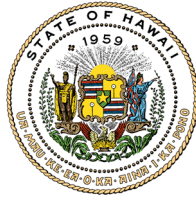


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STATE PARKS

April 2, 2026

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

**SUBJECT:** Endangered Species Recovery Committee Evaluation of 1 Hotel Hanalei Bay's Implementation of the Kaua'i Seabird Habitat Conservation Plan in 2025

Dear Committee Members,

The State of Hawai'i Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) requests the Endangered Species Recovery Committee (ESRC) review the 2025 Kaua'i Seabird Habitat Conservation Plan (KSHCP) Annual Report prepared by Pacific Rim Conservation, with regards to 1 Hotel Hanalei Bay ("1 Hotel"), an individual participant of the KSHCP. This request is in accordance with the requirements outlined in Section 195D-25, Hawai'i Revised Statutes. The 2025 KSHCP Annual Report compiles information from eight individual participants as part of the obligations of the KSHCP and State Incidental Take Licenses (ITL). This submittal summarizes the 1 Hotel portion of the 2025 KSHCP Annual Report and includes information provided to DOFAW and the U.S. Fish and Wildlife Service (collectively, "the Agencies") by the participant over the past year.

**BACKGROUND:**

ITL Licensee: ITL-28; SOF-XI Kauai PV Hotel, LP dba 1 Hotel Hanalei (formerly Princeville Resort, Kaua'i)

Project: Privately owned beachfront resort on 23.23 acres in Princeville, within the moku of Halele'a on Kaua'i.

ITL Duration: June 12, 2020–June 12, 2050. At the conclusion of 2025, the participant is approximately 5.5 years (18%) through their permit term.

Miscellaneous:

1 Hotel hired a new Director of Loss Prevention, who serves as a KSHCP point of contact.

1 Hotel continued to retain ABR, Inc. ("ABR") environmental consultants to evaluate lighting and vegetation, conduct seabird and honu awareness and responder training, manage data, prepare downed wildlife reports, and prepare the KSHCP Annual Report.

Status of ITL:

Covered Species Under ITL-28: 'A'o (Newell's shearwater), 'ua'u (Hawaiian petrel), and 'akē'akē (band-rumped storm petrel) fledglings.

1 Hotel's ITL does not authorize the take of adult seabirds. Due to the non-lethal take of two adult 'a'o in 2025, the participant submitted a draft Participant Inclusion Plan amendment to request take of adult 'a'o, 'ua'u, and 'akē'akē. The participant is also requesting additional fledgling 'a'o take. The draft amendment is currently being reviewed by the Agencies.

Observed take of Covered Species in 2025

- 'A'o fledglings: lethal 2 / non-lethal 31
- 'A'o adults: lethal 0 / non-lethal 2 (not authorized under the current ITL)
- 'Ua'u fledglings: lethal 1 / non-lethal 0
- 'Akē'akē fledglings: lethal 0 / non-lethal 0

Calculated take of Covered Species in 2025

Using the 90% discovery rate stated in the Participant Inclusion Plan:

- 'A'o fledglings: lethal 5.67 / non-lethal 31
- 'Ua'u fledglings: lethal 1.11 / non-lethal 0
- 'Akē'akē fledglings: lethal 0 / non-lethal 0

Using the 50% discovery rate found in the Kaua'i Endangered Seabird Recovery Program (KESRP) 2024 searcher efficiency trial (Sahin and Olson, 2025):

- 'A'o fledglings: lethal 35 / non-lethal 31
- 'Ua'u fledglings: lethal 2 / non-lethal 0
- 'Akē'akē fledglings: lethal 0 / non-lethal 0

Indirect take of egg/chick associated with the non-lethal take of 2 adult 'a'o (not authorized under current ITL):

- 0.36 'a'o egg/chick

**Table 1.** Authorized take, Cumulative take, Maximum 5-year rolling average, and Actual 5-year rolling average of fledgling take for Covered Species.

Covered Species	Authorized fledgling take (lethal / non-lethal)	Cumulative calculated* fledgling take through 2025 (lethal / non-lethal)	Maximum 5-year rolling average of fledgling take	Actual 5-year rolling average of fledgling take (2021 - 2025)
‘A‘o (Newell’s shearwater)	125 / 475	12.11 / 79	4.17 / 15.83	2.42 / 15.8
‘Ua‘u (Hawaiian petrel)	6 / 6	2.33 / 1	N/A	N/A
‘Akē‘akē (band-rumped storm petrel)	1 / 1	0 / 0	N/A	N/A

\* The PIP discovery rate of 90% was used for take calculations

The table above does not include the unauthorized take of two adult ‘a‘o and the associated indirect take of eggs/chicks.

1 Hotel began operating in March 2023 and has been operational through three seabird fledgling seasons – 2023, 2024, and 2025. (No take was reported in 2020, 2021, and 2022 while the hotel was under construction.) Therefore, the 5-year rolling average of ‘a‘o fledglings take shown in Table 1 is an underestimation. If the average annual take of ‘a‘o fledglings is calculated over three years of hotel operation, the average annual lethal take is 4.04 and the average annual non-lethal take is 26.33. Additional adaptive management measures should be implemented to minimize take. As mentioned above, 1 Hotel has submitted a draft PIP amendment to request additional take of fledgling ‘a‘o as well as take of adult ‘a‘o, ‘ua‘u, and ‘akē‘akē.

**Minimizations Measures:**

Downed Seabird Searches: In 2025, 1 Hotel continued to use a wildlife contractor to perform downed seabird searches 3-4 hours after sunset and 1 hour before sunrise throughout the entire fledgling season (September 15 through December 15). Searchers work in pairs with each covering half the property. Eleven people on the Loss Prevention team were also trained in seabird recovery to support downed seabird response. Every employee also searches their work areas during work hours. All recovered downed seabirds were placed in the 1 Hotel Save Our Shearwaters (SOS) aid station for transfer to SOS and a downed wildlife report was completed for each incident.

The access road near the public trail to Pu'u Poa beach was added to the search area, as recommended by the ESRC and DOFAW in October 2025.

Honu Searches: Trained members of Loss Prevention were responsible for surveying Pu'u Poa beach every morning during honu nesting season (May 15–December 15). Due to staffing shortages, surveys were not completed on 55 days of the 2025 season. Groundskeepers, lifeguards, and pool attendants, who received honu awareness training, were present daily. No honu, tracks, or nests were reported in 2025.

Lighting: ABR visited the property in June 2025 to evaluate lighting and provide recommendations for minimization. Changes made prior to the 2025 fledgling season included:

- Reducing lighting along the public beach path and parking lot path
- Tinting of a large skylight
- Shielding of an exposed stairwell light
- Adding 16" shields to parking lot lights, and
- Lowering Welina Terrace blinds partway during service hours and fully during cleaning

In December 2025, the Agencies visited 1 Hotel to participate in lighting evaluations and provided recommendations which will be implemented prior to the 2026 fledgling season.

Predator Control: 1 Hotel continued to use a wildlife control contractor to perform predator control on the property. In February and March three traps were deployed for 12 days per month. In May, trapping effort was increased to seven traps 12 days a month. During fledgling season, between three to seven traps were deployed 12 days per month. No traps were deployed in April or July. Total predator control effort was 665 trap-nights which resulted in the removal of six predators. In 2026, 1 Hotel plans to trap year-round.

Predator monitoring occurred in conjunction with downed seabird searches. Fifty-three predator observations were recorded. Wildlife control contractors were informed of predator observation for adaptive trapping.

One incident of cat feeding was noted along the public beach access and tampering with predator traps occurred on occasion.

Employee Training and Guest Outreach: ABR provided seabird and honu awareness training to 79 hotel employees and 11 Loss Prevention employees were trained in seabird search and recovery. Additional 1 Hotel employees were trained however attendance records were misplaced with staff turnover. In 2026, 1 Hotel is aiming to train 100% of their employees.

During the 2025 fledgling season, 1 Hotel initiated a preliminary seabird decoy program to practice decoy deployment, seabird searches, and data collection. In 2026, 1 Hotel

intends to refine the decoy program to reinforce searcher training and assess searcher efficacy.

A new educational poster on native seabirds, developed by Archipelago Research and Conservation, LLC, and the Hanalei Watershed Hui was posted in the employee area.

As in prior years, seabird information cards or door hangers were placed in guest rooms to request guests turn off lights and close their drapes each evening. Turn down service also included closing guest room drapes.

1 Hotel also continues to host "Shearwater Talk Story" sessions where a representative from We Care Kaua'i talks with guests about Kaua'i's native seabirds. Guest attendance has been limited and ABR is discussing ways to remedy this.

### **Prior ESRC Recommendations**

1 Hotel implemented the following ESRC recommendations resulting from the April 10, and October 24, 2025, KSHCP meetings.

1. Identify and implement additional adaptive management measures to minimize 'a'o and 'ua'u take. This may include:
  - a. Further reducing property lighting
  - b. Increasing searcher efficacy
  - c. Increasing predator control by increasing the number of traps on property and focusing trapping on spots of ingress
2. Include all access roads, trails, and adjacent areas in the revised search area. *The lower access road was added to the search route.*
3. Replace screens at the inside dining area to reduce lighting in direct flyways. *Screens are partly drawn during service hours and fully drawn during cleaning.*
4. Conduct predator control year-round. *Trapping occurred 10 months out of the year in 2025 and will occur year-round in 2026.*
5. Train more employees in seabird awareness and response training.
6. Paint seabird decoys with a matte finish.
7. Calculate multiple average take rates for 3 years of construction, 3 years of operation, and the 5-year rolling average.
8. Immediately pursue a PIP amendment to utilize searcher efficacy rates based on the annual third-party searcher efficacy trials conducted prior to each fledgling season and request increased authorized take for 'a'o and potentially 'ua'u. Timeline: before January 31, 2026. *In progress; a draft PIP amendment has been submitted and is currently being reviewed by the Agencies.*

### **Outstanding ESRC Recommendations**

1. Create an overlay of lighting versus where birds are found downed.
2. Adjust pool lighting and lighting surrounding the pool to meet minimum requirements for human safety as determined by code.

3. Utilize alternative search methods to search areas which are unsafe for human searchers or factor unsearchable areas in to take calculations.
4. Pursue conservation dog use on property – work directly with conservation dog group. *Under consideration.*
5. The searchable proportion of the property as well as the annual third-party searcher efficacy rate should be included when calculating the discovery rate. Adequate predator control must also be occurring.

**RECOMMENDATIONS:**

DOFAW appreciates 1 Hotel's ongoing minimization efforts, and the new measures implemented in 2025 including further reducing lighting, increasing predator control, and initiating a decoy program.

DOFAW Recommendations:

1. Address outstanding ESRC recommendations.
2. Recalculate 2025 take using a 50% discovery rate.
3. Consider implementing seabird lighting protocols beginning March 1, to minimize take of adult covered species.
4. Because the rate of fledgling 'a'o take remains high, identify and implement additional adaptive management measures such as reducing lighting and increasing searcher efficacy.
5. Ensure honu searches take place every morning after sunrise throughout the entire honu nesting season (May 15–December 15).

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,



DAVID G. SMITH  
Administrator

## Bibliography

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