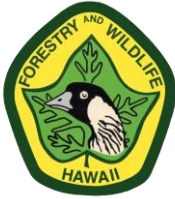
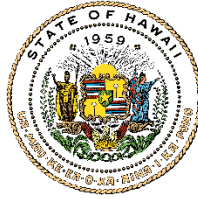


JOSH GREEN, M.D.  
GOVERNOR | KE KIA'ĀINA

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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

April 11, 2025

Endangered Species Recovery Committee  
State of Hawai'i  
Honolulu, Hawai'i

**SUBJECT:** Division of Forestry and Wildlife Evaluation of the Alexander & Baldwin  
Inc. Implementation of the Kaua'i Seabird Habitat Conservation Plan  
During 2024

Dear Committee Members,

The State of Hawai'i Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) is respectfully requesting the Endangered Species Recovery Committee (ESRC) review the 2024 Kaua'i Seabird Habitat Conservation Plan (KSHCP) Annual Report prepared by Pacific Rim Conservation, with regards to Alexander & Baldwin Inc. (A&B), an individual participant and licensee of the KSHCP. This request is per the requirements outlined in Section 195D-25, Hawai'i Revised Statutes. The 2024 KSHCP Annual Report compiles information from eight individual licensees as part of the obligations of the KSHCP and State Incidental Take License (ITL; ITL-31). This submittal summarizes the A&B portion of the 2024 KSHCP Annual Report and includes information provided to DOFAW by the licensee over the last year.

**BACKGROUND:**

ITL Licensee: Alexander & Baldwin Inc.

Project:

- Port Allen Commercial Properties: Port Allen Center I and II, Port Allen Marina Center, Steel Warehouse, gravel parking lots, and south parcel.
- Hōkūlei Shopping Village
- The Shops at Kukui'ula (TSAK)

ITL Duration: June 12, 2020 – June 12, 2050. After 2024, the licensee is approximately 4.5 years (15%) through their permit term.

#### Status of ITL:

- During 2024, the licensee reported the direct, incidental take of four ‘a’o (Newell’s shearwater). One take occurred at Port Allen, and three occurred at TSAK. All birds were recovered alive and released.
- Four additional ‘a’o (Newell’s shearwater) were found by seabird searchers within the Port Allen area but outside of A&B property bounds. Three were recovered alive and released, and one was found dead. The Port Allen properties are near other lit properties that are not KSHP participants.

#### General Updates:

- Sean O’Keefe, the prior Director of Environmental Affairs, retired at the end of February 2025, and oversight of the KSHCP Compliance Program at A&B has transitioned to Jeffrey Kermode.
- Waipouli Town Center was sold in October 2024 to Island Self Storage, LLC, and participation in the KSHCP under the A&B license has therefore been terminated.

#### **Take Review:**

Table 1. Maximum 5-Year rolling average vs. actual 5-year rolling average of lethal and non-lethal take for each covered species, and the lethal and non-lethal, authorized take vs. cumulative calculated take for each species since ITL issuance through 2024, as provided in the 2024 KSHCP Annual Report.

<b>Covered Species Common Name</b>	<b>Maximum 5-Year Rolling Average Lethal / Non-Lethal</b>	<b>Actual 5-year Rolling Average Lethal / Non-Lethal</b>	<b>Authorized Take of Fledglings, Lethal</b>	<b>Cumulative Calculated Take of Fledglings, Lethal</b>	<b>Authorized Take of Fledglings, Non-lethal</b>	<b>Cumulative Calculated Take of Fledglings, Non-lethal</b>
‘A’o (Newell’s shearwater)	3.46 / 2.64	5.46 / 3.34	104	27.28	80	16.72
‘Ua’u (Hawaiian petrel)	N/A	N/A	3	0	3	0
‘Akē’akē (Band-rumped storm petrel)	N/A	N/A	1	0	1	0

Participant Inclusion Plan (PIP) Discovery rate: 50%

The licensee’s 5-year rolling average for both lethal and non-lethal take of ‘a’o indicates that if take continues at the current rate, A&B will exceed the permitted take during the 30-year license term. Adaptive Management is needed to increase minimization and reduce annual take to avoid exceeding the 30-year take request.

## **Downed Seabird Searches:**

A&B's Downed Seabird Monitoring and Recovery Plan was updated in September 2024. All seabird searchers at each of A&B's properties were trained on the revised plan.

The in-house Downed Seabird Searcher Effectiveness Monitoring and Improvement Program, which utilizes decoys to practice and evaluate searcher efficacy, was continued throughout 2024. This helped to ensure effective searching, and additional training was provided as warranted.

A&B hired H.T. Harvey & Associates to conduct a third-party Searcher Recovery Rate Trial across their properties in 2024. Preliminary results are consistent with those from the in-house searcher effectiveness program; searcher efficacy was 75% at Port Allen, 65% at Hōkūlei, and 68% at TSAK.

### **Port Allen Properties**

Searches were conducted by A&B's wildlife control contractor twice per evening (three to four hours after sunset and once within one hour of sunrise) throughout the fledgling season. All searches were completed and logged.

### **Hōkūlei Shopping Village**

A&B's wildlife control contractor conducted searches twice per evening (three to four hours after sunset and once within one hour of sunrise) throughout the fledgling season. Except for one search missed due to a scheduling error, all searches were completed and logged. On occasion, limited areas of the facility could not be safely searched due to the presence of vagrants who frequent the area. Increased security presence is needed to control the influx of vagrants into the shopping village.

### **The Shops at Kukui'ula**

A&B's wildlife control contractor conducted evening searches, and morning searches were conducted by A&B's trained landscaping and building maintenance contractors. Searches occurred throughout the duration of the fledgling season. All searches were completed and logged.

## **Lighting:**

### **Port Allen Properties**

In 2023, two downed seabirds were found at the northern property boundary of Port Allen Marina Center. It was suspected that dark-sky-compliant parking lights reflecting off a white plastic fence on the adjacent property were a contributing factor. In 2024, a black shade cloth was installed on the fence with the permission of the adjoining property owner. This effectively prevented light reflection, as no fallout was observed in this area during 2024.

Semi-opaque panels on the roof and sides of the Steel Warehouse were noted to transmit light from inside the building. This was addressed in 2023 through tenant control of interior lighting during the fledging season. Monitoring of this tenant's lighting was conducted throughout 2024 to assess the need for further action, and there remains room for further improvements. Options for improvements will be evaluated during 2025 for possible implementation during the 2025 fledgling season.

In 2024, several tenant-owned/installed lights were addressed to ensure they were dark-sky compliant. This included replacing floodlights installed at Port Allen Center I and Port Allen II tenant spaces, modifying an exposed light inside the Port Allen Sunset Grill and Bar, replacing a floodlight, and installing a window shade on an illuminated doorway window at the Steel Warehouse.

#### Hōkūlei Shopping Village

One tenant-owned light without a shield remained uncorrected throughout the fledgling season (the shield had either been removed or had fallen off).

#### The Shops at Kukui'ula

A comprehensive lighting improvement program for this facility remains under development. Limited aspects of this program were implemented in 2024. In conjunction with energy efficiency improvements, existing dark-sky-compliant parking lot lights around the facility were transitioned to 2700K LED lamps. Consideration is being given to adding an east-adjacent 3.13-acre parcel, currently partly used for employee parking, to the KSHCP.

### **Predator Control:**

#### Port Allen Properties

A&B's wildlife control contractor conducted predator control at Port Allen properties. Pre-season trapping began on August 16, and trapping continued daily throughout the fledgling season. One-third of predators caught in 2024 were trapped in the pre-season.

Systematic predator monitoring was conducted before beginning trapping and before, during, and after the fledgling season while performing downed seabird searches. No more than two cats were observed at a time, and overall monitoring indicates the cat population remained near zero throughout the fledgling season. One loose dog was observed during the fledgling season; it appeared to be non-feral.

Two instances of cat feeding were observed on the property, and there continues to be an issue with a cat colony operator who operates in an adjacent area. The colony operator posted to social media and complained to Save Our Shearwaters. In response to the complainant's specific questions, A&B provided information about the predator control program. This situation highlights one of the significant challenges faced by all KSHCP participants in meeting predator control requirements and the need for greater public education regarding the dangers posed to endangered birds by feral cats.

### Hōkūlei Shopping Village

A&B's wildlife control contractor conducted predator control at Hōkūlei Shopping Village. Pre-season trapping began on August 16 and continued daily throughout the fledgling season. Half the predators caught in 2024 were trapped in the pre-season. No instances of cat feeding were observed at this property.

Systematic predator monitoring was conducted before beginning trapping and before, during, and after the fledgling season while performing downed seabird searches. No more than two cats were observed at a time, and overall monitoring indicates the cat population remained near zero throughout the fledgling season.

### The Shops at Kukui'ula

A&B's wildlife control contractor conducted predator control at TSAK. Pre-season trapping began on August 15 and continued daily throughout the fledgling season. Just under half of the predators caught in 2024 were trapped in the pre-season. Feral chicken activity on this property was high, and chicken trapping was conducted to reduce impacts on predator traps.

Systematic predator monitoring was conducted before beginning trapping and before, during, and after the fledgling season while performing downed seabird searches. Predator sightings averaged one cat per night, and no more than two cats were observed simultaneously. About half of all predator sightings were in the vicinity of Long's.

Predator control efforts were less effective at TSAK than in prior years, primarily due to regular cat feeding on the property near Long's. The presence of kittens on more than one occasion indicates ongoing breeding. Traps placed near the colony operation were repeatedly tampered with, and one predator trap was stolen. As a result of these factors, the cat population at TSAK was higher than in prior years.

Existing efforts by security and predator control contractors to discourage cat feeding have proven insufficient to deter the colony operator. A more directed effort to prevent cat feeding and reduce the cat population is planned to be implemented in advance of the 2025 season. Measures being considered include:

1. Posting of additional signage, especially near known feeding areas.
2. Increased outreach to tenants, including during the off-season, to reinforce messaging year-round regarding cats and other predators so that good habits are in place before the seabird season arrives, to help ensure tenant employees are aware of and comply with the "no feeding" policy, and encourage tenants to police their areas for compliance.
3. Year-round monitoring for feeding activity by security and intervention by security when feeding is observed, regardless of the time of year.
4. Directing facility maintenance and landscaping staff to remove and dispose of cat food when it is observed.

5. Integrating limited cat trapping into the off-season chicken control program when off-season predator populations increase and evidence of breeding (i.e., litters) is observed.

### **Employee Training and Public Outreach:**

48 employees and contractors across all A&B properties received training. The training focused on educating staff on the KSHCP's requirements and protocols for seabird searches and predator control. H.T. Harvey & Associates provided most of the training via an online meeting and PowerPoint presentation. Dedicated seabird searchers received additional hands-on and field training.

Informational brochures were distributed to employees, tenants, contractors, and customers. Tenants were also asked to distribute brochures to customers and visitors.

### **Port Allen Properties**

In light of high fallout in the Port Allen vicinity during recent years and to help mitigate area-wide lighting issues that may be contributing to fallout, pre-season outreach efforts were significantly expanded to include mailing of informational fliers to landowners in the area and the U.S. Navy (which operates vessels out of Port Allen), as well hand-delivering them to residents of the Hawaii Public Housing Authority project adjacent to Port Allen Marina Center. It was hoped that this would raise awareness of lighting issues among non-KSHCP participants and the public in the area.

### **Other**

TMK No. (4) 2-1-3 parcels 025 and 026 TSAK are unlighted and have experienced fallout in recent years that is not attributable to lighting on these parcels. A request to withdraw these parcels from the KSHCP is among the options being considered.

### **2023 ESRC Recommendations**

The ESRC did not provide any recommendations to the licensee during the 2023 Annual Review Meeting.

### **DOFAW RECOMMENDATIONS:**

DOFAW appreciates the actions implemented by the Licensee in 2024, including improving seabird searches, undergoing a third-party searcher efficacy trial, implementing additional lighting minimization, continuing with outreach efforts, and developing a plan to address cat feeding at TSAK. DOFAW also appreciates the recovery of four 'a'o from adjacent properties.

DOFAW recommends that A&B continue to work with the U.S. Fish and Wildlife Service and DOFAW to identify and implement additional Adaptive Management measures, including further reducing lighting, increasing searcher efficiency, and increasing predator control, to lower the current rate of 'a'o take.

If you have any questions, please contact Kelli Yamaguchi, Habitat Conservation Planning Program Associate, at [kelli.yamaguchi.researcher@hawaii.gov](mailto:kelli.yamaguchi.researcher@hawaii.gov).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "DGS", is positioned above the printed name.

DAVID G. SMITH  
Administrator