

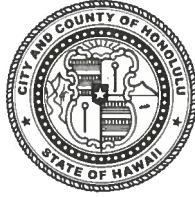
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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

AUG 23 2011

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JIRO A. SUMADA
DEPUTY DIRECTOR

2011/ED-7(sn)

August 10, 2011

Mr. Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawai'i
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Dear Mr. Hooser:

Subject: Supplemental Environmental Impact Statement Preparation Notice
Turtle Bay Resort Expansion
Kahuku, Ko'olau Loa, O'ahu

The attached Supplemental Environmental Impact Statement Preparation Notice (SEISPN) has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 200-2, Hawai'i Administrative Rules. It is based on the determination by the Hawai'i Supreme Court that the project requires the preparation of a supplemental environmental impact statement. Please publish this notice in the next issue of The Environmental Notice. Enclosed are the following items:

- One (1) copy in pdf format of the SEISPN and a completed Office of Environmental Quality Control publication form on CD
- One (1) hard copy of the SEISPN
- One (1) copy of the distribution list for your review and verification

Should you have any questions, please contact Sharon Nishiura of my staff at 768-8031.

Very truly yours,

A handwritten signature in black ink, appearing to read "DKT", written over a horizontal line.

David K. Tanoue, Director
Department of Planning and Permitting

DKT:bkg
868592

Enclosures

REC'D
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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Instructions: Please submit one hardcopy of the document along with a determination letter from the agency. On a compact disk, put an electronic copy of this publication form and a PDF of the EA or EIS. Mahalo.

Name of Project: Turtle Bay Resort Expansion
Applicable Law: Chapter 343, Hawaii Revised Statutes as amended, and Section 11-200, Hawaii Administrative Rules
Type of Document: Environmental Assessment/Supplemental EIS Preparation Notice
Island: O`ahu
District: Ko`olau Loa
TMK: 5-6-003:por.1, por.3, por.10, por.26, 33 por.35, por.37, 38, 40-44; 5-7-001:1, por.13, 16, 17, 20, 22, 30, 31, 33; 5-7-003:72; 5-7-006:1, 2, 22, 23

Permits Required: Acceptance of the Final EIS, zoning adjustments, subdivision approval, building permits, grading permits, NPDES permits, shoreline certification, construction noise permits

Name of Applicant: Turtle Bay Resort, LLC
Address: 57-091 Kamehameha Highway
City, State, Zip: Kahuku, Hawai`i 96731
Contact and Phone: Drew Stotesbury, (808) 447-6951

Accepting Authority: Department of Planning and Permitting
Address: 650 South King Street, 7th Floor
City, State, Zip: Honolulu, Hawai`i 96813
Contact and Phone: Sharon Nishiura, (808) 768-8031

Consultant: Lee Sichter LLC
Address: 45024 Malulani Street #1
City, State, Zip: Kane`ohe, Hawai`i 96744
Contact and Phone: Lee Sichter, (808) 382-3836

Project Summary: Summary of the direct, secondary, and cumulative impacts of the proposed action (less than 200 words).

As the result of a decision by the Hawaii Supreme Court, Turtle Bay Resort, LLC is preparing a Supplemental EIS update information presented in the 1985 Kuilima Resort Expansion Final EIS. The applicant has been engaged in a year-long

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community consultation effort to develop a Revised Master Plan for the approved expansion of the Turtle Bay Resort.

The Supplemental EIS will address the impacts of the resultant Revised Master Plan, which is presented as the Proposed Action/Reduced Density (Preferred) Alternative. Proposed density would be reduced from five new hotels totaling 2,500 units to two new hotels totaling 625 units. The number of Resort-Residential units would be reduced from 910 down to 590. The number of affordable housing units would be increased from 90 to 160. Additional parks, shoreline setback areas, and public shoreline access-ways have been added. Four additional development alternatives will also be studied.

The Supplemental EIS will also address socio-economic impacts to the community, as well as impacts to traffic, near-shore waters and marine habitats. The Proposed Action represents the Applicant's efforts to be responsive to concerns expressed by the community with respect to the 3,500-unit expansion project that was originally approved in the mid-1980s.

Turtle Bay Resort

Environmental Assessment & Supplemental Environmental Impact Statement Preparation Notice

Prepared for

Turtle Bay Resort, LLC

Prepared by

Lee Sichter LLC

August 8, 2011

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Definitions

Defined terms used in this Notice include the following:

“1985 EIS” means the revised EIS relating to the proposed expansion of Kuilima Resort accepted by the DLU on October 30, 1985.

“Accepting Authority” means the DPP.

“Agricultural Lands” means the agricultural lands owned by Turtle Bay Mauka Lands LLC as defined in Section 3 below.

“*ahupua`a*” means the Hawaiian designation of an area of land, usually extending from the mountain to the sea, that provided sustenance for its inhabitants.

“Applicant” means Turtle Bay Resort, LLC.

“BMP” means Best Management Practices; typically an industry-based standard for conducting specific construction-related activities that are usually regulated and/or enforced by the State Department of Health.

“BWS” means the Honolulu Board of Water Supply

“City and County” means the City and County of Honolulu.

“Comprehensive Plan” means the stated intentions of TBR and related companies for the development and management of the Turtle Bay Lands, with development on the SEIS Lands in conformance with the Proposed Action.

“Cottages” means the 42 ground oriented hotel units in seven single story buildings together with the land they occupy southwest of the main hotel building.

“Development Site” means a specific area of property proposed by the Applicant for development as part of the Proposed Action.

“DLNR” means the State of Hawai`i’s Department of Land and Natural Resources

“DLU” means the Department of Land Utilization, the predecessor agency to the City and County of Honolulu’s Department of Planning and Permitting.

“DPP” means the City and County of Honolulu’s Department of Planning and Permitting.

“Draft SEIS” means the draft supplemental environmental impact statement covering the Proposed Action, accepted by the Accepting Authority, and submitted to the OEQC.

“East Main Drain” means the primary drainage channel and outfall on the eastern portion of the SEIS Lands.

“EIS” means an environmental impact statement prepared pursuant to HEPA.

“Final SEIS” means the final SEIS covering the Proposed Action and accepted by the Accepting Authority.

“Full Build-Out Alternative” means the development of the property to the maximum density allowed by existing land use entitlements.

“Gathering Place” means an area of approximately 8 acres in the Revised Master Plan situated between the proposed Kaihalulu Drive and Turtle Bay. Under the Proposed Action this area would be developed with a small collection of shops, restaurants, resort amenities and landscaped areas suitable for small and large gatherings of locals and resort guests alike.

“HEPA” means the Hawaii Environmental Policy Act, Hawaii Revised Statutes Chapter 343, as amended.

“HRS” means Hawaii Revised Statutes, as amended, the codified law governing the State of Hawai‘i.

“Kawela Conservation Alternative” means the development alternative that includes the designation of a 20-acre conservation easement within the Turtle Bay property fronting Kawela Bay.

“Kaihalulu Drive” means the internal resort roadway formerly known, for planning purposes, as Alpha Road.

“*kuleana*” means ‘responsibility’ and in this instance typically refers to a small piece of privately owned property to which its owner has been granted legal tenancy.

“KDC” means Kuilima Development Company, the original developer of the Kuilima Resort, the first of the successive owners of the Turtle Bay property.

“KRC” means Kuilima Resort Company, the successor in interest to KDC.

“Kuilima Estates” means the Kuilima Estates East and Kuilima Estates West condominium projects constructed at Turtle Bay around 1972.

“Kuilima Resort” means the Turtle Bay Hotel as originally constructed along with the original 18-hole golf course, the cottages, and the original beachfront cabanas on the site now occupied by Ocean Villas.

“*mauka*” means inland (towards the mountains), and in this case, to the south.

“*makai*” means shoreward (towards the ocean), and in this case, to the north.

“mgd” means million gallons per day, a term used to describe volumes of water.

“Marconi Road ROW Lands” means the land immediately east of the Turtle Bay Lands not presently owned by TBR or its related companies and proposed for improvements to Marconi Road. These lands total approximately 11 acres and are portions of five separate legal parcels identified in Section 3.

“No Action Alternative” means the alternative of seeking no further expansion of the Turtle Bay Resort.

“Notice” means this Environmental Assessment/SEIS Preparation Notice.

“Ocean Villas” means the individually and privately owned 57-unit condominium project east of the main hotel building on a site originally occupied by beachfront cabanas that were part of the original hotel operation. Many of the units in the Ocean Villas are managed as part of Turtle Bay Resort’s hotel operation while others function as transient accommodation operated by third parties. The Ocean Villas were not included in the original EIS and are not included in the SEIS.

“OEQC” means the State of Hawai‘i’s Office of Environmental Quality Control, the office responsible for overseeing the implementation of HEPA.

“Opana Wells” means three freshwater wells on parcel TMK 5-7-01:019. Two of these wells are fully developed while the third well has not yet been developed.

“Periodic Bulletin” means the document required by HRS sec. 343-3 and published by OEQC.

“Proposed Action” means implementation of the Reduced Density Alternative in accordance with the Revised Master Plan.

“Reduced Density Alternative” means the development alternative involving a substantial reduction in the density of new development when compared to the maximum density allowed by existing land use entitlements. This is the Applicant’s preferred alternative.

“Resort Residential Alternative” means the development alternative that would limit new development at the Resort to individually owned low-density dwelling units.

“Revised Master Plan” means those aspects of the Comprehensive Plan contained on the SEIS Lands.

“SAIS” means a supplemental archaeological inventory survey.

“SEIS” means a supplemental environmental impact statement prepared pursuant to HEPA.

“SEIS Lands” means all the lands studied in the 1985 EIS plus approximately 11 acres adjacent to the existing hotel, the Marconi Road ROW Lands, and a former *kuleana* of approximately 4 acres at the northeastern edge of the Turtle Bay lands. Collectively, these lands are the subjects of the Supplemental EIS.

“Shoreline Trail” means the proposed multi-use path linking Kawela Bay Park (P-1) and Hanaka`ilio Beach Park (P-2), and generally following the shoreline except for a small inland section in the vicinity of the Turtle Bay Hotel.

“SMA” means the Special Management Area, regulated by the City, pursuant to Chapter 25, Revised Ordinances of Honolulu, and Chapter 205A, HRS.

“Subdivision approval” means the 2006 preliminary approval granted by the DPP discussed in Section 1 below.

“TBML” means Turtle Bay Mauka Lands LLC.

“TBR” means Turtle Bay Resort, LLC.

“TMK” means tax map key, the identification system used in the State of Hawai`i for property identification.

“Turtle Bay Lands” means the land owned by Turtle Bay Resort LLC and related companies. These lands generally include the hotel, the cottages, the golf courses, the undeveloped resort property, the agricultural lands on the mauka side of Kamehameha Highway, and the wastewater treatment plan. The term does not include privately owned properties such as condominium units or *kuleana* parcels.

“TBWT” means Turtle Bay Wastewater Treatment LLC.

“Turtle Bay Golf” means the golf assets and operations of Turtle Bay Resort LLC including the 18-hole Palmer Golf Course, the 18-hole Fazio Golf Course, the practice facilities and other supporting facilities and operations.

“Turtle Bay Hotel” means the existing hotel operated by Turtle Bay Resort LLC including the Cottages but excluding Ocean Villas.

“Turtle Bay Resort” means the aggregate of assets and operations of Turtle Bay Resort LLC, including the Turtle Bay Hotel, Turtle Bay Golf and the SEIS Lands.

“Unilateral Agreement” means the agreement executed by KRC in 1986 pursuant to the Change of Zone by the Honolulu City Council that approved the original proposal to expand the Kuilima Resort.

“West Kuilima Drain” means a secondary drainage outfall on the western portion of the SEIS Lands located north of the existing equestrian center.

“West Main Drain” means a secondary drainage channel and outfall on the western portion of the SEIS Lands located west of the existing equestrian center.

1 INTRODUCTION AND PURPOSE

This document is prepared in accordance with the requirements of Hawai'i's Environmental Protection Act ("HEPA"), Chapter 343 of Hawaii Revised Statutes as amended ("HRS"), and Chapter 11-200, Hawaii Administrative Rules ("HAR"), the rules governing the Office of Environmental Quality Control ("OEQC").

Turtle Bay Resort LLC, ("TBR") and related companies are the current owners of approximately 1,300 acres of land on the northern tip of O`ahu roughly situated between Kawela Bay and Kahuku Point, both *mauka* and *makai* of Kamehameha Highway. See Figure 1. These lands shall hereafter be referred to as the "Turtle Bay Lands". See Figure 2. The Turtle Bay Lands includes the Turtle Bay Hotel, the two golf courses operated as Turtle Bay Golf along with the remaining undeveloped land and land under agricultural use.

The Turtle Bay Lands are located approximately 13 miles east of Haleiwa, 4 miles west of Kahuku, and 21 miles north of Wahiawa. Publicly owned resources in the area include Waiale`e Beach Park approximately 1.6 miles to the west, Sunset Beach Park 3.5 miles to the west, and the Malaekahana State Recreational Area approximately 5.6 miles to the southeast.

In 1972, the current Turtle Bay Hotel was opened by Kuilima Development Company ("KDC") as Kuilima Resort together with an 18-hole golf course, and followed shortly thereafter by two condominium townhouse projects, Kuilima Estates East and Kuilima Estates West (together "Kuilima Estates"). In 1977, the Mayor of Honolulu approved the O`ahu General Plan that provided, in part, that lands surrounding Kuilima Resort and Kuilima Estates, and extending generally from Kawela Bay to Kahuku Point on O`ahu's North Shore, be designated as a 'Resort Area' for 'intensive resort and residential development'.

On October 30, 1985, the City and County of Honolulu's Department of Land Utilization (the predecessor to the current Department of Planning and Permitting), acting as the Accepting Agency, approved a Revised Final Environmental Impact Statement (the "1985 EIS") for the expansion of Kuilima Resort. The 1985 EIS did not include the Turtle Bay Hotel, the area immediately surrounding it including the site of the beachfront cabanas that were replaced by Ocean Villas, or Kuilima Estates.

A 236-acre portion of the Turtle Bay Lands, then leased by KDC, was reclassified in 1986 from the State Agricultural District to the State Urban District. In 1986, KDC executed a Unilateral Agreement with the City and County (and other parties including the Estate of James Campbell) with respect to a portion of the Turtle Bay Lands (the "Unilateral Agreement"), and the City and County then rezoned portions of the Turtle Bay Lands to A-1 (Low Density Apartment), B-1 (Neighborhood Business) and Resort. See Figure 3. Among many other terms and conditions, the Unilateral Agreement provided that a total of 4,000 units could be developed on the lands subject to the Unilateral Agreement. This total included the existing Kuilima Resort, but excluded Kuilima Estates. The Unilateral

Agreement was amended in 1988 to add Kuilima Estates and additional portions of the Turtle Bay Lands.

In 2006, Kuilima Resort Company (“KRC”), the successor in interest to KDC, received tentative approval from the City and County for a bulk lot subdivision impacting approximately 700 acres of lands subject to the Unilateral Agreement.

In response to the subdivision approval, several groups filed a legal challenge arguing that conditions had changed since the 1985 EIS was accepted. They argued that the City and County could not use the 1985 EIS as the basis for approving the subdivision, and the property owner should be required to complete an SEIS to address the changed conditions. After several levels of legal review, in 2010 the Hawai‘i Supreme Court (the “Court”) ruled that the property owner is required to complete a SEIS before the City and County could review and approve any subdivision of the lands covered by the 1985 EIS.

In its ruling, the Court focused upon evidence of changes in traffic conditions and patterns in the vicinity of the property since 1985, and of the use of certain beaches and near shore waters within the project by endangered and threatened species, specifically the monk seal and green sea turtle. The Court also expressed concern that the 1985 EIS projected and analyzed visitor units, hotel demand, and population growth only through 2000. The Court determined that these changed circumstances could have a substantial effect upon the environment that was not contemplated in the 1985 EIS.

This Environmental Assessment/Supplemental EIS Preparation Notice is the official announcement by Turtle Bay Resort LLC, the Applicant and the successor in interest to the KRC, of its intent to prepare the SEIS for the Proposed Action as directed by the Court. A notice that this document is available for agency and public review and comment will be published in the Office of Environmental Quality Control’s *Environmental Notice*, as required by HAR section 11-200-27. This document is not the SEIS, but rather, constitutes only the Applicant’s statement of intention to prepare the SEIS that has been required by the Court.

The SEIS will supplement the original 1985 EIS with current information. It will, among other things, address the circumstances which the Court focused upon, namely (1) the Proposed Action’s impact upon local and regional traffic conditions through project build-out; (2) the Proposed Action’s impact upon visitor units, hotel demand, and population growth through project build-out; and (3) the Proposed Action’s impact upon monk seal and green sea turtle populations in the project area.

This document presents readers with an opportunity to comment on the likely impacts of the Proposed Action. The purpose of the SEIS process is to disclose to government agencies, the general public, and decision-makers the anticipated impacts of a project and to identify feasible actions that might be taken to mitigate impacts that are deemed to be significant.

Readers are encouraged to review this document and submit written comments to the Applicant or to the DPP. All written comments must be postmarked within 30 calendar days of the date the notice of availability was published in the OEQC *Environmental Notice*. The comments will help the Applicant and the DPP to fully understand the perceived impacts of the Proposed Action so that the Applicant can address them in the Draft SEIS. When the Draft SEIS is completed, notice of its availability will be published in the *Environmental Notice* followed by a 45-day public review and comment period. The Final SEIS will address all questions, comments and recommendations received during the 45-calendar day review and comment period.

2 APPLICANT AND ACCEPTING AUTHORITY

The Applicant is Turtle Bay Resort, LLC.

The Accepting Authority is the City and County’s Department of Planning and Permitting (the “DPP”).

3 GENERAL DESCRIPTION OF THE SUBJECT PROPERTY

3.1 THE SEIS LANDS

The SEIS covers all lands studied by the 1985 EIS plus the following three areas of additional lands:

- Approximately 11 acres immediately south of Turtle Bay Hotel and immediately east of Ocean Villas. These lands are owned by TBR but were excluded from the 1985 EIS;
- A former *kuleana* of approximately 4 acres on the eastern boundary of the Turtle Bay Lands classified as State Agricultural District (TMK 5-6-003:033). (This parcel, now owned by TBR, was excluded from the 1985 EIS; and
- Approximately 11 acres east of the Turtle Bay Lands. These lands constitute the Marconi Road ROW Lands and are currently owned by Cottonwood Development LLC, Marconi Point LLC, and the Estate of James Campbell.

The lands covered by the SEIS are collectively referred to as the “SEIS Lands.” See Figure 4.

The SEIS Lands are owned by the Applicant (with the exception of the Marconi Road ROW Lands discussed above), and generally located makai of Kamehameha Highway, extending from the highway to the ocean, and laterally between Marconi Road (formerly known as the Kahuku Airport Road) on the east and the mid-point of Kawela Bay on the west.

Three bays generally front the SEIS Lands: Kawela Bay to the west, Turtle Bay in the center, and Kuilima Bay (sometimes called Kaihalulu Bay¹) to the east. Kawela Point separates Kawela Bay from Turtle Bay. Kuilima Point separates Turtle Bay from Kuilima Bay and is the location

¹ Preliminary information suggests that Kaihalulu is actually the name of the beach extending east from Kahuku Point and that the name is sometimes applied to the offshore water area. Note: the resort’s SMA Use Permit referred to the beach east of Kakuku Point as Hanaka’ilio Beach.

of the existing Turtle Bay Hotel. Kahuku Point marks the eastern end of Kuilima (Kaihalulu) Bay. The shoreline to the southeast of Kahuku Point is known as Hanaka`ilio Beach and extends just over a mile to Kalaeuila Point, which is situated a few hundred feet to the east of the Turtle Bay Lands' eastern property boundary.

The SEIS Lands are generally characterized as a coastal plain extending inland from the ocean to Kamehameha Highway below the foothills at the northern terminus of the Ko`olau mountain range. The SEIS Lands include portions of seven ahupua`a (in order from west to east): `Opana, Kawela, Hanakaoe, `O`io, `Ulupehupehu, Punala'u, and Kahuku. See Figure 5.

The SEIS Lands are identified by TMK parcel number on Figure 6 and total approximately 786 acres. The tax map key parcels comprising the SEIS Lands are summarized below in Table 1:

Table 1: SEIS Lands' Tax Map Key Numbers

TMK	PARCELS
(1) 5-6-003:	
	Parcel 001 (portion)*
	Parcel 003 (portion)*
	Parcel 010 (portion)*
	Parcel 026 (portion)*
	Parcel 033
	Parcel 035 (portion)*
	Parcel 037 (portion)**
	Parcel 038
	Parcel 040
	Parcel 041
	Parcel 042
	Parcel 043
	Parcel 044
(1) 5-7-001:	
	Parcel 001
	Parcel 013 (por.)
	Parcel 016
	Parcel 017
	Parcel 020
	Parcel 022
	Parcel 030
	Parcel 031
	Parcel 033
(1) 5-7-003:	
	Parcel 072
(1) 5-7-006:	
	Parcel 001
	Parcel 002
	Parcel 022
	Parcel 023

* Owned by others.

**Owned by Turtle Bay Mauka Lands LLC

Like the 1985 EIS, the SEIS Lands do not include the Turtle Bay Hotel, the adjacent Ocean Villas, and Kuilima Estates.

3.2 OTHER LANDS

As noted earlier, the Turtle Bay Lands also include approximately 524 acres of land (hereafter referred to as the “Other Lands”) that are not part of the SEIS Lands and were not studied by the 1985 EIS. The Other Lands are shown on Figure 4 and include the following properties:

- Approximately 469 acres of agricultural land owned by Turtle Bay Mauka Lands, LLC (the “Agricultural Lands”) mauka of Kamehameha Highway immediately south of the SEIS Lands and identified by the following TMK numbers:
 - 5-7-01:003
 - 5-7-01:004
 - 5-7-01:005
 - 5-7-01:006
 - 5-7-01:021
 - 5-7-01:034
- Approximately 21 acres of land (TMK 5-7-01:035) owned by Turtle Bay Wastewater Treatment, LLC (“TBWT”) and occupied by the wastewater treatment plant serving the Turtle Bay Lands, Kuilima Estates and Ocean Villas.
- Approximately 29 acres of the existing hotel property (TMK 5-7-01:013) including the main hotel building and the Cottages southwest of the main hotel building, but excluding the Ocean Villas condominiums to the east of the main hotel building.
- Approximately 1 acre of land (TMK 5-7-02:019) owned by Turtle Bay Resort, LLC and containing the Opana Wells.

Figure 7 depicts the existing land uses at the Turtle Bay Resort.

4 AGENCIES, COMMUNITY GROUPS, AND INDIVIDUALS CONSULTED

Since completing the acquisition of the Turtle Bay Lands, the Applicant has consulted with agencies, citizen groups, and individuals as part of an overall effort to prepare a Comprehensive Plan for the Turtle Bay Lands. Appendix 1 at the end of this document summarizes the parties consulted to-date. Particular attention has been given to five stakeholder and advisory groups that have participated in numerous meetings:

1. Kuilima North Shore Strategy Planning Committee;
2. Ko`olau Loa North Shore Alliance;
3. Turtle Bay Employee Advisory Group;
4. Cultural Advisory Group; and

5. Kahuku Community Association.

5 OVERVIEW OF THE COMPREHENSIVE PLAN: TOMORROW'S AHUPUA`A - TURTLE BAY RESORT MASTER PLAN

'ōlelo no'eau:

Nana I Mua, Nana I Hope - Looking Forward, Looking Back

Tomorrow's Ahupua`a will learn from the traditions, values, and aspirations of the host culture to develop a sustainable community that celebrates the balance of its environmental, social-political, economic, and cultural resources.

We will look to the wisdom of the past to build a bright new future.

5.1 AHUPUA`A

Traditionally, each island was divided into *moku*, and each *moku* was further subdivided into *ahupua`a*. The *ahupua`a* divisions were established to better manage the *moku's* resources and people, and to facilitate collection of annual tribute for each *moku*.

Each *ahupua`a* had *kuleana* (responsibility) of its own lands. In order to ensure the success of each *ahupua`a*, a foundation of core values and methods were established with its goal being the survival and harmony of its people, the land, and its resources. *Kapu* (prohibitions) and *kānāwai* (laws) were established and enforced by *konohiki* (*ahupua`a* headman) in order to manage resources. To maintain peace between neighbors, lines of communication were established between neighboring *ahupua`a*. Continuity was maintained through education of the next generation.

To maintain healthy production and harmony, each *ahupua`a* contained nearly all the resources needed for its residents to survive. Self-sustenance was the result.

5.2 AHUPUA`A REGIONS

Ahupua`a are land divisions extending from the mountains (*mauka*), through the valleys (*kula*), to the ocean (*makai*). The continuity between these regions was critical in order to maintain a healthy and productive *ahupua`a*.

- ***Mauka:*** Lands of the mountains, home to the *ali`i*, often the source of freshwater.
- ***Kula:*** Lands in valleys and plains, often suitable for agriculture.
- ***Makai:*** Lands near the shoreline, including offshore reefs and fishing grounds.

5.3 AHUPUA`A ELEMENTS

While there were many components that helped characterize and define an *ahupua`a*, the major elements contributing to its sustainability were the following:

-
- **Environmental:** stewardship of natural resources.
 - **Social/Political:** human framework necessary to support community.
 - **Economic:** management of the production, distribution, and consumption of resources and services.
 - **Cultural:** unique places, practices, traditions and legends deserving appropriate respect, preservation and celebration.

5.4 TOMORROW'S AHUPUA`A (THE COMPREHENSIVE PLAN)

Tomorrow's Ahupua`a studies the history of the *ahupua`a*, the successes and challenges, the elements found within each *ahupua`a*, and the needs and resources that are available.

Tomorrow's Ahupua`a will honor the important aspects of the traditional *ahupua`a*: understanding and maintaining lands from *mauka* to *makai*; recognizing and stewarding the unique elements and resources of each *ahupua`a* in order to strive for self-sustenance; and creating a management framework inspired by the traditional *ahupua`a* to care for the lands, resources, people, and culture.

5.4.1 Regions

Tomorrow's Ahupua`a focuses not only on the lands within the Comprehensive Plan area, but also the interconnected *kula* and *mauka* lands. This broader approach opens up opportunities to make strategic and interrelated improvements throughout the lands of the Comprehensive Plan.

Through time the nine original *ahupua`a* in the area have been consolidated into three. The following discussion identifies the current *ahupua`a* with the historical *ahupua`a* in parentheses.

Ahupua`a O 'Ōpana-Kawela ('Ōpana 1 & 2, Kawela):

Mauka:

- Strengthened relationships with military and government agencies to protect and steward streams and watershed

Kula:

- Enhanced farmlands and commercial agriculture with programs and facilities to promote commerce between regions of the *ahupua`a*.
- Storm water retention basins mitigate impact of storm run-off.

Makai:

- Strategic distribution of low and medium density uses to respect shoreline and bay.
- Linked open spaces and deep setbacks accommodating community and environment (parks, preserves, recreational and educational paths)

-
- Marine preservation area proposed for Kawela Bay to help the bay return to its original natural state
 - Kaihalulu Drive will intersect with Kamehameha Highway and continue east through *Ahupua`a O Hanaka`oe*.

Ahupua`a O Hanaka`oe (‘Ōi`o 1, Hanaka`oe)

Mauka:

- Strengthened relationships with military and government agencies to protect and steward streams and watershed

Kula:

- Enhanced farmlands and commercial agriculture with programs and facilities to promote commerce between regions of the *ahupua`a*.
- Storm water retention basins mitigate impact of storm run-off.

Makai:

- The commercial core of the Comprehensive Plan serves as the central gathering place for commerce, events and cultural programs. This is the community’s center, or the *piko* of Turtle Bay Resort.
- Proposed for high-density hotel to consolidate commercial uses
- Parks on the eastern and western boundaries act as buffers to other *ahupua`a* and strengthens the social quality of life
- Kaihalulu Drive will begin at Kamehameha Highway and connect the three *ahupua`a* intersecting with the Existing Kuilima Drive.
- Integrated recreation paths for bikes and jogging unite the *ahupua`a* and create opportunities for education and orientation
- Refurbished 9-hole golf course maintains the buffer between residents and the existing highway and proposed hotel components
- Farmer’s market supports the concept of farm-to-table providing commercial outlet for farmers working on the *kula* lands.
- Market parking provides easy parking for market guests and also provides additional parking for visitors to the resort.

Ahupua`a O Kahuku (‘Ōi`o 2, Ulupehupehu, Punalau, Kahuku)

Mauka:

- Strengthened relationships with military and government agencies to protect and steward streams and watershed

Kula:

- Strengthened relationships with farmers on neighboring land with programs and facilities to promote commerce between regions of the *ahupua`a*.

Makai:

- Proposed for low-density Resort Residential and Resident Housing
- Parks act as buffers to other *ahupua`a* and strengthens the social quality of life
- Kaihalulu Drive will continue from *Ahupua`a O Hanaka`oe* and intersect with the existing Marconi Road.
- Integrated recreation paths for bikes and jogging unite the *ahupua`a* and create opportunities for education and orientation
- Preservation and enhancement of Punaho`olapa Marsh with development of park for bird watching.
- Existing Palmer Golf Course effectively protects the Punaho`olapa Marsh preservation from other land uses and enhances the views for residents
- Equestrian center with horse trails integrated into the preservation and park areas
- Preservation of the area around Kahuku Point as passive park lands in respect for strong cultural association with these lands.

5.4.2 Elements

With a holistic understanding of the various elements of the three *ahupua`a*, *Tomorrow's Ahupua`a* can achieve a higher level of self-sustenance and stewardship.

Ahupua`a O 'Ōpana ('Ōpana 1 & 2, Kawela):

Environmental:

- Stewardship (monitoring, maintenance) of complete water system of Kawela stream, from source at Mount Kawela, throughout *mauka, kula, and makai* regions, to a new outflow into Turtle Bay
- Marine life preservation area in Kawela Bay
- Interpretive elements in Kawela Bay Park to promote marine preservation
- Deep setbacks to reduce impact of adjacent development on Kawela Bay.
- Farm-to-table programs reduce carbon emissions
- Storm water retention ponds mitigate impact of storm water run-off.

Social/Political:

- Deep setbacks respond to community concerns of protecting Kawela Bay
- Kawela Bay Marine Life Conservation Area, orientation and educational programs spreads spirit of stewardship.

Economic

- Residences, ultra-low density respects Kawela Bay's shoreline, waters, and wildlife
- Farm-to-table agriculture stimulates economy within *ahupua`a*
- *Ahupua`a* support of stewardship and preservation programs needed

Cultural

-
- Integrated interpretive signage in parks and paths (e.g. recreation path) to tell stories of the area
 - Retelling stories of The Spring of Waikāne Pōhaku, Kāne & Kanaloa
 - 'Ō'io schools of Kawela Bay

Ahupua`a O Hanaka'oe ('Ōi'o 1, Hanaka'oe)

Environmental:

- Stewardship (monitoring, maintenance) of complete water system of 'Ōi'o stream, from source, throughout *mauka*, *kula*, and *makai* regions, to its outflow into Kuilima Bay
- Interconnecting jogging/biking paths & orientation pavilions
- Parks used as buffers between hotel/commercial & residential
- Storm water retention ponds mitigate impact of storm water run-off.

Social/Political:

- Consolidated highest density to allow for lower density on other *ahupua`a*
- Commercial core area creates opportunities for community amenities like daycare, meeting facilities, social and sporting events, etc.
- Orientation and educational programs integrated into the public areas increase awareness, sense of community and ownership, and stewardship

Economic

- Existing and proposed hotel properties creating economic base to support Gathering Place and provide jobs for local community.
- Gathering Place creates more venues for local businesses
- Farmer's market offers a venue for farmers in *kula* region, and other local businesses
- Promote appropriate water-oriented recreation businesses
- Potential for local businesses (commercial, farmers, etc.) to serve hospitality and residential

Cultural

- Integrate interpretive signage in parks and paths (e.g. recreation path) to tell stories of the area
- Retell the stories of recreating *ali'i* at the bays of Hanaka'oe
- Integrate cultural programs in commercial core and hotels to offer unique visitor experiences

Ahupua`a O Kahuku ('Ōi'o 2, Ulupehupehu, Punalau, Kahuku)

Environmental:

- Stewardship (monitoring, maintenance) of water resource at 'Ōi'o Stream from source to outflow

-
- Provide respectful access to Punaho`olapa Marsh reserve to educate residents and visitors
 - Integrate horseback riding paths into nature to enhance experience
 - Enhance Punaho`olapa Marsh for the benefit of waterfowl.

Social/Political:

- Parks and recreation paths for well-being
- Orientation and educational programs integrated into the public areas increase awareness, sense of community and ownership, and stewardship
- Provide respectful access to Punaho`olapa Marsh reserve to educate residents and visitors
- Integrate horseback riding paths to maximize experience

Economic

- Low density resort residential
- Equestrian center
- Palmer Golf Course and clubhouse

Cultural

- Integrate interpretive signage in parks and paths (e.g. recreation path) to tell stories of the area
- Retell the story of the *kapa* beater of Punaho`olapa Marsh
- Retell the story of the floating island of Kahuku

5.5 STEWARDSHIP OF THE AHUPUA`A

Guidelines and management processes to inform building and operations will be developed to provide a framework to uphold the *ahupua`a* principles.

5.5.1 Guidelines

Guidelines are to inform and guide. They are not to create cookie-cutter projects or allow for chaos. Guidelines will evolve over time and fall into three categories.

Architectural Design Guidelines

- Intent is to effect design harmony, but not design homogeneity
- Guidelines should establish flexibility that allows for individual expression based on program, use, and specific elemental conditions of the site; but there would be an identifiable kinship with neighboring projects
- Building massing, view corridors, natural lighting and ventilation, resource and waste management
- Style “relationship” with neighboring styles

Cultural Design Guidelines

- Provides a resource comprehensive resource of cultural stories, history, elements that can inform a project
- Intent is for authenticity and accuracy, and providing a place for sharing the spirit of a place with visitors and residents
- Involvement with local practitioners and experts

Operational Design Guidelines

- Operations needs alignment with specific cultural and environmental characteristics of a place
- Intent is for authenticity and accuracy, and providing a place for sharing the spirit of a place with visitors and residents
- Involvement with local practitioners and experts

5.5.2 Review Committees

Committees will consist of experts within and outside of the community. The goal is provide a conduit through which applicants can present proposals and get credited reviews and comments to improve and align projects with the goals and values of the master plan. The three councils will address design, culture, and operations issues.

Design Advisory Council

- The goal of the reviewers is to identify and help promote proposals that are both appropriate and unique to their place.
- As the guidelines are living documents, so too should the design advisory council be flexible in their interpretation of the guidelines, as long as the goals and values of the Master Plan are reflected in the proposal and works in harmony with the Master Plan.

Cultural Advisory Council

- Clarity of expressing and interpreting cultural points of interest
- Involvement with local practitioners and experts

Operations Advisory Council

- Alignment with design and cultural expression
- Programs for continuity of concepts. Practices
- Involvement with local practitioners and experts

5.5.3 *Konohiki*

Konohiki will oversee day-to-day operations and execution of the goals and values of the Turtle Bay Resort Comprehensive Plan at the *ahupua`a*. They are the eyes, ears, and voices of the Master Plan, monitoring and guiding the residents and stakeholders for harmony and prosperity. Each region and land use will have a representative; together they can discuss and resolve disputes, and plan long-term goals. The *konohiki*, with well-planned guidelines and advisors, will overcome the challenges of disparate landowners and land uses.

5.5.4 Other Groups

Other groups to be consulted include the Kahuku Community Association, the Kupuna-Kahuku Burial Committee, and others.

5.6 ENGAGING THE *MOKU*

A continuous dialogue will ensure that issues and concerns that affect the entire community are being recognized and addressed, and that the common principals for the betterment of the *moku* are upheld. Groups involved in this dialog will include, but not be limited to the Ko`olauloa North Shore Alliance and Waialua North Shore.

6 GOAL AND OBJECTIVES OF THE PROPOSED ACTION

The SEIS will address the impacts of the Comprehensive Plan on the SEIS Lands, the near shore area, and the surrounding region to the extent required by law. The Proposed Action constitutes the activities to be undertaken by the Applicant, its successors, and assignees to implement the Comprehensive Plan as it relates to the SEIS Lands.

The SEIS will address the impacts of the Comprehensive Development Plan on the SEIS Lands, the near shore water, and the surrounding region to the extent required by law. The Proposed Action constitutes the activities to be undertaken by the Applicant to implement the Comprehensive Plan as it relates to the SEIS Lands.

The Goal of the Comprehensive Plan for Turtle Bay is to develop and manage the Turtle Bay Lands in a holistic manner drawing inspiration from the traditional ahupua`a model of sustainability and respect for the environmental, cultural, social, and economic elements.

The resort will be developed and managed in a manner sensitive to its unique location on the northern tip of O`ahu. Many people are drawn to the recreational, scenic, cultural and social experience of Ko`olau Loa and the North Shore. Turtle Bay will provide a limited number of quality accommodations and resort homes for those wanting to stay a few days or much longer.

Objectives of the Comprehensive Plan for Turtle Bay include the following:

- A. *Operate the resort as a place that will be equally welcoming to locals from neighboring communities as to visitors from afar.*

A focal point of the resort will be an intimate central gathering place that serves as a social, cultural and economic hub for Ko`olau Loa and the North Shore.

B. Provide enhanced access to the shoreline for residents, visitors and locals from nearby communities by the provision of additional parks, shoreline access points and a shoreline trail interconnecting them.

C. Enhance and protect the environment with specific attention to Punaho`olapa Marsh, Kawela Bay, and the Agricultural Lands.

- Punaho`olapa Marsh – the existing wetlands will be enhanced to provide improved habitat for water birds. A park for bird watching will be established adjacent to the marsh.
- Kawela Bay – Kawela Stream will be diverted from Kawela Bay into Turtle Bay, its original outlet, to improve the water quality in Kawela Bay. The Applicant will pursue the establishment of a marine life conservation area in Kawela Bay.
- Agricultural Lands – *Mauka* of Kamehameha Highway, the Comprehensive Plan includes the creation of storm water retention basins to reduce the impact on near shore water quality of storm water runoff from Turtle Bay Lands and the mountains above.

D. Manage development, construction and ongoing operations in a manner sensitive to the environment and respectful to the host Hawaiian culture.

E. Ensure the long-term preservation of the Agricultural Lands through the implementation of a conservation easement on the Agricultural Lands.

An agricultural management plan will be developed to improve agricultural practices, provide farmers with long term leases and increased opportunities to bring their product to market and to create community gardens. Agricultural operations will be better integrated with resort operations creating farm to table opportunities, along with a permanent farmer's market location, and agri-tourism opportunities for resort guests.

F. To provide critical development mass at the resort to ensure its economic viability and the social and cultural vitality of the resort, concentrate most of the development in the ahupua`a of Hanaka`oe with two new hotel sites adjacent to the existing hotel and condominium properties.

Development in the ahupua`a of Opana-Kawela and Kahuku will be limited to much lower density resort residential and resident housing properties only.

-
- G. *Assist with local housing needs by providing additional housing units affordable to members of the local community beyond what is presently required.*
 - H. *Integrate the resort into the fabric and daily activities of the local community.*

The resort will provide significant employment and business opportunities for locals along with a reasonable economic return on the capital investment in the resort. All of this will be achieved with respect for the host Hawaiian culture, community concerns, and concern for the protection of the sensitive coastal environment.

7 DESCRIPTION OF THE PROPOSED ACTION

In recognition of the objectives of Tomorrow's Ahupua`a, discussed in Section 5, and in view of the sensitivities of the community concerning the rural character of the SEIS Lands, TBR's Revised Master plan proposes overall an approximate sixty percent reduction in the density proposed for the original expansion project in 1985 and formalized under the Unilateral Agreement.

The Revised Master Plan concentrates higher density development in the resort's existing core area - the Hanaka`oe *ahupua`a* - with two new hotel sites and a new community Gathering Place in proximity to the existing Turtle Bay Hotel. See Figure 8. The existing hotel sites in the *ahupua`a* of Opana-Kawela (to the west) and Kahuku (to the east) will be converted to resort-residential and limited to much lower density developments. At Opana-Kawela, density has been reduced by over 75 percent of what is allowable under existing zoning. Similarly, the Kahuku *ahupua`a* is planned for resort-residential only with 65% less density than is allowed under existing entitlements. The result is the concentration of development in the central core of the SEIS Lands and the general preservation of a rural character to the east and west.

Further, the Revised Master Plan provides for two hotel sites, rather than the five approved in the current land use entitlements. By implementing generous shoreline setbacks, this development concept facilitates public access to the entire shoreline while further enhancing the pedestrian experience of an unencumbered coastal area. See Figure 9. Table 2 compares the Proposed Action to the full build-out of the resort as proved by the Unilateral Agreement.

7.1 SHORELINE ACCESS

One of Turtle Bay's primary attractions is the rugged coastline. It is TBR's *kuleana* to preserve and protect this environmentally sensitive and culturally important resource. The Proposed Action will provide enhanced access to the shoreline for visitors, residents, and guests alike through a network of shoreline parks²:

² Note: a fifth park area, P-3, will be situated on the east side of Punaho`olapa Marsh, but is not included in this discussion because it is not a shoreline park.

Table 2: Comparison of Proposed Action to Existing Allowable Density

	Allowable Under UA/SMA Use Permit	Action
Hotel Units*	2,500	625
Resort Residential Units*	910	590
Resident Housing Units	90	160
TOTAL UNITS	3,500	1,375
Hotel Development Sites	5	2
Park (acres)	54.6	73.3
Shoreline Setback Area (acres)	24	42
Public Shoreline Access Ways	8	12
Minimum Building Setbacks (feet):		
Kawela Bay	100	300
Kuilima Bay	100	150
Turtle Bay	100	150
Maximum Building Heights (feet):		
Opana-Kawela ahupua`a	90	60
Hanako`oe ahupua`a	90	90
Kahuku ahupua`a	90	50

* Does not include the existing hotel or condominium units.

- P-1 Kawela Bay Park approx. 5 acres
- P-2 Hanaka`ilio Beach Park (Kahuku Point) approx. 37 acres
- P-4 Kaihalulu Beach Park (Kuilima Bay) approx. 9 acres
- P-5 Turtle Bay Park approx. 10 acres

Linking the parks will be the Shoreline Trail, meandering along the oceanfront in a 100' shoreline access easement. In addition to the parks, the community Gathering Place will

have almost 500 feet of shoreline frontage along Turtle Bay and will include extensive landscaped areas within its 8 acres.

Park P-1 To enhance access to this former playground of the *ali'i*, Kawela Bay Park will be developed in the center of the Bay at the western edge of the Turtle Bay Lands. Facilities will include parking, showers, a comfort station along with picnic tables and lawns.

Park P-2 In respect for the rich cultural heritage of Kahuku Point, Hanaka`ilio Beach Park will be a passive park with facilities limited to parking, showers and a comfort station, while development will be focused on restoration of indigenous vegetation.

Park P-4 Situated in the center of Kuilima Bay, Kaihalulu Beach Park will provide convenient access to the expansive strand of Kaihalulu Beach.

Park P-5 At the southern end of Turtle Bay, in the location of the West Main Drain is the proposed Turtle Bay Park. In addition to typical park facilities, this park will feature an outdoor amphitheater and small stage. It will also provide convenient access to the beaches of Turtle Bay and Kawela Point. The social and cultural aspects of Turtle Bay Park are described in greater detail below.

7.2 KAWELA BAY MARINE LIFE CONSERVATION AREA

Kawela Bay is one of the North Shore's natural treasures. Unfortunately, during the plantation era, for irrigation purposes Kawela Stream was diverted into Kawela Bay from its natural outlet on Turtle Bay. While Turtle Bay has strong currents that quickly flush stream borne sediments out to sea, this is not the case with Kawela Bay. The offshore reefs that protect Kawela Bay from the forces of the ocean limit water circulation within the bay and inhibit sediment dispersion. For over a century, stream-borne sediments have been accumulating on the floor of the bay. With every heavy rain event, turbidity in Kawela Bay spikes and is slow to dissipate.

The Proposed Action includes rerouting Kawela Stream back into its historical channel that roughly followed the present West Main Drain. With the removal of the source of much of the sediment load entering Kawela Bay, it is anticipated that near shore water quality will improve significantly. It is also anticipated that with time, sediment on the floor of Kawela Bay will eventually flush out to sea.

The Proposed Action also includes continuing efforts to designate Kawela Bay as a Marine Life Conservation Area to ensure the long-term preservation of the bay and its resources.

7.3 PUNAHO`OLAPA MARSH PRESERVATION AND ENHANCEMENT

The Punaho`olapa Marsh is a spring fed wetland of approximately 100 acres that provides valuable habitat for a multitude of birds. In the early '90's when the Palmer Golf Course was constructed, a moat was constructed around much of the perimeter of the marsh creating additional standing water for water birds. The Proposed Action will include further work

to enhance the marsh wetlands for the benefit of endangered water bird species including the Hawaiian stilt, the Hawaiian coot, the Hawaiian common moorhen and the Hawaiian duck. This work will include the completion of the moat around the perimeter of the marsh and the creation of standing open water ponds within the central portion of the marsh.

7.4 DEVELOPMENT PROGRAM: OPANA-KAWELA AHUPUA`A

The 1986 SMA Use Permit for Turtle Bay permits the development of up to 1,000 hotel units in the Opana-Kawela *ahupua`a*. In respect for the strong public sentiment regarding Kawela Bay, the Proposed Action reduces development in Opana-Kawela to two projects with a total of 225 resort residential units in an area of approximately 60 acres, at a net density of less than 3 units/acre.

To further demonstrate this commitment, along Kawela Bay, **all** buildings will be set back a minimum of 300' from the certified shoreline. Along the shoreline east of Kawela Point, all buildings will be set back a minimum of 150'. See Figure 8. Proposed building heights will be a maximum of four habitable floors/60 feet on the R-2 development site facing Turtle Bay and three habitable floors/50 feet on the R-1 development site facing Kawela Bay.

7.5 DEVELOPMENT PROGRAM: HANAKA`OE AHUPUA`A

Hanaka`oe is proposed as the physical and economic center of the Turtle Bay Lands. Existing resort facilities are concentrated around Kuilima Point. In the Proposed Action all future hotel development is in Hanaka`oe and within walking distance of existing facilities. On the H-2 development site east of Ocean Villas, the Proposed Action includes a 250-unit hotel with a maximum height of five habitable floors/70 feet. The ownership structure is likely condominium, but the project could be a traditional hotel or timeshare.

West of The Cottages, the H-1 Development Site is bisected by a central Gathering Place. Development Site H-1 is contemplated as a timeshare project with a maximum 375 units and a maximum height of 90'. While the ultimate ownership structure could be condominium or traditional hotel, as with many timeshare projects elsewhere in Hawai`i, individual lock-off suites, or 'keys', within a unit may be rented or occupied separately depending upon market demand.

In total, these two sites are planned for 625 units. However, in no case shall the number of hotel keys on Development Sites H-1 and H-2, including lock-off suites, exceed 1,000.

All buildings on Development Sites H-1 and H-2 will be set back a minimum of 150' from the certified shoreline.

7.6 THE GATHERING PLACE

Turtle Bay Resort is situated at the western edge of the Ko`olau Loa district and at the eastern end of a seven mile stretch of beach featuring many of the world's most famous surf breaks. The Gathering Place is at the nexus of these two rich and diverse areas and is

intended to be a vibrant activity center welcoming these local communities to enjoy Turtle Bay's spectacular setting together with its visitors.

Flanked by the two halves of the H-1 hotel site, the Gathering Place will be the focal point of the resort and draw deeply on the foundation of the host Hawaiian culture. This community core will feature a small collection of simple and authentic mismatched buildings pulling from the *kama`aina* architectural heritage of the islands. Local shops and restaurants, a day care facility for resort employees, sunny lawns and groves of shade trees will all provide opportunities for locals and guests alike to gather and talk story.

The built component of the Gathering Place will include less than 40,000 sf of indoor space, primarily in single story buildings. The outdoor space in the Gathering Place will include raised lanai and porches linking the clustered arrangements of buildings. Nearest to the ocean will be an ocean sports club called the *Hale Kai*. This facility will host a wide range of ocean-based sports and activities, both cultural and contemporary in nature, and celebrate this area's significant history related to the water. All buildings will be set back a minimum of 100 feet from the certified shoreline.

7.7 TURTLE BAY PARK (DEVELOPMENT SITE P-5)

Nearby and complimentary to the Gathering Place will be a new park at the outlet of the rerouted Kawela Stream. The focal point of the park will be a small amphitheater and stage. This venue will have the flexibility to serve events of differing sizes. When not being used for public performances, the stage will be the home to the local *hula halau*. At other times, the amphitheater will serve as an intimate setting for concerts of both local and nationally recognized artists performing for audiences of resort guests and residents from nearby communities. Native plants and landscaping will enrich this park's cultural focus and the inclusion of a traditional canoe house, *halau wa`a*, will provide a connection, in look and in practice, to the rich cultural traditions of the past.

To ensure appropriate management and control is in place to maximize the opportunity presented by the amphitheater, the park will be privately owned and maintained.

7.8 FARMER'S MARKET

Mauka of the Turtle Bay Park will be the farmer's market. Between events, the farmer's market will include a small number of permanent market stands offering a convenient market outlet for local farmers. On market days and during other resort events such as the traditional Independence Day celebration, the venue will fill in with additional stands offering Ko`olau Loa a farmer's market complimentary to the North Shore's very well regarded Haleiwa market.

7.9 DEVELOPMENT PROGRAM: KAHUKU AHUPUA`A

The proposed development program for Kahuku *Ahupua`a* is limited to 365 Resort Residential Units and 160 Resident Housing Units, a significant reduction from the total of 1,695 units permitted under the 1986 SMA Use Permit.

In contrast to the 415-unit hotel project planned for Development Site R-3 fronting Kaihalulu Beach in the current entitlements, the Proposed Action includes a maximum of 100 resort residential units in buildings with a maximum height of three habitable floors/50 feet. All buildings shall be set back a minimum of 150' from the certified shoreline along Kaihalulu Beach.

Development on Sites R-4, R-5 and R-6 will be limited to a maximum of 265 resort residential units with a maximum height of two habitable floors/40 feet.

The Proposed Action includes a maximum of 160 resident housing units on Development Sites RES-1 and RES-2. The maximum height will be three floors/50 feet on Site RES-1 and two floors/40 feet on Site RES-2. The Applicant intends to work with the city, state, and others to determine methods to ensure realistic affordability for future occupants of these homes.

7.10 CIRCULATION

Kuilima Drive provides vehicular access to the Turtle Bay Resort. To improve traffic circulation, a second entrance from Kamehameha Highway will be provided approximately 4200 feet west of Kuilima Drive. A two lane privately owned and maintained internal driveway, Kaihalulu Drive, will run roughly parallel with the shoreline as far as Kaihalulu Beach before turning inland and intersecting Marconi Road on the resort's eastern boundary. Immediately east of the SEIS Lands, Marconi Road will be widened to two paved lanes and will provide a secondary entrance to the resort with an improved intersection at Kamehameha Highway. It will also be extended to Hanaka'ilio Beach Park. Upon completion it will be dedicated to the City and County.

A paved multi-use path within the Kaihalulu Drive right-of-way and the paved Shoreline Trail along the waterfront will provide primary pedestrian and bicyclist circulation in the resort. Other multi-use paths will provide a network of connectivity throughout the resort and multiple shoreline access easements will provide convenient beach access from anywhere within the resort. It is hoped that the internal resort trail network will eventually link with and become part of a continuous trail from Laie to Haleiwa and beyond.

7.11 RESIDENT HOUSING

The Proposed Action includes the obligation to construct 59 resident housing units on Development Site RES-1. In addition, the Applicant proposes to make land available to

appropriate agencies or groups for the construction of an additional 101 resident housing units on Development Sites RES-1 and RES-2.

7.12 GOLF

The Proposed Action includes reconfiguring the 18-hole Fazio Golf Course to a nine-hole arrangement in the area indicated on Figure 8. It is anticipated that the reconfiguration of the Fazio Golf Course will include the creation of additional water hazards that would provide habitat for water birds and additional storm water retention. A new Golf Clubhouse is proposed for a site of approximately 3 acres adjacent to the 18th green of the Palmer Golf Course. The existing golf clubhouse will be retained as a commercial building. No material changes are proposed for the Palmer Golf Course.

7.13 EQUESTRIAN CENTER

The existing stables will be relocated to a site of approximately 9 acres adjacent to the Punaho'olapa Marsh. The equestrian trail network will include a bridle path along one side of Kaihalulu Drive, a bridle path along Kaihalulu Beach set back a minimum of 50' from the certified shoreline, and a mixed use trail along the old rail grade through the Punaho'olapa Marsh. The proposed Equestrian center and trails will be graded and managed to minimize the risk of nutrient loading entering the Punaho'olapa Marsh.

7.14 EAST AND WEST MAIN DRAINS

To accommodate storm water flows passing through the SEIS Lands, the East Main Drain will be widened and the existing culvert outfall replaced with an open channel. Presently there is a small culvert under Kamehameha Highway located approximately 1500 feet east of Kuilima Drive. The Applicant is reviewing the possibility of constructing a new O'io Stream storm water channel in that location as part of its plan to improve storm water management on the Mauka Agricultural Lands. Should that crossing be constructed, there would be downstream channel improvements on the SEIS Lands connecting with the existing East Main Drain.

To better manage storm water flows and to improve water quality in Kawela Bay, Kawela Stream water flows will be diverted into the West Main Drain. The West Main Drain will be widened and the existing culvert outfall replaced with an open channel.

7.15 CONSTRUCTION AND FUNDING SOURCE

It is estimated that the total cost of constructing the elements included in the Proposed Action will be approximately \$1.2 billion. The Proposed Action will primarily be funded by private sources. The Proposed Action includes a component of resident housing that may be eligible for government funding. Other than the above, the Applicant does not anticipate the use of government funds for any other aspect of the Proposed Action.

7.16 PROJECT PHASING

The Applicant intends to complete the SEIS in 2012 and submit it to the DPP for acceptance. Once the Final SEIS is accepted, the Applicant will proceed with the preparation and submittal of any additional applications for permits and approvals that may be necessary to implement the Revised Master Plan. Upon securing the necessary governmental approvals, the Applicant will commence with implementation of the Revised Master Plan.

8 ALTERNATIVES CONSIDERED

The Comprehensive Plan presents the TBR's vision for the Turtle Bay Lands including both the SEIS Lands and the Other Lands. As discussed above, the Proposed Action is limited to the SEIS Lands. If any activities on the Other Lands trigger the need for an environmental assessment, those assessments will be prepared separately.

For the purposes of the SEIS, the Applicant will evaluate alternatives to the Proposed Action in detail. At the time this Notice is being prepared, the Applicant has identified its preferred alternative. However, four other alternatives will also be carefully evaluated and analyzed in the course of preparing the Draft SEIS.

8.1 FULL BUILD OUT ALTERNATIVE

If TBR were to proceed with development of the SEIS Lands maximizing development to the extent allowed under current land use entitlements and approvals, TBR would be permitted to construct five (5) new hotels including 2,500 units along with 1,000 new condominium units on the SEIS Lands.

The SEIS is required to disclose the impacts of that development scenario. This course of action constitutes the Full Build-Out Alternative. The Draft SEIS will evaluate in detail the impacts, merits and disadvantages of implementing the Full Build-Out Alternative. See Figure 10.

8.2 REDUCED DENSITY (PREFERRED) ALTERNATIVE

Responding to community sensitivities and concerns, and reflecting its own preference for a development plan sensitive to its physical environment, TBR has prepared a Revised Master Plan for the SEIS Lands that significantly reduces the total density of development on the SEIS Lands. This is the Proposed Action shown on Figure 8. This "Reduced Density Alternative" is the Applicant's preferred alternative and the Proposed Action. The Draft SEIS will evaluate in detail the merits and disadvantages of implementing the Reduced Density Alternative.

The Reduced Density Alternative involves a proposal to develop the SEIS Lands to approximately 39 percent of the remaining density allowed under existing permits and approvals. This is the result of a thoughtful and comprehensive effort by the Applicant to

reconsider the most feasible uses for the SEIS Lands under current market, social, environmental and political conditions. This effort involved numerous meetings with a broad range of community, business, and government leaders over the past twelve months and has culminated in the Revised Master Plan.

8.3 RESORT RESIDENTIAL ONLY ALTERNATIVE

Based on ongoing dialogue with community stakeholders, TBR has determined that some community members are particularly concerned and sensitive with respect to incremental hotel development in the area. Although this concern does not reflect a consensus, for the purposes of the SEIS, TBR will also include an alternate strategy for the redevelopment of the SEIS Lands as an exclusive resort residential community. This strategy constitutes the Resort Residential Alternative.

The Draft SEIS will evaluate in detail the impacts, merits and disadvantages of implementing the Resort Residential Alternative. See Figure 11.

8.4 KAWELA CONSERVATION ALTERNATIVE

Through its consultation with the local community, TBR is aware that there is considerable community focus on the scale and proximity of any development around Kawela Bay. The Proposed Action responds to those concerns with increased setbacks and a significant reduction in density when compared to the Full Build Out Alternative.

As a final development alternative to be studied in the Draft SEIS, TBR will review a variation of the Reduced Density Alternative development plan that includes the creation of a 20-acre conservation easement around Kawela Bay. This strategy constitutes the Kawela Conservation Alternative.

The Draft SEIS will evaluate in detail the impacts, merits and disadvantages of implementing the Kawela Conservation Alternative. See Figure 12.

8.5 NO ACTION (NO FURTHER DEVELOPMENT) ALTERNATIVE

If the Applicant decides to take no action and pursues no further development on the SEIS Lands, that strategic decision would constitute the No Action Alternative. Essentially, the No Action Alternative would constitute the on-going operation of Turtle Bay Resort as it exists today.

The Draft SEIS will evaluate in detail the merits and disadvantages of implementing the No Action Alternative. See Figure 7.

8.6 SUMMARY OF ALTERNATIVES

The following table presents a comparison of the alternatives that will be considered in the Draft SEIS.

Table 3: Comparison of Alternatives

	Full Build Out	Preferred Plan	Kawela Conservation	Resort Residential	No Action
Hotel Units	2500	625	625	0	0
Resort Residential Units	910	590	565	454	0
Residential Housing Units	90	160	160	46	0
TOTAL UNITS	3500	1375	1350	500	0
Park (acres)	54.6	73.3	73.3	54.6	0
Preserve	100.0	100.0	120.2	100.0	n/a
Shoreline Setbacks	24.0	42.0	26.8	24.0	n/a
TOTAL ACRES	178.6	215.3	220.3	178.6	n/a

9 SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, ANTICIPATED IMPACTS, AND MITIGATION MEASURES

Following is a description of the physical, social and cultural characteristics of the SEIS Lands, together with a preliminary determination of the anticipated impacts that might result from the Proposed Action. Measures that may be necessary to mitigate significant anticipated impacts are also presented below. This discussion of impacts and mitigation measures is preliminary and is subject to revision as the result of several detailed studies that will be completed in connection with preparation of the Draft SEIS.

The following discussion focuses only on the existing conditions and the perceived impacts of the Proposed Action (i.e., the Reduced Density Alternative). Detailed studies of the other alternatives will be conducted as part of the analysis to be included in the Draft SEIS. The Draft SEIS will present an evaluation of the impacts of each of the five alternatives identified above.

9.1 PHYSICAL SETTING

With the general exception of the beaches *makai* of the sand dunes fronting the bays, the SEIS Lands can be generally characterized as a disturbed area that has been subjected to periodic development and redevelopment since the late 1700s. The first written descriptions of the area date back to 1779 when Captain Charles Clerke and Lieutenant James King of the HMS Resolution described the area of Kahuku Point as fine and fertile and occupied by a large village. Subsequent to the decline of the Hawaiian population, the SEIS Lands were converted to a sheep and cattle ranch.

In 1873, records indicate that Kahuku Ranch included all of the SEIS Lands and scattered remains of the ranch have been found in the vicinity of Punaho`olapa Marsh. By the 1880s the land was transformed from cattle ranching to sugar cane cultivation.

In 1889, construction of the Oahu Railway and Land Company's railroad linking Kahuku to other parts of O`ahu began. The rail line was officially opened in 1899 and its right-of-way crossed the SEIS Lands, passing through a portion of Punaho`olapa Marsh.

The coastal plains around Kahuku Point were again dramatically transformed during the course of World War II. Land modification activities included the construction of concrete bunkers, asphalt runways, and large soil/sand revetments along with barracks and numerous other buildings. After the war, beach cottages were constructed along the shoreline, especially in the area of Kawela Bay and Kawela Point. The portions of the SEIS Lands cultivated in cane eventually turned fallow with the closure of the Oahu Sugar Company.

In the early 1970s, the Kuilima Resort opened and the SEIS Lands were transformed once again with the development of the original hotel, residential condominiums, an 18-hole golf course and a wastewater treatment plant.

In the late-1980s, the residential cottages along Kawela Point and the eastern half of Kawela Bay were demolished, structural fill was brought in, and construction of the foundations for a new multi-story hotel structure began. The structure was never completed, but underground utilities and numerous concrete piles remain today. At this time the 18-hole Palmer Golf Course was built and the Fazio Golf Course was reduced to 9-holes. Punaho`olapa Marsh was enhanced by the construction of a moat around much of its perimeter. The original wastewater treatment plant was decommissioned after a more modern facility was constructed *mauka* of Kamehameha Highway. Around 2002, the Fazio Golf Course was reinstated back into an 18-hole golf course.

Figure 13 illustrates the extent of previous disturbances on the SEIS Lands.

Anticipated Impacts: The Proposed Action will impact the SEIS Lands with the addition of new structures, roads, trails, modifications to the Fazio Golf Course, and the diversion of Kawela Stream (as represented in the 1985 EIS), all as described in the Revised Master Plan. As the proposed development will occur within a previously disturbed area already

planned as a destination resort, these impacts are not anticipated to be significant. The Draft SEIS will study the impact of the Proposed Action along with that of the alternatives.

Likely Measures to Mitigate Significant Impacts: The Proposed Action presented in Draft SEIS will be based upon the Revised Master Plan that represents the Applicant's best efforts to present a development plan that is harmonious with the character of the existing natural environment and is consistent with the existing entitlements and approvals applicable to the SEIS Lands. The Proposed Action includes increased shoreline setbacks to mitigate impact on the shoreline sand dunes.

9.2 TOPOGRAPHY AND VIEWS

The SEIS Lands are located on the relatively flat Kahuku coastal plain. The vast majority of the site is between five and ten feet above mean sea level. The only topographic relief is provided by sand dunes along the shoreline.

Valued scenic resources within the SEIS Lands include: Kawela Bay, Turtle Bay, Kahuku Point, and inland sand dunes, the sandy crescent beaches between the points, and Punaho`olapa Marsh. However, as the coastline lies between 1,000 and 6,750 feet seaward of Kamehameha Highway, these scenic resources are not visible to the general public traveling on the highway. From that vantage point, the predominant features are the resort golf courses and landscaping on the north side of the highway.

Anticipated Impacts: Proposed multi-story structures may be visible from certain portions of Kamehameha Highway. The Draft SEIS will include a visual analysis to determine the extent to which these and other proposed structures may be visible to the general public, both from the highway and the shoreline.

Likely Measures to Mitigate Significant Impacts: The Proposed Action includes reduced density and increased shoreline setbacks to reduce the visual impact of buildings. The height of buildings constructed in the vicinity of Kawela Bay will be reduced from that permitted under the Unilateral Agreement. The Proposed Action also includes a shoreline trail, four oceanfront parks and a Gathering Place core that collectively provide much better public access to the ocean views than exists today. Significant view corridors will be maintained at Kawela Bay, the restored Kawela Stream, the East Main Drain, and across the golf course to Kahuku Point as shown on Figure 9.

9.3 SOILS

Soil types in the SEIS Lands consist of nine general types:

1. Pearl Harbor Clay (Ph)
2. Jaucas Sand (Jac)
3. Waialua Silty Clay (WkA & WkB)
4. Kaena Stony Clay (KaB)
5. Beach Sand (BS)

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6. Lahaina Silty Clay (LaC)
 7. Kaloko Clay (Kfa)
 8. Coral Outcrop (CR)
 9. Mokuleia Clay Loam & Loam (Mt & Ms)

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

Anticipated Impacts: Any construction activities associated with the Proposed Action will disturb the underlying soil to some degree. New buildings will require excavation for foundations that will displace soils. Grading and fill activities associated with construction will relocate soils (they may be stockpiled in one place and then used in another on site). New landscaping may require soil amendment. New paving for walkways, parking lots, and roadways will cover soils with impermeable surfaces. It is anticipated that structural fill will be imported to the SEIS Lands for use during site preparation and construction. Clearing and grubbing activities during construction will temporarily disturb the soil retention values of existing vegetation and may expose soils to erosional forces (wind and rain). The various impacts associated with construction are not anticipated to be significant because they will be generally temporary in nature and mitigated by implementation of BMPs. Nevertheless, such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: The Applicant is mindful of its obligations to protect near shore water quality and stream water quality from the potential impacts of soil erosion. Development activities associated with construction are regulated by the State Department of Health and are required to follow BMPs. The Draft SEIS will present in greater detail any specific mitigation measures that may be necessary.

9.4 AGRICULTURAL PRODUCTIVITY

There is no existing agricultural activity in the SEIS Lands and none is contemplated in the future other than the operation of an equestrian center and farmer's market. In 1986, 236 acres of the SEIS Lands were reclassified from the State Agricultural District to the State Urban District in an action that brought the SEIS Lands into conformance with the 1977 O'ahu General Plan. Approximately 14 acres of the SEIS Lands are presently zoned for agricultural uses by the City and County but lie fallow.

As part of the Comprehensive Plan, Turtle Bay Mauka Lands LLC ("TBML") is in discussions with the Trust for Public Lands regarding the placement of a conservation easement on the Agricultural Lands to provide greater food security. TBML intends to replace the 12-month farm license agreements with long term leases that will provide adequate tenure for the leasehold farmers to invest in their farming operations as necessary to provide the quality and quantity of produce desired by the resort kitchens. TBML is also planning to work with the farmers and various agencies to develop an agricultural processing center on the Agricultural Lands.

Anticipated Impacts: No significant adverse impacts upon agricultural activities are anticipated as a result of the Proposed Action. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Implementation of the Proposed Action may have beneficial impacts upon agricultural activities in the region. The Applicant intends to strengthen the link between the Agricultural Lands and the SEIS Lands by encouraging farm-to-table relationships between resort operations and the farms. The Proposed Action includes an area designated for a farmer's market that will assist local farmers find distribution for their production. The Draft SEIS will present in greater detail the specific impacts on agricultural productivity associated with the Proposed Action.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific mitigation measures that may be necessary.

9.5 CURRENT LAND USE DESIGNATIONS

Approximately 671 acres of the SEIS Lands are classified as State Urban District and designated for resort development in the Ko`olau Loa Sustainable Communities Plan. Approximately 100 acres of the SEIS Lands in the immediate vicinity of the Punaho`olapa Marsh are classified as Agricultural. The SEIS Lands are zoned P-2 (Open Space), Resort, and B-1 (Neighborhood Business). Figure 3 presents the current zoning associated with the SEIS Lands. The SEIS Lands are contained within the Special Management Area (SMA).

The Proposed Action will require zoning amendments to reflect the Kaihalulu Drive alignment and the proposed locations for amenities such as the Equestrian center, the Gathering Place and the Farmer's Market. The Proposed Action anticipates no material change to the net acreage in each zoning district. Figure 14 graphically depicts the zoning changes proposed as part of the Proposed Action.

9.6 EXISTING USE OF THE SEIS LANDS

As discussed above, the SEIS Lands are identified as a visitor destination area and presently operate as part of the Turtle Bay Resort. Visitor facilities provided on the SEIS Lands today include golf, tennis, equestrian, cycling, running, walking, and beach access. The Proposed Action would result in the development of additional facilities and amenities including a Gathering Place for local area residents and visitors alike to enjoy the foods, arts, music and culture of the host community. The development of five parks and a pedestrian/bicyclist circulation network would provide enhanced opportunities for local residents and visitors to enjoy access to the shoreline and Punaho`olapa Marsh. The Proposed Action would result in the reconfiguration of the Fazio Golf Course as a 9-hole complement to the 18-hole Palmer Golf Course.

9.7 CLIMATE

The SEIS Lands are situated at the northern-most point of the island of O`ahu. The area's climate is typical of windward conditions in the Hawaiian Islands: average annual temperatures ranging from the low 80s during the day to the low 70s at night during the summer dry season and from the high 70s during the day to the mid-60s at night during the winter wet season. The SEIS Lands are exposed to moderate to fresh trade winds that carry frequent rain showers over the region. Average annual rainfall is estimated to be approximately 20 inches with the period from January through April being the wettest months.

Anticipated Impacts: The Proposed Action is not anticipated to have a significant negative impact upon the climate of the region. Changing conditions in Hawai`i's climate resulting from global climate change may impact the SEIS Lands, but the extent of this possibility and the likelihood of it actually occurring are unknown at this time. The greatest potential impact of global climate change relevant to the SEIS Lands is the long-term potential for greater coastal flooding due to an increase in the mean sea level and flooding associated with increased rainfall. Other potential impacts associated with global climate change include the possibility that higher average sea surface temperatures during the fall could increase the frequency of severe storms in Hawaiian waters.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific mitigation measures that may be necessary to address these potential impacts.

9.8 AIR QUALITY

The entire State of Hawai`i is identified as being within the attainment zone with regard to national air quality standards. Dense urban areas on the south shore of O`ahu occasionally exceed the more stringent State standards for ozone and carbon monoxide. The location of the SEIS Lands on the windward side of O`ahu with no industrial activity upwind for thousands of miles results in consistently good air quality at the SEIS Lands and in the surrounding area. The only significant sources of man-made air pollution in the vicinity of the SEIS Lands are vehicular traffic on Kamehameha Highway.

Anticipated Impacts: Impacts upon air quality may result from increased vehicular activity generated by the increased density of development on the SEIS Lands, the operation of heavy equipment during the construction phases of the Proposed Action, and increased long-term demand for electrical energy over the life cycle of the development. The Draft SEIS will present in greater detail the specific impacts associated with the Proposed Action.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific mitigation measures that may be necessary to address significant adverse impacts. It is anticipated that transportation system management ("TSM") measures may be employed to reduce vehicular trips associated with the Proposed Action.

Implementing BMPs in compliance with State Department of Health regulations will help address impacts associated with the operation of heavy construction equipment. The implementation of energy security strategies at both the design and operational phases of the Proposed Action will help to reduce the project's demand for fossil fuel-based electrical energy.

9.9 GROUND WATER, SURFACE WATER, AND DRAINAGE

The Honolulu Board of Water Supply currently provides potable water to the SEIS Lands from wells of their Waialeale System. Total existing average demand is approximately 0.3 million gallons per day (mgd) with a maximum estimated demand of 0.45 mgd. The 0.5 mgd source is sufficient to meet existing demand. Non-potable irrigation wells and reclaimed water from the TBWT's private wastewater treatment plant (WWTP) serving the SEIS Lands are the primary source of irrigation water.

Two intermittent streams bisect the SEIS Lands; O'io near the center of the property, and Kawela near the western end of the property. On the *makai* side of Kamehameha Highway storm water runoff flows into the following four major drainage channels and into Punaho`olapa Marsh.

Kawela Stream is an unlined open channel with its opening to Kawela Bay. It is estimated that the stream conveys storm runoff from about 771 acres *mauka* of Kamehameha Highway into Kawela Bay and 13 acres of the lands addressed in the SEIS.

The West Main Drain is also an unlined open channel. Its terminus at Turtle Bay consists of two 48-inch concrete pipe culverts. As originally designed, it conveys storm runoff from about 193 acres of land *mauka* of Kamehameha Highway and about 37 acres of land within the SEIS Lands.

The West Kuilima Drain consists of two 72-inch diameter pipe culverts near the shoreline. It conveys storm runoff generated from about 72 acres within the SEIS Lands.

The East Main Drain is a trapezoidal unlined open channel that passes through the Fazio Golf Course and terminates at Kuilima Bay. The terminus consists of a concrete and rubble masonry structure with four 72-inch concrete pipe culverts. It conveys storm runoff from approximately 1,664 acres of mountainous land *mauka* of Kamehameha Highway and 60 acres of the SEIS Lands *makai* of the highway.

Punaho`olapa Marsh is a wetland located in the eastern portion of the SEIS Lands. It receives runoff from approximately 306 acres within the SEIS Lands, of which approximately 96 acres make up the marsh. It also receives runoff from *mauka* of Kamehameha Highway, including Ho`olapa Gulch (298 acres) and an adjacent drainage area of about 132 acres. Most of the water within the marsh percolates into the ground with some overflow during major storms conveyed to the East Main Drain by a small ditch. During larger storm events the marsh overflows onto the golf course.

The City and County previously approved a drainage master plan for the SEIS Lands. The Proposed Action includes the following drainage improvements recommended in the approved drainage plan:

- Re-contour the golf course fairways to widen the drain channels.
- Widen East Main Drain to become a grass-lined channel. Also, replace the existing 72-inch drain culverts with a rip-rap lined outfall channel.
- Widen the grass lined Punaho`olapa Marsh Ditch.
- Widen West Main Drain to become a grass-lined channel. Replace the existing 48-inch drain line outlets to the ocean with a rip-rap lined outfall channel.

In addition to the above, as part of its Comprehensive Plan, the Applicant is reviewing the construction of approximately 30 acres of storm water retention and detention basins in the Agricultural Area. These basins would be intended to intercept storm water runoff during heavy rainfall events and reduce flooding across Kamehameha Highway and into the SEIS Lands.

The Comprehensive Plan also includes upgrading the wastewater treatment plant from R2 to R1 treatment level that will enable the use of reclaimed water in the vicinity of residences.

The Applicant is the owner of the Opana Wells *mauka* of Kamehameha Highway. Two of these wells have been improved and are expected to be transferred to the BWS in 2011. The third well has been tested, but not yet improved. The total capacity of the two wells being transferred to the BWS is 2 mgd. The estimated capacity of the undeveloped third well is 1 mgd.

Anticipated Impacts: The total drinkable water average daily demand for the Proposed Action is estimated to be 0.72 mgd with maximum demand estimated to be 1.08 mgd. The Opana Well system will be the source of drinkable water.

The existing sources of irrigation water along with additional reclaimed water from the TBWT treatment plant are considered adequate to address the demand resulting from the Proposed Action.

Storm water drainage and runoff from manmade structures within the SEIS Lands are required by law to be retained on site, such that there is no net increase in storm water runoff from the property. No significant adverse drainage impacts are anticipated to result from implementation of the Proposed Action because all development is required to comply with the standards established by the federal government, the State Department of Health, and the City and County. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: Water conservation measures are employed at the resort to conserve water and this strategy will continue as the Proposed

Action is implemented. The continued use of reclaimed water from the TBWT treatment plant mitigates the impacts of additional landscaping requirements associated with the Proposed Action.

As discussed in the description of the Proposed Action, rerouting runoff in Kawela Stream to the West Main Drain will have a significant beneficial impact upon water quality in Kawela Bay. This rerouting will help to mitigate the significant adverse impacts of regional drainage that are not attributable to the Proposed Action. The Draft SEIS will present in greater detail any additional mitigation measures that may be necessary.

9.10 NATURAL HAZARDS

Natural hazards that may impact the SEIS Lands include coastal inundation from storms and/or tsunamis; flooding from storm water runoff; strong winds from storms and/or tropical cyclones; and earthquakes.

Most of the SEIS Lands are located in a tsunami evacuation zone as designated by the City and County. During the 1946 and 1957 tsunamis, flood inundation heights of 27 and 23 feet were recorded at Kahuku Point. The hazard associated with high waves is ranked high by the United States Geological Survey (“USGS”) around the entire Kahuku Point, but is reduced to moderately low southeast of the point, where the coast is partly sheltered from ocean swells.

Portions of the SEIS Lands are also designated as flood zones VE, AE, D and X, as indicated on the Federal Emergency Management Agency’s Flood Insurance Rate Map (see Figure 15). The potential for storm wave inundation and riverine flooding is considered to be high. Zone VE indicates areas within the 100-year coastal floodplain that are also subject to storm waves. Tsunami elevations in the SEIS Lands range from 12 to 17 feet. Zone AE riverine flooding in the SEIS Lands is at elevation 11 feet. Zone D indicates areas where flood hazards are undetermined but possible. Zone X indicates areas outside the 0.2% annual chance floodplain.

Strong winds from storms or tropical cyclones can cause severe damage to structures and pose a hazard to human life. However, the actual storm threat is considered by the USGS to be relatively low because the Kahuku area is sheltered from tropical storms that typically track to the west and south of O`ahu.

The USGS considers the hazard due to sea-level rise to be moderately low for the SEIS Lands. The volcanic/seismic hazard in the northern half of O`ahu is also ranked moderately low. The entire island of O`ahu is situated with Seismic Hazard Zone 2A (on a scale of 1 to 4 with 4 being the highest).

Anticipated Impacts: Although the SEIS Lands are susceptible to natural hazards, implementation of the Proposed Action is not anticipated to increase, exacerbate or intensify those hazards. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: Generally, measures to mitigate the effects of storm wave inundation and coastal flooding will include setbacks from coastal areas to reduce the exposure of new development to storm wave inundation, and the construction of habitable structures in compliance with flood hazard district requirements. The requirements dictate that habitable floors are constructed above the base flood elevation or flood proofing structures be provided below the flood inundation elevation. With regard to strong winds and seismic events, buildings will also be constructed in compliance with the International Building Code (as adopted by the City and County of Honolulu). A civil defense warning siren is located on the Agricultural Lands along Kamehameha Highway, approximately 1,500 from the Kulima Drive intersection, to warn residents and visitors during times of emergency. The Draft SEIS will present in greater detail any specific mitigation measures that may be necessary in response to identified natural hazards.

9.11 TERRESTRIAL FLORA

The SEIS Lands are generally characterized as containing three distinct areas of vegetation:

- Coastal vegetation;
- Marsh vegetation; and
- Landscaped resort vegetation.

The undeveloped coastal areas fronting the shoreline consist of a series of vegetated sand dune structures and thick groves of ironwood trees and haole koa. The Punaho`olapa Marsh includes scrub thickets, marshlands, mudflats, and open water areas with associated vegetation. The remainder of the SEIS Lands has been entirely replanted with exotic vegetation resulting from the development of the existing Turtle Bay Hotel and condominiums on adjacent lands along with two 18-hole golf courses, and the stables.

A survey of the vegetation types present in the SEIS Lands, including endangered and threatened species, will be conducted and the results will be included in the Draft SEIS.

Anticipated Impacts: No significant adverse impacts upon the general character of flora within the SEIS Lands are anticipated. Some vegetation will be disturbed during new construction within the SEIS Lands. The loss of existing vegetation when permanently replaced by manmade structures is not considered to be significant because it is not anticipated that any endangered, threatened or endemic species will be impacted. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: It is anticipated that new landscaping within the SEIS Lands will help to offset the loss of existing flora resulting from implementation of the Proposed Action. The Draft SEIS will present in greater detail any specific measures that may be necessary to mitigate the impacts of the Proposed Action.

9.12 TERRESTRIAL FAUNA AND AVIFAUNA

It is believed that terrestrial fauna in the SEIS Lands are limited to introduced feral mammal species such as rodents and feral cats that reside in relatively undisturbed areas of thick vegetation. Terrestrial avifauna are much more diversified due to the presence of the Punaho`olapa Marsh.

A survey of terrestrial fauna and avifauna, including endangered and threatened species will be conducted in the near future and its results will be included in the Draft SEIS.

Anticipated Impacts: The Proposed Action includes further enhancements to the Punaho`olapa Marsh that are anticipated to have a favorable impact. Existing fauna and avifaunal habitat may be disturbed during the construction phase of the Proposed Action. The Draft SEIS will present in greater detail the specific impacts the Proposed Action will have upon fauna 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 wetlands on the SEIS Lands as the result of the implementation of the Proposed Action. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: The Applicant's ongoing management activities and its long-term commitment to enhancing, maintaining and preserving the Punaho`olapa Marsh area will help to mitigate short term impacts due to construction in others areas of the SEIS Lands. The Punaho`olapa Marsh and nearby James Campbell Wildlife Reserve provide displaced avifauna with a readily available habitat alternative. The Draft SEIS will present in greater detail any specific measures that may be necessary to mitigate significant adverse impacts.

9.13 STREAM FAUNA

The biological survey that will be conducted for inclusion in the Draft SEIS will include a discussion of the fauna associated with Kawela Steam, O`io Stream, and Punaho`olapa Marsh.

Anticipated Impacts: The Proposed Action includes rerouting Kawela Stream to the West Main Drain, effectively returning Kawela Stream to the approximate location of its historical channel. This change is anticipated to have an impact on stream fauna. Replacement of the East Main Drain culvert outfall with an open channel design may impact the salinity of waters in the East Main Drain. Other possible impacts include water quality degradation resulting from short-term construction activities and operational impacts pertaining to storm runoff and drainage control. These impacts are not anticipated to be significant because BMPs have been and will continue to be employed during operational activities and anticipated construction activities. The Draft SEIS will present in greater detail the specific impacts the Proposed Action may have upon aquatic biota.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific measures that may be necessary to mitigate significant adverse impacts.

9.14 NEAR-SHORE MARINE ENVIRONMENT

As discussed earlier, the SEIS Lands abut the ocean and are fronted by three distinct bays; Kawela Bay, Turtle Bay, and Kuilima Bay. Water quality in the area has been studied regularly for the past 20 years. The information from those studies will be combined with new surveys to document the existing water quality of the near-shore environment and to inventory the presence of marine biota, including endangered and threatened species. The results of these surveys will be included in the Draft SEIS.

Kawela Bay is classified as Class A open coastal waters. Although the bay itself meets the physical criteria to be classified as an embayment it is not so classified in the State Standards. The normal water quality of Kawela Bay typically exceeds State Standard water quality criteria for either Open Coast or for an embayment. Recent surveys indicate no easily discernable changes in water quality along this coastline.

Turbidity is a persistent problem, particularly in the eastern extreme of Kawela Bay, although the western portion of the bay often has water of excellent clarity. Water clarity in Kawela Bay is controlled by input of silt from the Kawela Stream and by the low water turnover rate in the right side of the bay. Turbidity is the result of a very low rate of water circulation over shallow reef flats, and is augmented by rare storm events that are responsible for supplying the bay with sediments that become trapped and easily re-suspended in the eastern section of the bay.

The bay is the recipient of a large groundwater influx supplying high concentrations of both nitrogen and phosphorous to the bay. High levels of phosphorous are not typical in Hawaii and point to the unique nature of this condition in Kawela Bay. Phosphorous tends to be higher in the eastern portion of the bay, likely associated with the sediments and the longer residence time in this area. The relatively rich nutrient supply and shallow waters are doubtless responsible for the prolific algae growth and subsequent visitation by sea turtles which graze off these algae beds.

Oxygen content in the waters of the bay is usually excellent. However, during periods of high turbidity low oxygen levels in the eastern portion of the bay have been recorded.

A similar volume of surface flow enters the ocean at the East Main Drain and West Main Drain, as compared to the Kawela Stream volume. However, at both the East Main Drain and West Main Drain outlet locations, there is rapid mixing, dilution, and offshore transport of these waters. Nitrate plus nitrite levels follow this trend. At the West Main Drain, where near shore nitrate levels are often very high, the offshore (100 meter) measurements are typically low at background levels. Following a storm and flood event in March 1991, the reef off the East and West Main Drain outlets was free of silt within about one week. At Kawela Bay, however, it required about one year for the silt levels to return to pre-storm levels.

Anticipated Impacts: The Proposed Action includes rerouting Kawela Stream to the West Main Drain, effectively returning Kawela Stream to the approximate location of its historical channel. This change is anticipated to have a significant favorable impact on the water quality in Kawela Bay and no significant impact on the water quality in Turtle Bay since the latter has strong currents that will flush the sediment load out to sea.

The replacement of the East Main Drain culvert outfall with an open channel design may result in an increase in sediment load on Kuilima Bay since water will flow more easily to the sea. This impact is not anticipated to be significant. Other possible impacts include water quality degradation resulting from short-term construction activities, and operational impacts pertaining to storm runoff and drainage control. These impacts are not anticipated to be significant because BMPs have been and will continue to be employed during operational activities and anticipated construction activities. Even though no significant adverse impacts are anticipated, the possibility of such impacts will be studied in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present measures that may be needed to mitigate significant adverse impacts resulting from the Proposed Action.

9.15 ARCHAEOLOGICAL RESOURCES

The SEIS Lands have been the subject of numerous archaeological investigations from 1977 through 2006 that have been documented in 21 separate reports. In 2006, this work was summarized in connection with the preparation of an archaeological mitigation plan by Cultural Surveys Hawai'i for the then proposed development master plan.

Three main areas have been subjected to archaeological study – Kawela Bay, Kahuku Point, and Punaho'olapa Marsh. An additional 14 sites were also investigated. These combined efforts have resulted in the following:

- 19 archaeological sites have been recorded to some degree
- 291 auger tests excavations conducted
- 121 controlled excavations (1x1m; 2x1 m; and trenches) conducted
- 78 radiocarbon dates obtained
- 50 pollen samples analyzed
- Substantial midden and artifact collections were made

In recognition of the changed circumstances since the original archaeological studies were completed, the Applicant has commissioned the preparation of a Supplemental Archaeological Inventory Survey (“SAIS”) for the lands subject to the SEIS.

Anticipated Impacts: No significant adverse impacts upon archaeological resources are anticipated at this time. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS. In the event any burials or skeletal remains are discovered

during the SAIS or construction, TBR will fully comply with the Hawai'i State Burial Laws as set forth in Chapter 6E, HRS.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific measures that may be necessary to mitigate the effects of significant adverse impacts upon identified archaeological or cultural resources.

9.16 CULTURAL RESOURCES

The SEIS Lands lie within the *ahupua`a* of Kahuku, Punalau, Ulupehupehu, `O`io, Hanaka`oe, Kawela, and `Opana within the Ko`olau Loa District. Historically these *ahupua`a* were home to a vibrant native Hawaiian community that utilized the resources to sustain itself. During post-contact period the areas was used by the military, ranching and agricultural plantation. It was during the eminent closure of the plantation that the Kahuku community initiated discussions to transition from a plantation community to a resort development.

The SEIS will include the preparation of a Cultural Impact Assessment in order to identify valuable cultural resources in the project area, evaluate the impacts of the proposed project on these valuable resources, and finally to develop appropriate mitigation measures to ensure these valuable resources are preserved and protected to extent possible, consistent with Act 50, 2000 Hawai'i Session Laws.

Anticipated Impacts: No significant adverse impacts upon cultural resources are anticipated at this time. Nevertheless, the possibility of such impacts will be studied and addressed in the Draft SEIS.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will present in greater detail any specific measures that may be necessary to mitigate the effects of significant adverse impacts upon identified cultural resources.

9.17 SOCIO-ECONOMIC CONDITIONS

The SEIS Lands are situated within the Ko`olau Loa District of the City and County of Honolulu. However, its proximity to the North Shore district that begins only a quarter mile to the west makes it appropriate to consider the SEIS Lands as part of the Ko`olau Loa/North Shore region. The combined region represents about 30 percent of O`ahu's total land area.

The six census tracts included in the combined area (CT 99.02, 99.04 and CT 100 in the North Shore District and CT 101, 102.01, and 102.02 in the Ko`olau Loa District) had a total population of 34,452 in 2010, an average annual increase of approximately 1.2 percent since 1980.

The size of the combined region's population would suggest that population density is quite low, given the region's physical size. But population density is rather high due to its distribution. In the Ko`olau Loa District, the population is generally limited to a narrow

strip along the coastline. Most of the interior areas of Ko`olau Loa are uninhabitable due to the steep terrain of the Ko`olau mountains. Similarly, population in the North Shore District is distributed along a narrow coastal strip and in the twin towns of Waialua and Haleiwa. The vast lands surrounding the population centers are either steep terrain or agricultural land, be it productive or fallow.

The Turtle Bay Resort presently employs approximately 600 people and the resort's tenants employ approximately 100 more. About 80 percent of the estimated 700 employees live in the Ko`olau Loa/North Shore region. Approximately 150-200 people live in Kuilima Estates.

A detailed socio-economic analysis of the combined region will be prepared for and presented in the Draft SEIS.

Anticipated Impacts: Implementation of the Proposed Action will have a significant beneficial impact upon the socio-economic character of the region. More jobs and job opportunities will be created for residents of the region by expanding the resorts' employment base and strengthening the relationship between the Agricultural Lands and the SEIS Lands. The provision of new housing opportunities will also benefit the greater community. The Draft SEIS will present in greater detail the socio-economic impacts associated with the Proposed Action.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will identify measures to mitigate the effects of significant adverse impacts if any.

9.18 PUBLIC SERVICES AND FACILITIES

The socio-economic analysis to be prepared for the Draft SEIS will present an inventory of all existing public services and facilities in the combined area, including but not limited to schools, hospitals, public safety and first responder facilities, and principal recreational areas.

Anticipated Impacts: The Proposed Action will impact public services and facilities to the extent that demand for additional services will be created. The Draft SEIS will present an analysis of the Proposed Action's anticipated impacts upon public services and facilities in the combined region of Ko`olau Loa and the North Shore.

Likely Measures to Mitigate Significant Impacts: The extent to which increased tax revenues will offset the demand for additional public services will be analyzed as part of the socio-economic analysis to be presented in the Draft SEIS. The Draft SEIS will discuss measures that may be necessary to mitigate the effects of significant adverse impacts resulting from the Proposed Action.

9.19 UTILITIES, WASTEWATER, AND SOLID WASTE

Underground electrical and telecommunication services are available to the existing improvements in the SEIS Lands. Hawaiian Electric Company (HECO) owns the 138 kilovolt (kV) transmission lines along Kamehameha Highway that service the existing development. An existing electrical substation is located on Turtle Bay lands *mauka* of the highway. Hawaiian Telcom and Oceanic Time Warner provide telecommunication services to the SEIS Lands.

Wastewater from the SEIS Lands is treated at a private WWTP owned by Turtle Bay Wastewater Treatment LLC and situated *mauka* of Kamehameha Highway (see Figure 2). The treatment plant has a capacity of 1.32 mgd. Subterranean collection lines and force mains link developments on the SEIS Lands to the treatment plant.

Solid waste generated by existing activities within the SEIS Lands is collected by a private firm and disposed of at the City and County's Laie solid waste transfer station. At the transfer station, solid waste is sorted and then transported to either the City and County's H-Power facility in `Ewa or its Honouliuli Municipal Landfill.

Anticipated Impacts: The Proposed Action will increase the demand for utilities, wastewater collection and treatment, and solid waste collection and disposal. The Draft SEIS will evaluate the impacts of the Proposed Action upon public and private utilities.

Likely Measures to Mitigate Significant Impacts: Implementation of the Proposed Action will focus on efficiency as a means of conserving electrical energy and minimizing the demand for fossil-fuel based energy. The treatment plant ensures that all wastewater-generated onsite is collected and treated at no expense to the taxpayers. With regard to solid waste, it is anticipated that that State and County tax revenues derived from the completed components of the Proposed Action will be sufficient to finance the resort's fair share of the cost for solid waste disposal. The Draft SEIS will discuss measures to mitigate the effects of any significant adverse impacts on utilities resulting from the Proposed Action.

9.20 PEDESTRIAN AND VEHICULAR CIRCULATION

Vehicular access to the SEIS Lands are provided by Kamehameha Highway which is the only arterial highway serving the North Shore and Ko`olau Loa regions. It is a two-lane, two-way, undivided State highway generally following the coastline, except for the Kahuku area and the Haleiwa area where it turns inland. The highway consists of a 50-foot wide right-of-way with pavement widths of 20 to 24 feet and unpaved shoulders. In most areas, there are no sidewalks and pedestrians must walk on the shoulders. The resort has committed to dedicating 50 feet of additional right-of-way *mauka* of Kamehameha Highway for the possible future widening of the highway fronting the resort property.

In the majority of the communities of the Ko`olau Loa/North Shore region, residents live within a few blocks of Kamehameha Highway. Although population growth in the

combined North Shore/Ko`olau Loa area has been relatively stable over the past 30 years, a combination of factors has led to a perceived increase in traffic congestion on Kamehameha Highway. Existing and forecast traffic conditions will be addressed in the Draft SEIS. The issue of traffic is a persistent concern among area residents and community leaders.

Within the SEIS Lands, Kuilima Drive provides access to the existing and proposed development. It is a four lane paved roadway with curbs, gutters, and sidewalks situated within a typical 80-foot right-of-way that widens at the Kamehameha Highway intersection. The Proposed Action includes the construction of a new east-west oriented roadway (called Kaihalulu Drive for planning purposes).

The traffic study originally prepared for Turtle Bay Resort has been periodically updated over the years. The last update was completed in 2009. Traffic counts will be completed to update the 2009 data and a trip generation study for the existing developments and Proposed Action will be completed. An analysis of the traffic impacts from the Proposed Action and alternatives will also be conducted. From the analyses, the highway and the SEIS Lands access improvements will be identified. The results of the traffic study update will be presented in the Draft SEIS.

Anticipated Impacts: The Proposed Action is expected to increase vehicular traffic on Kamehameha Highway. The traffic analysis to be conducted for the Draft SEIS will help determine if the impact is significant. The Draft SEIS will evaluate the impacts of the Proposed Action upon both local and regional traffic patterns.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will discuss measures to mitigate the effects of any significant adverse impacts on traffic resulting from the Proposed Action. Possible mitigation measures may include employee-oriented transportation services, new bicycle trails, and intersection improvements.

10 SECONDARY AND CUMULATIVE IMPACTS

Secondary impacts associated with the Proposed Action relate largely to socio-economic conditions, especially those concerning traffic, employment, potential demand for new public facilities and services. Cumulative impacts relate to the potential impacts of the Proposed Action in the context of other existing or proposed projects in the region. The Draft SEIS will include a discussion of the secondary and cumulative impacts associated with the Proposed Action.

Likely Measures to Mitigate Significant Impacts: The Draft SEIS will identify measures to mitigate the effects of any significant adverse secondary or cumulative impacts resulting from the Proposed Action.

11 ANTICIPATED DETERMINATION

The Applicant intends to prepare a Draft SEIS. Thus, a formal determination of significant impact by the Accepting Authority is rendered moot.

12 PERMITS AND APPROVALS REQUIRED

The Draft SEIS will include a full disclosure of all permits and approvals required in connection with the Proposed Action and the anticipated schedule for securing the requisite approvals.

13 AGENCIES AND PARTIES TO RECEIVE THIS DOCUMENT

In addition to the agencies and parties who are recommended by the OEQC to receive this document, approximately 93 separate organizations and at least 23 individuals with whom the Applicant has been in contact will be provided a copy of this Notice. This Notice will also be provided to those individuals who signed in at the Talk Story 3 meeting sponsored by the Defend Oahu Coalition on May 11, 2011 at Sunset Beach Elementary School. The Defend Oahu Coalition has provided a mailing list of those individuals to the Applicant.

14 REFERENCES

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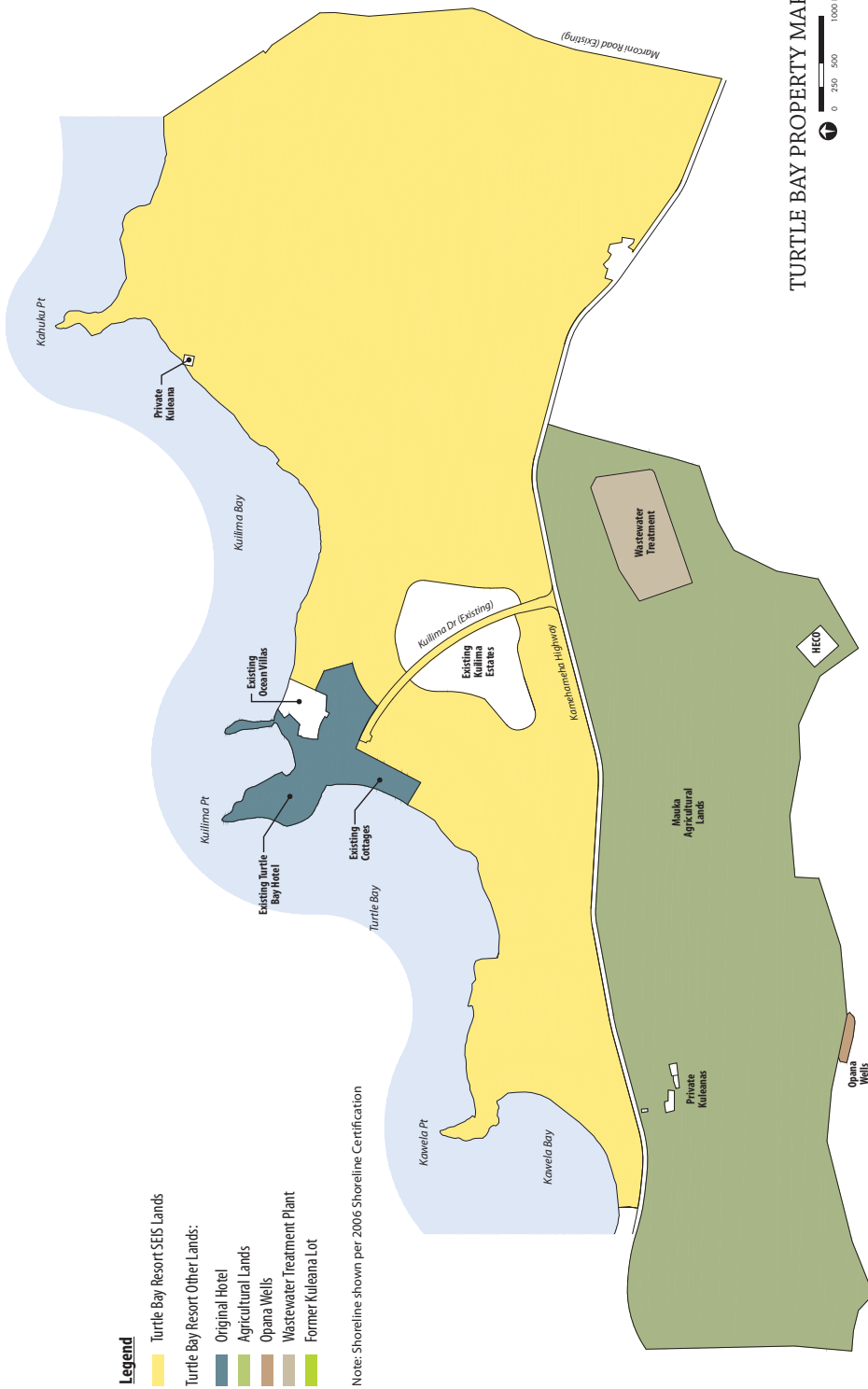


REGIONAL MAP

Turtle Bay Comprehensive Development

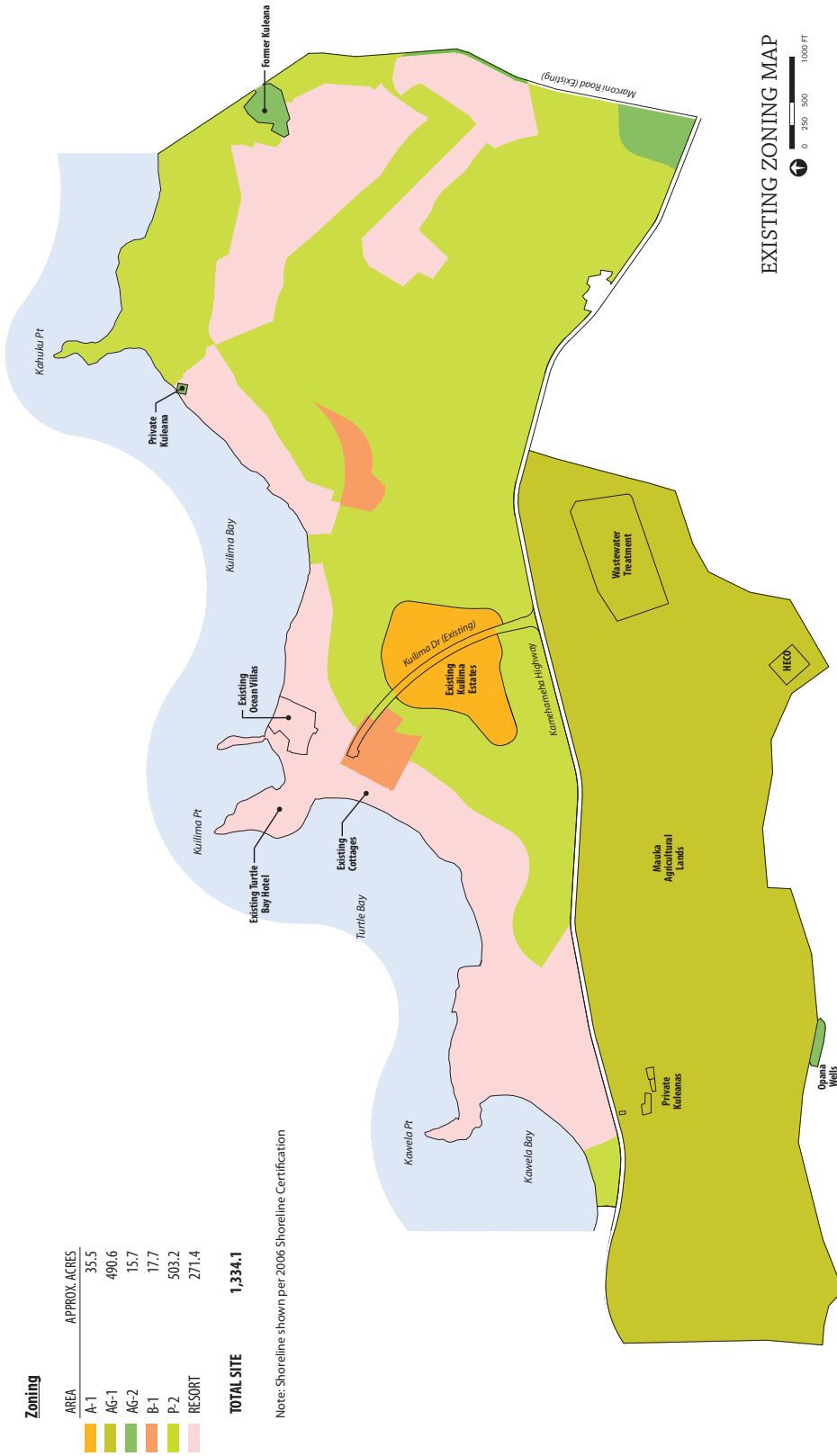
07.26.2011 | SEISPN Figure 1





Turtle Bay Comprehensive Plan
07.27.2011 | SEISPN Figure 2





Zoning

AREA	APPROX. ACRES
A-1	35.5
Ag-1	490.6
Ag-2	15.7
B-1	17.7
P-2	503.2
RESORT	271.4
TOTAL SITE	1,334.1

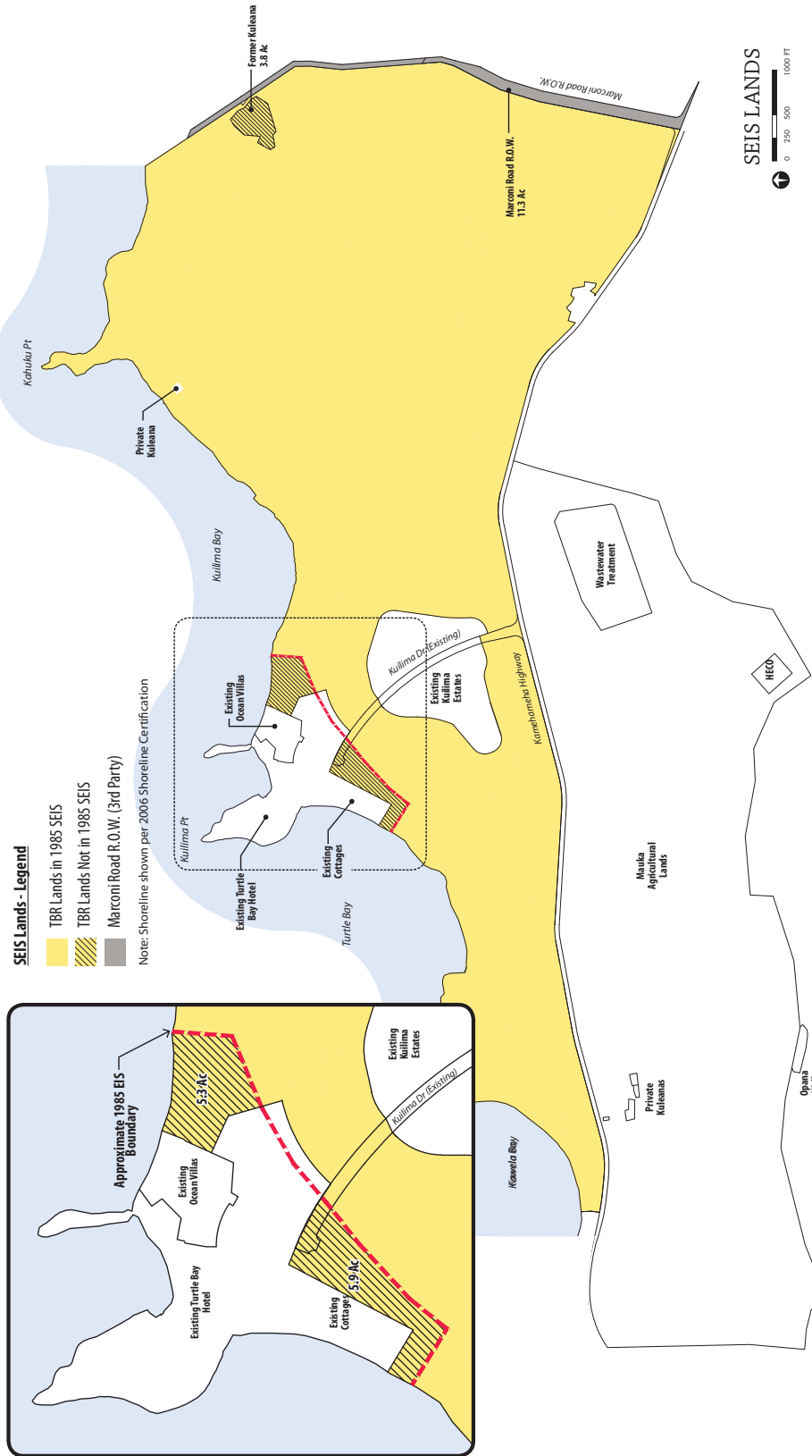
Note: Shoreline shown per 2006 Shoreline Certification

EXISTING ZONING MAP



Turtle Bay Comprehensive Plan
07.27.2011 | SEISPN Figure 3



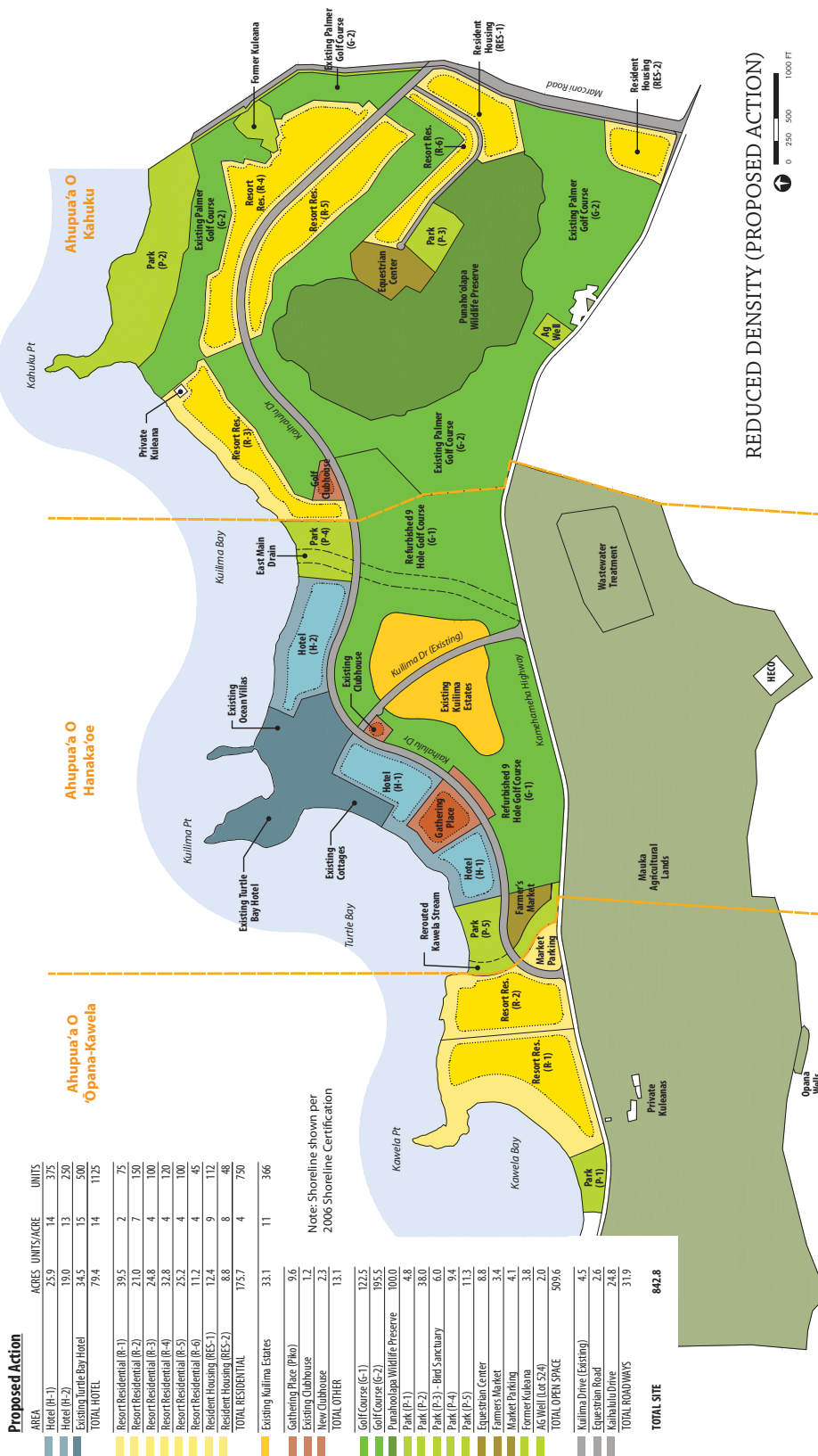


Turtle Bay Comprehensive Plan
07.27.2011 | SEISP Figure 4



Turtle Bay Comprehensive Plan
07.27.2011 | SEISPN Figure 6





Proposed Action

AREA	ACRES	UNITS/ACRE	UNITS
Hotel (H-1)	25.9	14	375
Hotel (H-2)	19.0	13	250
Existing Turtle Bay Hotel	34.5	15	520
TOTAL HOTEL	79.4	14	1125
Resort Residential (R-1)	39.5	2	75
Resort Residential (R-2)	21.0	7	150
Resort Residential (R-3)	34.8	4	100
Resort Residential (R-4)	32.8	4	100
Resort Residential (R-5)	35.2	4	100
Resort Residential (R-6)	11.2	4	85
Resort Residential (R-9)	12.4	9	112
Resident Housing (RES-1)	8.8	8	88
Resident Housing (RES-2)	175.7	4	750
TOTAL RESIDENTIAL	331.1	11	366

Note: Shoreline shown per 2006 Shoreline Certification

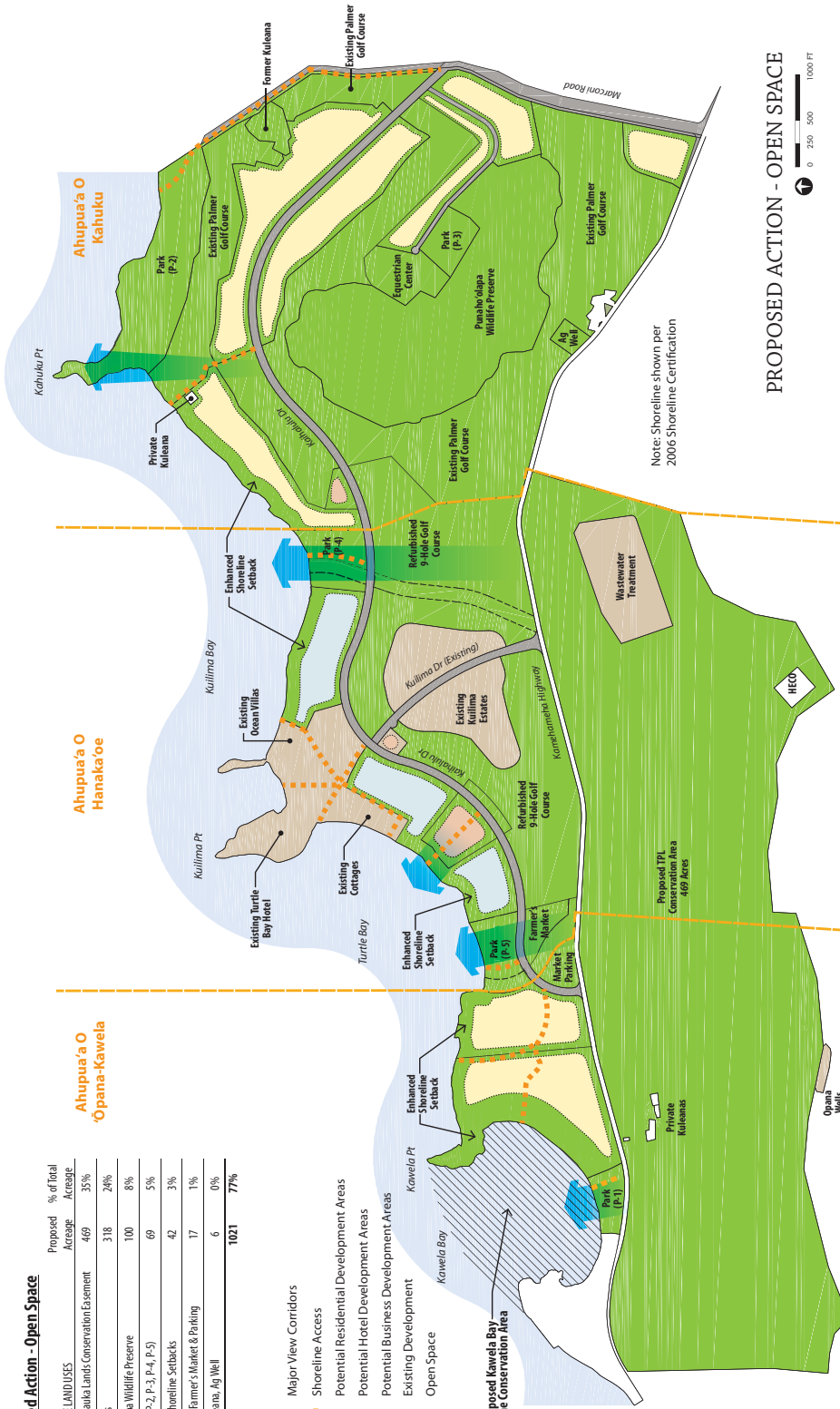
Existing Kulima Estates	9.6
Gathering Place (Pko)	1.2
Existing Clubhouse	2.1
New Clubhouse	13.1
TOTAL OTHER	13.1
Golf Course (G-1)	122.5
Golf Course (G-2)	195.5
Panaha'olapa Wildlife Preserve	100.0
Park (P-1)	4.8
Park (P-2)	38.0
Park (P-3) - Bird Sanctuary	6.0
Park (P-4)	9.4
Park (P-5)	11.2
Equestrian Center	8.8
Farmer's Market	3.4
Market Parking	4.1
Former Kuliana	3.8
AG Well (Lic. 524)	2.0
TOTAL OPEN SPACE	509.6
Kulima Drive (Existing)	4.5
Equestrian Road	2.6
Kalahala Drive	24.8
TOTAL ROADWAYS	31.9
TOTAL SITE	842.8



Proposed Action - Open Space

OPEN SPACE LAND USES	Proposed Acreage	% of Total Acreage
Proposed Mauia Lands Conservation Easement	469	35%
Golf Courses	318	24%
Punaohou Wildlife Preserve	100	8%
Parks (P-1, P-2, P-3, P-4, P-5)	69	5%
Enhanced Shoreline Setbacks	42	3%
Equestrian, Farmer's Market & Parking	17	1%
Former Kuleana, Ag Well	6	0%
TOTAL	1021	77%

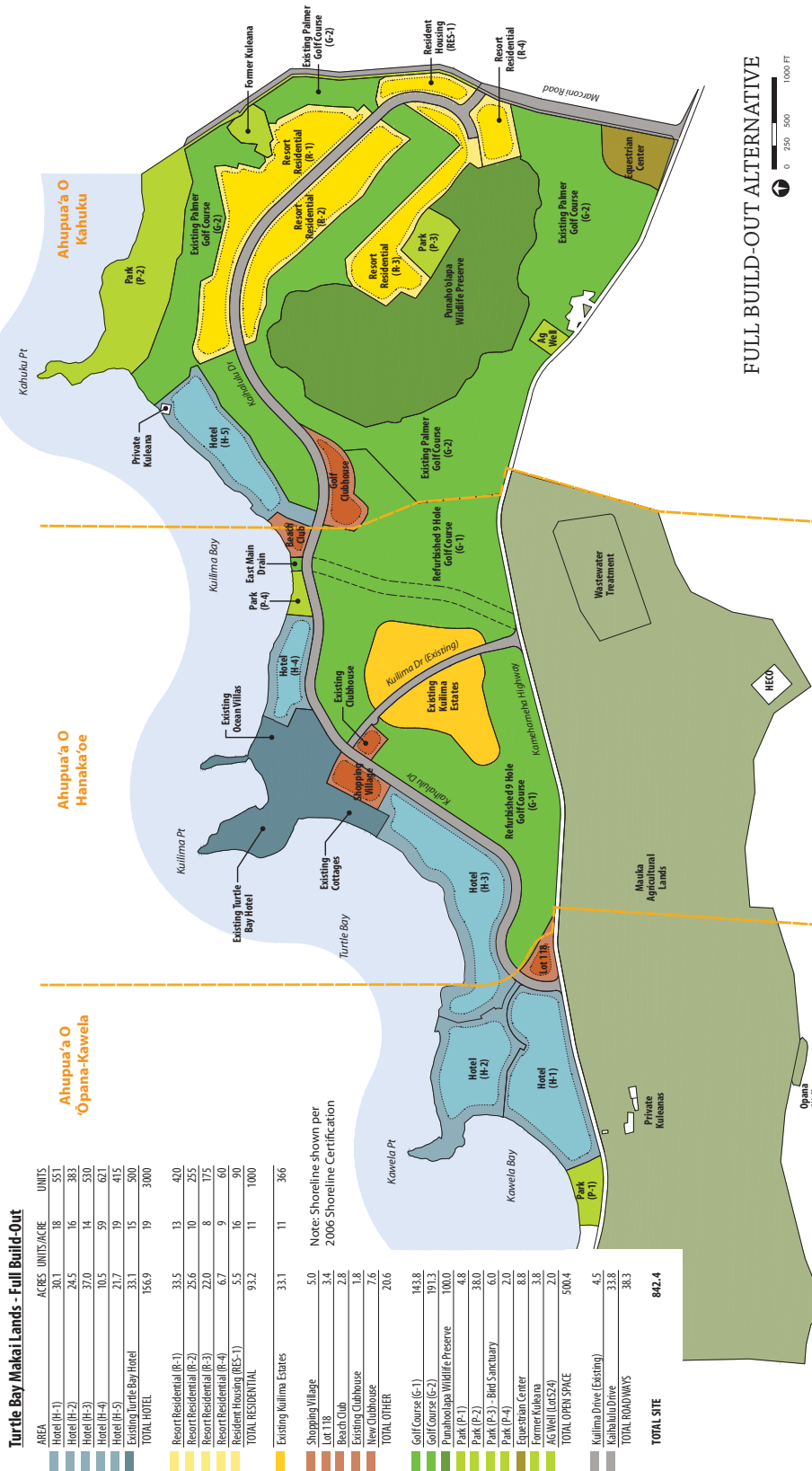
- Legend**
- Major View Corridors
 - Shoreline Access
 - Potential Residential Development Areas
 - Potential Hotel Development Areas
 - Potential Business Development Areas
 - Existing Development
 - Open Space



PROPOSED ACTION - OPEN SPACE



Turtle Bay Comprehensive Plan
07.27.2011 | SEISPN Figure 9



Turtle Bay Makai Lands - Full Build-Out

AREA	ACRES	UNITS/ACRE	UNITS
Hotel (H-1)	30.1	18	551
Hotel (H-2)	24.5	16	383
Hotel (H-3)	37.0	14	530
Hotel (H-4)	10.5	59	621
Hotel (H-5)	21.7	10	415
Existing Turtle Bay Hotel	33.1	15	500
TOTAL HOTEL	156.9	19	3000
Resort/Residential (R-1)	33.5	13	420
Resort/Residential (R-2)	25.6	10	255
Resort/Residential (R-3)	22.0	8	175
Resort/Residential (R-4)	6.7	9	60
Resort Housing (RES-1)	5.5	16	90
TOTAL RESIDENTIAL	93.2	11	1000
Existing Kulima Estates	33.1	11	366

Note: Shoreline shown per 2006 Shoreline Certification

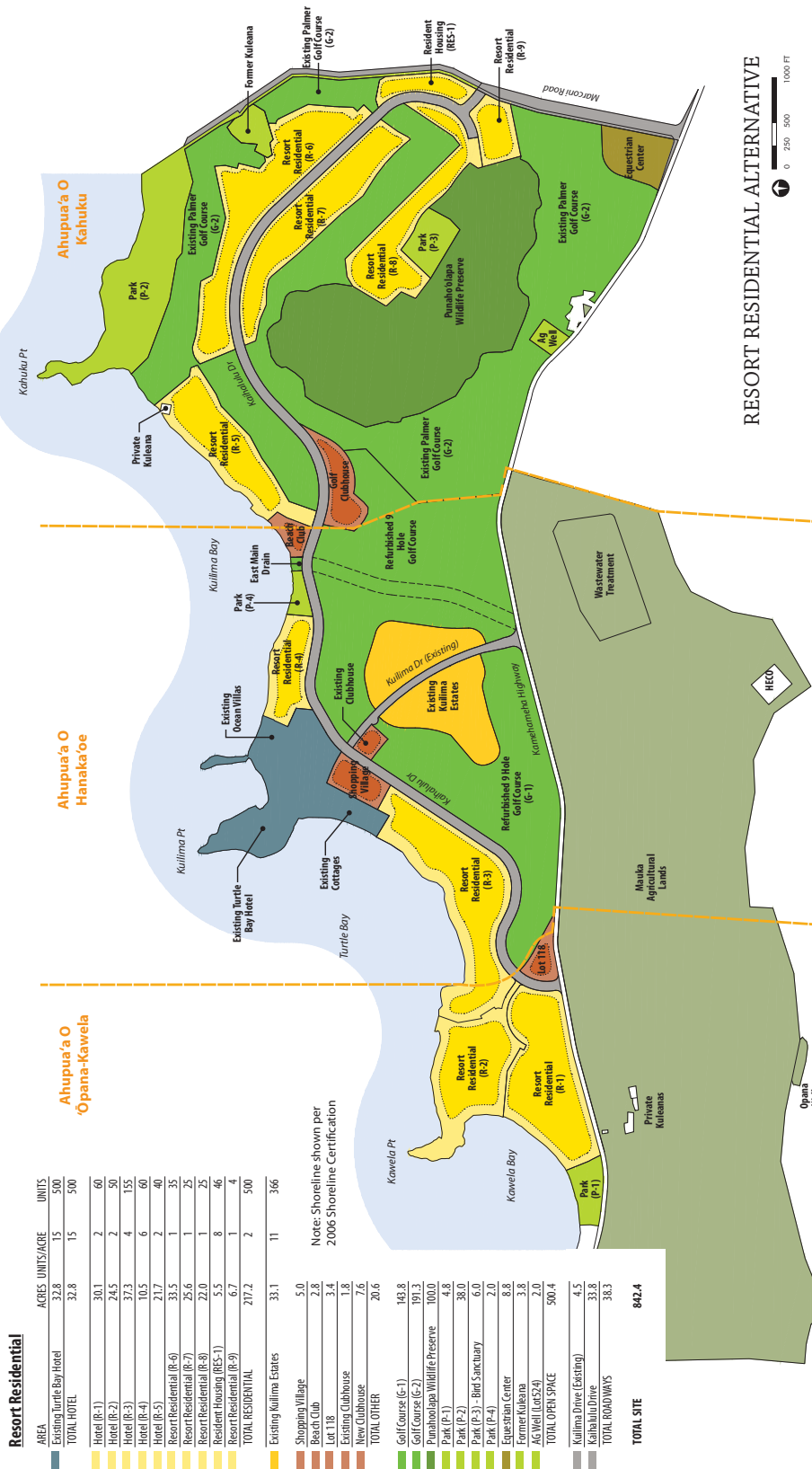
Shopping Village	5.0	
Lot 118	3.4	
Beach Club	2.8	
Existing Clubhouse	1.8	
New Clubhouse	7.6	
TOTAL OTHER	20.6	
Golf Course (G-1)	143.8	
Golf Course (G-2)	191.3	
Pinehahione Wildlife Preserve	100.0	
Park (P-1)	4.8	
Park (P-2)	38.0	
Park (P-3) - Bird Sanctuary	6.0	
Park (P-4)	2.0	
Equestrian Center	8.8	
Former Kuliana	3.8	
AG Well (L-CA254)	2.0	
TOTAL OPEN SPACE	500.4	
Kulima Drive (Existing)	4.5	
Kahalu Drive	33.8	
TOTAL ROADWAYS	38.3	
TOTAL SITE	842.4	

FULL BUILD-OUT ALTERNATIVE



Turtle Bay Comprehensive Plan
07.27.2011 | SEISP Figure 10





RESORT RESIDENTIAL ALTERNATIVE



Turtle Bay Comprehensive Plan

07.27.2011 | SEISP Figure 11

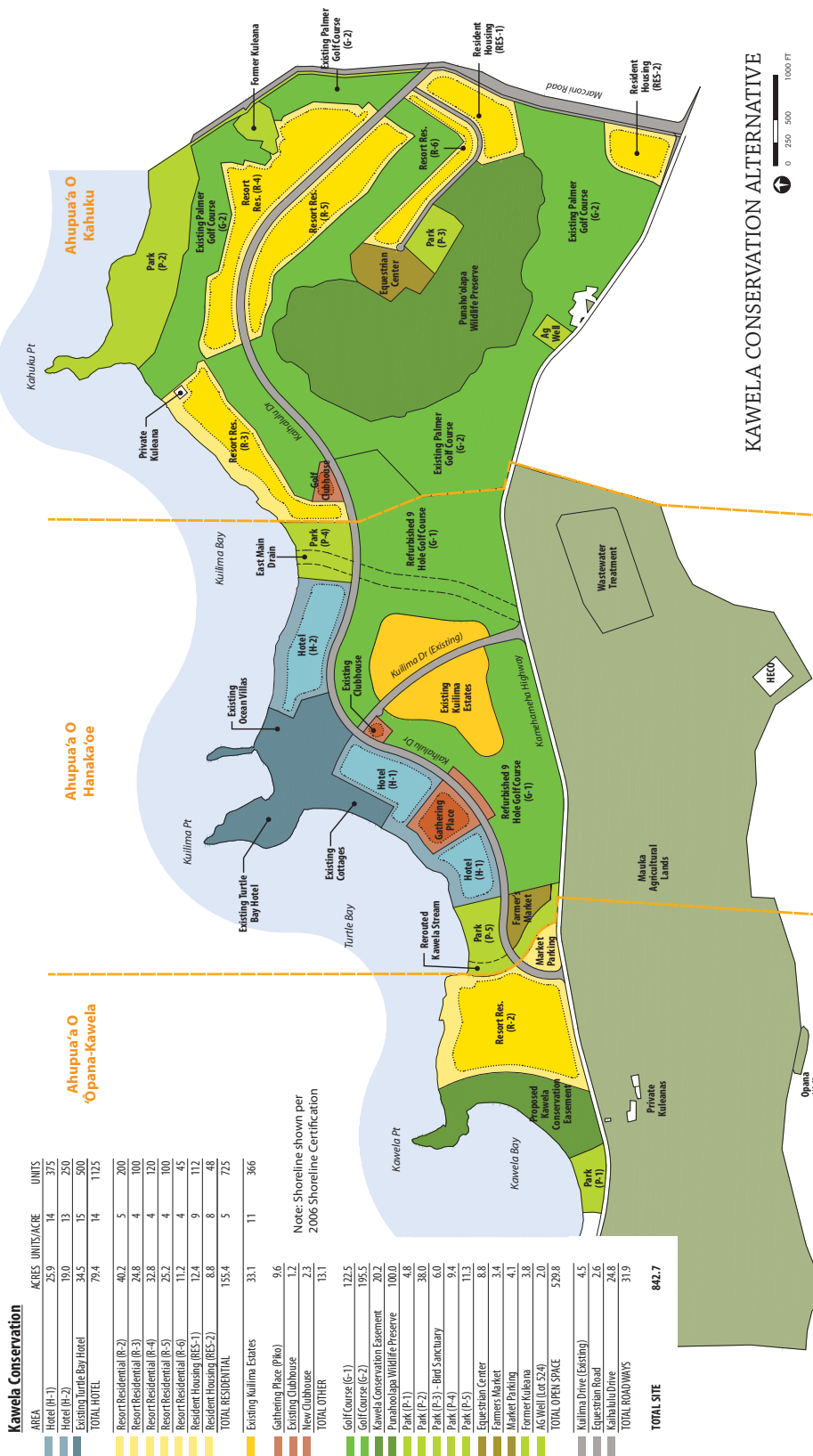
Resort Residential

AREA	ACRES	UNITS/ACRE	UNITS
Existing Turtle Bay Hotel	32.8	15	500
TOTAL HOTEL	32.8	15	500
Hotel (R-1)	30.1	2	60
Hotel (R-2)	24.5	2	50
Hotel (R-3)	37.3	4	155
Hotel (R-4)	10.5	6	60
Hotel (R-5)	21.7	2	40
Resort Residential (R-6)	33.5	1	35
Resort Residential (R-7)	25.6	1	25
Resort Residential (R-8)	22.0	1	22
Resort Residential (R-9)	2.5	8	40
Resort Residential (R-9)	6.7	1	4
TOTAL RESIDENTIAL	217.2	2	500
Existing Kuliima Estates	33.1	11	366

Note: Shoreline shown per 2006 Shoreline Certification

Shopping Village	5.0
Beach Club	2.8
Lot 118	3.4
Existing Clubhouse	1.8
New Clubhouse	7.0
TOTAL OTHER	20.6
Golf Course (G-1)	143.8
Golf Course (G-2)	191.3
Panahoupapa Wildlife Preserve	100.0
Park (P-1)	4.8
Park (P-2)	38.0
Park (P-3) - Bird Sanctuary	6.0
Park (P-4)	2.0
Equestrian Center	8.8
Former Kuleana	3.8
Ag Well (UGS254)	2.0
TOTAL OPEN SPACE	500.4
Kuliima Drive (Existing)	4.5
Kahaloa Drive	33.0
TOTAL ROADWAYS	38.3
TOTAL SITE	842.4





Kawela Conservation

AREA	ACRES	UNITS/ACRE	UNITS
Hotel (H-1)	25.9	14	375
Hotel (H-2)	19.0	13	250
Existing Turtle Bay Hotel	34.5	15	500
TOTAL HOTEL	79.4	14	1125
Resort Residential (R-2)	40.2	5	200
Resort Residential (R-3)	24.8	4	100
Resort Residential (R-4)	32.8	4	100
Resort Residential (R-5)	25.2	4	100
Resort Residential (R-6)	11.2	4	45
Resort Residential (R-7)	12.4	9	112
Resident Housing (RES-1)	8.8	8	48
Resident Housing (RES-2)	155.4	5	725
TOTAL RESIDENTIAL	331.1	11	366

Note: Shoreline shown per 2006 Shoreline Certification

Existing Kuliima Estates	9.6
Gathering Place (Pko)	1.2
Existing Clubhouse	2.3
New Clubhouse	13.1
TOTAL OTHER	13.1

Golf Course (G-1)	122.5
Golf Course (G-2)	195.5
Kawela Conservation Easement	20.2
Panahoa'olapa Wildlife Preserve	100.0
Park (P-1)	4.8
Park (P-2)	38.0
Park (P-3) - Bird Sanctuary	6.0
Park (P-4)	9.4
Park (P-5)	1.3
Equitation Center	8.8
Farmer's Market	3.4
Market Parking	4.1
Former Kuliima	3.8
AG Well (Lic 524)	2.0
TOTAL OPEN SPACE	529.8

Kuliima Drive (Existing)	4.5
Equitation Road	2.6
Kahahou Drive	24.8
TOTAL ROADWAYS	31.9
TOTAL SITE	842.7

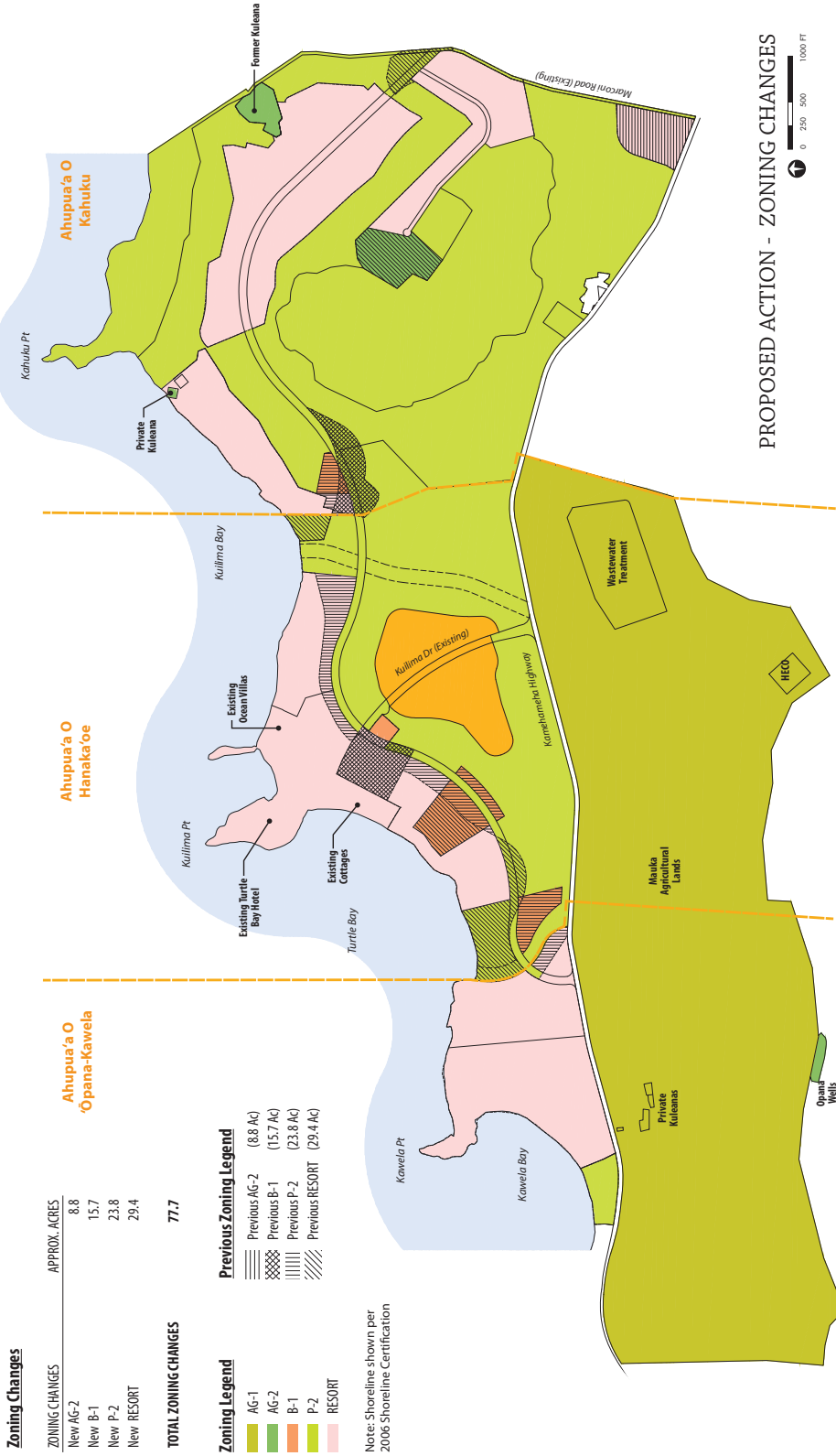
KAWELA CONSERVATION ALTERNATIVE



Turtle Bay Comprehensive Plan

07.27.2011 | SEISP Figure 12

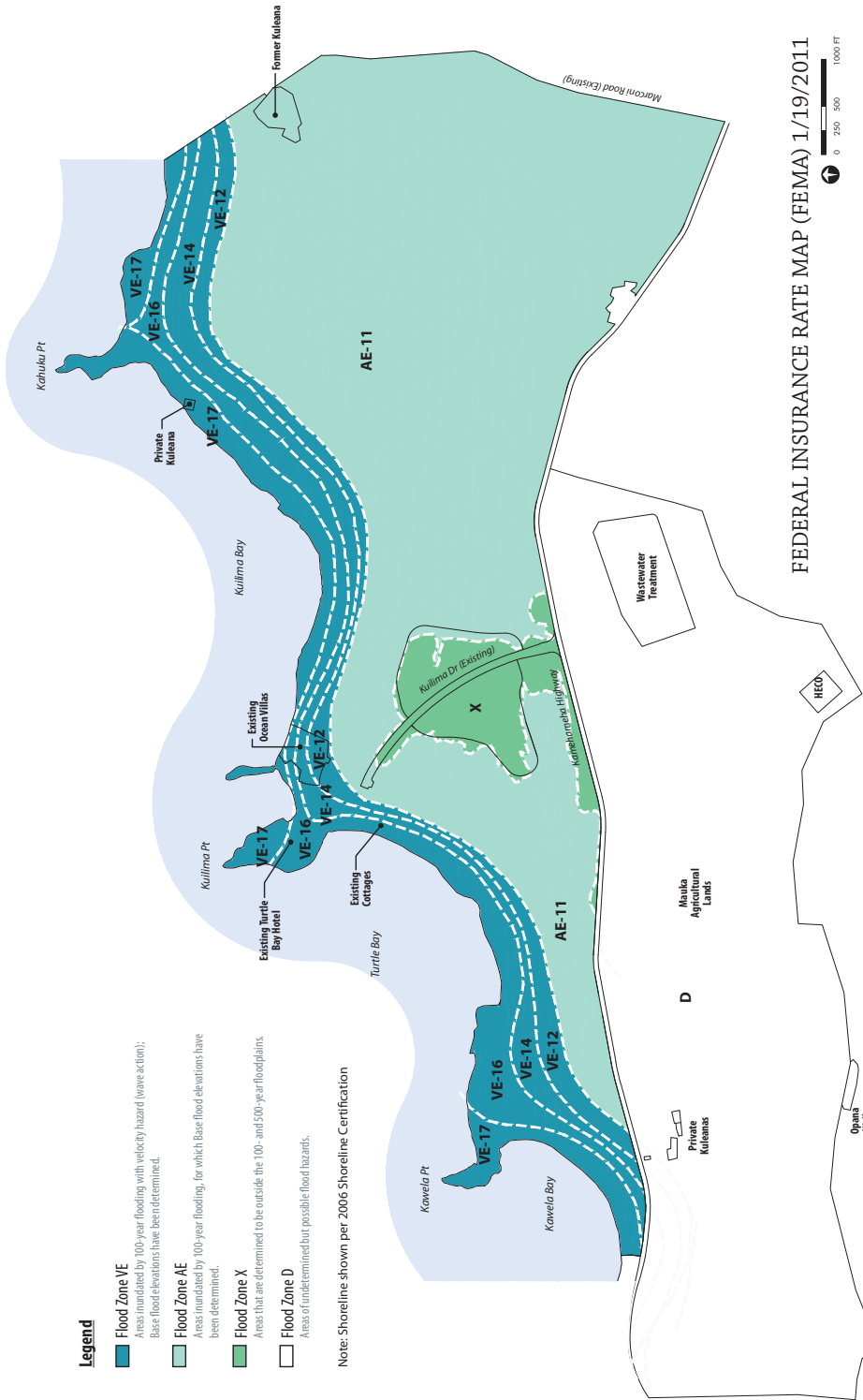




PROPOSED ACTION - ZONING CHANGES



Turtle Bay Comprehensive Plan
07.27.2011 | SEISP Figure 14



Turtle Bay Comprehensive Plan
07.27.2011 | SEISP Figure 15



APPENDIX 1

Following is a list of the Applicant's contact list to date:

Groups

Adopt-A-Beach Hawaii
Association of Hawaiian Civic Clubs
Beach Access Hawaii
Brigham Young University of Hawaii
Building Industry Association
Campbell Estates
Carpenters Union
Continental Pacific/Marconi Point
Defend Oahu Coalition
Electrical Workers Union
Friends of Kewalo Basin
Haleiwa Community Association
Hauula Community Association
Hawaii Reserves Inc.
Hawaii State Body Surfing Association
Hawaii State Burial Council (Oahu)
Hui Malama O Pupukeya Waimea
Ilioulaokalani Coalition
ILWU
Jeanies Fine Jewelry
Kuilima North Shore Stratgey Planning Committee
Kaaawa Community Assocaition
Kahana Community Association
Kahuku Burial Committee
Kahuku Community Association
Kahuku Farmers Association
Kahuku Healthcare Family Medical Center
Kahuku Intermediate and High Schools
Kahuku Village Association
Kawailoa Ranch
Kawela Community Association
Keep Kahuku Country
Keep the North Shore Country
Kohala Collections
Ko'olau Loa City Neighborhood Board, District #28
Ko'olau Loa City Sustainable Community Plan
Ko'olau Loa City Watershed Plan
Ko'olau Loa Hawaiian Civic Club
Ko'olau Loa North Shore Alliance
Kualoa Ranch
Kuilima Estates East Community Association
Kuilima Estates West Community Association
Labors Union

Agencies

Army Corp of Engineers
U. S. Fish & Wildlife Service

DLNR
DOT
SHPD
State Water Commission

Board of Water Supply
DPP
Councilmember Martin

Ron Valencia

Individuals

Bill Paty
Brett Lee
Chhorvy Oung
Christino Bumanglag
Chue Vang Outtaphone
David Arakawa
Fong Sourivong
Fred Trotter
Hans Hedeman
Inhta Saysiri
John Morgan
Junior AhYou
Kela Miller
Manichanh Phongphila
Nainoa Thompson
Peter Cole
Ran Sok
Ricardo Rabago

Samay Sourivong
Teo Soukhaseum
Virgilio Tomas
You Soukaseum
Tim Law

Laie Community Association
Lamont's Sundries
Lei Lei's/Ian and Mike
Les Enderton/ Oahu Visitors Bureau
Local 5
Malaekahana West Mauka
Malama Ohana
Mason/Bricklayers Union
North Shore Chamber of Commerce
North Shore City Neighborhood Board, District #27
North Shore Community Land Trust
North Shore Health & Wellness Center
North Shore Moto Cross Track
North Shore Outdoor Circle
NORTH SHORE WEDDINGS & FLOWERS
Ocean Villas
Operating Engineers Local 3
Operating Engineers Local 3 Training School
Pacific Resources INC.
Painters Union
Paradise Helicopters
Park Dedications, City Parks and Recreation
Plumbers Union
Polynesian Cultural Center
Punalau'u Community Association
Pupukea Community Association
Queen Liliokalani Childrens Center, Punalu'u
Save the Monk Seals
Save the Sea Turtles
Shaka Kayaks
Sierra Club, Hawaii Chapter
Sunset Community Association
Surfrider Foundation, Oahu Chapter
Teamsters Union
Trust for Public Lands
Turtle Bay Golf Employees
Turtle Bay Resort Hotel Employees
UH School of Law/Alliance
VAN's Triple Crown
Waialua Intermediate and High Schools
Wailua Community Association
Waimea Valley

Friends for Waialua Town