Impacts will be mitigated to some degree through compliance with the provisions of DOH Administrative Rules, Title 11, Chapter 46 “Community Noise Control”. It shall be the contractor’s responsibility to minimize and maintain noise levels below allowable regulatory limits. The contractor must also adhere to the guidelines for the hours of heavy equipment operation and noise curfew times as set forth by DOH noise control regulations.

Though residential and resort uses are anticipated to generate noise, this noise would not constitute a significant increase in noise levels over the long term are expected from the operation of the proposed project alternative. In specific areas where resort operational activities are in closer proximity to neighboring residences, noise impacts would be a concern. These areas will be examined in the noise assessment. Further discussion of potential noise impacts, as well as measures to mitigate such potential impacts will be provided in the forthcoming Draft EIS, pursuant to the findings of the Noise Assessment.

#### 4.8 Visual Resources

A visual resources study will be prepared by WCIT Architecture for inclusion in the forthcoming Draft EIS. This study will present photographic and computer rendered images illustrating the visual impact of the proposed project from various public vantage points along Hanalei Bay and offshore. These will include significant vantage points identified in the North Shore Development Plan (1972).

### **Impacts and Mitigation Measures**

Portions of the proposed project, particularly the residences along Kauakaniunu Ridge, will be visible from locations along Hanalei Bay. The Draft EIS will include a visual analysis to determine the extent to which these and other proposed structures may be visible to the general public, from vantage points along the highway and the shoreline.

Recognizing the visual impact of previous development atop Kauakaniunu Ridge, the currently proposed project significantly reduces density and will impose design restrictions on the visual character of residences that future homeowners may develop on the land units along Kauakaniunu Ridge. The forthcoming Draft EIS will contain a further discussion of these design restrictions, as well as other measures to mitigate the potential visual impacts of the proposed project.

## **4.9 Socio-Economic Characteristics**

The county of Kaua'i consists of two major islands, Kaua'i the "Garden Island" and Ni'ihau, the "Forbidden Island". The 2012 population of the County was 67,701 (U.S. Census Bureau) making it the least populous of the four counties in the State of Hawai'i. With the population of Ni'ihau at 130, over 99 percent of the population in the County resides in Kaua'i. Kaua'i is the fourth largest island in the Hawaiian Archipelago, with an area of approximately 552 square miles.

The project site is located within the Princeville Census Designated Place (CDP) encompassing approximately 933 households as of the 2010 Census. About 42 percent of available units were owner- or renter-occupied, with a large contingent of the remainder vacant or primarily dedicated towards recreational or seasonal use. An overview of the Princeville CDP's demographic makeup and Socio-Economic Characteristics, relative to those of Kaua'i County, is shown in Tables 4-1 and 4-2.



Table 4-1 Population and Housing Characteristics: 2010				
Subject	Princeville CDP		Kaua'i County	
	Number	Percent	Number	Percent
<b>Total Population</b>	2,158	100	67,091	100
<b>AGE</b>				
Under 5 years	95	4.4	4,281	6.4
5 – 9 years	111	5.1	4,179	6.2
10 – 14 years	99	4.6	4,055	6
15 – 19 years	67	3.1	4,146	6.2
20 – 24 years	82	3.8	3,472	5.2
25 – 29 years	135	6.3	4,161	6.2
30 – 34 years	108	5	3,980	5.9
35 – 39 years	133	6.2	4,018	6
40 – 44 years	122	5.7	4,354	6.5
45 – 49 years	135	6.3	4,849	7.2
50 – 54 years	163	7.6	5,390	8
55 – 59 years	261	12.1	5,483	8.2
60 – 64 years	260	12	4,738	7.1
65 – 69 years	157	7.3	3,234	4.8
70 – 74 years	97	4.5	2,113	3.1
75 – 79 years	46	2.1	1,632	2.4
80 – 84 years	45	2.1	1,390	2.1
85 years and over	42	1.9	1,616	2.4
Median age (years)	49.8	(x)	41.3	(x)
<b>RACE</b>				
White	1,735	80.4	22,159	33
Black or African American	9	0.4	278	0.4
American Indian and Alaska Native	17	0.8	254	0.4
Asian	117	5.4	21,016	31.3
Native Hawaiian and other Pacific Islander	75	3.5	6,060	9
Some Other Race	19	0.9	608	0.9
Two or more races	186	8.6	16,716	24.9
<b>HOUSEHOLD BY TYPE</b>				
Total Households	933	100	23,240	100
Family households (families)	568	60.9	16,147	69.5
Non-family households	365	39.1	7,093	30.5
Average household size	2.22	(x)	2.84	(x)
Average family size	2.61	(x)	3.31	(x)
<b>HOUSING OCCUPANCY</b>				
Total Housing Units	2,226	100	29,793	100
Occupied housing units	933	41.9	23,240	78
Vacant housing units	1,293	58.1	6,553	22
<b>HOUSING TENURE</b>				
Occupied Housing Units	933	100	23,240	100
Owner-occupied housing units	516	55.3	13,968	60.1
Renter-occupied housing units	417	44.7	9,272	39.9
Source: U.S. Census Bureau, Census 2010				

Table 4-2 Social and Economic Characteristics: 2010				
Subject	Princeville CDP		Kaua'i County	
	Number	Percent	Number	Percent
<b>Total Population</b>	2,285	100	66,306	100
<b>SOCIAL CHARACTERISTICS</b>				
Population 25 years and over	1,539		46,161	
High school graduate or higher	387	25.1	13,178	28.5
Bachelor's degree or higher	371	24.1	7,889	17.1
<b>ECONOMIC CHARACTERISTICS</b>				
In labor force (pop. 16 & over)	956	55.5	34,981	65.9
Median household income (dollars)	55,739	--	64,422	--
Median family income (dollars)	64,722	--	74,402	--
Per capita income (dollars)	25,925	--	26,591	--
<i>Source: 2007 – 2011 American Community Survey 5-Year Estimates</i>				

The project site is also closely associated with the town of Hanalei and the Hanalei CDP. The Hanalei CDP contained 186 households. Similar to nearby Princeville, about 55 percent of Hanalei units were owner- or renter-occupied, with a large contingent of the remainder dedicated primarily towards recreational or seasonal use.

A detailed economic impact assessment of the proposed project, prepared by the Hallstrom Group, will be included in the forthcoming Draft EIS. In addition, the Draft EIS will consider, discuss, and incorporate, as appropriate, economic data generated by the Kaua'i General Plan Update process as such data becomes available.

**Impacts and Mitigation Measures**

The development and operation of the proposed project will have a significant beneficial impact upon the socio-economic character of the region. Additional jobs and job opportunities will be created for residents of the region in both the short- and long-term through the creation of construction related jobs as well as the creation of the proposed resorts' employment base. Direct economic benefits will result from construction expenditures both through the purchase of materials from local suppliers and through the employment of local labor, thereby stimulating that sector of the economy. The provision of new housing opportunities will also benefit the greater community. This would include benefits resulting from compliance with affordable housing requirements, as appropriate. The forthcoming Draft EIS will include a discussion of the findings of the economic impact assessment, prepared by the Hallstrom Group, which will also be included as an appendix in the forthcoming Draft EIS.



## 4.10 Public Services and Facilities

### 4.10.1 Police and Fire Protection Services

Police Protection: Police protection service for the project area is provided by the County Police Department's Hanalei Station, co-located with the Hanalei Fire Station approximately 1.3 miles south-east of the Project Site at 5-4290 Kuhio Highway.

Fire Protection: Fire protection service for the project area is provided by the County's Hanalei Fire Station co-located with the Police Department's Hanalei Station at 5-4390 Kuhio Highway, approximately 1.3 miles south-east of the Project Site.

#### **Impacts and Mitigation Measures**

The proposed project will not adversely impact police and fire protection services. Although it is anticipated that the proposed project would require the occasional police and fire protection services, it would likely not represent a significant increase relative to the overall regional demand. The proposed project's anticipated demand for police services will be less than that of a comparable, conventional residential-only project in that the project developer anticipates contracting a private security firm for first responder needs. The proposed project will be designed and built in compliance with the applicable County fire code requirements.

The extent to which increased tax revenues will offset and exceed the demand for additional public services, such as police and fire protection, will be assessed as part of the Hallstrom Group's economic impact assessment, which will be included in the forthcoming Draft EIS.

### 4.10.2 Medical Services

Emergency medical service is provided by American Medical Response, a private ambulance service contracted by the County to provide ambulance and paramedic services, located at 5-3900 Kuhio Highway, approximately 3.2 miles east of the project area.

Health care services are available at the Wilcox Memorial Hospital located at 3420 Kuhio Highway, approximately 18.2 miles south east of the project area. Wilcox Memorial Hospital consists of the main clinic and hospital that provides men's, women's, and children's health care services, specialty services, elderly care, family support, a long-term care units, and education and prevention services.

#### **Impacts and Mitigation Measures**

The proposed project is not anticipated to generate significant demands on medical services. Existing medical facilities and ambulance services will be adequate to serve the potential needs of the project.

### 4.10.3 School Facilities

There are a total of 19 public and charter schools on Kaua'i, including ten elementary schools, two middle schools, three high schools, and four charter schools. Public schools servicing the Kapaa region, of which Hanalei is a part of, include Hanalei Elementary School, Kapa'a Elementary School, Kapa'a Middle School, Kapa'a High School, and Kilauea Elementary School.

There are a total of eight private schools on Kaua'i, including Island School in Lihu'e (Grades Pre-K to 12) Kahili Adventist School in Lawai (Grades K to 12), Kaua'i Christian Academy in Kilauea (Grades Pre-K to 12), Olelo Christian Academy in Lihue (Grades K to 12), St. Catherine School in Kapaa (Grades Pre-K to 8), St. Theresa School in Kekaha (Grades Pre-K to 8), Kaua'i Pacific School in Kilauea (Grades Pre-K to 6), and Crater Hill School in Kilauea (Grades Pre-K to 6).

#### **Impacts and Mitigation Measures**

The proposed project is not anticipated to adversely affect existing schools on Kaua'i or in the Hanalei region. The residential component of the proposed Hanalei Plantation Resort encompasses approximately 34 CPR units that could potentially increase the demand for public schools. The magnitude of this increase, however, would be insignificant since the market for these residences would likely include few full time residents with school age children who would enroll in public schools.

The extent to which increased tax revenues will offset and exceed the demand for additional public services, such as public schools, will be assessed as part of the Hallstrom Group's economic impact assessment, which will be included in the forthcoming Draft EIS.

### 4.10.4 Parks and Recreational Facilities

The County's Department of Parks and Recreation operates eight parks and recreational facilities in the Hanalei District, including three neighborhood parks and five beach parks. Nearby State Parks and recreational facilities within the vicinity of Hanalei include Hā'ena State Park.

Wailua Golf Course is the only municipal golf course on the Island of Kaua'i and is located approximately 16 miles to the south east of the project area.

#### **Impacts and Mitigation Measures**

The proposed action includes the development of a range of on-site resort recreational facilities. Consequently, the proposed project's demand will be largely met on site as well as at the neighboring Princeville Resort. Nevertheless, the project will comply with County parks and playgrounds dedication requirements, as appropriate.



The extent to which increased tax revenues will offset and exceed the demand for additional public services, such as public parks and recreational facilities, will be assessed as part of the Hallstrom Group's economic impact assessment, which will be included in the forthcoming Draft EIS.

#### **4.10.5 Solid Waste**

The County Department of Public Works (DPW) maintains an Island-wide solid waste collection and disposal system. Regional solid waste is collected by the Kaua'i County Division of Solid Waste and disposed of at the County of Kaua'i's Hanalei Refuse Transfer Station (RTS). At the transfer station, solid waste is sorted and then transported to the Kekaha Phase II land fill.

The existing Kekaha Landfill, located 1.3 miles northwest of the town of Kekaha on the southwest side of the Island, is the primary disposal site for solid waste on the Island. The County is currently seeking a lateral expansion of the Kekaha Landfill which could extend its capacity by about 12 years. The County is also seeking another landfill site as part of its long-term planning objectives.

##### **Impacts and Mitigation Measures**

Throughout project development, refuse generated by the project will be collected by a private refuse collection company and transported to the Kekaha Landfill for disposal. During construction of the project, a trash management and recycling program will be developed and implemented to minimize solid waste disposal at the County's Kekaha Landfill. In an effort to reduce the amount of solid waste to be generated by project operations, waste diversion and reduction facilities will be incorporated into the design of the project, and recycling of materials will be encouraged. Composting of greenwaste will be employed for the project's landscaped areas.

The extent to which increased tax revenues will offset and exceed the demand for additional public services, such as solid waste disposal, will be assessed as part of the Hallstrom Group's economic impact assessment, which will be included in the forthcoming Draft EIS.

### **4.11 Infrastructure and Utilities**

#### **4.11.1 Traffic**

The project site was once occupied by a 210-unit resort development (Old Hanalei Plantation Hotel). The proposed action encompasses the development of a resort representing approximately 60% of the density of the one that existing roadways once served. A Traffic Impact Report prepared by Wilson Okamoto Corporation (WOC) will be included in the forthcoming Draft EIS.

### **Impacts and Mitigation Measures**

Short-term construction related traffic may affect traffic by adding slower-moving construction vehicles and equipment. In the long term, traffic associated with resort and residential uses will be added to the volume of traffic projected to occur when the proposed project is occupied by residents and resort guests.

The proposed project encompasses significantly reduced density (proposed density is approximately 60% of what once existed on the project site) in contrast to the prior contextual use of the project site. Consequently, the proposed project will likely contribute considerably less to regional traffic than what would have been generated under the 204 unit resort development that was previously under construction at the project site. The Draft EIS will discuss appropriate measures to mitigate the effects of any significant adverse impacts on traffic resulting from the proposed project, as well as discuss the proposed project's relationship to the County of Kaua'i's Kaua'i Multimodal Land Transportation Plan and Complete Streets Policy (Resolution No. 2010-48).

#### **4.11.2 Potable Water System**

Potable water service for the project will be provided by the Princeville Utilities Company. Potable water for the Princeville and surrounding areas is provided by the Princeville Utilities Company via groundwater wells. The existing potable water transmission system in the vicinity of the project site consists of an 8-inch water line extending along Hanalei Plantation Road into the site.

### **Impacts and Mitigation Measures**

Ohana Hanalei LLC, the project developer, possesses a will-serve agreement with the Princeville Utilities Company for 204 units, well in excess of the projected project needs.

#### **4.11.3 Wastewater System**

Wastewater from Princeville (Private) and surrounding areas is conveyed to and treated at the Princeville Wastewater Treatment Plant (WWTP), owned and operated by the Princeville Utilities Company located adjacent to and north of the project site. Vehicular access to the WWTP is from the Princeville Resort via Kekuanao'a Lane. The WWTP currently has a treatment design capacity of 1.2 million gallons per day (mgd), and operates at R-2 effluent quality standards. The WWTP currently treats approximately 0.6 mgd of wastewater. The majority of the treated R-2 effluent is used to irrigate the Princeville Resort golf courses, with the remaining effluent disposed of via injection wells. The existing sewer collection system in the vicinity of the project site consists of a 15-inch gravity sewer line extending along Hanalei Plantation Road into the site.

Within the project site, the 15-inch sewer line extends west along a portion of Hanalei Plantation Road, continues northwest alongside a portion of Honu Road, and then north to the boundary of the WWTP site, near Wailēi'a Stream.

### **Impacts and Mitigation Measures**

Ohana Hanalei LLC, the project developer, possesses a will-serve agreement with the Princeville Utilities Company for 204 units, well in excess of the projected project needs (130 Units).

#### **4.11.4 Electrical System**

Electrical service for the project will be provided by the Kaua'i Island Utility Cooperative (KIUC). Existing utility poles and overhead utility lines are located along the northern side of Hanalei Plantation Road. At the western end of Hanalei Plantation Road near the entrance to the project site, utility poles and overhead utility lines extend west along the main access road to about the central portion of the site.

### **Impacts and Mitigation Measures**

Consultation was undertaken with KIUC in March 2012 to determine the availability of electrical service for the proposed project. The proposed project will utilize a subterranean on-site electrical system.

Public utilities, in general, will install required facility/infrastructure upgrades to provide connectivity to new customers. Such improvements are intended to ensure that new connections do not adversely impact service to the broader customer base, and often may improve the quality of service to the surrounding area. The costs of such improvements are typically factored into connection fees, and will not be borne by existing customers.

Implementation of the proposed project will emphasize efficiency as key determinant in the selection of project equipment and hardware, as well as project operations as a means of conserving electrical energy in addition to minimizing the use of fossil-fuel derived energy.

#### **4.11.5 Telephone, Data/Internet, and Cable Systems**

Telephone and data line access to the internet and cable television (CATV) service for the project will be provided by Hawaiian Telcom and Oceanic Time Warner Cable, respectively. Existing utility poles and overhead utility lines are located along the northern side of Hanalei Plantation Road.

### **Impacts and Mitigation Measures**

The development and operation of the proposed project will not impact telephone, data/internet, or cable systems to the extent that public service would be adversely affected. Similar to public utilities, private cable television, telephone, and internet/data service providers, in general, will install required facility/infrastructure upgrades to provide connectivity to new customers. Such improvements are intended to ensure that new con-

nections do not adversely impact service to the broader customer base, and often may improve the quality of service to the surrounding area. The costs of such improvements are typically factored into connection fees, and will not be borne by existing customers.

#### **4.12 Secondary and Cumulative Impacts**

Secondary impacts associated with the proposed project relate principally to socio-economic conditions, with an emphasis on those concerning employment, traffic, and the potential demand for new public facilities and services. Cumulative impacts relate to the potential impacts of the proposed project in the context of other existing or proposed projects/uses in the region. The Draft EIS will contain a discussion of secondary and cumulative impacts associated with the proposed project.

##### **Impacts and Mitigation Measures**

The Draft EIS will identify measures to mitigate the effects of any potentially significant adverse secondary or cumulative impacts resulting from the proposed project.

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## 5. REQUIRED PERMITS AND APPROVALS

The following is a list of permits and approvals that may be required prior to construction and development of the proposed project.

### Federal

#### U.S Army Corps of Engineers

- » Department of the Army Permit pursuant to Section 404 of the federal Clean Water Act

#### U.S. Fish and Wildlife Service

- » Consultation Pursuant to the Endangered Species Act and Incidental Take Permit

### State of Hawai'i

#### Department of Land and Natural Resources

- » Conservation District Use Application
- » Consultation Pursuant to Section 106 of the National Historic Preservation Act
- » Consultation Pursuant to Chapter 195D, HRS, including preparation of a Habitat Conservation Plan, as required, and obtaining an Incidental Take License
- » Section 6E of the Hawai'i Historic Preservation Act
- » Stream Channel Alteration Permit
- » Shoreline Certification

#### Department of Health

- » Certification Pursuant to Section 401 of the federal Clean Water Act
- » National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Associated with Construction Activity

#### Office of Planning

- » Certification Pursuant to National Coastal Zone Management Act

### County of Kaua'i

#### Planning Department

- » Special Management Area Use Permit
- » Shoreline Set-back Determination
- » Shoreline Set-back Variance
- » Subdivision Permit

#### Department of Public Works

- » Grading & Grubbing Permit
- » Building Permit
- » Drainage System Requirements

#### Utility Companies

- » Utility Service Requirements

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## 6. DETERMINATION

This document serves as notice that the Applicant intends to prepare a Draft Environmental Impact Statement (EIS).

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## 7. CONSULTATION

### 7.1 Pre-Assessment Consultation

The following agencies, organizations, and individuals were consulted during the Pre-Assessment consultation period for the proposed project. Consultation was conducted to solicit comments from the public regarding their concerns and agency requirements. Copies of all written comments received, along with response letters, are reproduced and included following this chapter. Of those who formally replied, some had no comments, while others provided substantive comments as indicated by  and , respectively.

#### Federal

- U.S. Army Corps of Engineers (COE), Civil Works Technical Branch  
U.S. Army COE, Regulatory Branch
- U.S. Geological Survey
- U.S. Fish and Wildlife Service  
U.S. Department of Agriculture, Natural Resources Conservation Service  
U.S. Environmental Protection Agency, Region 9  
U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration  
(NOAA), National Marine Fisheries Service, Pacific Islands Regional Office
- U.S. DOC, NOAA, National Marine Fisheries Service, Habitat Conservation Division
- U.S. DOC, NOAA, Pacific Islands Regional Office, Protected Resources

#### State of Hawai'i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBED&T)  
DBEDT, Land Use Commission
- DBEDT, Office of Planning
- Department of Defense
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control  
DOH, Environmental Planning Office  
DOH, Environmental Management Division
- DOH, Clean Water Branch
- Department of Land and Natural Resources (DLNR)  
DLNR, Land Division
- DLNR, Land Division, Kaua'i District Branch
- DLNR, Division of Forestry and Wildlife  
DLNR, Division of Forestry and Wildlife, Kaua'i District  
DLNR, Division of Aquatic Resources
- DLNR, Engineering Division
- DLNR, Division of Boating & Ocean Recreation
- DLNR, Commission on Water Resource Management



- ☑ DLNR, Division of State Parks  
DLNR, Historic Preservation Division
- ☑☑ DLNR, Office of Conservation and Coastal Lands  
DLNR, Kaua'i/Ni'ihau Islands Burial Council
- ☑☑ Department of Transportation  
Office of Hawaiian Affairs  
University of Hawai'i at Mānoa, Environmental Center

**County of Kaua'i**

- Planning Department
- Department of Public Works
- Department of Public Works, Building Division
- Department of Public Works, Division of Solid Waste Management
- ☑☑ Department of Public Works, Wastewater Management Division
- ☑☑ Department of Water
- ☑☑ Department of Parks and Recreation
- Transportation Agency
- Housing Agency
- ☑☑ Civil Defense Agency
- Office of Economic Development
- Police Department
- ☑☑ Fire Department
- Kaua'i Historic Preservation Review Commission

**Utility Companies**

- Kaua'i Island Utility Cooperative
- Hawaiian Telcom
- Oceanic Time Warner Cable

**Elected Officials**

- Council Chair Jay Furfaro
- State Representative Derek Kawakami

**Organizations and Individuals**

- 'Anini Vista Community Association
- ☑☑ AOA Hanalei Bay Resort
- Hanalei Canoe Club
- Hanalei Garden Farms Estate
- ☑☑ Hanalei to Hā'ena Community Association
- Hanalei Hawaiian Civic Club
- ☑☑ Hanalei Watershed Hui
- ☑☑ Historic Hawai'i Foundation
- ☑☑ Hui Ho'omalua i ka 'Āina

- Kaua'i Chamber of Commerce
- Limahuli National Tropical Botanical Garden
- ☑☑ LIMU Coalition
- Namolokama Canoe Club
- North Shore Business Council
- ☑☑ Princeville at Hanalei Community Association
- St. Regis Princeville Resort
- Surfrider Foundation – Kaua'i Chapter
- Troon Golf
- ☑☑ Waioli Hui'ia Church
- Waipa Foundation
- ☑☑ Joan Bettencourt
- ☑☑ Beryl Blaich
- ☑☑ Jim & Carol Carlisle
- ☑☑ Donn A. Carswell
- ☑☑ Neil J. Clendeninn
- Harvey Cohen
- Bob Doyle
- Alan & Suzie Faye
- ☑☑ John & Cynthia Glancy
- liams & Mala Goodwin
- Thames Goodwin
- Ann Mermosura
- ☑☑ Clifford & Julieann Miller
- Carl Imperato
- Kennichi Ishikawa
- Glen Kobayashi
- Lynn McCrory
- ☑☑ J. Kent & Mary J. Oehm
- Chad Keoni Pacheco
- Jade H. Pacheco
- Julie Schuller
- ☑☑ Keola Sheehan
- ☑☑ Patricia Sheehan
- ☑☑ William Szatkowski & Connie Samet
- ☑☑ Gaylord & Carol Wilcox

## 7.2 Consultation during Draft EIS Preparation

The following agencies, organization, and individuals will be consulted during the preparation of the Draft EIS.

### Federal

- U.S. Army Corps of Engineers (COE), Civil Works Technical Branch
- U.S. Army COE, Regulatory Branch
- U.S. Geological Survey
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture, Natural Resources Conservation Service
- U.S. Environmental Protection Agency, Region 9
- U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Marine Fisheries Service, Pacific Islands Regional Office
- U.S. DOC, NOAA, National Marine Fisheries Service, Habitat Conservation Division
- U.S. DOC, NOAA, Pacific Islands Regional Office, Protected Resources

### State of Hawai'i

- Department of Accounting and General Services
- Department of Business, Economic Development & Tourism (DBED&T)
- DBEDT, Land Use Commission
- DBEDT, Office of Planning
- Department of Defense
- Department of Education
- Department of Health (DOH)
- DOH, Office of Environmental Quality Control
- DOH, Environmental Planning Office
- DOH, Environmental Management Division
- DOH, Clean Water Branch
- Department of Land and Natural Resources (DLNR)
- DLNR, Land Division
- DLNR, Land Division, Kaua'i District Branch
- DLNR, Division of Forestry and Wildlife
- DLNR, Division of Forestry and Wildlife, Kaua'i District
- DLNR, Division of Aquatic Resources
- DLNR, Engineering Division
- DLNR, Division of Boating & Ocean Recreation
- DLNR, Commission on Water Resource Management
- DLNR, Division of State Parks
- DLNR, Historic Preservation Division
- DLNR, Office of Conservation and Coastal Lands
- DLNR, Kaua'i/Ni'ihau Islands Burial Council
- Department of Transportation

Office of Hawaiian Affairs  
University of Hawai'i at Mānoa, Environmental Center

### **County of Kaua'i**

Planning Department  
Department of Public Works  
Department of Public Works, Building Division  
Department of Public Works, Division of Solid Waste Management  
Department of Public Works, Wastewater Management Division  
Department of Water  
Department of Parks and Recreation  
Transportation Agency  
Housing Agency  
Civil Defense Agency  
Office of Economic Development  
Police Department  
Fire Department  
Kaua'i Historic Preservation Review Commission

### **Utility Companies**

Kaua'i Island Utility Cooperative  
Hawaiian Telcom  
Oceanic Time Warner Cable

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Council Chair Jay Furfaro  
State Representative Derek Kawakami

### **Organizations and Individuals**

'Anini Vista Community Association  
AOAO Hanalei Bay Resort  
Hanalei Canoe Club  
Hanalei Garden Farms Estate  
Hanalei to Hā'ena Community Association  
Hanalei Hawaiian Civic Club  
Hanalei Watershed Hui  
Historic Hawai'i Foundation  
Hui Ho'omalulu i ka 'Āina  
Kaua'i Chamber of Commerce  
Limahuli National Tropical Botanical Garden  
LIMU Coalition  
Namolokama Canoe Club  
North Shore Business Council



Princeville at Hanalei Community Association  
St. Regis Princeville Resort  
Surfrider Foundation – Kauaʻi Chapter  
Troon Golf  
Waioli Huiʻia Church  
Waipā Foundation  
Joan Bettencourt  
Beryl Blaich  
Jim & Carol Carlisle  
Donn A. Carswell  
Neil J. Clendeninn  
Harvey Cohen  
Bob Doyle  
Alan & Suzie Faye  
John & Cynthia Glancy  
Liams & Mala Goodwin  
Thames Goodwin  
Ann Mermosura  
Clifford & Julieann Miller  
Carl Imperato  
Kennichi Ishikawa  
Glen Kobayashi  
Lynn McCrory  
J. Kent & Mary J. Oehm  
Chad Keoni Pacheco  
Jade H. Pacheco  
Julie Schuller  
Keola Sheehan  
Patricia Sheehan  
William Szatkowski & Connie Samet  
Gaylord & Carol Wilcox

## 8. REFERENCES

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Wilson Okamoto Corporation. *North Shore Development Plan Update*. Prepared for the County of Kaua'i Planning Department. December 1990.

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# APPENDIX A

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Pre-Assessment Consultation  
Correspondence





DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT  
FORT SHAFTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF: CEPOH-EC-T

May 9, 2012

Civil Works Technical Branch

Mr. Earl Matsukawa  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Thank you for the opportunity to review and comment on the Pre-Assessment Consultation dated April 30, 2012 for the Hanalei Plantation Resort, Hanalei, Kauai (Tax Map Keys 5-4-4: 1 and 13).

According to the Flood Insurance Rate Map (FIRM), Panel No. 1500020055E, dated September 16, 2005, the parcels are located in the following special flood hazard zones:

- Zone X (unshaded). These are areas that are outside of the 500-year floodplain.
- Zone AE. These are areas that are inundated by the 100-year flood and subject to both stream and tsunami flooding. The base flood elevation for these parcels is 8 feet above mean sea level.
- Zone VE. These are areas that are inundated by the 100-year flood due to coastal/tsunami flooding. The base flood elevations for these parcels are 10-, 12-, and 14 feet above mean sea level as shown on the enclosed FIRM.

Should you have any questions, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

Michael F. Wong, P.E.  
Chief, Civil Works Technical Branch

Enclosures



1907 South Beretania Street  
Aristeian Plaza, Suite 400  
Honolulu, Hawaii 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

RECEIVED  
MAY 10 2012  
WILSON OKAMOTO CORPORATION

7905-01  
November 26, 2013

Mr. Michael F. Wong, P.E., Chief  
U.S. Army Corps of Engineers, Honolulu District  
Civil Works Technical Branch  
Fort Shafter, Hawaii 96858

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Wong:

Thank you for your letter dated May 9, 2012 (CEPOH-EC-T) regarding the subject pre-assessment consultation.

We will include the flood zone information that you graciously provided in the forthcoming Environmental Impact Statement Preparation Notice (EISP/N) for the proposed project.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



# United States Department of the Interior

U.S. GEOLOGICAL SURVEY  
Pacific Islands Water Science Center  
677 Ala Moana Blvd., Suite 415  
Honolulu, Hawaii 96813  
Phone: (808) 587-2400/Fax: (808) 587-2401

May 14, 2012

Mr. Earl Matsukawa, AICP, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 'i 96826

Dear Mr. Matsukawa:

Subject: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort, Tax Map Keys: (4) 5-4-004; 001 and 013, Hanalei, Island of Kaua'i, Hawai'i

Thank you for forwarding the subject Pre-Assessment Consultation, EA for review and comment by the staff of the U.S. Geological Survey Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff time, we are unable to review this document.

We appreciate the opportunity to participate in the review process.

Sincerely,

*SSS*  
Stephen S. Anthony  
Center Director



1907 South Beretania Street  
Aiea Place Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. Stephen S. Anthony, Center Director  
U.S. Geological Survey  
Pacific Islands Water Science Center  
677 Ala Moana Blvd., Suite 415  
Honolulu, Hawai'i 96813

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004; 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Anthony:

Thank you for your letter dated May 14, 2012 regarding the subject pre-assessment consultation. We acknowledge that your office was unable to provide comments due to prior commitments and a lack of available staff time.

Your letter, along with this response, will be reproduced and included in the forthcoming Environmental Impact Statement Preparation Notice (EISP/N). We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

*Earl Matsukawa*  
Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

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MAY 16 2012  
#ILOJUH UNIAHIFU LUKYUKAHURE



7905-01  
November 26, 2013

Ms. Jayne LeFors, NEPA Project Manager  
NOAA  
Protected Resources Pacific Islands Regional Office  
1601 Kapiolani Boulevard, Suite 1110  
Honolulu, HI 96814  
[Jayne.Lefors@noaa.gov](mailto:Jayne.Lefors@noaa.gov)

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort

Tax Map Keys: (4) 5--4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Ms. LeFors:

Thank you for your e-mail dated May 16, 2012 regarding the subject pre-assessment consultation. We acknowledge your determination that it appears no potential impacts on protected marine species would result from the project as it is currently designed.

We wish to clarify that while the forthcoming Environmental Impact Statement Preparation Notice (EISPN) is an Environmental Assessment (EA) for this project, it will also serve as a notice that a more extensive Draft Environmental Impact Statement (EIS) is being prepared. The EISPN public review and comment process is comparable to the scoping process for Federal EIS under the National Environmental Policy Act (NEPA). Therefore, any additional comments you may offer on the EISPN will be considered in the preparation of the Draft EIS.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

From: Jayne LeFors [jayne.lefors@noaa.gov]  
Sent: Wednesday, May 16, 2012 9:11 AM  
To: Hanalei Plantation Resort  
Cc: Lance Smith  
Subject: Hanalei Plantation Resort development project pre-assessment consultation

To: Mr. Earl Matsukawa, Project Manager  
Aloha Earl,

NOAA's National Marine Fisheries Service, Pacific Islands Regional Office received your letter dated April 30, 2012 requesting comments during the pre-assessment consultation phase for the Hanalei Plantation Resort development in Hanalei on the Island of Kauai. We thank you for informing our agency of the planned development and providing us an opportunity to comment in advance of the Draft Environmental Assessment (DEA) public comment period.

We have reviewed the information you provided in the letter and it appears there will be no potential impacts to protected marine species resulting from the project as it is currently designed. We look forward to reviewing the DEA for more detailed information on the development and the results of marine biota surveys conducted in support of the project. We will inform you of any concerns we may have after we have reviewed the DEA.

Mahalo,  
Jayne LeFors

---  
Jayne LeFors  
858-546-5653  
NEPA Project Manager, Protected Resources Pacific Islands Regional Office

From: Aydee Zielke [aydee.zielke@noaa.gov]  
Sent: Tuesday, May 22, 2012 3:35 PM  
To: Hanalei Plantation Resort  
Cc: nmfs.pir.hcd.efh.consult@noaa.gov; Donald Hubner  
Subject: Hanalei Plantation Resort pre-consultation comments  
Aloha,

The NOAA National Marine Fisheries Service (NMFS), Habitat Conservation Division has reviewed the documents provided by TW Willson Okamoto Corporation on behalf of the Ohana Hanalei LLC regarding the proposed development of the Hanalei Plantation Resort. The project is in the scoping stage, in preparation for an environmental assessment (EA) in accordance with Chapter 343, HRS and Chapter 200 title 11, DOH (since the proposed project is within the shoreline set back and state conservation district). In addition, the proposed project will also need a section 404 Clean Water Act permit (POH-2011-00200) for the project activities. This will trigger an Essential Fish Habitat (EFH) consultation as pursuant to the Magnuson-Stevens Fisheries Conservation and Management Act. The following are preliminary informal pre-consultation comments regarding the proposed activities, including BMPs and measures to avoid and minimize impacts to EFH.

The 63.6 acre parcel of land proposed for development is located on the northern side of where the Hanalei River mouth meets the Pacific Ocean at Hanalei Bay. The proposed project will consist of 120 transient accommodation units consisting of approximately 34 Condominium Property Regime (CRP) land units for single-family residence and a low-density hotel development comprised of 86 cottage units. Vehicular access to the CRP land units will be from an existing roadway which will be improved along the ridge. Landscaping for the unit will be undertaken by CRP unit owners with design guidelines. There are plans to restore and enhance Pu'u Poa Marsh (also known as Kamoamaikai Fishpond). The parcel hugs the northern coast of the bay, Pu'u Poa Marsh, and the Hanalei River mouth. The benthic environment (EFH) consists of coral reef, coralline algae, turf, macroalgae, and sand. The river mouth most likely contains brackish water with mud. Amphidromous fishes (fishes who migrate from fresh water to the ocean (or vice versa) at some stage of their life cycle) shrimp and goby species are known to exist in Hanalei River.

Possible impacts to EFH from the Hanalei Plantation Resort development would most likely be attributed to discharge of nonpoint source pollution and urban runoff. This includes nutrient loading and eutrophication, sedimentation and turbidity, release of petroleum products, alteration of water alkalinity and temperature regimes, release of metals, release of toxic compounds, introduction of pathogens, release of pesticides, and herbicides. Several studies found a decline in stress-sensitive macroinvertebrates and altered food webs in headwater tidal streams when impervious cover exceeded 20-30% of land cover. In addition, adverse changes in the physical and chemical environment were observed when the impervious cover exceeded 10-20% of land cover. Runoff from impervious surfaces and storm sewers is the most widespread source of pollution into our nation's waterways.

The following are BMPs and measures that can be taken to avoid and minimize effects and should be considered while planning the project and developing alternatives:

- Remove unnecessary impervious surfaces (such as abandoned parking lots and buildings) from riparian and shoreline areas and reestablish wetlands and native

vegetation, whenever possible. Construction of new impervious surfaces should be avoided or minimized as much as possible.

- Implement BMPs for sediment control during construction and maintenance operations, including: avoiding ground disturbing activities during the wet season; minimizing the temporal and spatial extent of the disturbance; using erosion prevention and sediment control methods; maintaining natural buffers of vegetation around wetlands, streams, and drainage ways; and avoiding building activities in areas of steep slopes and areas with highly erodible soils.
- We recommend the use of methods such as sediment ponds, sediment traps, bioswales, or other 'low impact development' designs that slow runoff and trap sediment and nutrients from reaching the bay (USEPA <http://epa.gov/owow/NPS/lid/>).
- Protect, enhance, and restore vegetated buffer zones along streams and wetlands that include or influence fishery habitat, with native vegetation.
- Manage stormwater to duplicate the natural hydrologic cycle, maintaining natural infiltration and runoff rates to the maximum extent practicable. Avoid impervious surfaces.
- NMFS encourages proposed residential and commercial developments to utilize municipal wastewater facilities capable of treating sewage to the maximum extent practicable. Proposed residential developments utilizing septic systems should include modern, state of the art systems. Ensure that the systems could actually be properly sited and maintained in the type of soil and water table unique to the site.
- Incorporate guidance to avoid the use of pesticides and herbicides in and near aquatic habitats into landscape design guidelines for CRP owners.
- An incorporated integrated pest management plan and BMPs should be part of the authorization or permitting process to ensure the reduction of pesticide contamination in fishery habitat.
- We encourage communities to implement "smart-growth" development and coastal land-use planning that reduces urban sprawl and minimizes impervious surfaces.
- Roads and buildings should be sited to avoid sensitive areas such as wetlands. Avoid or minimize the loss of coastal wetlands as much as possible, including encouraging coastal wetland habitat. Preservation of coastal upland buffers between development and wetlands may protect infrastructure from submerging and allow for the inland migration of wetlands as sea levels rise.
- Address nonpoint source pollution by assessing cumulative impacts of past, present, and foreseeable future development activities near aquatic habitats in Hanalei Bay, during the project review process.

Thank you for the opportunity to comment. We appreciate the early coordination. Please do not hesitate to contact NMFS with further concerns or questions.

Mahalo,  
Aydee Zielke  
808-944-2146  
aydee.zielke@noaa.gov  
Scientist (Ocean Associates Inc. Contractor)

NOAA, National Marine Fisheries Service  
Pacific Islands Regional Office, Habitat Conservation Division.



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7905-01  
November 26, 2013

Ms. Aydee Zielke, Scientist (Ocean Associates Inc. Contractor)  
NOAA, National Marine Fisheries Service  
Habitat Conservation Division  
Protected Resources Pacific Islands Regional Office  
1601 Kapiolani Boulevard, Suite 1110  
Honolulu, HI 96814  
[Aydee.zielke@noaa.gov](mailto:Aydee.zielke@noaa.gov)

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Ms. Zielke:

Thank you for your e-mail dated May 22, 2012 regarding the subject pre-assessment consultation. We acknowledge that the proposed project will require a section 404 Clean Water Permit, and that such a requirement will trigger an Essential Fish Habitat consultation, pursuant to the Magnuson-Stevens Fisheries Conservation and Management Act. The forthcoming Environmental Impact Statement Preparation Notice (EISP) will list it as a permit that will be required for the project.

We wish to clarify that while the forthcoming EISP is an Environmental Assessment (EA) for this project, it will also serve as a notice that a more extensive Draft Environmental Impact Statement (EIS) is being prepared. The EISP public review and comment process is comparable to the scoping process for Federal EIS under the National Environmental Policy Act (NEPA). Your comments on suggested Best Management Practices (BMPs) and mitigation measures will be regarded as scoping comments for the Draft EIS, along with any further comments you may offer on the EISP.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink that reads 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850



In Reply Refer To:
2012-TA-0284

Mr. Earl Matsukawa
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

RECEIVED
MAY 29 2012
WILSON OKAMOTO CORPORATION

MAY 25 2012

Subject: Technical Assistance for Development of Hanalei Plantation Resort Draft
Environmental Assessment, Kauai

Dear Mr. Matsukawa:

The U.S. Fish and Wildlife Service (Service) received your letter, dated April 30, 2012, requesting our comments to assist you with the development of an Environmental Assessment (EA) for the construction and operation of the proposed Hanalei Plantation Resort (Resort) on the island of Kauai. The Resort will be constructed on a 63.3 acre site owned by Ohana Hanalei LLC, and bordered by the Hanalei River and Pacific Ocean [TMK (4) 5-4-004-001, 013]. The proposed Resort will include 36 Condominium Property Regime (CPR) land units for single-family residences, a hotel consisting of 86 one and two story cottages and associated amenities, such as restaurants, pools, activity pavilions, and facilities. Ohana Hanalei LLC also proposes to restore and enhance Puu Poa Marsh (Marsh), also known as Kamoamaikai Fish Pond, which is located on the property. A new pedestrian access path to the beach will be created along Honu Road and over an elevated boardwalk that will be constructed above the Marsh. Site clearing, construction and landscaping are also associated with the action.

As you note, the project is subject to Section 404 of the Clean Water Act for work within the U.S. Army Corps of Engineers (Corps) jurisdiction (project file POH-2011-0020). In addition to the guidance provided in this letter, the Service will also respond to the Corps inter-agency notification process or public notice once the project is determined to be a Federal action. Our comments are provided under authorities of the Endangered Species Act of 1973 (ESA), as amended (16 U.S.C. 1531 et seq.) and the Fish and Wildlife Coordination Act of 1934 [16 U.S.C. 661 et seq.; 48 Stat. 401], as amended (FWCA).

It is understood that your plans are at the conceptual level and that your project description is general, thus it is subject to design modifications that would help minimize or avoid impacts to trust resources. The Service provides the following general comments on your proposal with



Mr. Mr. Earl Matsukawa

emphasis on planning to avoid and minimize impacts on trust resources. We recommend you coordinate with us to receive more specific comments as the project planning progresses.

Impacts on Freshwater and Marine Aquatic Habitat and Native Aquatic Species:

It is notable and appreciated that your project includes aquatic habitat restoration as a primary aspect and amenity of your design. However, the project development includes clearing, grading, construction, utility installation, landscaping and other activities upstream of wetlands, tributaries to the Hanalei River, and the outlet of the Hanalei River into the marine environment. The Service considers Hanalei watershed to be a high priority for conservation of native, and federally listed threatened and endangered species (USFWS Strategic Plan, 2011). The coral reefs, wetlands and streams adjacent to and down-gradient from the proposed development are stressed and water quality-limited as a result of sediment and other contaminant inputs from land based sources. Impacts from development of this project will add to ongoing impacts to aquatic resources resulting from historic and current development and land use activities within the watershed. Best management practices (BMPs) and low impact development techniques should be incorporated into project plans. BMPs should be implemented to prevent any additional sources of sediment or contaminants to the streams, near shore environment or reef via the river or its tributaries. Examples include avoiding creation of impervious surfaces and reduction, capture and management of storm water runoff.

Impacts on Federally Protected Species:

We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Our information indicates that the federally endangered Hawaiian hoary bat (Lasiurus cinereus semotus) and threatened green sea turtle (Chelonia mydas) may be present in the vicinity of the proposed Resort. The Marsh and surrounding areas may provide habitat for the federally endangered Hawaiian coot (Fulica alai), Hawaiian moorhen (Gallinula chloropus sandvicensis), Hawaiian stilt (Himantopus mexicanus knudsen) and Hawaiian duck (Anas wyvilliana) (collectively referred to as Hawaiian waterbirds) and the endangered Hawaiian goose (Branta sandvicensis). The federally threatened Newell's shearwater (Puffinus auricularis newelli), endangered Hawaiian petrel (Pterodroma sandvicensis), and a candidate for listing, the band-rumped storm-petrel (Oceanodroma castro) (collectively referred to as seabirds) may fly over the project area when traversing between the ocean and mountainous breeding colonies. Additionally, the wedge-tailed shearwater (Puffinus pacificus chlorhychnus) may nest in vegetation along the project area. While this species is not listed under the Endangered Species Act, it is federally protected under the Migratory Bird Treaty Act [16 U.S.C. 703-712].

In addition, the endangered Hawaiian monk seal (Monachus schauinslandi) may use beach habitat in the vicinity of the proposed path. The National Marine Fisheries Service (NMFS) is the Federal agency that consults on potential impacts to monk seals, both in their on-shore and ocean habitats. Therefore, we did not review the proposed project for potential project impacts to monk seals. We recommend that you contact NMFS regarding the presence of monk seals in the area and potential impacts to the species from the project.

Mr. Mr. Earl Matsukawa

#### Hawaiian Hoary Bat

Hawaiian hoary bats roost in both exotic and native woody vegetation and leave their young unattended in "nursery" trees and shrubs when they forage. If trees or shrubs suitable for bat roosting are cleared during the bat breeding season, there is a risk that young bats could inadvertently be harmed or killed. To minimize impacts to the endangered Hawaiian hoary bat, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Site clearing should be timed to avoid disturbance to Hawaiian hoary bats in the project area.

#### Hawaiian Waterbirds and Hawaiian Goose

Hawaiian waterbirds and Hawaiian geese may breed or forage within the existing Marsh. We recommend you conduct surveys for these species in preparation for the development of the draft EA. The proposed project includes the restoration of the Marsh, as well as the construction of a raised pathway and educational signage. While we acknowledge and appreciate Ohana Hanalei LLC's commitment to restoring native ecosystems, we are concerned that the restored Marsh will attract additional Hawaiian waterbirds and Hawaiian geese to the site. Once attracted, the site may act as a "sink," as the birds will be subject to predation from non-native predators, impacts from construction activities, and disturbance from Resort operations and maintenance. We recommend the draft EA identify means to avoid and minimize impacts to Hawaiian waterbirds and Hawaiian geese, including a predator management program, species monitoring plan, BMPs for construction activities, and an education/awareness program for residents and visitors.

#### Green sea turtle

Sea turtles are susceptible to artificial lighting that can disorient turtles away from the ocean. Sea turtles come ashore to nest on beaches from May through September, peaking in June and July. Optimal nesting habitat is a dark beach free of barriers that restrict their movement. Nesting turtles may be deterred from approaching or laying successful nests on lighted or disturbed beaches. If they do come ashore, they may become disoriented by artificial lighting, leading to exhaustion and placement of a nest in an inappropriate location (such as at or below the high tide line where nests are unlikely to be successful). Hatchlings that emerge from unprotected nests may be disoriented by artificial lighting. In addition, turtle nests and hatchlings are susceptible to human disturbance and predation by feral mammals such as small Indian mongoose (*Herpestes aurovinctatus*), cats (*Felis catus*), feral dogs (*Canis familiaris*). Adult sea turtles may also come ashore to bask during the day and may be disturbed by pedestrian use. Although we are not aware of any documented green sea turtle nests in the vicinity of the project site, all beach-front property has the potential to provide nesting and basking habitat for the species. Lighting recommendations are listed below.

#### Seabirds

Seabirds, including the Newell's shearwater, Hawaiian petrel, and band-rumped storm-petrel fly at night and are attracted to artificially-lighted areas that can result in disorientation and subsequent fallout due to exhaustion or collision. Seabirds are also susceptible to collision with objects that protrude above the vegetation layer, such as utility lines, guy-wires, and communication towers, when traversing between the ocean and their mountainous breeding

Mr. Mr. Earl Matsukawa

areas. Additionally, once grounded, they are vulnerable to predators and are often struck by vehicles along roadways. Any increase in the use of nighttime lighting, particularly during each year's peak fallout period (September 15 through December 15), could result in additional seabird injury or mortality.

Unlike other Hawaiian seabird species, wedge-tailed shearwaters nest in littoral vegetation along coastlines. Nesting adults, eggs, and chicks are particularly susceptible to impacts from human disturbance and predators. Surveys should be conducted on the project site during the species' peak breeding season (August through October) to determine the location of nesting areas. If it is found that wedge-tailed shearwaters nest within the property, the draft EA should identify means to avoid those areas and minimize impacts to wedge-tailed shearwaters.

#### Lighting Recommendations

To minimize and avoid artificial lighting impacts to sea turtles and seabirds, a comprehensive lighting plan should be developed and incorporated into the draft EA. If lights cannot be eliminated due to safety or security concerns then they should be positioned low to the ground, be motion-triggered and be shielded and/or full cut-off. Effective light shields should be completely opaque, sufficiently large, and positioned so that the bulb is only visible from below and so that light from the shielded source cannot be seen from the beach. Construction activities should occur during daylight hours only. Although construction at the CPR units will be undertaken by the individual CPR land unit owners, each unit should be required to abide by strict lighting regulations consistent with the Resort's lighting plan.

#### Additional Recommendations

To minimize potential adverse impacts to listed wildlife, we suggest that free movements of pets (i.e., dogs off leash) be prohibited on the Resort property. Furthermore, educational signs should be used to inform path users of leash laws and the presence of sensitive species. We also recommend the use of sturdy animal-proof garbage containers to reduce the attraction of the area to non-native and feral species, such as house mice, rats, and feral cats. To minimize potential spread of exotic, invasive vegetation, we suggest the use of native plants in the landscaping of the Resort.

#### Compliance with ESA

Under the ESA, take is defined to mean "...to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Harm is defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by impairing behavioral patterns including breeding, feeding, or sheltering. Please be aware that even with the conservation measures identified in this letter, it is likely that the Resort will result in take of listed species. Further coordination with the Service is required to appropriately address these impacts.

Mr. Mr. Earl Matsukawa

In particular, the Resort is likely to cause take of listed seabird species. Although shielding lights and eliminating night work will lessen the potential for take, take is still likely to occur. Ongoing take caused by artificial lights, power lines, and other threats have significantly reduced the Newell's shearwater population. Recent ornithological radar surveys, combined with returns of downed birds to the Save Our Shearwaters Program, show an apparent 75 percent decline between 1993 and 2008 (Holmes pers. comm. 2010). Hanalei Valley is the flyway with the largest remaining passage rate. Any lighting increase in this flyway could significantly reduce the survival of fledging seabirds flying over the area on their way out to sea. Resort lighting in this location would be a significant threat to the species' recovery and survival.

It is unclear at this time what actions may be covered under section 7 versus section 10 of the ESA. As portions of the project are subject to a Section 404 Clean Water Act permit, the Corps should consult with us pursuant to section 7(a)(2) of the ESA. If the project is being funded, authorized, or permitted by any additional Federal agencies, a lead Federal agency should be designated for consultation. If there is no Federal nexus for the construction or operation of the Resort, Ohana Hanalei LLC should apply for an incidental take permit under section 10. A section 10 permit application must include a habitat conservation plan that identifies the effects of the construction and operation of the Resort on listed species and their habitats, and defines measures to minimize and mitigate those adverse effects. Also, please be aware that the State of Hawaii also has specific regulations regarding State-listed species. We recommend you contact the Department of Land and Natural Resources (DLNR) – Division of Forestry and Wildlife (DOFAW) for further assistance regarding state endangered species laws. We suggest a meeting between the Service, DOFAW, Ohana Hanalei LLC, and participating Federal agencies to identify each organization's roles and responsibilities in ESA compliance.

We look forward to working with you to conserve native species and their habitat in this high priority area. If you have questions regarding this letter, please contact Michelle Bogardus, Consultation and Habitat Conversation Planning Program, or Paula Levin, Coastal Conservation Program (phone: 808-792-9400; fax: 808-792-9581).

Sincerely,

*Loyal Mehrhoff*  
Loyal Mehrhoff  
Field Supervisor

cc: Scott Pretz, DOFAW  
Kathryn Stanaway, DOFAW  
Wendy Wiltse, EPA  
George Young, Corps



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7905-01  
November 26, 2013

Dr. Loyal Mehrhoff, Field Supervisor  
United States Department of the Interior  
Fish and Wildlife Service  
Pacific Islands Fish and Wildlife Office  
300 Ala Moana Blvd., Room 3-122, Box 50088  
Honolulu, Hawaii 96850

Attention: Michelle Bogardus

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Dr. Mehrhoff:

Thank you for your letter dated May 25, 2012 (2012-TA-0284) regarding the subject pre-assessment consultation. The pre-assessment consultation process seeks early input for the preparation of an Environmental Assessment (EA). The EA, in turn, is the basis for determining if an Environmental Impact Statement (EIS) is warranted. For the scale and location of this project, the applicant anticipates that an EIS will be required by the County of Kauai Planning Department. Therefore, the forthcoming EA will be filed as an EIS Preparation Notice (EISPN).

The EISPN public review and comment process is comparable to the scoping process for Federal EIS under the National Environmental Policy Act (NEPA). The comments you have offered will be regarded as scoping comments for the Draft EIS, along with any further comments you may offer on the EISPN.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

*Earl Matsukawa*  
Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**

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Mailing Address: P. O. Box 2359, Honolulu, Hawaii 96804

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Telephone: (808) 587-2846  
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Ref. No. P-13610

May 29, 2012

Mr. Earl Matsukawa, AICP, Project Manager  
Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Hanalei Plantation Resort  
Pre-Assessment Consultation for an Environmental Assessment

Thank you for the opportunity to provide comments on the Pre-Assessment Consultation for an Environmental Assessment (Pre-Assessment) for the proposed Hanalei Plantation Resort project located at Hanalei, Kauai, Hawaii, TMK: (4) 5-4-004: 001 and 013.

It is our understanding that the proposed project is located on an approximately 63.6 acre site located adjacent to and north of the Hanalei River and northeast of Hanalei Bay. The project is proposed to include a total of 120 transient accommodation units consisting of 34 Condominium Property Regime (CPR) land units for single-family residences, a homeowner's association building, and a low-density hotel development consisting of 86 cottage units, amenities (restaurant, meeting facility, spa and pool area), arrival hale, public lookout pavilion, parking area, activity pavilions along Hanalei River, back-of-house facility, and restoration and enhancement of Puu Poa Marsh (also known as Kamoomaikai Fishpond).

Entitlements or permits that may be required for the proposed project include: Conservation District Use Permit, Special Management Area Use Permit, County of Kauai Use Permit, Shoreline Setback Variance, and Class IV Zoning Permit. A federal Section 404 permit from the U.S. Army Corps of Engineers will also be required.

The Office of Planning (OP) has the following comments to offer:

1. As the entire state is defined to be within the Coastal Zone Management Area (Hawaii Revised Statutes (HRS) Section 205A-1 - definition of "coastal zone management area"), the Draft Environmental Assessment (DEA) should include a

Mr. Earl Matsukawa, AICP

Page 2

May 29, 2012

discussion of the proposed project's consistency with the objectives and policies set forth in HRS Section 205A-2.

2. As the proposed project is within the SMA as designated by the County of Kauai, the DEA should include a discussion on the proposed project's consistency with the SMA guidelines set forth in HRS Section 205A-26, as well as any SMA objectives, goals, and guidelines promulgated by the County of Kauai.
3. The County of Kauai's Department of Planning shall determine if an SMA Minor Permit or SMA Use (Major) Permit is required for the project, based on criteria set forth in HRS Section 205A-22, as amended.

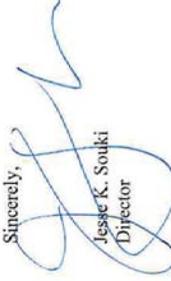
4. A Federal Consistency Review may be required as a federal Section 404 permit is being sought for the project. Prior to drafting the DEA, please contact John Nakagawa of our office at 587-2878 to discuss Federal Consistency Review requirements that may be applicable to this project.

5. In light of the extensive coastal, wetland, and stream alteration work proposed, we recommend that an Environmental Impact Statement be prepared for the project.

Once again, thank you for the opportunity to comment on the proposed project.

Should you have questions or require clarification, please do not hesitate to contact Leo Asuncion, CZM Program Manager, at 587-2875.

Sincerely,



Jesse K. Souki  
Director



**WILSON OKAMOTO**  
CORPORATION  
ENGINEERS, PLANNERS, ARCHITECTS

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www.wilsonokamoto.com

7905-01

November 26, 2013

Mr. Jesse K. Souki, Director

State of Hawaii  
Department of Business, Economic Development & Tourism  
Office of Planning  
235 South Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 'i 96813

Attention: Mr. Leo Asuncion, CZM Program Manager

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Souki:

Thank you for your letter dated May 29, 2012 (Ref. No. P-13610) regarding the subject pre-assessment consultation. With regard to your comment No. 5, the County of Kauai Planning Department will be processing an environmental impact statement (EIS) for the proposed project, pursuant to Chapter 343, of the Hawai'i Revised Statutes (HRS). Therefore, we are preparing an EIS Preparation Notice (EISP) for the project.

Based on the content requirements for an EISP, the document will list the permits and approvals you have identified in your letter. Your comments regarding discussion of Coastal Zone Management (CZM) objectives and policies and Special Management Area (SMA) guidelines will be addressed in the Draft EIS, along with any further comments you may offer on the forthcoming EISP.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809



May 30, 2012

Wilson Okamoto Corporation  
Attention: Mr. Earl Matsukawa, AICP  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

**SUBJECT:** Pre-Assessment Consultation, Environmental Assessment, Hanalei Plantation Resort

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (1) Land Division - Kauai District; (2) Engineering Division; (3) Division of Boating & Ocean Recreation; (4) Commission on Water Resource Management; (5) Division of State Parks; and (6) Division of Forestry & Wildlife, on the subject matter. No other comments were received as of our suspense date. The State Historic Preservation Division may be responding to you separately. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

Russell Y. Tsuji  
Land Administrator

Enclosure(s)



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

May 4, 2012

MEMORANDUM

**TO:**  
**DLNR Agencies:**  
 Div. of Aquatic Resources  
 Div. of Boating & Ocean Recreation  
 Engineering Division  
 Div. of Forestry & Wildlife  
 Div. of State Parks  
 Commission on Water Resource Management  
 Office of Conservation & Coastal Lands  
 Land Division - Kauai District  
 Historic Preservation

**FROM:** Russell Y. Tsuji, Land Administrator *RYT*  
**SUBJECT:** Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort  
**LOCATION:** Hanalei, Island of Kauai; TMKs (4) 5-4-004; 001 and 013  
**APPLICANT:** Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by May 29, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Steve Molmen*  
Date: 5/14/12

RECEIVED  
LAND DIVISION  
2012 MAY 21 A 10:09  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

048:27:05

MAY 8 '12

DLNR KOLDRCVD



DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809

May 4, 2012

MEMORANDUM

TO:

- DLNR Agencies:**
- Div. of Aquatic Resources
  - Div. of Boating & Ocean Recreation
  - Engineering Division**
  - Div. of Forestry & Wildlife
  - Div. of State Parks
  - Commission on Water Resource Management
  - Office of Conservation & Coastal Lands
  - Land Division - Kauai District
  - Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator  
Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort

LOCATION:

Hanalei, Island of Kauai; TMKs (4) 5-4-004: 001 and 013

APPLICANT:

Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by May 29, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Date: 5/24/12

WILLIAM A. MUI, JR.  
GOVERNOR OF HAWAII  
RECEIVED  
LAND DIVISION

2012 MAY 29 A 10:52

DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION

LA/SteveMolmen  
Ref.: PreAssessmentEA/HanaleiPlantationResort  
Kauai.120

COMMENTS

- We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone \_\_\_\_\_.
  - Please take note that based on the maps provided it appears that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zones X, AE and VE. The Flood Insurance Program does not have any regulations for developments within Flood Zone X, however; it does regulate developments within Zones AE and VE as indicated in bold letters below.
  - Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_\_.
  - Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
- Mr. Mario Su Li at (808) 768-8098 or Ms. Ardis Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
  - Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
  - Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
  - Ms. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

- The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water services from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

Additional Comments: \_\_\_\_\_

Other: \_\_\_\_\_

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed:

Date: 5/24/12

CARTY S. CHANG, CHIEF ENGINEER

5/28/12

RECEIVED  
LAND DIVISION  
WILLIAM A. SUJI, JR.  
DIRECTOR  
DEPARTMENT OF LAND AND NATURAL RESOURCES



2012 MAY 10 P 2:42  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
POST OFFICE BOX 631  
HONOLULU, HAWAII 96809

NIEL ABERCROMBIE  
GOVERNOR OF HAWAII



May 4, 2012

MEMORANDUM

- DLNR Agencies:**
- X Div. of Aquatic Resources
  - X Div. of Boating & Ocean Recreation
  - X Engineering Division
  - X Div. of Forestry & Wildlife
  - X Div. of State Parks
  - X Commission on Water Resource Management
  - X Office of Conservation & Coastal Lands
  - X Land Division - Kaua'i District
  - X Historic Preservation

TO: *TR*

*TR*

*TR*

FROM: *Russell Y. Tsuji*, Land Administrator  
SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort  
LOCATION: Hanalei, Island of Kaua'i; TMKs (4) 5-4-004: 001 and 013  
APPLICANT: Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by May 29, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Russell Y. Tsuji*  
Date: *5/9/12*

FILE ID: *RF0359Z.Z*  
DOC ID: *9290*

WILLIAM A. SUJI, JR.  
DIRECTOR  
DEPARTMENT OF LAND AND NATURAL RESOURCES



2012 MAY -9 A 11:09  
DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

May 4, 2012

MEMORANDUM

- DLNR Agencies:**
- X Div. of Aquatic Resources
  - X Div. of Boating & Ocean Recreation
  - X Engineering Division
  - X Div. of Forestry & Wildlife
  - X Div. of State Parks
  - X Commission on Water Resource Management
  - X Office of Conservation & Coastal Lands
  - X Land Division - Kaua'i District
  - X Historic Preservation

TO:

FROM: *Russell Y. Tsuji*, Land Administrator  
SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort  
LOCATION: Hanalei, Island of Kaua'i; TMKs (4) 5-4-004: 001 and 013  
APPLICANT: Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by May 29, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Russell Y. Tsuji*  
Date: *5/7/12*

FILE ID: *RF0359Z.Z*  
DOC ID: *9290*

Walters/SF  
Walters/HOPAW  
WALTERS, STEVEN  
HONOLULU, HAWAII 96813

NEEL ABERCROMBIE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809



May 4, 2012

MEMORANDUM

TO:

- DLNR Agencies:**
- X Div. of Aquatic Resources
  - X Div. of Boating & Ocean Recreation
  - X Engineering Division
  - X Div. of Forestry & Wildlife
  - X Div. of State Parks
  - X Commission on Water Resource Management
  - X Office of Conservation & Coastal Lands
  - X Land Division - Kauai District
  - X Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort

LOCATION: Hanalei, Island of Kauai; TMKs (4) 5-4-004: 001 and 013

APPLICANT: Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

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If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) Comments are attached.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

55184

WILLIAMS, M. S., JR.  
1111 KAPUNIAU DRIVE  
HONOLULU, HAWAII 96813  
STATE PARKS

12 MAY -7 4:00:07

DEPT. OF LAND & NATURAL RESOURCES

NEEL ABERCROMBIE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809



May 4, 2012

MEMORANDUM

TO:

- DLNR Agencies:**
- X Div. of Aquatic Resources
  - X Div. of Boating & Ocean Recreation
  - X Engineering Division
  - X Div. of Forestry & Wildlife
  - X Div. of State Parks
  - X Commission on Water Resource Management
  - X Office of Conservation & Coastal Lands
  - X Land Division - Kauai District
  - X Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort

LOCATION: Hanalei, Island of Kauai; TMKs (4) 5-4-004: 001 and 013

APPLICANT: Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document. Please submit any comments by May 29, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) Comments are attached.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED  
LAND DIVISION

2012 MAY 15 P 3 06

DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 631  
HONOLULU, HAWAII 96809

May 4, 2012

MEMORANDUM

TO:

- DLNR Agencies:**
- X Div. of Aquatic Resources
  - X Div. of Boating & Ocean Recreation
  - X Engineering Division
  - X Div. of Forestry & Wildlife
  - X Div. of State Parks
  - X Commission on Water Resource Management
  - X Office of Conservation & Coastal Lands
  - X Land Division - Kauai District
  - X Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei Plantation Resort

LOCATION: Hanalei, Island of Kauai; TMKs (4) 5-4-004: 001 and 013

APPLICANT: Wilson Okamoto Corporation for Ohana Hanalei LLC, Applicant

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If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Attachments

- ( ) We have no objections.
- ( ) We have no comments.
- ( ) Comments are attached.

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

The project may cause take of listed spp.  
Recommend that the landowner consult w/ DAFNR pursuant to compliance with the state's endangered species law. Contact Scott Fretz at 587-4187



7905-01  
November 26, 2013

Mr. Russel Y. Tsuji  
State of Hawaii  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, Hawai'i 96809

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Tsuji:

Thank you for your letter dated May 30, 2012 regarding the subject pre-assessment consultation. The following responses are offered in the order of your comments:

Land Division – Kaua'i District  
We acknowledge that your division has no comments to offer regarding the proposed project.

Engineering Division  
We acknowledge that, based on the Flood Insurance Rate Map (FIRM), the proposed project site is located in Flood Zones X, AE, and VE. Flood information will be included in the forthcoming Environmental Impact Statement Preparation Notice (EISPN).

The proposed project will comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations CFR.

Division of Boating & Ocean Recreation  
We acknowledge that your division has no comments to offer regarding the proposed project.

Commission on Water Resource Management  
We acknowledge that your division has no objections to the proposed project.



7905-01  
Letter to Mr. Russel Y. Tsuji  
Page 2  
November 26, 2013

Division of State Parks  
We acknowledge that your division has no comments to offer regarding the proposed project.

Division of Forestry and Wildlife  
A general discussion of the projects potential impact on listed endangered species and compliance with Section 7 of the Endangered Species Act will be included in the forthcoming EISPN. The subsequent Draft Environmental Impact Statement (EIS) will include more in-depth discussion and studies addressing threatened and endangered species.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



RECEIVED  
MAY 07 2012

HILSON UKAMOTU UKEKUKALUA



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
OFFICE OF CONSERVATION AND COASTAL LANDS

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

REF: OCCL: AJR

Earl Matsukawa  
c/o Wilson Okamoto Corp.  
1907 South Beretania St., Ste. 400  
Honolulu, HI 96826

**SUBJECT:** Pre-Assessment Consultation for the Hanalei Plantation Resort  
TMK: (4) 5-4-004:001 & (4) 5-4-004:013  
Hanalei, Island of Kauai, Hawaii

Dear Mr. Matsukawa,

The Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter regarding a proposal to construct a ~63 acre, hotel and residential community, with portions of the proposed project located in the Conservation District Limited and Resources Subzones.

Based on the information provided, the applicant is proposing to conduct landscaping, vegetative beach restoration, invasive species removal, to construct two (2) separate Makahas and a Halaui all within the conservation district.

At this time the OCCL presents the following comments and concerns:

- Pursuant to Hawaii Administrative Rules (HAR) §13-5-12, Limited (L) Subzone, (a) the objective of the Limited Subzone is to limit uses where natural conditions suggest constraints on human activities. Please refer to these rules to ensure that the project proposal is aligned with the objectives and identified land uses of the limited subzone.
- There is a 1000 linear foot section of the Hanalei River entrance that is located in the Conservation District Resource Subzone. Pursuant to HAR §13-5-13, Resource (R) Subzone, (a) the objective of this subzone is to ensure, with proper management, the sustainable use of the natural resources of those areas. Please review the rules that govern the Resource Subzone.

Should you have any questions, please contact Alex J. Roy of the Office of Conservation and Coastal Lands at 808-587-0316 or via email at [alex.j.roy@hawaii.gov](mailto:alex.j.roy@hawaii.gov)

Sincerely,

Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

CC: KDLO  
Kauai County Department of Planning



WILSON OKAMOTO  
PROJECTS • PLANNING • CONSULTANTS  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 98226 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

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

Attention: Mr. Alex J. Roy  
Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Lemmo:

Thank you for your letter dated May 3, 2012 (REF: OCCL: AJR, COR: KA-12-237) regarding the subject pre-assessment consultation. The forthcoming Environmental Impact Statement Preparation Notice (EISP/N) will list the Conservation District Use Application (CDUA) as a required permit. It will also identify the subzones in which portions of the project are located. The subsequent Draft Environmental Impact Statement (EIS) will include a discussion of how the project components located in those subzones relate to their respective subzone objectives.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohama Hanalei LLC

NEL ABERCROMBIE  
GOVERNOR



KATHRYN S. MATAYOSHI  
SUPERINTENDENT

STATE OF HAWAII  
DEPARTMENT OF EDUCATION

P.O. BOX 2380  
HONOLULU, HAWAII 96804

RECEIVED  
MAY 21 2012  
WILSON OKAMOTO CORPORATION

OFFICE OF THE SUPERINTENDENT

May 18, 2012

Mr. Earl Matsukawa, Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Pre-Assessment Consultation, Hanalei Plantation Resort, Hanalei  
TMK 5-4-004: 001 and 013

The Department of Education (DOE) would like to respond to your letter of April 30, 2012 soliciting comments on the proposed plans for the Hanalei Plantation Resort project.

The DOE would like the compliance documents for the project to list any conditions concerning the DOE and public schools placed on the project during its early entitlement phase. We would like to understand if any portion of the project was included in the entitlement process for the adjacent Princeville properties.

The DOE would also like to know if there will be any prohibitions on the short-term rental of any of the 34 single-family residences.

Thank you for this opportunity to offer our comments. If you have any questions, please call Herdi Meeker of the Facilities Development Branch at 377-8301.

Very truly yours,

Kathryn S. Matayoshi  
Superintendent

KSM:jmb

c: William Arakaki, CAS, Kauai Complex Area  
Randolph G. Moore, Assistant Superintendent, OSFSS



WILSON OKAMOTO  
ENGINEERS, PLANNERS, CONSULTANTS  
1907 South Beretania Street  
Aiea Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Ms. Kathryn S. Matayoshi, Superintendent  
State of Hawaii  
Department of Education  
Office of the Superintendent  
P.O. Box 2360  
Honolulu, Hawaii 96804

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Ms. Matayoshi:

Thank you for your letter dated May 18, 2012 regarding the subject pre-assessment consultation.

Compliance documents will list any conditions concerning DOE and public schools placed on the project during its early entitlement phase.

Prohibitions on the short-term rental of any of the single-family residences are not envisioned at this point in time.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HI 96801-3378

May 31, 2012

05051PMT.12

In reply, please refer to:  
DOHC/CWB

Mr. Earl Matsukawa, AICP  
Project Manager  
Wilson Okamoto Corporation  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

**SUBJECT: Pre-Assessment Consultation  
Environmental Assessment  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001 and 013  
Hanalei, Island of Kaua'i, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document dated April 30, 2012, and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
  - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
  - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
  - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. The Hanalei Bay and Hanalei River waters are identified as a Category 5 waters in the Clean Water Act, Section 303(d) list of impaired water bodies in Chapter IV of the 2006 State of Hawaii Water Quality Monitoring and Assessment Report. Priority 5 waters are described as surface waters where available data and/or information indicate that at least one (1) of the designated use is not being supported or is threatened. The Hanalei Bay and Hanalei River waters are presently identified as not attaining the applicable water quality criteria for enterococci and turbidity. Currently, a Total Maximum Daily Loads for the Hanalei Bay Watershed is currently in progress. Accordingly, the subject project should include considerations toward ensuring the protection and improvement of the Hanalei Bay and Hanalei River waters.

3. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. This includes area used for a construction base yard and the storage of any construction related equipment, material, and waste products. An NPDES permit is required before the start of the construction activities.
- b. Construction dewatering effluent.
- c. Hydrotesting water effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

4. For types of wastewater not listed in Item 3 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. It should be noted that Hanalei River is designated as Class 1 inland waters and Hanalei Bay, Pacific Ocean is designated as Class AA marine waters. Accordingly, any discharge which enters into Hanalei River and/or Hanalei Bay will require an NPDES individual

Mr. Earl Matsukawa  
May 31, 2012  
Page 3

05051PMT.12

which enters into Hanalei River and/or Hanalei Bay will require an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.

5. Please call the Army Corps of Engineers at (808) 438-9258 to determine if the subject project will require a Department of the Army (DA) permit(s). Permits may be required for work performed in, over, and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.

6. Please note that all discharges related to the project construction or operation activities, whether or not a NPDES permit coverage and/or 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

Sincerely,



~~TA~~ ALEC WONG, P.E., CHIEF  
Clean Water Branch

MT:jst

c: DOH - EPO # 12-086 [via email only]

Mr. Gary Ueunten, CWB-Kauai, Kauai District Health Office [via email only]



**WILSON OKAMOTO**  
CORPORATION  
Environmental Engineering  
1907 South Beretania Street  
Aiea, Hawaii 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
[www.wilsonokamoto.com](http://www.wilsonokamoto.com)

7905-01  
November 26, 2013

Mr. Alec Wong, P.E., Chief  
State of Hawaii  
Department of Health  
Clean Water Branch  
919 Ala Moana Boulevard, Room 301  
Honolulu, Hawaii 96813

Attention: Darryl Lum

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Wong:

Thank you for your letter dated May 31, 2012 regarding the subject pre-assessment consultation. The following responses are offered in the order of your comments:

1. We acknowledge that the proposed project will be subject to the Hawaii Administrative Rules (HAR), administered by the Hawaii Department of Health, pertaining to the protection of State waters. The forthcoming Environmental Impact Statement Preparation Notice (EISP/N) will identify the classification of the receiving State waters and applicable permits.
2. The forthcoming EISP/N will discuss the status of Hanalei Bay and River waters as impaired water bodies, as well as the potential beneficial impact that the proposed project may have on the quality of stream and stormwater discharges from the project site. The subsequent Draft Environmental Impact Statement (EIS) will contain a more in-depth discussion of the project's impact on stream and coastal water quality.
3. The EISP/N will list the National Pollutant Discharge Elimination System (NPDES) permits required for the proposed project.
4. The EISP/N will specify that the discharges of storm water associated with construction activity into Hanalei Bay and, possibly, into Hanalei River will require an NPDES Individual Permit.
5. The EISP/N will list the need for a Department of Army permit pursuant to Section 404 of the Clean Water Act and that this will, in turn, require a Section 401 Water Quality Certification by the Clean Water Branch.



7905-01  
Letter to Mr. Alec Wong  
Page 2  
November 26, 2013

6. We acknowledge that all discharges related to project construction and operation are subject to the State's Water Quality Standards and that noncompliance is subject to fines.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa', written over a horizontal line.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

NEIL ABERCROMBIE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

June 1, 2012

STP 8.0857

IN REPLY REFER TO:

Deputy Directors  
JADE T. BUTAY  
FORD N. FUCHIGAMI  
RANDY GRUENE  
JADINE URASAKI

GLENN M. OKIMOTO  
DIRECTOR

Mr. Earl Matsukawa, AICP  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Hanalei Plantation Resort  
Pre-Assessment Consultation, Environmental Assessment

Thank you for requesting the State Department of Transportation's (DOT) review of the subject hotel and residential project. DOT understands the 63.6 acre project will include: 120 single-family units, a homeowners' association building, and a hotel comprised of 86 cottage units, amenities, including a restaurant, meeting facility, spa and pool area. Access to the project will be from Hanalei Plantation Road via Kūhio Highway.

Given the project location and potential impacts to the State highway (Kūhio Highway), the DOT offers the following comments:

1. A traffic impact study shall be provided to the DOT Highways Division for review and approval. The study shall include analysis of the trip generation and distribution, existing and projected future traffic volumes, bicycle and pedestrian needs, as well as all recommended mitigation to maintain satisfactory Level of Service (LOS) and safety on State highway facilities.
2. A traffic signal warrant shall also be provided to determine the need to signalize the intersection of Hanalei Plantation Road and Kūhio Highway.

DOT appreciates the opportunity to provide comments. If there are any questions or need to meet with Highways Division staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at 831-7976.

Very truly yours,

GLENN M. OKIMOTO, Ph.D.  
Director of Transportation



WILSON OKAMOTO  
CORPORATION  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii 96826 USA  
Phone: 808-946-2277  
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www.wilsonokamoto.com

Mr. Glenn M. Okimoto, Ph.D., Director  
State of Hawaii  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004:001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Okimoto:

Thank you for your letter dated June 1, 2012 (STP 8.0857) regarding the subject pre-assessment consultation. The following responses are offered in the order of your comments:

1. A Traffic Impact Analysis Report (TIAR) will be prepared for inclusion and discussion in the Draft Environmental Impact Statement (EIS). The Draft EIS will be published after the forthcoming EIS Preparation Notice (EISPN) has been published and distributed for public comment. You are welcome to provide additional comments to the EISPN and those additional comments will be considered in the preparation of the subsequent Draft EIS.
2. Based on traffic counts conducted that the intersection of Hanalei Plantation Road and Kūhio Highway, it is clear that a traffic signal would not be warranted at this time. Those traffic counts will be documented for your review in the aforementioned TIAR.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

Earl Matsukawa  
Hanalei Plantation Resort EA  
May 30, 2012  
Page 2 of 3

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
235 SOUTH BERETANIA STREET, SUITE 702  
HONOLULU, HAWAII 96813

GARY L. HOOSER  
DIRECTOR

In reply, please refer to:  
File #:

May 30, 2012

Earl Matsukawa, AICP  
Wilson Okamoto Corporation  
1907 S. Beretania St., Ste. 400  
Honolulu, Hawaii 96826

SUBJECT: Pre-Assessment Consultation, Environmental Assessment (EA), Hanalei  
Plantation Resort, Tax Map Keys: (4) 5-4-004: 001 and 013, Hanalei,  
Island of Kaua'i, Hawaii

Dear Mr. Matsukawa,

Thank you for your pre-consultation letter of April 30, 2012, regarding the Hanalei  
Plantation Resort EA. The Office of Environmental Quality Control has reviewed the  
proposed project and offers these comments:

1. A portion of the property for the proposed project has been used for commercial and resort purposes in the past. Ohana Hanalei LLC wants to redevelop the property. Although the new project will have fewer rooms than the previous 210 hotel units from the earlier development, based on the submitted maps, 86 cottage units will encroach on the wetland boundaries and cover a broader area than the previous development. Please provide a thorough discussion of activities around the wetland including any setbacks (if required), project impacts on the wetland, permit(s) that might be required, and the mitigation of impacts including best management practices.
2. Please provide a comparison of the former footprint with the proposed development's new footprint, comparing the total developed areas including roadways/driveways, landscaped areas, recreational areas and building pads.
3. The Condominium Property Regime (CPR) will construct 34 units for single-family residences on the south side of the property; this was the site of the previous hotel

development. The enclosed Conceptual Site Plan (Figure 3) only delineates and shows 33 units.

4. One of the enclosed photos reveals what appears to be stormwater run-off and erosion from the project site during past development directly into Hanalei River and straight into the ocean. The proposed project will develop the CPR units at the same location as in the above-mentioned photo.

We are very concerned with this type of polluting, stormwater run-off and erosion. We advise that a reasonable development buffer zone between construction/ground disturbance and the hillside slope be established and best management practices be observed. This is critical during the construction phase when excavation and soil disturbance takes place.

Please address erosion with a stormwater management and erosion control plan; this should include soil stabilization for slopes and fugitive dust control.

5. We recommend the use of indigenous trees and plants in landscaping and with erosion control plans.
6. You mention the realignment of Waili'a Stream which bisects the development property closer to its original alignment. Please provide a thorough discussion of activities around the stream, project impacts, required permit(s), and mitigation of any impacts including best management practices.
7. Please discuss development activities on the beach, including public access, parking requirements, impacts, and preservation activities for the nearby archaeologically significant rock wall.
8. Please show conceptual views from the beach at the mouth of Hanalei River, looking up towards the proposed project, and also from any other important vantage points/vistas you may discover during the environmental assessment. We advise that the development preserve the view planes as appropriate.
9. Discuss how the project fits in with other existing county and State plans, as well as projected water use, wastewater disposal, solid and hazardous waste disposal, traffic control, energy consumption, etc.
10. Please discuss the project secondary impacts in the right of way including infrastructural improvements, and other potential impacts in the traffic assessment report.
11. We note the technical studies being conducted pursuant to Chapter 343, HRS. In addition, please list all the permits and other approvals the project will need.

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MAY 31 2012  
HAWAII DEPARTMENT OF ENVIRONMENTAL QUALITY CONTROL

12. Finally, please identify the timeline and planning horizon you anticipate completing construction and having the proposed resort fully operational.

Thank you very much for the opportunity to review and comment on the proposed project. Please feel free to call Herman Tuiolosega at (808) 586-4185 if you have further questions.

Aloha,  
  
GARY HOOSER  
Director



7905-01  
November 26, 2013

Acting Director  
State of Hawaii  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Sir/Madam:

Thank you for your letter dated May 18, 2012 regarding the subject pre-assessment consultation. Based on discussions with the County of Kauai Planning Department, the applicant will be preparing an EIS Preparation Notice (EISP/N) and, subsequently a Draft Environmental Impact Statement (EIS) for the project. In that context, the following responses are offered in the order of your comments:

1. The EISP/N will include a general discussion of activities around the wetland, project impacts on the wetland, mitigation and required permits. A more detailed description and discussion of development and related impacts to the wetland, as well as studies assessing impacts on water quality, flora and fauna will be included in the subsequent Draft EIS.
2. The discussion of alternatives considered will include the a variation of the former Stark development. Since the proposed ridge lots will be a sold as Condominium Property Regime (CPR) parcels, specific building footprints are unknown. Nevertheless, the Draft EIS will include alternative site plans that will illustrate the reduction in building density that will be achieved.
3. The Conceptual Site Plan has been revised to delineate and show all 34 units.
4. Although it is uncertain if the silt evident in the photo was necessarily from the ridge, the EISP/N will list permits that will prevent or minimize construction runoff and describe the need to prepared Best Management Practices plans for approval in conjunction with those permits.



7905-01  
Letter to Acting Director  
Page 2  
November 26, 2013



7905-01  
Letter to Acting Director  
Page 3  
November 26, 2013

5. The EISPN and subsequent Draft EIS will discuss how the goal and objectives of the proposed project provide the context for assuring that indigenous vegetation will play a prominent role in the promotion of ecological and cultural awareness and education the proposed project.
6. The EISPN will include a list of permits required for the proposed project, including those required for altering Wai'lei'a Stream. The Draft EIS will provide more in-depth discussion of how stream flow will be accommodated during construction to minimize potential impacts.
7. The EISPN and the subsequent Draft EIS will discuss short-term construction and long-term operational impacts related to the revitalization and ecological enhancement of Pu'u Pōā Marsh as well as public beach access.
8. The Draft EIS will contain a visual resources study comprising renderings of the character of potential residential development on the ridge from various publicly accessible viewing points, particularly identified scenic vantage points from which the ridge is visible.
9. The Draft EIS will include a discussion of the proposed project's consistency with relevant plans and policies.
10. A discussion of potential secondary impacts related to infrastructural improvements will be offered for review in the EISPN and, based on comments received, additional discussion may be included in the subsequent Draft EIS.
11. The EISPN will list permits and approvals that may be required for the proposed project.
12. The EISPN and EIS will include an estimated timeline and planning horizon for completion of the resort development, as well as assumed timelines for studies related to build-out, such as traffic, noise and air quality.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Eric Crispin  
EHP-Manager, AEP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

**Bernard P. Carvalho, Jr.**  
Mayor



**Gary K. Heu**  
Managing Director

**DEPARTMENT OF PUBLIC WORKS**  
County of Kauai, State of Hawaii  
4444 Rice Street, Suite 275, Lihue, Hawaii, 96766  
TEL (808) 241-4992 FAX (808) 241-6604

May 16, 2012

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826  
Attention: Mr. Earl Matsukawa, AICP

Via email only to [HPR@wilsonokamoto.com](mailto:HPR@wilsonokamoto.com)

**SUBJECT: PRE-ASSESSMENT CONSULTATION, ENVIRONMENTAL ASSESSMENT,  
HANAIEI PLANTATION RESORT (TMK 5-4-004:001 AND :013)**

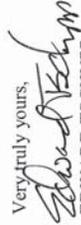
Dear Mr. Matsukawa:

The County of Kauai, Department of Public Works, Division of Wastewater Management (Division) has reviewed your request for pre-consultation on an Environmental Assessment for the subject project. The proposed project is not within a County sewer service area, and consequently the Division has no comments on the proposed project.

With respect to wastewater management for the project, the applicant shall comply with all requirements of the State of Hawaii, Department of Health and if applicable, the private wastewater utility serving the project.

We appreciate the request for pre-consultation on this proposed project. If you have any questions, please call, at (808) 241-4084.

Very truly yours,

  
**EDWARD TSCHUPP**  
Chief, Wastewater Management Division



7905-01  
November 26, 2013

Mr. Edward Tschupp  
County of Kauai  
Department of Public Works  
Wastewater Management Division  
4444 Rice St., Suite 275  
Lihue, HI 96766

1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
[www.wilsonokamoto.com](http://www.wilsonokamoto.com)

**Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanaiei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii**

Dear Mr. Tschupp:

Thank you for your letter dated May 16, 2012 regarding the subject pre-assessment consultation. We acknowledge that the proposed project is not within a County sewer service area and, consequently, you have no comments to offer. Sanitary sewer service for the project will be provided by Princeville Utilities Company, Inc., a private, investor-owned utility company certified by the State of Hawaii Public Utilities Commission. Wastewater management for the project, as well as any treatment facilities will comply with all applicable requirements of the State of Hawaii, Department of Health.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

  
**Earl Matsukawa, AICP**  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

**Bernard P. Carvalho, Jr.**  
Mayor



**Gary K. Heu**  
Managing Director

**KAUAI CIVIL DEFENSE AGENCY**

3990 Kaana St., Suite 100, Lihou'e, Hawaii'i, 96766  
TEL (808) 241-1800 FAX (808) 241-1860

May 17, 2012

**RECEIVED**  
MAY 21 2012

WILSON OKAMOTO CORPORATION

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826  
ATTENTION: Mr. Earl Matsukawa, AICP

**SUBJECT:** Kaua'i CIVIL DEFENSE AGENCY comments for project: OHANA HANALEI LLC  
(applicant)

Dear Mr. Matsukawa:

The Kaua'i Civil Defense Agency (KCDA) offers the following comments for project located at  
**TAX MAP KEYS: (4) 5-4-004: 001 and 013**

1. The developer will be required to install a Hawai'i State Civil Defense Agency approved type siren warning system for use as early warning for natural or manmade disasters.
2. Developer must consult with the Hawai'i State Civil Defense Agency for guidance, but not limited to hardware selection and correct placement in order to ensure the best signal coverage for the project area.
3. Points of contact for siren design and location selection must be made through the State Civil Defense Office located at **3949 Diamond Head Road, Honolulu Hawai'i 96816-4495**.
  - Fay Alailima-Rose at : email - falailimaRose@scd.hawaii.gov
  - Albert Chong at: email address - achong@scd.hawaii.gov
  - Phone number: (808) 733-4300, ext. 531
4. Upon completion of a successful operational test, the siren system will be transferred to the STATE CIVIL DEFENSE AGENCY for future upkeep and maintenance of the system.

*An Equal Opportunity Employer*

Wilson Okamoto Corporation  
May 17, 2012  
Page 2

Sincerely,

Handwritten signature of Theodore A. Daligdig, III.

Theodore A. Daligdig, III  
Civil Defense Manager

c: Doug Mayne, State Civil Defense



**WILSON OKAMOTO**  
CORPORATION  
Business & Financial Consultants

1907 South Beretania Street  
Artesian Plaza, Suite 400  
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www.wilsonokamoto.com

7905-01

November 26, 2013

Mr. Theodore A. Daligdig III, Civil Defense Manager  
County of Kaua'i

Department of Public Works  
Wastewater Management Division  
4444 Rice St., Suite 275  
Lihue, HI 96766

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Daligdig:

Thank you for your letter dated May 17, 2012 regarding the subject pre-assessment consultation. We offer the following responses in the order of your comments:

1. We acknowledge that the installation of a Hawai'i State Civil Defense Agency approved type siren warning system is required. Such a system would be installed in conjunction with the development of the proposed project.
2. Ohana Hanalei LLC, the Project Developer, will consult with the Hawai'i State Civil Defense Agency for guidance towards hardware selection and siting.
3. Thank you for providing the listed contact information for consultation pursuant to the efforts described in the preceding response.
4. We acknowledge that, following the successful operational test of the subject siren warning system, it will be transferred to the State Civil Defense Agency for future upkeep and maintenance.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

**Bernard P. Carvalho, Jr.**  
Mayor



**Leonard A. Rapozo, Jr.**  
Deputy Director

**Gary K. Heu**  
Managing Director

**Ian K. Costa**  
Deputy Director

**DEPARTMENT OF PARKS & RECREATION**

**County of Kauai, State of Hawaii**  
4444 Rice Street, Suite 105, Lihue, Hawaii 96766  
TEL (808) 241-4460 FAX (808) 241-5126

May 29, 2012

Wilson Okamoto Corporation  
1907 South Beretania Street, Ste. 400  
Honolulu, HI 96826

Attention: Mr. Earl Matsukawa, Project Manager

**RE: PRE-ASSESSMENT CONSULTATION  
ENVIRONMENTAL ASSESSMENT (E/A)  
HANAIEI PLANTATION RESORT  
HANAIEI, KAUAI, HAWAII  
TMK: (4) 5-4-04: 001 and 013**

In response to your request dated April 30, 2012 to provide comments regarding the referenced Environmental Assessment and proposed development, we provide the following comments for your consideration.

**1. Visual Impacts**

- a. Design Standards

We request and encourage the development of strict design standards for the entire proposed development, to minimize the visual impacts of the proposed development on the natural beauty of Hanalei Bay, and its lush natural hillside and mountain backdrop. All structures and landscaping should be low-rise and visually non-intrusive, to assure and maximize the development's integration and enhancement of the existing context of the project site and Hanalei Bay.

Particularly, the "Kamaho'o Kaunahale" (CPR Land Units) portion of the development should only be developed through strict design standards developed to regulate the development of all CPR units by individual unit owners. This standard should prohibit the development of intrusive structures which include:

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Wilson Okamoto Corporation  
May 29, 2012  
Page 2

- Multi-story facades
- Large building massing
- Bright building colors & tones
- Foreign architectural styles building elements not reflective of Hawaii's indigenous or "Hawaiian Plantation" style architecture.

b. Landscaping Requirements

Strict landscaping requirements should be developed for the entire proposed project which utilizes complementary native and endemic plant materials. Extensive landscaping should be used to:

- Enhance the project and the surrounding area.
- Minimize the visual impacts of all structures on the immediate and surrounding areas.
- Enhance the lush backdrop of Hanalei Bay, Hanalei River, and Hanalei Valley.

In particular, the "Kamaho'o Kaunahale" (CPR Land Units) portion of the development should only be developed through strict landscaping standards to regulate the development of all 34 CPR units by individual unit owners. This portion of the proposed project will have the greatest visual impact on the Hanalei River which forms the boundary of the County's Blackpot Park, and which has been historically enhanced by the natural ocean setting of the bay, and the Hanalei river and river mouth. Landscaping requirements should restrict panoramic views of individual units, but rather to allow limited framed views for individual CPR units, and by minimizing any proposed structure on the existing natural hillside.

All landscaping and landscaping requirements shall be well maintained and strictly enforced throughout the life of the proposed project.

**2. Impacts to Hanalei River**

- a. Storm Runoff

The proposed project should maximize the use of "Best Management Practices" and "Low Impact Design" principles to mitigate any impacts to the Hanalei River and Hanalei Bay due to increases in storm runoff generated by the project development and construction, and throughout the project's existence.

b. River Access

We request that direct access to Hanalei River be restricted and limited to avoid conflicts and congestion due to recreational activities. Launching of boats, kayaks, and other ocean and river recreational craft should be restricted for individual CPR owners and Hotel Guests. The river mouth area is widely used by the public via the County's Blackpot Park and the Weke Boat Ramp, which is well used by both private and commercial fisherman and ocean goers.

We also request that the construction of private docks for the berthing and launching of boats and other ocean/river recreational crafts be restricted to avoid conflicts and congestion of the public's use of the river.

**3. Impacts to the County's Black Pot Park**

a. Commercial & Recreational Activities

The County and State have worked diligently over several decades to develop regulations for regulating commercial recreational activities and commercial tour boat activities within the Hanalei Bay and the Hanalei River. Many conflicts have occurred in the past 40 years due to unregulated commercial activities within Hanalei Bay & Hanalei River but have more recently been significantly reduced. The County and State are currently coordinating the permitting of a limited number of these activities within the Hanalei Bay and County Parks.

We therefore request that the developer give careful consideration in limiting any commercial and recreational uses which may increase conflicts with the existing public uses of the Hanalei Bay and Hanalei River.

b. Park Infrastructure Impacts

Any efforts which can be made in planning this project to minimize any direct and indirect impacts on the County's public parks in the area, and its potential additional demands on the County's park infrastructure is encouraged.

**4. Public & Community Input**

a. We request the project development incorporate extensive public & community input. Direct communication with local organizations such as the Hanalei Community Association, the Hanalei River Hui, the Hanalei Canoe Club, as well as other local businesses and organizations will help assure integration of the project into the

existing community social and built fabric, as well as help to foster community support for the project.

We thank you for this opportunity to provide the foregoing comments at this early stage of the development of the proposed project. Please feel free to contact Ian K. Costa at our office should you have any questions regarding the comments we have provided.

Alena Pumchana  
  
LEONARD A. RAPOZO, JR.  
Director of Parks & Recreation.



1907 South Bergecia Street  
 Artesian Plaza, Suite 400  
 Honolulu, Hawaii, 96826 USA  
 Phone: 808-946-2277  
 FAX: 808-946-2253  
 www.wilsonokamoto.com

7905-01  
 November 26, 2013

Mr. Leonard A. Rapozo Jr., Director  
 County of Kaua'i  
 Department of Parks and Recreation  
 4444 Rice St., Suite 105  
 Līhū'e, HI 96766

Attention: Mr. Ian K. Costa  
 Subject: Pre-Assessment Consultation  
 Environmental Assessment (EA)  
 Hanalei Plantation Resort  
 Tax. Map Keys: (4) 5-4-004: 001, 006 and 013  
 Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Rapozo:

Thank you for your letter dated May 29, 2012 regarding the subject pre-assessment consultation. Based on discussions with the County of Kauai Planning Department, the applicant will be preparing an EIS Preparation Notice (EISPN) and, subsequently a Draft EIS for the project. In that context, the following responses are offered in the order of your comments:

Visual Impacts

The Draft EIS will discuss building and landscaping design standards for the residential developments on the ridge and will contain a visual resources analysis comprised of renderings depicting the anticipated visual character of buildings and landscaping. The resort units will be consistent with the rural character established by the marsh enhancement. In addition, the Draft EIS will also contain drawings and renderings depicting the visual character of the resort buildings and support facilities.

Impacts to Hanalei River

The proposed project will incorporate "Low Impact Design" principles and construction activities involving soil disturbance on the project site will be conducted in accordance with "Best Management Practices" plans prepared for County grading permits and the National Pollutant Discharge Elimination System (NPDES) permits for stormwater discharges associated with construction activities. EISPN will discuss the potential impacts of the proposed project on Hanalei River, and detail the best management practices (BMPs) to be implemented to mitigate such impacts.



WILSON OKAMOTO CORPORATION  
 ENGINEERS PLANNERS CONSULTANTS

7905-01  
 Letter to Mr. Leonard A. Rapozo Jr., Director  
 Page 2  
 November 26, 2013

Impacts to the County's Black Pot Park

Through the provision of additional public shoreline access ways, the proposed project will increase public access to the shoreline. Moreover, the proposed project is not envisioned to intensify the recreational use of Hanalei River.

Public & Community Input

Ohana Real Estate Investors (OREI), the project developer, strongly believes that public and community engagement is critical to the success of the proposed project. The organizations listed in your comment letter have been, and will continue to be engaged and integrated in the EIS process. To date, the project developer's community outreach efforts include:

- Assembling a Community Steering Committee (CSC) group that has regularly met to discuss and provide guidance on a range of project and community related issues and concerns.
- Meeting with members of the Native Hawaiian community to discuss their concerns.
- Engaging in over 200 meetings in the last 18 months with entities such as the Hanalei to Hā'ena Community Association, North Shore Lions Club, Rotary Club of Hanalei, Princeville Community Homeowners Association, Hanalei Bay Resort Community Association, and the Na Molokama Canoe Club, as well as numerous other organizations and individuals..
- Circulating an opt-in newsletter via mail and e-mail to over 200 members of the community and interested parties

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
 Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



7905-01  
November 26, 2013

Mr. Daryl Date, Fire Prevention Captain  
County of Kaua'i  
Kaua'i Fire Department  
4444 Rice St., Suite 301  
Lihue, HI 96766

1977 South Beredania Street,  
Aiea Station Plaza, Suite 400  
Honolulu, Hawaii 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Date:

Thank you for your e-mail dated June 5, 2012 regarding the subject pre-assessment consultation. The proposed project will comply with the Kaua'i County Fire Code, as well as the 2006 NFPA 1 Uniform Fire Code as cited in your letter.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

From: Daryl Date [DDate@kauai.gov]  
Sent: Tuesday, June 05, 2012 3:23 PM  
To: Hanalei Plantation Resort  
Subject: Hanalei Plantation Resort Pre-Assessment

Dear Mr. Earl Matsukawa, AICP

This project shall comply with the Kaua'i County Fire Code. We are currently using the 2006 NFPA 1 Uniform Fire Code.

Should you have any questions please call

MahaLo

Daryl Date  
Fire Prevention Captain  
Kaua'i Fire Department  
4444 Rice St., Suite 315  
L#299;hu'e, HI 96766

Ph. 808-241-4982  
Cell: 808-645-6353  
Fax: 808-241-6508



June 20, 2012

Mr. Earl Matsukawa  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment Pre-Assessment Consultation for Hanalei Plantation Resort, TMK: 4-5-04:001 and TMK: 4-5-04:013, Hanalei, Kauai

We have no objections to the subject Environmental Assessment Pre-Assessment Consultation for Hanalei Plantation Resort. The applicant is made aware that the Department of Water (DOW) does not have an existing domestic water system serving this area. Prior to the DOW recommending any building permit approvals the applicant will be required to sign and execute a "Waiver and Release" Agreement with the DOW agreeing that water service is not available.

If you have any questions, please contact Ms. Regina Flores at (808) 245-5418.

Sincerely,

Gregg Fujikawa  
Chief of Water Resources and Planning Division

RF:lco  
T-13966 Earl Matsukawa 5-4-04:001, 013

Water has no substitute.....Conserve it



WILSON OKAMOTO CORPORATION  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, Hawaii, 96826 USA  
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FAX: 808-946-2253  
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7905-01  
November 26, 2013

Mr. David Craddock, P.E., Manager & Chief Engineer  
County of Kauai  
Department of Water  
Water Resources and Planning Division  
4444 Rice St., Suite 105  
Lihue, HI 96766

Attention: Ms. Regina Flores

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Craddock:

Thank you for your letter dated June 20, 2012 regarding the subject pre-assessment consultation. We offer the following responses in the order of your comments:

We acknowledge that your department has no objections to the proposed project and are aware that the Department of Water (DOW) does not have an existing domestic water system serving the project site.

Potable water service for the proposed project will be provided by Princeville Utilities Company, Inc., a private, investor-owned utility company certified by the State of Hawaii Public Utilities Commission. Therefore, we acknowledge that Ohana Hanalei LLC, the project developer, will be required to sign and execute a "Waiver and Release Agreement" prior to DOW's recommendation of any building permit approvals.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,  
  
Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

Wilson Okamoto Corporation  
1907 South Beretania St., Suite 400  
Honolulu, HI 96826

Re: Pre-assessment Consultation  
Environmental Assessment  
Hanalei Plantation Resort  
Hanalei, HI 96714

June 5, 2012

To Whom It May Concern

The environmental, economic and social impacts of the proposed Hanalei Plantation Resort will be substantial and, in some specific aspects, irrevocable. The most concerning changes to the parcels and their surroundings include:

- "improvements" that will result in a wetland becoming a resort amenity,
- realignment of a stream,
- construction of a wall of luxury homes on the last open view area on the eastern side of Hanalei Bay, above the very intimate Hanalei river mouth estuary,
- expansion of commercial activities at the sensitive estuary,
- a large increase in the already too numerous transient vacation rental houses in the Princeville to Haena region.

Please add me to your list of members of the general public who hope to receive the EA and the subsequent, clearly needed EIS. I would also like to be appraised of public meetings.

I think the Kilauea Neighborhood Association (KNA) should receive information about this proposal:

PO Box 328,  
Kilauea, HI 96754

The current president of the Kilauea Neighborhood Association is Mr. Yoshi L'Hote.

The KNA's webmaster and communications chair, Mr. Tom Pickett, can be reached at Joe Kilauea [joekilauea@gmail.com](mailto:joekilauea@gmail.com)  
<http://kna-kauai.org/>

Thank you.

Respectfully,

Beryl Blaich  
PO Box 1434  
Kilauea, HI 96754  
[blaich@aloha.net](mailto:blaich@aloha.net)  
828-1438



1907 South Beretania Street  
Hiroeshia Hazeki, Suite 100  
Honolulu, Hawaii 96826, USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Ms. Beryl Blaiich  
P.O. Box 1434  
Kilauea, HI 96754  
[blaiich@aloha.net](mailto:blaiich@aloha.net)

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004-001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Ms. Blaiich:

Thank you for your letter dated June 5, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISP/N). The EISP/N is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISP/N will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISP/N also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISP/N will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISP/N will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing traffic, water quality, coastal environments and view planes



7905-01  
Letter to Ms. Beryl Blaiich  
Page 2  
November 26, 2013

You will be included in the distribution of the forthcoming EISP/N and will be notified of future public meetings concerning the project.

Per your suggestion, the Kilauea Neighborhood Association will be engaged throughout and integrated to the EIS process.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



RECEIVED

MAY 22 2012

WILSON OKAMOTO CORPORATION

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Attention: Mr. Earl Matsukawa, AICP

Re: Hanalei Plantation Resort - Pre-Assessment Consultation

Dear Mr. Matsukawa,

On Saturday I became the newly elected President of the Board of Directors of the AOA of Hanalei Bay Resort. As you undoubtedly are aware, the resort is immediately adjacent to the Puu Poa Marsh where part of your development is proposed.

My first exposure to the proposal came Friday through the very professional presentation by Michelle Swartman that we found both interesting and enlightening and for which we thank both Michelle and you.

I am now writing in response to your letter request soliciting comments. Since our owners have had relatively short notice to respond and, until Friday, little information upon which to comment I thought it appropriate to begin a dialog by setting out at least some of our concerns, to wit:

1. The proximity of numerous proposed buildings to our shared property line;
2. The density of the property, particularly in the marsh;
3. Issues of potential noise pollution both during and after construction;
4. Issues of light pollution;
5. The presently proposed location of pools and restaurant;
6. The elevation of proposed structures and the potential to obstruct views of some of our units;
7. Potential destruction of wildlife habitat including, but not necessarily limited to, nesting areas of Nene geese;
8. Potential destruction of and intrusion into wetland and marsh areas;
9. Construction within flood plain areas and potential tsunami areas;
10. Possible water table pollution;
11. Last evening I spoke with a local resident who worked at the Princeville Hotel for 12 years and who advised that on occasion when there had been heavy rain human bones were found in the area of the marsh. Evidently blessings of those bones were

Hanalei Bay Resort • Phone (808)826-6522 • Fax (808)826-6680 • Toll free 800-827-4427  
Address: 5380 Hanoliki Rd, Princeville, HI, 96722



conducted following their discovery. That leads to concerns about the possibility of an ancient burial ground or grounds on the project.

We would be happy to discuss our concerns with representatives of the developer empowered with authority to negotiate matters related to our mutually beneficial interests.

I will be traveling until June 1<sup>st</sup>, but you should be able to reach me on my cell phone at 303-301-4609 during that period or thereafter at my home phone 303-838-8019. We look forward to learning more and to working with the developer in an effort to achieve the best mutual solutions for them, for us, and for the precious land for which we are all stewards.

Sincerely,

C. William Kraft, III, Esq.  
President, AOA Hanalei Bay Resort

Certified Mail  
Return Receipt Requested

Hanalei Bay Resort • Phone (808)826-6522 • Fax (808)826-6680 • Toll free 800-827-4427  
Address: 5380 Hanoliki Rd, Princeville, HI, 96722



1907 South Beretania Street  
Aiea, Hawaii 96828 USA  
Honolulu, Hawaii 96828 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. C. William Kraft III, Esq., President  
AOAO Hanalei Bay Resort  
5380 Honoiki Rd.  
Princeville, HI 96722

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004; 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Kraft:

Thank you for your letter received May 22, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will include discussions and information about the project and its impacts pertaining to your concerns. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in



7905-01  
Letter to Mr. C. William Kraft III, Esq., President  
Page 2  
November 26, 2013

The Draft EIS will be those addressing protected native waterbirds, water quality, noise, coastal environments and archaeological and cultural impacts. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize of the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

You will be included in the distribution of the forthcoming EISPN and will be notified of future public meetings concerning the project. Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

May 26, 2012

Mr. Earl Matsukawa, AICP  
Wilson Okamoto Corporation  
1907 S. Beretania St., Ste. 400  
Honolulu, HI 96826

Re: Hanalei Plantation Resort

Dear Mr. Matsukawa,

We are writing in response to the project summary of the proposed Hanalei Plantation Resort. We own adjacent residential parcels: TMK (4) 5-4-004-006-0000-000 and (4) 5-4-004-004-0000-000.

Up until now, the Princeville development has been the exception to the rural character of the North Shore of Kauai. The proposed Montage development will extend the commercial development of Princeville into Hanalei, and force the commercialization of what was once a rural residential area. We also have concerns that the proposed luxury home lots along the plateau overlooking Hanalei will seriously damage the view plane for the entire valley.

Specific concerns/questions that we have about infringements on our property include:

- the impact of the entire development, in particular the Arrival Hale and the Overlook, on access to our driveway,
- the possibility of increased traffic through our properties by visitors and Montage employees wanting to access the proposed Activity Pavilions, and
- the steep grade of the hillside between our properties and the proposed luxury home lots raises concerns about landslides and siltation/run-off onto our properties as well as into an American Heritage River. Previously, when the developer Stark was grading in the area of the proposed luxury home lots a large boulder rolled down the hill and destroyed a garage on our property.

Ultimately, we believe that this resort development is not in the best long-term interests of the community of Hanalei.

Sincerely,



Julieann Pi'ikea Miller



1907 South Beretania Street  
Arlene Plaza, Suite 400  
Honolulu, Hawaii 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Ms. Julieann Pi'ikea Miller and  
Mr. Clifford Kala Imaikalani Miller

No address given

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. and Mrs. Miller:

Thank you for your email dated May 26, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will provide discussions and information about the project and its impacts, including those you have expressed. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies



7905-01  
Letter to Ms. Julieann Pi'ikea Miller and  
Mr. Clifford Kala 'imaikalani Miller  
Page 2  
November 26, 2013

in the Draft EIS will be those addressing traffic, water quality, coastal environments and view planes. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aima, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo 'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

RESPONSE TO PROPOSED HANALEI PLANTATION RESORT

6/1/2012

- 1) HONU ROAD--- Honu Road is substandard and in a dire state of repair. The existing intersection with Kuhio Highway should be relocated to the east of the Fire/Police station as originally master planned. This will take a cooperative effort between the State, County, Princeville center owner, and the Hanalei Plantation Resort developer. Honu Road will have to be widened to at least twenty feet and repaved.
  - 2) Princeville Sewage Treatment Plant---Proposed spa and hotel units are downwind from the treatment plant and will experience noise and odors. Mitigation with the Princeville STP operators should include educational efforts and incentives to keep the effects to a minimum.
  - 3) CIRCULATION--- Hotel units will experience poor air circulation, high humidity, and hot conditions during light trade winds and light kona winds during summer. The makai units are screened from trades by the adjacent bluffs. Large windows and ceiling fans are recommended in the makai bungalows.
  - 4) LIGHTING--- All roadways, pathways, and parking lots should be lit by low intensity downward casting lighting, with landscaping screening to minimize impact on neighboring units. The lighting should be minimized to prevent damage to the shearwater population. Area lighting should be minimal.
  - 5) FISH POND AND TARO---There is an environmental conflict in establishing a brackish fish pond and Loi Taro in the same vicinity. Salt Water intrusion will doom the Taro. Usually in Ahu puas near the ocean, the taro was grown at elevations above the brackish water tidal infusion. Nene control will be important in establishing the hulis and initial plantings, and growing the taro to maturity.
  - 6) ACCESS---Access to both hotel units and CPR units should be by shuttle or off road vehicles. The footprint of pavement should be minimized to ten foot surfaces with turnouts and provision for emergency vehicles. Garages should be eliminated from the CPR units. Some covered parking can be provided in the designated parking areas---solar panels on the covered parking will contribute to a reduced energy footprint.
  - 7) PEDESTRIAN ACCESS---There is an existing pedestrian easement along the ridge. Pedestrian access should be limited to daylight hours. Night fishermen have shorter access from the BLACK POT or established Princeville right of ways. If necessary a permit system can be established.
  - 8) ARCHITECTURAL CONTROLS AND PROTECTIVE COVENANTS---GUIDELINES for development and PROTECTIVE COVENANTS should provide for COMPLETE ARCHITECTURAL CONTROL, COLOR AND TEXTURE CONFORMITY, LOWEST VISUAL AND ACOUSTIC IMPACT, LANDSCAPING UNIFORMITY, AND BLENDING TO THE SITE. A SPLIT LEVEL STRUCTURE MIGHT WORK ON THE SITE, BUT A TWENTY FIVE FOOT HEIGHT LIMIT IS EXCESSIVE, AND TWO STORY STRUCTURES SHOULD NOT BE PERMITTED.
- PREDESIGNED AND SITED UNITS WOULD PROVIDE THE ULTIMATE IN CONTROL TO THE DEVELOPER AND WOULD BE THE BEST OVERALL PRODUCT AESTHETICALLY.

DONN A CARSWELL



1907 South Beretania Street  
Hrossian Plaza, Ste 880  
Honolulu, HI 96813  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01

November 26, 2013

Donn A. Carswell  
No address given

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Carswell:

Thank you for your letter dated June 1, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Hanalei LLC, will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will provide discussions and information about the project and its impacts, including those you have expressed. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing traffic, water quality, coastal environments and view planes.



7905-01  
Letter to Mr. Donn A. Carswell  
Page 2  
November 26, 2013

OREI is committed to pursuing a project that stresses a comprehensive respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Pōā Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Pōā Marsh also includes the restoration of the function of the Kamo'omaika'i fishpond to preserve this important Historic and Archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

To: Wilson Okamoto Corporation, HPR@wilsonokamoto.com  
Attn: Earl Matsukawa, AICP, Project Manager  
From: Carol and Gaylord Wilcox  
Date: June 4, 2012

RE: Hanalei Plantation Resort proposal, early comments

**Introduction:** Thank you for the opportunity to provide early comments on the Hanalei Plantation Resort proposal. We are fifth generation Hanalei residents and our children and grandchildren hope to continue in that tradition. We live within several hundred yards of your proposed development and have both personal and business interests in Hanalei. Throughout the years, we have been deeply involved in community affairs, and indeed remember the original Hanalei Plantation Resort, the funicular that went down the ridgeline, and the subsequent Club Med and Stark development on the parcel. Over the past 40 years, we have been involved in the Kauai General Plan, the Kauai North Shore Plan, the Kauai North Shore Plan Update, the design of the Princeville Hotel, the Hanalei Estuary Management Plan, the Hanalei Bridge and Hanalei Historic Road Corridor, Hanalei American Heritage River, Hanalei River Hui, and placing the following properties on the State and National Register of Historic Places: Hanalei Pier, Mahamoku, Say Doc House, Hanalei School, the Hanalei, Waioli, Waipa, and Waikoko Bridges, Hanalei Historic Road Corridor. We would appreciate being included as a consulted party.

**Concerns:** This promontory sticking into the east end of the bay, Kauakahiunu, is one of Hanalei's defining physical boundaries, framing the Pier and surf, and protecting the estuary. We have two concerns as they relate to Hanalei. First is the visual impact from Hanalei valley and beach---buildings by day and light pollution by night. Second is the introduction of resort/commercial use into the Valley, River and Bay.

One should not rely on the existing zoning as an indication of county planning preference. The resort zoning on this property is an after-the-fact acknowledgement of pre-existing circumstances, and is inconsistent with the vision, zoning and planning for the rest of the valley.

**Recommendation:** All of these concerns can be met if you confine the proposed development to the northern, Puu Poa side of the property, and preserve the south facing ridge and ridge line in open space with strict prohibition against any development on this part of the property.

#### History

**Project Site:** The Hanalei Plantation resort was built in 1960, prior to any county planning guidelines. Development was an ad hoc affair in those days. The building of the Hanalei Plantation was a shock to the community, and considered a warning of things to come. During the 1980s, Stark Entity developer graded the ridge nearly flat. (We ask that the EIS describe the extent of that grading.) Once the land was leveled, the (St.Regis) Princeville Hotel became part of the view from the valley. This was a major "urbanization" of the Hanalei landscape.

**County Planning:** No EIS would be complete without a thorough discussion of how this proposed project fits into the North Shore Development Plan, the North Shore Special Treatment District, and the Kauai General Plan. In the early 1970s there was talk of building hotels on Hanalei Bay. All of Kauai wanted to preserve the North Shore, so the county initiated the first planning process for Kauai, starting with the

North Shore, and resulting in the 1976 North Shore Development Plan. To this day it one of the most sophisticated, thorough, and community- responsive plans in Hawaii.

The first step was to identify the values of the North Shore community, which was done in a 1975 survey. In order of priority, the goals were:

- *Goal A: to preserve the unique natural beauty of the North Shore Planning Area.*
- *Goal B: To preserve the special rural charm of the NSPA.*

The North Shore Special District Plan (NSSDP) and the General Plan evolved from these values. These values are revisited periodically and the community has never wavered from them. It is for this reason that we don't have hotels, marinas, commercialization of our beaches, or a modern roadway. This plan survives pretty much intact today.

The General Plan and the NSSDP incorporated a newly conceived "Open" zone, which has multiple purposes. One of those purposes was to keep land undeveloped for natural resource purposes; another was for scenic corridor purposes. The undeveloped valley walls were acknowledged as essential to the "unique natural beauty" of Hanalei. The valley walls, from the floor up to the ridgeline, were zoned "Open", specifically to preserve the view and night darkness as viewed from the valley floor. (This is why the houses along Hanalei Plantation Road are set back from the ridge.)

**Urban Creep:** Starting in the 1980s, subdividing and selling Open-zoned parcels, moving of kuleana parcels, street lights, and other events have allowed development that the planning documents had tried to discourage. While these have been legally obtained, they are against the intent of the original plan, detract from the natural scenic beauty and contribute to light pollution.

**Princeville:** Historically, Princeville was a ranch, zoned "agriculture" by the state and county. The proposal to change that to allow a mixed resort/residential zoning in the 1970s was highly contentious. The often-stated rationale for doing so was to protect the North Shore by directing development to the upper plains and protecting Hanalei through a Special Planning Area designation.

**Hanalei River:** The Hanalei River is one of the most outstanding waterways in Hawaii (See the *Hawaii Stream Assessment*) and was designated as one of the nation's nine American Heritage Rivers in 1998. The lack of access and facilities on the north bank of the river is one of the major factors that protect the Hanalei River and Bay from becoming another Waikiki. The potential for development is indeed unlimited. Just to give you an example, at the height of the illegal boating operations out of Hanalei, over 1,000 people a day were boarding boats from the riverbank and heading down the coast. This project, which proposes "activity pavilions along the Hanalei River," would tip the balance in favor of commercialization and resortification (!) of the entire valley and the rest of the north shore. The challenge is to put on the brakes, not the gas.

**Community Resolve:** This project has the potential to provoke a high level of public opposition.

Again, thank you for the opportunity to comment.



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Aiea, HI 96805  
Honolulu, Hawaii 96805 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. and Mrs. Gaylord and Carol Wilcox  
No address given

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. and Mrs. Wilcox:

Thank you for your letter dated June 4, regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing traffic, water quality, coastal environments and view planes. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies.



7905-01  
Letter to Mr. and Mrs. Gaylord and Carol Wilcox  
Page 2  
November 26, 2013

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



# Hanalei Watershed Hui

June 1, 2012

Mr. Earl Matsukawa  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Aloha Mr. Matsukawa,

Thank you for the opportunity to provide pre-assessment comments on the environmental assessment for the proposed Hanalei Plantation Resort project.

The Hanalei Watershed Hui (HWH) is a community based nonprofit that implements the Hanalei Watershed Action Plan.

The HWH fully supports and incorporates by reference the pre-assessment comments that are being submitted to you by the Hanalei-to-Ha'ena Community Association.

In addition, consistent with the HWH's mission and the HWH's Hanalei Watershed Action Plan, the HWH would like to add particular emphasis to the following issues that have been raised by the Hanalei-to-Ha'ena Community Association:

1. The visual impacts associated with the project, when seen from Hanalei waters, Hanalei beaches and Hanalei parks, must be fully described, and alternatives that fully mitigate such impacts must be included in the EA/EIS.
2. No commercial uses should be permitted along Hanalei's undeveloped American Heritage River. Are any proposed as part of the project?
3. All potential impacts on federally protected native seabirds, both from structures and from exterior and interior lighting, must be thoroughly evaluated and fully mitigated.
4. All potential impacts on the Hanalei River, the Hanalei Estuary and Hanalei Bay waters and fisheries must be thoroughly evaluated and fully mitigated. In addition:
  - Any hazardous wastes, wastewater, pesticides or herbicides that would be released, either during construction or during operation of the project, must be fully described, and measures proposed that prevent them from entering Hanalei's watershed lands or waters.
  - Please provide all details regarding the existence and proposed clean-up of any potentially hazardous materials that may currently exist on the property.
  - Please describe the impacts of the Princeville sewage treatment plant's wastewater on water quality and the surrounding environment.
  - Please describe all details regarding any planned Best Management Practices to address surface water quality of Wailela Stream and Honoiki Reef.

ʻE, malama kumu wai ~ Protect the source  
9299C Kuhio Hwy, P.O. Box 1285, Hanalei, Kauai, HI 96714  
Telephone/Facsimile (808) 826-1985 Email: hanaleiriver@hawaiian.net  
www.hanaleiwatershedhui.org

The Hanalei Watershed Hui is an equal opportunity employer and provider.

In regard to Kamo'omaika'i Fishpond: the HWH objects strongly to attempts to mischaracterize this historically- and culturally-significant site as a "marsh." We request a complete description of the "enhancements" that are being proposed and an explanation of how those enhancements would be consistent with the restoration of the fishpond. Please describe what types and amounts of earth-moving are contemplated, what (if any) chemicals are being considered to "re-stone" the "marsh," and how the proposed hotel located around the fishpond would conceivably be consistent with the historical and cultural integrity of the fishpond.

Finally, we request that qualified on site cultural expertise be provided during all investigations and work on this site and that their information and guidance be used during any work to assure the safety and preservation of all cultural assets and resources.

The Hanalei Watershed Hui is committed to the preservation of the ecological, cultural and economic value of this site and its role in the resilience of our community.

Thank you for the opportunity to provide these pre-assessment comments.

Sincerely,

Makaala Kaaumoana  
Executive Director



7905-01  
November 26, 2013

Ms. Maka'ala Kaaumoana, Executive Director  
Hanalei Watershed Hui  
5299 C Kuhio Hwy, P.O. Box 1285  
Hanalei, Kaua'i, HI 96714

1907 South Beretania Street  
Honolulu, Hawaii 96808 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawaii'i

Dear Ms. Kaaumoana:

Thank you for your letter dated June 1, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing visual impacts, protected native seabirds, water quality, coastal environments and archaeological and cultural impacts.



7905-01  
Letter to Ms. Maka'ala Kaaumoana, Executive Director  
Page 2  
November 26, 2013

As a matter of clarification, no commercial uses are proposed in conjunction with the project along Hanalei River. OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important Historic and Archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



May 25, 2012

Wilson Okamoto Corporation  
ATTN: Mr. Earl Matsukawa, AICP  
1907 South Bereiana Street, Suite 400  
Honolulu, HI 96826



RE: Pre-Assessment Consultation Environmental Assessment  
Hanalei Plantation Resort, TMK: (4)5-4-004:001 and 013  
Hanalei, Kaua'i, Hawaii

Dear Mr. Matsukawa:

Thank you for referring the above project to Historic Hawai'i Foundation for pre-assessment consultation, review and comment. Since 1974, Historic Hawai'i Foundation (HHF) has been a statewide leader for historic preservation. HHF's mission is to preserve and encourage the preservation of Hawai'i's historic buildings, sites, objects and communities.

The proposed project is to construct a hotel, condominium and resort development on a 63.6 acre site location adjacent to and north of the Hanalei River and northeast of Hanalei Bay in Hanalei, Kaua'i. The project proposal includes 34 single family residences; a homeowners' association building; 86 cottage units in a low-density hotel development; amenities such as a restaurant, meeting facility and space; restoration of the Pu'u Po'a Marsh; and ancillary amenities to include parking, lookout pavilion, activity pavilions, boardwalks and beach access trails, and back-of-house facility.

Historic Hawai'i Foundation was provided with a project briefing on January 13 and was also provided a copy of the draft Archaeological Inventory Survey (AIS) with more detailed information about the historic and cultural resources present at the site. The AIS found three historic properties recommended eligible for the Hawai'i Register of Historic Places: a basalt stone seawall; structural remnants of the Hanalei Plantation Hotel (demolished in the 1980s); and a wetland deposit.

The two latter sites are significant under Criterion D (have yielded or is likely to yield information important for research of prehistory of history). The basalt stone seawall is significant under Criteria C (distinctive characteristics of a type, period or method of construction), D (have yielded or is likely to yield information important for research of prehistory of history), and E (important value to the Native Hawaiian people).

The AIS and project description recommendations include:

1. That the seawall be preserved, including integration of the site into the overall project design and returning it to its prehistoric function as a water control measure for the marsh.



680 Iwilei Road, Suite 690 / Honolulu, Hawaii 96817 / Tel (808) 523-2900 / Fax (808) 523-0800  
Email preservation@historichawaii.org / Web www.historichawaii.org

HHF concurs with this recommendation and commends the project team for its plan to restore the seawall and remediate the wetland. We recommend that the site be nominated to the State Register of Historic Places for a formal designation of its significance.

HHF recommends that all restoration work on the seawall be completed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and that the work be conducted by persons knowledgeable and skilled in traditional Hawaiian masonry, construction and restoration techniques. HHF also recommends that, if possible, the project be used as a training or apprenticeship opportunity in partnership with local organizations to teach and further skills in traditional Hawaiian engineering and construction techniques, as well as to development restoration skills for these significant sites.

2. That no further work be done on the other two sites, noting that they are significant for the potential to yield further information, which has already been gathered as part of the environmental assessment process.

HHF recommends that the overall signage plan and educational/interpretive program for the project include information gathered about these sites, as well as the overall history and significance of the area, including both prehistoric and historic events, persons and design features. This information should be made available to residents, visitors and the general public in a systematic and creative way. The Environmental Assessment and any other historic preservation agreement related to the project's effect and mitigation should outline the specific ways in which this knowledge will be conveyed and perpetuated both through project design and during subsequent operations.

3. That the development should include an archaeological monitoring plan to be approved by the State Historic Preservation Division, and that field monitoring be carried out in accordance with the plan.

HHF concurs with this recommendation.

Thank you for the opportunity to comment. We look forward to reviewing the Environmental Assessment upon its completion.

Very truly yours,

Kirsten Faulkner, AICP  
Executive Director

Copies via email:

- Ms. Theresa Donham & Ms. Angie Westfall, Hawai'i State Historic Preservation Division
- Mr. Eric Crispin, 'Ohana Hanalei LLC
- Dr. Hal Hammatt, Cultural Surveys Hawai'i, Inc.
- Mr. Robert Iopa, WCIT Architecture



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 www.wilsonokamoto.com

7905-01  
 November 26, 2013

Ms. Kiersten Faulkner, AICP, Executive Director  
 Historic Hawai'i Foundation  
 680 Iwilei Road, Suite 690  
 Honolulu, HI 96817

Subject: Pre-Assessment Consultation  
 Environmental Assessment (EA)  
 Hanalei Plantation Resort  
 Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
 Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Ms. Faulkner:

Thank you for your letter dated May 25, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an Environmental Impact Statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Hanalei LLC, will be required to prepare an EIS Preparation Notice (EISP/N). The EISP/N is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISP/N will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISP/N also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We appreciate your participation in the project briefing and review of the draft Archaeological Inventory Survey (AIS). Your comments on the AIS have been forwarded to Cultural Surveys Hawaii for consideration in finalizing the document for submission to the State Historic Preservation Division (SHPD). They will also be considered in the development of the cultural plan that will guide the design and operation of the resort facilities as well as the revitalization and ecological enhancement of Pu'u Pōa Marsh.



7905-01  
 Letter to Ms. Kiersten Faulkner, AICP, Executive Director  
 Page 2  
 November 26, 2013

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

  
 Earl Matsukawa, AICP  
 Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

# Hui Ho'omaluku i ka 'Āina

Post Office Box 1045 • Hanalei • Hawaii • 96714

June 1, 2012

Mr. Earl Matsukawa  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Aloha Mr. Matsukawa,

Thank you for the opportunity to provide pre-assessment comments on the environmental assessment for the proposed Hanalei Plantation Resort project.

Hui Ho'omaluku i ka 'Āina is a taro root organization founded in the early 1980's by traditional practitioners of moku Halele'a to address threats and impacts to the natural and cultural resources of Kaua'i. Founded by farmers and fishermen, weavers and hunters, we seek to provide context for issues related to the ecology of our ahupua'a. The organization is an active advocate for those native things and ways that are disappearing. We are not a nonprofit, we are an activist organization. We do not whine and wait, we act.

We have been granted standing in judicial processes related to the resources of the Hanalei Bay, River and Estuary.

We associate ourselves with the comments and concerns expressed by the LIMU Coalition, the Hanalei Watershed Hui and the Hanalei to Ha'ena Community Association regarding this proposal.

Our members have farmed, fished and practiced our cultural heritage in the location of this proposed development for generations. We offer the following comments at this time:

- Kamo'omaika'i is a fishpond, not a marsh. In the past, this resource provided food for our community. This resource is in a very sad state now and to describe it as a marsh is evidence of the abuse this vital cultural site has suffered.
- No specific site, no matter the scale, stands alone in our ahupua'a. All places have purpose and this site has several.
  - As a kilo 'i'a, this site is the only location from which fish can be observed in Hanalei Bay.
  - Kamo'omaika'i fish pond is one of three vital fish ponds in the Hanalei Bay area. Each site contributes unique opportunities to provide sustenance for our community.
  - Located at the mulwai of the Hanalei River, this site provides critical access and resources for the cultural practices of the people of Halele'a.

Mahalo for including our concerns in your assessment.



Jeffrey Chandler  
Chair



1907 South Beretania Street,  
Aiea, Hawaii 96826  
Honolulu, Hawaii 96826, USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. Jeff Chandler, Chair  
Hui Ho'omaluku i ka 'Āina  
P.O. Box 1045  
Hanalei, Kaua'i, HI 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004; 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Chandler:

Thank you for your letter dated June 1, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPEN). The EISPEN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPEN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPEN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISPEN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPEN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing archaeological resources, and a cultural impact assessment.

*Advocates for the natural and cultural resources of Kaua'i*



7905-01

Letter to Mr. Jeff Chandler, Chair

Page 2

November 26, 2013

The archaeological survey identified the seawall with makaha that was built by pre-contact Hawaiians to create the ancient kuañā fishpond known as Kamo'omaika'i. References to the marsh at Pu'u Poa acknowledges the current condition of the area that was a fishpond.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Thank you for sharing your views, and providing comment on the historic and functional nature of the project site and important sites contained within

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

**J. Kent Oehm**  
982 Sleepy Hollow Rd.  
Golden, CO 80401  
Tele. (303) 526-7990; Fax (303) 526-7988  
E-mail: kentohm@aol.com

May 29, 2012



Mr. Earl Matsukawa, AICP  
HPR@wilsonokamoto.com  
Wilson Okamoto Corporation  
1907 South Beretania St., Suite 400  
Honolulu, HI 96826

Subject: Planned Hanalei Plantation Resort  
Dear Mr. Matsukawa:

My wife and I own two full time condominiums at Hanalei Bay Resort adjacent to the property you plan to develop. We spend 4 to 5 months a year at Hanalei Bay Resort. We became aware of your planned development in March of this year and were able to attend one of your introductory meetings in Hanalei. I was also present when Michelle Swartman presented the plans to our homeowner association board on May 18, 2012. I am past president of that AOA.

Your recent letter soliciting comments was forwarded to all of our 57 full time owners and will be placed on the website for our 4,000 interval owners. You may be hearing from some of them although the letter from Mr. C. William Kraft, the AOA Board President covers many of our questions and concerns. We are in full agreement with the statements in his letter.

We have heard for several years that the property that formerly was the site for the Plantation Resort was going to be developed. However, we always expected the development would follow the Plantation Road, along the ridge and even down the slope toward the river much like the old Plantation Resort you claim to emulate. We never expected the development to infringe upon, be part of, or disturb the Pua Poa Marsh. Leading to that belief was the fact that nearly every realtor selling property from where the marsh was visible told prospective buyers that it was a protected wetland that never could be developed. This was certainly true at our Resort for at least the past 12 years that we have owned. The recall of these comments created a great deal of shock when our owners learned of the extent of your development into the marsh.

Several of our buildings are very close to where the restaurant and pool for the hotel units are planned. While you proposed golf cart access to the hotel units, we seriously doubt if the service trucks which would provide food, beverage and other services will be quiet golf carts. Further, we are concerned about noise emanating from guests and entertainment at the restaurant and pool so close to our property. Our owners are very concerned that this will significantly lower their property values.

While we have no objection to having a high-end resort comprised of low profile homes and buildings as our neighbor, we believe as good neighbors we should keep our distance. We want the marsh to remain natural, the way it is. We believe you will encounter serious resistance to your development from the community, the State, the County as well as many environmental groups if you choose to encroach upon the marsh. We hope you will agree to protect Kauai's natural beauty by modifying your plan.

Sincerely,  
  
J. Kent and Mary J. Oehm



7905-01  
November 26, 2013

Mr. and Mrs. J. Kent Oehm  
982 Sleepy Hollow Rd.  
Golden, CO 80401

1907 South Beretania Street  
Aiea, Hawaii 96826 USA  
Honolulu, Hawaii 96826 USA  
Phone: 808-946-2277  
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www.wilsonokamoto.com

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004-001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. and Mrs. Oehm:

Thank you for your email dated May 29, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project, including those expressed by Mr. C. William Kraft, your AOA Board President, and will take them into consideration through the EIS process. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native



7905-01

Letter to Mr. and Mrs. J. Kent Oehm

Page 2

November 26, 2013

waterbirds, water quality, noise, coastal environments and archaeological and cultural impacts. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa

Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Eari Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

From: Carol Carlisle [carolcarlisle@san.rr.com]  
Sent: Wednesday, May 30, 2012 11:56 AM  
To: Hanalei Plantation Resort  
Cc: kentcoehm@aol.com  
Subject: Hanalei Plantation Resort Project

Dear Earl,

We are owners at Hanalei Bay Resort, Unit 9304,5,6 which overlooks the Marsh (our unit is the end unit directly adjacent to the slope that leads to the Marsh).

When we purchased our Unit a few years ago we were assured that no one could ever build in the protected Marsh land. Needless to say we were both surprised and greatly disturbed by the news that a company feels they have the right to build on a portion of the Marsh and adjoining property. We strongly object to this potential development of this property. This development will create major disturbances for us and adjoining property owners during construction and after the project is completed and utilized by the public.

Our Unit is income property and rented extensively throughout the year and this development will create a major financial hardship for us. The construction noise would impact our rentals significantly and this potential development would spoil the magnificent view that we presently enjoy from our Unit.

We will strongly protest this development and encourage all owners and associates at Hanalei Bay Resort to do the same.

We hereby request that you keep us informed of all significant aspects of this proposed development by email to jimcarlisle@san.rr.com or mail to Jim Carlisle, 1725 Valdes Dr., La Jolla, Ca 92037.

Sincerely,

Jim and Carol Carlisle



1907 South Beretania Street  
Hirshman Plaza, Suite 308  
Honolulu, HI 96813 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. and Mrs. Jim Carlisle  
1725 Valdes Dr.  
La Jolla, CA 92037

Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. and Mrs. Carlisle:

Thank you for your email dated May 30, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will include discussions and information about the project and its impacts pertaining to your concerns. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.



7905-01

Letter to Mr. and Mrs. Jim Carlisle

Page 2

November 26, 2013

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



7905-01  
November 26, 2013

Ms. Joan Bettencourt  
[jbett3@aol.com](mailto:jbett3@aol.com)

1907 South Beretania Street, #100  
Aiea, Hawaii 96806 USA  
Honolulu, Hawaii, 96808 USA  
Phone: 808-946-2277  
FAX: 808-946-2263  
[www.wilsonokamoto.com](http://www.wilsonokamoto.com)

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

From: Joan Bettencourt [[jbett3@aol.com](mailto:jbett3@aol.com)]  
Sent: Monday, May 21, 2012 12:49 PM  
To: Hanalei Plantation Resort  
Cc: Kent Oehm  
Subject: Ohana Project near Hanalei Bay Resort

Dear Mr Matsukawa:  
Thank you for the opportunity to voice my concerns over the project at Hanalei Plantation.  
I love that your company is eco friendly and appreciate the effort you are putting into this project. My husband's family have been Kauai residents for four generations and there is nothing more important to our family than preserving Kauai and its land and not over developing it.  
I am of course concerned in a few matters since I own a condo at Hanalei Bay Resort. When we purchased in a few matters this wetland was protected and wouldn't be built on. Truthfully if I had known this was false, I would have sought my second home in another location. I love the open feel of this area. I knew the ridge would one day be built, but the shock has not worn off that you plan to build in the Puu Poo Marsh that I was told wouldn't be touched and was a protected wetland, home to wildlife and natural ponds.  
I will be brief with some of my concerns. My husband, Bill, will send his thoughts in another email.

- Here is a list of issues I would like addressed.
1. noise from golf carts: I would hope since you will have limited hilly areas, the golf carts you plan to use will be electric. My home will be very close to your access road and the noise could be quite an issue with my guests.
  2. Views: I would hope you do not block any views we owners at HBR have fought to obtain. This includes cutting down vegetation close to our resort to block out noise and keep out unwanted visitors on our property.
  3. Pool and restaurant: Having a pool and restaurant so very close to our resort will result in increased noise and traffic and lights. At HBR we pride ourselves on only hearing a frog in the evening and would not appreciate late night hours of parties and luaus at this resort. I would have hoped you would locate your pool and restaurant away from our property and homes. Perhaps at the entrance so its not so intrusive.
  4. Security: It concerns me that the pathway of your access road will be so close to our property and we will have to hire more security to make sure people don't trespass on our property. We don't have the funds to patrol this now quiet area which is not easily accessible through the vegetation growth. I want to know how much of the vegetation close to the back our buildings you plan on tearing down.
  5. Construction noise: Of course I am very concerned about this. For the next two years HBR will be rebuilding our fire damaged building and now we hear as soon as we are done with that, you will begin. I would like to know your construction schedule and hours of operation.  
I truly pray this project will help us all out, but my fear is with the recent recession, your project will begin, stall and not go to completion. There is nothing worse than a half built project. Just check out Kauai Lagoons and Koloa Landing.
- Thank you again for allowing us to voice some concerns. I am encouraging other owners to voice their concerns too. We need to preserve Kauai and our land we love so much.
- Mahalo.  
Joan Bettencourt  
52 Williams Dr  
Moraga CA 94556  
HBR 4221-2

Dear Ms. Bettencourt:

Thank you for your email dated May 21, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native waterbirds, water quality, noise, coastal environments and archaeological and cultural impacts. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.



7905-01

Letter to Ms. Joan Bettencourt

Page 2

November 26, 2013

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes a representative restoration of Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP

Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

May 31, 2012

Mr. Earl Matsukawa, AICP  
HPR@wilsonokamoto.com  
Wilson Okamoto Corporation  
1907 South Beretania St., Suite 400  
Honolulu, HI 96826

Subject: Planned Hanalei Plantation Resort

Dear Mr. Matsukawa:

My husband and I own a 3 bedroom, 3 bath full time condominium at Hanalei Bay Resort adjacent to the property you plan to develop. Like the Oehms, who we know have already responded to your letter requesting comments, we spend several months a year at Hanalei Bay Resort and family and friends often stay in our condominium when we are not on island. Our units 9101-9103 are on the bluff directly overlooking the property you plan to develop. We attended one of your introductory meetings in Hanalei and were present when Michelle Swartman presented the plans to our homeowner association board on May 18, 2012 so we are familiar with the development plans as presented to the public.

We are in full agreement with the statements in the letters to you from Bill Kraft, the current President of our AOA, and J. Kent and Mary J. Oehm, who own two full time condominiums at Hanalei Bay Resort and share their concerns, which we will not repeat in detail. As with many of the owners at Hanalei Bay Resort, we were told by our seller, and by the realtors involved in the sale, that the Pua Poa marsh, which sits directly below our condominium, was protected wetland which would never be developed. We are therefore very concerned about your plans to modify the marsh, as well as about the effect of noise and lighting from your project on Hanalei Bay Resort.

We join in the Oehms' request that you will agree to protect Kauai's natural beauty by modifying your plan.

Sincerely,



Cynthia and John Glancy

619.823.0234



1907 South Beretania Street  
Aiea, Hawaii, Suite 100  
Honolulu, Hawaii, 96826 USA  
Phone: 808-946-2277  
FAX: 808-946-2253  
www.wilsonokamoto.com

7905-01  
November 26, 2013

Mr. and Mrs. John Glancy  
No address given  
Telephone No. (619) 823-0234  
Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. and Mrs. Glancy:

Thank you for your email dated May 31, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project, as well those expressed by Mr. C. William Kraft, your AOA Board President and J. Kent and Mary J. Oehm. These concerns will be taken into consideration through the EIS process. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native waterbirds, water quality,



7905-01

Letter to Mr. and Mrs. John Glancy

Page 2

November 26, 2013

noise, coastal environments and archaeological and cultural impacts. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies. Your concerns about specific design and operational aspects of the resort project have been forwarded to OREI for consideration in designing the project.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



HANALEI LAND COMPANY, LLC.

May 7, 2012

Mr. Earl Matsukawa, AICP  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Re: Hanalei Plantation Project

Dear Mr. Matsukawa:

Thank you very much for the opportunity to provide comments on the proposed development, and also for your client's efforts to date in reaching out to the community for feedback.

My concern's with the proposed development continue to be the layout of the residential portion of the project, and the design guidelines and construction timeline that will ultimately run with this component of the project. It is my opinion that the current layout should be modified in order to further minimize the impact to Black Pot Park and Hanalei Bay users, as well as to enhance the recreational benefits to the Owner's, guests, and public users of Hanalei Plantation Resort.

While I am cognizant of the fact that lot sales are needed in order to "seed" the success of the Hotel operation, I would like to see the number of lots reduced by 6. Specifically, I think the first 6 CPR units at the Western end of the roadway should be eliminated. The cul-de-sac/roadway ending should be aligned on the South edge of the ridge, with the remaining lots having a more Northerly orientation and overlooking the Fishpond/Preserve area.

The area that formerly contained the 6 CPR units would then be an open space/park area to which both Plantation owners, hotel guests would have access. The public pedestrian easement could then be relocated to the river side of the roadway. The park area would then have basically 270 degree views of the river, bay, and fishpond.

Mauihato again for the opportunity to provide comments.

Sincerely,

  
Keola Sheehan

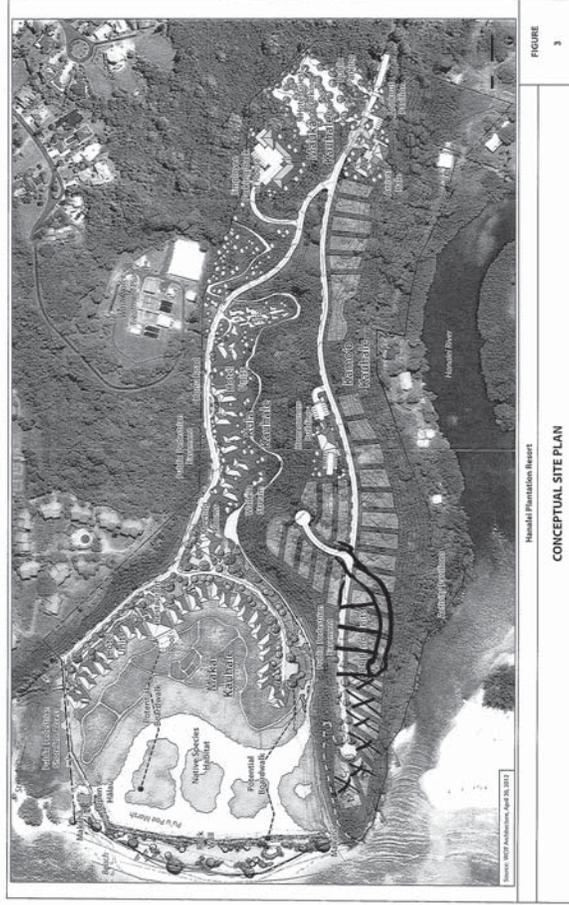


FIGURE 3



7905-01  
November 26, 2013

Mr. Keola Sheehan  
Hanalei Land Company, LLC.  
P.O. Box 81  
Hanalei, Hawaii 1 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii 1

Dear Mr. Sheehan:

Thank you for your letter dated May 7, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the layout of the proposed residential portion of the project and the design guidelines and construction timeline tied to this component of the project. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. Your suggestion was taken into account in formulating the alternatives assessed in the EISPN.

The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be a view plane assessment from important public vantage points.



7905-01  
Letter to Mr. Keola Sheehan  
Page 2  
November 26, 2013

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

# LIMU Coalition

PO Box 369  
Hanalei, HI 96714

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826  
Attn: Mr. Earl Matsukawa, AICP

RE: Comments Hanalei Plantation Resort Project

Dear Mr. Matsukawa,

Thank you for providing the LIMU Coalition the opportunity to provide comments on this project. We are aware that several other Hanalei organizations will be submitting comments to you. So rather than duplicate those comments, we submit the following subjects that should be fully disclosed, described and evaluated in the environmental review process.

1. Special Treatment District, Special Planning Area: The project is located in the STD/SPA of the north shore of Kauai i. How is this project consistent with this designation? For example:
  - How will the project help preserve and/or contribute to the enhancement of those characteristics which are of particular significance or value to the general public?
  - How is this project consistent with the ecological or cultural characteristics of the area?
2. Cultural and Historic Landscapes: What will be the impacts on the cultural and historic landscapes of the Hanalei area?

Again, our comments should also include those of the organizations listed below.

Sincerely,



Barbara Robeson, President  
LIMU Coalition

- c: Hanalei Hā'ena Community Association  
Hanalei Watershed Hui  
Hanalei Bay Coalition



**WILSON OKAMOTO**  
CORPORATION  
BERETANIA PLANTATION DEVELOPMENT

1907 South Beretania Street  
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www.wilsonokamoto.com

7905-01  
November 26, 2013

Ms. Barbara Robeson  
LIMU Coalition  
P.O. Box 369  
Hanalei, Hawaii i 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii i

Dear Ms. Robeson:

Thank you for your letter in receipt May 26, 2012 regarding the subject pre-assessment consultation Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will provide discussions and information about the project and its impacts, including those you have expressed. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be an archaeological inventory survey containing recommendations for historic properties as well as a cultural impact assessment. The Draft EIS will also include a chapter discussing the relationship of the proposed project to various land use plans and policies, including the proposed project's consistency with Special Treatment District and Special Planning Area designations.



7905-01  
Letter to Ms. Barbara Robeson  
Page 2  
November 26, 2013

Your letter, along with this response, will be reproduced and included in the forthcoming EISP/N. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa', written in a cursive style.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hamalei LLC

June 3, 2012

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Attn: Mr. Earl Matsukawa, AICP  
Re: TMK (4) 5-4-004:001 & 013 owned by Ohana Hanalei, LLC

Dear Sirs,

I am writing this letter in support of your application for Chapter 343, HRS compliance. I have attended a number of the public and advisory committee meetings on your proposal for a resort and private homes on the Hanalei Plantation property. I think this complex is well suited and designed for the site. The care you are taking to correct, preserve and mitigate the environment in and around your site is commendable. I am in agreement with your concept of creating a wet land in the former fish pond as conditions have made a workable fish pond unfeasible. I think the wet lands concept will be a welcomed environmental addition to the Hanalei bay area as well as ensuring that run off from Princeville golf course and development will be contained as much as possible within these lands.

As for the impact of your buildings, at this stage the location is fine. The buildings as currently designed will have low impact and minimal visual disturbance. (However, the buildings will be visible from most vantage points.) I particularly like the low impact and lack of vehicular traffic in the hotel area. I would recommend that the private residence area be also restricted to golf carts and pedestrians. By such restriction the need for a wide street through the residences will be minimized and as such the homes can be set back towards the center of the ridge line. This will lessen the need for homes to cascade down the side of the ridge and be very visible from Hanalei Bay or from the Princeville St. Regis. I believe this would make a positive visual statement for the property.

Overall, I believe this project will be a welcomed addition to the environment of Hanalei bay. Please let me know if I can be of additional assistance.

Sincerely,

Neil J Clendeninn  
PO Box 1005  
Hanalei, HI 96714  
cybermad@msn.com



7905-01  
November 26, 2013

Mr. Neil Clendeninn  
P.O. Box 1005  
Hanalei, HI 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)

Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Clendeninn:

Thank you for your letter dated June 3, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Hanalei LLC, will be required to prepare an EIS Preparation Notice (EISP/N). The EISP/N is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISP/N will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISP/N also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your support for the proposed project, and appreciate the recommendations that you have offered. The EISP/N will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Those studies, along with a more detailed project description and assessment of impacts will be included in the subsequent Draft EIS. Included among the studies contained in the Draft EIS will be a view plane assessment from relevant public vantage points.



7905-01  
Letter to Mr. Neil Clendeninn  
Page 2  
November 26, 2013

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hamalei LLC

June 1, 2012

Dear Earl Matsukawa, project manager,

Thank you for the opportunity to comment on the proposed Hanalei Plantation Resort project.

I have had a chance to relay my concerns about this project to members of Ohana Hanalei, L.L.S. They have been good listeners. It is my hope that they now understand that this development, scaled down as they have done so far, will still have an enormous impact on the surroundings and the residents on many levels. To what extent mitigating the community concerns, while being able to derive an economic benefit from this project, is possible, the Ohana Hanalei group is attempting to make it happen. I certainly appreciate that effort.

My concerns come from being a longtime resident, seeing the impact of the ever increasing number of people moving to Kauai's north shore. Balancing the visitor experience and needs with the residential needs and existing atmosphere is a process that can't be rushed through; all stakeholders must have input.

For example, the ridge (which is where the 34 houselots will be) has already been lowered by grading done as part of a previous development plan. All sounds will carry in to the valley (from cars, voices, animals) as will lighting for roads, pathways, homes, activity pavilions as shown presently. It is imperative that lights are kept at ground level, cars be replaced with carts or walking paths, houses be insulated for sound. The homes themselves must be landscaped out and restrictive color and building codes should be made clear and ENFORCED.

The current road system, under the State &/or County management and planning, from Princeville to Haena has not kept up with growth of the Hanalei and Haena resident community, the visitor industry, and the Princeville-Hanalei traffic patterns.

A large development like this one will stress current traffic flow and needs to be required to work with the State /county to improve the access and egress to their project. I think this can be accomplished without traffic lites but careful planning for continued growth requires the DOT, County, and this applicant to be creative and collaborative in their solution.

I am opposed to any sort of split level or 2 story units along the CPR lots; I am not in favor of the 34 units being rentals as well as luxury homes. Rental use will increase activity and thereby noise from cars going into and out of the homesites continuously. Keeping a quieter, residential footprint may not help the bottom line but

it should be considered as a way to market a gated community that reflects the surroundings, and less busy north shore.

Activity Pavilions as shown have no access to the homes or pathways; I would be interested in how these buildings will be incorporated into the project.

I am hopeful that pedestrian easements will include walking, biking, and driving and restrooms.

The planning for the Pu'u Poa Marsh is itself a vast undertaking; again all stakeholders should participate. There is much history and cultural knowledge to be gained and used to educate all the visitors who come. The applicant needs to be flexible in planning this area, as features and culturally important issues may change the conceptual layout.

Thank you again for letting me comment.  
Sincerely,  
Patricia Sheehan



1907 South Beretania Street  
 Artesian Plaza, Suite 400  
 Honolulu, Hawaii, 96826 USA  
 Phone: 808-946-2277  
 FAX: 808-946-2253  
 www.wilsonokamoto.com

7905-01  
 November 26, 2013

Ms. Patricia Sheehan  
 No address given

Subject: Pre-Assessment Consultation  
 Environmental Assessment (EA)  
 Hanalei Plantation Resort  
 Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
 Princeville, Hanalei, Island of Kauai, Hawaii

Dear Ms. Sheehan:

Thank you for your letter dated June 1, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will include discussions and information about the project and its impacts pertaining to your concerns. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives, which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative, list permits and approvals that are anticipated to be required, and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing view plane impacts from important public vantage points, noise and traffic. Project lighting will be subject to controls minimizing impacts on protected seabirds.



7905-01  
 Letter to Ms. Patricia Sheehan  
 Page 2  
 November 26, 2013

As a matter of clarification, the proposed project is unlikely to noticeably increase the number vacation rental housing in the Princeville to Ha'ena region. The market for the proposed 34 condominium property regime (CPR) land units would be those intending to construct high-end single-family residences for personal use. Such residences are not typically used as vacation rentals.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matusukawa, AICP  
 Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

Princeville at Hanalei Community Association  
P.O. Box 223277, Princeville, HI 96722

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Enhancing the Quality of Life and Princeville Experience for its Members

From: Rory Enright [[gen\\_mgr@pcaonline.org](mailto:gen_mgr@pcaonline.org)]  
Sent: Friday, May 11, 2012 8:39 AM  
To: Hanalei Plantation Resort  
Cc: Michelle Swartman  
Subject: Hanalei Plantation Resort Pre-Assessment

Mr. Matsukawa,

This email is in response to your document dated April 30, 2012 regarding Hanalei Plantation Resort Pre-Assessment Consultation. The following are our comments on the project so far:

- a.. Ohana Hanalei and, in particular, Michelle Swartman, has done an excellent job of involving the community in the project's early planning efforts. They've been informative and forthcoming during the whole process.
- b.. Needless to say, any development faces resistance as many people would prefer the landscape to remain unchanged. And when the landscape is as spectacular as Kauai's north shore, the potential resistance is that much greater. This is just a given. It would be wonderful if this land could be returned to open space and cared for by the Kauai community. But the public funds to purchase and care for the land aren't available.
- c.. As you aptly describe, the land on which this project is planned has largely been ignored since the demise of the Stark Entities project. It has been left for over 25 years in ruins. The wetlands are in very poor condition. There has been no "care for the aina" in all these years.
- d.. Consequently, we feel fortunate that Ohana Hanalei is willing to invest in the restoration of the wetlands and develop a relatively low impact resort and housing development on the property.
- e.. Controlled public "walking" access to the property is a great benefit to the community as this is one of the most beautiful areas on the island. The restoration of the wetlands and addition of cultural features, is a valuable enhancement.
- f.. One change that we wish to be considered, would be the creation of a few more public viewpoints along and at the end of the Hanalei Bluff Ridgeline. We do recognize the challenge of doing this with the layout of home lots as planned but a wall of garage fronts blocking one of the world's most beautiful views without any breaks for views will be disappointing.
- g.. The public facilities (restaurant, pool, meeting areas) of the resort are being planned directly below the end buildings of Hanalei Bay Resort. This is going to require careful consideration for the control of sound and lights to avoid conflict between the properties.
- h.. The Old Plantation Road access to the property presents some challenges. The access from the highway is poorly designed and represents a growing problem with additional traffic. It is used by all the residents living on Old Plantation Road and provides access to one of the three entrances into Princeville. Everything possible needs to be done to improve the safety of the road and intersection.

Thank you for your request for input. We look forward to continuing to work cooperatively with Ohana Hanalei on this new development.

Robert Doyle PHCA President  
Julie Schuller PHCA Vice President  
Rory Enright PHCA General Manager

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7905-01  
November 26, 2013

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Honolulu, Hawaii 96826 USA  
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Mr. Rory Enright, General Manager  
Princeville at Hanalei Community Association

P.O. Box 223277  
Princeville, HI 96722

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Enright:

Thank you for your letter dated May 7, 2012 regarding the subject pre-assessment consultation. We appreciate your acknowledgement of Michelle Swartman's community outreach efforts and suggestions for the project, which have been forwarded to OREI for consideration.

Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law). Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native waterbirds, water quality, archaeological and cultural impacts, view planes from important public vantage points, noise, noise and traffic. Project lighting will be subject to controls minimizing impacts on protected seabirds.



7905-01  
Letter to Mr. Rory Enright, General Manager  
Page 2  
November 26, 2013

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826  
Attn: Mr. Earl Matsukawa, AICP

May 31, 2012

Fax: 808-946-2253

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7905-01  
November 26, 2013

Mr. Rick Burns, Properties Chair, Executive Board Member  
Waioli Hui'ia Church  
P.O. Box 231  
Hanalei, HI 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kauai, Hawaii

Dear Mr. Burns:

Thank you for your letter dated May 31, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native waterbirds, water quality, archaeological and cultural impacts, view planes from important public vantage points, and traffic. Project lighting will be subject to controls minimizing impacts on protected seabirds.

Aloha Mr. Matsukawa,  
Mahalo for the opportunity to respond to the Conceptual Design for the proposed development on the old Hanalei Plantation property. The original Hanalei Plantation Hotel is remembered fondly by many of our longtime residents who actually worked and performed there, including our church choir. Times have changed and memories and photos are about all that is left from the hotel. The north shore, especially the Hanalei district, has changed too.

Today there are many concerns about over-burdening the 'aina from increased development. The natural rural beauty of the Hanalei River and the once pristine Hanalei Bay is increasingly being threatened by natural and man-made disasters, witness the torrential rains causing landslides and sediment run-off into the river and bay. Obviously, a new development along the Hanalei River as it flows into the bay is of great concern and raises many questions.

How can it be guaranteed that sediment run-off and construction waste, including paint and diesel fuels, will not enter the river and bay? Where will the sewage be treated? Will it have to be pumped uphill? Will we see a sewage dump into the bay when the power fails as it did in Kalapaki Bay recently? Where will the storm drainage go from the paved roads that will carry all kinds and types of vehicles so close to the river? How will you prevent a constant daily vehicle bottleneck at the top of the hill next to the police and fire station?

Building a community of this size (this is not just about building a hotel) on a steep slope that drains into Hanalei River and Bay is arguably unconscionable to many residents. However, I think we can all agree that this is a very special place that cannot be replaced or duplicated and we believe exceptional safeguards should be used both environmentally and conceptually with this very sensitive parcel of the 'aina that could have very detrimental effects to the jewel of the north shore of Kauai.

We have not addressed Hawaiian historical or cultural issues, noise and lighting intrusion, or overall aesthetic degradation of the little bit that is left of "old Hawaii."

Mahalo for understanding our concerns that this *will not* be good for the community and the environment.

Respectfully submitted by the Executive Board, Board of Deacons, and Christian Education.

Signed by:  
Rick Burns, Properties Chair  
Executive Board Member



7905-01

Letter to Mr. Rick Burns, Properties Chair, Executive Board Member

Page 2

November 26, 2013

OREI is committed to pursuing a project that stresses respect for and appreciation of the aia, culture, ecology, and native habitat of the Hanalet Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC

William R Szatkowski  
155 N Harbor Drive, Unit 4211  
Chicago, IL 60601  
May 31, 2012

Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
ATTENTION: Mr Earl Matsukawa, AICP

Subject: Proposed Hanalei Plantation Resort project

Gentlemen:

I am writing pursuant to your letter of April 30, 2012 to Mr Scott Pacer, General Manager of the Hanalei Bay Resort, soliciting comments on the above-referenced project.

By way of introduction, my wife, Connie, and I have been frequent visitors to Hawaii for 20 years and have owned a timeshare at the Hanalei Bay Resort since 1999. We visit bi-annually for 2 - 3 week periods and truly love the property and the island of Kauai. While we were not completely surprised to learn of the proposed project, we find it troubling in a number of ways.

The most obvious concern is noise, as parts of the project, including the restaurant and pool, are very near to several of the Hanalei Bay Resort buildings. This is more than a *NIMBY* concern. We share a relatively small area and a relatively small beach with the 252 unit St Regis Hotel, which frequently hosts large affinity groups and has a very intrusive noise signature from its HVAC plant and recreational and entertainment activities. Last September this actually included fireworks being fired over Hanalei Bay! The Hanalei Plantation as proposed would add another 120 Transient Accommodation units in even closer proximity to our property.

The most important concerns, in my opinion, are the environmental and ecological. This development would have major effects on the Hanalei Watershed, as the project would result in additional turbidity, nutrients, and bacteria from fertilizers, sewage discharges and green waste from the inevitable further landscaping.

Of great ecological concern are the proposed, and potentially devastating, changes to Pu'u Poa Beach and Marsh. We had always understood that the marsh itself was a protected wetland that could never be developed. Additionally, the shoreline between the Hanalei River and the marsh has long been forested with well established stands of Ironwood (*Casuarina*) and Tropical Almond (False Kamani) trees. Many birds nest in this area. I have personally seen juvenile White-Rumped Shama and Hawaiian Moorhen (*an endangered endemic species*) here. Ripping out this established natural habitat for the sake of widening the beach and adding "activity pavilions along the Hanalei River" could have a devastating effect on our bird population. I might also point out that this beach area would have very limited usability, since the immediate seabed within mere feet, and in some places *inches* of shore is extremely rocky and not suited to swimming or wading except in only a few places near the St Regis property, which would inevitably become very crowded.

Yet another ecological concern is that cutting down the trees would result in more light pollution along the shoreline posing additional dangers to our already beleaguered seabird population.

I question whether a Conservation District Use Permit (CDUP) is justified "for the preservation of...(a) rock wall". "Archeological significant[ce]", if there is any, should be trumped by the environmental effects.

All these concerns must be considered and addressed very early on in the review process. I have been told that the Ohana Group is very ecology minded. I hope that we will see this demonstrated in the form of respect for the *aina*, culture, ecology and native species of the Island, as well as courtesy to the neighbor properties.

Sincerely,

Bill Szatkowski  
Connie Samet



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FAX: 808-946-2253  
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7905-01  
November 26, 2013

Mr. William Szatkowski and Ms. Connie Samet  
155 N Harbor Drive, Unit 4211  
Chicago, IL 60601

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanaiei Plantation Resort  
Tax Map Keys: (4) 5-4-004: 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Szatkowski & Ms. Samet:

Thank you for your email dated May 31, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISPN). The EISPN is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISPN will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISPN also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The forthcoming EISPN and subsequent Draft EIS will include discussions and information about the project and its impacts pertaining to your concerns. The EISPN will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISPN will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing view plane impacts from important public vantage points, noise and traffic, water quality, archaeological and cultural impacts. Project lighting will be subject to controls minimizing impacts on protected seabirds.



7905-01  
Letter to Mr. William Szatkowski and Ms. Connie Samet  
Page 2  
November 26, 2013

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations.

Your letter, along with this response, will be reproduced and included in the forthcoming EISPN. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Eric Crispin, Ohana Hanalei LLC



Hanalei-Ha'ena Community Association  
Post Office Box 789  
Hanalei, HI 96714

June 1, 2012

Mr. Earl Matsukawa  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

Aloha Mr. Matsukawa,

Thank you for the opportunity to provide comments on the proposed Hanalei Plantation Resort project. As you can certainly understand, Ohana Hanalei LLC's proposal to transform the bluffs above the Hanalei River into a haven of exclusive luxury properties would, if approved, have enormous impacts on the very nature and character of Hanalei, its beaches and its parks. The Environmental Impact Statement (as one most-certainly would be required for a project of this magnitude and potential impact) must therefore thoroughly address both the tangible and intangible impacts of the proposal, and it must include a full spectrum of alternatives to the developer's proposed project in order to provide decision-makers with the information needed to thoroughly evaluate and fully mitigate the project's adverse impacts.

Based on the Project Summary that you provided, the Hanalei-to-Ha'ena Community Association (HHC/A) requests that the following information be fully disclosed in the Draft Environmental Assessment and Draft Environmental Impact Statement that will be required by HRS, Chapter 343.

1. **North Shore Development Plan**
  - a. Address compliance with all aspects of the North Shore Development Plan and the North Shore Development Plan Ordinance;
  - b. Describe in detail the relationship of the project to all elements of the North Shore Development Plan.
2. **Special Management Area (SMA) Rules and Regulations:** at a minimum, address the following:
  - a. Changes in intensity of use of land and waters associated with the project; and on the rest of Kauai;
  - b. Direct impacts of the project on the project site, on Hanalei, on the north shore and on the rest of Kauai;
  - c. Secondary impacts of the project on the project site, on Hanalei, on the north shore, and on the rest of Kauai;
  - d. Cumulative impacts of the project, along with other potential development, on Hanalei, on the north shore, and on the rest of Kauai;

- e. Impacts of the proposed project on the public views from the Hanalei River area (including but not limited to Black Pot Park) to Waikoko, and including points in between;
- f. Impacts of the proposed project on public views from the historic road corridor, Route 560, Kuhiho Highway;
- g. Impacts on the Hanalei Estuary;
- h. Impacts from the American Heritage River;
- i. Impacts from dredging, filling, altering the estuary, marsh, or area of the river mouth;
- j. Effects of the project on the water quality within the Hanalei estuary, Hanalei Bay, and the existing Pu'u Poa Marsh areas;
- k. Effects on fisheries and fishing grounds, wildlife habitats, estuarine sanctuaries;
- l. Compliance with all Chapter 205A, objectives and policies, particularly those affecting scenic and open space resources.

We note that County of Kauai approval of an SMA Use Permit requires a determination that a proposed development will not have any substantial adverse environmental or ecological effects, unless they are clearly outweighed by compelling public interests. An honest assessment of these adverse effects must include economic and social impacts, secondary impacts, county-wide impacts, and the potential cumulative impacts of all reasonably-likely development.<sup>1</sup>

Section 7.4 (Significant Adverse Effect Criteria) of the County of Kauai's SMA Rules and Regulations provides further guidance on the impacts of a proposed development, noting that these impacts include not only the "quality of the environment" but also the "economic or social welfare of an area." Additionally, "D. Substantially affects the economic or social welfare and activities of the community, County or State;

- E. Involves substantial secondary impacts, such as population changes and effects on public facilities;
- F. In itself has no significant adverse effects but cumulatively has considerable effect upon the environment or involves a commitment for larger actions."

3. **Build-Out Impacts:** Consistent with the requirement to fully disclose all impacts, please provide project-related increases in resident population and number of tourists, and related impacts on traffic (on Hanalei Plantation Road, in Hanalei, etc.), public services, and public parks and beaches in Hanalei, Wainiha and Ha'ena.

<sup>1</sup> HRS Chapter 205A-26(2) states that the standards to be applied when granting an SMA Use permit are as follows:

"No development shall be approved unless the authority has first found: (A) that the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options..." (emphases added).

- e. In light of the project's proposed location above the Hanalei River and along the Kamo'omaika'i fishpond, protection of water resources is critical. Provide a list of which pesticides and herbicides will be permitted and which will be prohibited.
- f. Describe in detail any indoor and outdoor lighting criteria and restrictions, and how rare and endangered species will be protected from light pollution.

11. Kamo'omaika'i Fishpond: The Project Description refers to "restoration and enhancement of Pu'u Poa Marsh (also known as Kamo'omaika'i Fishpond)". As the Kamo'omaika'i Fishpond is already a historical site, what specific "enhancements" are contemplated by the project, and how would they be in keeping with historical preservation requirements?

12. Activity Pavilions: Fully describe the purpose, location, and design of the proposed "activity pavilions" along the Hanalei River. Will these "activity pavilions" be used for any commercial purposes? Are they proposed to be constructed within the shoreline setback area?

13. Commercial Activities in the SMA: What commercial uses will be created by the project along the Hanalei River, along Hanalei Bay, or in the Kamo'omaika'i fishpond area?

14. Public Activity Pavilion: Fully describe the location and design of the "public lookout pavilion." Will it be visible from any locations in Hanalei (from the Hanalei River to Waikoko)?

15. Alternatives to the Proposed Project: In order to be useful to the public and to decision-makers, the EA/EIS must include thorough analyses of, at a minimum, the following alternatives to the proposed project:

- a. "Hotel-Only" Alternative (i.e., no development above the northern bank of the Hanalei River)
- b. "Zero Visual Impact" Alternative (i.e., a project with sufficiently strict and comprehensive limits on size, location and vegetation shielding to ensure zero impact on viewplanes)
- c. "No Project" Alternative.

The HHCA requests that it be provided with two copies of all future documents, including the new archaeological survey that is currently being conducted by Cultural Surveys Hawaii.

Thank you for the opportunity to comment.



Barbara Robeson, Chair  
HHCA Zoning & Development Committee

Joel Guy, President  
Hanalei-to-Ha'ena Community Association  
cc: Hanalei Bay Coalition  
Hanalei Watershed Hui  
Limu Coalition  
Kauai Planning Department

4. Social Impacts: The EA/EIS must include a complete discussion of the impacts on the character/nature of Hanalei Bay parks and waters, and on residents and users of Hanalei Bay parks and waters (i.e., the "intangible" and cultural impacts associated with the conversion of the bluffs above the Hanalei River and Black Pot Park from an undeveloped state to a line of 25 imposing mansions inhabited by the most elite, high-end tourists).

5. Visual Impacts: Unless they are fully mitigated, the visual impacts of the proposed project would irremediably damage the scenic and environmental qualities that have made Hanalei Bay the most unique and iconic place in the state of Hawaii. The project's visual impacts therefore need to be comprehensively and meaningfully described. They must also be visually portrayed from the perspective of the impacted viewing locations. In addition, describing building heights as "x feet above grade" provides little useful information when structures are constructed on slopes and the public is subjected to views from the downhill side of the slopes, as is the case for the proposed project.

6. Public Access: the existing County/Na Ala Hela public easement has been closed off to the public by the property owner and residents who use this public easement are harassed and threatened with arrest. Please discuss in detail this denial of access to this deeded public easement.

7. Lighting within the Entire Project Area: address:  
a. Visibility from the Hanalei River, Black Pot Park, Hanalei Pier, and along Hanalei Bay from Black Pot to Waikoko;  
b. Impacts on rare and endangered species.

8. Variations: we note that Section 8-3.3(b) of the Kauai Comprehensive Zoning Ordinance states that: "variances from the terms of this Chapter shall be granted only if it is found that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the regulations deprives the property of privileges enjoyed by other property in the vicinity and within the same District, and the applicant shows that he cannot make a reasonable use of the property if the regulations are applied." [Emphases added.]

9. Shoreline Setback/Certified Shoreline requirements: fully describe and disclose any requests for any shoreline setback variances.

10. Building Design Criteria:  
a. Define which features will be addressed by any design criteria, whether the criteria will be enforceable "guidelines" or mandatory rules, and how any such rules would be enforced to ensure that the public interest is protected in perpetuity.  
b. Disclose setbacks, sizes, colors and heights as viewed from the Hanalei River and Hanalei Bay side of structures, from the Hanalei River area to Waikoko.  
c. Describe in detail any lot coverage/footprint requirements.  
d. Describe in detail any landscaping criteria. Specify what will be done to protect mature vegetation



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7905-01  
November 26, 2013

Joel Guy, President  
Hanalei to Hā'ena Community Association  
P.O. Box 789  
Hanalei, Kaua'i, HI 96714

Subject: Pre-Assessment Consultation  
Environmental Assessment (EA)  
Hanalei Plantation Resort  
Tax Map Keys: (4) 5-4-004; 001, 006 and 013  
Princeville, Hanalei, Island of Kaua'i, Hawai'i

Dear Mr. Guy:

Thank you for your letter dated June 1, 2012 regarding the subject pre-assessment consultation. Subsequent to the distribution of the pre-assessment consultation, the County of Kauai Planning Department determined that an environmental impact statement (EIS) shall be prepared for the proposed project pursuant to Chapter 343, Hawaii Revised Statutes (Hawaii EIS law).

Prior to the publication of the Draft EIS, the applicant, Ohana Real Estate Investors (OREI), will be required to prepare an EIS Preparation Notice (EISP). The EISP is an environmental assessment that will be used to determine that potential impacts of the project could be significant and, therefore, would warrant preparation of an EIS to fully evaluate those potential impacts. The EISP will include a more detailed project description than contained in the pre-assessment consultation. This will allow reviewers to gain a better understanding of the proposed project and the rationale supporting it. The EISP also provides agencies, organizations and the general public an opportunity to provide comments regarding the scope of the subsequent Draft EIS.

We acknowledge your concerns regarding the proposed project and will take them into consideration through the EIS process. The EISP will discuss the goal and objectives of the project, alternatives considered and how each alternative could achieve those objectives; which led to the selection of the preferred alternative. The EISP will also provide a general assessment of the environmental and social impacts of the preferred alternative and identify technical studies that are being prepared to evaluate potentially significant impacts. Those studies, along with a more detailed project information and assessment of impacts will be included in the subsequent Draft EIS. Among studies in the Draft EIS will be those addressing protected native waterbirds, water quality, archaeological and cultural impacts, view planes from important public vantage points, noise and traffic. Project lighting will be subject to controls minimizing impacts on protected seabirds. The Draft EIS will also include a



7905-01  
Letter to Mr. Joel Guy, President  
Page 2  
November 26, 2013

chapter discussing the relationship of the proposed project to various land use plans and policies. You will have another opportunity to comment on the scope of the Draft EIS when the EISP is published. At that time we will provide you with two copies of the EISP document, as requested.

In addition, through the provision of additional public shoreline access ways, the proposed project will increase public access to the shoreline, consistent with the vision set forth by the North Shore Development Plan.

OREI is committed to pursuing a project that stresses respect for and appreciation of the aina, culture, ecology, and native habitat of the Hanalei Ahupua'a. A key component of the proposed project is the ecological enhancement of the Pu'u Poa Marsh, which will revitalize the wetland environment/habitat by removing accumulated decomposing vegetative materials and silt. This will rehabilitate the marsh's historic sediment and nutrient capturing capabilities to improve the quality of stream discharges into coastal waters. The ecological enhancement of Pu'u Poa Marsh also includes restoring the function of the Kamo'omaika'i fishpond to preserve this important historic and archaeological resource for future generations. Your letter, along with this response, will be reproduced and included in the forthcoming EISP. We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

Enclosures

cc: Mr. Eric Crispin, Ohana Hanalei LLC

# HANALEI

PLANTATION RESORT



CULTURE ECOLOGY HANALEI

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