Draft Environmental Assessment

Proposed Palau Golf Inc. Hotel Project, Phase 1

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EXECUTIVE SUMMARY

The proposed project involves construction of a hotel facility in Imul hamlet in Aimeliik State.

The proposed project will involve construction of 17 separate buildings, internal roadways and supporting facilities. 15 of the buildings will be 2-storey multi-unit hotel rooms, 1 building will be a villa and another building to provide lobby, reception and office space for the hotel. The project will include construction of a self-contained wastewater treatment system. A freshwater system will also be constructed which will include storage tanks and treatment system. The total cost of the proposed project will be $8.5 million.

The proposed project site is adjacent to “Compact” Road and is approximately 0.8 miles south of the main entry into Aimeliik State. The proposed project site covers an area of about 17,000 square meters, of which 7,000 square meters is the planned building area. The remaining area will comprise of landscaped areas and open space.

This proposed project represents the first phase of a larger golf course facility that will encompass approximately 2.2 million square meters of land.

Photo 1 - Rendering of Proposed Villa
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1. INTRODUCTION
1.1 Identification of the Applicant
The project proponent for this proposed project is Palau Golf, Inc. (PGI). The project proponent has already secured a Foreign Investment Board (FIB) approval to build and operate a hotel development project in Palau. The FIB approval was secured in March of 2015 (Foreign Investment Approval Certificate No. 553-2015).

1.2 EA Preparer
Mr. Kevin Polloi of KJP Consulting prepared this Environmental Assessment (EA) report. Mr. Polloi received a Master’s Degree from the University of Hawaii at Manoa (Department of Urban and Regional Planning) and worked for over 10 years in Hawaii as an environmental planner. Mr. Polloi has extensive experience preparing environmental documentation and permits for various development projects including residential, commercial, airports, harbors, roadways, water and sewer projects.

1.3 Consultations with EQPB
An initial scoping meeting was held with EQPB staff on November 22, 2019 to discuss the project and get feedback from EQPB on specific concerns that should be addressed in this environmental assessment.
2. PROJECT SCOPE AND DESCRIPTION

2.1 Goal and Objectives

This proposed project (Figures 1 – Project Vicinity Map & 2 – Project Location Map) is the initial phase of a larger development project that initially began in 1998. The total land area leased from Aimeliik State for the entire project is approximately 2.22 million square meters (549.56 acres) (see Figure 3 – Overall Site). The full scope of the golf course project will involve a golf course facility with a full range of practice facilities, a clubhouse with a restaurant, a maintenance facility, a hotel and support facilities, parking and associated roadway access.

This initial phase of the project will be limited to the construction of the hotel facility on an approximately 17,000 square meter portion of the property (see Figure 2 – Project Location Map and Figure 3 – Overall Site). The proposed action is being planned at this time due to unresolved land disputes within portions of the area that is slated for the golf course. It is unknown when the land title will be resolved and therefore the project proponent is proposing to construct the hotel development in its current proposed location which has a certificate of title belonging to Aimeliik State. Continuing to delay the construction of the project will result in a violation of the lease agreement and may result in the project proponent losing the lease of the land altogether.

The goal of the project is to construct a hotel facility on an approximately 17,000 square meter portion of the project site. The project will involve construction of several buildings including a building to house the lobby, reception area, restaurant and office space, a large villa, and 15 multi-unit buildings to produce 78 hotel rooms. Supporting facilities such as roadways, parking spaces, sewer treatment and freshwater storage are also proposed.

Palau has historically been heavily dependent on diving and ocean-related tourism activities. The need for economic development and the existing reliance on one recreational activity has created a growing need to expand and diversify the tourism sector of the country.

Palau’s Economic Development Plan states that, "the existing tourist accommodations and attractions in Palau need to be upgraded, expanded and diversified to meet the growing number and sophistication of international visitors to Palau. Palau must continue to broaden the scope of attractions it can offer the international tourist. As interest in Palau expands beyond the dedicated diving community, the local tourism industry should be prepared to take advantage of such tourists in Palau" (ROP, 1994). The proposed golf course attempts to meet these needs of the tourist industry and do so in an environmentally friendly manner.

The idea of a golf course project to be built in Aimeliik State was initiated back in 1998. It has taken a long time for the project to get off the ground due to various reasons. The project proponent is now ready to begin construction of the initial phase of the project. Construction of this hotel development will result in the first hotel facility on the west coast of Babeldaob. Once the entire scope of the project has been completed, it will produce the first golf course facility in the country. The golf course will create a new visitor attraction and adds to the diversification of Palau’s tourism industry.

As part of the lease agreement with Aimeliik State, the project proponent has agreed to construct the following projects:

- Kamosang Dock Improvements – The improvements will include dredging activities to improve access and increase the boat mooring area. New breakwater, floating docks and boat ramp are also proposed.

- New State Office Facility – A new state office facility will be constructed to include a 2-storey building, roadway, parking and supporting appurtenances.

- New School Facility – A new school facility will be built to replace the aging one in Ngerkeai. It will be designed to include elementary and high school facilities.
This Environmental Assessment document has been prepared pursuant to PNC Title 24, the Environmental Quality Protection Act, and the rules and regulations promulgated thereunder, to insure that appropriate consideration of environmental consequences is provided in decision making and processing of permit applications. The preparation of this EA was triggered due to the project involving State lands.

This document aims to:

- Provide a general description of the biological and physical features of the sites,
- Identify existing land uses near at or adjacent to the sites,
- Assess anticipated impacts of the proposed activities at the sites,
- Consider possible alternatives to the proposed actions, and
- Identify proposed measures to mitigate impacts.

2.2 Location of Project
The proposed project site is located in the village of Imul in Aimeliik State located along the southwestern coast of Babeldaob. Please refer to Figure 1 below. The site lies adjacent to the “Compact Road” roughly 5,000 feet south of the main entrance to Aimeliik State. As stated earlier, the proposed site is limited to an approximately 17,000 square meter portion of the overall site.
Figure 2. Project Location Map

Figure 3 - Overall Site
2.3 Proposed Activities
The project will involve construction and operations of a hotel facility with hotel buildings and supporting facilities including, internal roadways, parking spaces, a wastewater treatment facility, water storage structures and landscaping. There will be a total of 17 buildings built; 15 of which will be 2-storey multi-unit hotel rooms, a 2-storey main hotel building and a 2-storey villa. The main hotel building will house the reception area, lobby, a restaurant and office space. The planned building area will be about 7,000 square meters. The buildings will be constructed using a combination of a concrete foundation with the vertical structure comprised of prefabricated steel structure material. 2 swimming pools will also be built to service guests.

There will be 2 entrances to the proposed project site. The southern access will serve as the main entrance/exit to the site. A secondary access will be located to the north. Please refer to Figure 4 – Proposed Site Plan.

The proposed hotel facility is anticipated to service a maximum of 200 guests. The number of employees is expected to be around 40.
2.4 Utilities
Besides electricity and access to the “Compact Road”, there are no other utilities available for the proposed project. There are no municipal wastewater and potable water facilities in close proximity to the site that can be utilized.

2.4.1 Fresh Water
There are no municipal waterlines that are near to the proposed project site. Therefore, the project proponent is proposing to utilize tanks to store collected rainwater for use by the development. 5 water storage tanks will be built at the site to store approximately 50,000 gallons. Additional storage tanks may be constructed as necessary to ensure adequate freshwater reserves.

There are 3 existing exploratory groundwater wells within close proximity to the project site. Refer to Figure 3 – Overall Site for the locations of the wells. These wells were bored and tested in 2001 during the initial design phase of the overall project. Results of the pump tests showed that there was enough water resource in the wells to supply freshwater to the proposed hotel. These wells may be developed and used as a freshwater source for the development.

Water for the swimming pools will be filtered, treated and re-circulated. The water in the pools will also serve as a source of water in the event of a fire at the facility

EQPB standards for water usage for resort hotels are 50 gallon per day for guests and 10 gallons per day for employees. With the maximum number of guests at 200 and 40 employees, the expected quantity of water usage is 10,400 gallons per day.

The restaurant is expected to serve 3 meals per day for a maximum 200 guests resulting in an estimated use of 7,200 gallons of water per day. The basis for this volume estimation is specified below based on the EQPB regulations:

- 600 meals per day @ 3 gallons per meal = 1,800 gallons per day
- 600 customers per day @ 9 gallons per customer = 5,400 gallons per day

The hotel facility will therefore use an estimated 17,600 gallons of water per day. To minimize water usage, the design of the project will integrate water efficient fixtures and practices. Additionally, treated wastewater may be used for irrigation and other non-potable use.

2.4.2 Wastewater
The expected wastewater produced by the hotel facility is expected to be the same volume as the freshwater demand. The proposed project will install an appropriately-sized Johkasou (Kubota) sewage treatment system to handle the anticipated wastewater. The system will be located at the southern downslope portion of the project site. Please refer to Figure 4 for the location of the system.

A leaching field will be constructed to treat the effluent as it exits the wastewater treatment system, however some of the treated effluent may be reused for irrigation of the landscape plants and other non-potable uses.

2.4.3 Electricity
There are existing overhead power lines along the “Compact Road” near the site that can provide electricity to the hotel. The electrical demand for the project is estimated to be around 6,900KW. The Palau Public Utilities Corporation (PPUC) will be consulted regarding the provision of electrical service to the proposed project.

Two 800-kilowatts transformers will be installed at the site for connection to the electrical grid. A 50 KV diesel generator will also be installed at the site for emergency power supply. The proposed project will integrate energy-efficient fixtures and technology into the design, including landscape lighting powered by solar energy.
2.4.4 Roadway Access
The proposed project will have 2 access points onto the “Compact Road”. The Bureau of Public Works will be consulted regarding the proposed connections to the main highway.

There will be approximately 600 square meters of internal roadways that will be built. Approximately 50 parking spaces will be constructed throughout the project site to accommodate vehicle parking.

2.4.5 Solid Waste
Solid waste produced from the operation of the proposed hotel will be segregated and stored in a covered location and disposed of regularly at an approved solid waste facility.

During construction, the process will be similar. Storage of solid waste will be at a designated location and regularly disposed. A best management practices (BMPs) plan will be submitted to EQPB as part of the Earthmoving Permit application package for this proposed project.

2.5 Personnel
During construction, there will be between 25 and 40 workers at the site. A majority of these workers will likely be Chinese citizens that will be hired temporarily to construct the buildings and associated structures. The foreign workers will be housed in Koror and brought to the site daily. Local construction workers will be sought as well for the construction of the project.

After construction, the hotel will hire approximately 30 to 40 employees to work permanently at the hotel facility. The proposed hotel project will be looking to hire qualified locally-based employees to fill some of the positions. Hiring qualified workers from Aimeliik State will be a priority.

2.6 Total Area to be Disturbed by the Project
The proposed project site will be approximately 17,000 square meters and will be disturbed to some degree throughout the construction period. At this point, majority of the vegetation and trees have been removed. Areas not designated for building pads, roadways and parking will be cleared and landscaped with grass, shrubs and trees.

The project will be constructed in phases to minimize the amount of disturbed soils at any one time. Please refer to Figure 5 – Phasing Plan, below. Construction activities will follow the phasing plan and each phase will be completed and soil stabilized before major construction moves to the next phase.

2.7 Volume and Type of Fill Materials
Due to the uneven soil surface within the project site, soil grading will be necessary to provide level surfaces for building pads, roadways and other supporting facilities. An estimated 5,000 cubic meters will be moved within the project site. All the removed soils will be used for fill material in other locations within the project site. Please refer to Figure 6 – Cut and Fill Locations.

Should additional fill material be required for the project, only clean imported material will be used. Imported will must be free of debris, petroleum products or other potential pollutants.
Figure 5 - Phasing Plan
Figure 6 - Cut and Fill Locations
2.8 Description of Project Construction Phases
2.8.1 Pre Construction Phase
Equipment, including heavy machinery, temporary structures and materials will be brought to the site and stored. Prior to any construction activities, all land areas that will be used for equipment staging, temporary stockpile areas and material storage will be protected by appropriate erosion and sedimentation control measures.

Prior to any disturbance activities for each phase, silt fences and other applicable erosion control measures will be installed to minimize sediment-laden stormwater from leaving the active work areas.

2.8.2 Project Phase 1 (Villa)
The Phase 1 activities will include construction of the villa, roadway, parking, water feature and landscaping.

Construction activities for Phase 1 are estimated to last approximately 6 months.

2.8.3 Project Phase 2 (Hotel – 4 Buildings)
The Phase 2 activities will include construction of the 4 hotel buildings, roadway and landscaping.

Construction activities for Phase 1 are estimated to last approximately 4 months.

2.8.4 Project Phase 3 (Hotel – 6 Buildings)
The Phase 3 activities will include construction of the 6 hotel buildings, roadway and landscaping.

Construction activities for Phase 3 are estimated to last approximately 4 months.

2.8.5 Project Phase 4 (Hotel – 5 Buildings)
The Phase 4 activities will include construction of the 4 hotel buildings, roadway and landscaping.

Construction activities for Phase 4 are estimated to last approximately 4 months.

2.8.6 Project Phase 5 (Hotel – Main Hotel Building and Support Facilities)
The Phase 5 activities will include construction of the office building, roadway, parking lot, sewage treatment system, other support facilities and landscaping.

Construction activities for Phase 5 are estimated to last approximately 6 months.

2.9 Project Schedule/Duration of Activity
The anticipated construction schedule as indicated in the previous section is approximately 24 months.

2.10 Project Cost
The total project cost is estimated at **$8.5 Million (USD)**. Below is the cost breakdown for the project cost.

<table>
<thead>
<tr>
<th></th>
<th>USD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Materials</td>
<td>3,825,000.00</td>
</tr>
<tr>
<td>Construction Equipment</td>
<td>1,700,000.00</td>
</tr>
<tr>
<td>Labor</td>
<td>2,550,000.00</td>
</tr>
<tr>
<td>Machinery &amp; Other Supplies</td>
<td>425,000.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>8,500,000.00</strong></td>
</tr>
</tbody>
</table>
3. ALTERNATIVES

3.1 The “No Action” Alternative

The “No Action” alternative would result in the site remaining undisturbed. The project area will remain forested and the land unaltered. It would mean that the 17,000 square meter site would remain unimproved. The project proponent would violate the terms of the lease agreement and risk losing the lease of the land. The project proponent has already made significant investments in the project, therefore this alternative would result in significant loss of time and money.

The State of Aimeliik would not realize the benefits that had been agreed upon including lease payments and community improvement projects. The substantial amount of the lease payments and the proposed improvements to Kamosang dock, a new state office building and a new elementary school are significant benefits that the State will not be able to receive if this project is not built.

It is for these reasons that the “No Action” alternative is rejected.

3.2 Alternative Sites

The existing lease area has been designated as the site for a golf course development for over two decades. There may be other areas in Babeldoab that can offer the same land suitable for this project, however the site has already been secured through an agreement with Aimeliik State and therefore the project proponent has not evaluated alternative locations for this proposed project.

The site for the hotel development within this larger lease area was chosen due to its proximity to the main road and power lines. It is also in a portion of the overall property that is not under ownership dispute. The higher elevation of the site offers the good views of the surrounding area and the ocean.

Other alternative sites within the overall property would result in an increased cost due to a longer access road that would need to be built as well as the additional cost of bringing electrical service to a site farther from the existing electrical lines.

It is for these reasons that the aforementioned alternative sites were not evaluated.

3.3 Alternative Construction Methodology

There are several alternative construction methodologies that can be employed to build the proposed structures at the site. Concrete, wood and steel are all acceptable construction materials. These materials have their varying benefits and costs, especially considering Palau’s geographical location. The project proponent has considered all the options available for construction of the project. The decision was made to utilize a combination of concrete foundations and prefabricated steel structures for the vertical portions of the buildings. This is being done for a few reasons:

- To shorten the length of construction,
- To minimize the use of limited resources (concrete, gravel and sand); and
- To allow use of more environmentally-friendly materials.
4. DESCRIPTION OF ENVIRONMENTAL SETTING

4.1 Physical Environment

4.1.1 Project Vicinity

The proposed project site is an undeveloped piece of land located in the village of Imul in Aimeliik State. Please refer to Figures 1 and 2. The site lies adjacent to the “Compact Road” roughly 5,000 feet south of the main entrance to Aimeliik State. The main entrance to the Ngerderar Protected Areas Network (PAN) site is located approximately 1,800 feet to the south.

Aimeliik State is a rural community that comprises approximately 20 square miles. Most of the land in the state remains largely undeveloped. Existing land uses in Aimeliik are primarily residential and agricultural. Residential areas are primarily situated along Aimeliik's western coastline with the highest concentration of residences located in the villages of Imul and Ngerkeai.

In addition to residential and agricultural land uses the State also supports a limited number of government and commercial facilities. The IPSECO power generating plant is located in the State in the village of Ngchemiangel and is about 3.75 miles from the proposed site. The National solid waste disposal facility that is currently under construction is also located in Aimeliik and is located approximately 1.2 miles to the north of the project site.

4.2 Physical Environment

The proposed project site is located along a ridge that is bisected by the main “Compact road”. The site is immediately adjacent to the road towards the west (see Figure 4). The topography of the site generally slopes towards the south and west. Areas further to the west of the site include a forested valley and large open savanna lands extending towards the mangrove-fringed shoreline. The floor of the forested valley that is immediately to the west of the proposed project site, most likely serves as a drainage area during rain events. This valley is oriented in a southwesterly direction and appears to connect to the lower reaches of the Ngerderar River as enters the mangrove fringe. The shoreline is about 0.75 miles to the west of the project site.

4.3 Biological Environment

Several site visits were conducted to assess existing physical and biological conditions of the site. Photographs were taken of the site and surrounding areas to document existing site conditions. See Appendix 1 for photographs of the proposed site. Site investigations to look at the existing vegetation and bird species were conducted and described below.
4.3.1 Vegetation

A vegetation survey was conducted at the site to get a general idea of the vegetation within and adjacent to the proposed project site. The vegetation survey found a total 38 different species of trees and shrubs. 5 of these plants were endemic and included tilol, ngmui, kesiamel, dekemerir and omail.

A detailed listing of the plants identified during the vegetation survey is included in this document as Appendix 2.

4.3.2 Birds

A survey of birds in the area noted 13 different species in the vicinity of the project site. Species observed in and around the proposed project site included the following:

<table>
<thead>
<tr>
<th>Bird species observed at sampling sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palau Fruit Dove</td>
</tr>
<tr>
<td>Micronesia Starling</td>
</tr>
<tr>
<td>Palau Bush Warbler</td>
</tr>
<tr>
<td>Palau Fantail</td>
</tr>
<tr>
<td>Cicadabird</td>
</tr>
<tr>
<td>Nicobar Pigeon</td>
</tr>
<tr>
<td>Morning Bird</td>
</tr>
<tr>
<td>White Tern</td>
</tr>
<tr>
<td>Micronesia Imperial Pigeon</td>
</tr>
<tr>
<td>Palau Owl</td>
</tr>
<tr>
<td>Fruit bat (mammal)</td>
</tr>
</tbody>
</table>

More detailed information of the avian survey is included in this document as Appendix 3. The proposed project site, due to its lack of large and dense vegetation does not contain a large concentration of birds. The larger, more dense forested area that is within the Ngerderar PAN site located to the east of the project site is home to a lot more bird species, Eberdong, pers. comm., 2020.
4.4 Existing Uses Nearby

4.4.1 Cultural Use
The 2001 Environmental Impact Statement (EIS) stated that “[H]istorical records indicate that traditional Palauan occupation did not occur on the project site. Human settlements were situated to the northwest of the project site where the village of Imul and an associated terrace set are located. The project site and immediate surrounding area were primarily used for hunting, gathering of forest products and transportation between villages”.

At the present time, there are no known cultural practices that occur within the proposed project site. The site has been undisturbed and covered with trees and shrubs prior to the clearing of the area in anticipation of this project.

A socio-economic assessment was conducted for the project and is described in Section 5.8.

4.4.2 Historic Properties
An archaeological investigation that was conducted as part of the 2001 EIS for the project found a total of 13 sites consisting of 44 features exist within the overall project site. The features present at the site include trenches, foxholes, mortar pits, habitation areas, charcoal ovens, remains of a WWII vehicle, and a concentration of spent and unexploded mortar shells. Artifacts found at the site include an airplane engine, a probable generator, and WWII Japanese ceramics. Unexploded ordinance have been found within the proposed project site and are being removed by ordinance clearing experts. The other known archaeological features and artifacts mentioned above are not expected to be within the proposed project site.

A historical clearance request has been submitted to the Historic Preservation Office for their review.

4.4.3 Residential Use
There are no residential structures within the project site. The closest residence is a farmhouse belonging to Senator Phillip Reklai located approximately 4,500 feet to the south.

4.4.4 Commercial and Industrial Use
The closest commercial farm is Senator Reklai’s farm to the south, while the closest industrial area is the National solid waste facility that is under construction approximately 1.2 miles to the north of the project site.

4.5 Soils
According the U.S. Department of Agriculture – Natural Resources Conservation Service, the soil types found at the proposed site includes the following:

- (614) Babelthuap-Ngardmau-Typic Udorthents undifferentiated group, 12 to 30 percent slopes. This soil type is typically found on hilly areas of Babeldoab. The soil is deep and has moderate permeability due to the high percentage of rock fragment in its composition.

- (602 & 603) Aimeliik silt loam, under a mixed-upland forest plant community, 2 to 75 percent slopes. This soil type is typically found at the toeslopes, footslopes, shoulders, summits, and backslopes of hills. The soil is very deep and has high permeability. The Aimeliik series consists of forest soils characterized by relatively fertile topsoil over infertile subsoil. This series is one of the most extensive series in Palau.

Refer to Figure 7 – Soils Map, below.
Figure 7 - Soils Map
5. IMPACT ASSESSMENT
This section focuses in detail the anticipated physical, biological, health, and social impacts listed below, and include proposed mitigations measures:

1) Direct Impact
2) Water Quality
3) Endangered Species and Seabirds
4) Introduced Species
5) Sewage and Solid Waste
6) Traffic and Noise
7) Aesthetics and Long Term Planning
8) Social Impacts

5.1. Direct Impact
The proposed hotel development project will result in cutting down of most of the existing trees and vegetation within the project limits. Grading activities will also occur to level out some of the areas to facilitate the construction of the buildings, roadways and parking lots.

The total area of the proposed project is approximately 17,000 square meters, of which roughly 7,000 square meters will be the building area. The areas not designated for building pads, roadways and parking will be landscaped with grass, shrubs and trees.

Mitigation Measures
During construction, silt fences, earth berms, sediment basins and other applicable erosion control measures will be erected/constructed around the active work area prior to any soil disturbance. These erosion control measures will be maintained throughout the entire construction period. Additional erosion control measures will be installed as necessary to prevent soil from being carried by stormwater flows beyond the active construction area.

The construction activities at the project site will be conducted in accordance with Palau National Code (PNC), Title 24, Chapter 1 - Earthmoving Regulations. A more thorough list of sediment control measures and BMPs will be included in the Erosion and Sediment Control Plan (ESCP) to be submitted to EQPB for review and approval.

During operation of the hotel facility, normal activities are expected to be confined to the limits of the hotel.

No long-term negative impacts are anticipated from the activities associated with this project. The construction activities will be done in accordance with EQPB regulations and adhere to stringent standard operating procedures, including an EQPB-approved ESCP to minimize potential negative impacts to the surrounding environment. It is anticipated that the proposed construction and operation of the hotel facility will not result in any significant negative impacts to the surrounding environment and the State of Aimeliik.

5.2. Water Quality
The construction activities related to the proposed project will pose the most threat to surface water quality due to the exposed soils during earthmoving. There is a potential that sediment could be transported into natural waterways during heavy rainfall events.

Petroleum products and construction-related chemicals and supplies that are brought on site have the potential to result in polluting the surrounding area

Wastewater could be a potential pollutant that is not treated properly would have the potential to pollute the surrounding area via natural drainageways and streams.
**Mitigation Measures**

The project proponent will ensure that the disturbed areas will be kept to the minimum necessary to complete the construction of the project. The construction sequence will be done in phases to minimize the area of soil disturbance as any one time. Construction activities will be protected through the use of silt fences, earth berms, sediment basins, plastic sheeting or any other applicable erosion control measures to ensure that stormwater effluent is treated prior to leaving the active work areas. Mitigation measures specified in Section 5.1 – Direct Impacts, also applies to this section, including the implementation of an EQPB-approved ESCP.

The applicant will ensure that all petroleum products and construction-related chemicals are properly stored and disposed of in accordance with EQPB regulations. Fueling of on-site machinery will utilize a spill pan placed below the fuel tank to contain any fuel that is accidentally spilled during refueling. In the event of a spill of fuel, oil or other hazardous material, the entire spill will be cleaned up immediately. Spills on land in excess of 50 gallons and/or spills of any quantity that enters and surface waters shall be reported to EQPB immediately. Spill cleanup kits shall be kept on-site and staff will be trained to use these kits should an accidental spill occurs at the work site.

As mentioned in the previous section, the proposed earthmoving activities will be protected by applicable erosion control measures to prevent sediment from leaving the immediate work area. Erosion and sediment control measures will be monitored on a regular basis and modified according to changing conditions on site. The frequency of inspections would be dependent on weather conditions and the effectiveness of the implemented measures based on visual surveys. The applied erosion control measures will be modified to address point sources of pollution identified on site under the guidance and approval of EQPB, the project proponent and the contractor.

Once the construction activities are complete and the area is properly stabilized, it is expected that on-site stormwater flows will return to near preconstruction conditions. Drainage facilities will be designed into the development to ensure that there is no soil erosion that occurs after construction is completed and that all stormwater runoff will be treated prior to exiting the project area.

A self-contained wastewater treatment system will be constructed at the site to treat all the wastewater generated from the hotel development. The Johkasou (Kubota) wastewater treatment system will be constructed in accordance with the EQPB wastewater regulations. More detailed information regarding the wastewater is described in Section 5.5, below.

Storage tanks will be built at the site to store approximately 50,000 gallons of freshwater for use by the hotel development. Rainwater collection systems will be integrated into the building design to capture and store rainwater. Should additional freshwater be required for the development, there are existing exploratory groundwater wells in the larger project area that could be developed and used as freshwater sources. Refer to Figure 3 for the locations of the wells. The facility will install water efficient fixtures to minimize water usage. All freshwater used for the development will be treated in accordance with EQPB regulations for treatment of water for potable use.

No long-term negative impacts are anticipated from the activities associated with this project. As stated in the previous section, the construction and operation of this facility will be operated in accordance with EQPB regulations and adhere to stringent standard operating procedures, including an EQPB-approved ESCP to minimize potential negative impacts to the surrounding environment.
5.3. Endangered Species and Birds
Surveys of vegetation and birds in and around the proposed project site were conducted in December of 2019. The vegetation survey found 38 different species of trees and shrubs. 5 of these plants were endemic and included tilol, ngmui, kesiamel, dekemerir and omail. Of the 12 different bird species observed in the vicinity of the project site, only the Nicobar Pigeon is listed as Near Threatened under the International Union for Conservation of Nature (IUCN) Red List.

The anticipated impact to trees and vegetation within the project limits will be their removal to allow for the proposed construction activities to occur. The area to be graded for building pads, roadways and parking will be cleared of vegetation.

The anticipated short-term impact to birds in and around the proposed project site will be noise and disturbance resulting from construction activities. Long-term impacts to birds in and around the area will be the increased presence of humans and human activities related to the hotel operation. As stated in Section 4.3.2, the proposed project site is not an ideal habitat for birds due to its lack of dense vegetation. The larger forested area to the east within the Ngerderar PAN site contains more bird species, Eberdong, pers. comm., 2020.

Mitigation Measures
Mitigation measures for proposed project will include the following:

- An attempt will be made to keep any native trees that are not within the active construction areas (building pads, roadways, parking lots).
- As much as possible, native trees and other vegetation that occur in the general area will be used for landscaping at the site.
- Silt fences and other applicable erosion control measures will be installed around the project limits and the immediate work area to treat onsite stormwater flows to minimize potential negative impacts to plants and animals downslope of the project.
- The silt fences and other applicable erosion control will be observed on a regular basis and maintained as necessary.
- Activities that result in excessive noise will occur only during daylight hours to reduce noise impacts to wildlife.

No long-term impacts to the vegetation and wildlife are anticipated as a result of this project. Native trees and other vegetation will be incorporated into the landscaping plan of the hotel as a way to reduce maintenance and water (irrigation) demand. Birds and other wildlife will move away from the site during construction as a result of increased noise and human activities. The normal operation of the hotel facility will not result in significant impact to birds as the existing site is not a prime habitat due to its lack of large trees and vegetation density. The site is also adjacent to the main road that receives vehicular traffic which may frighten most birds away.

5.4. Introduced Species
Introduction of foreign species of plants or animals can be a serious problem in Palau. Imported construction equipment and machinery will be inspected to ensure that there are no foreign plants or animals that could be introduced to the site. The invasive vine, Kebeas (Merremia peltata) occurs in some areas of the project site. The forest area surrounding the project site will be continually inspected for kebeas infestation and removed to ensure a healthy forest habitat around the hotel development.

The proposed project is not anticipated to result in introduction of foreign species of plants or animals therefore no other mitigation measures are proposed.
5.5. Sewage and Solid Waste

Aimeliik State currently does not have a sewage treatment facility, therefore the proposed hotel facility will utilize an on-site sewage treatment system (Johkasou-Kubota system) and a subsurface wastewater infiltration system (SWIS) to treat and dispose of the anticipated wastewater effluent resulting for the operation of the hotel. The wastewater treatment system will be designed to accommodate the potential maximum volume of wastewater produced at the hotel development. The design of the wastewater treatment facility will be included in the Toilet Facilities and Wastewater Disposal System Permit application to be submitted to EQPB. During construction, temporary portable toilets will be utilized for the construction personnel working at the site. A private contractor will be hired to regularly maintain these portable toilets.

Solid waste produced from construction activities and the subsequent operation of the hotel facility will be stored in approved waste containers on site. Solid waste will be regularly disposed of at an EQPB-permitted solid waste disposal facility. Any potentially hazardous waste material will be properly contained and disposed of properly.

The proposed project is not anticipated to result in significant impacts to solid waste facilities. The design of the on-site wastewater treatment facility will be reviewed and approved by EQPB and therefore is not anticipated to result in significant negative impact to the surrounding surface and groundwater resources of Aimeliik State.

5.6. Air Quality, Traffic and Noise

The existing air quality at the proposed project site may be considered excellent. The site’s elevated location allows for uninterrupted breezes to pass through the area. Potential impacts to air quality at the site will be from exhaust generated by heavy equipment during construction. The normal operation of the hotel facility will not result in excessive amount of air pollutants.

Existing traffic in the vicinity of the site is mainly cars and trucks travelling along the main road adjacent to the site. Traffic will be generated by patrons of the proposed hotel as well as employees.

Parking facilities for the hotel include 46 car stalls and 3 bus stalls. The design and construction of the two access roads into and from the facility will be coordinated with the Department of Public Works to ensure that the new roadways follow roadway standards.

During construction, dump trucks, loaders, excavators, cranes and other necessary heavy equipment will be brought on site. These heavy equipment will produce noise levels higher than existing conditions. The use of construction-related equipment and power tools will also result in additional noise.

Mitigation Measures

Emissions resulting from machinery during construction are expected to have little to no impact to the general air quality of the area since the construction of the project will be of limited duration. During construction, fugitive dust is expected to be generated. Fugitive dust will be controlled with regular wetting of the soil by the contractor. In the long-term, normal hotel operations is not expected to result in increased emissions of any pollutants into the air. Construction and operational impacts to air quality are not expected to be significant.

Similarly, noise generation will be limited to the construction period. Once construction activities are complete, noise levels will return to near pre-construction conditions. The typical activities related to the operation of the hotel are not expected to result in significant impact to noise levels.

During construction, erection of signs and traffic management will be initiated to minimize impacts to the regular traffic near the site. Movement of large equipment and delivery of materials will be scheduled outside of the high traffic periods in the mornings and afternoons when commuters are on their way to and from work and school.
The existing level of traffic along the main road near the site is generally low. Traffic will be mitigated by the use of buses and vans for customers, and vans to bring in workers from Aimeliik and Koror. Other mitigation measures would be to provide roadside signage and directional graphics at the entrance to the hotel facility and several hundred meters before the entrances to allow drivers time to prepare to turn into the access roads. Traffic associated with the operation of the hotel facility is not expected to have a significant impact to the existing traffic volume along the main road.

5.7. Aesthetics and Long-Term Planning
The existing view of the site as you are driving past is a vegetated area along the western side of the road. The view at the site includes an expansive view of the forested area that is within the Ngerderar PAN site to the east and a view of the Imul hillside to Kamosang dock and Koror at a distance towards the west (see Appendix 1 for site photographs). Construction of the hotel will include a landscaping plan that will utilize native trees and other vegetation to provide a screen between the main road and the proposed facility. Native plants that are found in the area will also be used for landscaping within the facility to reduce water use due to the plants’ acclimatization to the area.

For all new developments, it is imperative that the effects of global warming be seriously considered. The construction of the hotel facility will consider the potential impacts of destructive winds and flood conditions associated with typhoon events as well as furnish the facility to handle drought conditions. Building strength, freshwater supply and storage facilities, use of alternate sources of power and heating will be evaluated and incorporated into the design of the hotel facility.

Mitigation Measures
Although the proposed hotel facility will alter the existing view of the area from the main road, is will not significantly diminish the view of the surrounding landscape. Landscaping with native trees and vegetation will provide a screen and thereby softening the view towards the facility from the road.

The construction of the hotel facility will be designed to withstand high wind events. The drainage system will be designed to convey stormwater into a retention basin and mitigate for possible flooding during storm events.

Freshwater tanks will be constructed for storage of water to be used by facility. Additional storage capacity may be incorporated to allow for continued water use during periods of water shortage.

The construction and operations of the proposed project is not expected to result in significant impacts to the natural views and beauty of the general area around the site. The proposed project will be designed to be more resilient to the potential impacts of global climate change.

5.8. Social Impact – Cultural, Economic and Political
A socio-economic survey was conducted as part of this project. There are 91 identified households in Aimeliik State. 21 random household interviews were conducted regarding the project. The interviews were based on a prepared questionnaire. Refer to Appendix 4 – Socio-Economic Survey Questionnaire Sample.

In addition to the questionnaire, comments were also received during a public hearing held at the community center in Ngerkeai on January 14, 2020. A total of 53 people attended the public hearing.

Some of the attendees at the community meeting stated that they have been waiting a long time for the golf course to be built.

Other positive comments offered by interviewees and community members included the following:
- Project offers opportunities for community development projects and partnerships to build a better community.
- The project and subsequent potential increase in population of the State may promote more business opportunities for local residents.
- Potential increased demand for food from the development may result in increased agriculture and aquaculture businesses.
- Potential employment for Aimeliik residents.
- Scholarship opportunities for Aimeliik students.

Concerns expressed by the interviewees and community members about the proposed project included the following:

- Potential negative impacts to the environment (forests, grasslands, mangroves, birds and other wildlife).
- Increased erosion and sediment into other areas if construction is done carelessly.
- Inadequate infrastructure to support the proposed development (water, sewer and solid waste).
- Sewage treatment.
- Introduction of foreign diseases to Aimeliik and Palau.
- Increased safety issues (i.e. traffic and crime).
- Potential negative impact to Palau’s diplomatic relations with other nations (US, Taiwan, etc.).
- May deter other nations from visiting/investing in Palau (Taiwan, Japan, U.S, etc.).
- Potential social friction due to lack of knowledge and respect for local customs and practices.
- May result in shortage of local foods (from land and sea) due to increased demand.
- Benefits may be only limited to the project proponent and not the State and local people.

**Mitigation Measures**

In regards to the potential negative impacts to the surrounding environment, please refer to the previous sections immediately preceding this section. The proposed project is proposing to collect rainwater and utilize existing groundwater wells for sources of freshwater. An on-site wastewater treatment system will be constructed to treat all the wastewater effluent produced by the hotel facility.

In terms of traffic, the proposed operation of the hotel will increase the existing traffic volume of the roadway fronting the site, however it is expected that this added volume will not result in significant impacts to traffic flows on the main “Compact” road. The facility will employ security guards to deter criminal activities and trespassing onto the property.

The golf course project, once built will offer a new attraction open to all nationalities to visit. It is the aim of the project to attract as many patrons as possible to maximize its revenue. The new visitor activity will bring increased tourism to Aimeliik State and Babeldaob which will result in more business opportunities for local residents.

The hotel will have at the least, signs and brochures informing guests on proper etiquette while visiting Palau. Information on proper attire, respecting private properties and other culturally-appropriate behaviors and practices will be given to guests while staying at the hotel.

The hotel will purchase local foods at the village and grocery stores in Koror for use in the hotel. The hotel will also import additional food from outside sources as necessary. The increased demand for food may prompt new businesses in agriculture and aquaculture.
As mentioned earlier in this document, the project proponent and the Aimeliik State government have signed an agreement which specifies several community projects to be constructed, including a new State government building, a new school and dock improvements. The lease payments to the State will provide additional funds that the State can use for additional services to the residents of Aimeliik.

5.9. Cumulative Impact
The proposed project involves construction of a hotel facility as part of a larger golf course development. It represents the initial phase of the golf course project and is being proposed in order to meet the lease requirements as agreed upon by the project proponent and Aimeliik State. The area planned for the golf course is currently undergoing land adjudication. Once the ownership of the land has been determined, the next phase of the project which is to construct the golf course can begin. Additional permitting requirements for this subsequent phase will be prepared and submitted to EQPB.

The agreement with Aimeliik State also includes community infrastructure development projects to be built by the project proponent. The improvement and expansion of the Kamosang Dock in Ngerkeai, and construction of a new State office building and a new elementary/high school facility are being planned in the near future. All necessary permits and other requirements will be prepared and submitted to relevant agencies for these community projects.

The proposed project is part of a larger scale of development. The anticipated impacts and mitigation measures proposed in this document are for the proposed action described in this document. The other proposed projects including the golf course and the community development projects will be assessed independently and necessary permit applications will be prepared for them accordingly.

The culmination of all the aforementioned projects will result in additional impacts to the environment and the natural resources of Aimeliik State. The community improvement projects will essentially replace or improve existing facilities and therefore the impacts would likely not be significant. EQPB will be consulted for these projects and all necessary permit approvals will be secured prior to their development.

The development of the golf course however, will likely result in potential significant impacts. An Environmental Impact Statement (EIS) was prepared for this overall project in 2001. An updated EIS may be required for the golf course portion of this proposal.
6. SIGNIFICANCE CRITERIA

In accordance with the provisions set forth in PNC Title 24, the Environmental Quality Protection Act, and the rules and regulations promulgated thereunder, this Draft EA has preliminarily determined that the project will have no significant adverse impact to air and water quality, existing utilities, noise, archaeological or cultural sites, or wildlife habitat. All anticipated impacts will be temporary and will not adversely impact the environmental quality of the area.

According to the Significance Criteria:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
The proposed project is not anticipated to adversely impact any natural or cultural resources. The site is within an area that has been designated for development for over two decades. Construction of the hotel facility will be phased to minimize the area of disturbance. All necessary erosion control measures will be implemented prior to ground disturbance to prevent untreated stormwater from leaving the construction area.

Besides the unexploded ordinances that have been removed, there are no other known significant archaeological or cultural sites within the project site. However, in the event that any cultural or historic resources are found during construction, work will immediately cease and the HPO will be consulted. The HPO will furnish further instructions regarding the treatment of the find and the conditions when work may resume.

2. Curtails the range of beneficial uses of the environment;
The proposed hotel development will take place within an area already designated for a golf course and related uses and will not curtail existing surrounding land uses. The proposed hotel project will utilize a state-of-the-art wastewater treatment system to ensure that wastewater is treated properly. The use of native plants for landscaping will reduce the need for water to irrigation.

3. Conflicts with the Republic of Palau’s long-term environmental policies or goals and guidelines;
The proposed project is consistent with the environmental policies, goals and guidelines as delineated in PNC Title 24, the Environmental Quality Protection Act, and the rules and regulations promulgated thereunder, and as documented in this EA. The goal of the proposed project is to construct a hotel facility that will be part of a larger golf course development. The new hotel will be the first of such facility on the west side of Babeldaob. Once the full scope of the golf course has been realized, it will create a new tourism attraction that will aid in the diversification of the visitor industry to Aimeliik State and the Republic of Palau.

4. Substantially affects the economic or social welfare of the community;
The proposed project is expected to have a beneficial effect on the social and economic welfare of the Aimeliik community. The hotel will provide a source of employment for qualified Aimeliik residents. As part of the agreement with the State, the project proponent will construct a new State office building, a new school facility and renovate the existing dock in Ngerkeai. The proposed project will construct and operate its own water and wastewater treatment systems and not create additional demands to the existing utilities in the community.

The proposed project will result in additional funds for the Aimeliik State government in the form of lease payments as stated in the lease agreement. These additional funds will allow the State to better serve its citizens.

5. Substantially affects public health;
The proposed project will be developed in accordance with EQPB rules and regulations governing public safety and health. Potential sources of adverse impacts have been identified and appropriate mitigative measures developed. The primary public health concerns are anticipated to involve water quality, noise, and traffic impacts. However, it is expected that these impacts will be either minimized or brought to negligible levels by the appropriate use of the mitigation measures described in this document.
6. Involves substantial secondary impacts, such as population changes or effects on public facilities or infrastructure;
The proposed project will not, by itself, stimulate unexpected major changes in population. It will, however, create potential employment opportunities for the residents of the State. The hotel development will construct its own wastewater and freshwater facilities. As such, the proposed project is not expected to result in adverse effects to population changes or effects on public facilities.

7. Involves a substantial degradation of environmental quality;
The proposed project will be developed in accordance with the environmental policies of EQPB. The analysis provided in this EA indicates that no substantial environmental degradation is anticipated or expected.

8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
As stated in this document, the proposed project is the first phase of a larger golf course development project that has been planned in the State for over 2 decades. This document and its analysis is limited to the current scope which is to construct a hotel facility. Due to circumstances beyond the project proponent’s control, the development of the full scope of the golf course facility cannot be initiated at this time. The current proposed project is being done to fulfill the requirements of the lease agreement to begin construction activities by a certain deadline.

The development of the larger golf course facility and the other community investment projects already mentioned will require separate permit approvals. The project proponent will coordinate and work with EQPB, Aimeliik State government and other relevant agencies to ensure that these subsequent projects will be properly permitted and that all regulatory requirements are met prior to their respective construction.

9. Substantially affects a rare, threatened, or endangered species, or its habitat;
The surveys of the site indicate that there are no rare, threatened or endangered species within the project site. The site is not a significant habitat for birds and other wildlife. The anticipated noise impact to wildlife is limited in duration and once construction activities are complete, the noise levels in the area will return to near pre-construction conditions.

10. Detrimentally affects air or water quality or ambient noise levels;
Any potential for adverse impacts to air, water quality, or noise levels will be addressed by use of appropriate mitigative measures as described in this EA.

11. Affects an environmentally sensitive area such as a flood plain, erosion-prone area, geologically hazardous land, estuary, lagoon, reef area, mangrove swamp fresh water, or coastal waters;
The proposed project is not located in a flood plain, erosion-prone area, geologically hazardous land, estuary, lagoon, reef area, mangrove swamp fresh water, or coastal waters. Mitigation measures that have been proposed for this project will ensure that there will be no significant impacts to such areas that are located downslope of the proposed project site.
7. REFERENCES


Republic of Palau. PNC Title 24, the Environmental Quality Protection Act.


APPENDIX 1

Site Photographs
View From Middle Portion of the Site Facing East
View From Middle of Site Facing Southwest

Ngarkebesang
View of Forested Area Towards the West
APPENDIX 2

Vegetation Survey Results
# Plant Assessment List

**prepared by: Trebkul Tellei**

## Section A:

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Scientific Name</th>
<th>Quantity</th>
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</thead>
<tbody>
<tr>
<td>1  Choes (Eues)</td>
<td>Rhus taitensis</td>
<td>28</td>
</tr>
<tr>
<td>2  Mahogany</td>
<td>Swietenia macrophylla</td>
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</tr>
<tr>
<td>3  Chebtui</td>
<td>Symlocos racemosa var. palauensis</td>
<td>19</td>
</tr>
<tr>
<td>4  Chersachel</td>
<td>Horsfieldia Palauensis</td>
<td>22</td>
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<tr>
<td>5  Udeuid</td>
<td>Manilkara Udoido</td>
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<td>Garncinia matudai</td>
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<td>Stemonurus ammui</td>
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<td>Semecarpus venenosus</td>
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<td>15 Chelebiob (elebiong)</td>
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<td>Pouteria obovata</td>
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<td>Eugenia cuminii</td>
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</tr>
<tr>
<td>Telengtungd</td>
<td>Leucaena leucocephala</td>
<td>19</td>
</tr>
<tr>
<td>Lius</td>
<td>Cocos nucifera</td>
<td>21</td>
</tr>
<tr>
<td>Chelsau (elsau)</td>
<td>Trichospermum ledermannii</td>
<td>25</td>
</tr>
<tr>
<td>Bedel</td>
<td>Macaranga carolinensis var. carolinensis</td>
<td>19</td>
</tr>
<tr>
<td>Chelebiob (elebiong)</td>
<td>Alphitonia carolinensis</td>
<td>35</td>
</tr>
<tr>
<td>Matakui</td>
<td>Melastoma malabathricum var. mariannum</td>
<td>13</td>
</tr>
<tr>
<td>Kelel a Charm (kelelacharm)</td>
<td>Campnosperma brevipetiolata</td>
<td>22</td>
</tr>
<tr>
<td>Chelangel (elangel)</td>
<td>Pouteria obovata</td>
<td>17</td>
</tr>
<tr>
<td>Bkau</td>
<td>Parinari corymbosa</td>
<td>28</td>
</tr>
<tr>
<td>Tebudel</td>
<td>Wikstroemia elliptica</td>
<td>13</td>
</tr>
<tr>
<td>Mahogany</td>
<td>Swietenia macrophylla</td>
<td>7</td>
</tr>
<tr>
<td>Chertochet</td>
<td>Pandanus aimiriikensis</td>
<td>21</td>
</tr>
<tr>
<td>Cheskiik (kertaku)</td>
<td>Decaspermum raymundii</td>
<td>14</td>
</tr>
<tr>
<td>Cheues (eues)</td>
<td>Rhus taitensis</td>
<td>27</td>
</tr>
<tr>
<td>Chemeridech</td>
<td>Cerbera floribunda</td>
<td>15</td>
</tr>
<tr>
<td>Orredakl</td>
<td>Dracaena multiflora</td>
<td>13</td>
</tr>
<tr>
<td>Udeuid</td>
<td>Manilkara udoido</td>
<td>65</td>
</tr>
<tr>
<td>Ngmui</td>
<td>Stemonurus ammui</td>
<td>7</td>
</tr>
<tr>
<td>Ngolm (ngolem)</td>
<td>Glochidion ramiflorum</td>
<td>19</td>
</tr>
<tr>
<td>Dekemerir</td>
<td>Elaeocarpus joga</td>
<td>14</td>
</tr>
</tbody>
</table>
APPENDIX 3

Bird Survey Results
EQPB PROTOCOL FOR BIRD DIVERSITY SURVEYS

GENERAL INSTRUCTIONS:
1. Conduct the survey between 0630 and 0730 hours at a central location on the site where you can simultaneously observe forest and sky.
2. DO NOT conduct the survey under any of the following conditions:
   a. Rain
   b. Fog
   c. Excessive wind (Beaufort Number 4 or above)
   d. Background noise (loud insects, machinery, traffic etc.)
3. Use an EQPB Bird Survey Data Sheet or facsimile to record birds that are seen with the unaided eye or heard. Confirm identifications with binoculars as necessary.

MONITORING INSTRUCTIONS:
1. Enter the following in the appropriate spaces at top of the Data Sheet:
   a. Date
   b. Location
   c. Time
   d. Temperature (° C)
   e. Cloud Conditions (estimated percent cloud coverage)
   f. Wind Conditions (Beaufort Scale)
2. Species Richness Survey
   a. Record the presence (only) and species identification of all birds seen or heard during a single 15-minute interval by placing an “X” in the appropriate space in the center column of the Data Sheet.
   b. Use the species list in the left column of the Data Sheet to record the presence and identity of common species.
   c. Use the spaces below the species list to record the presence and identity, if known, of other species. Use the back of the Data Sheet if necessary.
   d. Use a separate designation for each unidentified species (e.g., Species A, Species B, Species C, etc.). Briefly describe each unidentified species in the Field Observations and Comments column of the Data Sheet.
   d. Enter the total number of species in the space provided near the bottom of the Data Sheet.
3. Record other noteworthy observations and comments in the spaces in the right column of the Data Sheet next to the appropriate species.

SIGNATURE CERTIFICATION:
Enter name and signature of the person who conducted the survey at the bottom of the Data Sheet to certify the authenticity of the survey results. Submit the original Data Sheet or a true copy thereof with the Environmental Assessment Report.
EQPB Bird Survey Data Sheet

Date: 12/04/19  Location: Aieruiit Villa Construction Area
Start Time: 6:45 AM - 7:45 AM - 6:30 PM
Temperature (°C): 80
Cloud Conditions: 60%
Wind (Beaufort Scale): 4

Place an “X” in the appropriate space for each species that you see or hear during a 15-minute interval.

<table>
<thead>
<tr>
<th>Species</th>
<th>Field Observations and Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palau Fruit-Dove</td>
<td>X</td>
</tr>
<tr>
<td>Palau Bush-Warbler</td>
<td>X</td>
</tr>
<tr>
<td>Micronesian Starling</td>
<td>X</td>
</tr>
<tr>
<td>Palau Swiftlet</td>
<td></td>
</tr>
<tr>
<td>Dusky White-eye</td>
<td></td>
</tr>
<tr>
<td>Palau Fantail</td>
<td>X</td>
</tr>
<tr>
<td>Palau Flycatcher</td>
<td>X</td>
</tr>
<tr>
<td>Micronesian Honeyeater</td>
<td></td>
</tr>
<tr>
<td>Cicadabird</td>
<td>X</td>
</tr>
<tr>
<td>Collared Kingfisher</td>
<td></td>
</tr>
<tr>
<td>Micronesian Kingfisher</td>
<td></td>
</tr>
<tr>
<td>Morningbird</td>
<td>X</td>
</tr>
<tr>
<td>Micronesian Imperial-Pigeon</td>
<td>X</td>
</tr>
<tr>
<td>Nicobar Pigeon</td>
<td></td>
</tr>
<tr>
<td>Palau Ground Dove</td>
<td>X</td>
</tr>
<tr>
<td>Micronesian Megapode</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>White-browns</td>
<td>X</td>
</tr>
<tr>
<td>Palau Owl</td>
<td></td>
</tr>
<tr>
<td>Fruit Bats</td>
<td></td>
</tr>
</tbody>
</table>

Record the total number of species below

TOTAL NO. SPECIES: 12

Name (print): Bonifacio Eberling    Signature: [Signature]
## Beaufort Scale

<table>
<thead>
<tr>
<th>Beaufort #</th>
<th>Wind</th>
<th>Effects (on land)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>CALM</td>
<td>Air still: smoke rises vertically</td>
</tr>
<tr>
<td>1</td>
<td>LIGHT AIR</td>
<td>Smoke drifts downwind</td>
</tr>
<tr>
<td>2</td>
<td>LIGHT BREEZE</td>
<td>Wind felt on face; leaves rustle</td>
</tr>
<tr>
<td>3</td>
<td>GENTLE BREEZE</td>
<td>Leaves and twigs move constantly</td>
</tr>
<tr>
<td>4</td>
<td>MODERATE BREEZE</td>
<td>Loose paper raised; small twigs/branches move</td>
</tr>
<tr>
<td>5</td>
<td>FRESH BREEZE</td>
<td>Small trees begin to sway</td>
</tr>
<tr>
<td>6</td>
<td>STRONG BREEZE</td>
<td>Large branches move; umbrellas hard to control</td>
</tr>
<tr>
<td>7</td>
<td>STRONG WIND</td>
<td>Whole trees move; wind resistance to walkers</td>
</tr>
<tr>
<td>8</td>
<td>FRESH GALE</td>
<td>Twigs break off trees; walking impeded</td>
</tr>
<tr>
<td>9</td>
<td>STRONG GALE</td>
<td>Slight structural damage; roof tiles removed</td>
</tr>
<tr>
<td>10</td>
<td>WHOLE GALE</td>
<td>Much structural damage; trees uprooted</td>
</tr>
<tr>
<td>11</td>
<td>STORM</td>
<td>Widespread damage</td>
</tr>
<tr>
<td>12</td>
<td>TYPHOON</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX 4

Socio-Economic Survey Questionnaire
Dear Survey Respondent,

This survey is being done to fulfill the socioeconomic impact requirement as part of the EQPB permitting process for a proposed development project in Imul area, a hamlet in Aimeliik State. This survey is being done by Kevin Polloi (dba KJP Consulting), who has been hired by the developer to facilitate the environmental permit process. Mr. Polloi has enlisted support of Palau Resource Institute (PRI) to conduct socio-economic component of the process. For questions to PRI, please call Julie Tellei at 779-6953.

Please be assured that your specific answers on this survey will be kept anonymous. Your response to the questions in this survey will be aggregated with those of other respondents’ responses. Names of respondents will only be known by myself and the enumerator and will not be shared with anyone else.

Your participation in this survey is voluntary. You may choose not to participate or choose to withdraw anytime during the survey.

This survey package includes the following:

- This cover letter;
- The Aimeliik Community Survey form;
- Map of Babeldaob and two Aimeliik maps indicating the sites from above
- Phase I Development and Construction Area Plan

Thank you for agreeing to participate in this survey.

Sincerely,

Kevin Polloi

KJP Consulting
775-3113
kjpolloi@gmail.com
Aimeliik Community Household Survey
Proposed Golf Inc, Hotel Project, Imul Village

Palau Golf Inc. Hotel Phase 1 Project, is proposing to build a business complex in an area known as Imul and Ngerkeai hamlets in Aimeliik State (see attached Aerial Photo, page 5). This proposed development will be called Golf Inc, Hotel Project, which will be constructed in different phases. This household survey focuses only on Phase I of the project which focuses only of the Hotel complex and associated areas (see page 6 for Phase I Development and Construction Area Plan. Page 7 shows the topography of the entire Palau Golf Inc. Project site.

Palau Golf Inc. Hotel Phase 1 Project is located in Imul Hamlet in Aimeliik State. The project covers an area of 252.7 hectares and is about a 20 minute drive from the Palau International Airport. The Phase 1 construction activities will be located in the southeast of the project (interviewer, show project description maps). The site is adjacent to Compact Road (Aimeliik State), and covers an area of about 17,333 square meters. This area is high lying, with sea views and offers a soothing environment.

1. Have you previously heard about this proposed project?

[Ng mla ta el mrenge a chisel tia el project el mochu er ngii er a Imul er a Imeliik? ]

______ Yes [Choi]
______ No [Diak]

If answer is yes, answer question 2. If Answer is no, skip question 2 and 3.

[A lsekum me ke mla remenges, me ng ‘Choi’ a nger er kau, e ke onger er a ongeru el ker. A lsekum me a nger er kau a kmo ‘Diak’, e ke di imiu er a ongerung me a ongedei el ker, e mo er a ongeua el ker.]

2. How did you become aware of this project? Check all that apply.

[Ke milkera e remenges a chisel tia el project? Ng sebechem el onger el betok er a di ta el nger a lsekum me ng betok a nger er kau.]

a. From an infomal conversation from someone you know. [Ak rirenges er a rekimkaodengei el chad.]
b. From community leaders (elected and traditional) [Ak rirenges er a remerredelel er a remerredelel a beluu, (a refullil er tir me a rubak.)
c. From a formal meeting with project proponent or a representative. [Ak rirenges a miting el obengterir a rungerachel er a project me a lechub e te omtechei er tir.]
Household Number: ________________________________

**d. Other (specify)** [Kuk di ta er a rolel (ka bo mkomakai)]

3. Is your current knowledge of this proposed project consistent with the project described above?

[A klemedengei er kau er tia el project ng osisiu me a ikei el dirk mrirenges el okiu tia el ker me a nger (interview)?]

- Very consistent [Ng kmal osisiu]
- Somewhat consistent [Ng diak lsal osisiu]
- Not consistent [Ng kmal kakerous]

**ENVIRONMENT [LUKEL A KLENGAR]**

4. Do you think that during construction, earthmoving activities, can result in soil erosion leaving the project site?

[Chomomdasu e a lomuchel a ureor er tia el project, me a Imetuchel a chutem e ng mo er ngii a dengitech el omaoch el tuobed er tia el basio er a project?]

- Yes [Choi (Bo er a Ongeim el Ker)]
- No [Diak. (Bo er a Ongelolem el Ker)]
- Don’t know [Ng diak kudengei]

5. Do you think soil erosion from the site will negatively impact the marine environment due to the project’s proximity to the shoreline?

[A chomomdasu, e a dengitech er tia el basio er a project, ng mo ngar er ngii a Itemellii er a lukel a klengar (mauari) er a kereker, e le ngii el kmal kmeed a project er a shoreline?]

- Yes [Choi]
- No [Diak]
- Don’t know [Ng diak kudengei]

6. Do you think that the erosion control measures that are required by EQPB can minimize the potential negative impacts as a result of soil erosion?

[A chomomdasu e a ike el kerbil a urreor er a EQPB el merrob a telemellel a dengitech, ng sebechel el kosadel a telemellel a dengitech?]

- Yes [Choi]
- No [Diak]
- Don’t know [Ng diak kudengei]
7. Can you list additional measures that the developer can employ to minimize soil erosion from negatively impacting the surrounding environment?

[Ng sebechem el mades, Imuches a chomeruul el sebechel a oungerachel er a project el ousbech el kosadel a dengitech me ng diak Itemellii a mauari er a project?]

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

8. In your opinion, what are the potential negative impacts to the following environmental factors

[Chomomdasu, e ng ua ngera klungel a telemellel me a lechub e ng ato el mo subechii me a lechub e ng ngodechii er a ika el telengtengil a lukel a klengar]

<table>
<thead>
<tr>
<th>Environmental Factors</th>
<th>Significance of Impact (circle one)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest</td>
<td>Low       Moderate       High</td>
</tr>
<tr>
<td>Mangroves</td>
<td>Low       Moderate       High</td>
</tr>
<tr>
<td>Grassland/Savanna</td>
<td>Low       Moderate       High</td>
</tr>
<tr>
<td>Birds and Other Wildlife</td>
<td>Low       Moderate       High</td>
</tr>
<tr>
<td>Taro Patches</td>
<td>Low       Moderate       High</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lukel a Klengar basio</th>
<th>Kl lungel a sebechel el temellel (di mngiltii a chimong em lechesii)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chereomel</td>
<td>Di kekerei              Di nga er a belngel                  Klou a telemellel</td>
</tr>
<tr>
<td>Keburs</td>
<td>Di kekerei              Di nga er a belngel                  Klou a telemellel</td>
</tr>
<tr>
<td>Delul a chudel me a ked</td>
<td>Di kekerei              Di nga er a belngel                  Klou a telemellel</td>
</tr>
<tr>
<td>Suebek el charm me a kuk bebil er a ngar el klalo</td>
<td>Di kekerei              Di nga er a belngel                  Klou a telemellel</td>
</tr>
<tr>
<td>Mesei me a dechel</td>
<td>Di kekerei              Di nga er a belngel                  Klou a telemellel</td>
</tr>
</tbody>
</table>
SOCIAL & ECONOMIC [DELEONGEL ER A RECHAD ME A KEIZAI]

9. Indicate additional concerns about this proposed project from the list below. Check all that apply.

______ Not enough capacity of the sewer treatment plant [Ng olngesonges er a klungel a baeb me a ureor er a ucheliu er a mekikiongel]
______ Not enough capacity of the municipal water system [Ng olngesonges er a klungel a baeb me a ureor e a ulecheliu er a ralm]
______ Lack of capacity of solid waste site to accommodate large number of people [Ngolngesonges er a klungel a komisteba el mo oltekau er a klou el ildois er a rechad.]
______ Social friction due to lack of knowledge and respect for local customs and practices [Te mo ketacheb/kakngit a rechad lengii el mo olngesonges a klemedengei me a omengellel a siukang me a omeruul er a delongelir a rekakerous el chad.]
______ Local population adopting negative non-Palauan behaviors [Rechad er a beluu a mo suub e omngird a mekngit el omeruul el diak Irolel a ungil el omeruul, me a lechub e ng klechibelau]
______ Shortage of local food (from land and sea) from increased demand [Ng mo olengesonges a kall er a beluu (a mengai er a beluu me a daob) lengii el kmal mo betok a ruusbech.]
______ Introduction of foreign diseases to Aimeliik and Palau (Kuk me soiseb a ngodech el rakt er a chelsel a Imeliik me a cherренgelel Belau)
______ Increased safety issues (i.e. traffic and crime) (Ng sebechel el mo klou a sebekreng er a tekoi er a cher rodech me a uldikel er a beluu) (ng mo imis el betok a mlai er a beluu me a lechub e ng mo a tellemall me a delngerenger)
______ Deter other nations from visiting/investing in Palau (Taiwan, Japan, U.S.) [Ng mo el mo chetirir a rechad er a ngodech el beluu el me oldingel er a beluad me a ruisiseb a tekoi er a kerruul] [chad er a Taiwan, Japan, USA].
______ Palau’s diplomatic relations with other nations (US, Taiwan, etc.) [Deleongel er a rechad er a Belau me tirkei el dekau tekoi el beluu (ua a USA, Taiwan, etc)]
______ Other [Kuk bebil] ______________________________

10. Local businesses will benefit from the increased population in the community.
[A siobai er a beluu a mo ungil le ng mo betok a rechad el kiei er a beluu.]

______ Agree [Uaisei]
______ Disagree [Diak leua isei]
______ Don’t Know [Diak kudengei]
11. The possible increase in population in the State will promote more business opportunities for local residents.

[Ng ulterekokl el mo betok a rechad el kiei er a beluu me ng sebechel mukdubech a betok el rolel a kerruul (siobai) el mo klungiolir a rechad er a beluu.]

_____ Agree [Uaisei]
_____ Disagree [Diak leua isei]
_____ Don’t Know [Diak kudengei]

12. Please suggest things that the developer can do as a good corporate citizen to both minimize negative impacts and/or benefit the Aimeliik community as a whole.

[Ka Kuk mocholt a bebil er a omeruul, me a lechub e ng tekoi el sebechel a oungerachel er a project el kudmokl me a lechub e ng remuul el ochotii a reng er a ulekerreu el mo mengesadel a telemellel a project e dirrek el bai kuk ocholt a klungiolel el mei er a cherrengelel a beluu er a Imeliik. ]
1.1 Project Description

Palau Golf Inc. Hotel Phase 1 Project is located in Imul Hamlet in Aimelik State. The project covers an area of 232.7 hectares and is about a 20 minute drive from the Palau International Airport. The Phase 1 construction activities will be located in the southeast of the project (shown above). The site is adjacent to Compact Road (Aimelik State), and covers an area of about 17,333 square meters. This area is high lying, with sea views and offers a soothing environment.
The project will include a hotel villa, an office building and supporting facilities, which totals 17 buildings, of which 13 buildings are 2-storey hotel rooms, a 1-storey supporting facility and a 2-storey self-use villa. The planned project area is about 17,333 square meters with a building area of 6,938 square meters.

There will be 1 entrances for the Phase 1 Project. Access No.1 (north) is the existing compact road entrance and access No.2 (south), a new entrance, which will be the main access to the Hotel Project site.
Household Number:______________________________

2. Project Site Planning
2.1 Topography of Entire Palau Gof Inc. Project Site