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DEPARTMENT OF LAND AND NATURAL RESOURCES

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KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

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June 6, 2017

Kanani Fu, Housing Director
Kauai County Housing Agency
County of Kauai, State of Hawaii
Pi'iko'i Building, 4444 Rice Street, Suite 330
Līhu'e, HI 96766

IN REPLY REFER TO:
Log No. 2017.00049
Doc. No. 1706SL02
Archaeology

Dear Ms. Fu:

**SUBJECT: Chapter 6E-8 and National Historic Preservation Act (NHPA) Section 106 Review –
Petition for Amendment of the State Land Use District Boundaries: Land Use Commission
Docket No. A17-802 Lima Ola Workforce Housing, Office of Planning Ref. No. P-15609
Hanapēpē Ahupua‘a, Kona District, Island of Kaua‘i
TMK: (4) 2-1-001:054**

Thank you for the opportunity to comment on the subject district amendment proceeding before the Land Use Commission (LUC), which is being processed under affordable housing 201H expedited procedures and requires a LUC decision. The petitioner is proposing to amend the State Land Use District from Agricultural District to Urban District in order to allow the development of workforce housing. The SHPD received several requests from the Office of Planning (December 30, 2016, Log No. 2016.03012; May 23, 2017, Log No. 2017.00729) and from the Department of Land and Natural Resources (DLNR) Land Division (January 13, 2017 and May 19, 2017; Log No. 2017.00049). The SHPD accepted the final revised draft of the archaeological inventory survey (AIS) report (Powell and Dega, June 2017) on June 5, 2017 (Log No. 2014.03107, Doc. No. 1706SL01).

The archaeological inventory survey (AIS) was conducted by Scientific Consultant Services, Inc. (SCS) in 2013 and 2014. It was conducted at the request of Community Planning and Engineering, Inc., on behalf of the project proponent, the Kauai County Housing Agency. The subject property is owned by the County of Kaua‘i, and the Kauai County Housing Agency proposes to construct the Lima Ola Affordable Housing Development. This development will include approximately 550 residential single- and multi-family units, which include apartments and homes. The project area totals 78 acres, consisting of a 75-acre proposed housing area and a 3-acre detention basin expansion area.

In a letter dated December 3, 2014, Community Planning and Engineering, Inc. indicated that, on behalf of the Kauai County Housing Agency, they were initiating NHPA Section 106 with the SHPD. They stated that the project may receive funding from the U.S. Department of Housing and Urban Development (HUD), and that the County of Kauai represents HUD as the responsible federal agency requesting consultation. This letter was included in a submittal packet from the Kauai County Housing Agency requesting SHPD review of the project Environmental Assessment which SHPD received on September 14, 2016 (Log No. 2016.02182). This packet included a draft Cultural Impact Assessment (Dagher and Spear, June 2014) and the draft AIS report (Powell and Dega, July 2014).

The AIS involve a pedestrian survey, a vehicle windshield survey, and excavation of five backhoe trenches. The surveys were conducted during a 3-day period in September 2013, while the trench excavations occurred on a single day in April 2014. The survey and testing did not provide 100% coverage of the project area. According to the report, access was impeded by active coffee tree cultivation and vegetation coverage. The testing identified no subsurface historic properties. The exposed stratigraphy consisted of soils associated with the Makaweli soil series. No cultural deposits, features, or artifacts were identified.

Exhibit 33

The survey identified a single surface historic property, a segment of a former plantation irrigation ditch (Pump 1 Ditch) system. The Pump 1 ditch was designated as Site 50-30-09-2219. It was constructed in 1908 as part of the McBryde Sugar Company's irrigation system. Much of this abandoned ditch is earthen, but sections with concrete linings dating to the 1920s still remain.

Pursuant to Hawaii Administrative Rules (HAR) §13-275-6, Site 50-30-09-2219 was assessed significant under Criterion d for its potential to provide information on the extensive McBryde Sugar Company's irrigation system and the development and successful plantation agriculture that dominated the area's landscape. The report's project Hawaii Revised Statutes (HRS) Chapter 6E-8 project effect determination is *effect, with proposed mitigation commitments* (pursuant to HAR §13-275-7(a)(2)); the proposed project will affect Site 50-30-09-2219 which was assessed to be a significant historic property but was not adequately documented during the AIS.

The SHPD concurred with the two proposed mitigation commitments identified in the AIS report, which SHPD accepted on June 5, 2017 (Log No. 2014.03107, Doc. No. 1706SL01). These two mitigation commitments are: (1) archaeological data recovery [HAR §13-275-8(a)(1)(C)] in the form of archaeological monitoring and (2) historical data recovery [HAR §13-275-8(a)(1)(D)] in the form of researching historic resource materials. Archaeological monitoring is recommended as (1) only limited data were recorded for Site 50-30-09-2219 during the AIS field work, and (2) the pedestrian survey and subsurface testing was limited in scope and coverage. Archaeological monitoring would allow for additional field documentation (description, mapping, photographing) to be completed for Site 50-30-09-2219, and to identify and document any roads that may be historic, particularly any related to the former plantation. It would also allow for completion of a survey across the entirety of the project area, and the documentation of stratigraphy during construction in areas not subjected to AIS testing. Historical data recovery would allow for examining Site 50-30-09-2219 as part of a larger irrigation system (which includes Pump 2 Ditch). This broader historic context would include presentation of historical maps and photographs of this system, including construction design and materials (e.g., concrete lining, metal sluice gates).

The SHPD requests the following:

- (1) The archaeological monitoring and historical data recovery mitigation commitments be imposed on the project as LUC conditions to be conducted during the construction phase;
- (2) The project proponent and archaeological firm consult with our office regarding an appropriate monitoring and historical data recovery scope prior to development of the mitigation plan;
- (3) The mitigation plan shall be submitted to SHPD for review and acceptance prior to project initiation; and
- (4) SHPD be notified at the initiation of the project.

The SHPD looks forward to continuing NHPA Section 106 consultation with the County of Kauai and to receiving a request for concurrence with the County's effect determination pursuant to 36 CFR 800.5 prior to project initiation. The County of Kauai is the office of record for this undertaking. Please maintain a copy of this letter with your environmental review record.

Please contact Dr. Susan A. Lebo, Archaeology Branch Chief, at Susan.A.Lebo@hawaii.gov or at (808) 692-8019 for any questions or concerns regarding this letter.

Aloha,



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

cc: Keith Perry, Kauai County Housing Agency, klperry@kauai.gov
Russell Y. Tsuji, DLNR, Land Division, russell.y.tsuji@hawaii.gov
Leo R. Asuncion, Office of Planning State of Hawaii, c/o Nicola Szibbo, Nicola.a.szibbo@hawaii.gov