

Agency Comments received by the Planning Department at least 24 hours prior to the February 14, 2023 Planning Commission Subdivision Committee meeting (January 8, 2023, 7:41 am to January 13, 2023, 9:00 am regarding:

Subdivision Application No. HS-2023-2
State of Hawai'i, Department of Hawaiian Home Lands (DHHL)
DHHL Hanapēpē, Phase 2 Subdivision
Proposed 136-lot Subdivision
TMKs: (4) 1-8-007:003, 018, and 021; (4) 1-8-017:001 to 020; (4) 1-8-018:001 to 027
Hanapēpē, Waimea, Kaua'i

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'AINA



STATE OF HAWAII | KA MOKU'AINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
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BOATING AND OCEAN RECREATION
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CONSERVATION AND COASTAL LANDS
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ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

December 30, 2022

Stewart Matsunaga, Acting Land Administrator
State of Hawai'i
Department of Hawaiian Home Lands
Land Development Division
P.O. Box 1879
Honolulu, Hawai'i 96816
stewart.t.matsunaga@hawaii.gov

IN REPLY REFER TO:
Project No. 2021PR00154
Doc. No. 2212DB10
Archaeology

Michael Moule, P.E., P.T.O.E., Division Chief
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Dear Mr. Matsunaga and Mr. Moule:

**SUBJECT: HRS Chapter 6E-8 and 6E-42 Historic Preservation Review –
County of Kaua'i Clearinghouse Permit Application – CL-2022-010 (PW 04.22.082)
DHHL Hanapēpē Residential Subdivision, Phase 2 Project
Request for Concurrence with “No historic properties Affected”
Archaeological Field Inspection and Literature Review
Hanapēpē Ahupua'a, Waimea District, Island of Kaua'i
TMK: (4) 1-8-007:003 por., 018 por., 021 por.**

This letter provides the State Historic Preservation Division's (SHPD's) updated review of the State of Hawai'i Department of Hawaiian Home Lands' project titled, Hanapēpē Residential Subdivision, Phase 2, including the associated County of Kaua'i Clearinghouse Permit Application – CL-2022-010.

The SHPD received the original submittal on February 10, 2021 which included a map showing the proposed project location, a letter dated October 30, 2021 from DHHL indicating the Final Environmental Assessment (EA) had been posted with a finding of No Significant Impact (FONSI), and a draft archaeological document titled, *Hanapēpē Archaeological Assessment, Hanapēpē Ahupua'a, Waimea Moku, Island of Kaua'i, 359 Acres in TMK (4) 1-8-007:003 and 6 Acres in TMKs (4) 1-8-008:035, 081, 086, and 087* (Hoerman, April 2019). Hoerman (2019) conducted a literature search only and recommended consultation with SHPD regarding possible need for an archaeological inventory survey (AIS) to be conducted for the project.

Subsequently, SHPD received a letter dated March 1, 2022 from DHHL providing a brief project description and summary of previous studies, and requesting concurrence with a determination of “No historic properties affected” for the project. On April 22, 2022, SHPD received an email from Cultural Surveys Hawaii, Inc. (CSH; archaeological consultant) requesting a project status update. Subsequent submittals included a Clearinghouse

Routing Form and construction plans on April 27, 2022; a project location map on June 22, 2022; a DHHL letter on June 23, 2022 providing additional project details; and a second CSH status follow up email on July 28, 2022. On November 14, 2022 SHPD received a revised field inspection report providing additional SHPD requested details.

The current project area comprises a 27.77-acre portion of the 347.99-acre property owned by the State of Hawai'i DHHL. The project lies within Hanapēpē, west of Moi Road and abutting the Phase 1 Hanapēpē Residential Subdivision along Moi Road. Currently, the project area remains undeveloped and is heavily vegetated with various grasses and wild cane.

DHHL is proposing the Hanapēpē Homestead Community development which will provide 449 new residential homestead lots on 126 acres and up to 111 new subsistence agricultural homestead lots on 157 acres. Other land uses will include 13 acres for commercial use, 26 acres for community use, 33 acres for special district, and 8 acres of conservation. Full build-out of the project is anticipated to be developed over multiple phases and years. The current project is not federally funded.

The current construction phase of the Phase 2 project includes up to 75 new residential homestead lots near existing homes along Moi Road and expansion of the existing homestead lots along Moi Road from approximately 5,000 sq. ft. to 7,500 sq. ft. The Phase 2 project will consist of a graded area of 27.77 acres with 33,700 cubic yards (cy) of excavation and 41,750 cy of embankment. This will include underground utilities for communications, electrical, water, sewer, and drainage.

Full future build-out (Phase 3) is anticipated to include additional residential homesteads, development of subsistence agriculture homestead, development of commercial and community use areas, and infrastructure improvements to serve the homestead community.

Ground disturbing activities for the currently proposed Phase 2 project will include grubbing and grading for the subdivision layout, house site preparation, road construction, and residential homes. Additional groundwork will include excavation associated with road construction, utilities, infrastructure including offsite utility connections, and a storm water detention basin.

Previous ground disturbance within the Phase 2 project area includes activities related to sugarcane cultivation. Although ground disturbance is likely due to the previous land usage, it should be noted that plantation era cultivated land often contains irrigation ditches and other agricultural features. A 1927 Hawaiian Sugar Company field map shows the Phase 2 project area located within "Field 2" of the plantation. As the Hawaiian Sugar Company was one of the first plantations to construct family housing for its workers, small residential camps were established scattered among the fields. Camp 2 is located northwest, outside of the project area.

In 2019, DUDEK conducted an archaeological literature review, initiated consultation with community members, and conducted a brief site visit (Hoerman, April 2019). Hoerman reported that no AIS has been conducted for the project area, that no historic properties were observed during the site visit, and recommended an AIS be completed, and that SHPD be consulted regarding the AIS methodology, noting the presence of caves and sinkholes (pit caves) on the DHHL property. Also in 2019, Nohopapa Hawaii conducted a cultural impact assessment (CIA) for the project (Cordy et al. 2019). The CIA is included as Appendix D in the Final Environmental Assessment for the DHHL Hanapēpē Homestead Community (SSF International 2020).

A review of SHPD records indicates that no AIS has been conducted for the current project area and that no historic properties have been identified. Previous SHPD correspondence related to portions of the current project TMK include letters dated January 30, 1997 (Log No. 18850, Doc. No. 9701NM09) and June 12, 1997 (Log No. 19623, Doc. No. 9706NM04), in which SHPD made a determination of "no effect" for the Consolidation of Lot 2 and Parcel A for Subdivision Application S-97-25, and re-subdivision into Lots 1, 2-A and 2-B and designation of Easement D-1.

The closest previously recorded historic property to the current project area is Bennett's Site 54 (Makole Heiau, SIHP Site #50-30-09-00054), situated over 1,000 ft. to the east of the southern portion, and Bennett's Site 55 (Pualu Heiau, SIHP Site #50-30-09-00055), located northeast of the project area.

As requested from the previous SHPD letter dated August 4, 2022 (Project No. 2021PR00154, Doc. No. 2207DB09), SHPD Kaua'i archaeologist David Buckley conducted a site visit of the Phase 2 project area on August 24, 2022, after a brief on-site meeting with Missy Kamai of CSH, Inc. Ground cover and surface visibility was variable throughout, although visibility was adequate in several areas. Clearing of some areas had taken place to accommodate geotechnical investigations that were taking place within the project area. Various modern debris and trash were observed scattered throughout the project area. Other ATV and foot trails were observed within the project area. As detailed in the submitted report and noted by Missy Kamai during the on-site meeting, a drainage ditch was observed within the southern portion of the project area. Based solely on visual inspection, it was unclear as to the age and date of construction of the ditch.

As stated in the submitted Literature Review and Field Inspection Report dated August 30, 2022 (Folk, August 2022), an archaeological field inspection was conducted by Missy Kamai of CSH, Inc. on August 22, 2022. Based on historical maps and aerial photos (Figure 5 through Figure 8), the field inspection for the current project area was accomplished through systematic sweeps of 20-25 m with specific focuses of the railroad track shown in Figure 5, the drainage ditch presented in the TMK map and 1965 aerial photo (see Figure 2 and Figure 8), and the roads seen in the aerial photos and the 1948 map (see Figure 2 and Figure 6 through Figure 8).

The results of the field inspection illustrated that the current project area is situated on a flat-topped ridge of former cane lands between existing residential housing to the east and more fallow agricultural lands to the west. A modern fence line bisects the project in a rough north/south direction with foot trails and ATV trails cutting through. The project area east of the fence line and north of the drainage ditch is level and although grass is knee high, ground visibility is good. Some of the residents have made use of the area and have extended their yards and planted fruit trees. It is highly likely the fence line was installed during Phase 1 of the DHHL project back in the 1990s and some of the prep work for Phase 1 extended into the Phase 2 area.

The project area west of the fence line is more thickly vegetated with waist-high grass but the trails left by people and ATVs made it easier to traverse the area. Fallow agricultural fields (raised rows) were felt more than seen with plastic drip lines present and scattered about. The dirt roads in the northern and southern portions of the project area presented in the 1948 map and the aerial photographs were not discernable. No evidence of the railroad tracks seen in Figure 5 were present in the project area.

After the initially submitted field inspection report, SHPD requested additional details and clarifications regarding the observed drainage ditch, and the updated report was resubmitted.

The drainage ditch was observed in the southern half of the project area. According to the report, the drainage ditch is not interpreted as an historic property and could not be attributed to the sugarcane plantation infrastructure based on the 1927 Hawaiian Sugar Company field map (Condé and Best 1973:136) (see Figure 5). Rather, the 1996 USGS topographic map (see Figure 1) shows a natural swale on the landscape in the location of this drainage between Kukamahu Gulch to the west and Moi Road to the east. Plans to subdivide lands to the west of Moi Road for house lots appears to have been considered sometime between 1948 and 1959 and bounding the west side of these newly planned Hanapepe house lots is the label "DRN. ESMT." clearly referring to a drainage easement for the planned subdivision expansion. Although no development is evident, this aerial photo (UH MAGIS 1965) does suggest a connection from the drainage easement to the natural swale may have been enhanced in anticipation of the subdivision expansion and anticipated increase of residential housing in Hanapēpē Heights.

The USDA soil survey (Foote et. al 1972) identifies the soils within the project area as Makaweli silty clay loam, 0 to 6 percent slopes (MgB), and Makaweli silty clay loam, 6 to 12 percent slopes (MgC). Low to limited potential exists for the project to encounter subsurface historic properties not already identified or disturbed by previous development.

Based on the information provided, **SHPD's concurs** with the DHHL's Effect determination of "**No Historic Properties Affected**" for the current project. Pursuant to HAR §13-275-7(e), when the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. The historic preservation review process is ended. The permitting and/or project initiation process may continue.

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SHPD requests the opportunity to review future project phases for the Hanapēpē Residential Subdivision.

Please attach to permit: In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 462-3225.

Please contact David Buckley, Kaua'i Lead Archaeologist, at (808) 462-3225 or at David.Buckley@hawaii.gov for questions regarding this letter.

Mahalo,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

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