

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCE
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawai'i

180-Day Exp. Date: July 22, 2020

July 10, 2020

**Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i**

REGARDING: Conservation District Use Application (CDUA) KA-3862
Subdivision of property, and development of the Hanalei Valley Viewpoint

APPLICANT: Hawai'i Department of Transportation

AGENT: Alex Schwartz, U.S. Fish and Wildlife Services, Portland, OR

LANDOWNER: Kalihiwai Investors LLC, Princeville, HI

LOCATION: Halele'a, Hanalei, Kaua'i

TAX MAP KEY: (4) 5-3-001:016

AREA OF USE: 5.4 acres

SUBZONE: Resource

PROJECT SUMMARY

The Hawai'i Department of Transportation and the U.S. Fish and Wildlife Service propose to develop a public viewpoint on a bluff overlooking the Hanalei National Wildlife Refuge (NWR). The project area is bounded by Kūhiō Highway to the north, private land to the east, and Hanalei Valley to the west.

The project will involve removing 5.4 acres from a privately-owned parcel, which the landowner will donate to the Fish and Wildlife Service for incorporation into the adjoining refuge.

The central focus of the project will be two on-grade viewpoints that offer views of Hanalei Valley and Bay, the Hanalei NWR, and the mountains of the Halele'a Forest Reserve. The viewpoints will be constructed of stone and concrete materials, and include seat walls and

interpretive signs. The applicant states that the design will be integrated into the surrounding landscape.

The project involves providing parking spaces for twenty-five cars and tour buses, developing shore trails from the parking lot to the overlooks, building an orientation kiosk, and installing interpretive signage.

Access will be via Kūhiō Highway. Turn lanes and acceleration / deceleration lanes will be created to formalize ingress and egress. Other visitor amenities will include creating a gathering space for educational programs and installing three pre-engineered vault toilets.

Construction will involve clearing and grubbing approximately 1.5 acres of degraded woodland habitat in an area that was formerly a nursery. Approximately 0.5 acres will be paved for parking, and 0.1 acres for pedestrian trails. An additional 0.9 acres will be landscaped with native and beneficial non-native plants. The remaining four acres will not be disturbed.

Stormwater runoff from the parking areas will be directed into landscape swales, which will in turn flow into catchment basins. Runoff from the entry driveway will be collected in a curb inlet. Flows from the catchment basins and curb inlet will pass through a hydrodynamic water quality separator to screen debris and hydrocarbons. The outlet will connect to an underground stormwater storage system; a storm pipe will convey water from the system to an outfall discharge point that will be located on the pali. Stormwater from the pedestrian areas will be collected and detained in bioretention areas.

To facilitate safe entry and exit to the site one deceleration lane, two acceleration lanes, and one turning lane will be constructed on the highway. These improvements will be contained within the existing right-of-way, and are not a subject of this permit.

A wire mesh fence will be installed along the highway. The site will be secured at night with an electric gate powered by an on-site photo-voltaic panel. A privacy wall with a vegetated berm will be built to screen nearby residences.

The project was designed to comply with the requirements of the Architectural Barriers Act standards for the parking area, bus parking, toilets, and welcome/orientation plaza and kiosk. The pathways from the welcome/orientation plaza to the viewpoints would follow the Outdoor Recreation Access Routes (ORAR) standards.

The Refuge manager would have the authority to open and close the parking area and other facilities to ensure the safety of visitors and ensure compatibility with Refuge purposes. The Service does not plan to charge an entrance fee for visitors to the viewpoint; however, commercial tour companies may be charged a fee for their use of the area, and an entrance fee could be considered in the future if necessary, to maintain the site. No other commercial uses would be allowed on the site.

No electric, sewer, or potable water utilities are being proposed.

The following exhibits are included with this report:

- Exhibit 1: Location Map
- Exhibit 2: Proposed Acquisition Map
- Exhibit 3: Google Earth Aerial Photographs
- Exhibit 4: Project Site Plan
- Exhibit 5: Project Site Plan, Color

Natural Resources Protection and Mitigation

The site is mostly overgrown with introduced and alien species with very few native Hawaiian plants present. A mixed forest of trees ranging in height from 25 to 30 feet is located along the bluff overlooking Hanalei Valley. Along Kūhiō Highway there is a band of mowed vegetation composed of various grasses and herbaceous species.

No endangered or threatened plant or animal species was observed at the site. However, there are a number of protected species that occur in the vicinity, or that have the potential to visit the site. These include the koloa maoli (Hawaiian duck, *Anas wyvilliana*), ae'o (Hawaiian stilt, *Himantopus mexicanus knudseni*), 'alae ke'oke'o or (Hawaiian coot, *Fulica alai*), 'alae 'ula (Hawaiian moorhen, *Gallinula galeata sandvicensis*), nene (*Branta sandvicensis*), 'ōpe'ape'a (Hawaiian hoary bat, *Lasiurus cinereus semotus*), band-rumped storm petrel (*Oceanodroma castro*), 'a'o (Newell's shearwater, *Puffinus newelli*), pueo (short-eared owl, *Asio flammeus sandwichensis*), and 'ua'u (Hawaiian petrel, *Pterodroma sandwichensis*).

The site will not be lit at night in order to minimize the potential impact to avian flightpaths. In addition, disturbances to woody plants will be avoided during bat pupping season between June and September.

Historical Resources Protection and Mitigation

An Archaeological Inventory Survey was conducted by Cultural Surveys Hawai'i in support of the project. No historic properties were identified in the project area. There were three properties in the vicinity: the Po'oku Heiau, 300 meters from the parcel; an extensive archaeological site downslope of the project area, 100 meters away; and the Kūhiō Belt Road itself.

The survey recommended restricting bulldozer push and secondary impacts from runoff to avoid impacts to the downslope site. OCCL will recommend that this be made a specific condition of any permit that is issued.

Visual impacts to the historic sites have been mitigated in the project's design through the use of setbacks and landscaping.

On November 21, 2019 SHPD concurred with the applicant that no historic properties would be affected by the project.

Natural Hazard Mitigation

The silty clay soils on the site have moderately rapid permeability and slow runoff. The erosion potential is small. A National Pollutant Discharge Elimination System (NPDES) permit will be required prior to the initiation of construction. The permit will set effluent limits for erosion and sediment control.

ANALYSIS

On January 24, 2020 the Department notified the applicant that:

1. The proposed development of the Hanalei Valley Viewpoint was an identified land use in the Protective subzone of the Conservation District pursuant to Hawai'i Administrative Rules (HAR) §13-5-22 Identified Land Uses in the Conservation District, P-6 PUBLIC PURPOSE USES, (D-1) *Not for profit land uses undertaken in support of a public service by an agency of the county, state, or federal government, or by an independent non-governmental entity, except that an independent non-governmental regulated public utility may be considered to be engaged in a public purpose use. Examples of public purpose uses may include but are not limited to public roads, marinas, harbors, airports, trails, water systems and other utilities, energy generation from renewable sources, communication systems, flood or erosion control projects, recreational facilities, community centers, and other public purpose uses, intended to benefit the public in accordance with public policy and the purpose of the conservation district.*
2. The proposed subdivision of the parcel was an identified land use in the Protective subzone of the Conservation District pursuant to §13-5-22, P-10 SUBDIVISION OF CONSOLIDATION OF PROPERTY, (D-1) *Subdivision of property into two or more legal lots of record that serves a public purpose and is consistent with the objectives of the subzone.*

Both of the above land uses require a permit from the Board of Land and Natural Resources, who have the final authority to modify, grant, or deny any permit.

3. Pursuant to HAR §13-5-40 HEARINGS, a public hearing would not be required.
4. Pursuant to HAR §13-5-31 Permit applications, the permit required that an environmental assessment be carried out.

An Environmental Assessment was prepared for the project by The US Department of the Interior, U.S. Fish and Wildlife Service. The Hawai'i Department of Transportation (HDOT) served as the State's proposing and approving agency for the project; they

issued a Finding of No Significant Impact (FONSI) which was published in the Office of Environmental Quality Control's *Environmental Notice* on December 8, 2019.

SUMMARY OF COMMENTS

The Office of Conservation and Coastal Lands referred the application to the following agencies for review and comment: Kaua'i Board Member; Office of Hawaiian Affairs; County of Kaua'i Planning Department; DLNR – Land Division, Historic Preservation, DOFAW; and the Kaua'i North Shore Community Foundation

A notice of the application was placed in the February 8, 2020 edition of the Office of Environmental Quality Control's *Environmental Notice*.

Copies of the application were available for review at the Līhu'e Regional Library. The application and associated environmental documents were also available on OCCL's website.

OCCL did not receive any comments regarding the project itself. We received one complaint regarding flooding within the valley that the writer asserted was caused by activities in the National Wildlife Refuge. As this project is located entirely on a bluff overlooking the valley, and not in the valley itself, OCCL did not seek a response from the applicant.

HAWAII ADMINISTRATIVE RULES (HAR) §13-5-30 CRITERIA

The following discussion evaluates the merits of the proposed land use by applying the criteria established in HAR §13-5-30.

1) *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare.

The purpose of the project is to develop a viewpoint in the National Wildlife Refuge which would provide residents and visitors with a quality experience that includes opportunities to learn about the natural and cultural history of the Hanalei Valley and the Refuge.

The project will replace an existing overlook which has inadequate parking, uncontrolled vehicular access, a viewing area too close to the Kūhiō Highway that detracts from the visitor's experience, and inadequate space for informational displays or stationing of Refuge staff or volunteers to provide outreach and information to the public.

OCCL believes that the purpose of the Viewpoint is consistent with the objectives of the Conservation District.

- 2) *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the Resource Subzone, pursuant to Hawai'i Administrative Rules (HAR) §3-5-13, is *to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.*

The proposed use is an identified land use in this subzone pursuant to §13-5-22, P-6 PUBLIC PURPOSE USES, AND P-10 SUBDIVISION OF CONSOLIDATION OF PROPERTY,

Sustainable elements of the project include a focus on low impact development, using on-site stormwater management, engaging in landscape restoration, using vegetative screening to provide buffers from adjacent land uses, and landscaping with native and non-invasive plant species.

The Resource Subzone encompasses *lands necessary for providing future parkland and lands presently used for national, state, county, or private parks.* The Viewpoint will be incorporated into the existing wildlife refuge, and is thus consistent with the objectives of the subzone.

- 3) *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

The goals of the CZM program are to address issues from an integrated ecosystem perspective. No lands in Hawai'i are more than 30 miles from the shore, and mauka land uses have the potential to have secondary impacts in the coastal zone.

Many of the objectives of the CZM program outlined in HRS 205A – protection of historic resources, scenic and open space resources, and recreational resources – parallel the objectives of the Conservation District.

The project is consistent with state CZM objectives for recreational resources, scenic and open space resources, coastal ecosystems, coastal hazards, managing development, and public participation. The project would provide a coastal recreational activity free to the public, an improved viewpoint of Hanalei Valley and Bay, and would restore native and beneficial non-native plants to an abandoned nursery site that is overgrown with non-native nursery-trade plant species. The proposed viewpoint would be located in an area not subject to tsunamis or storm waves and would generate no pollution or hazardous materials that could affect public health. The project has been through extensive public review through a series of public open houses. In addition, the project would educate the public on the importance of the Refuge, its ecosystems, and the various species that it supports. Therefore, this site will help protect, preserve, and improve the quality of coastal scenic and open space resources.

- 4) *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.*

Construction would require clearing and grubbing about 1.5 acres of degraded woodland habitat at the site of an abandoned nursery now dominated by common, primarily non-native plant species. No export of cut material is required. Exposed soils may be subject to erosion. To prevent fugitive dust and erosion, typical erosion control techniques would be employed, including the use of silt fences, mulching, and covering stockpiled soils.

Only minor effects to wildlife habitat and use are anticipated. Wildlife inhabiting the site would be displaced during construction, though the species present are mostly invasive and non-native and would not be adversely affected in terms of local or regional abundance.

The 'ōpe'ape'a (*Lasiurus cinereus semotus*, Hawaiian hoary bat) is listed as endangered by the Service and the State of Hawaii. They roost in both exotic and native woody vegetation and leave their young unattended in "nursery" trees and shrubs when they forage. Under the preferred alternative, trees and shrubs suitable for Hawaiian hoary bat roosting would be cleared.

To minimize impacts, site clearing would be timed to avoid disturbance during the bat-birthing and pup-rearing season (June 1 through September 15). During this time, woody plants greater than 15 feet tall would not be disturbed, removed, or trimmed.

The preferred alternative includes no lighting at the site. Migratory seabirds would not be subject to the disorienting and blinding effects bright lights can cause when they fly between inland nesting sites and offshore feeding grounds. Migratory seabirds would be unaffected by the proposed viewpoint during their migrations.

OCCL finds that, if best management practices are followed, the project will not cause significant impact to the area's natural resources.

- 5) *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

The viewpoint will serve as an extension of the existing refuge, and will be designed to have a minimal impact to neighboring properties. Daytime use of the parcel will generate noise from vehicles and visitors; however, this will take place against the backdrop of traffic noise from the highway.

- 6) *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

The proposed project would improve the natural character and resources on site. The existing natural resources on the site are limited because of its past development and use as a nursery. The site currently contains old nursery debris and is overrun with invasive plant species. The project will improve natural conditions by providing on-site sustainable stormwater management and landscape restoration with native/non-invasive plants.

- 7) *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

The proposed project involves subdivision of Conservation District land for a public purpose. It will not lead to an increase in the intensity of land use, and OCCL will recommend conditions that limit future development of the parcel.

- 8) *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

No negative impacts to public health, safety, or welfare are anticipated.

KA PA'AKAI ANALYSIS

In *Ka Pa'akai O Ka 'Āina v. Land Use Commission*, 94 Haw. 31 (2000), hereafter, "Ka Pa'akai," the Hawai'i Supreme Court laid out a framework for assessing cultural impacts. An assessment must include:

- (1) the identity and scope of "valued cultural, historic, or natural resources" in the area, including the extent to which traditional and customary native Hawaiian rights are exercised in the petition area;
- (2) the extent to which those resources – including traditional and customary native Hawaiian rights – will be affected or impaired by the proposed action; and
- (3) the feasible action, if any, to be taken by the (agency) to reasonably protect native Hawaiian rights if they are found to exist.

There are no known traditional or cultural activities that have occurred on the site. It was previously used as part of the Princeville Nursery, and prior to that part of the Princeville Ranch resort. In recent years it has become overgrown with invasive vegetation.

It is possible that a trail once ran through this site to the nearby Po'oku Heiau; however, no surviving remnants of the trail have been identified.

The project should not impact Native Hawaiian rights. In the event that cultural resources are encountered during construction, construction activities in the immediate vicinity of the

discovery would halt and the Service's regional archaeologist would be notified to provide guidance on how to proceed.

DISCUSSION

OCCL is recommending approval of this project, as it will replace an existing poorly designed viewpoint with one that is safer, more accessible, and which will provide a better educational experience to visitors to the site.

The bluff is currently overgrown with invasive vegetation; landscaping the area with native vegetation will improve the ecological value of the site.

In November 2019 the State Historic Preservation Division determined that no historic properties would be affected by the project. There are no known traditional or customary cultural practices that occur on the project site, and the project is not anticipated to impact any Native Hawaiian activities. There is an archaeological site downslope from the project area, and OCCL will recommend a special condition prohibiting the push of any material over the slope.

The applicant has included a list of best management practices that they will follow to manage stormwater and runoff. They have also developed the following BMPs that the construction team will follow to mitigate the potential impact to native species:

To avoid disturbing 'ōpe'ape'a, woody plants greater than 15 feet tall would not be disturbed, removed, or trimmed during the pupping season (June 1 through September 15).

A biological monitor will survey the site prior to the initiation of clearing and grubbing, or after any subsequent delay in work of three or more days, to ensure that listed species are not present. If a listed species were found, construction would be delayed until the species leaves the site on its own accord.

If a listed Hawaiian waterbird is observed within the project site, or flies into the site while activities are occurring, a biological monitor will halt all activities within 100 feet of the individual(s). Work should not resume until the Hawaiian waterbird(s) leave the area on their own accord.

A biologist familiar with the nesting behavior of the Hawaiian goose will survey the area prior to the initiation of any work or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work will cease immediately, and the Service will be contacted for further guidance. Furthermore, all on-site project personnel will be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity will be temporarily suspended until the Hawaiian goose (or geese) leaves the area of its own accord.

Construction activities will only occur during daylight hours and no site lighting is proposed.

OCCL supports these practices, and will recommend that they be made conditions of any permit that is issued.

OCCL notes that Conservation District rules restrict the subdivision of conservation land where it will increase the intensity of land uses, and that it is predicated upon the subdivision serving a public purpose. To that end, OCCL requested that the applicant consider permit conditions that would reinforce this. The applicant has proposed that the following language, which is an explicit condition of the land transfer:

[The property] shall be used for purposes of a scenic overlook, visitor center and related activities, including but not be limited to, (i) environmental education, (ii) photography, (iii) wildlife observation and (iv) basic land management consistent with the purposes of the Hanalei National Wildlife Refuge (e.g. planting of native foliage, removal of invasive foliage, actions in support of recovery of endangered animal species, and preservation of Hawaiian cultural resources) and all uses shall be in conformity with the Improvement Act (including, but not limited to, the requirement that such uses be “wildlife dependent recreational uses”, as provided therein). In addition, [the property] may be used for purposes of a vehicular parking lot under the management of the Donee and/or the County of Kauai (the “County”), to serve or support a North Shore shuttle system.

RECOMMENDATION

Based on the preceding analysis, Staff recommends that the Board of Land and Natural Resources APPROVE this application for the subdivision of land and the development of the Hanalei Valley Viewpoint at the Kaua’i National Wildlife Refuge, Halele’a, Hanalei, Kaua’i, Tax Map Key parcel (4) 5-3-001:016, subject to the following conditions:

1. The permittee shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of this chapter;
2. The permittee shall comply with all applicable department of health administrative rules;
3. The permittee shall provide documentation (e.g., book and page or document number) that the permit approval has been placed in recordable form as a part of the deed instrument, prior to submission for approval of subsequent construction plans;
4. Before proceeding with any work authorized by the department or the board, the permittee shall submit four copies of the construction plans and specifications to the chairperson or an authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three of the copies will be returned to the permittee. Plan approval by the chairperson does not constitute approval required from other agencies;

5. Unless otherwise authorized, any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been signed by the chairperson, and shall be completed within three years of the approval of such use. The permittee shall notify the department in writing when construction activity is initiated and when it is completed;
6. All representations relative to mitigation set forth in the accepted environmental assessment or impact statement for the proposed use are incorporated as conditions of the permit;
7. All best managed practices discussed in the application are incorporated as conditions of the permit, including but not limited to the following:
 - a. To avoid disturbing 'ōpe'ape'a, woody plants greater than 15 feet tall would not be disturbed, removed, or trimmed during the pupping season (June 1 through September 15).
 - b. A biological monitor will survey the site prior to the initiation of clearing and grubbing, or after any subsequent delay in work of three or more days, to ensure that listed species are not present. If a listed species were found, construction would be delayed until the species leaves the site on its own accord.
 - c. If a listed Hawaiian waterbird is observed within the project site, or flies into the site while activities are occurring, a biological monitor will halt all activities within 100 feet of the individual(s). Work should not resume until the Hawaiian waterbird(s) leave the area on their own accord.
 - d. A biologist familiar with the nesting behavior of the Hawaiian goose will survey the area prior to the initiation of any work or after any subsequent delay in work of three or more days (during which birds may attempt nesting). If a nest is discovered, work will cease immediately and the Service will be contacted for further guidance. Furthermore, all on-site project personnel will be apprised that Hawaiian geese may be in the vicinity of the project at any time during the year. If a Hawaiian goose (or geese) appears within 100 feet of ongoing work, all activity will be temporarily suspended until the Hawaiian goose (or geese) leaves the area of its own accord.
 - e. Construction activities will only occur during daylight hours and no site lighting is proposed.
8. The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
9. In issuing the permit, the department and board have relied on the information and data that the permittee has provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;

10. When provided or required, potable water supply and sanitation facilities shall have the approval of the department of health and the county department of water supply;
11. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the permittee shall be required to take measures to minimize or eliminate the interference, nuisance, harm, or hazard;
12. Obstruction of public roads, trails, lateral shoreline access, and pathways shall be avoided or minimized. If obstruction is unavoidable, the permittee shall provide alternative roads, trails, lateral beach access, or pathways acceptable to the department;
13. During construction, appropriate mitigation measures shall be implemented to minimize impacts to off-site roadways, utilities, and public facilities;
14. Cleared areas shall be revegetated, in accordance with landscaping guidelines provided in this chapter, within thirty days unless otherwise provided for in a plan on file with and approved by the department;
15. Use of the area shall conform with the program of appropriate soil and water conservation district or plan approved by and on file with the department, where applicable;
16. The permittee shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;
17. For all landscaped areas, landscaping and irrigation shall be contained and maintained within the property;
18. The permittee acknowledges that the approved work shall not hamper, impede, or otherwise limit the exercise of traditional, customary, or religious practices of native Hawaiians in the immediate area, to the extent the practices are provided for by the Constitution of the State of Hawaii, and by Hawaii statutory and case law;
19. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact HPD (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
20. The property shall be used for purposes of a scenic overlook, visitor center and related activities, including but not be limited to, (i) environmental education, (ii) photography, (iii) wildlife observation and (iv) basic land management consistent with the purposes of the Hanalei National Wildlife Refuge (e.g. planting of native foliage, removal of invasive foliage, actions in support of recovery of endangered animal species, and preservation of Hawaiian cultural resources) and all uses shall be in conformity with the Improvement Act (including, but not limited to, the requirement that such uses be “wildlife dependent recreational uses”, as provided therein). In addition, [the property] may be used for purposes of a vehicular parking lot under the management of the Donee and/or the County of Kauai (the “County”), to serve or support a North Shore shuttle system.

21. No material will be pushed off-site onto the downslope side of the project area;
22. Other terms and conditions as prescribed by the chairperson; and
23. Failure to comply with any of these conditions shall render a permit void under the chapter, as determined by the chairperson or board.

Respectfully submitted,

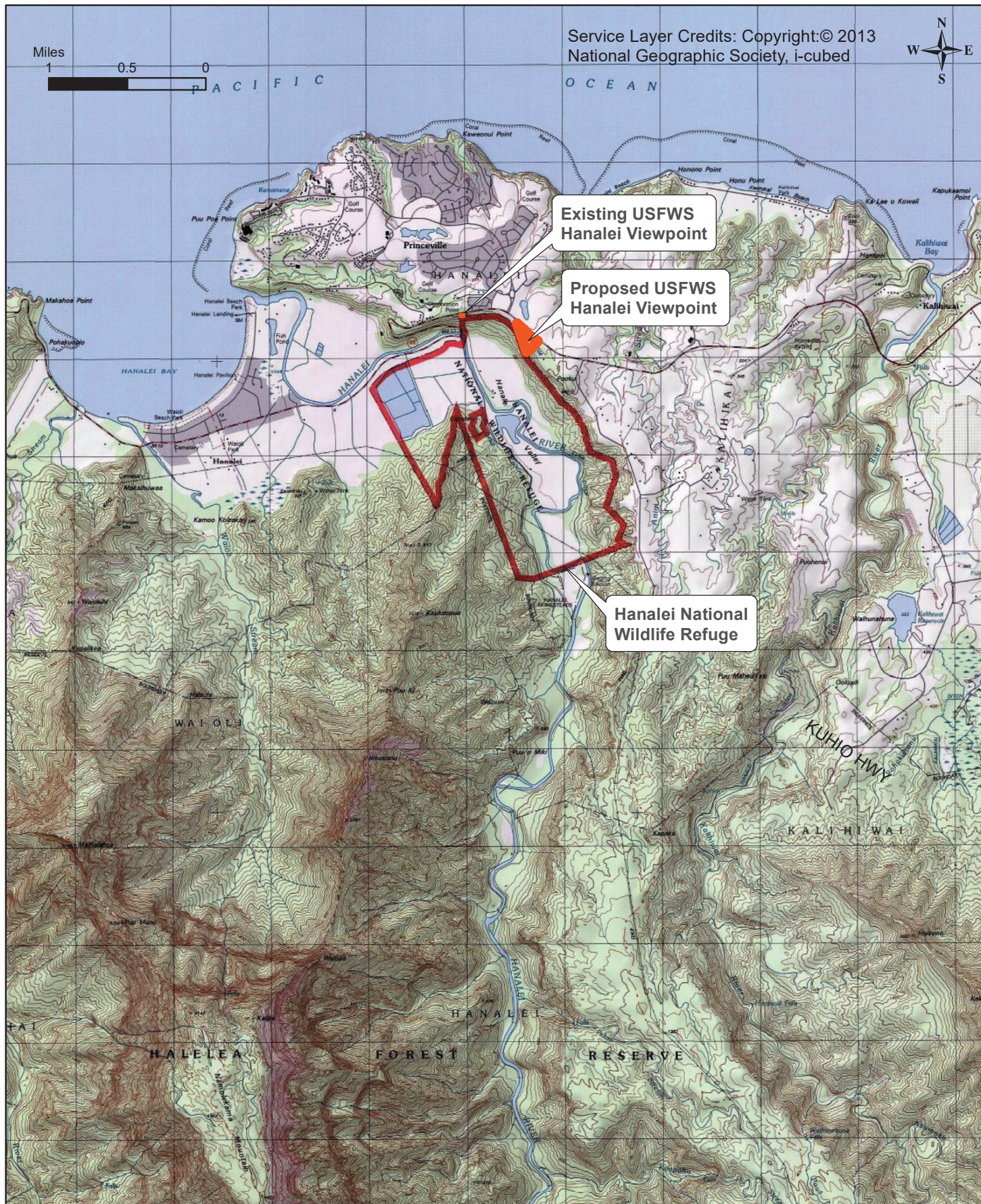
S Michael Cain

Michael Cain, Staff Planner
Office of Conservation and Coastal Lands

Approved for submittal:

Suzanne D. Case

Suzanne D. Case, Chairperson
Board of Land and Natural Resources



Hanalei Valley Viewpoint

Action Vicinity Map | TMK (4) 5-3-001-016 | December 2019

Exhibit 1: Location Map

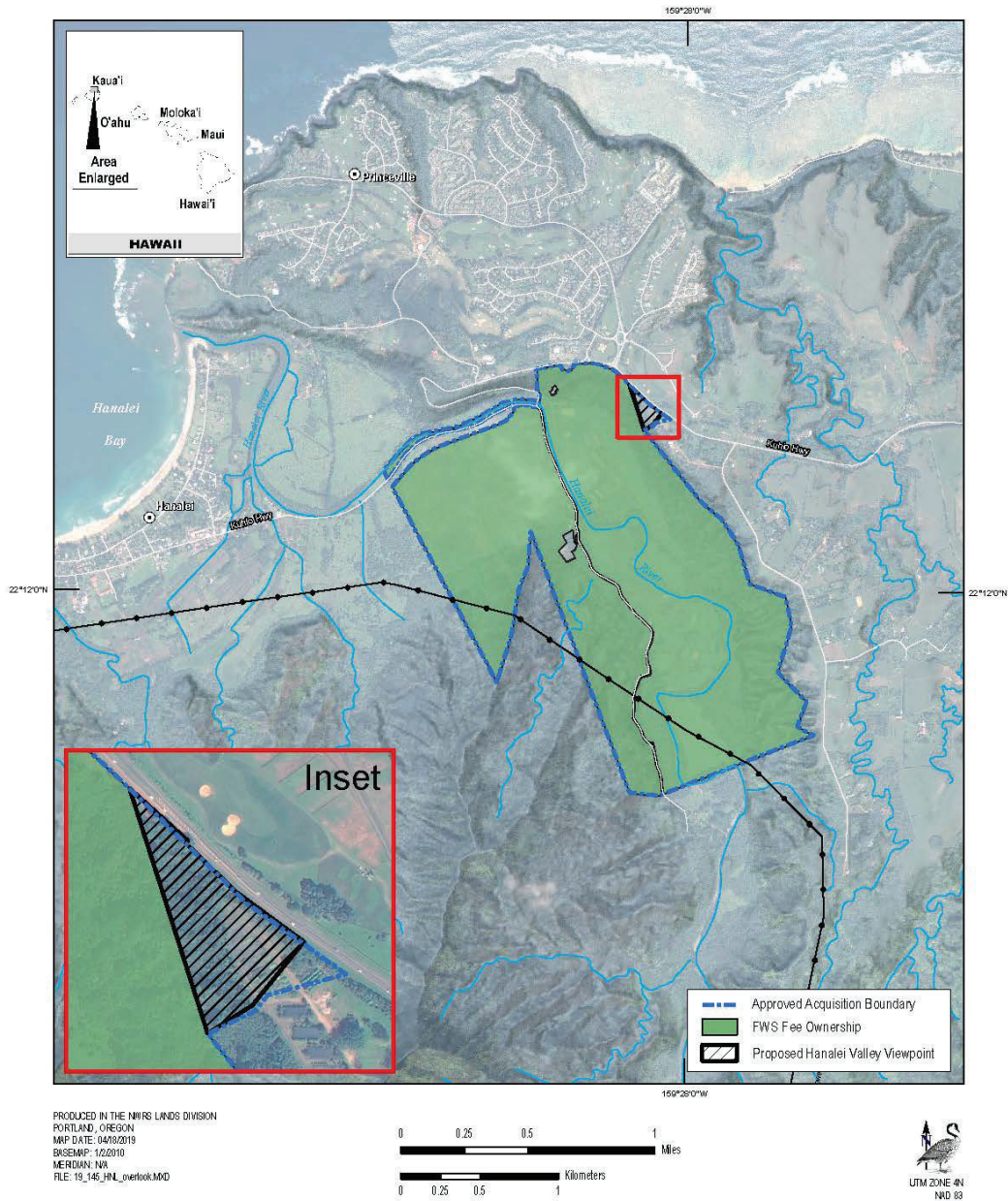


Figure 1. Proposed Hanalei Valley Viewpoint



Figure 2. Project location on aerial photograph.



Figure 3. Close up oblique aerial photograph showing abandoned nursery debris.

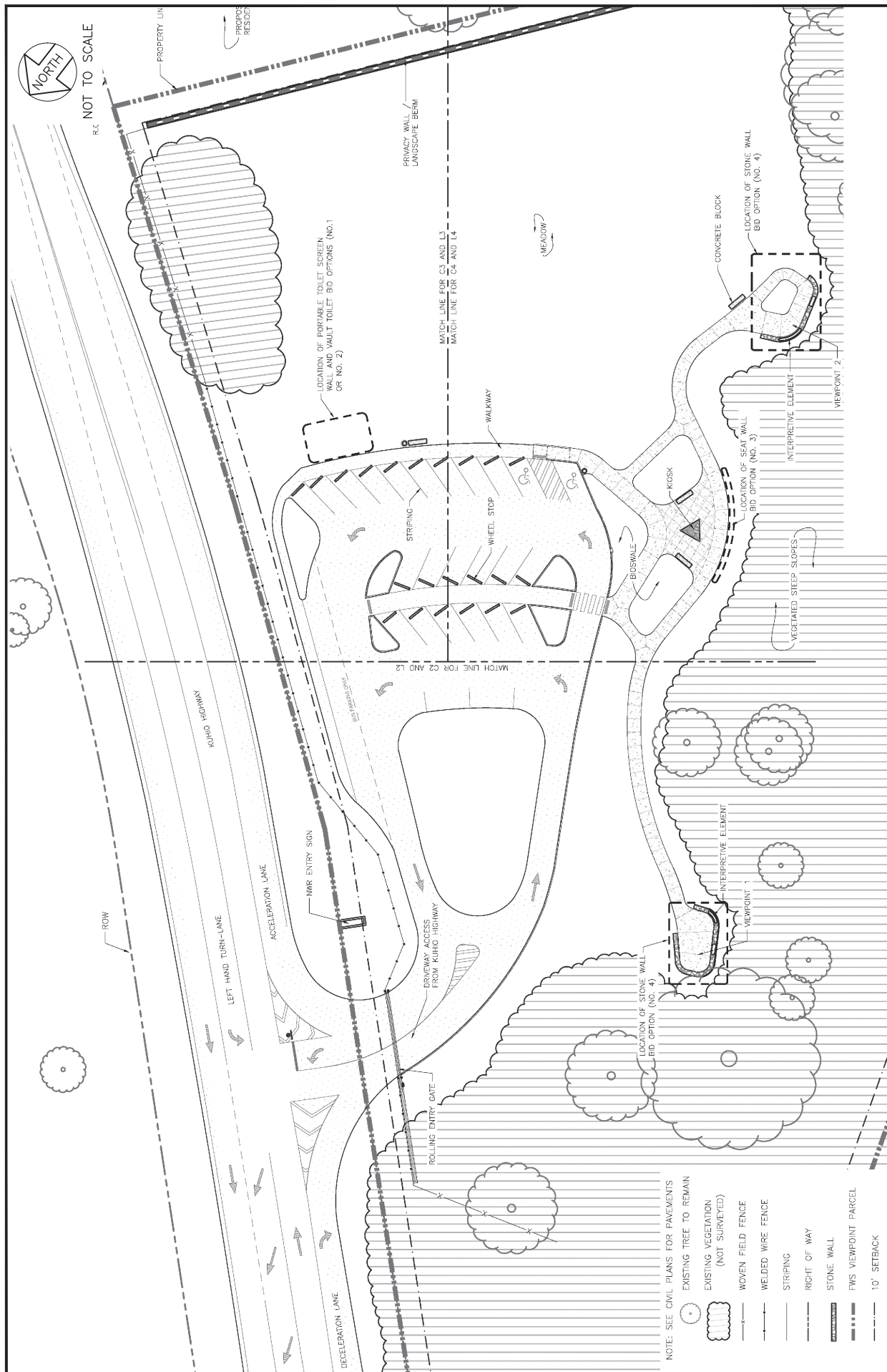


Exhibit 4: Project Site Plan

AUSTIN, TSUTSUMI & ASSOCIATES, INC. ENGINEERS, SURVEYORS • HONOLULU, HAWAII	FIGURE <h1>1.2</h1>
	SITE PLAN

NEW HANA LEI VALLEY

VIEWPOINT TIARA

80

Figure 4. Conceptual plan for infrastructure associated with the Hanalei Valley Viewpoint.