

1995-09-08-NO-FAA-Kaupoa House Reconstruction

SEP 8 1995

**FILE COPY**

# **Final Environmental Assessment**

---

## **Kaupoa House Reconstruction**

Prepared for



**MOLOKAI RANCH**

August 1995



**MUNEKIYO &  
ARAKAWA, INC.**



***Final  
Environmental Assessment***

---

***Kaupoa House  
Reconstruction***

Prepared for



MOLOKAI RANCH

August 1995



MUNEYO &  
ARAKAWA, INC.

---

# **CONTENTS**

Preface	i
<b>I. INTRODUCTION</b>	<b>1</b>
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP	1
B. ACTIONS REQUIRING THE AFTER-THE-FACT CDUA	5
1. Actions Involving the Original Structure	5
2. Actions Involving the Rebuilt Structure	7
3. Actions Involving Commercial Uses	8
<b>II. DESCRIPTION OF THE EXISTING ENVIRONMENT</b>	<b>10</b>
A. PHYSICAL SETTING	10
1. Surrounding Land Use	10
2. Climate	11
3. Topography and Soils	11
4. Flood and Tsunami Hazards	14
5. Hydrology	14
6. Flora and Fauna	17
7. Archaeological Resources	17
8. Air Quality	20
9. Noise Characteristics	20
10. Scenic and Open Space Resources	20

B.	SOCIO-ECONOMIC ENVIRONMENT	21
1.	Land Use and Community Character	21
2.	Population	22
3.	Economy	22
4.	Employment	23
C.	INFRASTRUCTURE SYSTEMS AND PUBLIC SERVICES	23
1.	Transportation Systems	23
2.	Water System	24
3.	Wastewater System	25
4.	Solid Waste	25
5.	Electrical and Telephone Systems	25
6.	Police and Fire Protection	26
7.	Medical Facilities	26
8.	Education	27
9.	Recreational Facilities	28
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES	29
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT	29
1.	Topography and Landform	29
2.	Drainage and Erosion Control	29
3.	Flood and Tsunami Hazards	29
4.	Flora and Fauna	29
5.	Air Quality and Noise Characteristics	30

6.	Scenic and Open Space Resources	30
7.	Archaeological and Historic Resources	30
B.	IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT	32
1.	The Economy and Employment	32
C.	IMPACTS TO PUBLIC SERVICES	33
D.	IMPACTS TO INFRASTRUCTURE	33
IV.	RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS	34
A.	STATE LAND USE DISTRICTS	34
B.	MAUI COUNTY GENERAL PLAN	36
C.	MOLOKAI COMMUNITY PLAN	37
D.	COUNTY OF MAUI SPECIAL MANAGEMENT AREA	37
1.	Recreational Resources	37
2.	Historical/Cultural Resources	40
3.	Scenic and Open Space Resources	41
4.	Coastal Ecosystem	41
5.	Economic Use	42
6.	Coastal Hazards	43
7.	Managing Development	44
8.	Public Participation	44
9.	Beach Protection	45
E.	COUNTY OF MAUI SHORELINE SETBACK VARIANCE	46

V.	SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND THE IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	47
A.	UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS	47
B.	ALTERNATIVES TO THE COMPLETED ACTIONS	47
1.	No Action Alternative	47
C.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	47
VI.	FINDINGS AND CONCLUSIONS	49
VII.	AGENCIES CONSULTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT	51
VIII.	LETTERS RECEIVED DURING THE PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS	52

REFERENCES

LIST OF APPENDICES

A	Boundary Interpretation No. 94-18
B	"As-Built" Plans
C	Demolition and Renovation Plans
D	Conservation District Subzones
E	Archaeological Reconnaissance Survey of Kaupoa Parcel and Inventory Survey of Kaupoa House
E-1	SHPD Review of Archaeological Reconnaissance of Kaupoa Parcel and Inventory Survey of Kaupoa House
F	Certified Shoreline Map

LIST OF FIGURES

1	Island Location Map .....	2
2	Regional Location Map .....	3
3	Site Map .....	4
4	Soil Classification Map .....	13
5	Flood Insurance Rate Map .....	15
6	Molokai Groundwater Areas .....	16
7	State Land Use District Classifications .....	35
8	Special Management Area Map .....	38

m/kaupo/1.es.c028



Preface

The applicant, Molokai Ranch, Ltd., is seeking an after-the-fact Conservation District Use Permit and Shoreline Setback Variance for construction activities and commercial uses involving a 0.9 acre portion of land situated at Kaupoa, Molokai, Hawaii. In addition to recent commercial activities involving small groups of visitors participating in the Ranch's recreational trail rides, the completed actions involved the demolition and reconstruction of the original Kaupoa House improvements. Molokai Ranch is also seeking approval to complete the unfinished building improvements and obtain approval to conduct activities relating to the development of the Ranch's master-planned recreational network. Approximately 70 years old, the original structure had also been used by Ranch employees and guests for recreational activities. Consisting of approximately 1,000 square feet, the original structure was rebuilt within the same building footprint. Situated on land identified by TMK (2) 5-1-02:por. 30, the preceding actions occurred between August and October, 1994 on land situated within the shoreline setback area, the Conservation District's General subzone, and the Southwest Molokai Archaeological District.

Since the lands underlying the subject site are within the State Land Use Conservation District, shoreline setback area, and the Southwest Molokai Archaeological District, this Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules. This Environmental Assessment (EA) evaluates environmental factors and impacts, and advances findings and conclusions relating to the significance of the completed actions.

# ***Chapter I***

---

***Introduction***

## **I. INTRODUCTION**

### **A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP**

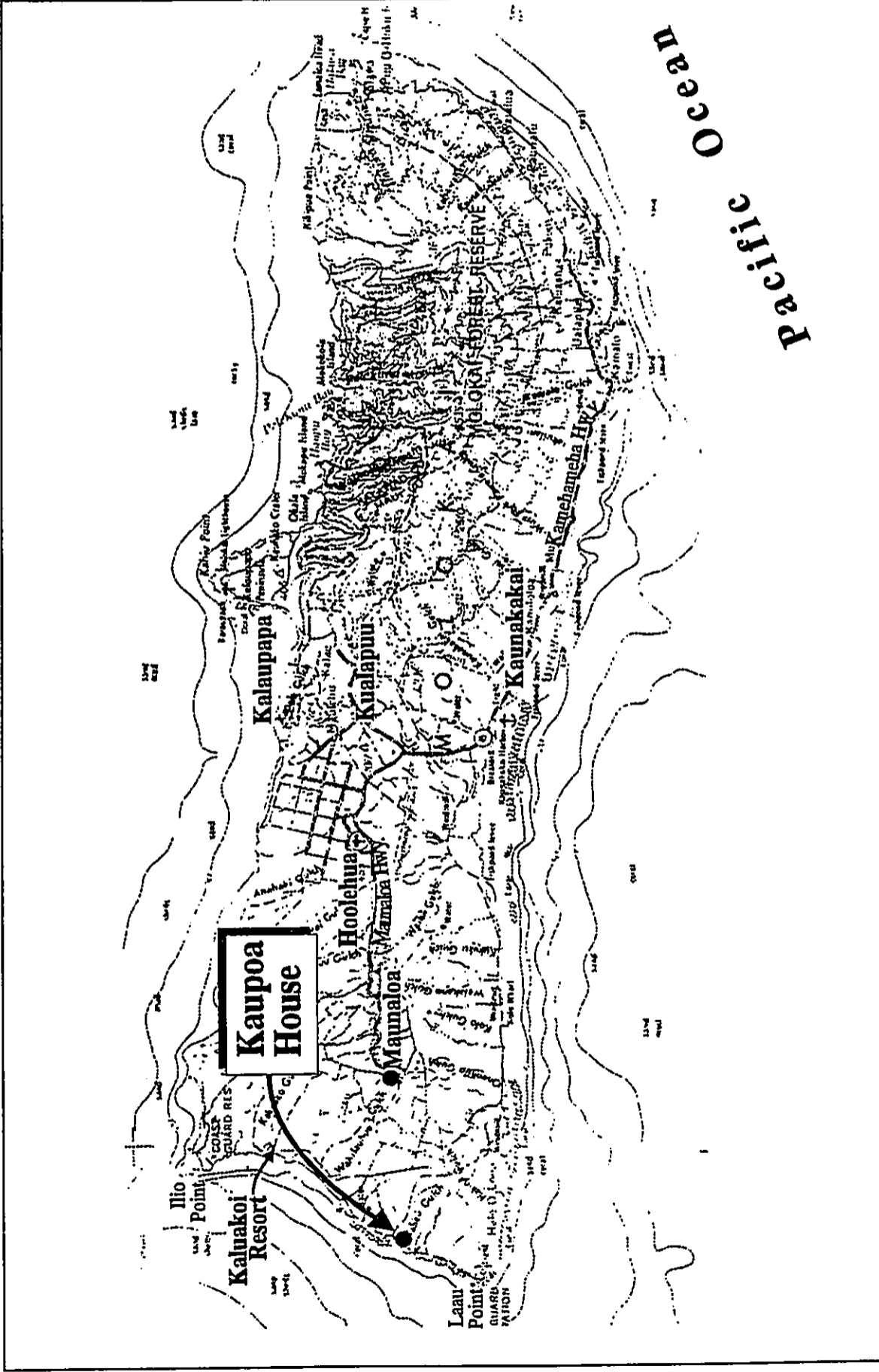
Located along Molokai's western coastline, Kaupoa House is approximately four (4) miles south of the Kaluakoi Resort development and five (5) miles southwest of the town of Maunaloa. See Figure 1 and Figure 2. Situated within the shoreline setback area at Kaupoa Bay, Kaupoa House (a.k.a. Cooke Cabin), was constructed between 1925 and 1930 and was originally used as lodging for deer hunters.

Recently, Kaupoa House underwent construction to repair and renovate the original deteriorating structure. Due to extensive decay and structural deficiencies, the original building was razed, and a new structure was rebuilt within the original footprint.

Still in existence, original improvements include a screened locker and a small shed which were used for hanging deer carcasses and storing electrical equipment, respectively. Due to the elements, these woodframed structures have deteriorated and are in a state of disrepair.

The subject site is situated within an approximately 0.9 acre fenced enclosure and is identified by TMK (2) 5-1-02: por. 30. See Figure 3. Including the Kaupoa House site, Molokai Ranch is currently leasing the approximately 7,000 acre parcel from Sekihyo Seibaku Company, Ltd. (a.k.a. Alpha U.S.A.), the fee owner of the underlying property.

As delineated by the State Land Use Commission (SLUC) and the State Department of Land and Natural Resources (DLNR), the Kaupoa House site is located in the State Conservation District and "General" subzone, respectively. The eastern most portion of the area within the fenced enclosure is situated within the State Agricultural District as delineated by

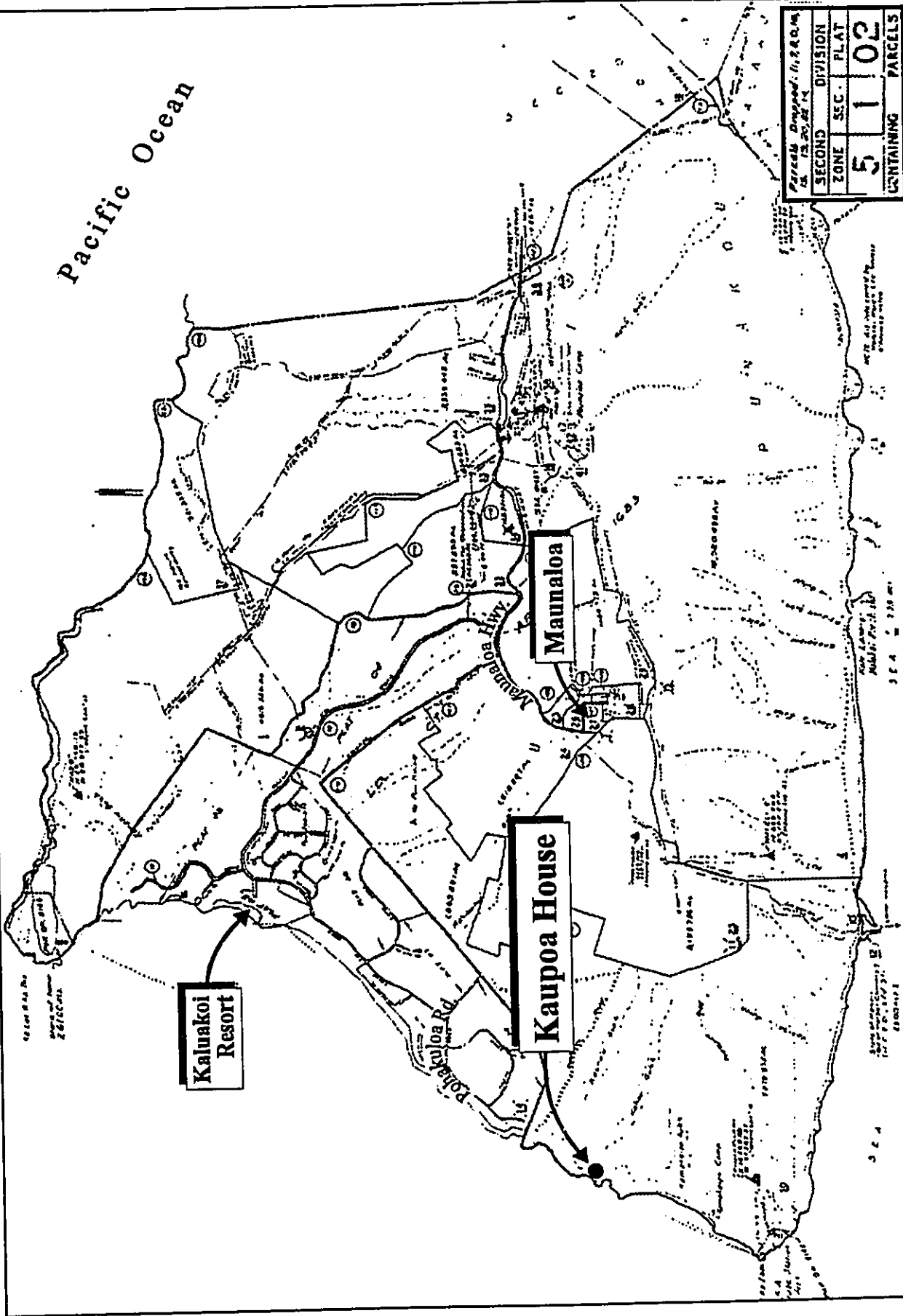


**Figure 1**  
**Kaupoa House Reconstruction**  
 Island Location Map



Prepared for: Molokai Ranch, Ltd.

NOT TO SCALE



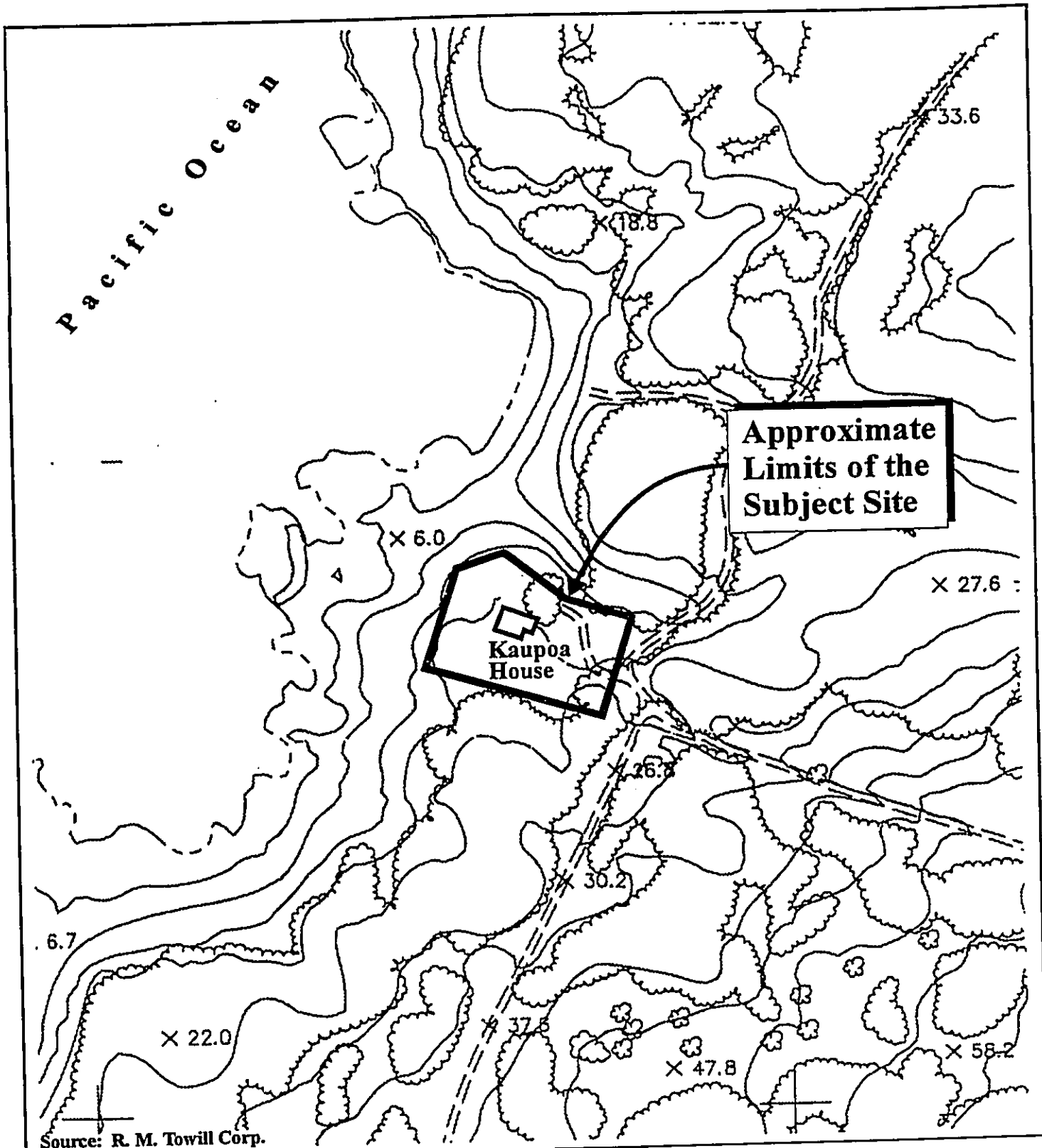
**Figure 2**  
**Kaupoa House Reconstruction**  
 Regional Location Map



Prepared for: Molokai Ranch, Ltd.

NOT TO SCALE

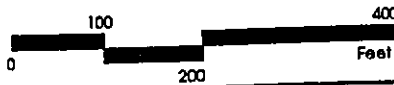




**Figure 3** Kaupoa House Reconstruction Site Map



Prepared for: Molokai Ranch, Ltd.



---

the SLUC. See Appendix A. In addition, the subject site is also located within the boundaries of the Southwest Molokai Archaeological District. Identified as site 50-60-01-803, the Southwest Molokai Archaeological District was placed on both the National and State Register of Historical Places.

**B. ACTIONS REQUIRING THE AFTER-THE-FACT CDUA**

The actions which necessitate the preparation and filing of an after-the-fact Conservation District Use Application (CDUA) and Shoreline Setback Variance (SSV) Application involved the demolition, reconstruction, and commercial use of the original Kaupoa House site and improvements. In addition to the after-the-fact actions, Molokai Ranch is also seeking approval to complete the unfinished building improvements and obtain approval to conduct activities relating to the development of the Ranch's master-planned recreational network. As indicated by Chapter 343, HRS, and Chapter 200 of Title 11, Department of Health Administrative Rules, actions involving uses within Conservation District lands, the shoreline setback area, and a historic site or district require the preparation of an Environmental Assessment.

**1. Actions Involving the Original Structure**

The approximately 1,000 square foot, original woodframed structure, was constructed on a concrete slab foundation and featured single-wall construction, and a corrugated metal roof. The roughly built structure contained a kitchen, bathrooms, and dining and sleeping areas. Additional improvements included an adjoining trellised lanai and BBQ, and a 180 square foot exterior sitting area. See Appendix B. Due to its age and crude construction, water damage and wood rot further exacerbated the building's structural deficiencies.

---

In an effort to restore the structure, Molokai Ranch submitted a request to the Department of Land and Natural Resources (DLNR) to repair and renovate Kaupoa House. The scope of the work to be performed included routine repair and maintenance, and involved structural and cosmetic repairs, as well as replacing the roof. See Appendix C.

Subsequently, the DLNR determined that the repair and refurbishing of Kaupoa House would not alter the land use of the Conservation District, and as such, would not require formal Board of Land and Natural Resources (BLNR) approval to proceed.

Repair and renovation efforts commenced in August, 1994. Due to physical deterioration and structural inadequacies, the building's doors, roof, windows, plumbing fixtures, and all but one of the interior walls were removed. The adjoining trellised lanai, BBQ, and exterior sitting area were also removed as well. The exterior walls and a single interior partition remained. The building's north wall was then braced to keep the remaining walls from collapsing.

Since wire mesh or reinforcing steel were not used in the slab's construction, the original concrete floor was broken, out of level, and contained extensive cracks.

Prior to pouring concrete for foundation improvements, it would have been necessary to raise and support the remaining walls. Upon analysis, it was determined that the walls comprising the remaining structure would become even more unstable when raised, thereby posing a threat of structural failure and/or possible bodily injury.



---

In September, 1994, a decision was made to demolish the remaining walls and reconstruct the entire building. It should be noted, however, that the demolition of the entire structure was not anticipated when repair and renovation activities commenced, and was only implemented after careful consideration of the condition of the improvements and related safety concerns.

2. **Actions Involving the Rebuilt Structure**

Since the demolition of the original structure was unanticipated, and construction plans for rebuilding the structure anew were unavailable, details from the renovation plans and best construction practices were employed in the reconstruction of the former structure. Refer to Appendix C.

The approximately 1,000 square foot, rebuilt, woodframed structure consists of a reinforced concrete slab foundation and features double-wall construction and a corrugated metal roof. The building's floor plan includes a kitchen, bathrooms, and dining and sleeping areas. Although the building's interior partitions were slightly modified to improve functional utility, the existing improvements were constructed within the footprint of the former structure.

On October 13, 1994, the contractor that was engaged to rebuild Kaupoa House was advised by Molokai Ranch to discontinue construction due to a probable violation of the Conservation District rules. Prior to securing and vacating the site, the contractor completed the installation of the roof in order to protect the improvements from the weather. When construction was halted, Molokai Ranch had expended approximately \$163,000.00 for the

---

demolition and reconstruction of Kaupoa House. Due to the termination of construction, the structure remains unfinished and is estimated to be 60 to 70 percent complete. To complete the unfinished improvements, painting, finish carpentry, and the installation of appliances, cabinets, doors, hardware, screens, windows, plumbing fixtures, and the roof ridge cap will require to be undertaken. In addition, reconstructing the BBQ, exterior sitting area, and the trellised lanai will also be required. Upon completion, the cost of the improvements are estimated to be approximately \$255,000.00.

3. **Actions Involving Commercial Uses**

Over the years, Kaupoa House has supported recreational activities involving Molokai Ranch employees and guests. Until recently, the subject site has been used for commercial purposes, serving as the terminus for small groups of visitors participating in the Ranch's recreational trail rides. Conducted on Saturdays only, site visits commenced in the Summer of 1994 and ranged from two (2) to four (4) hours in duration. While at Kaupoa, visitors paused to eat lunch and participate in activities, such as horseshoes, kayaking, snorkeling, and swimming.

A master-planned recreation network, originally proposed by Molokai Ranch, is currently being reviewed by the Hawaii Nature Center. Conceptually, the original master-plan proposed a system of trails linking between five (5) to eight (8) base camps, including Kaupoa House. In addition to bicycling, equestrian, hiking, and ocean activities, the recreation network originally proposed to include archaeological and historic exhibits, events, and interpretive tours.

---

Recently, Molokai Ranch entered into an agreement with the Hawaii Nature Center to re-evaluate the original concept and provide recommendations for the commercial development of the network. In formulating guidelines for development, coordination with local residents and organizations will be undertaken to ensure that community involvement and environmental education objectives will be met.

While oriented toward small groups, the network will strive to combine recreational experiences in a wilderness setting while maintaining and promoting an awareness of the environment for residents and visitors alike.

# ***Chapter II***

---

***Description of the  
Existing Environment***

## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT**

### **A. PHYSICAL SETTING**

#### **1. Surrounding Land Use**

Four-wheel drive vehicular access to Kaupoa House is via an unpaved, dirt access easement off the Maunaloa Highway, an asphalt paved, two-lane State highway connecting the central and western regions of Molokai. Diverging from Pohakuloa Road, two (2) similar access easements also provide ingress and egress to the subject site. Pohakuloa Road is a two-lane private roadway owned and maintained by the Kaluakoi Corp. The subject site is in the sparsely populated western region of the island. This area consists of agricultural lands used for ranching and diversified agricultural operations. Kaunakakai, the island's principal town, is approximately eighteen (18) miles southeast of Kaupoa House. Molokai Airport is to the northeast, about twelve (12) miles from the subject site.

Lands immediately surrounding Kaupoa House are presently, and have historically, been utilized as hunting and cattle forage areas. A wildlife conservation preserve developed by Molokai Ranch is in an area about five (5) miles northeast of Kaupoa House. In addition, the Kaluakoi Resort development is situated approximately four (4) miles to the north of Kaupoa House. The Kaluakoi development includes a residential-resort complex consisting of a hotel and three (3) condominiums, a large acreage residential subdivision and an 18-hole championship golf course. Except for lands employed for ranching and diversified agricultural activities, the remaining lands are undeveloped.

---

2. **Climate**

Hawaii's tropical location accounts for uniform weather conditions throughout the year. Climatic conditions on Molokai are characterized by mild and consistent year round temperatures, moderate humidities, and steady northeasterly tradewinds.

Variations in Molokai's weather are attributable to regional topographic and climatic conditions.

The subject site is situated on the southwestern slopes of Molokai between an elevation ranging from sea level to around 20 feet. March is typically the wettest month of the year, with June usually being the driest. Annual median rainfall is approximately 15 inches. Average temperatures at Kaupoa House range from lows in the 60's, to highs in the 80's.

The prevailing wind throughout the year is the northeasterly tradewind. Wind speed in the west Molokai region ranges from 4 to 24 knots depending on the season. The tradewinds are usually more persistent during the summer months than in winter, and stronger in the afternoon than at night. Cold fronts, preceded by southwesterly winds and succeeded by northerly winds, typically establish their presence between October and April. Also encountered during this time are "Kona" winds, storm-generated winds from the south.

3. **Topography and Soils**

Molokai possesses three (3) geological regions, each formed by three (3) separate shield volcanoes; western Molokai, created first, rises to a height of nearly 1,380 feet.

---

Its arid climate, plateaus and rolling plains characterize its predominant geographic features. The subject site is located on level to gently sloping terrain ranging from an elevation of sea level to about 20 feet.

Kaheu Gulch commences its trek to the lowlands from a point about two (2) miles southeast of the subject site and emerges around 100 feet north of Kaupoa House. Other geographic features within the immediate vicinity include Kaunala and Kamakaipo Gulches, situated about 0.7 mile to the north and south of Kaupoa House, respectively.

As indicated by the Soil Conservation Service's "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai", the very stony land-Rock land association is the predominant soil association underlying the land in the vicinity of Kaupoa House. This association appears as a broad band to the east of Kaupoa House, and is characterized by gently sloping to very steep, rocky and stony land types. This soil association is typically found on uplands and in gulches and valleys, and makes up about 40 percent of the islands.

The specific classification of the soil underlying Kaupoa House is Beaches (BS). See Figure 4. Beaches occur as sandy, gravelly, or cobbly areas on all the islands and are formed by the washing and rewashing action of ocean waves. Consisting primarily of light-colored sands derived from coral and seashells, Beaches possess no value for farming and are best suited for recreational uses and resort development.

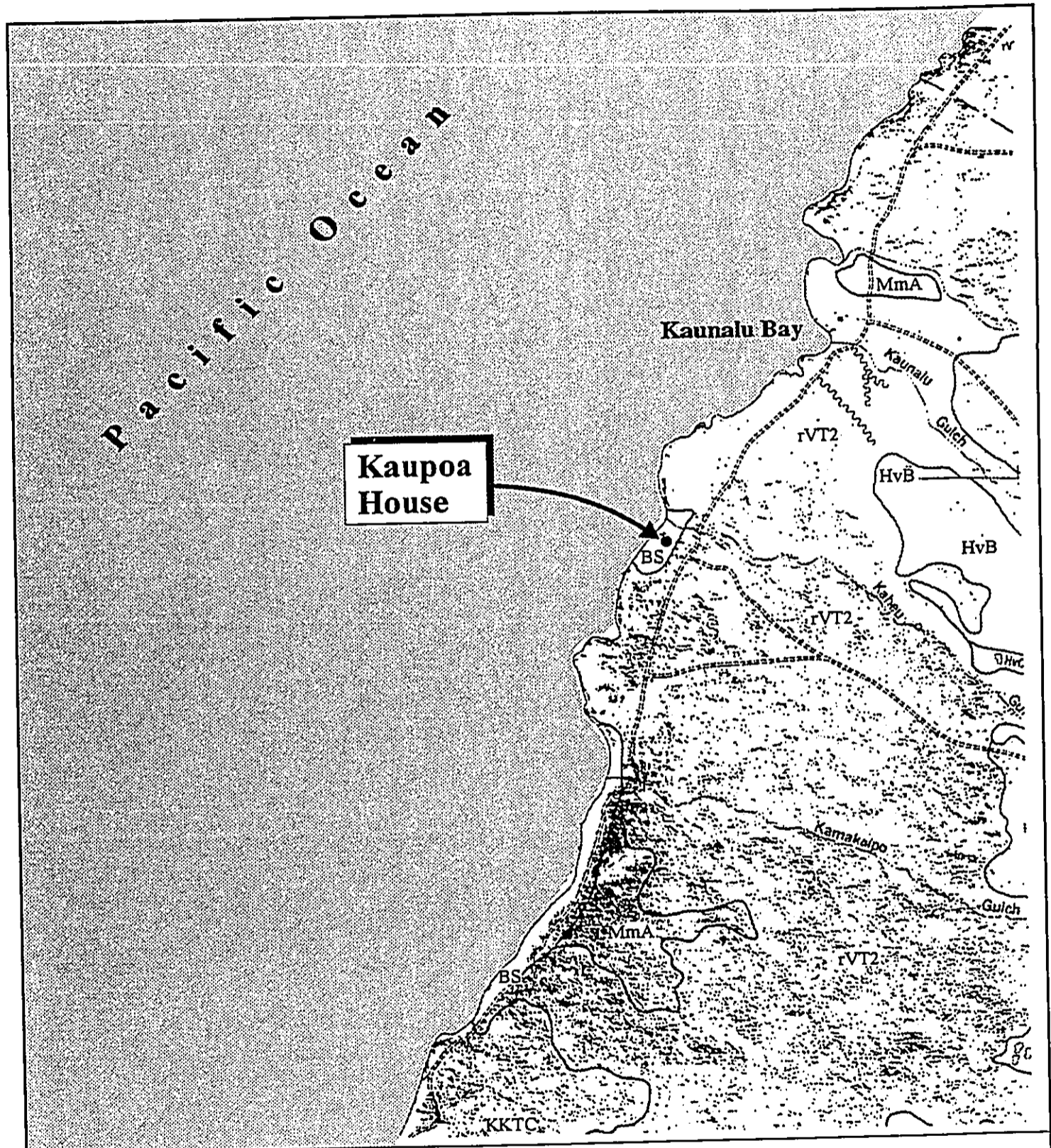


Figure 4

**Kaupoa House Reconstruction  
Soil Classification Map**



Prepared for: Molokai Ranch, Ltd.





---

The University of Hawaii-Land Study Bureau's "Detailed Land Classification for Molokai" reveals that lands surrounding Kaupoa House have an overall productivity rating of "E". This productivity rating evaluates the quality or productive capacity of land, and establishes a value system from "A" to "E", with "A" representing the highest level of productivity and "E" the lowest.

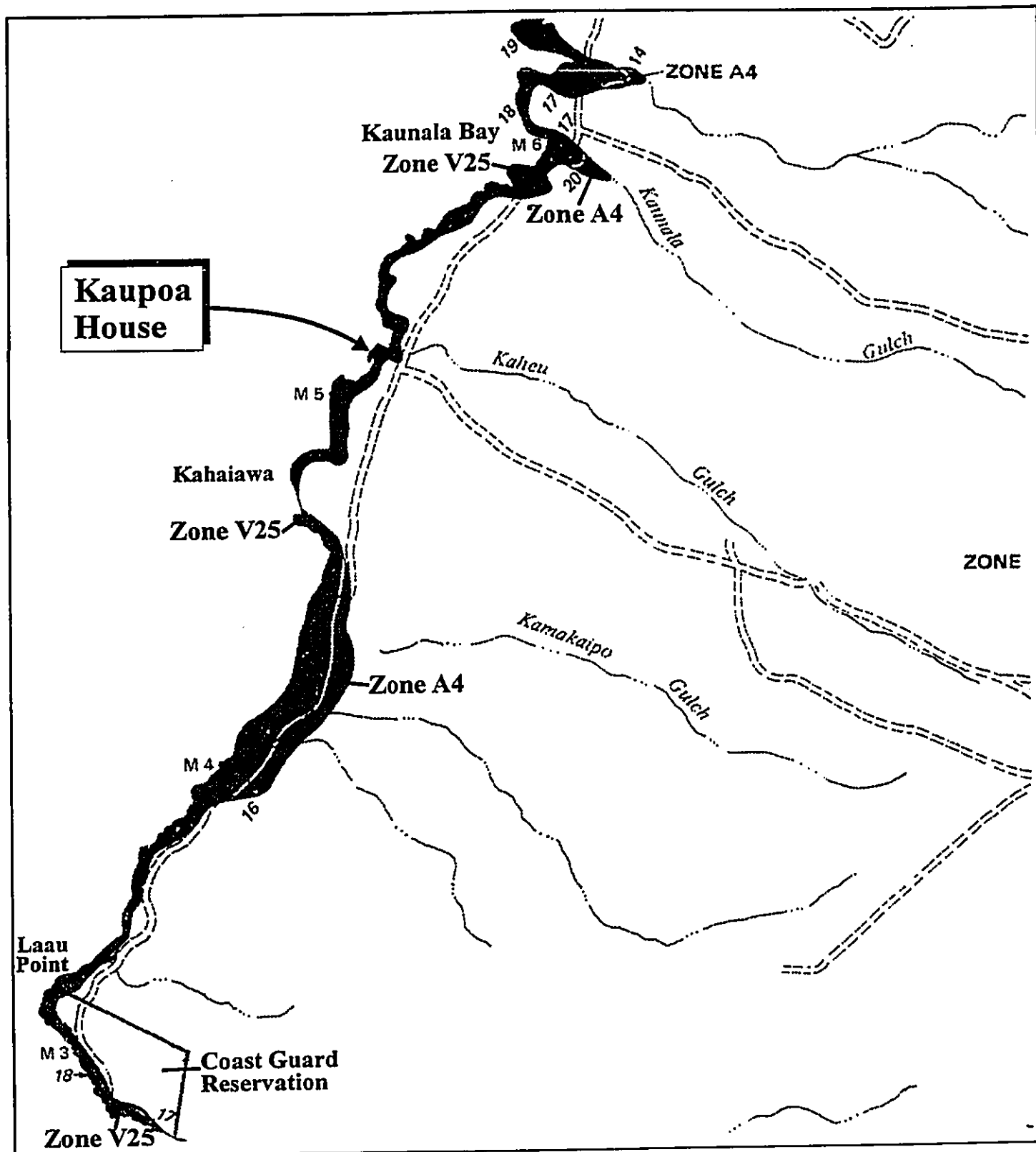
**4. Flood and Tsunami Hazards**

Kaupoa House is situated on the level to gently sloping coastal plains of southwestern Molokai. Due to its low-lying location, Kaupoa House may be subject to flooding generated by heavy rainfall and coastal flooding conditions. Surface runoff from the subject site sheetflows toward the north to the natural drainageway provided by nearby Kaheu Gulch and lessens the impact of rain generated run-off. As indicated on the Flood Insurance Rate Map (FIRM), the proposed site is located within Zone V-25. See Figure 5. Lands defined by Zone V-25 are within areas of 100-year coastal flooding with velocity (wave action).

**5. Hydrology**

Water resources on Molokai are typical of the islands with groundwater sources including basal groundwater, perched water and high level groundwater.

Basal ground water underlies most of Molokai. The water is fresh below most of east Molokai, and brackish in the central and western regions. The subject site is located in a zone of brackish basal water. See Figure 6.



**Figure 5** Kaupoa House Reconstruction  
Flood Insurance Rate Map



Prepared for: Molokai Ranch, Ltd.





---

The subject site is situated at an elevation that ranges from sea level to approximately 20 feet. Kaheu Gulch provides a natural drainageway for surface water runoff. There are no perennial streams within this region. Most of the perennial streams that flow into the sea are located on the windward side of the island, with the remaining streams scattered throughout east Molokai.

6. **Flora and Fauna**

Characterized by vegetation typically associated with shoreline areas, flora within the vicinity of the subject site consists primarily of 'aki 'aki grass, beach morning glory, and coconut and kiawe trees. In addition to beach naupaka, ti plants, and kou and lauhala trees, an understory of lantana was also noted within the vicinity.

There are no known rare, threatened or endangered species of flora within immediate proximity of the subject site.

Cattle, deer, mongoose, and rodents represent the wildlife found in western Molokai. Avifauna within the region includes cardinals, doves, francolins, mockingbirds, pheasants, plovers, pueos, quails, ricebirds, and white eyes. There are no known rare, endangered, or threatened species of fauna or avifauna in the immediate vicinity of the subject site.

7. **Archaeological Resources**

An archaeological reconnaissance survey of an area identified as the Kaupoa Parcel was undertaken by International Archaeological Research Institute, Inc. (IARII) during October 1993. See Appendix E. Consisting of approximately 30 acres, the Kaupoa Parcel is situated between Kapuhikani Point and Kahaiawa Point along the

---

west coast of Molokai. The purpose of the survey was to identify, describe, and plot all archaeological sites within the survey area.

The Kaupoa Parcel is situated within the boundaries of the Southwest Molokai Archaeological District. Identified as Site 50-60-01-803, the Southwest Molokai Archaeological District was placed on both the National and State Register of Historical Places. A total of eight (8) sites were located during the survey, including four (4) previously unrecorded sites. Seven (7) of the sites were considered significant based on their potential to provide information important to the prehistory of Hawaii. One of the sites, a heiau or koa'a, is additionally significant due to its traditional cultural value to ethnic Hawaiians. Generally, most of the archaeological surface features were located in the northern and northwestern portion of the survey area. The surface in the southern region was generally devoid of archaeological remains.

A supplemental archaeological inventory survey of the Kaupoa House site was also undertaken by IARII in April 1995 to gather additional data relating to the subject site and the historical documentation of Kaupoa House. Refer to Appendix E.

With the exception of the existing improvements, the approximately 0.9-acre Kaupoa House site is undeveloped and defined by a post and wire fence enclosure. As was common practice in the past, some Hawaiian artifacts located in the area were collected and placed at the Kaupoa House site over the years. Refer to Appendix E. These artifacts have been preserved "as is" and were unaffected by the reconstruction activities. In addition, testing for subsurface archaeological deposits within the subject site indicated

---

the presence of twentieth century refuse and a large area of artificial fill in the areas most likely to be subjected to impact by construction activities within the subject site. No subsurface prehistoric Hawaiian archaeological deposits were located.

Constructed in 1925, Kaupoa House was originally utilized as a beach cabin by the Cooke family. The inventory survey also provides documentation related to the design, history, and construction of the original Kaupoa House structure. Refer to Appendix E. In addition to field observations by IARII, information relating to Kaupoa House was provided by members of the Cooke family.

To assess any impacts to a historic site from a proposed development, formal criteria have been established for the determination of a site's significance as it applies to historic preservation requirements. As the archaeological reconnaissance survey reveals, the structure at Kaupoa did not meet any of the following established significance criteria:

- a. The structure was not associated with events making an important contribution to the broad patterns of Hawaii's history;
- b. The structure was not associated with the lives of persons important in Hawaii's past;
- c. Architecturally, the structure does not embody the distinctive characteristics of a type, period, or method of construction;
- d. The structure was unlikely to yield information important for research on prehistory or history; and
- e. The structure does not have an important historical cultural value to an ethnic group within Hawaii.

---

It should be noted that the proposed action is limited to the Kaupoa House structure and does not affect any undisturbed lands.

8. **Air Quality**

The quality of air in the immediate vicinity of Kaupoa House may be characterized as good due to the absence of any point and non-point sources of airborne emissions. In addition, the rapid dispersal of any emissions is prompted by the cleansing effect created by the area's constant exposure to the northeasterly tradewinds.

9. **Noise Characteristics**

Kaupoa House is located within an area defined by undeveloped conservation and agricultural lands. Molokai Airport is approximately twelve (12) miles northeast of the subject site. There are no adverse noise conditions affecting the subject site or immediately surrounding areas. Background noises are predominantly weather-generated and attributed to rain, wind and surf conditions.

10. **Scenic and Open Space Resources**

Situated within proximity of the shoreline, Kaupoa House is surrounded by level to gently sloping topography to the east and beaches with rock outcroppings to the north and south. The subject site is situated between an elevation ranging from sea level to 20 feet and provides view corridors along the shoreline and out to sea.

---

Kaupoa House is beyond the western terminus of the Maunaloa Highway, the principal vehicular corridor in the area, and is not visible from the highway.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Land Use and Community Character**

Molokai Ranch, based in nearby Maunaloa, is the island's largest landowner. When Dole Foods closed its pineapple operations in 1976, it returned almost 10,000 acres of leased agricultural land to Molokai Ranch. Since then, ranching operations consisting of 4,000 to 8,500 head of cattle, has remained as the focus of Molokai Ranch's commercial operations. In addition, diversified agriculture, as typified by the development of a commercial hay enterprise featuring Guinea and green panic grass, has been established to fill the void left by the departure of pineapple cultivation.

The Kaluakoi Resort development is situated along the western Molokai coastline, about four (4) miles north of Kaupoa House. The resort complex includes the Kaluakoi Hotel and Golf Club and the K Nasi C, Panel Hale, and West Molokai Resort condominiums. An 18-hole championship golf course and the Papohaku Ranchlands subdivision are also within the resort area. The Kaluakoi Hotel and Golf Club, formerly the Sheraton Molokai, is considered the island's only "luxury" hotel. The Papohaku Ranchlands subdivision is an agricultural zoned, residential subdivision typically consisting of five (5) acre parcels.



---

2. **Population**

According to the 1990 U.S. Census of Population and Housing, Molokai was represented by a resident population of 6,717, an 11 percent increase from the 1980 census (DBEDT, March 1993).

Kaunakakai remains the population center of Molokai with 2,658 residents, followed by Kualapuu with 1,661 residents, and Maunaloa with approximately 500 residents (DBEDT, March 1993). There are approximately 2,088 Molokai households represented by an average of 3.22 persons per household (Community Resources, Inc., January 1994).

3. **Economy**

Generally, much of Molokai's agricultural activity involves ranching and diversified agriculture. Molokai Ranch has developed a commercial hay enterprise, and is also considering a commercial dairy venture. Ranching operations, consisting of 4,000 to 8,500 head of cattle, continues to be the primary focus of Molokai Ranch's agricultural activities.

In 1992, 161 building permits totaling \$10,010,646.00, were issued to Molokai property owners for purposes of alteration, addition, construction, demolition, remodeling, renovation, and repair. Of these, 52 building permits totaling \$6,285,020.00, were issued for the construction of new facilities on Molokai (telephone conversation with Department of Public Works and Waste Management employee, Sharon Norrad, September 1993).

With regard to the visitor industry, 87,750 westbound visitors arrived on Molokai and stayed overnight or longer. Eastbound and

---

northbound arrivals were represented by 8,870 visitors (DBEDT, March 1993).

Molokai's total of 96,620 visitor arrivals represents 4 percent of the 2,322,060 total visitor arrivals for Maui County (DBEDT, March 1993).

4. **Employment**

Based on data provided by the State Department of Labor and Industrial Relations-Research and Statistics Division, Molokai's civilian work force as of November 1994, included approximately 3,050 full-time and part-time employees. The unemployment rate for the same period was approximately 9.2 percent. This rate compares to a November 1994 statewide unemployment rate of about 5.4 percent. Maui County's unemployment rate for the same period was approximately 6.2 percent (telephone conversation with Department of Labor and Industrial Relations employee, Manuel Fraganta, January 1995).

C. **INFRASTRUCTURE SYSTEMS AND PUBLIC SERVICES**

1. **Transportation Systems**

Access to Kaupoa House is via an unpaved, dirt access easement off the Maunaloa Highway, the principal roadway linking the central and western regions of Molokai. The Maunaloa Highway is an asphalt paved, two-lane State highway with a posted speed limit of 45 miles per hour. Diverging from Pohakuloa Road, two (2) additional access easements also provide ingress and egress to the subject site. Pohakuloa Road is a two-lane private roadway owned and maintained by the Kaluakoi Corp.

---

Molokai is served by a commercial aviation airfield in Hoolehua, around twelve (12) miles northeast of Kaupoa House. Air Molokai, Aloha Island Air, and Hawaiian Airlines provide regularly scheduled daily passenger flights to and from Molokai.

Kaunakakai Harbor, about eighteen (18) miles east of Kaupoa House, is Molokai's only commercial harbor. Facilities include 10,000 square feet of covered storage area and 123,000 square feet of open storage area. Harbor freight traffic accounted for 144,494 short tons of goods transported (DBEDT, March 1993).

2. **Water System**

The County of Maui operates four (4) water systems on the island of Molokai. In addition, Molokai Ranch, Kukui Incorporated, the Department of Hawaiian Home Lands, and the State of Hawaii maintain private domestic water systems.

Molokai Ranch's private water systems provide service to Maunaloa, Kualapuu, Kipu, and Manawainui. Six (6) stream diversions and one (1) tunnel in the upper Kawela, Kamoku, and Lualoahi basins supply the system, which support Maunaloa and Kualapuu.

A 1-inch waterline, owned by Molokai Ranch, conveys non-potable water to Kaupoa House. To accommodate potable water needs, individuals or groups utilizing the facility have either carried or arranged to have drinking water transported to the site.

---

3. **Wastewater System**

Most regions of Molokai are not served by a wastewater treatment system. The Kaunakakai Wastewater Treatment Plant, built in 1987, provides service to the Kaunakakai area. Residents within one (1) mile of the plant are linked to the wastewater system. The Kaunakakai facility has a capacity of 300,000 gallons per day (gpd) and a cumulative allocated capacity of 282,000 gpd.

Residents situated beyond the Kaunakakai service area, including Kaupoa House, utilize either cesspools or septic tanks. The County of Maui provides cesspool pumping services to readily accessible areas.

4. **Solid Waste**

Except for remote areas such as Kaupoa House, single-family solid waste collection service is provided by Maui County on a weekly basis.

Solid waste is collected by County refuse collection crews and disposed of at the recently opened landfill at Palaau. The new \$2.3 million landfill has been designed to cover an area of around twelve (12) acres with a maximum depth of 70 feet. It has a projected life of 30 years and a capacity of 584,000 cubic yards. A recycling facility at the new landfill site is scheduled to open at a later date (Brown and Caldwell, June 1992 and 1993).

5. **Electrical and Telephone Systems**

Electrical and telephone services for the island of Molokai are provided by Maui Electric Company and GTE Hawaiian Telephone,

---

respectively. Due to its remote location, there is no electrical and telephone service at Kaupoa House.

6. **Police and Fire Protection**

Police services on Molokai are provided by the Maui County Police Department. The Molokai station, staffed by 26 full-time personnel, is located in the Mitchell Pauole Center in Kaunakakai, about eighteen (18) miles southeast of the subject site (telephone conversation with Maui Police Department employee, Wendy Tancayo, September 1993).

Fire prevention, protection, and suppression services are provided by the Maui County Fire Department. The Fire Department maintains stations in Hoolehua and Kaunakakai, and a substation in Pukoo. The Hoolehua and Kaunakakai Fire Stations are about twelve (12) and eighteen (18) miles, northeast and southeast, respectively, from Kaupoa House.

The Hoolehua and Kaunakakai stations are each staffed by twelve (12) firemen and three (3) officers, while the Pukoo substation is manned by six (6) firemen. If necessary, additional fire fighting support can be provided by the three (3) man staff based at Molokai Airport (telephone conversations with Maui Fire Department employees, Steve Legare and Wren Wescott, September 1993).

7. **Medical Facilities**

Molokai General Hospital, which is owned by Queen's Medical Center on Oahu, is the only major medical facility on the island.

---

The hospital is located in Kaunakakai, about eighteen (18) miles southeast of Kaupoa House.

The 30-bed facility provides long-term, acute, and obstetrics care services. The hospital is staffed by two (2) resident physicians, twelve (12) to fifteen (15) registered nurses (depending on staffing requirements), and two (2) licensed practical nurses. Twelve (12) specialty physicians from Oahu visit Molokai on a monthly basis. Additional facilities include an X-ray lab, a medical lab, a pharmacy, and a recently completed office building (telephone conversations with Molokai General Hospital employees, Dub McElhannon and Roxanne Tancayo, September 1993).

Other medical facilities include the Molokai Family Health Center in Kaunakakai, a clinic operated by four (4) general practice physicians. In addition, the Women's Health Center located at the hospital, provides mid-wife and maternity services for local residents.

8. **Education**

There are five (5) public schools on Molokai. With the exception of Molokai High and Intermediate School, located around twelve (12) miles northeast of Kaupoa House, the remaining public schools provide elementary education for children from Kindergarten through Grade 6.

Of all the schools, Molokai High and Intermediate School (Grades 7 to 12) in Hoolehua, has the largest student enrollment (725) and faculty (45). Kaunakakai School is Molokai's second largest school with an enrollment of 370 students and a faculty of 25.

---

Kualapuu School is next in size with a student population of 354 and a faculty of 25.

Kilohana School in east Molokai has an enrollment of 180 students and a faculty of 10. Maunaloa School, located five (5) miles to the northeast, is Molokai's smallest public school with a student population of 80 and a faculty of 10 (telephone conversations with Department of Education employees, Rose Brito and Ron Kula, September 1993).

9. **Recreational Facilities**

The island of Molokai offers a wide range of recreational opportunities. Outdoor activities include bicycling, boating, camping, diving, fishing, golfing, hiking, horseback riding, hunting, surfing, swimming, tennis, and windsurfing.

Molokai's recreational and social event of the year involves the start of the Molokai to Oahu canoe race. Canoe clubs from foreign countries, Hawaii, and the U.S. mainland gather at Hale O Lono small boat harbor approximately five (5) miles southeast of Kaupoa House, to compete in this annual event.

For approximately 70 years, Kaupoa House and the surrounding area, have provided recreational opportunities for camping, diving, fishing, hiking, horseback riding, hunting, and swimming.

# ***Chapter III***

---

## ***Potential Impacts and Mitigation Measures***



### **III. POTENTIAL IMPACTS AND MITIGATION MEASURES**

#### **A. IMPACTS TO THE PHYSICAL ENVIRONMENT**

##### **1. Topography and Landform**

The recent demolition, reconstruction, and commercial activities involving Kaupoa House did not and will not include any clearing, grubbing, and grading activities. As a result, the existing drainage patterns and surface contours within proximity of the rebuilt structure were maintained.

##### **2. Drainage and Erosion Control**

During the recent demolition and reconstruction operations, the existing drainage pattern was maintained with runoff sheetflowing toward existing, natural drainageways.

Due to the high permeability and sandy nature of the underlying soils, erosion attributed to rainfall in this region is not considered to be significant.

##### **3. Flood and Tsunami Hazards**

The subject site is situated within Zone V-25, an area subject to 100-year flooding with velocity (wave action). Due to its location, coordination with applicable County agencies will be initiated as needed to address requirements for structures located within flood hazard districts.

##### **4. Flora and Fauna**

The recent demolition, reconstruction, and commercial activities did not and will not impact any plant or wildlife species or communities or resources.

---

There were no known rare, endangered, or threatened plant or wildlife species observed in the vicinity of the subject site.

5. **Air Quality and Noise Characteristics**

The completed actions involved demolition, reconstruction, and commercial activities within the subject site.

Due to its remote location, air and noise impacts associated with construction were considered minimal and temporary in nature.

There are no adverse long-term air and noise impacts anticipated from the completed or proposed actions.

6. **Scenic and Open Space Resources**

Kaupoa House is situated in a remote coastal environment with shoreline and ocean views. Lands immediately adjoining the site are vacant and undeveloped and have been primarily used for ranching related activities.

The recent demolition, reconstruction, and commercial activities have not and will not affect any view planes or scenic resources. The subject site is not part of a scenic corridor and will not affect views from inland vantage points.

7. **Archaeological and Historic Resources**

As previously indicated by the recent inventory survey, there were no subsurface prehistoric Hawaiian archaeological deposits located within the 0.9-acre Kaupoa House site. Artifacts which were placed on the subject site have been preserved "as is" and were

---

unaffected by the reconstruction activities. Refer to Appendix E.

An archaeological reconnaissance survey of the remainder of the 30-acre area located a total of eight (8) sites, including four (4) previously unrecorded sites. Seven (7) of the sites were considered significant based on their potential to provide information important to the prehistory of Hawaii. Generally, most of the archaeological surface features were encountered in the northern and northwestern portion of the survey area. The surface in the southern region was generally devoid of archaeological remains.

Should any proposed actions involving historic sites within the Southwest Molokai Archaeological District be considered, the State Historic Preservation Division (SHPD) will be contacted to review any potential impacts associated with the proposed actions and to ensure that appropriate mitigation measures will be implemented.

With the exception of the existing improvements, the remainder of the 0.9-acre Kaupoa House site is vacant and undeveloped. Constructed in 1925, the original Kaupoa House structure was utilized for recreational activities. Due to extensive decay and structural deficiencies, the original building was razed and a new structure was erected within the same footprint.

Work related to the Kaupoa House reconstruction was limited to an area defined by the footprint of the original structure. Ground disturbing activities have not and will not be undertaken in connection with the reconstruction and use of Kaupoa House.

---

Although the original Kaupoa House structure was over 50 years old and considered potentially eligible as a historic site, it was not considered a significant site under any of the formally established significance criteria for archaeological sites in Hawaii. Refer to Appendix E. However, since the original structure was demolished, coordination with applicable governmental agencies will be undertaken to review the historical documentation related to the structure.

It should be noted that the SHPD has recently completed its review of the archaeological reconnaissance of the Kaupoa Parcel and the inventory survey of Kaupoa House. See Appendix E-1. A revised report implementing the recommendations of the SHPD is currently being prepared and will be submitted to the SHPD for review and acceptance upon its completion.

**B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

**1. The Economy and Employment**

The development of the Ranch's recreation network is anticipated to broaden the island's economic base by providing an eco-tourism alternative to traditional resident and visitor-oriented activities. Combining recreational activities with archaeological, historic, and environmental tours and exhibits, the network is anticipated to provide an outdoor recreational experience while promoting environmental awareness.

On a short-term basis, the demolition, reconstruction, and commercial activities supported construction and construction-related employment. In the long-term, the recreation network is anticipated to bolster the economy and provide employment

---

opportunities for local residents. In addition to individuals directly employed by the network, secondary employment opportunities in the commercial and support services sectors are also anticipated to benefit the local economy.

**C. IMPACTS TO PUBLIC SERVICES**

Recreational facilities within close proximity to Kaupoa House include several public beach parks along Papohaku Beach and a private, 18-hole championship golf course in nearby Kaluakoi. The completed actions were part of Molokai Ranch's efforts to develop recreational facilities and opportunities in the region in accordance with the master-planned improvements proposed by the recreation network.

The completed and proposed actions do not adversely affect service or facility requirements for educational, police, fire and medical services.

**D. IMPACTS TO INFRASTRUCTURE**

The demolition, reconstruction, and commercial activities involving Kaupoa House are not anticipated to have any adverse effects upon roadway, water, wastewater, solid waste disposal and drainage system requirements.

# ***Chapter IV***

---

***Relationship to Governmental  
Plans, Policies and Controls***

#### **IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS**

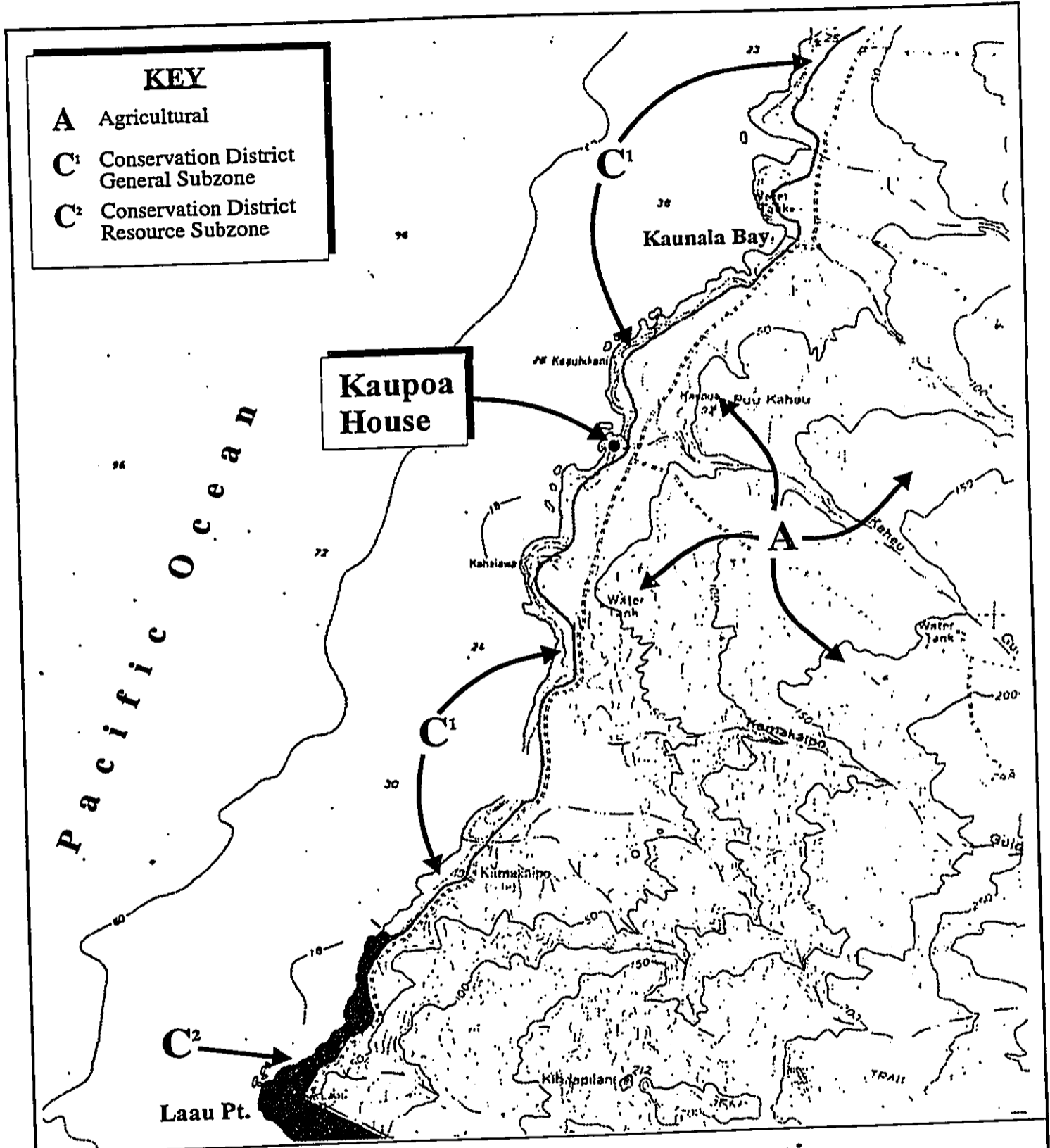
##### **A. STATE LAND USE DISTRICTS**

Chapter 205A, Hawaii Revised Statutes, relating to the State Land Use Commission, establishes the four (4) major land use districts by which all lands in the State are classified. These districts are designated "Urban," "Rural," "Agricultural," and "Conservation". See Figure 7. A major portion of the subject site falls within the State Conservation District, while the remaining area lies within the State Agricultural District.

Chapter 2, of Title 13, Hawaii Administrative Rules, requires that a Conservation District Use Permit (CDUP) be issued by the State Board of Land and Natural Resources (DLNR), for the use of lands within the Conservation District.

Title 13 establishes Subzones within the Conservation District. These subzones are designated "Protective" (P), "Limited" (L), "Resource" (R), "General" (G), and "Special" (SS). Kaupoa House is situated within the "General" subzone. Refer to Figure 7. The objective of the "General" subzone is to designate open space where specific conservation uses may not be defined, but where urban use may be premature. Permitted uses within the "General" subzone include: all permitted uses within the "P", "R", and "L" subzones, as well as the development of water collection, pumping, storage, control, and transmission facilities. See Appendix D.

Pursuant to the commercial use of the subject site and improvements, and inasmuch as the demolition and reconstruction activities have been completed, an after-the-fact application for Conservation District Use Permit will be prepared and processed in accordance with Title 13. In



**Figure 7** Kaupo House Reconstruction  
State Land Use District Classifications



Prepared for: Molokai Ranch, Ltd.





---

addition to the after-the-fact actions, Molokai Ranch is also seeking approval to complete the unfinished building improvements and obtain approval to conduct activities relating to the development of the Ranch's master-planned recreational network.

It should be noted, however, that Kaupoa House has been operated as a recreational facility for approximately 70 years.

**B. MAUI COUNTY GENERAL PLAN**

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic, and environmental effects of such development and set forth the desired sequence, patterns, and characteristics of future growth."

**Objective:** To provide high-quality recreational facilities to meet the present and future needs of our people.

**Policies:**

- 1) Maintain existing recreational facilities so as to permit their uninterrupted use.
- 2) Maintain recreational facilities for both active and passive pursuits.
- 3) Maintain the natural beauty of recreational areas.
- 4) Expand and improve parks, camp sites, and other facilities designed for family use.

---

**C. MOLOKAI COMMUNITY PLAN**

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan, which contain objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for implementing these objectives.

The Kaupoa House facility falls within the jurisdiction of the Molokai Community Plan adopted in January 1984. Land use guidelines are established by Molokai Community Plan Land Use Map. The land underlying the subject site is designated as Conservation by the Community Plan.

**D. COUNTY OF MAUI SPECIAL MANAGEMENT AREA**

The subject site is located within the County of Maui's Special Management Area (SMA). Accordingly, an application for a SMA Use Permit for the completed actions involving the subject site and improvements was filed with the Maui County Planning Department on February 1, 1995. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Special Management Area Rules and Regulations for the Molokai Planning Commission, actions occurring within the SMA are evaluated with respect to SMA objectives, policies and guidelines. See Figure 8. This section addresses the completed and proposed actions as related to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Molokai Planning Commission.

**1. Recreational Resources**

**Objective:** Provide coastal recreational resources accessible to the public.

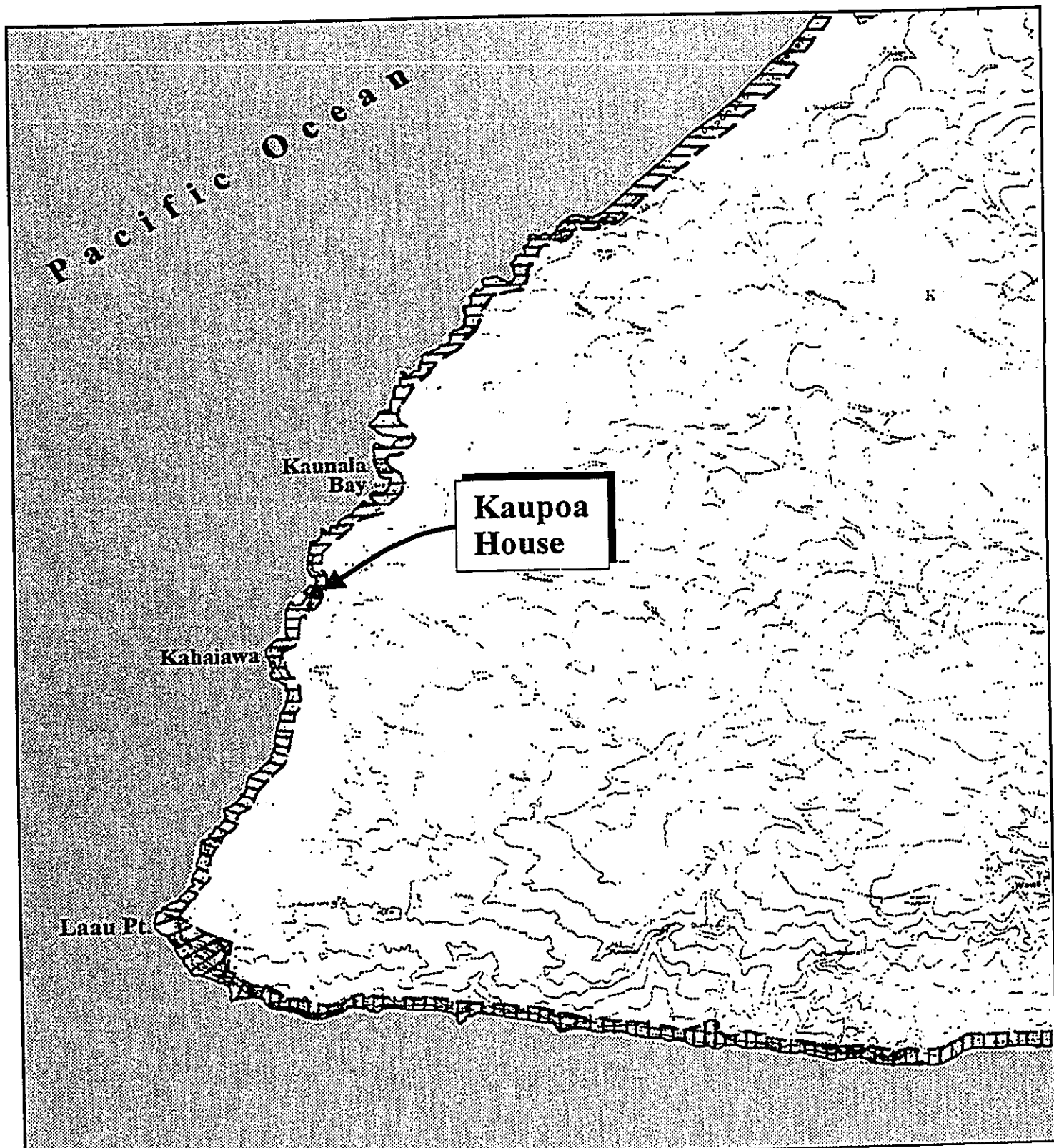


Figure 8

**Kaupoa House Reconstruction  
Special Management Area Map**



Prepared for: Molokai Ranch, Ltd.



---

**Policies:**

1. Improve coordination and funding of coastal recreation planning and management; and
2. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
  - a. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
  - b. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
  - c. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  - d. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
  - e. Ensuring public recreational use of County, State and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
  - f. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters; and
  - g. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the Land Use Commission, Board of Land and Natural Resources, County Planning Commissions and crediting such

---

dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

**Response:** The master-planned recreation network originally proposed by Molokai Ranch reflects a system of trails linking between five (5) to eight (8) base camps, including Kaupoa House. In addition to a wide range of recreational activities conducted within a wilderness setting, the network will provide and enhance recreational opportunities for both residents and visitors alike. The reconstruction of Kaupoa House is a key feature relating to the implementation of the recreation network.

2. **Historical/Cultural Resources**

**Objective:** Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

**Policies:**

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations; and
3. Support State goals for protection, restoration, interpretation and display of historic resources.

**Response:** An archaeological inventory survey of the Kaupoa House site did not locate any subsurface prehistoric Hawaiian archaeological deposits. Artifacts which were placed on the site have been preserved "as is" and were unaffected by the reconstruction activities. Construction activities were confined to an area defined by the structure's original footprint. Ground

---

disturbing activities have not and will not be undertaken in relation to the reconstruction and use of Kaupoa House.

3. **Scenic and Open Space Resources**

**Objectives:** Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

**Policies:**

1. Identify valued scenic resources in the coastal zone management area;
2. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
3. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
4. Encourage those developments which are not coastal dependent to locate in inland areas.

**Response:** The rebuilt structure was designed in accordance with architectural guidelines formulated for the renovation activities. The guidelines ensure that the rebuilt structure will be compatible with the surrounding open space environment.

4. **Coastal Ecosystem**

**Objective:** Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

**Policies:**

1. Improve the technical basis for natural resource management;

- 
2. Preserve valuable coastal ecosystems of significant biological or economic importance;
  3. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
  4. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate State water quality standards.

**Response:** The completed and proposed actions have not and will not impact coastal ecosystems, and have not and will not involve the removal of vegetation or involve any modifications to the existing landform.

5. **Economic Use**

**Objective:** Provide public or private facilities and improvements important to the State's economy in suitable locations.

**Policies:**

1. Concentrate coastal dependent development in appropriate areas;
2. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy-generating facilities are located, designed and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
3. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

- 
- a. Utilization of presently designated locations is not feasible;
  - b. Adverse environmental effects are minimized; and
  - c. The development is important to the State's economy.

**Response:** Kaupoa House is an important component of Molokai Ranch's master-planned recreation network. A mix of recreational, educational, and environmentally sensitive activities provide for a diverse range of visitor-oriented activities which are intended to broaden the island's economic base and promote employment opportunities for its residents.

6. **Coastal Hazards**

**Objective:** Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

**Policies:**

1. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, point and nonpoint source pollution hazards;
2. Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
3. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
4. Prevent coastal flooding from inland projects; and
5. Develop a coastal point and nonpoint source and pollution control program.

**Response:** The subject site is located within an area of 100-year flooding with velocity (wave action). Surface runoff sheetflows



---

toward the north to the natural drainageway provided by Kaheu Gulch. The completed and proposed actions have not and will not impact existing drainage patterns.

7. **Managing Development**

**Objective:** Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

**Policies:**

1. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
2. Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
3. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

**Response:** All aspects of development will be conducted in accordance with applicable State and County requirements. Opportunity for review of the completed and proposed actions are offered through the County's Special Management Area permitting process.

8. **Public Participation**

**Objective:** Stimulate public awareness, education, and participation in coastal management.

---

**Policies:**

1. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
2. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
3. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

**Response:** The completed and proposed actions involve demolition, reconstruction, and commercial activities relating to the original Kaupoa House structure.

As previously noted, opportunities for agency and public review of the proposed action are provided through the County's Special Management Area Permit application process.

9. **Beach Protection**

**Objective:** Protect beaches for public use and recreation.

**Policies:**

1. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
2. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
3. Minimize the construction of public erosion-protection structures seaward of the shoreline.

---

**Response:** The completed and proposed actions are not anticipated to interfere with existing recreational and shoreline activities.

**E. COUNTY OF MAUI SHORELINE SETBACK VARIANCE**

The demolition, reconstruction, and commercial activities involving Kaupoa House are subject to the Rules of the Molokai Planning Commission Relating to the Shoreline Area of the Island of Molokai.

As reflected by the applicable criteria for the establishment of the shoreline setback line, a lot with an average lot depth of 160 feet or more shall have a shoreline setback line either 150 feet from the shoreline, or a distance of 25 percent of the average lot depth, whichever is less. The Shoreline Area Rules also reflect the procedures for identifying, referencing, and certifying the shoreline in accordance with established standards.

Due to the completed and proposed actions involving the subject site and improvements, an after-the-fact variance application was filed with the Maui County Planning Department on February 1, 1995. A shoreline certification request was also prepared to confirm the location of the structure within the shoreline setback area and was certified by the Department of Land and Natural Resources on August 1, 1995. See Appendix F.

It is noted that the reconstruction of Kaupoa House has not and will not affect beach processes.

# **Chapter V**

---

**Summary of Unavoidable,  
Adverse Environmental Effects,  
Alternatives to the Proposed  
Action; and the Irreversible  
and Irretrievable Commitment  
of Resources**

**V. SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND THE IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

**A. UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS**

The completed actions resulted in some minor construction-related impacts as described in Chapter III, Potential Impacts and Mitigation Measures.

Construction impacts included noise-generated impacts occurring from construction activities. In addition, there were temporary air quality impacts associated with dust generated from construction activities, and exhaust emissions discharged by construction equipment.

The completed and proposed actions are not anticipated to create any significant, long-term, adverse environmental effects.

**B. ALTERNATIVES TO THE COMPLETED ACTIONS**

**1. No Action Alternative**

Because of its advanced state of disrepair and structural degradation, reconstruction of Kaupoa House was judged to be essential. Allowing the Kaupoa House to continue standing without major structural remedies would have resulted in significant user safety and welfare concerns.

**C. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The recently completed actions involved the commitment of fuel, labor, funding, and material resources.

---

The demolition, reconstruction, and commercial activities involved the commitment of 0.9 acre of land for commercial recreational use which will preclude other land use options for the site. This commitment of land resources is not anticipated to have an adverse effect on existing land uses.

# ***Chapter VI***

---

## ***Findings and Conclusions***

## **VI. FINDINGS AND CONCLUSIONS**

The completed actions involved the demolition, reconstruction, and commercial activities involving an approximately 1,000 square foot structure within the 0.9 acre area defining the subject site. The completed actions were undertaken as part of Molokai Ranch's efforts to support the commercial development of its master-planned recreation network. Because the affected areas fall within the Conservation District and Shoreline Setback Area, an after-the-fact Conservation District Use Application and Shoreline Setback Variance Application was prepared and filed with the Department of Land and Natural Resources and the Maui County Planning Department, respectively. Because the site falls within the County of Maui's Special Management Area (SMA), an application for a SMA Use Permit was also filed within the Planning Department. In addition to the after-the-fact actions, Molokai Ranch is also seeking approval to complete the unfinished building improvements and obtain approval to conduct activities relating to the development of the Ranch's master-planned recreational network.

The completed and proposed actions have been evaluated in terms of its impacts upon the natural and man-made environments. With regard to the natural environment, the demolition, reconstruction, and commercial activities have not and will not alter the local landscape character of the area. Due to its location within a flood hazard area, coordination with applicable County agencies will be initiated to address design and construction requirements. There were no known rare or endangered species of flora or fauna observed or displaced as a result of the completed or proposed actions.

With regard to man-made environmental considerations, the subject site had been previously cleared when the original improvements were constructed. Construction activities were confined to the structure's original footprint. Ground disturbing activities have not and will not be undertaken with the reconstruction and use of Kaupoa House. As previously noted, an archaeological inventory



---

survey was prepared for the Kaupoa House site. Subsurface testing for archaeological deposits did not locate any prehistoric Hawaiian archaeological deposits. Artifacts which were placed on the site have been preserved "as is" and were unaffected by the reconstruction activities. Should any proposed actions involving historic sites within the Southwest Molokai Archaeological District be considered, coordination with the SHPD will be undertaken to ensure that appropriate mitigation measures will be implemented. In addition, since the original structure was over 50 years old, coordination with applicable governmental agencies will be initiated to address appropriate documentation requirements.

With respect to socio-economic impacts, the Ranch's master-planned recreational network is anticipated to enhance the economy by broadening traditional visitor-oriented activities and creating additional primary and secondary employment opportunities for Molokai residents.

Based on an assessment of the completed actions, there is no evidence of adverse impacts to public services or infrastructure systems.

# **Chapter VII**

---

**Agencies Consulted During  
the Preparation of the  
Environmental Assessment**

**VII. AGENCIES CONSULTED DURING THE PREPARATION OF  
THE ENVIRONMENTAL ASSESSMENT**

The following agencies were contacted during the preparation of the Environmental Assessment:

1. Department of Land and Natural Resources  
State of Hawaii  
Office of Conservation and Environmental Affairs  
1151 Punchbowl Street  
Honolulu, Hawaii 96813
2. Department of Planning  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793
3. Department of Land and Natural Resources  
State of Hawaii  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, Hawaii 96813

# **Chapter VIII**

---

**Letters Received During the Public  
Comment Period and Responses  
to Substantive Comments**



RECEIVED

September 1, 1995

'95 SEP -5 P2:51

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

**MEMORANDUM**

**To:** Jeyan Thirugnanam  
Office of Environmental Quality Control

**From:** Glenn Tadaki

**Subject:** Kaupoa House Reconstruction - Final EA

Pursuant to our recent conversation, a revised matrix for the subject's comment and response letters, as well as additional agency comment letters relating to the subject's Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications, are provided as an attachment for the Final Environmental Assessment (EA) review.

Copies of this attachment will also be provided to the Department of Land and Natural Resources (DLNR) and Molokai Ranch, Ltd.

  
\_\_\_\_\_  
Glenn Tadaki

GT:tav

Attachment

cc: Don Horiuchi, Department of Land and Natural Resources  
(via mail, w/attachment)  
Gene Ferguson, Molokai Ranch, Ltd. (via mail, w/attachment)

mlkhr.001.le38

<b>LETTERS RECEIVED &amp; RESPONSES TO SUBSTANTIVE COMMENTS *</b>		
<b>Federal Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Agriculture, Natural Resource Conservation Service	4/6/95	8/1/95
Department of the Army, Corps of Engineers	3/17/95	Response not required
<b>State Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Transportation	2/23/95	Response not required
Department of Health	3/6/95	8/2/95
Department of Land and Natural Resources	4/12/95	5/16/95
Department of Land and Natural Resources, State Historic Preservation Division	3/6/95 and 8/31/95	8/1/95
Department of Accounting and General Services	3/6/95	Response not required
Office of Environmental Quality Control	4/11/95	Refer to Chapter IV and Appendix F in Final EA
Office of State Planning	4/19/95	Response not required
Department of Business, Economic Development and Tourism	5/9/95	Response not required
Department of Agriculture	5/10/95	Response not required
<b>Maui County Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Fire Control	2/27/95	Response not required
Department of Public Works and Waste Management	3/13/95	Response not required
Department of Parks and Recreation	3/22/95	Response not required
Board of Water Supply	4/4/95	Response not required
Department of Planning	4/25/95	Response not required
Maui Police Department	5/31/95	Response not required
<b>Individuals</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Sarah Sykes	4/22/95	8/2/95
Harry Aki	5/3/95	8/2/95
<p>* The Notice of Availability of the Draft EA appeared in the April 8, 1995 edition of the OEQC Bulletin. The 30-day comment period deadline on the Draft EA expired on May 8, 1995. Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications for the Kaupoa House reconstruction were filed with the County of Maui, County Department of Planning on February 1, 1995. Agency comment letters relating to the SMA/SSV applications have also been included.</p>		

LINDA CROCKETT LEIGLE  
Mayor



95 FEB 27 12:12  
COUNTY OF MAUI  
PLANNING DEPARTMENT  
240 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

BRIAN W. MISKAL  
Director  
OWENY, CHASSA  
Deputy Director

**TRANSMITTAL:**

- XX State Agencies:
- XX Dept of Health, Maui
- XX Dept of Health, Honolulu
- XX Dept of Transportation,
- XX Statewide Planning Office (3)copies
- XX DLNR (2 copies)
- XX DLNR-Historic Preservation Div.
- XX DLNR-Hawai Office
- XX Dept of Agriculture, Honolulu
- XX Dept of Agriculture, Maui
- XX DOE, Office of Business Services
- XX Office of State Planning
- XX State Land Use Commission
- XX DREOT
- XX Dept of Hawaiian Homes Land
- XX Office of Hawaiian Affairs
- XX Dept of Labor
- XX Dept of Human Services, Maui

- February 16, 1995
- County Agencies:
- XX DPW, LUCA (3 copies)
- XX Dept of Public Works
- XX Water Department
- XX Parks and Recreation
- XX Fire Dept
- XX Police Department
- XX Human Concerns
- XX Corporation Counsel
- XX County Clerk
- XX Mayor's Office
- XX Finance Dept
- Federal:
- XX Soil Conservation Service
- XX Army Corps of Engineers
- XX Fish & Wildlife Service
- Others:
- XX Maui Electric Company
- XX Hawaiian Telephone Co.

**SUBJECT:** I. D. No.: (95/EA-002, 95/SML-007, 95/SSV-001)  
Project THK: 5-1-02:030  
Project Name: KAUPOA HOUSE  
Applicant: Molokai Ranch, Ltd.

**TRANSMITTED TO YOU ARE THE FOLLOWING:**

- XX Application
- XX Project Plans
- XX Environmental Assessment
- XX Shoreline Map
- XX Previous Agency Comment
- XX Dept Report/Recomm
- Traffic Report
- Archaeological Report
- Infrastructure Report
- Drainage Report
- Soils Report
- Housing Agreements
- Unilateral Agreements
- Draft Ordinances
- Ordinance(s)-Final
- Decision and Order
- Dated:

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

- XX For Your Comment/Recommendation
- XX For Your Approval/Signature
- XX As Requested
- For Your Information
- For Appropriate Attention

Please Submit Your Comments/Recommendations By MARCH 17, 1995

Remarks:  
If additional clarification is required please contact me at 243-7735.

*Cliff Yehli*  
CLAYTON YOSHIDA, AICP  
Staff Planner  
For BRIAN MISKAL, Planning Director

Copy  
cc: Colleen Suyama, Planning Dept.  
Molokai Ranch, Ltd.  
Molokai File  
Munekiyo and Arakawa  
Project File B:Kaufoa.house.ttn

EDWARD CAVEYANO  
Governor

95 FEB 28 12:21



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5887

KAZU HAYASHIDA  
Director  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5887

WHERE REFER TO  
STP 8.6615

February 23, 1995

Mr. Brian Miskal  
Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskal:

Subject: Kaupoa House Reconstruction  
Special Management Area and Shoreline Setback  
Variance Applications  
95/EA-002, 95/SML-007, 95/SSV-001  
TMK: 5-1-02: 030

Thank you for your transmittal of February 16, 1995.

The subject development is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

*Kazu Hayashida*  
KAZU HAYASHIDA  
Director of Transportation

BERNARD J. CANTLAND  
Controller



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING  
AND GENERAL SERVICES  
SURVEY DIVISION  
P.O. BOX 119  
HONOLULU, HAWAII 96810  
March 6, 1995

ELUCIDE B. WALKER  
Comptroller

FILE NO.

**MEMORANDUM**

**TO:** Mr. Brian Hieske, Director  
**ATTN.:** Mr. Clayton Yoshida  
**SUBJECT:** I.D. No.: (95/EA-002, 95/SML-007, 95/SSV-001)  
TMK: 5-1-02:030  
Project Name: Kaupoa House  
Applicant: Molokai Ranch, Ltd.

**REMARKS:**

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

*Randall M. Hashimoto*  
RANDALL M. HASHIMOTO  
Acting State Land Surveyor



LINA CROCKETT LINGLE  
Mayor  
GEORGE N. KAYA  
Director  
CHARLES JENCKS  
Deputy Director  
AARON SHIMIZU, P.E.  
Chief Staff Engineer



95 HIR 14 P1 COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
SOLID WASTE AND WASTE MANAGEMENT  
LAND USE AND CODES ADMINISTRATION  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

RALPH MAGAHEE, L.S., P.E.  
Land Use and Codes Administration  
EASSE MILLER, P.E.  
Wastewater Reclamation Division  
LLOYD P. W. LEE, P.E.  
Engineering Division  
DAVID WESSAUR, P.E.  
Solid Waste Division  
BRUNN HANSEN, P.E.  
Highways Division

Mr. Brian Miskae  
Page 2 of 2  
March 13, 1995  
95/EA-002, 95/SM1-007, 95/SSV-001

MEMO TO: Brian W. Miskae, Planning Director  
F R O M: Charles Jencks, Public Works & Waste Management Director  
SUBJECT: Special Management Area Permit and Shoreline Setback Variance Applications  
KAUPOA HOUSE  
TMK: 1215-1-002:030  
95/EA-002, 95/SM1-007, 95/SSV-001

March 13, 1995

4. Comments from the Land Use and Codes Administration:  
This division has reviewed this submittal and has no comments at this time.

by: Engineering Division  
xc: Solid Waste Division  
Wastewater Reclamation Division  
cc: bca@hawaii.gov

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:  
This division has reviewed this submittal and has no comments at this time.
2. Comments from the Wastewater Reclamation Division:  
This division has reviewed this submittal and has no comments at this time.
3. Comments from the Solid Waste Division:
  - a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
  - b. Refuse collection shall be by a private collector.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

SENIOR COUNTY W.C. PLANNING : 7-25-95 : 3:45PM : 5087437554



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96860-3440

March 17, 1995

NOVA  
ATTENTION OF

Planning Division

Mr. Clayton Yoshida, Staff Planner  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Permit Application for the Kaupoa House Project, Molokai (TMK 5-1-2: 30). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

- a. Based on the information provided, a DA permit will not be required provide that all work remains within the original footprint.
- b. The flood hazard information provided on page 14 of the environmental assessment is correct.

Sincerely,

*Ray H. Jyo*  
Ray H. Jyo, P.E.  
Director of Engineering



DEPARTMENT OF  
PARKS AND RECREATION  
COUNTY OF MAUI

1590 KAARUHANU AVENUE, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE  
Mayor  
CHARMAINE TAVARES  
Director  
JUDIE DAVIS  
Deputy Director

95 MAR 23 11:52 (808) 241-7330

March 22, 1995

Mr. Brian Miskae  
Planning Director  
Maui Planning Department  
250 South High Street  
Wailuku, HI 96793

Attention: Clayton Yoshida

Subject: I.D. No.: 95/EA-002, 95/SM1-007, 95/SSV-001  
TMK: 5-1-02:030  
Kaupoa House  
Molokai Ranch, LTD.

Dear Mr. Miskae:

We have reviewed the subject application and have no objections to the project.

Thank you for allowing us to comment on the application. We are returning the project's documents for your disposition.

Sincerely,

*Charmaine Tavares*  
CHARMAINE TAVARES  
Director

CT/rt

Enclosure



95 APR 10 9 38 AM '95  
**BOARD OF WATER SUPPLY**  
 COUNTY OF MAUI  
 P.O. BOX 1109  
 WAILUKU, MAUI, HAWAII 96793-7109

BENJAMIN J. CAYTELAND  
 Director



**STATE OF HAWAII**  
 OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
 228 SOUTH KING STREET  
 FOURTH FLOOR  
 HONOLULU, HAWAII 96813  
 TELEPHONE: 808-548-4116  
 FACSIMILE: 808-548-2943

GARY GILL  
 Director

APR 13 1995

April 4, 1995

Mr. Brian W. Miskae, Director  
 Maui County Planning Department  
 250 South High Street  
 Wailuku, Hawaii 96793

Aloha Mr. Miskae,

Re: Reconstruction and commercial use of 1000 s.f. recreational house on 0.9 acre at TMK:5-1-2. por.30, Kaupoa, Kaluakoi, Molokai; Applications NO. 95/EA-2, 95/SMI-7, and 95/SSV-1 submitted by Eugene Ferguson, Lessee, on behalf of Molokai Ranch, Ltd.

Mahalo for providing the Board of Water Supply with the opportunity and the materials to review the subject request.

We would have no objections if the subject requests were approved.

Sincerely,

MAUI COUNTY BOARD OF WATER SUPPLY

David R. Craddick, Director

DDS  
 c11 0441349922.haw  
 c: Applicant - Eugene Ferguson c/o Molokai Ranch, Ltd.  
 500 Ala Moana Blvd., Honolulu 96813

April 11, 1995

Roger Evans, Administrator  
 Office of Conservation and Environmental Affairs  
 Department of Land and Natural Resources  
 P.O. Box 621  
 Honolulu, Hawaii 96809

Attention: Don Horiuchi

Dear Mr. Evans:

Subject: Draft Environmental Assessment for Reconstruction of Kaupoa Ranch House, Molokai, TMK (2) 5-1-2. por. 30

In the final environmental assessment we recommend that you note the status of the applications for the SMA and the Shoreline Seaback Variance and include a copy of the Certified Shoreline.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

GARY GILL  
 Director

GG/NH:kk

c: Glenn Tadaki, Munekiyo and Arakawa

BENJAMIN J. CAYETANO  
Governor of Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621  
Honolulu, Hawaii 96809

The Honorable Brian Miskae, Director  
Planning Department  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

APR 12 1995

Chairperson  
MICHAEL D. WILSON  
Board of Land and Natural Resources

Deputy Director  
GILBERT COLOMA-AGARAN

Appalachian Development  
Aquatic Resources  
Biodiversity and Ocean Recreation  
Bureau of Conveyances  
Conservation and Environmental Affairs  
Construction and Resource Enforcement  
Forestry and Wildlife  
Historic Preservation  
Land Management  
State Parks  
Water and Land Development

APR 13 11:20 AM

Dear Mr. Miskae,

Subject: SMA Permit Application 95/SM1-007 Kaupoa House

Thank you for submitting the application for our review. We are currently processing a after-the-fact Conservation District Use Application for reconstruction on the ranch house.

The Board of Land and Natural Resources had previously found the unauthorized reconstruction of Kaupoa House in violation of our Conservation District Administrative Rules and fined Molokai Ranch \$10,000 for the violation. The fine is still outstanding as of this date. We will consider the violation as unresolved until the fine is paid.

We have no other comments to offer at this time. Our Division of Historic Preservation will send you its comments in a separate letter. If you have any questions, please contact Don Horiuchi at 587-4381.

Aloha,

Michael D. Wilson, Chairperson

SENT BY: CLR

LENOA CROCKETT LINGLE  
Major



COUNTY OF MAUI  
PLANNING DEPARTMENT  
260 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

April 25, 1995

DH

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

95 APR 28 A 9:02

RECEIVED

Mr. Michael D. Wilson, Director  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

RE: Conservation District Use Application, After-the-Fact, for Reconstruction of the Ranch House at Kaupoa, Molokai

We have reviewed the After-the-Fact Conservation District Use Application (CDUA) for the Kaupoa House Reconstruction Project at TMK: 5-1-2: 30, West Molokai, File No. MO-2764. Molokai Ranch, Limited, filed applications for a Special Management Area Use Permit and a Shoreline Setback Variance with our office on February 1, 1995 (Exhibits A-C).

These applications were deemed to be complete and ready for processing by the Department of Public Works and Waste Management on February 2, 1995 (Exhibit D). The Special Management Area Permit and Shoreline Setback Variance applications were sent out for agency comment on February 16, 1995 (Exhibit E). The Molokai Planning Commission public hearing on these matters has not been scheduled as of this date.

We have no further comments to make at this time.

95 MAY 3  
DLN  
OCE

Mr. Michael Wilson, Director  
April 25, 1995  
Page 2

Thank you for providing us with the opportunity to comment on this application. Should you have any questions, please contact Mr. Clayton Yoshida, staff planner of this office.

Yours truly,

BRIAN MISKAE  
Director of Planning

BWM:CIY:osy

Enclosures

cc: Molokai Ranch, Limited  
Munekiyo and Arakawa, Inc.  
Gwen Ohashi, Deputy Planning Director  
Colleen Suyama, Dept. of Planning Land Use Manager  
Clayton Yoshida, AICP  
Project File  
Molokai File

SENT BY: DLNR

8:55

PM

DLNR OCEA

3082449729: 2

245



# OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: 400 BEECHMEAD AVENUE, SUITE 2000  
HONOLULU, HAWAII 96813-1000  
TELEPHONE: (808) 527-4344, 527-1800

BERNARD J. CAYRE, Governor  
KYLE DENNEY, Deputy Governor  
Planning Division 527-1814

Ref. No. C-1147

April 19, 1995

*DH*

## MEMORANDUM

TO: The Honorable Michael D. Wilson, Director  
Department of Land and Natural Resources

FROM: Gregory G. Y. Pai, Ph.D.  
Director

SUBJECT: After-the-Fact Conservation District Use Application for the  
Reconstruction of a Ranch House at Kaupoa, Moikakai.  
File No. MC-2764

We have reviewed the after-the-fact Conservation District Use Application for the reconstruction of a ranch house at Kaupoa and do not have any comments at this time.

If there are any questions, please contact our Coastal Zone Management Program at 587-2876.

RECEIVED

95 APR 25 AM 12:25

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

RECEIVED

'95 APR 25 PM 2:37

DLNR  
OCEA



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

Central Pacific Plaza, 270 South King Street, 11th Floor, Honolulu, Hawaii 96813  
Using Address P O Box 2159, Honolulu, Hawaii 96804

**BENJAMIN J. CAVETTANO**  
GOVERNOR  
SENATOR  
ROCK EGGED  
DEPUTY DIRECTOR

**BENJAMIN J. CAVETTANO**  
GOVERNOR



**STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION**

Room 104, Old Federal Building  
313 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3123

May 10, 1995

May 9, 1995

5 12 21 52

**MEMORANDUM**

**TO:** MR. CLAYTON YOSHIDA  
County of Maui Planning Department

**FROM:** *Spencer Mack*

**SUBJECT:** Kaupooa House Reconstruction

The State Land Use Commission offers the attached comments on the Kaupooa House Reconstruction.

We appreciate the opportunity to comment on this project.

Attachment

**Subject:** Director's Referral No. 95-054-M  
Special Management Area and Shoreline Setback  
Variance Applications - Kaupooa House  
Reconstruction (TKK: 5-1-02: por. 30)

We have reviewed the subject Special Management Area and Shoreline Setback Variance Applications and have the following comments to offer:

- 1) We confirm that the subject site, as shown in Figure 3 of the Draft Environmental Assessment, and further identified as TKK: 5-1-02: por. 30, is partially within the State Land Use Conservation District and partially within the State Land Use Agricultural District.
- 2) The Conservation/Agricultural District boundaries in the immediate area were approximately depicted in a boundary interpretation prepared by our office (Boundary Interpretation No. 94-18 - June 15, 1994). According to B.I. No. 94-18, the Conservation/Agricultural District boundary is approximately 300 feet mauka of the shoreline. The exact location of the Conservation/Agricultural boundary is contingent upon preparation of a current certified shoreline survey.

We have no further comments to offer at this time.

EU:LA:th

15-12-95 10:13

DEPT. OF AGRICULTURE P10-PR1

001

BERNARD J. CAVETANO  
Governor



State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 So. King Street  
Honolulu, Hawaii 96814-2512

May 10, 1995

JAMES J. MAKAYAMA  
Chairperson, Board of Agriculture

Mailing Address:  
P.O. Box 22159  
Honolulu, Hawaii 96823-2159  
FAX: (808) 972-2913



LINDA CROCKETT LINGLE  
Mayor

OUR REFERENCE  
YOUR REFERENCE

May 31, 1995

# POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET  
WAILUKU, HAWAII 96793  
AREA CODE (808) 244-6400  
FAX NO. (808) 244-6411



HOWARD H. TAGOMORI  
CHIEF OF POLICE

LANNY THADA  
DEPUTY CHIEF OF POLICE

To: Brian Miskae, Director  
Planning Department  
County of Maui

From: James J. Makayama, Chairperson  
Board of Agriculture

Subject: Special Management Area and Siteline Setback Variance  
Applications  
Kaupoa House Reconstruction  
Molokai Ranch, Ltd.  
TMK: 5 1-02: par. 30 Kauekoi, Molokai  
Area: approximately 0.9 acre

The Department of Agriculture has reviewed the subject applications and finds that the applicant's proposal will not adversely affect the agricultural resources of the area, nor the policies, programs, and activities of the Department.

Thank you for the opportunity to comment.

c: Clayton Yoshida, Maui Planning Department (fax: 243-7034)  
Glenn Tadok, Munekeyo and Arakawa (fax: 244-8729)

## MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT  
FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE  
SUBJECT : I.D. No.: (95/EA-002, 95/SKI-007, 95/SSV-001)  
TMK: 5-1-02:030  
Project Name: Kaupoa House  
Applicant Name: Molokai Ranch, Ltd.

No recommendation or special condition is necessary or desired.

Refer to attachment(s).

Assistant Chief Charles Hall  
for: HOWARD H. TAGOMORI  
Chief of Police

Post-it brand fax transmittal memo 7871	1 of 1 pages
Clayton Yoshida	Paul Yoshida
Glenn Tadok	DP/DPDC
Date: 243-7134	Page: 1 of 1
	4735467



05-01-1995 10:24

608 5212275

MOLOKAI RANCH

P. 02/02

BENJAMIN J. CARTER  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

AUG 31  
MICHAEL D. WALSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY COMMISSIONER

AGRICULTURE DEVELOPMENT PROGRAM  
ADULTS RESOURCES CONSERVATION AND RECREATION IN AFFAIRS  
CONSERVATION AND RECREATION IN AFFAIRS  
RESOURCES DEVELOPMENT  
CONVICTIONS  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION DIVISION  
LAND MANAGEMENT  
STATE PLANNING  
WATER AND LAND DEVELOPMENT

MOLOKAI RANCH

MEMORANDUM

TO: Mike Wilson  
Director  
Department of Land and Natural Resources

FROM: Tamar Chotzen TCJ  
Hawaii Nature Center  
on behalf of Molokai Ranch

DATE: May 18, 1995

RE: Kaupoa House and Helena Camp Fines

August 28, 1995

LOG NO: 15376  
DOC NO: 9508SC26

Mr. Conrad Erkelens, MA  
Project Director  
International Archaeological Research Institute, Inc.  
949 McCully Street, Suite 5  
Honolulu, Hawaii 96826

Dear Mr. Erkelens:

SUBJECT: Historic Preservation Review of Revised Inventory Survey Report on the Kaupoa House Parcel  
Kaupoa, Kaluakoi, Molokai, TMK: 5-1-7-50

Thank you for the prompt submission of the revised report on the archaeological inventory survey of the Kaupoa House Parcel at Kaupoa, Kaluakoi, Molokai (Archaeological Inventory Survey *Kaupoa a Parcel, Kaluakoi, West Molokai* 1995, C. Erkelens). We provide the following review comments.

We believe that the recommended revisions have been made acceptably. Thus, the inventory survey located a total of eight sites, seven of which were determined to be significant under one or more criteria, and recommended for preservation. Of these seven sites, we note that Feature A of Site 50-50-01-653 was acceptably documented during the 1993 fieldwork, but inadvertently bulldozed before the 1995 field season. The eighth site consists of historic and post-historic (i.e., less than 50 years old) structures associated with ranching activities and the original construction of Kaupoa House. The current, revised report acceptably documents these features, and we believe the site to be "no longer significant." Finally, the archaeological objects (the "footprint" stone and the *popoia* in the terrace of Kaupoa House) have been well-preserved, and unaffected by reconstruction work at Kaupoa House. Consequently, we believe that the archaeological inventory survey has been successfully executed.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

*Don Hibbard*  
DON HIBBARD, Administrator  
State Historic Preservation Division

SC:jen

cc: Mr. Eugene Ferguson, Molokai Ranch  
Mr. Glen Takaki, Muncie & Arakawa

Attached are copies of the book orders along with the checks that were sent out on May 11, 1995 for payment of the Kaupoa House and Helena Camp fines.

We will follow up by sending you the receipts, once the orders are processed and the books delivered.

If you have any questions concerning the above, please don't hesitate to contact me.



RECEIVED

'95 SEP -1 P4:54

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

September 1, 1995

**FACSIMILE COVER SHEET**

To: Jeyan Thirugnanam  
Office of Environmental Quality Control

Fax No.: 586-2452

From: Glenn Tadaki

No. of Pages Including  
Cover Letter: 14

Subject: Kaupoa House Reconstruction - Final EA

**Attached is/are:**

Copies	Date	Description
1	9/1/95	Memo to Jeyan Thirugnanam from Glenn Tadaki

Comments: Please refer to the attached memo. A hard copy is forthcoming in the mail.

cc: Don Horiuchi, DLNR (fax no. 808-587-0390)  
Gene Ferguson, Molokai Ranch (fax no. 808-521-2279)

(Initials)                     

***If you have any problems or do not receive the entire fax, kindly call me at 244-2015.***

**CONFIDENTIAL COMMUNICATION:** This message is intended for the use of the designated recipient(s) named above. If you have received this message in error, kindly notify us immediately by telephone. Thank you.

RECEIVED AS FOLLOWS

SEP-1-95 FRI 12:15 MUNEKIYO & ARAKAWA, INC. P. 02



September 1, 1995

**MEMORANDUM**

**To:** Jeyan Thirugnanam  
Office of Environmental Quality Control

**From:** Glenn Tadaki

**Subject:** Kaupoa House Reconstruction - Final EA

Pursuant to our recent conversation, a revised matrix for the subject's comment and response letters, as well as additional agency comment letters relating to the subject's Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications are provided as an attachment for the Final Environmental Assessment (EA) review.

Copies of this attachment will also be provided to the Department of Land and Natural Resources (DLNR) and Molokai Ranch, Ltd.

Glenn Tadaki

GT:tav  
Attachment

cc: Don Horuchi, Department of Land and Natural Resources  
(via mail, w/attachment)

Gene Ferguson, Molokai Ranch, Ltd. (via mail, w/attachment)

msk:001,438

<b>LETTERS RECEIVED &amp; RESPONSES TO SUBSTANTIVE COMMENTS*</b>		
<b>Federal Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Agriculture, Natural Resource Conservation Service	4/6/95	8/1/95
Department of the Army, Corps of Engineers	3/17/95	Response not required
<b>State Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Transportation	2/23/95	Response not required
Department of Health	3/6/95	8/2/95
Department of Land and Natural Resources	4/12/95	5/16/95
Department of Land and Natural Resources, State Historic Preservation Division	3/6/95 and 8/31/95	8/1/95
Department of Accounting and General Services	3/6/95	Response not required
Office of Environmental Quality Control	4/11/95	Refer to Chapter IV and Appendix F in Final EA
Office of State Planning	4/19/95	Response not required
Department of Business, Economic Development and Tourism	5/9/95	Response not required
Department of Agriculture	5/10/95	Response not required
<b>Maui County Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Fire Control	2/27/95	Response not required
Department of Public Works and Waste Management	3/13/95	Response not required
Department of Parks and Recreation	3/22/95	Response not required
Board of Water Supply	4/4/95	Response not required
Department of Planning	4/25/95	Response not required
Maui Police Department	6/31/95	Response not required
<b>Individuals</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Sarah Sykes	4/22/95	8/2/95
Harry Aki	5/3/95	8/2/95
<p>* The Notice of Availability of the Draft EA appeared in the April 8, 1995 edition of the OEQC Bulletin. The 30-day comment period deadline on the Draft EA expired on May 8, 1995. Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications for the Kaupoa House reconstruction were filed with the County of Maui, County Department of Planning on February 1, 1995. Agency comment letters relating to the SMA/SSV applications have also been included.</p>		

m:\pca\lbi\oc25\wp51

U  
M  
T  
I  
P  
I  
U  
U  
T  
Z  
H  
P  
N  
H  
W  
Z  
C  
Z  
M  
K  
H  
Y  
O  
W  
D  
Z  
D  
K  
D  
Z  
D  
H  
Z  
O  
T  
G  
A

ADJUTANT GENERAL  
SECTION  
2ND FLOOR  
200 FULFORD  
GILBERT, OREGON

INVESTMENT  
SIP 8.6615



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
808 FULFORD STREET  
HONOLULU, HAWAII 96813-0007

95 FEB 26 14:21

February 23, 1995

Mr. Brian Miesler  
Director  
Planning Department  
County of Maui  
250 South High Street  
Wailea, Hawaii 96793

Dear Mr. Miesler:

Subject: Kamoa Homes: Reconstruction  
Special Management Area and Shoreline setback  
Variance Applications  
95FEA-002, 95SMAI-007, 95SSV-001  
TMK: 5-1-02: 030

Thank you for your transmittal of February 16, 1995.

The subject development is not anticipated to have a significant impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

*Kazu Hayashida*

KAZU HAYASHIDA  
Director of Transportation

STATE ENGINEER  
COUNTY OF MAUI  
COUNTY ENGINEER  
COUNTY ENGINEER



95 FEB 27 10:12  
COUNTY OF MAUI  
PLANNING DEPARTMENT  
200 S. PEARSON STREET  
HONOLULU, HAWAII 96813-0007

February 16, 1995

- County Agencies:
  - XX Dept of Health, Maui
  - XX Dept of Public Works
  - XX Water Department
  - XX Parks and Recreation
  - XX Fire Dept
  - XX Police Department
  - XX Human Services
  - XX Corporation Council
  - XX County Clerk
  - XX Mayor's Office
  - XX Finance Dept
- Federal:
  - XX Soil Conservation Service
  - XX Army Corps of Engineers
  - XX Fish & Wildlife Service
- Others:
  - XX Maui Electric Company
  - XX Hawaiian Telephone Co.

SUBJECT: I.D. No.: (95/EA-002, 95/SMAI-007, 95/SSV-001)  
Project Name: KAUPOA HOUSE  
Applicant: Holoai Ranch, Ltd.

TRANSMITTED TO YOU ARE THE FOLLOWING:

- XX Application
- XX Project Plans
- XX Environmental Assessment
- XX Site/Location Map
- XX Survey Agency Comment
- XX Dept Report/Access
- XX Roushing Agreements
- XX Wellateral Agreements
- XX Draft Ordinance
- XX Ordinance(s)-Final
- XX Decision and Order
- XX Detail

THESE ARE TRANSMITTED AS CHECKED BELOW:

- XX For Your Comment/Recommendation
- XX For Your Approval/Signature
- XX As Requested
- XX For Your Information
- XX For Appropriate Attention

Please Submit Your Comments/Recommendations by MARCH 17, 1995

Remarks:  
If additional clarification is required please contact me at 243-7135.

*Clara Yehli*  
CLARA YEHLI, AICP  
Staff Planner  
For BRIAN MIESLER, Planning Director

Copy  
cc: Colleen Seyama, Planning Dept.  
Molokai Ranch, Ltd.  
Molokai File  
Kumikiyo and Keakoa  
Project file 95/kaipoa.0018.001

SEP - 1 1955 FAX 12:10 MUMKMYO & MUMKMYO, HZO. P. 00



STATE OF HAWAII

DEPARTMENT OF ACCOUNTING  
AND GENERAL SERVICES

RECEIVED  
MARCH 6, 1955

MEMORANDUM

TO: Mr. Brian Mishke, Director

ATTN: Mr. Clayton Yoshida

SUBJECT: L.B. No.: (95/EN-002, 95/SKI-007, 95/SSV-001)

TRAC: 5-1-02:030

Project Name: Kamooa Woods  
Applicant: Malokai Ranch, Ltd.

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

*Randall M. Haseimoto*  
RANDALL M. HASEIMOTO  
Acting State Land Surveyor

UNIVERSITY OF CALIFORNIA

GEORGE H. BAYLOR  
Dean  
CHARLES JOHNSON  
Dean  
MAYOR DUNBAR, P.E.  
Chief Staff Officer



35 THE 14 PI EQUITY OF MAIR  
DEPARTMENT OF PUBLIC WORKS  
SOLID WASTE MANAGEMENT  
LAND USE AND CODES ADMINISTRATION  
250 SOUTH MAIN STREET  
MILPITAS, CALIF. 95030

RAJAH MADHURE, L.S., P.E.  
Land Use and Codes Administrator  
CANDICE MILLER, P.E.  
Engineering Assistant  
LLOYD POZEM, L.S., P.E.  
Engineering Assistant  
DUSTY WESPAUL, P.E.  
Engineering Assistant  
BRUCE HUBBARD, P.E.  
Engineering Assistant

March 13, 1995

MEMO TO: Brian W. Mistke, Planning Director

FROM: Charles Jones, Public Works & Waste Management Director

SUBJECT: Special Management Area Permit and Shoreline Setback Variance Applications  
KAUPOA HOUSE  
TRAK: (215-1-002-030)  
95/EA-002, 95/SMT-007, 95/SSV-001

We reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:  
This division has reviewed this submittal and has no comments at this time.
2. Comments from the Wastewater Reclamation Division:  
This division has reviewed this submittal and has no comments at this time.
3. Comments from the Solid Waste Division:  
  - a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.
  - b. Refuse collection shall be by a private collector.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

Mr. Brian Mistke  
Page 2 of 2  
March 13, 1995  
95/EA-002, 95/SMT-007, 95/SSV-001

4. Comments from the Land Use and Codes Administration:

This division has reviewed this submittal and has no comments at this time.

BY: [Signature]  
SIC: [Signature]  
Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

0 E P I P I U U T T H H N : : P U M C Z E K H Y O 9 P T P X P E P , H Z O . T . 0 6

9-31 BT:COUNTY REG. PLANNING : 7-25-85 : 8:42PM : 585747574- 8572411000 1



DEPARTMENT OF THE ARMY  
U.S. Army Engineer District, Honolulu  
FT. SHAFTER, HAWAII 96340

March 17, 1995

Mr. Clayton Yoshida

Planning Division

35 NR 21 P:J:J



DEPARTMENT OF  
PARKS AND RECREATION  
COUNTY OF MAUI

200 KALANANAKU AVENUE, WAILUKU, HAWAII 96793

March 22, 1995

Mr. Brian Miskao  
Planning Director  
Maui Planning Department  
250 South High Street  
Wailuku, HI 96793

Attention: Clayton Yoshida

Subject: I.D. No.: 95/EA-002, 95/SMI-007, 95/SSV-001  
TRAK: 5-1-02-030  
Kaupoa House  
Molokai Ranch, LTD.

Dear Mr. Miskao:

We have reviewed the subject application and have no objections to the project. Thank you for allowing us to comment on the application. We are returning the project's documents for your disposition.

Sincerely,

*Charmaine Tavares*  
CHARMAINE TAVARES  
Director

CT/rt  
Enclosure

Mr. Clayton Yoshida, Staff Planner  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Permit Application for the Kaupoa House Project, Molokai (TRAK 5-1-2: 30). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Based on the information provided, a DA permit will not be required provided that all work remains within the original footprint.

b. The flood hazard information provided on page 14 of the environmental assessment is correct.

Sincerely,

*Ray B. Jyo*  
Ray B. Jyo, P.E.  
Director of Engineering





74  
MELAMMI CATEJANO  
Governor of Hawaii



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. Box 621  
Honolulu, Hawaii 96808

The Honorable Brian Mikabe, Director  
Planning Department  
County of Maui  
250 S. High Street  
Waikuku, Hawaii 96793

Dear Mr. Mikabe,

Subject: SMA Permit Application 95/SMA1-007 Kaupoa House

Thank you for submitting the application for our review. We are currently processing a after-the-fact Conservation District Use Application for reconstruction on the ranch house.

The Board of Land and Natural Resources had previously found the unauthorized reconstruction of Kaupoa House in violation of our Conservation District Administrative Rules and fined Moloheai Ranch \$10,000 for the violation. The fine is still outstanding as of this date. We will consider the violation as unrecorbed until the fine is paid.

We have no other comments to offer at this time. Our Division of Historic Preservation will send you its comments in a separate letter. If you have any questions, please contact Don Horouchi at 387-0381.

Aloha,

Michael D. Wilson, Chairperson

Chairperson  
MICHAEL D. WILSON  
Board of Land and Natural Resources  
Deputy Director  
GILBERT COLMAN-JAGANAN  
Agriculture Development  
Applied Economics  
Planning and Conservation  
Bureau of Oceanography  
Conservation and Environmental Policy  
Construction and Environmental Law  
Energy and Utilities  
Historic Preservation  
Land Management  
Land Use Planning  
Natural Resources  
State Planning and Development  
State Parks  
State Water  
Wildlife and Fishery  
APR 13 1995

U P T I H I U U T R H H N : N O M U R K H Y O R P P K A E D , H N O . P . 0 9

U N I T I V U T Z H I N N I M Z E K H Y O P D N D K D E D . H Z O . P . H O

Mr. Wilson

April 25, 1995

PLANNING DEPARTMENT

95 APR 28 09:02

RECEIVED

Mr. Michael Wilson, Director  
April 25, 1995  
Page 2



COUNTY OF MAUI  
PLANNING DEPARTMENT  
200 S. PINE STREET  
MOLOKAI, HAWAII, 96768

95 APR 28 09:02

RECEIVED  
95 APR 28 09:02  
OFFICE OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

Mr. Michael D. Wilson, Director  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

RE: Conservation District Use Application, After-the-Fact, for Reconsecration of the  
Raccoon Estate at Kapaemahu, Molokai

We have reviewed the After-the-Fact Conservation District Use Application (CDUA) for  
the Kapaemahu Estate Reconsecration Project at TMSK: 5-1-2: 30, West Molokai, File No.  
MO-2764. Molokai Ranch, Limited, filed applications for a Special Management Area Use  
Permit and a Shoreline Setback Variance with our office on February 1, 1995 (Exhibits A-C).

These applications were deemed to be complete and ready for processing by the  
Department of Public Works and Waste Management on February 2, 1995 (Exhibit D). The  
Special Management Area Permit and Shoreline Setback Variance applications were sent out for  
Agency comment on February 16, 1995 (Exhibit E). The Molokai Planning Commission public  
hearing on these matters has not been scheduled as of this date.

We have no further comments to make at this time.

95 MAY 3 11:00  
DEPT. OF LAND & NATURAL RESOURCES

Yours truly,

BRIAN MISKAIE  
Director of Planning

BWM:CJY:oy  
Enclosures  
cc: Molokai Ranch, Limited  
Munishiyo and Andrews, Inc.  
Gwen Otsuki, Deputy Planning Director  
Colleen Szymanski, Dept. of Planning Land Use Manager  
Clayton Yoshida, AICP  
Project File  
Molokai File

Thank you for providing us with the opportunity to comment on this application. Should  
you have any questions, please contact Mr. Clayton Yoshida, staff planner of this office.



# OFFICE OF STATE PLANNING

OFFICE OF THE COMMISSIONER

DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII, 155 SOUTH BERTHOUD AVENUE  
HONOLULU, HAWAII 96813-1000

DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE OF HAWAII

Ref. No. C-1147

April 19, 1995

*DK*

## MEMORANDUM

TO: The Honorable Michael D. Wilson, Director  
Department of Land and Natural Resources

FROM: Gregory G.Y. Pai, Ph.D. *[Signature]*  
Director

SUBJECT: After-the-Fact Conservation District Use Application for the  
Reconstruction of a Ranch House at Kaunoa, Moloakai.  
File No. M-2764

We have reviewed the after-the-fact Conservation District Use Application for the reconstruction of a ranch house at Kaunoa and do not have any comments at this time.

If there are any questions, please contact our Coastal Zone Management Program at 587-2876.

RECEIVED

95 APR 25 11:25

DEPT. OF LAND & NATURAL RESOURCES  
STATE OF HAWAII

RECEIVED

95 APR 25 PM 2:31

DLNR  
OCEA



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

Central Post Office, 227 South King Street, 15th Floor Honolulu, Hawaii 96813  
Honolulu, Hawaii P.O. Box 2008, Honolulu, Hawaii 96810

MEMBER: CLAYTON  
MR. CLAYTON  
MR. CLAYTON  
MR. CLAYTON  
MR. CLAYTON

Telephone: (808) 551-2312  
Facsimile: (808) 551-1377

STANDARD LETTER  
FORM NO. 64



**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 154, 2nd Floor Building  
130 Waterfront Street  
Honolulu, Hawaii 96813  
Telephone: 462-3033  
May 3, 1995

May 10, 1995

55 12 11 52

**MEMORANDUM**

**TO: MR. CLAYTON YOSHIDA**  
County of Maui Planning Department

**FROM: *[Signature]***

**SUBJECT: Kaupoa House Reconstruction**

The State Land Use Commission offers the attached comments on the Kaupoa House Reconstruction.  
We appreciate the opportunity to comment on this project.

Attachment

**Subject: Director's Referral No. 95-054-N**  
Special Management Area and Shoreline Setback  
Variance Applications - Kaupoa House  
Reconstruction (TKK: 5-1-02; POR: 30)

We have reviewed the subject Special Management Area and Shoreline Setback Variance Applications and have the following comments to offer:

- 1) We confirm that the subject site, as shown in Figure 3 of the Draft Environmental Assessment, and further identified as TKK: 5-1-02; por. 30, is partially within the State Land Use Conservation District and partially within the State Land Use Agricultural District.
- 2) The Conservation/Agricultural District boundaries in the immediate area were approximately depicted in a boundary interpretation prepared by our office (Boundary Interpretation No. 94-18 - June 15, 1994). According to B.I. No. 94-18, the Conservation/Agricultural District boundary is approximately 100 feet south of the shoreline. The exact location of the Conservation/Agricultural boundary is contingent upon preparation of a current certified shoreline survey.

We have no further comments to offer at this time.

EU:LA:th

U S T R I A L I T Y I N T E R N A T I O N A L I N V E S T M E N T C O M M I S S I O N

COMMUNITY CENTER  
Governing



State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 Ala. King Street  
Honolulu, Hawaii 96814-2812

May 10, 1995

AMER J. MURPHY  
Chairman, Board of Agriculture

Mary Jo Lee  
PO Box 1179  
Honolulu, Hawaii 96814-0118

FOL 000073-1043



LINDA CROCKETT LIMBLE  
Mayor

CONFERENCE  5-11-95 13:42

YOUR REFERENCE

May 31, 1995

**POLICE DEPARTMENT**  
COUNTY OF MAUI

55 LUKULANI STREET  
HONOLULU, HAWAII 96813  
AREA CODE (808) 241-6400  
FAX NO. (808) 241-6411



HOWARD H. TAGOMORI  
Chief of Police

LARRY TRADA  
Assistant Chief of Police

To: Brian Metzger, Director  
Planning Department  
County of Maui

From: James J. Nakatani, Chairperson  
Board of Agriculture

Subject: Special Management Area and Structure Setback Variance  
Applications  
Kawoia House Reconstruction  
Molokai Ranch, Ltd.  
TRAC: 5 1-02; par. 30 Kawoia, Molokai  
Area: approximately 0.5 acres

The Department of Agriculture has reviewed the subject applications and finds that the applicant's proposal will not adversely affect the agricultural resources of the area, nor the policies, programs, and activities of the Department.

Thank you for the opportunity to comment.

C. Clayton Yoshida, Maui Planning Department (fax: 243-7834)  
Glenn Takaki, Munielnyo and Aukawa (fax: 244-8729)

SEARCHED	INDEXED	SERIALIZED	FILED
MAY 11 1995			
HONOLULU			

243

**MEMORANDUM**

TO : DIRECTOR, PLANNING DEPARTMENT  
FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE  
SUBJECT : L.D. No.: (95)PL-002, 95/SM-007, 95/ST-001)  
TRAC: 5-1-02:030  
Project Name: Kawoia House  
Applicant Name: Molokai Ranch, Ltd.

No recommendation or special condition is necessary or desired.

Refer to attachment(s).

*[Signature]*

Assistant Chief Charles Hall  
for: HOWARD H. TAGOMORI  
Chief of Police

U P P I P P H P N N N N C C Z M K H Y O P P P P K P S P , H Z O . T . P W

AUG 31 11 00 AM '95

MICHAEL S. WILSON, CHIEF OF BUREAU  
DEPARTMENT OF LAND AND NATURAL RESOURCES

DEPT. COLLEGE/UNIVERSITY

ARCHITECTURAL PRESERVATION PROGRAM

ARCHITECTURAL SERVICES

ARCHITECTURAL AND HISTORICAL SERVICES

CONSTRUCTION AND MAINTENANCE

RESEARCH AND TRAINING

PLANNING AND POLICY

GENERAL SERVICES

STATE POLICE

HAWAIIAN LAND AND NATURAL RESOURCES



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
STATE HISTORIC PRESERVATION DIVISION  
225 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813

MICHAEL S. WILSON  
CHIEF OF BUREAU

P. 2/2

MOLOKAI BRANCH

08-01-1572 10:24 608 512378



MOLOKAI BRANCH

**MEMORANDUM**

**TO:** Mike Wilson  
Director  
Department of Land and Natural Resources

**FROM:** Tamer Chozan *TCJ*  
Hawaii Nature Center  
on behalf of Molokai Branch

**DATE:** May 18, 1995

**RE:** Keupoa House and Helena Camp Finer

August 28, 1995

Mr. Conrad Eckstein, MA  
Project Director  
Interdisciplinary Archaeological Research Institute, Inc.  
949 McCully Street, Suite 5  
Honolulu, Hawaii 96826

LOG NO: 15376  
DOC NO: 9508SC26

Dear Mr. Eckstein:

**SUBJECT:** Historic Preservation Review of Revised Inventory Survey Report on the Keupoa House Parcel  
Keupoa House Parcel  
Keupoa, Kahaione, Molokai, TMR: 5-1-2-20

Thank you for the prompt submission of the revised report on the archaeological inventory survey of the Keupoa House Parcel at Keupoa, Kahaione, Molokai (Archaeological Inventory Survey Report to Parcel, Kahaione, West Molokai, 1995, C. Eckstein). We provide the following review comments.

We believe that the recommended revisions have been made acceptably. Thus, the inventory survey located a total of eight sites, seven of which were determined to be significant under one or more criteria, and recommended for preservation. Of these seven sites, we note that Feature A of Site 50-50-01-533 was acceptably documented during the 1993 fieldwork, but had previously been identified before the 1995 field season. The eighth site consists of historic and post-historic (i.e., less than 50 years old) structures associated with ranching activities and the original construction of Keupoa House. The current revised report acceptably documents these features, and we believe the site to be "no longer significant." Finally, the archaeological objects (the "fragments" stone and the popcorn in the terrace of Keupoa House) have been well-preserved, and confirmed by reconstruction work at Keupoa House. Consequently, we believe that the archaeological inventory survey has been successfully executed.

Should you have any questions, please feel free to call Sara Collins at 587-4013.

Aloha,  
*Sara Collins*  
DON HIBBARD, Administrator  
State Historic Preservation Division

cc: Mr. Eugene Ferguson, Molokai Branch  
Mr. Tom Wilson, Molokai Branch

SC/je

Attached are copies of the book orders along with the checks that were sent out on May 11, 1995 for payment of the Keupoa House and Helena Camp fines.

We will follow up by sending you the receipts, once the orders are processed and the books delivered.

If you have any questions concerning the above, please don't hesitate to contact me.

<b>LETTERS RECEIVED &amp; RESPONSES TO SUBSTANTIVE COMMENTS</b>		
<b>Federal Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Agriculture, Natural Resource Conservation Service	4/6/95	Response not required
Department of the Army, Corps of Engineers	3/17/95	Response not required
<b>State Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Transportation	2/23/95	Response not required
Department of Health	3/6/95	---
Department of Land and Natural Resources	4/12/95	Response not required
Department of Land and Natural Resources, State Historic Preservation Division	3/6/95	---
Department of Accounting and General Services	3/6/95	Response not required
Office of Environmental Quality Control	4/11/95	Response not required
Office of State Planning	4/19/95	Response not required
Department of Business, Economic Development and Tourism	5/9/95	Response not required
Department of Agriculture	5/10/95	Response not required
<b>Maui County Agencies</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Department of Fire Control	2/27/95	Response not required
Department of Public Works and Waste Management	3/13/95	Response not required
Department of Parks and Recreation	3/22/95	Response not required
Board of Water Supply	4/4/95	Response not required
Department of Planning	4/25/95	Response not required
Maui Police Department	5/31/95	Response not required
<b>Individuals</b>	<b>Date of Letter</b>	<b>Date of Response</b>
Sarah Sykes	4/22/95	---
Harry Aki	5/3/95	---





100

IIPUAMIN I. CAVITANO  
Governor of Hawaii

95 HR-7 AB-28



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

LAWRENCE HARRIS  
Director of Health  
Lawrence Harris, M.D., M.P.H.  
District Health Services Administrator (M.D.)

March 6, 1995

Mr. Brian Miskae  
Director  
Department of Planning  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793

Dear Mr. Miskae:


Subject: 95/EA-002, 95/SM1-007, 95/SSV-001, Kaupooa House, TMK: 5-1-02-030,  
Molokai, Hawaii

Thank you for the opportunity to review and comment on the subject application. We have the following comments to offer:

1. Kaupooa House is located in a critical wastewater disposal area. Therefore, a treatment individual wastewater disposal system is required.
2. The potable water which will be transported to the site must come from an approved source. Signs should be posted at all faucets and hose bibs stating that the water is not potable.

If you have any questions regarding the above, please call me at 243-5255.

Sincerely,

  
HERBERT S. MATSUBAYASHI  
Acting Chief Sanitarian, Maui

United States  
Department of  
Agriculture

Natural  
Resources  
Conservation  
Service

P. O. Box 396  
Hoolahua, HI  
96723-0396

Clayton Yoshida  
County of Maui  
Planning Department  
250 S. High St.  
Wailuku, Maui, Hawaii 96793

4/5/95

Aloha Mr. Yoshida,

A site inspection of the Kuyoa house was made on  
4/5/95 by NCRS soil conservationist Donnie Light  
and 'Aloha'i-Kana'i Soil and Water Conservation  
District employees Debbie Kelly and Malia Pierce.  
The existing new structure is within the "footprint"  
of the original structure.

Our only concern would be the suitability of a cesspool  
or septic tank in the M3 soil classification and the  
present condition of such a system. No erosion  
problems were evident at the time of the inspection.  
Thank you for the opportunity to comment.

Maui,  
Donnie Light

The Natural Resources Conservation Service  
formerly the Soil Conservation Service, works  
hand-in-hand with the American people to  
conserve natural resources on private lands.

AM FOUR

U.S. Department of Agriculture  
Soil Conservation Service

Page - 1  
4/5/95

SOIL INTERPRETATION REPORT

Survey Area: ISLAND OF MAUI, MAUI

Map Sheet, Septic Tank  
Soil Name, Absorption  
Station

PS M3C303 SYSTEM  
Flooding  
Severe  
Poor filter

April 22, 1995

RECEIVED

'95 APR 24 14 08:03

State of Hawaii-DLNR  
Mr. Mike Wilson, Chair  
Mr. Don Horluchi, OCEA  
P.O. Box 621  
Honolulu, Hawaii 96809

DH  
DLNR  
OCEA

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR KAUPOA HOUSE  
RECONSTRUCTION BY MOLOKAI RANCH, LTD.

Dear Sirs:

Having reviewed this environmental assessment, as well as the proceedings of the November 18, 1994 BLNR meeting when this matter was fully discussed by the Board, it is possible the applicant is too late with this document. Molokai Ranch, Ltd. was told to come in with a CDUA within 60 days or tear down or relocate the house.

For most applicants, who might only encounter the CDUA and EAVEIS processes once in their lives, I would not object to late application for good reason. But in this case, the Ranch already knew back in the summer of 1994 that they needed to consult with DLNR before only repairing the structure... so I have trouble understanding how they can get away with pleading ignorance of the need to obtain DLNR approvals before destroying the old and building an entirely new structure... especially within the shoreline setback and for a commercial building. The Ranch arrogance in ignoring laws and rules is increasing in frequency and intensity.

Please consider putting an end to the arrogance once and for all, perhaps by requiring that if the building stays, it is to be used only by Molokai youth groups and counseling groups for retreats, kokua, on a publicly notified schedule, so that hunters and fishermen know when the area is populated.

Specific objections: there is no indication in this document that a shoreline survey has been completed or certified as recommended by the Land Use Commission... there is no indication that an SMA permit or shoreline setback variance has been obtained via the Molokai Planning Commission... there is no indication that the US Corps of Engineers has

been consulted for a statement of no negative impact. They're sort of late and out-of-order with everything. This might be excusable for a private homeowner who only encounters the process once in their life, but Molokai Ranch, Ltd. has been around a long time, has many consultants and attorneys, and simply knows better.

I object to the statement that "Beaches ... are best suited for recreational uses and resort development." They most importantly provide essential habitat for Hawaiian monk seals and other less endangered species. They also are the entry point for exercising fishing subsistence rights. Access as briefly described in the draft EA is also questionable, since Ranch security forbids public access to the area.

More objections: there was evidently no archaeological survey completed for the actual house site (0.9 acre) or the areas to be potentially negatively impacted by the increase in tourism activities. Unless the tourists are strictly confined, there are bound to be negative environmental impacts from footsteps, garbage and presence. The draft EA states tourism activities were and/or will be conducted on Saturdays, which is when hunters and fishermen are most likely to be exercising their subsistence rights, which cannot be safely or productively conducted with tourist groups in the vicinity. The proposed recreation network infringes on access rights, subsistence rights... and it's hard on the land. The proposed increase in tourism would provide short-term economic gains for the Ranch and permanent environmental, cultural and socio-economic losses to the island.

If the place is to be allowed to stand (for kokua use by Molokai youth and counseling groups for retreats only), then the corrugated metal roof should be replaced with one which blends better into the surrounding landscape; and Molokai Ranch, Ltd. also should be required to finish repairs to accessory structures. The house is visible from the ocean.

An important problem with this structure, as well as with the eco-tourism plan, is the demand such planned activities will place on already over-stressed water resources on Molokai. There isn't enough water on the island for legally identified uses, so it would be exceptionally foolish to approve any plans which would increase water demand.

composting toilets, if the place is to remain standing. Solid waste must be removed from the site and taken to the landfill at Palaa. It has been a West End habit to not do so. Whether or not the garbage goes to a proper landfill, or just out of view near the site, cannot be known by the concerned public, since access is restricted. Perhaps regular inspections by County employees confirming that all waste is properly removed should be mandated if this illegal structure is allowed to stand.

For approximately 70 years, the no longer existing Kaupooa House provided excluding recreational opportunities for a select few, to the detriment of the rights of all others. Kaupooa House no longer exists.

It was almost amusing to read the statement on page 41 of the draft EA, "All aspects of development will be conducted in accordance with applicable State and County requirements." If this happens, it will perhaps be a "first" for the Ranch as it operates under current management, and cause for an island-wide celebration. It would be a real victory if they also considered conducting themselves in accordance with Federal requirements.

This is an incomplete draft EA linked to a CDUA application for an inappropriate new commercial use of fragile lands. Please require a better plan, a more complete analysis of impacts, and a re-directing of the structure's and area's use if the Ranch plans to proceed. Perhaps requiring a more extensive Environmental Impact Statement would be appropriate.

The original Kaupooa House should not have been built 70 years ago. We know better now how fragile are the beach environments. We know better now how even footsteps in some areas are detrimental to the environment. And, we certainly know better now than to increase commercial activity to the detriment of traditional subsistence rights and these small islands' environments.

Thank you for your careful review of our concerns.

Sincerely,

*Frank S. Sch...*

WV

FAX: 1-587-0390

State of Hawaii-DENR  
Mr. Mike Wilson, Chairperson  
Mr. Don Horiuchi, OCEA  
P. O. Box 621  
Honolulu, HI 96809

RECEIVED  
Harry Aki  
P.O. Box 95  
HAWAII, MOLOKAI  
HAWAII, 96770-0095  
May 3, 1995

Handwritten initials: H/D

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

RE: Draft Environmental Assessment: Kaupoa House Reconstruction  
By Holokai Ranch Ltd.

Dear Mr. Wilson and Horiuchi,

As a native Hawaiian, who believes in preserving the culture and lifestyle on Molokai, I must strongly object to Molokai Ranch's after-the-fact CDUA. Molokai Ranch should not be allowed to keep the newly built structure on the old Kaupoa house site.

I specifically object to the CDUA for following reasons:

1. Commercial development of the area will make it difficult for many locals to exercise their fishing and hunting subsistence rights. As it is public access is difficult due to fencing and other restrictions imposed by current ranch management.
2. The increased human activity as a result of this development will damage shore-line ecosystems. More garbage will be left behind and more soil erosion will occur. There is no way to confine a tourist to a specific area once such activity is approved.
3. Molokai Ranch submitted the CDUA too late for your consideration.
4. If Alpha U.S.A. is the fee owner of Kaupoa house and surrounding property, shouldn't they be filing this application? Approving this use? Also, shouldn't they be doing a separate EA for rest of their property? Which will be used by tourists.

Thank you.

Sincerely,

*Harry K. Aki*

Harry Aki

RECEIVED  
1995 MAY 5 PM 1  
DLNR  
OCEA

AUG 3 1995



MOLOKAI RANCH

August 1, 1995

Don Hibbard  
Administrator  
Department of Land and Natural Resources  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, HI 96813

Re: Kaupoa House Reconstruction - Draft Environmental Assessment,  
Special Management Area and Shoreline Setback Variance Applications;  
IMK (2) 5-1-92; pgs. 30

Dear Mr. Hibbard:

Thank you for providing us with your comments concerning the subject's draft Environmental Assessment (EA) as well as Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications. In response to your concerns regarding an archaeological survey and historic documentation of the subject area, we provide the following.

An archaeological reconnaissance survey of a 30-acre area identified as the Kaupoa Parcel was undertaken by International Archaeological Research Institute, Inc. (IARII) during October 1993. The purpose of the survey was to identify all archaeological sites within the survey area and to determine their condition. In addition, a supplemental survey of the 0.9-acre subject site was undertaken by IARII in April 1995 to gather additional data relating to the historic documentation of Kaupoa House, as well as to gather information concerning the presence, condition, and location of Hawaiian artifacts that had been transported to the subject site in the early twentieth century.

With regard to historic preservation requirements, a draft report detailing the findings and recommendations of the survey was submitted to the State Historic Preservation Division (SHPD) for review and comment on June 5, 1995. On June 19, 1995, the SHPD responded and indicated that a field inspection of the subject area would be required as part of the historic preservation review. Accompanied by Conrad Erkels of IARII, Dr. Sara Collins of the SHPD conducted a field visit of the subject area on July 21, 1995. Dr. Collins is currently in the process of completing her review and will be providing a written review of the archaeological reconnaissance survey.

Mr. Don Hibbard  
August 1, 1995  
Page 2

It should be noted that since the original Kaupoa House structure was demolished, coordination with the Maul County Planning Department is currently being undertaken with regard to the Maul County Cultural Resources Commission review of the historic documentation relating to the original structure.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,

Eugene Ferguson  
Engineering Manager

cc: Glenn Tadaki, Munekiyo & Arakawa, Inc.

EF/te



MOLOKAI RANCH

August 1, 1995

Denise Light  
U.S. Department of Agriculture  
Natural Resource Conservation Service  
P.O. Box 398  
Hoolahua, HI 96729-0398

Re: Kaupoa House Reconstruction - Draft Environmental Assessment,  
Special Management Area and Shoreline Setback Variance Applications;  
IMK (2) 5-1-02: pgs. 30

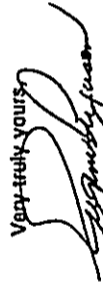
Dear Ms. Light:

Thank you for providing us with your comments concerning the subject's draft Environmental Assessment (EA) as well as Special Management Area (SMA) and Shoreline Setback Variance (SSV) applications.

With regard to your comments concerning the condition and suitability of the subject's waste water disposal system, we note that the existing septic tank has not backed-up, overflowed, or required pumping. The structural integrity of the septic system continues to be sound. Monitoring of the system will be implemented to ensure that the system is operating properly and efficiently. It should also be noted that the sandy composition of the underlying soil classification promotes the efficient percolation of waste water into the subsurface layers.

Please feel free to call me if you have any questions or require additional information.

Very truly yours,



Eugene Ferguson  
Engineering Manager

cc: Glenn Tadaki, Munekiyo & Arakawa, Inc.

EF/te






Mr. Herbert Matsubayashi  
August 2, 1995  
Page 2

August 2, 1995

Please feel free to call me if you have any questions or require additional information.

Sincerely,  
  
Eugene Ferguson  
Engineering Manager

Herbert Matsubayashi  
Chief Sanitarian  
Maui District Health Office  
State Department of Health  
54 High Street  
Wailuku, HI 96793

cc: Glenn Tadaki, Munekiyo & Arakawa, Inc.

EF/te

Re: Kaupoa House Reconstruction - Draft Environmental  
Assessment, Special Management Area and Shoreline  
Setback Variance Applications: IMK 121.5-1-02: pgs. 30

Dear Mr. Matsubayashi:

Thank you for your comments of March 6, 1995 concerning the subject's draft Environmental Assessment (EA) and Special Management Area (SMA) and the Shoreline Setback Variance (SSV) applications. With regard to your comments concerning the wastewater disposal system, we note the following.

The existing septic tank has not backed-up, overflowed, or required pumping. The structural integrity of the septic system continues to be sound. In addition, future wastewater flows are anticipated to be within the system's operating capacity. The ensure that the system is operating properly and efficiently, monitoring of the system will be implemented. It should also be noted that sandy composition of the underlying soil classification promotes the efficient percolation of wastewater into the subsurface layers.

With regard to the existing water system, a 1-inch waterline currently conveys nonpotable water to the Kaupoa House site. To indicate that this system utilizes nonpotable water, signs will be posted at all faucets and hose bibs. Due to the unavailability of water for drinking and cooking purposes, commercially-bottled potable water or water from an approved source, will continue to be transported to the site. Molokai Ranch is currently considering the installation of a waterline that would transport potable water from Maunaloa Village to the site. It should be noted, however, that implementation of the proposed water system improvements is not anticipated for another year.



MOLOKAI RANCH

August 2, 1995

Ms. Sarah E. Sykes  
P.O. Box 370  
Kaunakakai, HI 96748

Re: Kaupoa House Reconstruction - Draft Environmental  
Assessment TMK (2) 5-1-02: pgs. 30

Dear Ms. Sykes:

Thank you for your comments of April 22, 1995 (transmitted to the Department of Land and Natural Resources) concerning the subject's draft Environmental Assessment (EA). With regard to your substantive comments we note the following.

1. Shoreline Certification

An application for shoreline certification was submitted to the Department of Land and Natural Resources (DLNR) on April 12, 1995. The notice of application for shoreline certification was published in the OEQC Bulletin on May 23, 1995, followed by a notice of shoreline certification on July 8, 1995. DLNR approval of the certified shoreline map is anticipated shortly. See Exhibit A.

2. SMA and SSV Applications

Applications for a Special Management Area (SMA) Use Permit and Shoreline Seiback Variance (SSV) were filed with the Maui County Planning Department on February 1, 1995. See Exhibit B.

3. U.S. Army Corps of Engineers

As reflected by correspondence dated March 17, 1995, the Corps of Engineers indicated that a Department of the Army permit will not be required provided that all work remains within the original footprint and that the flood hazard information referenced in the EA is correct. See Exhibit C.

Ms. Sarah E. Sykes  
August 2, 1995  
Page 2

4. Archaeological Survey

A draft of an archaeological reconnaissance survey was prepared for the 0.9 acre Kaupoa House site and surrounding area. The report was submitted to the State Historic Preservation Division (SHPD) for review and comment on June 5, 1995. The SHPD is currently completing their review of the report and will be providing a written review of the archaeological reconnaissance survey. See Exhibit D.

5. Public Access

The land underlying the site is owned by Sekiyo Seibaku Company, Ltd. (a.k.a., Alpha, U.S.A.) and is leased to Molokai Ranch. Public access to the subject's shoreline area will continue to be provided by the Ranch. Interested persons may submit a request for a pass accompanied by a nominal refundable deposit.

6. Roof Replacement

To maintain the historic character of the original Kaupoa House improvements, the rebuilt structure incorporates the architectural design of the original structure while utilizing similar materials.

7. Water Resources

A 1-inch waterline currently conveys non-potable water to the Kaupoa House site. To indicate that this system utilizes non-potable water, signs will be posted at all faucets and hose bibs. Due to the unavailability of water for drinking and cooking purposes, commercially-bottled potable water or water from an approved source, will continue to be transported to the subject site. Molokai Ranch is currently considering the installation of a waterline that would transport potable water from Maunaloa Village to the subject site. It should be noted, however, that implementation of the proposed water system improvements is not anticipated for another year.

Potable water requirements at Kaupoa House will be primarily for drinking and cooking purposes. The level of activity and the nature of the water demand requirements for Kaupoa House will not adversely impact water resources on an island wide basis.

Ms. Sarah E. Sykes  
August 2, 1995  
Page 3

8. Wastewater and Solid Waste


The existing septic tank has not backed-up, overflowed, or required pumping. The structural and operating integrity of the septic system continues to be sound. In addition, future wastewater flows are anticipated to be within the system's operating capacity. To ensure that the system is operating properly and efficiently, monitoring of the system will be implemented. It should also be noted that sandy composition of the underlying soil classification promotes the efficient percolation of wastewater into the subsurface layers.

Solid waste will be collected by a private contractor or recreation network staff and will be transported to the Palau landfill for disposal.

It should be noted that in establishing guidelines for the development of the Ranch's recreation network, including Kaupoa House, coordination with local residents and organizations will be undertaken to ensure that community and environmental concerns are addressed.

Please feel free to call me if you have any questions or require additional information.

Sincerely,

  
Eugena Ferguson  
Engineering Manager

Enclosures

cc: Glenn Tadaki, Munekiyo & Arakawa, Inc. (w/enclosures)

EF/ta

Exhibit "A"



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
P.O. BOX 401  
HONOLULU, HAWAII 96809

RECEIVED  
DIVISION OF LAND MANAGEMENT  
HONOLULU, HAWAII 96809

JUL 1 1995

Ref.: LM-DW

Land Mgmt. Case No. MO-41

Reed M. Ariyoshi  
Warren S. Unemori Engineering Inc.  
2145 Wells Street, Suite 403  
Wailuku, Maui, Hawaii 96793

RECEIVED

JUL 10 1995

Dear Mr. Ariyoshi:

WARREN S. UNEMORI ENGINEERING, INC.

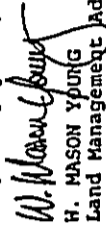
Subject: Shoreline Certification Request  
Applicant: Warren S. Unemori Engineering Inc.  
Property Owner: Molokai Ranch, Ltd.  
Location - Island: Molokai District: Kaluakoi, Iloilo  
Tax Map Key: 5-1-02: PDR. 30  
Property Description: For Lot 114, Ld. Ct. App. 1603  
Land Management Case No.: MO-41

This is to inform you that the subject shoreline certification request has been certified but is subject to appeal.

Certified shoreline maps are being withheld until the appeal deadline of July 28, 1995.

Should you have any questions regarding this matter, please feel free to contact our Land Management Division at 587-0414.

Very truly yours,

  
H. MASON YOUNG  
Land Management Administrator

cc: Maui Land Board Member  
Maui District Land Office  
Survey Div., DAGS

Person accepting deliver. *[Signature]*  
 Delivered and filed with the Planning Dept.  
 on February 1, 1995 at 4:13 p.m.

Signed *[Signature]*



To: Brian Mistake, Director  
 County of Maui  
 Planning Department  
 250 S. High Street  
 Wailuku, HI 96793

Exhibit "B"

DATE: February 1, 1995  
 SUBJECT: Kaupoa House  
 Reconstruction

Enclosed Is/are:

Copies	Date	Description
0 + 19 Orig.	2/95	Application for SMA/SSV Permits Notice of Application and Regional Location Map Check #4356 in the amount of \$400.00
---	2/95	

- For processing
- For your use
- As requested

- For necessary action
- For review and comment
- For your signature

REMARKS: The attached Special Management Area (SMA) and Shoreline Setback Variance (SSV) application documents for the Kaupoa House Reconstruction are submitted for permit review and processing. In addition, a Notice of Application with a regional location map is submitted for your review and approval. Please notify us when the Notice of Application is approved so that we may arrange for its pick-up and subsequent publication. Please feel free to call me if you have any questions or require additional information.

Signed: *[Signature]*  
 Glenn Tadaki

Copy to: Gene Ferguson, Molokai Ranch, Ltd. (w/ two (2) applications)  
 Danton Wong, Chun, Kerr, Dodd & Kaneshige (w/ one (1) application)  
 Linda Rusehill, Rosehill & Associates (w/ one (1) application)

Exhibit "C"

SECRETARY OF LAND AND NATURAL RESOURCES  
 BOARD OF LAND AND NATURAL RESOURCES



STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 STATE HISTORIC PRESERVATION DIVISION  
 33 SOUTH KING STREET, 8TH FLOOR  
 HONOLULU, HAWAII 96813

June 19, 1995

Mr. Conrad Erkelens  
 Project Director  
 International Archaeological Research Institute, Inc.  
 949 McCully Street, Suite 5  
 Honolulu, Hawaii 96826

LOG NO: 14799 ✓  
 DOC NO: 95069C09

Dear Mr. Erkelens:

SUBJECT: Submission of Archaeological Inventory Survey Report on  
 Kaupoa House and Kaupoa Parcel, Molokai Ranch  
 Kaupoa, Kaluakoi, Moloka'i  
 TKKI 5-1-92130

Thank you for the submission of the draft report documenting the recently completed inventory survey of Kaupoa House and Kaupoa Parcel at Kaupoa, Kaluakoi, Moloka'i (Archaeological Reconnaissance of Kaupoa's Parcel and Inventory Survey of Kaupoa's Parcel, Kaluakoi, West Moloka'i. 1995. C. Erkelens.) We believe that a field check of the historic sites reported upon is a necessary part of the review. Therefore, we shall issue a written review of the subject report upon completion of a field visit. Our Moloka'i archaeologist, Sara Collins, has tentatively planned to be on Moloka'i from July 19 through 21, 1995, and would be pleased to schedule a field inspection at the convenience of your client and yourself. Please contact Ms. Collins directly to arrange the date and time of the field inspection.

Aloha *[Signature]*  
 DON HIBBARD, Administrator  
 State Historic Preservation Division

SC:jon  
 cc: Roger Evans, OCEA



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96864-1440

PLANNING  
ATTENTION OF

March 17, 1995

Planning Division

Exhibit "D"

95 MAR 21 2:34

Mr. Clayton Yoshida, Staff Planner  
Planning Department  
County of Maui  
250 South High Street  
Waiiuku, Maui, Hawaii 96793

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Special Management Area Permit Application for the Kaupoa House Project, Molokai (TRK 5-1-2: 30). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Based on the information provided, a DA permit will not be required provide that all work remains within the original footprint.

b. The flood hazard information provided on page 14 of the environmental assessment is correct.

Sincerely,

Ray H. Jyo, P.E.  
Director of Engineering

AUG 4 1995



August 2, 1995

Mr. Harry Aki  
P.O. Box 95  
Maunaloa, HI 96770

Re: Kaupoa House Reconstruction - Draft Environmental  
Assessment TMK (2) 5-1-02: por. 30

Dear Mr. Aki:

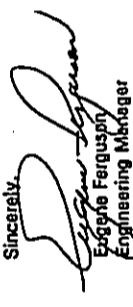
Thank you for your May 3, 1995 comments concerning the subject's draft Environmental Assessment (EA). With regard to your substantive comments concerning public access and increased social activity, we provide the following.

The land underlying the subject site is owned by Sakihyo Saibaku Company, Ltd. (a.k.a., Alpha U.S.A.), and is leased to Molokai Ranch. Public access to the subject's shoreline area will continue to be provided by Molokai Ranch. Interested persons may submit a request for a pass accompanied by a nominal refundable deposit.

With regard to the anticipated increase in activity, we note that the recreation network will be oriented towards small groups of visitors as well as Hawaii residents. Activities will be monitored to ensure that public health and welfare, as well as the surrounding environment will not be adversely affected.

In establishing guidelines for the development of the Ranch's recreation network, including Kaupoa House, coordination with local residents and organizations will be undertaken to ensure that community and environmental concerns are addressed.

Please feel free to call me if you have any questions or require additional information.

Sincerely,  
  
Eugene Ferguson  
Engineering Manager

cc: Glenn Tadaki, Munekiyo & Arakawa, Inc.

EF/te

# ***References***

---

### References

APA Publications, Insight Guides - Hawaii, 1990.

Brown & Caldwell Consultants/Michael T. Munekiyo Consulting, Inc., Closure of Kalamaula Landfill - Environmental Assessment & Environmental Impact Statement Preparation Notice, June 1992.

Brown & Caldwell Consultants, Kalamaula Landfill Closure Project - Final Environmental Impact Statement, June 1993.

Community Resources, Inc., Maui Community Plan Update Program Socio-Economic Forecast Report, January 1994.

Telephone Conversations with Department of Education employees, Rose Brito and Ron Kula, September 1993.

Telephone Conversation with Department of Labor and Industrial Relations employee, Manuel Fraganta, January 1995.

Telephone Conversation with Department of Public Works and Waste Management employee, Sharon Norrad, September 1993.

Telephone Conversations with Maui Fire Department employees, Steve Legare and Wren Wescott, September 1993.

Telephone Conversation with Maui Police Department employee, Wendy Tancayo, September 1993.

Telephone Conversations with Molokai General Hospital employees, Dub McElhannon and Roxanne Tancayo, September 1993.

First Hawaiian Bank, Research Department, Economic Indicators, July/August 1993.

First Hawaiian Bank, Research Department, Supplement to Economic Indicators - Maui County Profiles, July/August 1993.

Hawaiian Electric Industries, Inc., Annual Report, 1992.

State of Hawaii, Department of Business, Economic Development, & Tourism, Data Book 1992 - A Statistical Abstract, March 1993.



State of Hawaii, Department of Business, Economic Development & Tourism, Quarterly Statistical & Economic Report - 1st & 2nd Quarters, 1993.

United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai & Lanai, August 1972.

University of Hawaii, Land Study Bureau, Detailed Land Classification, May 1967.

University of Hawaii Press, Atlas of Hawaii - 2nd Edition, 1983.

The Maui News, Annual Report, Outlook '93, February 28, 1993.

The Maui News, Molokai Landfill to Close; Another to Open, September 21, 1993.

# ***Appendices***

---

# ***Appendix A***

---

***Boundary Interpretation  
No. 94-18***

JOHN WAIHEE  
GOVERNOR



JUN 21 1994

ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3822

June 15, 1994

Mr. Glenn Tadaki  
1823 Wells Street, Suite 3  
Wailuku, Hawaii 96793

Dear Mr. Tadaki:

Subject: BOUNDARY INTERPRETATION No. 94-18 for  
Tax Map Key No.: 5-1-02: por. 30  
Kaluakoi, Molokai

Pursuant to your May 23, 1994 letter requesting a boundary interpretation for the subject parcel, please be advised that we have determined an approximate location of the State Land Use Conservation / Agricultural District boundary.

Our determination is based on the Commission's records, official maps currently on file at our office, and the maps that you provided.

For your information, a more precise determination of the Conservation / Agricultural District boundary is subject to submission of a valid shoreline survey certified by the Board of Land and Natural Resources.

A blue-line print of your map with an approximate State Land Use Conservation / Agricultural District boundary delineated is enclosed for your reference.

If you have any questions, please call Dennis Kim or Bert Saruwatari of my staff at 587-3822.

Sincerely,

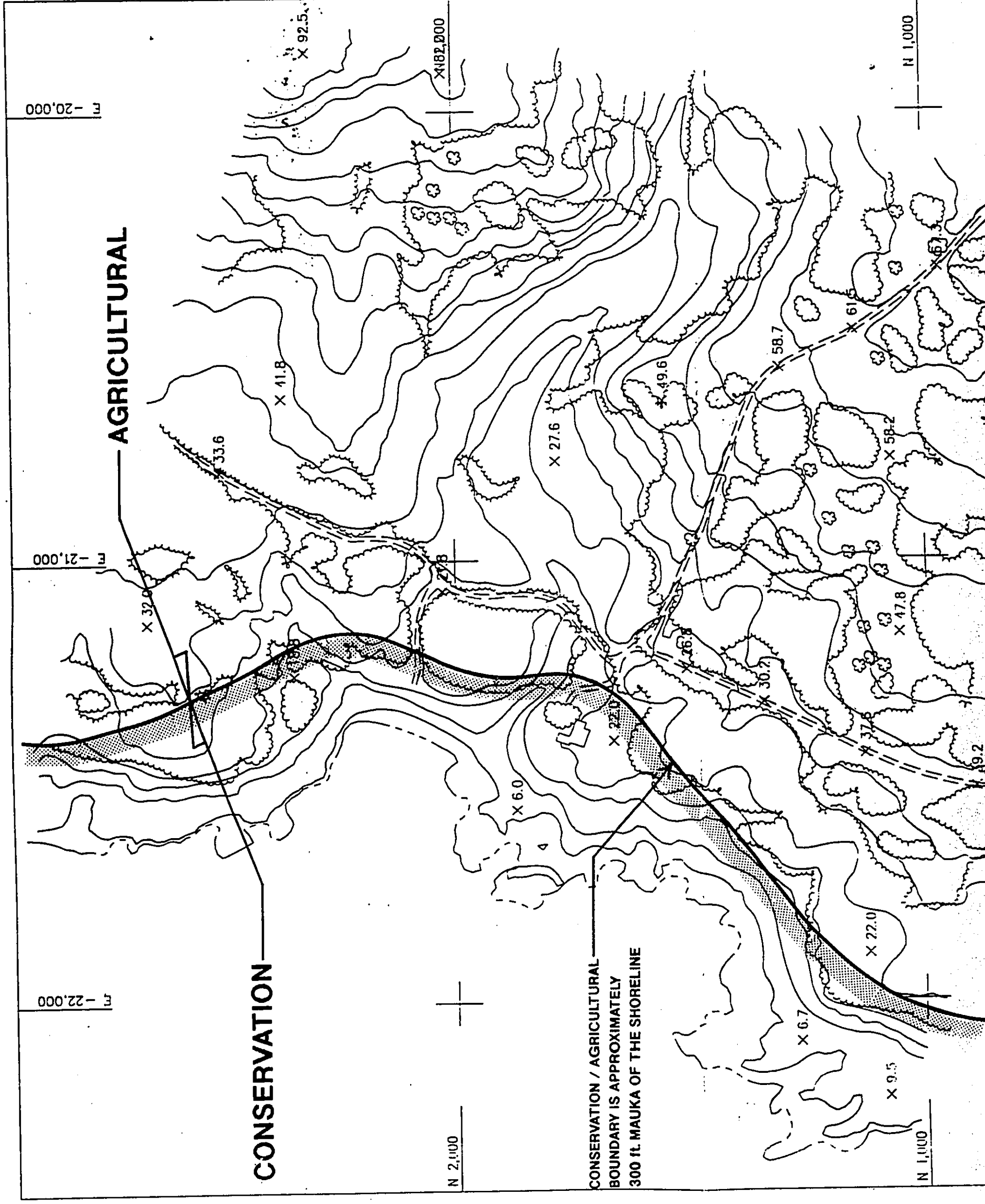
A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA  
Executive Officer

EU:dbk

encl.: Boundary Interpretation Map dated 6/15/94

cc: Keith Ahue, BLNR Chairperson  
Attn: Conservation Affairs Office  
Brian Miskae, Maui County Planning Director  
Glenn Y. Sato, Tax Maps & Records Supervisor  
C&C of Honolulu, Department of Finance



**AGRICULTURAL**

**CONSERVATION**

**CONSERVATION / AGRICULTURAL  
BOUNDARY IS APPROXIMATELY  
300 FT. MAUKA OF THE SHORELINE**

E -20,000

E -21,000

E -22,000

X 182.000

X 92.5

N 1,000

N 2,000

N 1,000

33.6

X 41.8

X 27.6

X 49.6

X 58.7

X 61.5

X 58.2

X 32.0

X 6.0

X 22.0

X 46.3

X 30.2

X 47.8

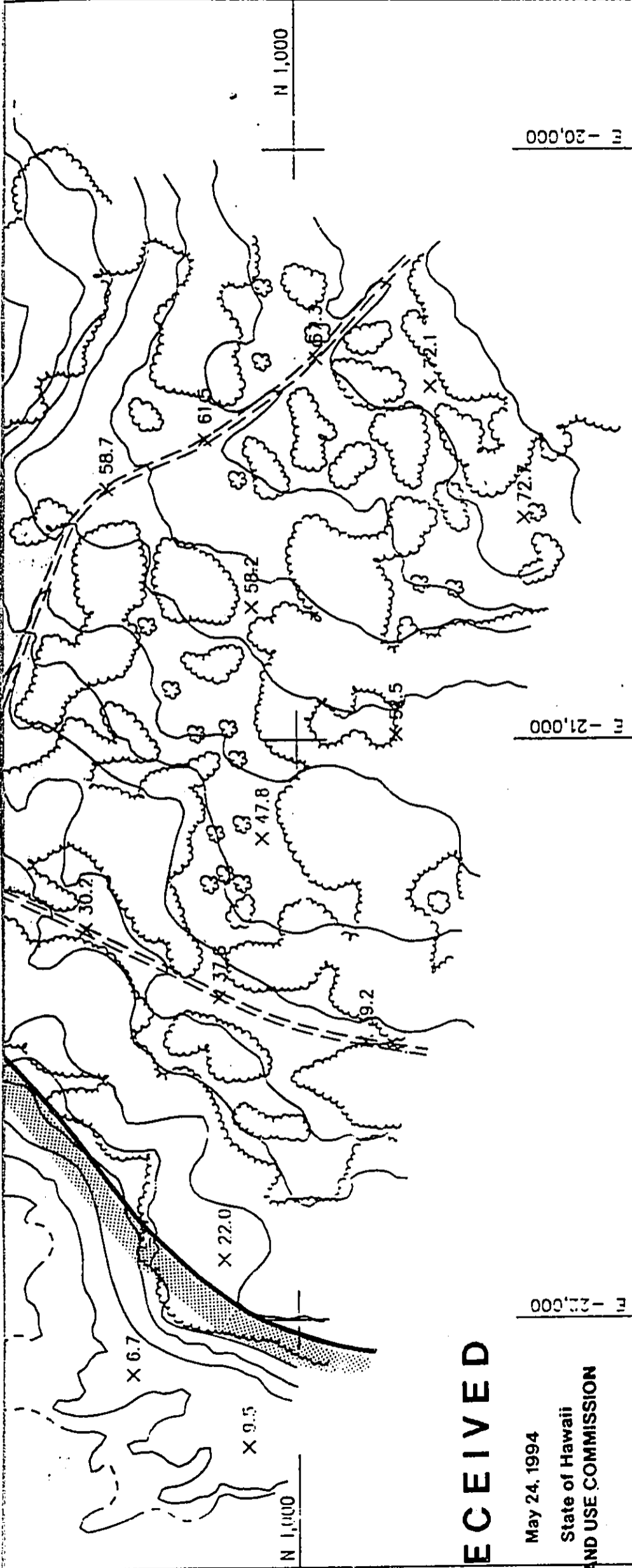
X 37.8

X 22.0

X 0.7

X 9.5

X 19.2



**RECEIVED**

May 24, 1994

State of Hawaii

LAND USE COMMISSION

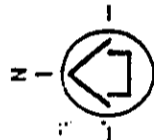
**AERIAL TOPOGRAPHIC MAPPING**

ISLAND OF MOLOKAI

The boundary as located, named, and delineated is hereby certified as the actual Land Use District Boundary adopted by the State Land Use Commission, Honolulu, Hawaii.

**NOTES:**

- 1. SCALE: 1"=200'
- 2. CONTOUR INTERVAL: 5'



**Boundary**

**Interpretation No. 94 18**

JUN 15 1994 by *[Signature]*

Date Executive Officer

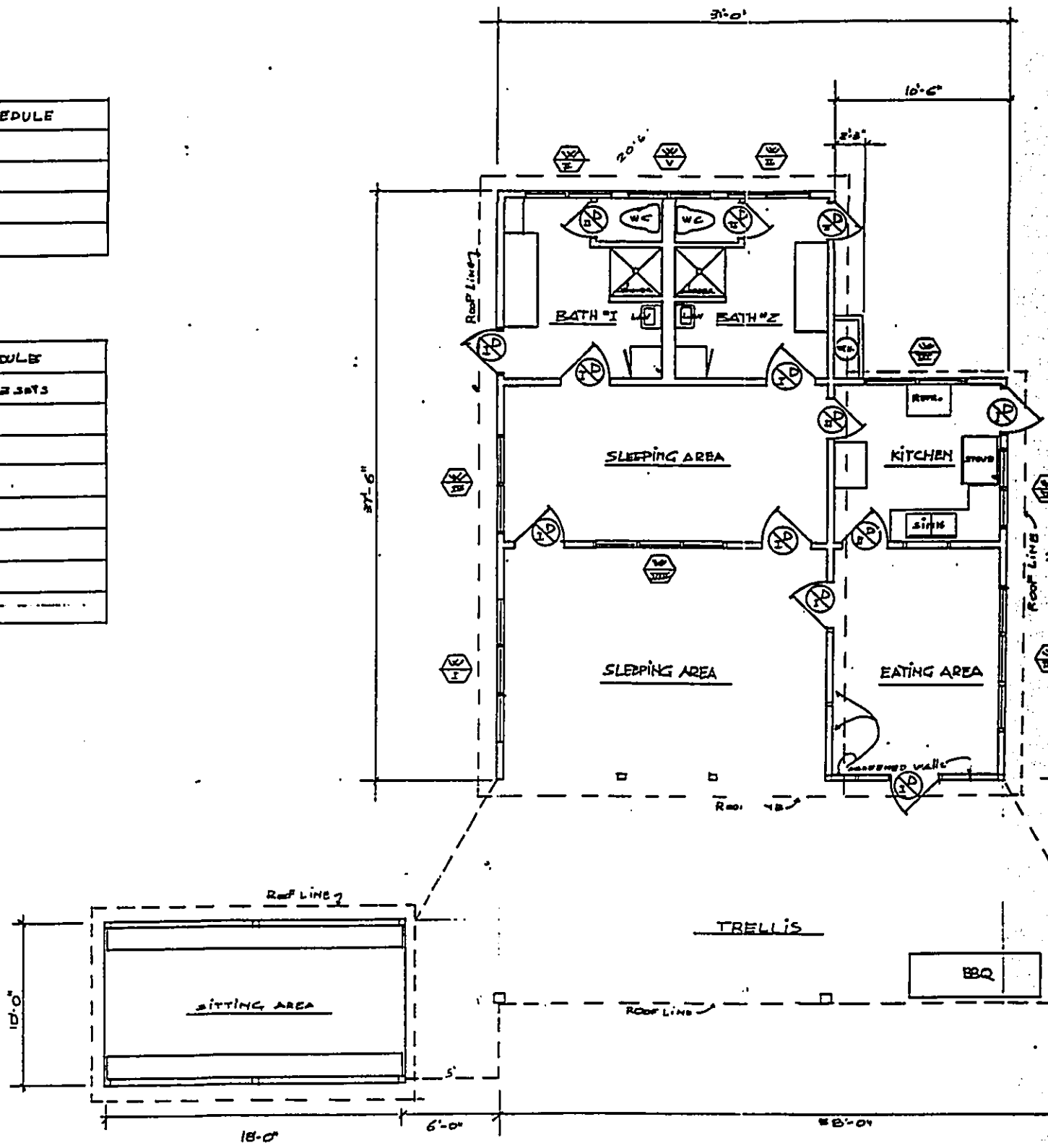
# ***Appendix B***

---

***"As-Built" Plans***

DOOR SCHEDULE	
Ⓛ	3'0" x 6'8" SC.
Ⓜ	2'6" x 6'8" SC.
Ⓝ	
Ⓞ	

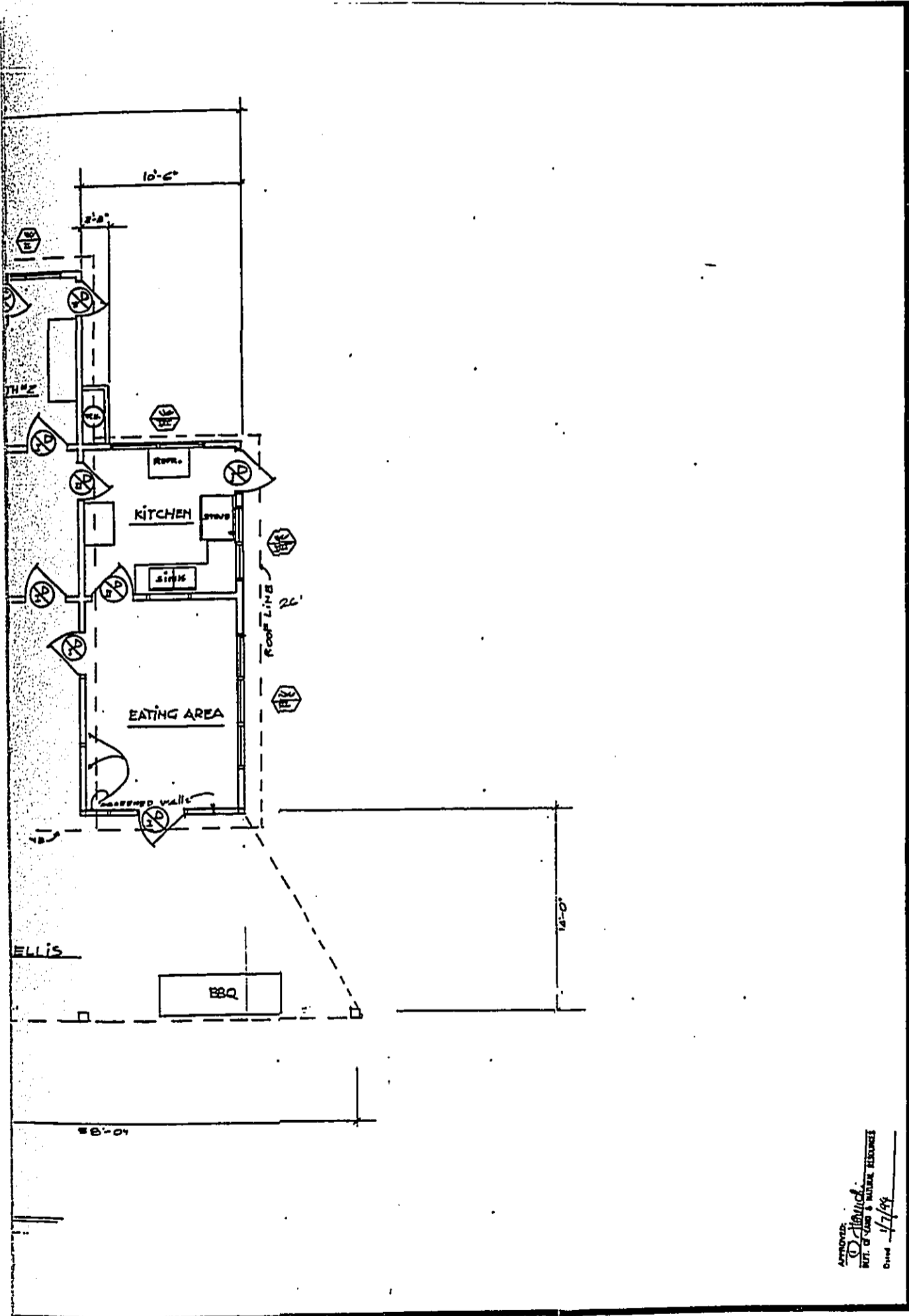
WINDOW SCHEDULE	
Ⓛ	SL 5'0" x 30" 2 SPTS
Ⓛ	SL 7'0" x 30"
Ⓜ	SL 10'0" x 48"
Ⓜ	SL 7'0" x 30"
Ⓝ	SL 5'0" x 28"
Ⓝ	SL 6'0" x 22"
Ⓞ	SL 6'0" x 26"
Ⓞ	SL 8'0" x 48"



FLOOR PLAN

SCALE 1/8" = 1'-0"



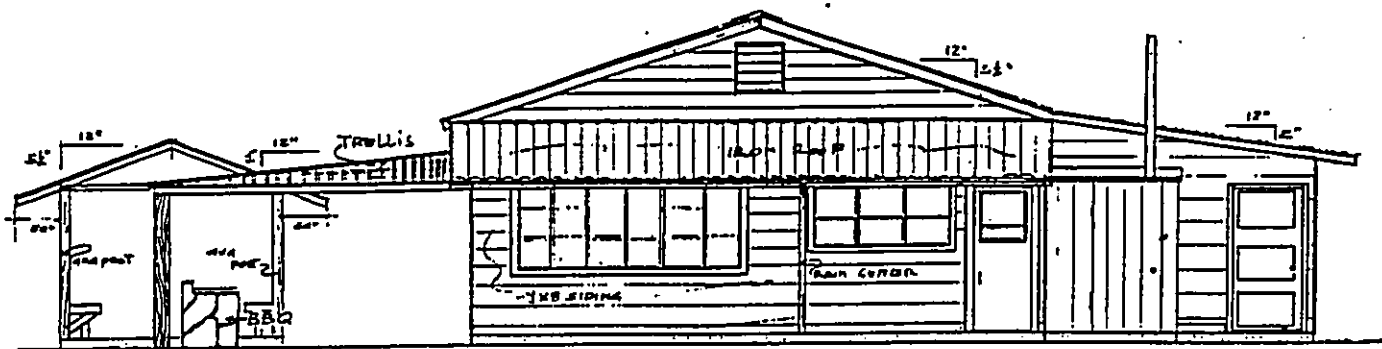


APPROVED:  
*[Signature]*  
 ARCHITECT  
 4/7/89

REVISION	17

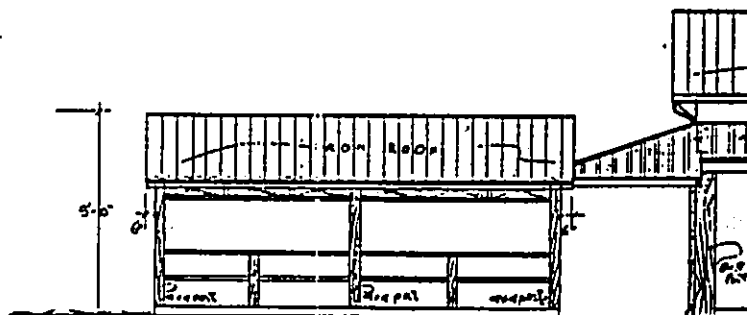
RECEIVED  
 DLIR  
 OCEA  
 93 DEC 23 14 4:27  
**KAUPOA HOUSE**  
 "AS BUILT DRAWINGS"

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
OF	SHEETS



RIGHT ELEVATION

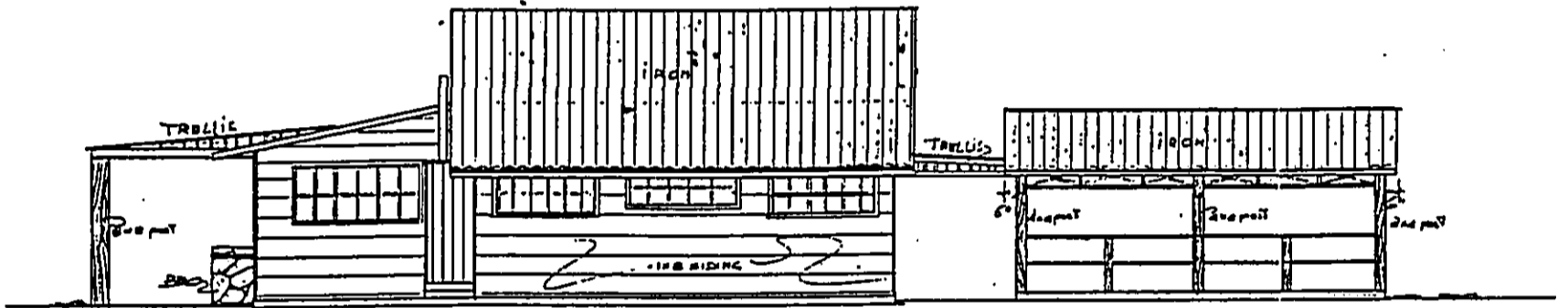
SCALE 1/4" = 1'-0"



FRONT ELEVATION

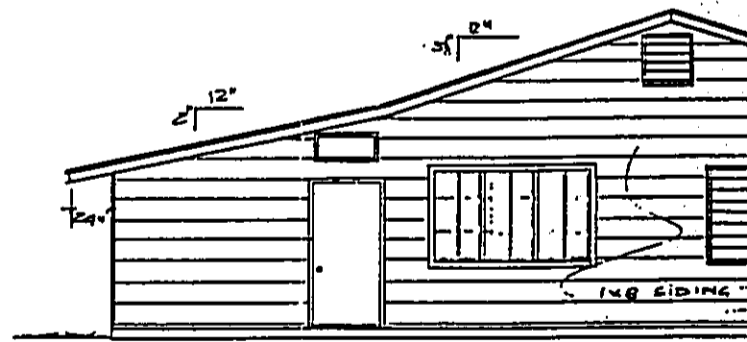
SCALE 1/4" = 1'-0"





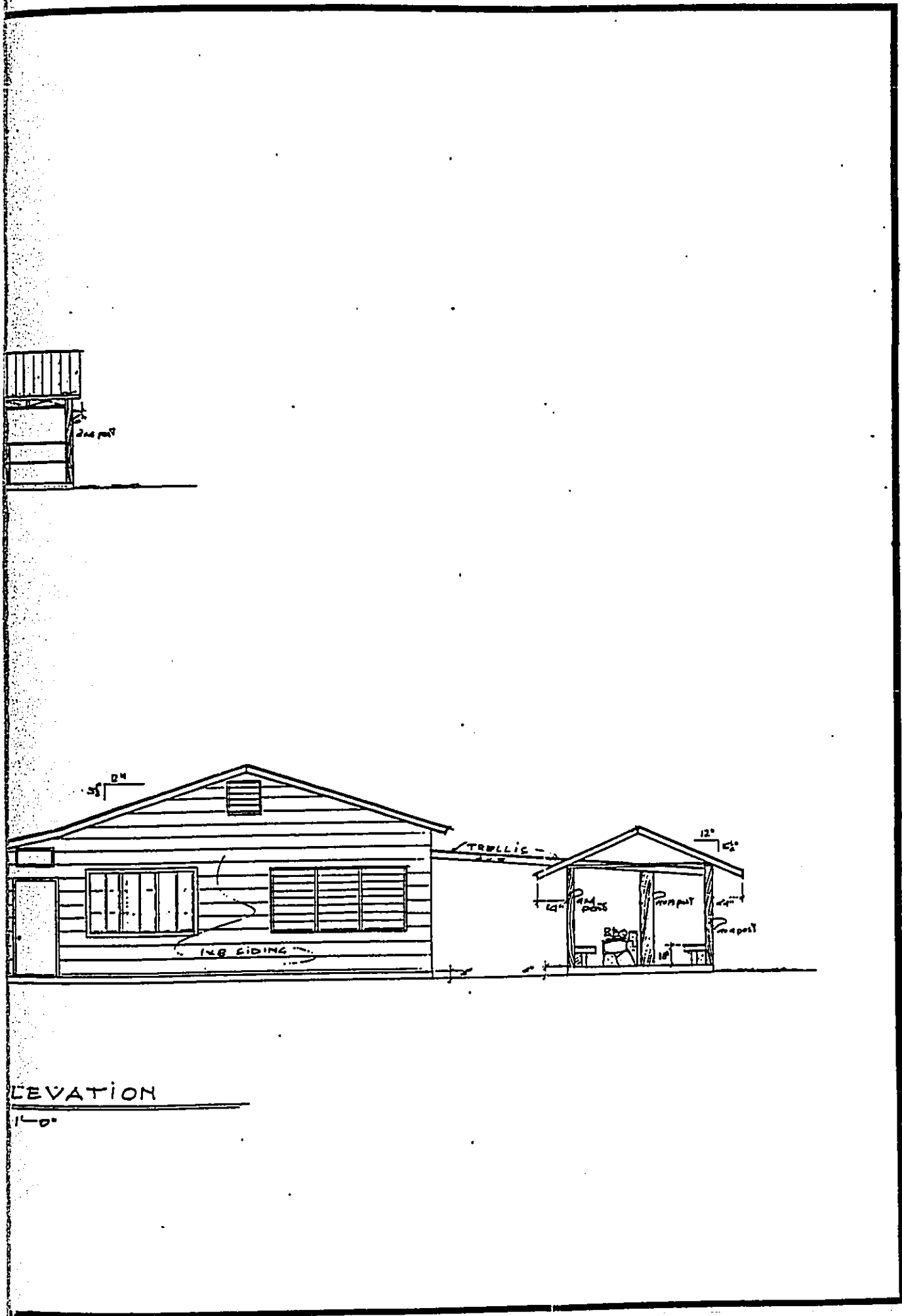
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION

1'-0"

REVISION	BY

# KAUPOA HOUSE


OF SHEETS

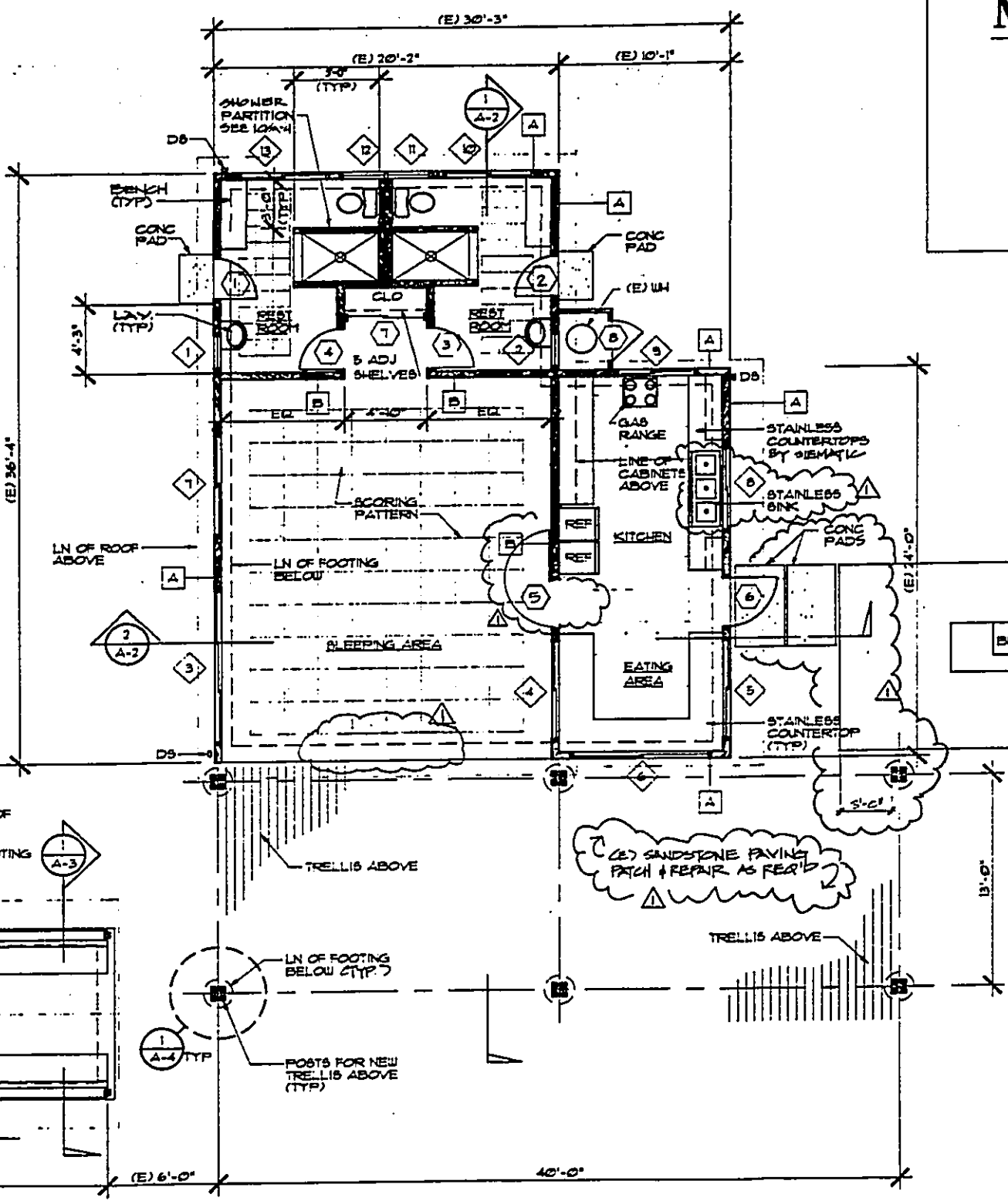
# ***Appendix C***

---

## ***Demolition and Renovation Plans***

DOOR SCHEDULE	
① ② ③ ④	2'-6" X 6'-8" 4 PANEL WD DOOR (SEE BELOW)
⑤ ⑥	3'-0" X 6'-8" 4 PANEL WD DOOR (SEE BELOW)
⑦	4'-6" X 6'-8" BI-PASS 4 PANEL WD DOOR (SEE BELOW)
⑧	2'-6" X 6'-8" WD LOUVERED DOOR (VENTED)
WINDOW SCHEDULE	
① ②	2'-0" X 1'-0" WD FIXED LOUVER W/ SCREEN
③	9'-0" X 3'-6" WD SLIDER 3-PANEL
④ ⑤ ⑥ ⑦	6'-0" X 3'-6" WD SLIDER W/ SCREEN
⑧	8'-0" X 3'-0" WD SLIDER W/ SCREEN
⑨ ⑩ ⑪ ⑫	5'-0" X 3'-0" WD SLIDER W/ SCREEN
⑬	2'-6" X 2'-6" WD AWNING W/ SCREEN
⑭	4'-6" X 2'-0" WD SLIDER W/ SCREEN

NOTES: ALL WINDOWS BY MARVIN. ALL PANEL DOORS TO BE VERTICAL GRAINED DOUGLAS FIR, 4 PANEL, BY WEST PAC. BLDG. MAT'L'S. WALL SLIDERS TO BE 0-0 CONFIGURATION.

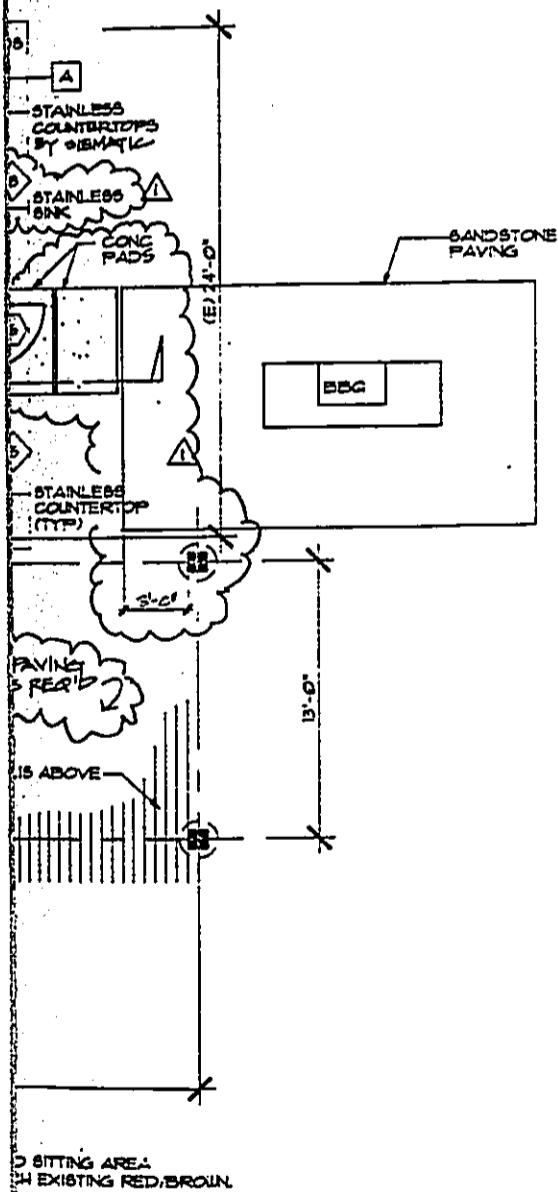


**FOUNDATION / FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTES  
1. ALL CONCRETE FLOORS IN HOUSE AND SITTING AREA TO BE COLORED CONCRETE TO MATCH EXISTING RED/BROWN. SCORING PATTERNS AS SHOWN.

M C  
K

# MOLOKAI RANCH KAUPOA HOUSE



## GENERAL NOTES

1. THIS PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE BUILDING, STATE, AND FEDERAL CODES, REGULATIONS AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:  
UNIFORM BUILDING CODE  
O.S.H.A.  
MAUI COUNTY ZONING REGULATIONS
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE PROJECT SITE AND DETERMINE FOR HIMSELF THE EXISTING CONDITIONS PRIOR TO BIDDING. OBVIOUS CONDITIONS WHICH EXIST ON THE SITE SHALL BE ACCEPTED AS PART OF THE WORK EVEN IF THEY ARE NOT CLEARLY CALLED OUT ON THE DRAWINGS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR INCONSISTENCY BETWEEN THE EXISTING CONDITIONS AND CONTRACT DOCUMENTS. IF ANY DISCREPANCY IS NOT REPORTED, NECESSARY WORK SHALL BE PROVIDED TO COMPLETE THE INTENT OF THE DRAWINGS AND SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. ALL CONNECTIONS AND CONSTRUCTION CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE DETAILED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. DETAILS SHALL COMPLY WITH THE DRAWINGS AND CONFORM TO CURRENT CONSTRUCTION PRACTICES, AND MEET ALL REQUIREMENTS OF THE APPLICABLE BUILDING CODE. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN DRAWINGS OR CLARIFICATION PERTAINING THERETO BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
6. SITE AND AREA LIMITATIONS FOR USE OF CONTRACTOR AND STORE OF MATERIALS SHALL BE AS DIRECTED BY THE OWNER.
7. ALL FRAMING LUMBER AND FINISH WOOD SHALL BE WOOD PRESERVATIVE TREATED. ANY CUT, BORED, OR OTHERWISE EXPOSED SURFACES SHALL BE FIELD COATED WITH WOOD PRESERVATIVE SOLUTION.
8. PROVIDE TERMITE PROTECTION FOR ALL CONSTRUCTION PER UBC SECTION 2516-C AS AMENDED.
9. ALL FRAMING NAILS TO BE STAINLESS STEEL.

NO.	REVISIONS - REVISION SET	DATE

**MOLOKAI RANCH  
KAUPOA HOUSE**

THE GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES ARE PART OF THESE DRAWINGS.

**P K  
W A**

**Philip K. White & Associates**  
Architects and Planners

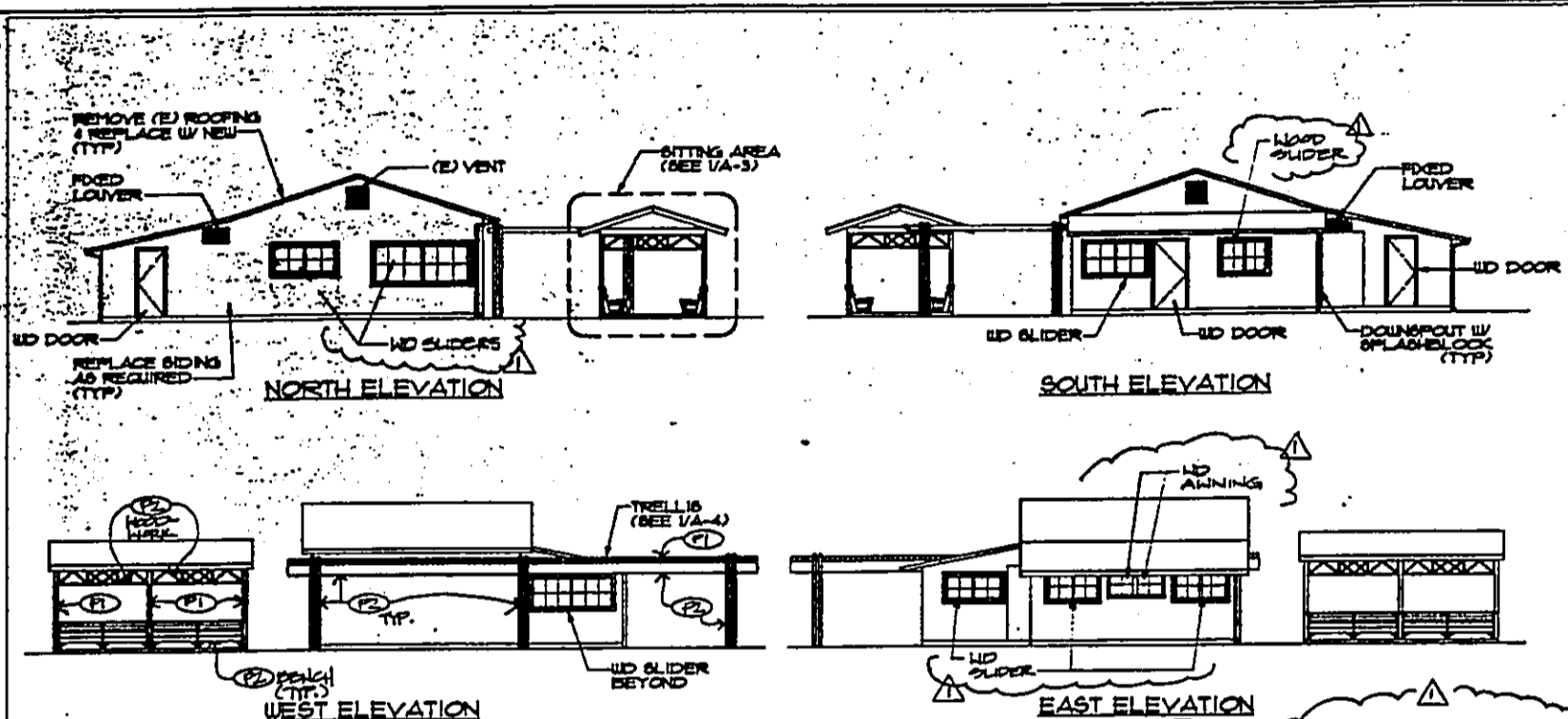
631 Puhoukane Street, Suite C-1  
Honolulu, Hawaii 96813  
Tel: (808) 531-0781  
Fax: (808) 533-7601

**PHILIP K. WHITE**  
REGISTERED  
PROFESSIONAL  
ARCHITECT  
No. 1337  
HAWAII, U.S.A.

*Philip K. White*

This seal was prepared by the architect and is not to be used for any other project. The seal is the property of the architect and shall not be used for any other project without the written consent of the architect. The seal is the property of the architect and shall not be used for any other project without the written consent of the architect.

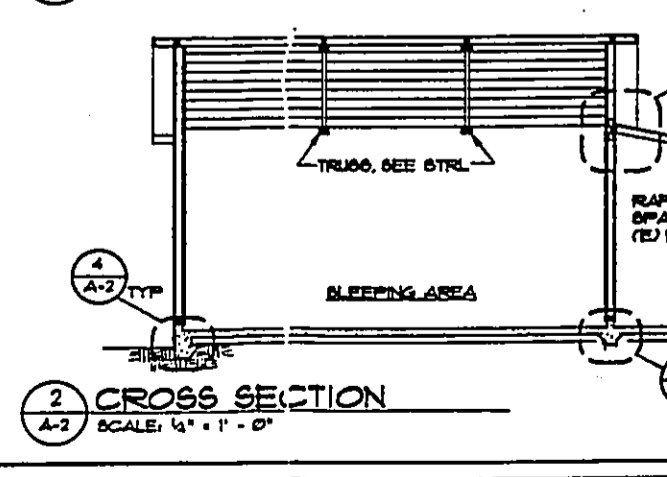
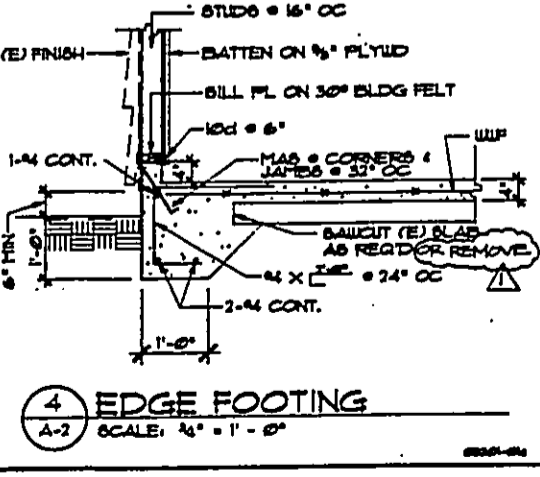
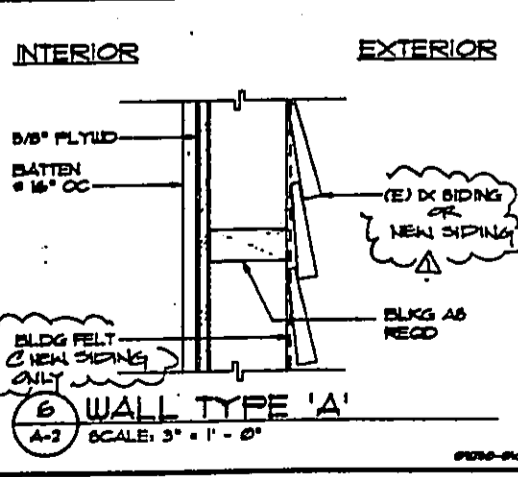
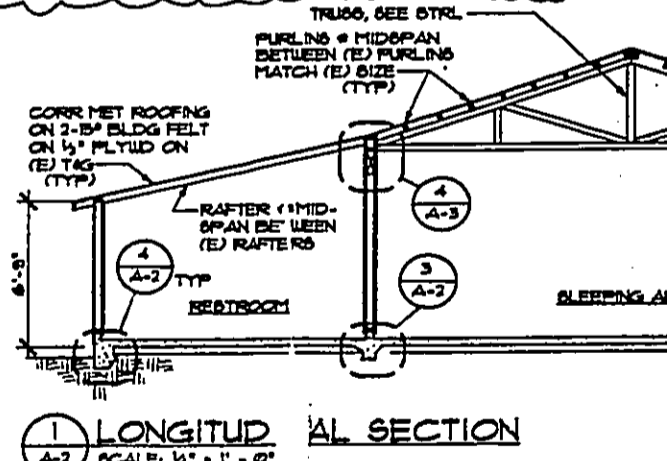
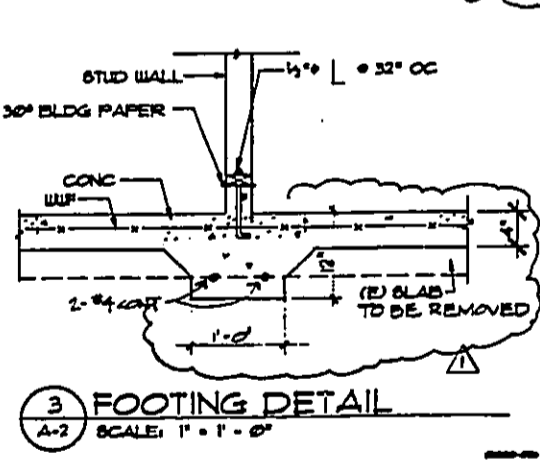
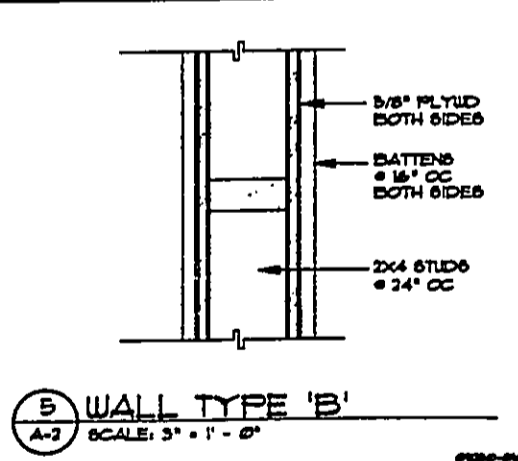




**EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1' - 0"

LOCATION	DESCRIPTION
INT. WALLS	* 2M410D PAWN PHANTOM (P1)
EXT. TRIMS	* 2M41C CASINO TAN (P2)
INT. WALLS & CEILING	* 2M41E NIGHTINGALE (P3)

NOTE: ALL PAINTS BY AMERITONE/DEVCO.



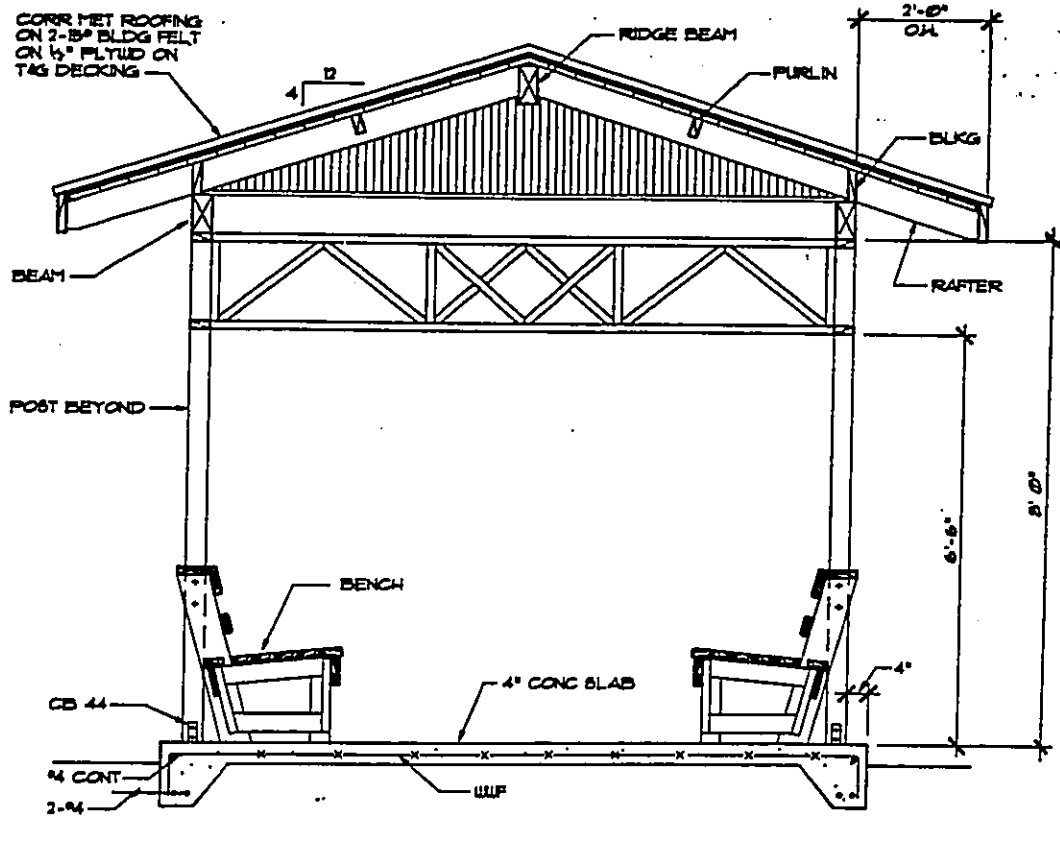
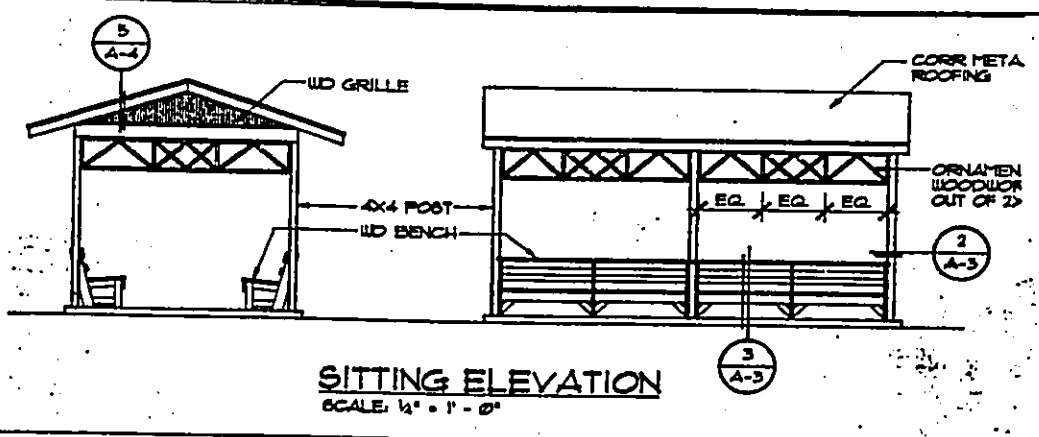
- 1
- 2
- 3
- 4
- 5
- 6

REMOVE STRUCTURE

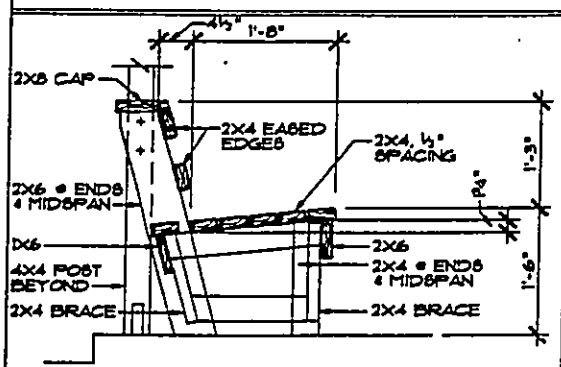




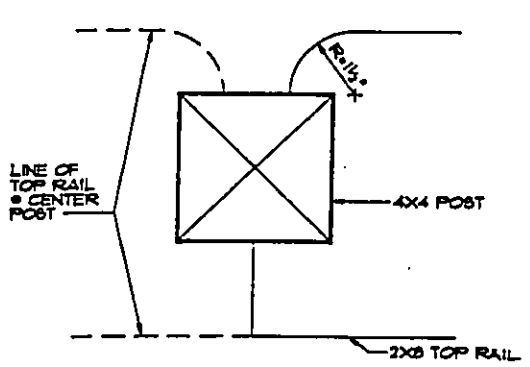
FIXED LOUVER VENT  
TOWEL HOOKS (SEE 1/A-4)  
BASE (TYP)  
BENCH (SEE 1/A-4)  
WIPES  
WIPES TO PALETTE:  
15" x 24" x 100" x 4200  
CABINETS BY SHERATON 1202  
IN COLOR: LIGHT  
BROWN. KNOBS NO  
100 QUANTE TYP.  
LN OF PREFAB  
COUNTERTOPS  
(TYP)  
FLOOR / WIPER  
SERIES  
SERIAL RA-1502  
NOTE: SEE 1/A-4 FOR  
TILE LAYOUT IN SHOWERS.



1 SECTION THRU SITTING  
SCALE: 1/4" = 1'-0"



3 BENCH DETAIL  
SCALE: 1" = 1'-0"



2 BENCH DETAIL @ POS  
SCALE: HALF SCALE

DATE	DESCRIPTION

**MOLOKAI RANCH  
KAUPOA HOUSE**

**PK  
WA**

Philip K. White & Associates  
Architects and Planners

831 Pihalele Street, Suite C-1  
Honolulu, Hawaii 96813  
Tel: (808) 537-4311  
Fax: (808) 537-7601

PHILIP K. WHITE  
REGISTERED  
PROFESSIONAL  
ARCHITECT  
No. 2327  
HAWAII, U.S.A.

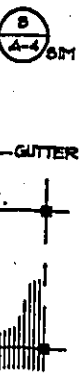
*Philip White*

This seal was prepared by me or under my supervision, and acceptance of this project will be under my responsibility. Signature of architect.

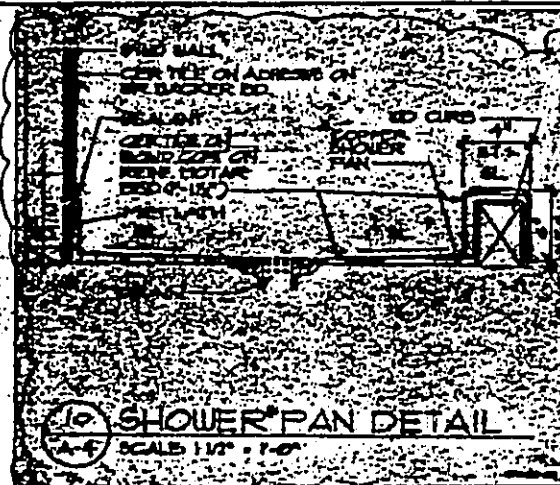
To be in compliance with Section 10-10-2, Department of Regulatory Agencies, State of Hawaii, rules relating to Engineers, Architects, Land Surveyors and Landscape Architects.

**A - 3**

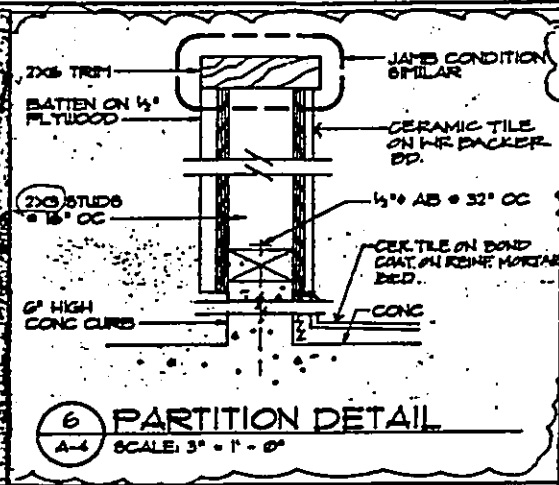
3 of 5 sheets



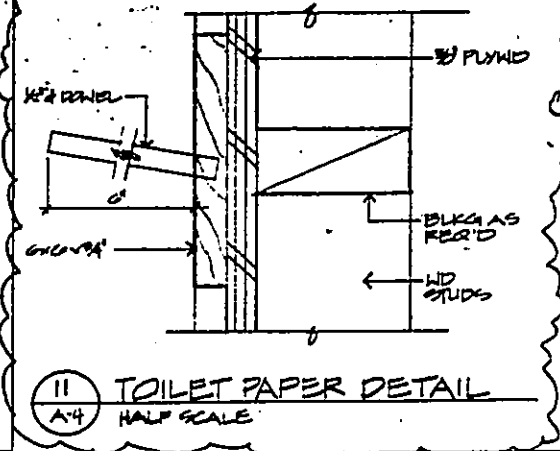
IRRIGATION  
ACTION AS PER  
FOR: MALE GREEN



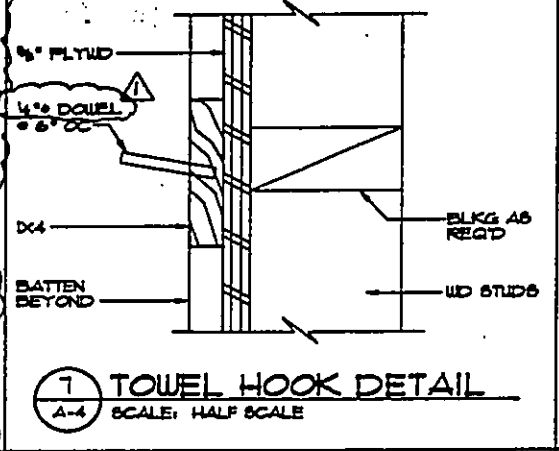
10 SHOWER PAN DETAIL  
A-4 SCALE: 1/2" = 1'-0"



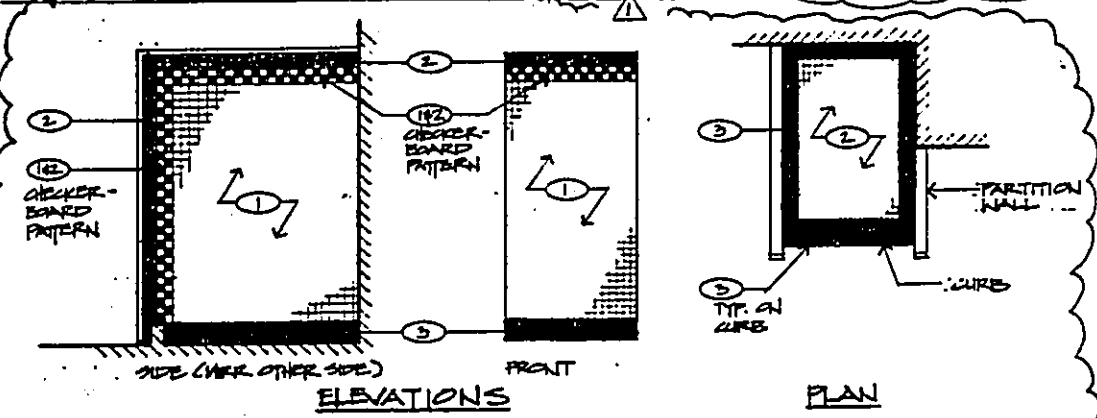
6 PARTITION DETAIL  
A-4 SCALE: 3/4" = 1'-0"



11 TOILET PAPER DETAIL  
A-4 HALF SCALE

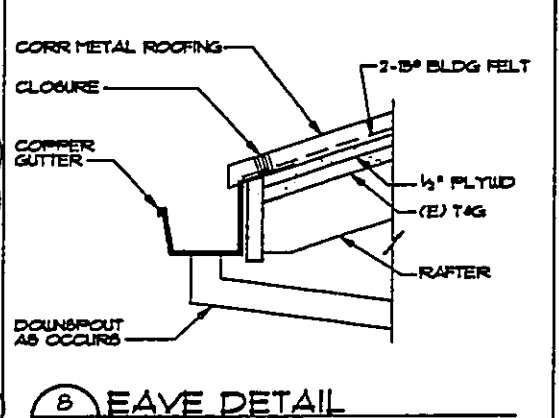


7 TOWEL HOOK DETAIL  
A-4 SCALE: HALF SCALE

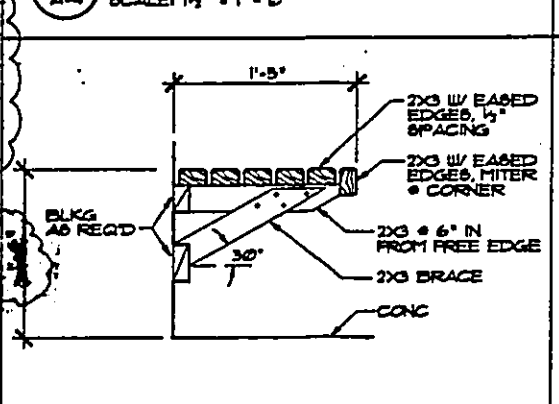


12 TILE LAYOUT  
A-4 SCALE: 1/2" = 1'-0"

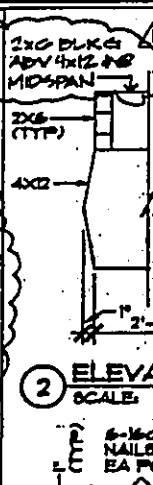
- 1 ENL-TILE: "NATURAL HUES" ALMOND
  - 2 ENL-TILE: "NATURAL HUES" PEBBLE
  - 3 ENL-TILE: "NATURAL HUES" TRUPE
- GROUT: 55% "SANDSTONE" FORTIFIED W/ LATICRETE GROUT AD MIXTURE.



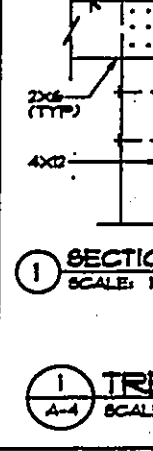
8 EAVE DETAIL  
A-4 SCALE: 1 1/2" = 1'-0"



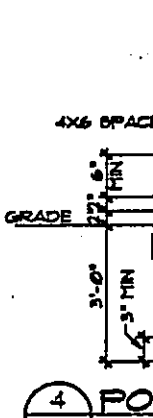
9 BENCH @ BATH  
A-4 SCALE: 1 1/2" = 1'-0"



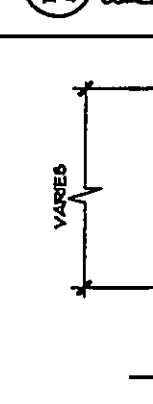
2 ELEVATION  
SCALE:



1 SECTION  
SCALE:

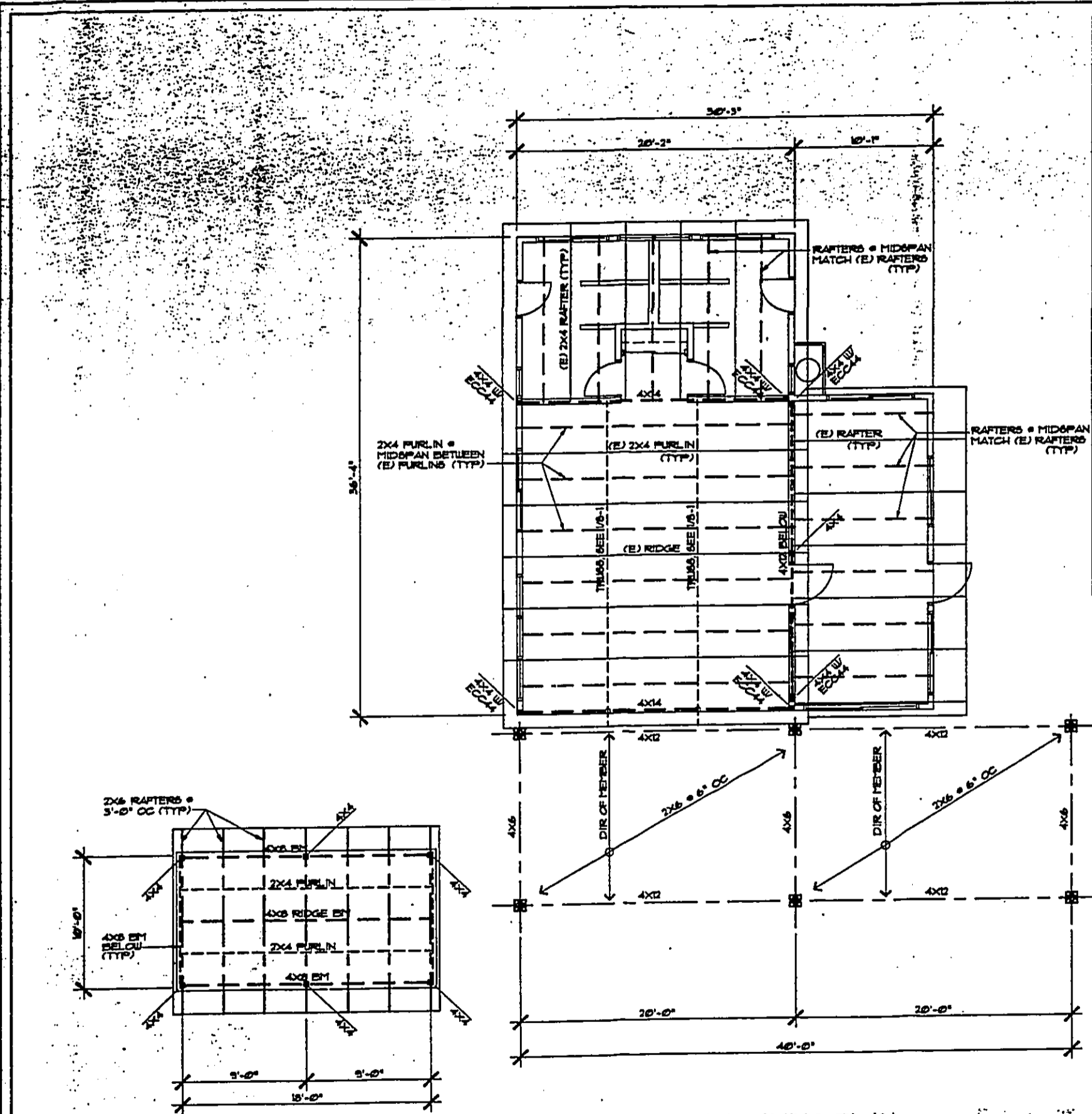


4 PO...  
A-4 SCALE:



5 GR...  
A-4 SCALE:





**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

(E) 2x4  
2x4  
PLYWOOD GUSSET  
2x4  
  
(E) TO CHOR  
2-2x4  
2-2x4  
  
(E) TO CHOR  
2-2x4  
  
B  
5-1





# ***Appendix D***

---

## ***Conservation District Subzones***

§13-2-11 Protective (P) subzone. (a) The objective of this subzone is to protect valuable resources in such designated areas as restricted watersheds; marine, plant, and wildlife sanctuaries, significant historic, archaeological, geological, and volcano-logical features and sites; and other designated unique areas.

(b) The boundaries of the (P) subzone shall encompass:

- (1) Lands and waters necessary for protecting watersheds, water sources, and water supplies;
- (2) Lands and waters necessary for the preservation and enhancement of designated historic or archaeological sites and designated sites of unique physiographic significance;
- (3) Areas necessary for preserving natural ecosystems of native plants, fish, and wildlife, particularly those which are endangered; and
- (4) All land encompassing the Northwestern Hawaiian islands except Midway island.

(c) The following uses are permitted within the (P) subzone:

- (1) Research, recreational, and educational use which require no physical facilities;
- (2) Establishment and operation of marine, plant, and wildlife, sanctuaries and refuges, wilderness and scenic areas, including habitat improvements;
- (3) Restoration or operation of significant historic and archaeological sites listed on the national or state register;
- (4) Maintenance and protection of desired vegetation, including removal of dead, deteriorated and noxious plants;
- (5) Programs for control of animal, plant, and marine population, to include fishing and hunting;
- (6) Monitoring, observing, and measuring natural resources;
- (7) Occasional use; and
- (8) Governmental use not enumerated herein where public benefit outweighs any impact on the conservation district. [Eff. JUN 22 1991 ]  
(Auth: HRS §183-41) (Imp: HRS §§183-41, 205-5)

§13-2-12

§13-2-12 Limited (L) subzone. (a) The objective of this subzone is to limit uses where natural conditions suggest constraints on human activities.

(b) The boundaries for the (L) subzone shall encompass:

- (1) Land susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention by the county, state, or federal governments; and
- (2) Lands necessary for the protection of the health and welfare of the public by reason of the land's susceptibility to inundation by tsunami and flooding or to volcanic activity and landslides which incorporate a general slope of 40% or more.

(c) The following uses are permitted in the (L) subzone:

- (1) All permitted uses stated in the (P) subzone;
- (2) Emergency warning systems or emergency telephone systems;
- (3) Flood, erosion, or siltation control projects; and
- (4) Growing and harvesting of forest products.  
[Eff. JUN 22 1981 ] (Auth: HRS §183-41)  
(Imp: HRS §§183-41, 205-5)

§13-2-13 Resource (R) subzone. (a) The objective of this subzone is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.

(b) The boundaries for the (R) subzone shall encompass:

- (1) Lands necessary for providing future parkland and lands presently used for national, state, county, or private parks;
- (2) Lands suitable for growing and harvesting of commercial timber or other forest products;
- (3) Lands suitable for outdoor recreational uses such as hunting, fishing, hiking, camping, and picnicking;
- (4) Offshore islands of the State of Hawaii, unless placed in a (P) or (L) subzone;
- (5) Lands and territorial waters below the upper reaches of the wash of waves, usually evidenced by the edge of vegetation or by the debris left by the wash of waves, unless placed in a (P) or (L) subzone; and

§13-2-15

- (6) All territorial water not expressly assigned to any subzone shall be in the (R) subzone.
- (c) The following uses are permitted in the "R" subzone:
- (1) All permitted uses stated in the (P) and (L) subzone;
  - (2) Aquaculture;
  - (3) Artificial reefs; and
  - (4) Commercial fishing operations.  
[Eff. JUN 22 1991 ] (Auth: HRS §183-41)  
(Imp. HRS §§183-41, 205-5)

§13-2-14 General (G) subzone. (a) The objective of this subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature.

(b) The boundaries for the (G) subzone shall encompass:

- (1) Lands with topography, soils, climate, or other related environmental factors that may not be normally adaptable or presently needed for urban, rural, or agricultural use; and
  - (2) Lands suitable for farming, flower gardening, operation of nurseries or orchards, grazing; including facilities accessory to these uses when said facilities are compatible with the natural physical environment.
- (c) The following uses are permitted in the (G) subzone:
- (1) All permitted uses as stated in the (P), (R), and (L) subzones; and
  - (2) Development of water collection, pumping, storage, control, and transmission.  
[Eff. JUN 22 1991 ] (Auth: HRS §183-41)  
(Imp: HRS §183-41, 205-5)

§13-2-15 Special (SS) subzone. The objective of this subzone is to provide for areas possessing unique developmental qualities which complement the natural resources of the area:

- (1) Hawaii Loa college special subzone.  
Subzone designation for educational purposes as delineated on map entitled "O-12, Kaneohe, Oahu", dated June 4, 1978, on file with the department;
- (2) Haka site special subzone.  
Subzone designation for cemetery purposes as delineated on map entitled "O-12, Kaneohe, Oahu", dated June 4, 1978, on file with the department;

# ***Appendix E***

---

***Archaeological Reconnaissance  
Survey of Kaupoa Parcel  
and Inventory Survey  
of Kaupoa House***

— *Draft report* —

Archaeological Reconnaissance of Kaupo'a Parcel  
and Inventory Survey of Kaupo'a House,  
Kaluako'i, West Moloka'i



by  
*Conrad Erkelens*

INTERNATIONAL ARCHAEOLOGICAL RESEARCH INSTITUTE, INC.

May 1995

**ARCHAEOLOGICAL RECONNAISSANCE OF  
KAUPO'A PARCEL AND INVENTORY SURVEY OF  
KAUPO'A HOUSE, KALUAKO'I, WEST MOLOKA'I**

by

Conrad Erkelens, M.A.

draft report prepared for

Molokai Ranch  
PO Box 259  
Mauna Loa, Moloka'i, Hawaii 96770

International Archaeological Research Institute, Inc.  
949 McCully Street, Suite 5  
Honolulu, Hawaii 96826

May 1995

*This document is printed on acid free, archival bond paper. It is intended to provide a long-term record of the cultural resources of Hawai'i.*



## ABSTRACT

This two part study was undertaken by International Archaeological Research Institute, Inc. at the request of Molokai Ranch. The purpose of the initial phase of investigation was to provide background information and an assessment of the archaeological resources present within an area of land called the Kaupo'a Parcel (TMK:5-1-02:30).

Molokai Ranch plans to provide greater access to the area encompassed by this parcel for recreational uses such as fishing, hiking, camping, and horseback riding. This phase of the archaeological investigation was undertaken to identify all archaeological sites within the parcel and to determine their condition. This preliminary study could then be used as the basis for considering potential impacts to archaeological sites within the project boundaries for planning purposes.

Background research revealed that a portion of the area encompassed by the Kaupo'a Parcel was previously designated as part of the "Southwest Molokai Archaeological District". It was recorded as Site 50-MO-803. This site was placed on both the National and State Register of Historic Places.

Eight sites were documented during the survey. The sites were described and sketched, and their locations were plotted on a base map. Seven of these sites should be considered significant sites based upon their potential to provide information important to the prehistory of Hawai'i. One of these sites, a *heiau* or *ko'a*, is additionally significant for having an important traditional cultural value to the Hawaiian ethnic group.

The second phase of fieldwork was requested by Molokai Ranch following the 1994 demolition of the historic structure known as "Kaupo'a House". The purpose of this fieldwork was to gather supplementary data in order to architecturally document the demolished structure and to gather information concerning the presence, condition, and location of Hawaiian artifacts that had been transported to the houselot early in the 20th century. Notes and photographs from the prior phase of investigation enabled the recovery of basic descriptive information concerning the architectural documentation of the previously existing structure.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

## TABLE OF CONTENTS

	page
ABSTRACT .....	iii
LIST OF FIGURES .....	vii
LIST OF PHOTOGRAPHS.....	vii

\* \* \* \* \*

I. INTRODUCTION.....	1
Setting.....	1
II. DOCUMENTARY RECORD .....	5
History of the Area.....	5
Previous Archaeological Research.....	6
III. FIELD METHODS.....	9
IV. SURVEY RESULTS.....	11
Kaupo'a Parcel Boundaries.....	11
Site Descriptions .....	12
Site 1 .....	12
Summary .....	16
Site 2.....	16
Summary .....	18
Site 3.....	19
Summary .....	19
Site 4.....	19
Summary .....	23
Site 5.....	23
Summary .....	23
Site 6.....	25
Summary .....	28
Site 7.....	28
Summary .....	28
Site 8.....	31
Summary .....	31

**TABLE OF CONTENTS (continued)**

	page
Kaupo'a House .....	31
Summary .....	40
Kaupo'a House Lot.....	41
Summary .....	42
V. RECOMMENDATIONS.....	43
Potential Impacts .....	44
Mitigation of Impacts .....	44
REFERENCES .....	47
APPENDIX.....	51

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

### LIST OF FIGURES

	page
1. Section of the USGS map with the project area indicated.....	3
2. Map of the Southwest Molokai Archaeological District .....	8
3. Map of the project area depicting sites and features.....	13
4. Plan view of archaeological features at Site 1 .....	15
5. Plan view sketch of Site 2.....	17
6. Plan view sketch of Site 3.....	20
7. Plan view sketch of Site 4.....	21
8. Plan view sketch of Features B and C at Site 5 .....	24
9. Plan view sketch of Site 6, Feature A.....	26
10. Plan view sketch of Site 7.....	29
11. Plan view sketch of Kaupo'a House.....	36

\*\*\*\*\*

### LIST OF PHOTOGRAPHS

	page
1. Site 2, view to the northwest.....	18
2. Site 5, Feature C, view to the south.....	25
3. Site 6, Feature A, fractured boulder.....	27
4. Site 6, Feature B, view to the north .....	27
5. Site 7, view to the east .....	30
6. Beachrock grindstone and stacked boulders, Feature B, Site 7 .....	30
7. Site 8, Features B and C, view to the south.....	32
8. Site 8, Feature D, view to the south.....	33
9. Kaupo'a House, 1948 .....	34
10. Kaupo'a Bay, 1993 .....	34
11. <i>Papamu</i> , Kaupo'a House patio.....	35
12. Sandstone <i>Ka Laina wawae</i> footprints, Kaupo'a House lot.....	37
13. A sandstone bowl.....	38
14. <i>Pohaku</i> upright, Kaupo'a House lot .....	39
15. Sheds, Kaupo'a House lot .....	40



## I. INTRODUCTION

This report summarizes the findings from the archaeological reconnaissance survey of the Kaupo'a Parcel (TMK:5-1-02:30) and the inventory survey of Kaupo'a House and lot. This parcel is located between Kapuhikani and Kahaiawa Points in the *ahupua'a* of Kaluako'i along the western coast of Moloka'i (Fig. 1). Kaupo'a Parcel comprises approximately 12 hectares (30 acres).

Fieldwork for the initial phase of investigation consisted of a reconnaissance survey. It was conducted between October 11 and October 15, 1993. Two archaeologists, Conrad Erkelens, MA and Tim Coleman, BA, from International Archaeological Research Institute Inc. (IARI) conducted the fieldwork. The purpose of this survey was to identify, describe, and plot accurately on a map, all archaeological sites within the project boundaries. This information would provide a basis for considering potential impacts associated with a proposed expansion of public access. A letter report concerning these findings was submitted in October 1993, followed by a final draft report in May 1994 (Erkelens 1994).

In August 1995, the structure within the project area known as "Kaupo'a House" was demolished and replaced with a similar building erected on the existing foundation. Since the previous structure was potentially subject to historic preservation concerns, a subsequent day of fieldwork was scheduled. The purpose of this fieldwork was to gather supplementary data to architecturally document Kaupo'a House and to gather information concerning the presence, condition, and location of Hawaiian artifacts that had been transported to the house/lot in the past. This additional fieldwork was conducted by archaeologists Conrad Erkelens and Kent Smolik, BA, on April 28, 1995.

### Setting

Elevation in the survey parcel extends from sea level at Kaupo'a Bay and rises gradually to approximately 8 m (26 ft) above sea level (asl) at the southeastern corner of the survey parcel. To the north of the survey area, the knoll called Pu'u Kaheu rises 28 m asl and is the location of a USGS datum. Cutting across the survey area, Kaheu Gulch is a 10 m deep (max.) branching arroyo that reaches Kaupo'a Bay immediately north of the Kaupo'a House.

The beach area at Kaupo'a Bay consists of a calcareous sand deposit. Along the northern edge of the bay at Kapuhikani Point, coral and basalt cobbles and larger basalt boulders are present as high energy storm deposition. Further inland, the remainder of the surface sediments in the Kaupo'a Parcel consist of a friable silty clay loam soil that is described as "very stony eroded land" (Foote et al. 1972:124). Occasionally a limestone

substrate is present at the edge of arroyos or on the surface in areas where substantial erosion has occurred.

Vegetation in the area consists of *kiawe* trees (*Prosopis pallida*) and an understory of lantana (*Lantana* sp.), 'ilima (*Sida fallax*), and various grasses. This dryland scrub environment exists in an area where annual rainfall seldom exceeds 400 mm (15.7 in). The majority of the precipitation occurs in the winter months from November through March (Giambelluca et al. 1986). This amount of rainfall is marginal for the production of even the most drought tolerant traditional Hawaiian cultigens such as sweet potato and gourds.

However, this dryland rainfall pattern may be a recent phenomena brought on by the overgrazing of cattle and deer. The capture of moisture by vegetation has been shown to add substantially to an area's rainfall (Juvik and Perreira 1973; Juvik and Ekern 1978). The loss of trees would therefore be directly related to available ground water. A resident familiar with late nineteenth century vegetation patterns stated there were forests in the gulches from Mauna Loa to Kaluako'i in approximately the 1870s (Cooke 1949:63-64). Cooke noted the mid-twentieth century presence of remnant stands or deadwood from *kukui* (*Aleurites moluccana*), *puhala* (*Pandanus tectorius*), *hau* (*Hibiscus tiliaceus*), *pua* (*Nestegis sandwicensis*), 'a'ali'i (*Dodonaea* sp.), and *nai'o* (*Myoporum sandwicense*) in some of the gulches. This information indicates the perceived rainfall constraint of the area may be a misconception.

Although the agricultural potential of the area appears poor based upon present rainfall and soil conditions, offshore marine resources are abundant. Approximately 3.4 km (2.1 miles) to the south of the Kaupo'a Parcel off La'au Point is the Penguin Banks. This area, a shallows extending 2 km offshore, is one of the most productive fishing areas in the Hawaiian Islands. In addition, according to George P. Cooke III<sup>1</sup>, fisherman came to Kaupo'a from as far as Pelekunu, Moloka'i during the months when the *akule* ran (approximately August through October; 1995 pers. comm.).

---

<sup>1</sup> George P. Cooke III is the grandson of George Cooke who built Kaupo'a House. Mr. Cooke often visited Kaupo'a House as a child and graciously shared his knowledge of the area with the author.





LE 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

## II. DOCUMENTARY RECORD

### *History of the Area*

Very little information is available regarding either the precontact Hawaiian settlement or the early historic period use of West Moloka'i. The ships in the expedition of captains Dixon and Portlock were the first to contact the people of Moloka'i when they traded provisions in November of 1786 (Beresford 1968:94). Because early explorers were told the area lacked available water, it was generally avoided by the first Europeans in Hawai'i. Captain Vancouver's observations proved to be typical of other early recorded accounts:

The country had the same dreary and barren appearance as that noticed on the south side, and I was informed it was equally destitute of water.

(Vancouver 1798:201-202)

Unlike many locations in Hawai'i, there are no mid-nineteenth century records for the project area associated with testimony before the "Great Mahele" Land Commission (Chinen 1958). The land surrounding the project area was considered "Crown Land" and was not parceled out as Land Commission Awards to long time tenants.

It is not known when cattle were first introduced on Moloka'i. Cooke reported that 200 head of cattle were present on Moloka'i in 1833 (1949:45). Beginning as early as the 1840s the project area land was used for low intensity cattle grazing by Lot Kapuaiwa Kamehameha who in 1863 would become Kamehameha V (Judd 1936:10). In 1868 Kamehameha V released the first axis deer on Moloka'i (Summers 1971:23). Information concerning the impact from feral grazing livestock is well documented for other locations in Hawai'i (Athens 1985; Erkelens 1994; Resnick 1977). The degree of impact to West Moloka'i from deer and cattle is also assumed to have been substantial. For instance, in 1898 approximately 3,500 - 4,000 deer were shot by two hunters contracted to thin the deer herd for Molokai Ranch (Cooke 1949:67).

In 1875, the project area was part of a large land grant to Charles Bishop. In 1887, Moloka'i Ranch was founded with the purchase from Bishop Estate of approximately 70,000 acres. The purchasing partnership consisting of Alfred Hartwell, A. D. McCellan, and Alfred Carter. In 1898, these partners formed a corporation taking on other partners including Charles M. Cooke (Cooke 1949:2). The small cottage located at Kaupo'a Bay, maintained as a hunting lodge by Moloka'i Ranch, was built by Charles Cooke's son, George in 1925 (George Cooke III, 1995 pers. comm.).

Kaupo'a is within a larger region with the place name *Kaluako'i*. However, it is uncertain if the name *Kaluako'i* refers to a district or an *ahupua'a* (cf. Summers 1971:39). In regards to the project area, Pukui et al. report the name "Kaupoa" was given to the location by George Cooke and therefore the meaning is uncertain (1976:97). However, George Cooke III (1995 pers. comm.) relates that the name his grandfather gave the location was the place name used by the "old cowboys" and related to the sound of clapping or crashing waves against the rocks at Kaupo'a. Ruby Johnson (1995 pers. comm.) agrees that this is a valid translation for the place name.

#### Previous Archaeological Research

Little is known about the prehistoric settlement and land use patterns on Moloka'i, especially in the dry leeward areas, since few archaeological investigations have taken place in the region. Generalized discussions of settlement and land use have suffered from a paucity of data and remain highly speculative (i.e., Bonk 1954; Weisler and Kirch 1985).

In 1909 John Stokes toured Moloka'i and recorded one site (State Site #50-60-01-52) in the project area that he called the "koa at Puhikani Point" (1919:31), although it is actually located 100 m inland of the point. Stokes repeatedly lamented the lack of available informants on Moloka'i and particularly at the west end, which he reports became uninhabited following the introduction of cattle (1919:30). Stokes' visit also followed a long period of drought that had begun the previous year and broke in February 1909 (Cooke 1949:5).

During the winter of 1937, a young anthropologist from Bishop Museum, Southwick Phelps, visited Moloka'i. Phelps was especially interested in recording habitation sites, *ko'a*, and *heiau* from which to build a comparative basis for a regional approach to the archaeology of Moloka'i (Phelps 1941). Phelps produced a draft manuscript report, though it was never finalized or published. While Phelps left no specific record of his field methods, letters from Phelps (1937) to his parents describe a survey from horseback. Phelps did pass through the project area and described a *ko'a* he numbered Site 5; this may have been the same structure recorded earlier by Stokes. The identification is somewhat uncertain because of Phelps' brief description of the structure, which consisted only of the statement that it was a "wall and platform type" (1941:37).

In 1951 Summers began researching the archaeological record of Moloka'i. This culminated in the publication of *Molokai: A Site Survey* in 1971. In 1957 Summers visited the *ko'a* described by Stokes (State Site #50-60-01-52) and referred to it as the "ko'a at Kaupoa, Kaluako'i" (1971:53).

In the mid and late 1970s the Bishop Museum was contracted by the State of Hawai'i to conduct a "Statewide Inventory of Historic Places". The statewide inventory was conducted with the intentions of recording specific data from which significance determinations could be made for sites to be included in the Hawai'i State Register of

Historic Sites (Dave Tuggle, 1993 pers. comm.). However, due to the overwhelming number of sites in Hawai'i, Bishop Museum's contract for this work mandated that new sites be ignored and data gathering restricted to known sites that had been previously documented in the literature. Therefore the only site that was recorded by the statewide inventory for the project area in 1974 was the *ko'a* first recorded by Stokes (State Site #50-60-01-52).

A later survey by Weisler (1984), which included a portion of the Kaupo'a Parcel, proved to be useful since some site sketches were produced and an effort was made to determine accurate site locations. Weisler collected artifacts from surface sites, although documentation of these surface finds has yet to be presented. At least four sites identified by Weisler were within the Kaupo'a survey parcel and are again documented in this report. Weisler did not, however, provide site sketches or descriptions for the sites labeled Site MO-B6-89 and B6-95 in his report. The additional four sites discovered during IARII's survey may in fact have been encompassed by Weisler's two undocumented sites.

Because of Weisler's work the "Southwest Molokai Archaeological District, Site 50-MO-803" was created and placed on both the National and State Register of Historic Places (Fig. 2). As previously noted, most of the sites in the northern half of the Kaupo'a Parcel (Sites 1, 2, 3, 4, 5, and 6a) are within the Southwest Molokai Archaeological District.

A more recent survey in the area by a crew from the Bishop Museum in 1990 (Dixon and Major 1992) encompassed a large area surrounding the Kaupo'a Parcel project area. Although the Kaupo'a Parcel was outside Dixon and Major's study area, a partial re-identification of sites previously found by Weisler was undertaken. No new sites or features were added by the 1990 survey within the Kaupo'a Parcel. The Bishop Museum report proved to be of little value to the present investigation since site locations were not indicated in the field by flagging or the placement of a datum, the reported directions and distances from site to site were approximate and vague, and the only site sketch, for Site 2 (Dixon and Major's Site 50-MO-B6-66 (1992:190)), was not representative. It should be reiterated, however, that sites within the Kaupo'a Parcel were outside their study area.

In summary, a number of significant sites are known to exist in Kaupo'a Parcel area. These were listed on both the National and State Register of Historic Places as part of the "Southwest Molokai Archaeological District, Site 50-MO-803". Although sites had been previously identified and partially documented within the Kaupo'a Parcel, the field methods employed by earlier investigators were generally undocumented. It was also possible that some archaeological features may have been overlooked by their less intensive survey methods. Clearly those archaeological remains that had been identified were inadequately documented. In addition, accurate location of both archaeological sites and the Kaupo'a Parcel boundaries had yet to be accomplished.

### Southwest Moloka'i Archaeological District Boundary

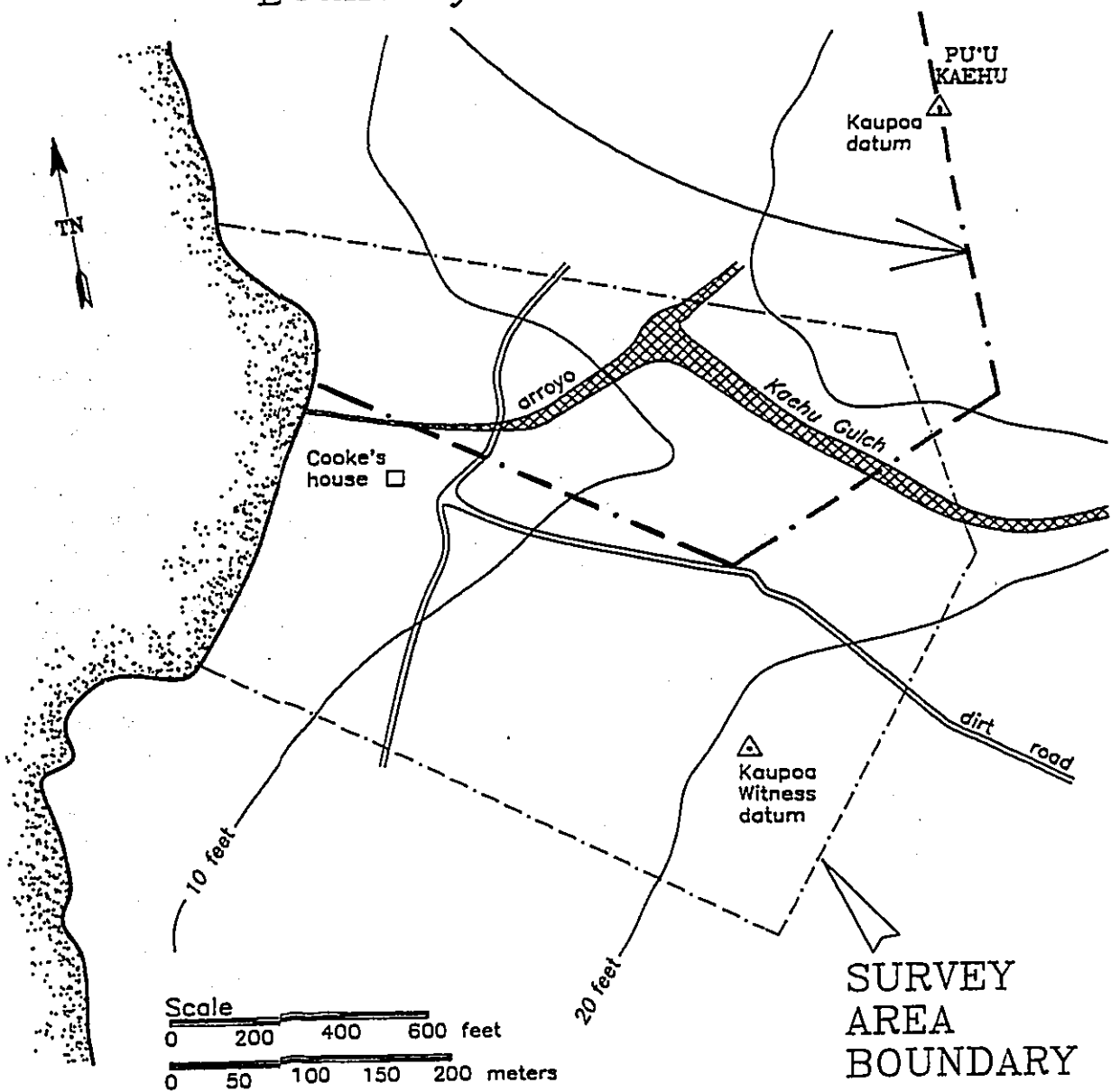


Figure 2. Map showing the location of the Southwest Molokai Archaeological District, State Registered Site 50-MO-803.

### III. FIELD METHODS

The land boundaries for the Kaupo'a Parcel were somewhat indistinct prior to commencement of the present survey. Because of this, the area surveyed purposely exceeded the approximate boundaries of this parcel to both ensure that there was complete coverage of the parcel and also to identify any archaeological remains that may have been present in proximity to the actual borders.

The survey was initiated by first establishing known points on the ground using the USGS Kaupo'a Datum as a reference. This datum is located on Pu'u Kaheu approximately 300 m north of the northeast corner of the area surveyed. Reference transect lines were marked using blue flagging tape to orient the survey team in the field. The eastern boundary of the survey area was also marked with blue flagging tape. Following this procedure the area was surveyed by walking parallel, line-abreast transects with the distance between archaeologists limited to 10 m or less dependent upon the vegetation present. Bearings along the transects were kept by flagging each transect with toilet paper that would decompose soon after the completion of the survey. The purpose of the pedestrian transect survey procedure was to systematically cover all the survey area and to identify any archaeological remains that were present as surface features.

Following the pedestrian survey, the positions of all identified sites were calculated by triangulation from the Kaupo'a Datum, the Kaupo'a House, the Kaupo'a witness datum<sup>2</sup>, and prominent features using a Suunto sighting compass (accurate to  $\pm 0.5^\circ$ ). Distances between sites were measured using a 50 m tape to cross check fixes plotted from triangulation data.

At each site a permanent site datum was established. This consisted of a length of steel rebar set into the ground and topped by a yellow plastic cap at seven of the sites<sup>3</sup>. Yellow caps were placed on the rebar for visibility and safety. An aluminum tag labeled with the survey site number and "IARII / 1993" was affixed to each rebar datum. All sites and all features were additionally marked by indicating the location with red flagging tape hung high in adjacent trees.

Site and feature descriptions were recorded on standardized forms. Site sketches depicting prominent features were drawn, and where appropriate, illustrative photographs

---

<sup>2</sup> The witness datum is located in an open eroded area devoid of vegetation. The datum is an inscribed brass disk cemented to the flat top of a tabular 30 cm high by 1 m diameter basalt boulder.

<sup>3</sup> A datum was not placed at Site 8 since one of the features at the edge of the dirt road (constructed of concrete and basalt) is both permanent and highly visible.

were taken. To facilitate sketching and photography of the sites, some limited clearing of the vegetation was performed. Although artifacts were commonly noted at various locations on the surface and at sites in the project area, these were not collected during the investigation.

Within the Kaupo'a House lot, the 1995 investigation centered upon the retrieval of specific information necessary to the completion of an inventory level survey for that limited area. The house lot was defined as the area enclosed by the surrounding fence.

Architectural documentation of Kaupo'a House, which was demolished in 1994, involved the recording of basic dimensions from the remaining concrete foundation and the use of notes and photographs from the 1993 investigation to architecturally document the previously existing structure. A "Historic Resources Inventory" form, provided by the SHPD Architectural Branch, was completed as a part of this documentation. Also undertaken were the preparation of a roof plan, floor plan, and map depicting the layout of the house lot.

Examination for potential subsurface archaeological deposits within the house lot was undertaken by means of shovel test sampling. Shovel tests were placed where there were no obvious indications of previous disturbance. Excavations were dug using a shovel. All excavated material was sifted through a 1/8" mesh screen. Notes were kept regarding the occurrence and depth below surface for all artifactual material that was encountered. None of this material was collected. All excavations were backfilled upon completion of the excavation.



#### IV. SURVEY RESULTS

As noted previously, all archaeological sites encountered within the Kaupo'a survey area were flagged and marked with a datum to facilitate their later identification. There are, however, many recent modifications to the area that might be identified as archaeological sites by non-archaeologists. For example, the survey team encountered an alignment of small stone piles spaced at approximately 5 m intervals. Upon inspection many of these piles were found to contain the remains of a decaying fence post. Fence staples were often found adjacent to or within these piles. Also, numerous other large, isolated stone piles were located within the survey area. All of these contained butchered deer carcasses from recent hunting activities.

A network of animal trails meander throughout the entire Kaupo'a Parcel. These trails are continually used by deer and cattle. If any old Hawaiian trails existed in the area, none can now be distinguished from the trails created by the movement of animals. Some remnant dirt roads exist in the area, and although the wheel ruts have eroded away, the boulders that existed on the shoulder of these roads remain. These could potentially appear to some investigators to be purposefully created boundary alignments rather than the remains of eroded roads.

The potential for the recovery of artifactual data from excavation appears to be high for all sites within the study area. Given the dry conditions, the preservation of organic archaeological remains is also possible. In general, most of the archaeological surface features were located in the northern and northwestern portion of the parcel. However, it should also be noted that surface artifacts were common over the entire parcel. Basalt flakes, shellfish remains, coral, modified sandstone, and other artifacts were observed to have a wide distribution and were present in almost all erosional areas devoid of vegetation. Erosion and deflation are ongoing processes that continue to alternately bury and expose these artifacts. Any proposed increased accessibility to the area would necessitate the collection and study of the currently exposed artifacts. None of the artifacts noted during this survey appeared to be in a primary context and none of them appeared to be in a concentration that may have constituted a obvious, definable activity area.

##### **Kaupo'a Parcel Boundaries**

During the pedestrian survey five stakes were located, which are assumed to be boundary markers. Three of these were made from 1/2" galvanized pipe that had been painted white. The two remaining stakes were wooden surveyors stakes located in proximity to the pipe stakes.

Two of the 1/2" pipes were found along a east-west line that appears to constitute the northern border of the parcel (Fig. 3). This northern line extends due east from the wooden cross located at the north end of the beach visible from the Kaupo'a House. One of the two pipe stakes constituting the northern line is located approximately 200 m north of Kaupo'a House's gate along the dirt road. This pipe stake is on the east edge of the road opposite the *ko'a* designated Site 2 (State Site #50-60-01-52). At the edge of Kaupo'a Bay adjacent to the beach and Site 1 was the second pipe stake.

The third pipe stake is located approximately 170 m south of the Kaupo'a House gate and 40 m west of the dirt road. The second wooden surveyors stake was also present nearby. It is believed that this pipe marks the southern boundary of the Kaupo'a Parcel. The area surveyed encompassed all land between the two stakes and extending approximately 500 m inland.

#### Site Descriptions

Eight sites were located during IARII's survey including four previously unrecorded sites. Contained within the recorded sites were at least 33 individual surface features (Fig. 3). Two of the sites (Site 1 and Site 2) were previously recorded on the State Register of Historic Sites and are contained within a site complex numbered "Site 52-60-01-52".

Additional archaeological sites and surface features were present immediately outside the northern border of the Kaupo'a Parcel in the vicinity of Site 1 and Site 4. These site areas were seen during a brief reconnaissance outside the project area. However, adequate inventory level documentation of their location, extent, and condition were outside the scope of work for the present project. It should also be noted that these sites have yet to be fully documented by previous investigators (Stokes 1919; Phelps 1941; Summers 1971; Weisler 1984; Dixon and Major 1992). These sites and features may correspond to Weisler's (1984) Sites MO-B6-67, -89, -90, and -93 (also see Dixon and Major 1992).

#### Site 1

Site 1 is located adjacent to Puhikani Point at the northwest corner of the parcel and survey area. An arroyo splits the site, which sits immediately above the splash zone on this boulder strewn portion of Kaupo'a Bay. Weisler called this site (MO-B6-67) a residential complex and noted a total of 19 archaeological surface features (1984:14). Linear basalt boulders placed in a upright position as sketched by Weisler in 1984 were not present in those locations indicating some destruction of the sites features had occurred during the interim from either storm waves or the growth of vegetation. Weisler only mapped the locations for four of the surface features at this site (1984:40), making the re-identification of additional features at the location problematic.

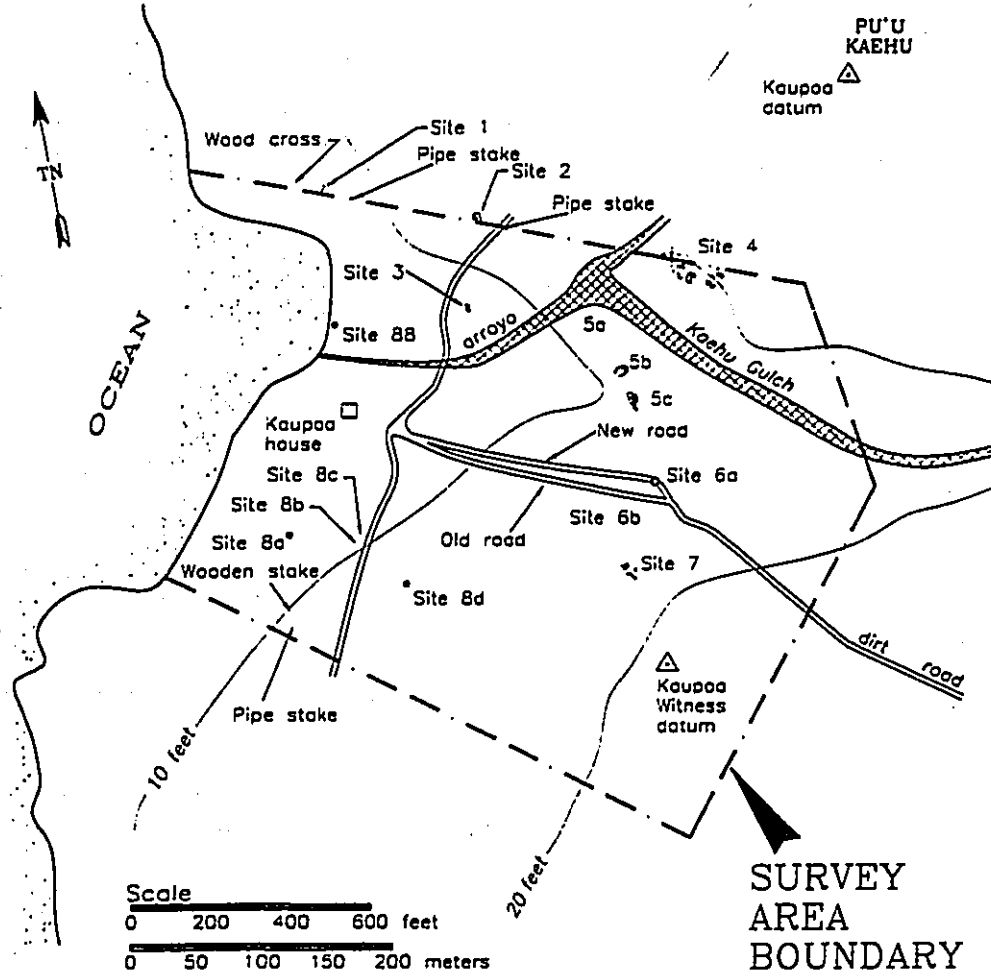


Figure 3. Map of the project area depicting sites and features. Note, however, that large areas containing scattered midden and artifacts between the depicted archaeological sites and features are not indicated on this map. The exact extent of these artifact scatters is not presently known.

\*\*\*\*\*

As documented by this survey, Site 1 consists of archaeological Features A through I (Fig. 4) within the Kaupo'a Parcel survey area. Additional features were noted beginning approximately 15 m to the north of the parcel boundary in a heavily vegetated area. All feature walls at this site were constructed from stacked waterworn cobbles and boulders and

were approximately 30-40 cm in height. Sediment depth at the site suggests the excavation potential for the area is good. The vegetation consists of *kiawe*, *lantana*, and various grasses. This vegetation was partially cleared to allow for accurate mapping.

Feature A is a rough boulder platform measuring 3 x 4 m. The height of the platform is indeterminate since the platform surface is in poor condition having been disturbed by the presence of numerous *kiawe* trees. Basalt flakes and shellfish midden were present on the surface at this location.

Feature B is a 2 x 2.5 m "L"-shaped enclosure in poor condition. Rocks that had fallen from the walls completely covered the internal floor of the enclosure. Erosion from the adjacent arroyo and the growth of *kiawe* trees have greatly disturbed the feature. Basalt flakes and shellfish midden were present on the surface at this location.

Feature C is a deflated lithic and midden scatter located in the arroyo. Basalt flakes, shellfish midden, coral, and beachrock were present at this location. With the exception of the basalt flakes there is the possibility that the remaining materials could have been naturally deposited and are not necessarily artifactual.

Feature D is a "C"-shape located on a low rise at the edge of the arroyo. It measures approximately 2 m in diameter and is in poor condition due to disturbance from the surrounding *kiawe* trees. Features E, F, and G are all within 10 m of Feature D located between the arroyo and the boulder beach. The site datum was placed adjacent to Feature D since all features at the site were visible from this location.

Feature E is an oddly shaped enclosure with a low attached wall extending 7 m to the west (see Fig. 4). A coral head was found placed upon the northwest corner of the attached wall. Portions of the feature had collapsed.

Feature F is a collapsed "J"-shaped wall measuring 3 x 5 m in length located immediately to the south of Feature E and adjacent to Feature G. Both Features F and G are located at the edge of the splash-zone at Kaupo'a Bay. Feature G is a 4 x 4 m three walled enclosure in good condition.

Feature H is a 4 m diameter area adjacent to the arroyo that is paved with small pieces of waterworn coral (*'ili'ili*). The area is deflating and eroding on the northwest and southeast sides of the paving. Like the remainder of the site, flakes from the working of basalt for the manufacture of tools were present at this location.

Feature I is a low walled triangular shaped enclosure measuring 5 m along the base and 6 m on the sides. The condition of the feature is good although the southern extent of the feature was only suggested by the presence of an alignment of stones.

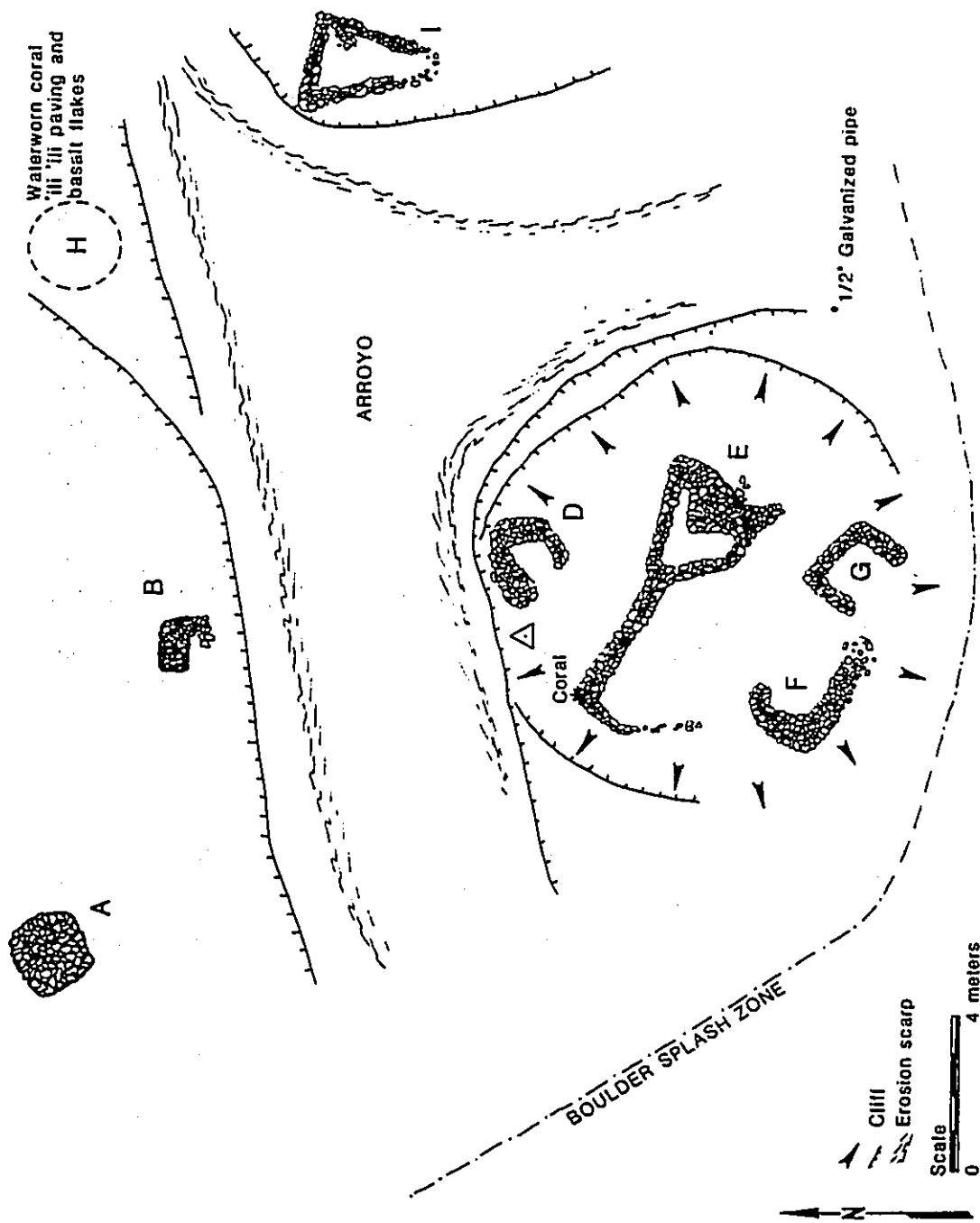


Figure 4. Plan view of archaeological features at Site 1.

### Summary

Site 1 corresponds to the site first documented by Weisler as Site MO-B6-67 (1984). Weisler described the function of this site as a residential complex, although that determination was speculative. Although the presence of shellfish midden is an indication that food was consumed at this location, the additional presence of basalt flakes throughout the area is also evidence of extensive lithic production at this site. The later may have been the primary function of this site. However, a precise determination of this site's function would require additional clearing and mapping, limited subsurface testing, and the full documentation of other archaeological features in the vicinity of this site.

One previously identified site could not be relocated in 1993. At the edge of the arroyo Weisler identified as "Kaheu Stream" was a "stream-beach midden site" that he labeled as Site 88 (Weisler 1984:29). A photograph of this site, which appears in the original report (State Neg. No. 1:18; BPBM Neg. No. MO-(a)-109-15), showed the beach fronting this site was different in 1984. Given this site's location adjacent to a stream embankment subject to high energy erosion, it was supposed that the site may have been covered by flood deposits during recent rains or beach dune sands, or it may have eroded away sometime in the decade since Weisler's investigation.

During the April 1995 fieldwork the general site area was again visited. During the interim between the two fieldwork phases, the beach topography had again changed. On this occasion Weisler's Beach midden, Site 88 was plainly visible as an area of gray stained sand containing charcoal flecks, shellfish midden, and basalt flakes. The site is located on the north side of the arroyo at the crest of the beach, approximately 55 m north of the Kaupo'a House foundation.

### Site 2

Site 2 is also known under other names including "koa at Puhikani Point" (Stokes 1919:31), Site 5 (Phelps 1941), "Site 52, ko'a at Kaupoa, Kaluako'i" (Summers 1971:53), Bishop Museum #50-MO-B6-66 (Weisler 1984:39; Dixon and Major 1992:189), and State Site #50-60-01-52. It is easily visible from the adjacent dirt road which parallels the shoreline leading to the Kaupo'a House (Photo 1). A site datum was placed 1 m from the northeast corner of the feature. Figure 5 depicts the feature in plan view.

The single feature under a overgrowth of large *kiawe* trees is an enclosure measuring approximately 4.5 x 7.5 m. It is in good condition although the western and northern walls have partially collapsed. The walls of the feature were constructed from stacked waterworn boulders and measure approximately 1 m in height. Occasional tabular boulders of sandstone beachrock were also incorporated into the construction of the walls. Non-waterworn *Porites* sp. coral heads had been placed at a number of locations on the walls and interior of the feature.

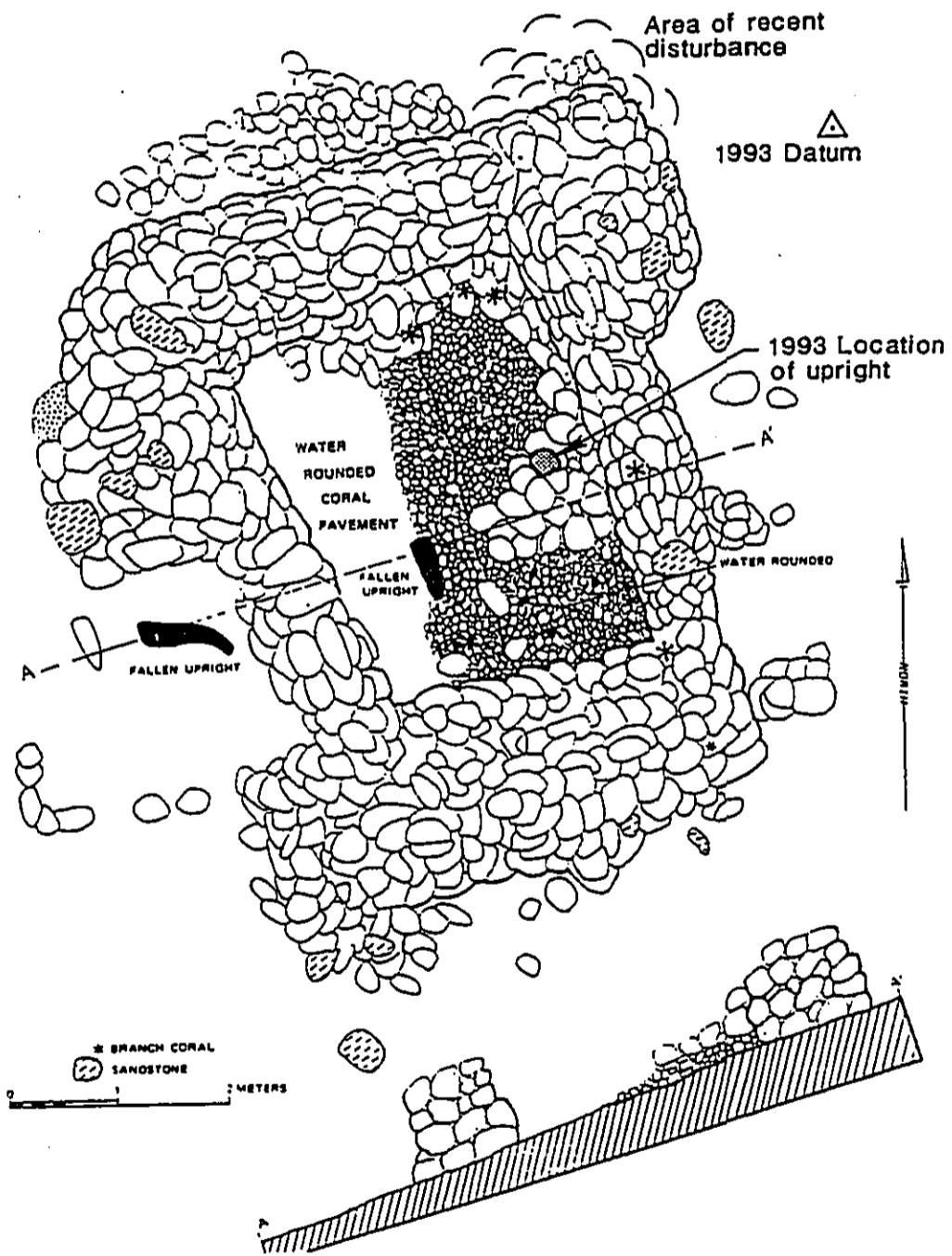


Figure 5. Plan view sketch of Site 2 adapted from Weisler (1984:39).



Photo 1. Site 2, (State Site #50-60-01-52, *ko'a* at Kaupo'a), view to the northwest.

\*\*\*\*\*

Weisler's map of the feature (1984:39) is generally representative of the feature's present condition. However, in the interim between Weisler's work and the recent survey, unknown persons have moved the boulders Weisler labeled as "uprights" and have placed them in the middle of the feature along the eastern inner wall. In addition, three new coral heads have been placed at the site. Both these occurrences suggest that the site is still used in the practice of traditional Hawaiian spiritual beliefs.

#### Summary

Site 2 is typical of a traditional Hawaiian religious site and may have functioned as a *heiau*, *ko'a*, or previously undocumented type of spiritual place. The previously assigned functional description as a *ko'a* by previous investigators is speculative (Stokes 1919:31; Phelps 1941; Summers 1971; Weisler 1984; Dixon and Major 1992) and assumes there is little variation in the archaeological record.



### Site 3

This site consists of an anomalous linear stacked alignment of basalt cobbles and boulders measuring approximately 1.5 x 5.5 m (Fig. 6). It is located under a high overgrowth of old *kiawe* trees. The rough stacking of material displays no apparent form and is 20-30 cm in height. A single cobble of beachrock, and the bases from two late nineteenth or early twentieth century bottles were the only visible artifacts present at the site. A site datum was placed 1.5 m south of the feature.

South of this site along side the dirt road is a 5 m high, upright, tapered pole with flaking international orange paint located 15 m north of the Kaupo'a House gate. This pole is probably a section of mast that washed up on shore and was at one time located at Kaupo'a House (Richard Cooke, 1995 pers. comm.).

### Summary

The presence of these rocks in this configuration is anomalous for this location. Although the purpose for this feature is unknown, the presence of two historic era bottles suggests a post European date for the use of the site.

### Site 4

This site consists of Features A through J extending approximately 100 m along a northwest-southeast axis at the edge of the arroyo called Kaheu Gulch (Fig. 7). Weisler called this site a residential-agricultural complex and designated it Site MO-B6-92. This site lies at the northern boundary of the Kaupo'a Parcel in a level area at the foot of Pu'u Kaheu. An overgrowth of large *kiawe* trees has prevented the spread of groundcover and the majority of the site (except for Feature J) is unvegetated. Sparse shellfish midden was present around the site although no concentrations were noted. Basalt flakes that are the result of lithic reduction during the manufacture of stone tools were also present around the features at this site. Sediment depth probably exceeds 1 m around all features at this site.

The site datum was placed approximately 5 m south of Feature A and 10 m from the edge of the arroyo. This datum is also located on the approximate northern border of the Kaupo'a Parcel. Feature A is a roughly pentagonal cairn placed upon a elliptical terrace platform measuring 5 m across its widest portion. This feature is in good condition. The stacked vertical facing on the south side is 160 cm in height and measures 3 m along the base. The other walls of the cairn are approximately 2 m long and range from 120-160 cm in their height above the ground surface since the cairn is constructed on a slope. The interior of the cairn is a constructed hollow depression. Weisler apparently collected six cores and four flakes of basalt from this feature he called a shrine (1984:37). The functional description of this and the remaining features at this site by Weisler is speculative.

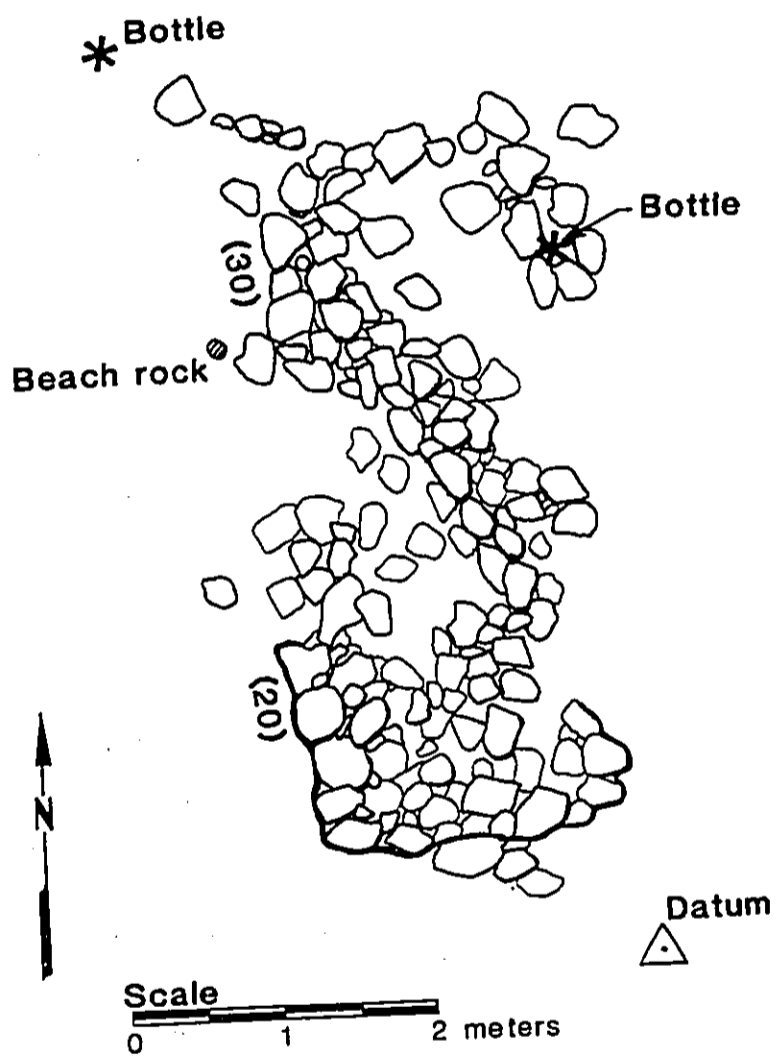


Figure 6. Plan view sketch of Site 3.

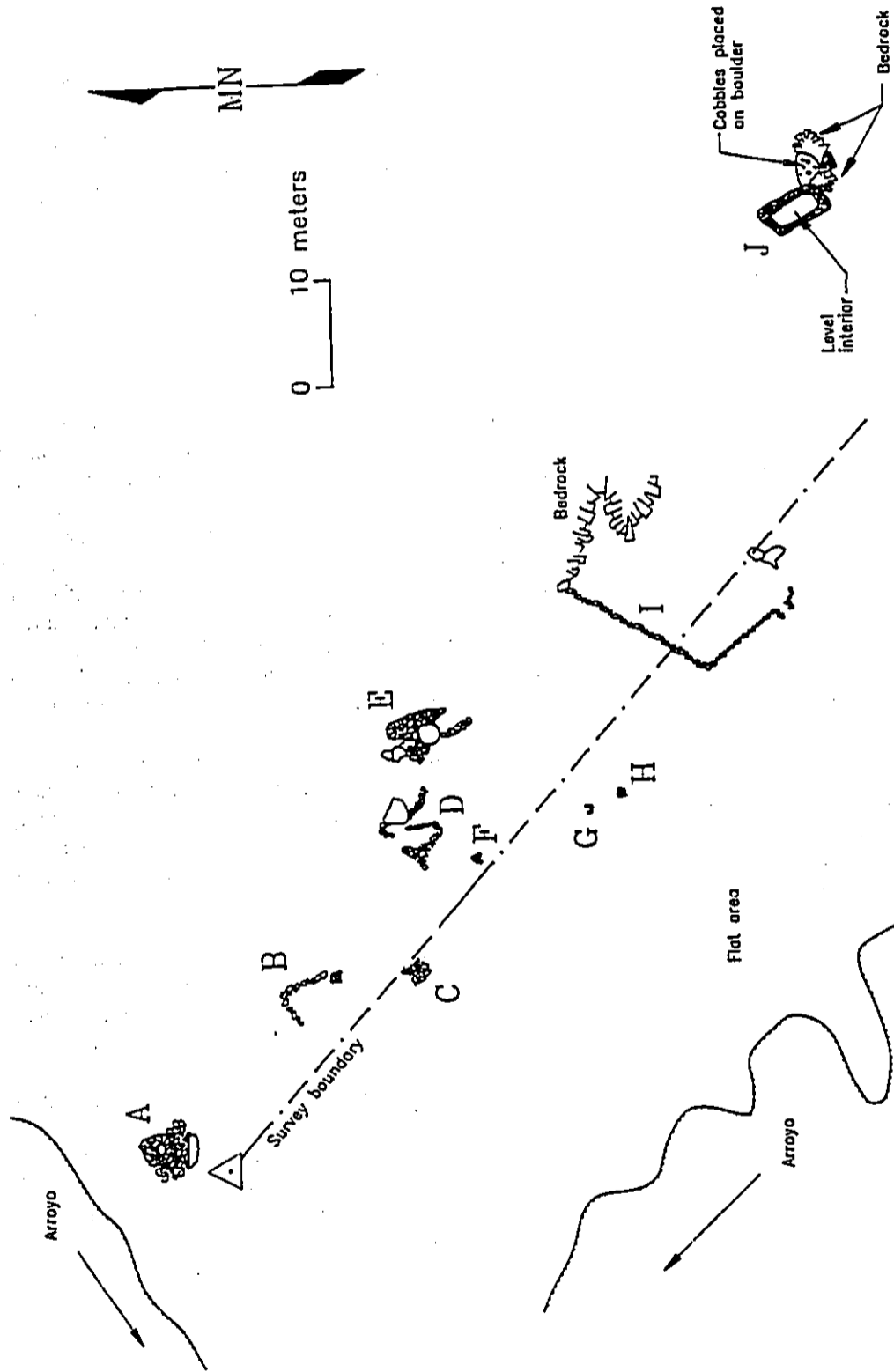


Figure 7. Plan view sketch of Site 4.

Weisler also included a mound and three short alignments in his sketch map of the location (1984:37). These features, believed to lie to the north of the parcel boundary, were not relocated. Extensive clearing of vegetation in the vicinity to relocate these features was not thought warranted at this stage of the archaeological investigation. It is also possible given the extensive erosion of the area immediately to the north of Site 4, that the surface evidence for these archaeological features is no longer present.

Feature B is a 3 x 4 m alignment that may have once been a low wall. A 50 cm diameter 20 cm high mound is located at the southern end of the feature. Located approximately 6 m to the south, Feature C is a rough square, low pile of cobbles and boulders measuring approximately 2 m on a side.

Feature D is a set of four irregularly shaped alignments incorporating a boulder outcrop into the construction of the feature. These 20-30 cm high alignments are a single course of cobbles and small boulders that form the border of a small level terrace area at the foot of the slope. Approximately 5 m upslope to the east, Feature E is a cobble and boulder platform terrace and adjacent dirt terrace. A boulder outcrop was incorporated as a portion of the feature. The platform measures approximately 1.5 x 5 m and is in poor condition because the slope beneath it has eroded. The 1 x 2 m level dirt terrace at the foot of the platform is formed by a single course alignment of cobbles and small boulders. A hearth feature and row of uprights depicted by Weisler on his sketch map were not relocated (1984:36). Similarly six of Weisler's "stone clearance mounds" (1984:36), in the level area frequented by herds of deer, could not be relocated or differentiated from rock occurring naturally on the surface.

Feature F is a 20-30 cm high "L"-shaped mound in good condition. This 50 x 50 cm basalt cobble mound is located 4.5 m to the southeast of Feature D. Feature G is located approximately 10 m south of Feature F (47 m to the southeast from the site datum). Feature G is a semi-circular alignment of cobbles approximately 40 cm in diameter. Feature H is a 50 cm diameter 30 cm high mound of cobbles and boulders located 1 m to the south of Feature G.

Feature I is located 63 m southeast from the datum. A boulder outcrop forms the northeast boundary of this feature which is a 4 x 7 m "L"-shaped alignment of cobbles and small boulders only one course high (approximately 20 cm). No southeastern alignment wall was apparent. The area semi-enclosed by the alignment is a level dirt area devoid of rock.

Feature J is located upslope, 101 m to the east southeast of the datum. Vegetation consisting of lantana, *kiawe* brush, and buffalo grass was dense around this feature and required clearing before the extent of the remains could be discerned. The feature consists of a 1.9 x 4.2 m enclosure adjacent to a boulder outcrop. The stacked cobble and boulder walls of the feature were in good condition and measured approximately 40 cm in height. The area enclosed by the feature was level. Weisler included three additional features to the north of Feature J in his sketch map of the location (1984:35). These features, which are outside the survey area, were not relocated.

### Summary

Site 4 is the largest contiguous area of clustered features in the Kaupo'a Parcel. The depth of sediment at this site suggests that the excavation potential is excellent. In addition numerous surface artifacts were noted in the area during the recent survey. Many other artifacts are depicted in Weisler's sketch maps (1984) and are assumed to have been collected. In short, the information potential at this site is high, indicating that the location is very significant.

### Site 5

The site datum was placed approximately 50 cm from the northeast edge of Feature C. The features at this site are located along an axis of 322° magnetic (mag). Feature A is downslope adjacent to the arroyo called Kaheu Gulch, which is approximately 61.2 m from the datum. It is located under a high overgrowth of old *kiawe* and young *koa haole* trees. This feature is a 5 m square accumulation of cobbles and boulders, the presence of which is anomalous for this location. There is no apparent form to the construction. The presence of coral, basalt flakes, shell, and beachrock artifacts also confirm that this feature is constructed rather than natural.

Approximately 26 m from the datum, Feature B is a 3 m square level area bounded on three sides by low alignments (Fig. 8). The alignments were constructed from small tabular basalt boulders placed in an upright position along the northeast and northwest sides and by a low single course alignment along the southeast side. A rough paving was present on the exterior, northeast side of the enclosure facing the arroyo. Basalt flakes and marine shell were present at this feature.

Feature C is located on the edge of Kaheu Gulch above the other two features at this site. This feature is an irregularly shaped mound with a constructed depression in the center (Photo 2). The walls forming the 1.5 x 2 m depression are constructed from stacked boulders and are approximately 80 cm in height. Shell and coral were found adjacent to the feature. Numerous lithic flakes were noted in the adjacent unvegetated and deflated area to the east.

### Summary

The features at Sites 5, 6, and 7 may be the part of Weisler's Sites MO-B6-95. There were no detailed descriptions or locations given for these sites and the 12 component features listed by Weisler (1984:14). Thus, the re-identification of these sites must be considered tentative.

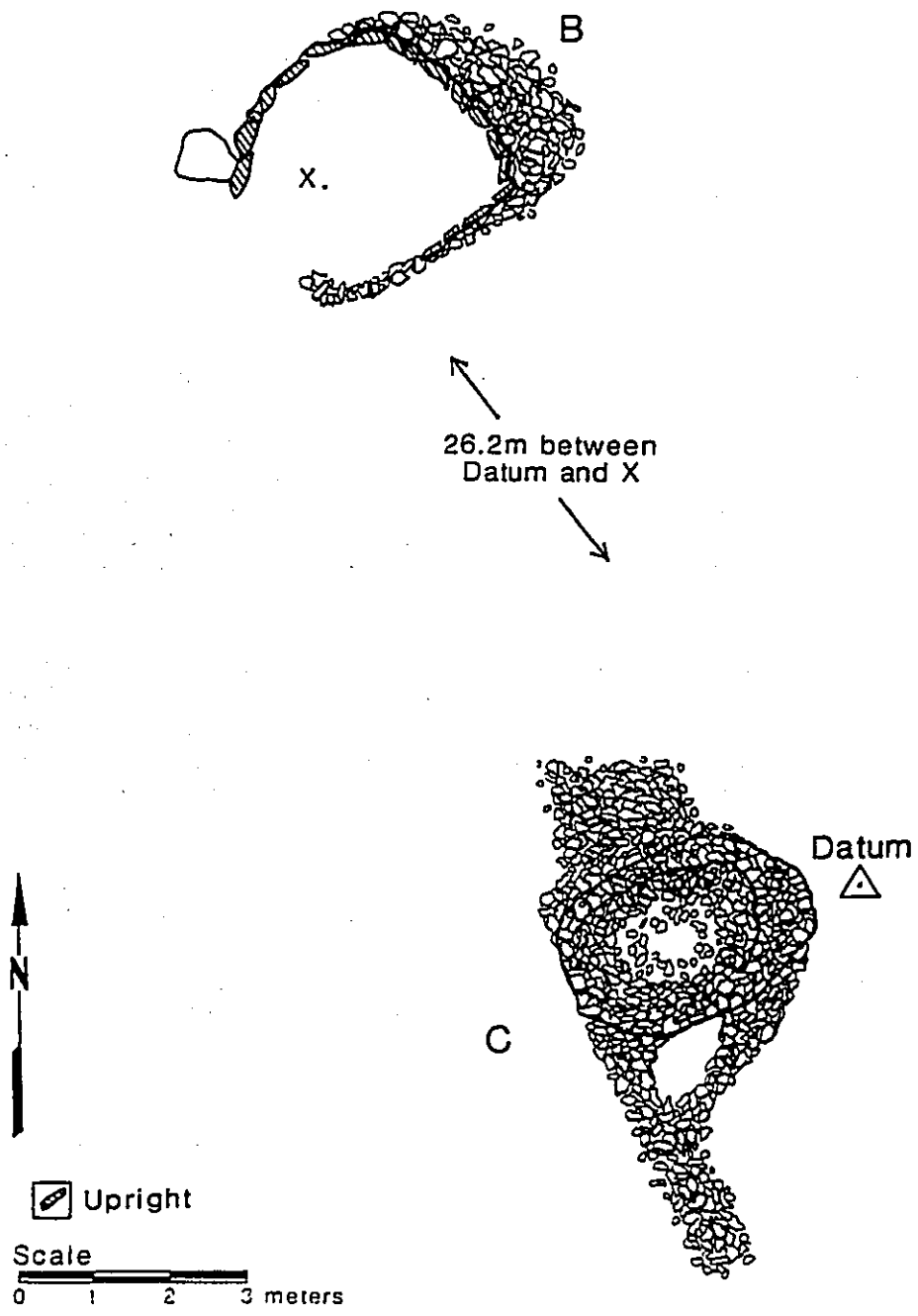


Figure 8. Plan view sketch of Features B and C at Site 5.



Photo 2. Site 5, Feature C, view to the south.

\* \* \* \* \*

Site 5 Feature B is probably a habitation site. The alignments bordering the 3 m square level area may have enclosed the base of a thatched structure at this location. Additional clearing of the vegetation in the search for hearths or other associated residential components and limited excavation within this feature would provide for a more accurate assessment of this feature's function. Additional fieldwork including clearing, mapping, and excavation would also be required before a function determination could be made for the remaining Features A and C at this site.

#### Site 6

This site consisted of two features on opposite sides of the original dirt road leading to the east from Kaupo'a House. During the October 1993 fieldwork a site datum was placed approximately 50 cm east of Feature A's enclosing wall. Feature A was a three sided stone enclosure measuring 3 x 5 m. The stacked cobble and boulder walls measured 30 cm high and 60 cm wide. The condition of the roughly constructed feature was good although recent

trash, and butchered decomposing deer carcasses litter the area around the site. At the western, open side of the enclosure was a large boulder measuring 1.7 x 2.2 m that had an unusual fracture splitting the boulder down the center of its long axis. A waterworn cobble measuring 10 x 17 cm had been placed in the center of this split (Fig. 9, Photo 3).

In the interim between the October 1993 and the April 1995 archaeological fieldwork, washed out sections of the original road leading to Kaupo'a House were replaced with newly bulldozed sections of road. Unfortunately, Site 6, Feature A was destroyed during this bulldozing. All surface archaeological remains from the feature were removed from this bulldozing and some subsurface deposits were disturbed. The rebar datum with yellow cap and aluminum site tag were not displaced by the bulldozer and still provide a reference for Site 6, Feature B located on the opposite side of the road.

Feature B at Site 6, is located approximately 34 m south of the site datum. The feature is visible from the road and is a 2.5 m long 20 cm high stacked alignment of cobbles and boulders located under a small *kiawe* tree (Photo 4). A level area (2 x 2 m) in the lee of the alignment may be a prepared surface.

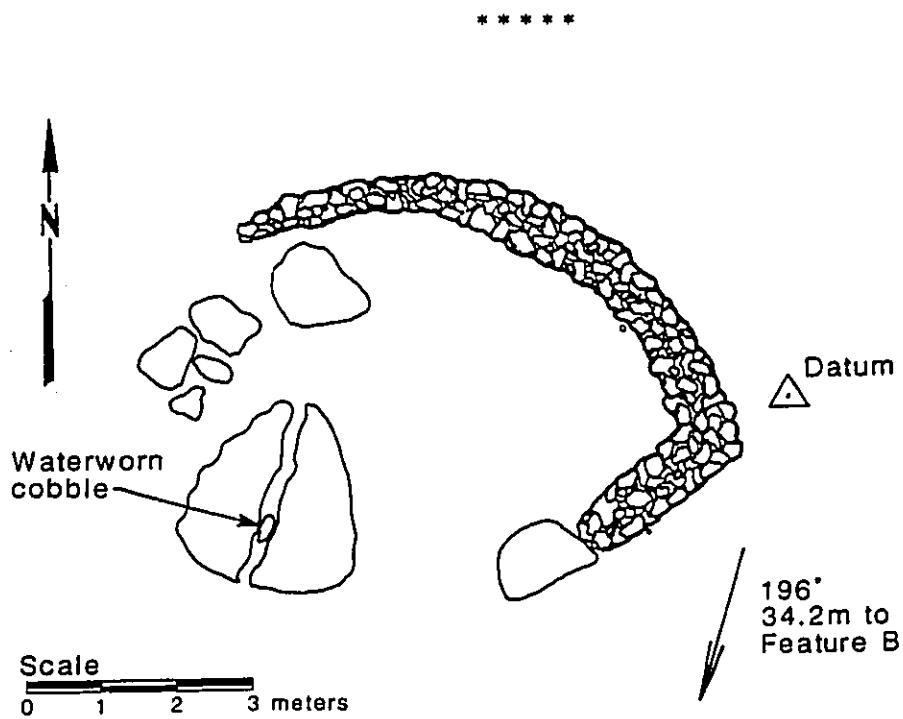


Figure 9. Plan view sketch of Site 6, Feature A. in October 1993.



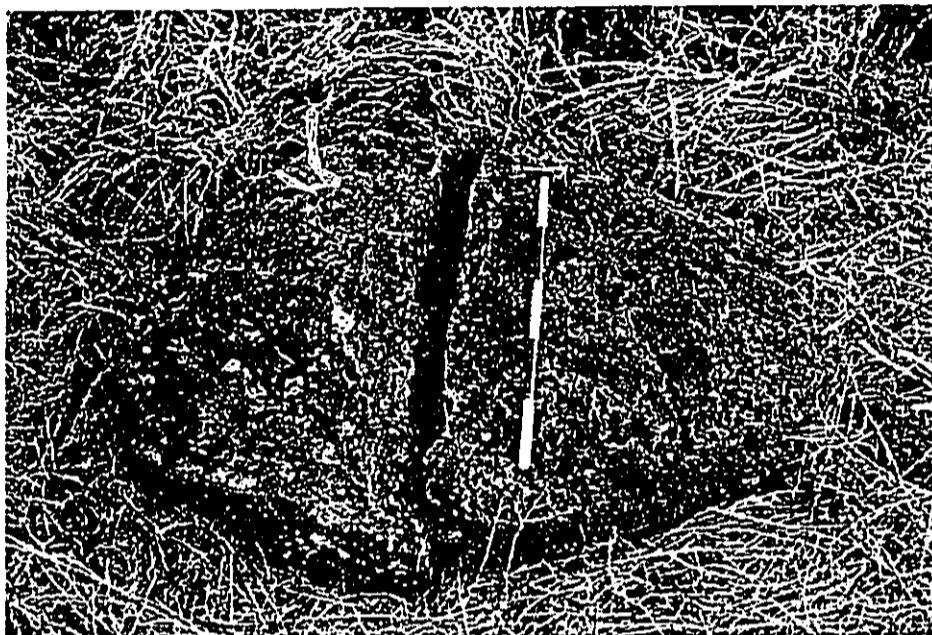


Photo 3. Site 6, Feature A, fractured boulder, 1993.



Photo 4. Site 6, Feature B, view to the north, 1993.

### Summary

The function for the small wall at Feature B is unknown although it is oriented to have formed a barrier for the windward side of a small thatch shelter. The purpose for Feature A is unknown at present. Like the remainder of the sites at Kaupo'a, lithic artifacts and shells from marine mollusks are present at Feature A suggesting it may have served as a habitation site or temporary work area. The large split boulder is also interesting. Traditional Hawaiian belief suggested that unusually shaped rocks (*pohaku*) had spiritual significance. Recognition of this *pohaku* by modification and delineation of its surrounding is also indicative of its special nature. However, the purpose for enclosure around this unusual boulder and the placement of the cobble in the center of the split cannot be determined through archaeological methods.

### Site 7

The site datum was placed approximately 2 m to the north-northeast of the mound designated Feature C where it would be visible to investigators traversing the open eroded area adjacent to the site (Fig. 10). Feature A is located 12 m to the north-northwest of the site datum under *kiawe*, lantana, and high grass. This feature was partially cleared to determine its full extent. The feature consists of a 2 m diameter "C"-shape in good condition (Photo 5). Naturally occurring boulders were incorporated into the stacked boulder construction of this feature. The ground surface partially enclosed by the feature is neither level nor clear of rock.

Feature B is a large triangular boulder measuring 2 m on a side and approximately 1.5 m in height. This feature is located approximately 3 m north of the site datum. This large boulder has been modified by the placement of smaller boulders on its upper surface. A beachrock grindstone artifact was also placed on top of this boulder (Photo 6). At the base of this large boulder on the north side, a small cairn had been constructed from a 20 cm high stack of cobbles. The placement of stacked rock on top of the large boulder at Feature B is similar to Weisler's Site MO-B6-73 located at Kamaka'ipo (1.2 km to the south). Weisler describes these features as a type of *ahu* (1984:41). Although the Hawaiian word can refer to a mound, cairn, pile, or collection, Weisler uses the word to mean a shrine or altar (cf. Pukui and Elbert 1986:8). This functional attribution however, is speculative.

Feature C is a roughly 1.5 m diameter mound with an attached wall. The mound of stacked boulders is approximately 50 cm in height. The attached wall is collapsed adjacent to the mound for the first 1.5 m and is intact as a 20 cm high stacked boulder wall extending for an additional 4 m toward Feature A.

### Summary

The features at Site 7 may correspond to Weisler's Site 95 although the absence of site sketches and descriptions makes the re-identification of this site tentative. Site 7 would

also appear to be outside the boundary of the Southwest Moloka'i Archaeological District as described by Weisler (1984).

The function of the features at Site 7 is unknown. Flakes of basalt resulting from the manufacture of tools and the shells from marine mollusks were present around the site. Further clearing of the vegetation may reveal additional surface remains, such as a hearth or lithic work area, that would provide additional clues to determine the function of these features.

\*\*\*\*\*

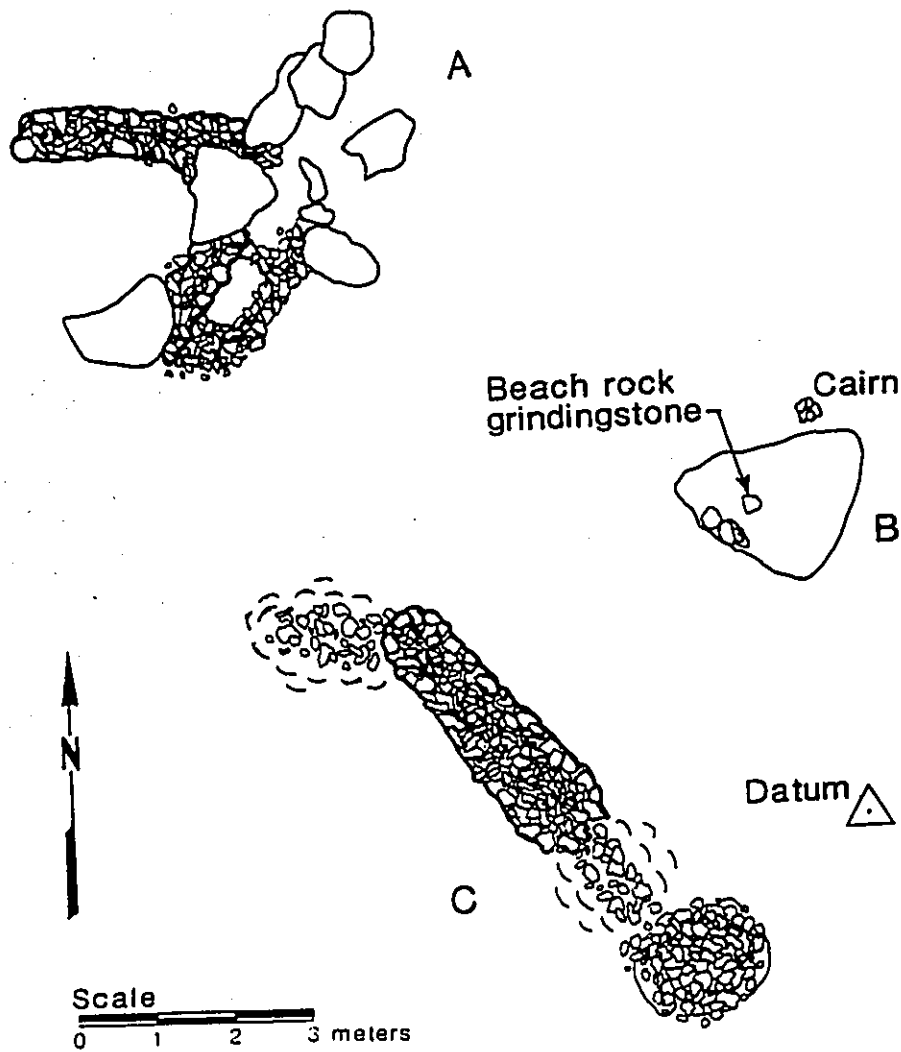


Figure 10. Plan view sketch of Site 7.



Photo 5. Site 7, Feature A in foreground, Feature B to the left, and Feature C to the right. View to the east.



Photo 6. Close-up of beachrock grindstone and stacked boulders on top Feature B, Site 7.

### Site 8

This site consists of four features that all relate to ranch activities. A rebar datum was not placed at this site since the small concrete and basalt pyramid (Feature C) adjacent to the dirt road suffices as a permanent site datum and marker (Photo 7).

Feature A is a small, rotting wooden trough located 50.2 m at 274° mag (263° T) from the datum. A series of fence posts adjacent to the trough suggests the area served as a corral. Information provided by George Cooke indicates this to be the location of the Kaupo'a House horse corral and stable (1995 pers. comm.).

Feature B is a 2 x 4 m steel trough located 5 m to the south of the datum adjacent to the dirt road. The 60 cm high half cylinder trough is supported by a wooden frame that was placed upon a basalt boulder platform. Feature C, the site datum, is a 50 x 50 cm concrete and basalt block with sloping sides standing approximately 50 cm in height. A small basin-like depression is located on the top. This feature may have served as a location for the placement of salt-licks for the cattle.

Feature D is a 2 m diameter and 70 cm high concrete capped basalt and mortar cylinder assumed to be a water storage tank (Photo 8). It is located 43 m from the datum on a bearing of 148° mag (137° T) on the opposite side of the dirt road from the other features at this site. This feature is not easily visible from the road since the surrounding vegetation consists of *kiawe*, lantana, and high grass.

### Summary

Site 8 is outside the boundary of the Southwest Moloka'i Archaeological District as described by Weisler (1984). Feature A is related to Kaupo'a House, which was constructed in 1925 (Cooke, 1995 pers. comm.). The remaining features at Site 8 are of an indeterminate age but obviously related to the ranching activities that have taken place on this parcel during the last 150 years.

### Kaupo'a House

The Cooke family beach cabin, also known as Kaupo'a House, is adjacent to the shoreline at Kaupo'a Bay (Photo 9, 10). The house is located on an fenced lot, which is outside the boundary of the Southwest Moloka'i Archaeological District as described by Weisler (1984). The house was a small, roughly constructed structure built in 1925. In the recent past it was primarily used as lodging for deer hunters. It also served as lodging for the archaeological field crew in October of 1993.



Photo 7. Site 8, Features B and C. Feature C in foreground with Feature B visible in the background. View to the south.

\*\*\*\*\*

In August 1994 Kaupo'a House was demolished and reconstruction was begun using the same foundation (OEQC 1995:6). In April 1995, IARII was asked to provide architectural documentation for Kaupo'a House. To do so, a field crew returned to the house lot to obtain basic dimensions from the foundation. Previous photographs of Kaupo'a House were then used to aid in documenting the structure's architecture.



Photo 8. Site 8, Feature D, view to the south.

\*\*\*\*\*

Kaupo'a House was a wooden structure with single wall construction and lapped wall cladding<sup>4</sup>. The entire structure was built upon a poured concrete foundation. The generalized style was a massed plan, side-gabled structure. Interior walls and the ceiling were left uncovered with studs, rafters, and purlins exposed. Windows were multiple pane (9/9 and 4/4, panes measuring 10"x13") with sliding sash components. The structure lacked a main entrance. All doors were identical four panel solid wood with steel knobs.

The principal roof was a low slope (pitch), covered with corrugated steel panels and having open eaves, side fascia, and exposed rafters. The roof was side-gabled (on the north) and half-hipped on the south. On the south side, the kitchen was covered by an extended secondary roof. On the west side the "patio"<sup>5</sup> was covered by a dropped roof.

<sup>4</sup> Definitions of architecturally descriptive terms can be referenced in McAlester and McAlester (1992).

<sup>5</sup> Names for the rooms and structures on the house lot designated by quotation marks in this report were provided by George P. Cooke III (1995 pers. comm.).



Photo 9. The Cooke's Kaupo'a beach house in 1948 (from Cooke 1949: 12), view south.



Photo 10. Kaupo'a Bay with Kaupo'a House in the background, 1993, view south.



Interior layout of the structure did not fit with the generalized model of a house (Fig. 11). The northeast corner of the house was a large "men's room" containing a toilet, shower, sink, and wooden benches along the walls. This room resembled a gymnasium locker room. Adjacent to this was an identical, mirror-image "ladies room". Sewage was disposed of by means of a septic tank. Showers and sinks were drained via a pipe leading to the north which emptied into the arroyo adjacent to the house lot. Other rooms in the structure included a "storage room", the kitchen, and a screened dining area. The remainder of the area under roof was a large *lanai*, which was open to the west.

On the west, beach-side, extending off the "*lanai*" was a "patio" covered by a dropped porch roof. This patio area was paved with sandstone slabs set with mortar. As was common practice in the past, Hawaiian artifacts from the area were collected and placed at Kaupo'a House over the years. A *papamu* is present in the paving of the patio (Photo 11). Regarding this artifact, Cooke wrote, "The *konani* were made at Puuhakinaa. We have removed some of these stones from there, one of which, of sandstone, is embedded in the *paepae* (platform) of our beach house at Kaupoa"<sup>6</sup> (1949:120). This artifact was unaffected by the demolition of Kaupo'a House and construction of a replacement structure.

\*\*\*\*\*

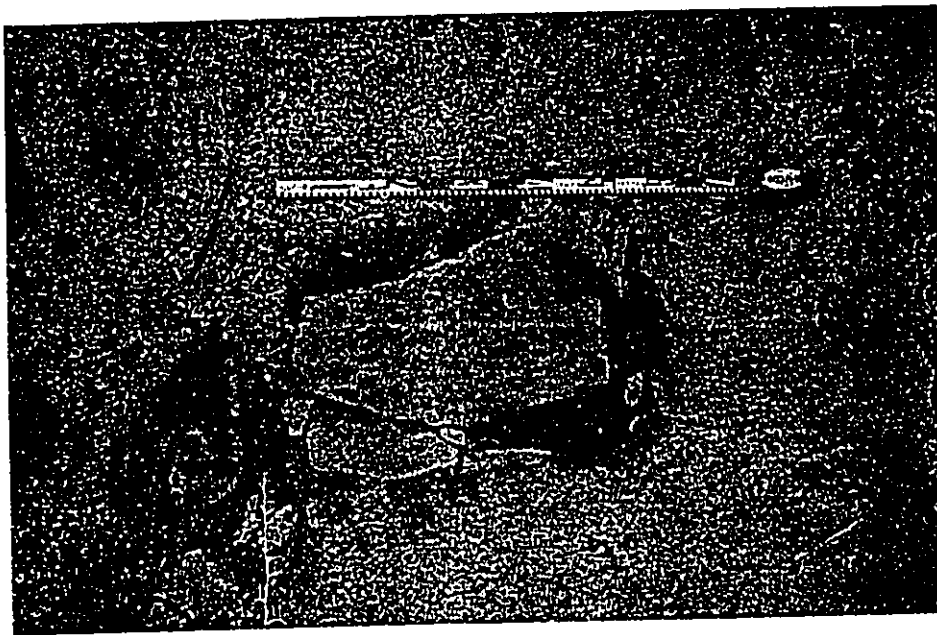


Photo 11. A *papamu* embedded in the patio at Kaupo'a House, 1995.

<sup>6</sup> George Cooke confused the Hawaiian game *konane* with the game "board" or playing surface called a *papamu*. A *papamu* is constructed by pecking a rectangular grid of dots into a flat stone that is then used to play the game *konane*. This game has been described as being similar to Chinese checkers.

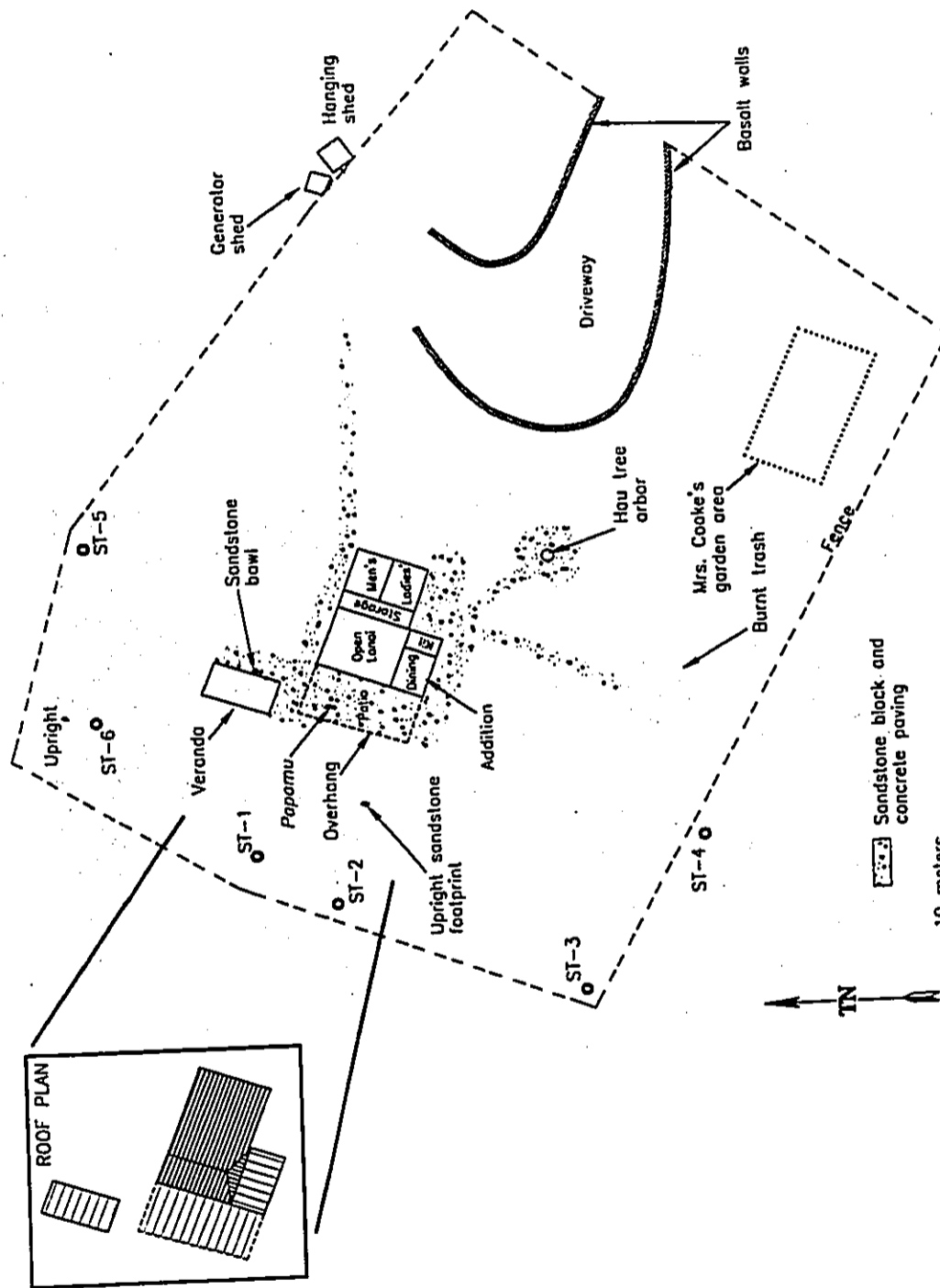


Figure 11. Plan view of Kaupo'a House.

Adjacent to the patio and in line with the south side of the house is a sandstone slab placed upright in concrete. The slab measures 120 cm high, averages approximately 50 cm wide and 20 cm thick. This sandstone slab is said to contain an example of the *Ka Laina wawae* footprints (see Stokes 1910:62-65; Cooke 1949:106-107; Summers 1971:44). Cooke's book does not record the placement of this slab at Kaupo'a House (1949). However, 15 years prior to the construction of the house, Cooke shipped a sandstone slab containing a sample of the footprints to Bishop Museum (Bishop Museum accession #9936; Cooke 1949:106). The pecked "footprint" depressions on the slab at Kaupo'a House are approximately 8-12 cm wide, 22-25 cm long, and 3-5 cm deep (Photo 12). The depressions in this slab are easily overlooked and appear natural. Neither Richard nor George Cooke III were aware of the footprints on this slab in spite of their familiarity with the house and interest in Hawaiian artifacts (1995 pers. comm.). This sandstone slab was unaffected by the demolition of Kaupo'a House.

\*\*\*\*\*

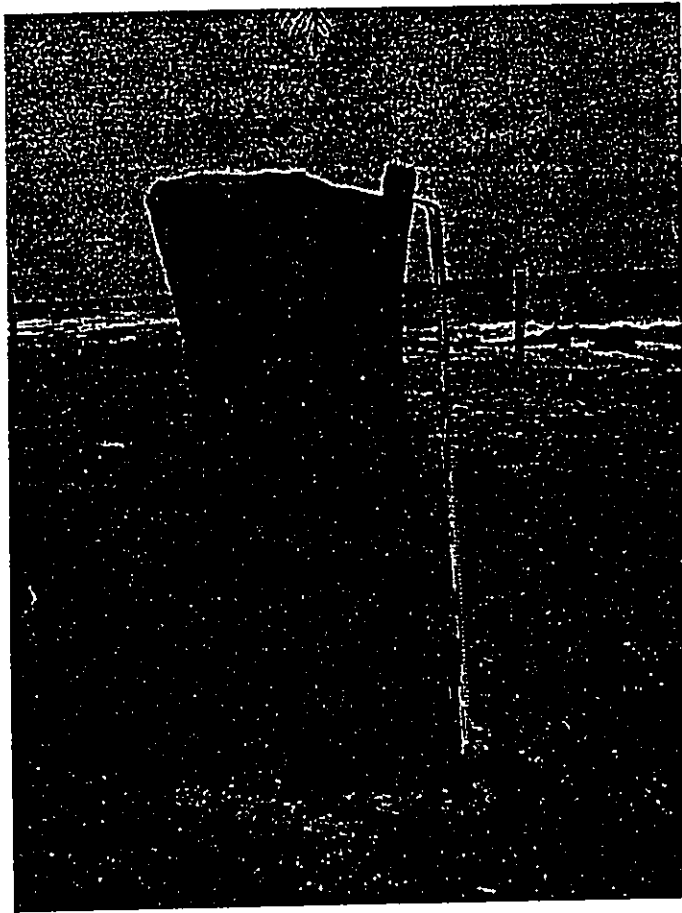


Photo 12. Sandstone slab at Kaupo'a House containing an example of *Ka Laina wawae* footprints, 1995.

Off the northwest corner of the house was an unattached concrete foundation with a covered "veranda". On the east side of this veranda's foundation, a sandstone slab forming a shallow bowl was placed beneath a water spigot (Photo 13). It is probable that this was also a Hawaiian artifact found and transported the site. This artifact was unaffected by the recent construction.

\*\*\*\*\*

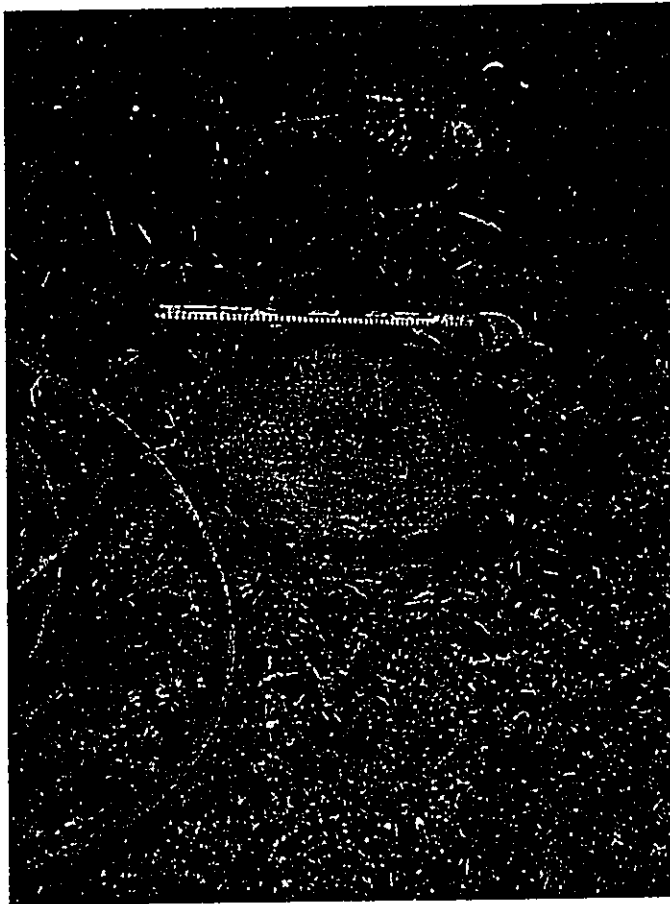


Photo 13. A sandstone bowl adjacent to the veranda, 1995.

In the northeast corner of the house lot, 21 m from the foundation is a linear, basalt boulder that has been placed in an upright position (Photo 14). A small mound of basalt boulders form a base supporting this upright. As noted previously, the purposeful placement of *pohaku* often signifies spiritual significance to the stone and often the setting. This artifact was unaffected by the demolition of Kaupo'a House and construction of a replacement structure.

In 1993, the southeast corner of the house was the location of the propane tank which serviced the house. The propane tank has since been removed. The sandstone walkway where it had been located was disturbed by the recent construction.

Leading away from the southeast corner house are two sandstone walkways. The first runs 15 m to the southeast, ending at a circular a *hau* tree arbor. Beyond this to the southeast was a small vegetable garden that was surrounded by a 8 ft high fence to keep deer out (Cooke, 1995 pers. comm.). The second walkway leads from the kitchen to the south and ends in a elliptical pit bounded basalt boulders. This 5 m diameter pit served as a trash burning-disposal area.

\*\*\*\*\*

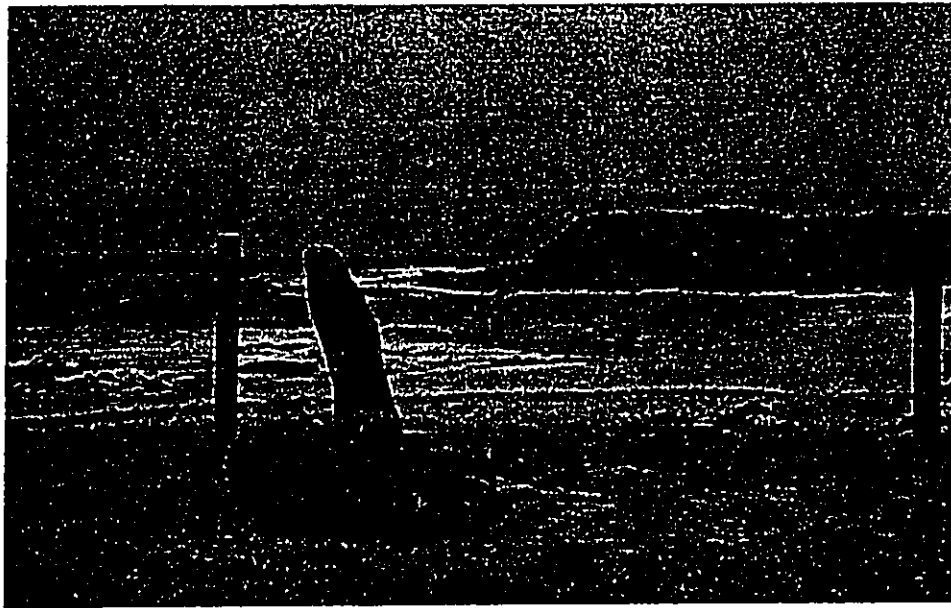


Photo 14. A *pohaku* upright at Kaupo'a House lot's northwest corner, 1995.

Approximately 30 m northeast of the foundation is a small double door shed. This shed was built in the 1950s to house a diesel powered electrical generator and a fuel barrel. Sometime in the past this generator was removed. In 1993 electricity and potable water were unavailable at the house although there was a propane refrigerator and stove. To the west and nearest the road was a screened hanging locker for deer carcasses. The hanging locker was recently moved (it was built on skids) and is now adjacent to the generator shed (Photo 15). In 1993 the shed and hanging locker were within the fence enclosing the lot. A new fence has been constructed which veers around these two structures placing them outside the lot.

Summary

All sites in excess of 50 years of age have the potential to be regarded as historic sites and subject to historic preservation concerns. The Kaupo'a House, which was built in 1925, should be regarded as a historic site. To ascertain the need for a mitigation of impacts to a historic site from a proposed development, its significance must be determined. Formal

\* \* \* \* \*

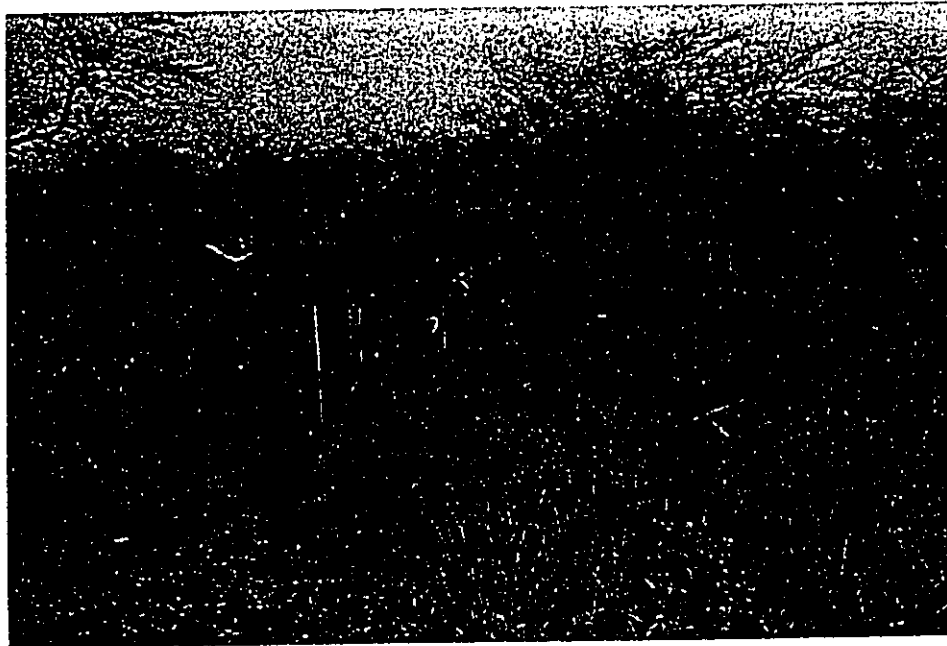


Photo 15. Generator and Hanging Sheds, Kaupo'a House lot's north side, 1995.

criteria have been established for use in determining significance<sup>7</sup> as it applies to historic preservation.

This review suggests the structure at Kaupo'a did not meet any of these established criteria. In brief, the structure at Kaupo'a was not associated with important events or historic individuals, it was not likely to yield important historical information, nor did it have an important cultural value to an ethnic group within Hawai'i. Architecturally the structure did not "embody the distinctive characteristics of a type, period, or method of construction". Therefore, the building would not be considered a significant site under any of the established criteria. Nevertheless, the information provided within this report does serve to fully document the structure and in that sense preserve its existence.

#### Kaupo'a House Lot

The fenced lot surrounding Kaupo'a House totals approximately one acre of land. A series of shovel test excavations were undertaken at the perimeter of the fenced house lot to determine if subsurface remains were present that may be effected by the construction of a replacement structure. Locations with beach sand sediments were chosen for shovel testing because they were believed to have the best potential for containing artifactual material.

In total, six shovel tests were completed. The location of these test locations is depicted in Figure 11. Shovel tests ST-1 through ST-4 were located along the south and west border of the house lot. Subsurface deposits in the area consist of fine to coarse beach sand facilitating the identification of artifactual material. All these units contained twentieth century artifactual material from the surface to approximately 35 cm below the surface (bs). This artifactual material consisted of small charcoal flecks, bottle-glass shards, ceramic fragments, and small pieces of corroded ferrous metal. No artifactual material was present from 35 cm bs to the base of excavation (boe) at approximately 50 cm bs. Results from shovel tests ST-1 through ST-4 indicate twentieth century disturbance of the first 35 cm of deposits within this section of the houselot.

To the south of the houselot, approximately 15 m outside the fence's southwest corner, is an area at the beach crest and margin with terrigenous sediment where trash (presumably from Kaupo'a House) had been buried in the past. The visible artifacts in this area, included rusted metal cans, glass, and ceramic tableware. All these artifacts appear to stylistically post-date the 1920s.

---

<sup>7</sup> Significance criteria for archaeological sites in Hawai'i.

- Criterion "a" - associated with events making an important contribution to the broad patterns of Hawai'i's history.
- Criterion "b" - associated with the lives of persons important in Hawai'i's past.
- Criterion "c" - embody the distinctive characteristics of a type, period, or method of construction.
- Criterion "d" - have yielded or be likely to yield information important for research on prehistory or history.
- Criterion "e" - have an important historical cultural value to an ethnic group within Hawai'i.

The remaining shovel test units (ST-5 and ST-6) were excavated to a depth of approximately 50 cm bs. In conjunction with an examination of the embankment immediately north of the fence, it was apparent that the northwest corner of the houselot was composed of beach sand fill held in place by the construction of a basalt boulder retaining wall. Sediments within ST-5 and ST-6 were culturally sterile and contained no artifactual material.

**Summary**

Testing for subsurface archaeological deposits indicate the presence of twentieth century refuse and a large area of artificial fill in the areas most likely to be subjected to impact by construction activities within the Kaupo'a House lot. No prehistoric Hawaiian archaeological deposits were detected.



## V. RECOMMENDATIONS

A large portion of the Kaupo'a Parcel is contained within the boundaries of the Southwest Molokai Archaeological District, Site 50-MO-803, which is a significant site listed on both the National and State Register of Historic Places. Impacts from any proposed development should therefore be considered and appropriate mitigation measures undertaken.

Although the entire landscape is important for the understanding of settlement patterns and land use in this area of southwest Molokai, the surface in the southern half of the survey area is generally devoid of archaeological remains. The presence of sinkholes in this region may be of concern to planners. Apparently, over millennia, groundwater has been decomposing the limestone/coralline bedrock and some of the resulting underground chambers have collapsed forming deep, steep-sided depressions in the present surface. This may be of importance in future planning of trails, roads, and structures or may require the restriction of activities (such as horseback riding) to specific locations. Although these sinkholes were present to some extent in the entire area, they were most prevalent in the southwestern quarter of the survey area.

Although deer and cattle have done and continue to do the most damage to the archaeological sites within the Kaupo'a Parcel, the potential for additional disturbance to sites from increased accessibility to the area should not be overlooked. Archaeological features are generally localized in the northeastern quarter and along the northern border of the Kaupo'a Parcel. Any modifications such as the construction of trails, camping areas, or the clearing of vegetation in this general area (the Southwest Molokai Archaeological District) or in the vicinity of any site should be preceded by an archaeological inventory level survey investigating specific potential impacts resulting from any planned construction.

It should be emphasized that easily identifiable traditional Hawaiian artifacts are abundant on the surface in the Kaupo'a Parcel. The potential for the unauthorized collection of these artifacts should not be overlooked. The precise distribution of these surface artifacts and their use as indicators of subsurface archaeological sites has yet to be investigated. Any subsequent archaeological investigations in the Kaupo'a Parcel will need to document the specific boundaries of these artifact scatters, produce detailed maps analyzing their distribution, and undertake the subsurface investigation of the most promising locations. The subsurface examination of archaeological deposits adjacent to a sample of the surface features at specific sites should also be undertaken at that time. The resulting information would document the nature of the artifacts present in the area and provide a baseline study that would be necessary for any interpretation of the archaeological record at Kaupo'a. Both forms of information would be required as the background data necessary for the formulation of a plan addressing the mitigation of potential impacts to the area from the planned changes.

The general location of the Kaupo'a House does contain potential information concerning the more recent past. The archaeological excavation of the trash deposit on the beach to the south of the Kaupo'a House fence is suggested as both a means to both remove potentially hazardous material from the beach and to potentially recover information about the use of the cabin in the early twentieth century. Although this information does not fulfill the significance criteria by contributing to understanding broad patterns of Hawaii's past (Criterion "a"), it may still be of interest to Molokai Ranch for future interpretative purposes.

#### **Potential Impacts**

Archaeological sites and the record of the past they contain can be damaged by the public in a number of ways. Besides vandalism and the unauthorized removal of artifacts from a site, accidental damage by hikers and explorers may occur when they dislodge rocks in unstable archaeological features causing collapses or other damage. In addition, well meaning individuals may do damage to the historical integrity of a site by making "repairs" to archaeological features. An example of this was evident at Site 2 where a linear basalt boulder had been moved from a previous position and placed upright in the middle of the feature. Restoration of sites can be undertaken when there is cause to do so. However, such work must be done under the direction of an archaeologist if the desired goal is to reconstruct, as accurately as possible, the site or feature as it was originally built.

#### **Mitigation of Impacts**

The preparation of a mitigation plan should be undertaken prior to development, given that a portion of the Kaupo'a Parcel is within the Southwest Molokai Archaeological District and that additional significant sites are present in the area. This plan should formulate procedures for the mitigation of potential impacts to archaeological sites in the area given the proposed change in public access or any other alterations to the area. However, brief recommendations can be presented at this time.

Regardless of the status of plans for Kaupo'a, consultation between the SHPD, IARII, the interested public, and Molokai Ranch should be undertaken to layout the steps necessary to address historic preservation concerns. This commitment toward historic preservation planning recognizes that stewardship over the project area includes responsibility for the preservation of historic resources contained therein.

In regards to historic sites on the property, all remaining archaeological site/features in the Kaupo'a Parcel should be preserved if at all possible. Mitigation of impacts to archaeological sites and features would best be handled by an educational approach. This may involve a range of options including interpretative trails, descriptive signs, brochures and maps, or even site tours. The purpose would be to both describe Hawaii's past through the archaeological record and to inform the public about the importance and care of archaeological sites. Short of policing the Kaupo'a Parcel, there is no better way to maintain

the integrity of these sites, prevent damage from the proposed increased access, and preserve the record of the past that these archaeological sites contain.

Preparation of a mitigation plan would require further documentation of the archaeological record at Kaupo'a. Specifically there is a need for limited subsurface testing at some features within the known sites. Additionally there is also a need for further documentation of the distribution of artifact and midden scatters. Once this distribution is known, the subsurface examination of some artifact scatter locations will be necessary. Provisions for the subsequent curation of collected artifacts and archaeological records will also need to be addressed. An investigation of this type and the subsequent preparation of a mitigation plan should be scheduled with enough advance notice to allow for both the preparation of a detailed archaeological report and the sometimes lengthy review process undertaken by the State Historic Preservation Division, and the appropriate community planning offices.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

## REFERENCES

- Athens, J. Stephen  
1985 Prehistoric Investigations at an Inland Site on the Leeward Slopes of Central Moloka'i. Report prepared for the Department of Hawaiian Home Lands, State of Hawai'i.
- Beresford, W.  
1964 *A Voyage Round the World: but More Particularly to the North-West Coast of America*, edited by Captain George Dixon. De Capo Press, New York. Originally published in 1789, G. Goulding, London.
- Bonk, W.  
1954 *Archaeological Excavations on West Molokai*. Master's Thesis, University of Hawaii, Honolulu.
- Chinen, J.  
1958 *The Great Mahele*. University of Hawaii Press, Honolulu.
- Cooke, G.  
1949 *Moololo O Molokai*. Honolulu Star Bulletin, Honolulu.
- Dixon, B. and M. Major  
1990 *Kapukahehu to Pu'u Hakina: An Archaeological Inventory Survey of Southwest Moloka'i, Hawai'i*. Prepared for Alpha USA, Bishop Museum MS 080592, Project #476, Honolulu.
- Erkelens, C.  
1995 *Phase I Archaeological Investigation, Cultural Resources Survey, Hawaii Geothermal Project, Makawao and Hana Districts, South Shore of Maui, Hawaii*. Prepared for Oak Ridge National Laboratory. On file at International Archaeological Research Institute Inc., Honolulu.
- Foote, D., E. Hill, S. Nakamura, and F. Stephens  
1972 Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. United States Department of Agriculture, Soil Conservation Service, U. S. Government Printing Office, Washington, D.C.
- Giambelluca, T., M. Nullet, and T. Schroeder  
1986 *Rainfall Atlas of Hawai'i*. Report R76, Department of Land and Natural Resources State of Hawai'i, Honolulu.

- Judd, G.  
1936 *Puleoo: The Story of Molokai*. Porter Printing Co., Honolulu.
- Juvik, J. and D. Perreira  
1973 *The Interception of Fog and Cloud Water on Windward Mauna Loa, Hawaii*. Prepared for Island Ecosystems IRP, U.S. International Program. Available at Hamilton Library, University of Hawai'i, Honolulu.
- Juvik, J. and P. Ekern  
1978 *A Climatology of Mountain Fog on Mauna Loa, Hawaii Island*. Water Resources Research Center, University of Hawai'i. Available at Hamilton Library, University of Hawai'i, Honolulu.
- McAlester, V. and L. McAlester  
1992 *A Field Guide to American Houses*. Alfred A Knopf, New York.
- Monsarrat, M.  
1895a Map of Molokai. Reg. Map No. 1890, case 15-91. Hawaii State Survey Office, Honolulu.  
1985b Molokai Survey, Field Notebook 4. Reg. No. 358. Hawaii State Survey Office, Honolulu.
- OEQC  
1995 OEQC Bulletin, Volume 12, No. 7, April 8, 1995. Office of Environmental Quality Control, State of Hawai'i, Honolulu.
- Phelps, S.  
1937 Personal letters. Bishop Museum Archives, Honolulu.  
1941 A Regional Study of Molokai. Manuscript, Bishop Museum Archives, Honolulu.
- Portlock, W.  
1794 *A new, complete, and universal collection of authentic and entertaining voyages and travels to all the various parts of the world*. Alex Hogg, at the Kings-Arms, No. 16 Paternoster-Row, London.
- Pukui, M., S. Elbert, and E. Mookini  
1976 *Place Names of Hawaii*. University of Hawaii Press, Honolulu.
- Pukui, M. and S. Elbert  
1986 *Hawaiian Dictionary*. University of Hawaii Press, Honolulu.

Resnick, J.

- 1977 *A History of Vegetation Change: Man and Vegetation in Honua'ula, Maui, 1786 to Present*. Unpublished Master's thesis, Department of Geography, University of Hawaii, Honolulu.

Stokes, J.

- 1910 "Notes on Hawaiian Petroglyphs - I." Director's Report for 1909, *Occasional Papers* 4(4):33-71, Bishop Museum, Honolulu.
- 1919 Heiau of Molokai. In *Ancient Worship in the Hawaiian Islands*, edited by W. T. Brigham, Chapter XVII, pp. 456-504. Manuscript Box 6, Bishop Museum Archives, Honolulu.

Summers, C.

- 1971 *Molokai: A Site Survey*. Pacific Anthropological Records No. 14, Bishop Museum, Honolulu.

Vancouver, G

- 1801 *A Voyage of Discovery to the North Pacific Ocean and Around the World*. John Stockdale, London.

Weisler, M.

- 1984 *Impressions of Prehistory An Archaeological Survey of Selected Areas of Southwest Moloka'i, Hawaiian Islands*. Prepared for Hawaii State DLNR, Bishop Museum MS 091984, Honolulu.

Weisler, M. and P. Kirch

- 1985 The Structure of Settlement Space in a Polynesian Chiefdom: Kawela, Molokai, Hawaiian Islands. *New Zealand Journal of Archaeology* 7 129-158.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



## APPENDIX

### HISTORIC RESOURCES INVENTORY

Site # --  
TMK 5-1-02:30

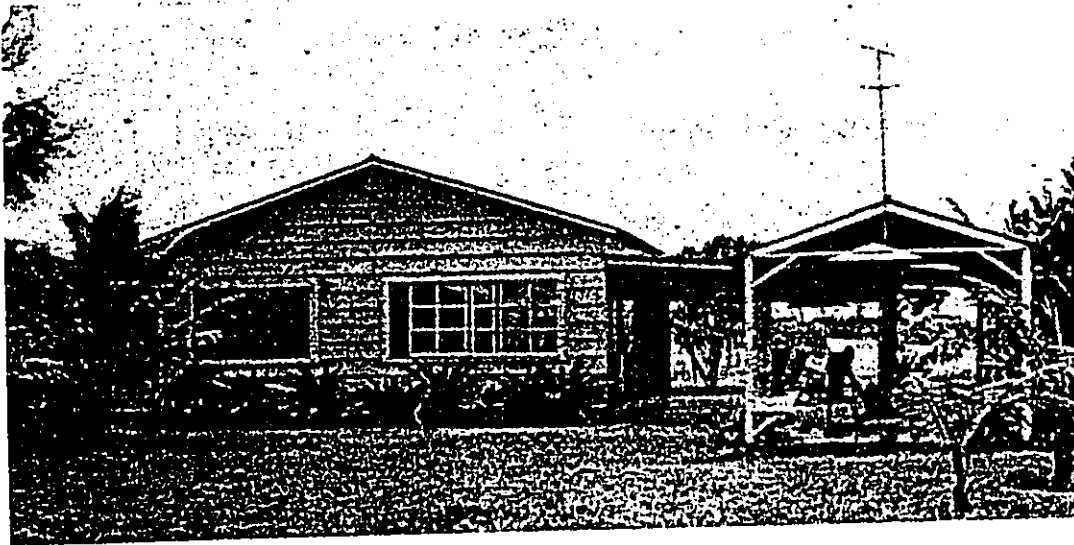
#### IDENTIFICATION

1. Common Name: Kaupoa House
2. Historic Name: Kaupo'a House
3. Street or rural address: none City: n/a Zip: n/a County: Maui County (Moloka'i)
4. Present Owner, if known: Molokai Ranch, Ltd.  
Address if different from above: Four Waterfront Plaza, Suite 400, Box 96, 500 Ala Moana Blvd.,  
Hon., HI. 96813
5. Ownership is: Private
6. Present Use: Vacation beach house Original Use: same Other Past Uses: Hunting lodge

#### DESCRIPTION

7. Physical Appearance:
  - Style: massed plan, side gabled
  - Primary Exterior Building Material: wood, clapboard
  - Additional Materials: sandstone paving slabs
  - Roof: side gabled, 1/2 hipped, 1 extended, and 1 dropped
  - Roofing Material: corrugated steel panels
  - Roof Trim: open, overhanging eaves
  - Porch: 1 inset open, 1 enclosed screen
  - Door: no main entrance
  - Other Features: n/a
8. Approximate Property Size: approximate 1 acre
9. The feature: is altered (demolished)
10. Surroundings: open pasture land, shoreline
11. The structure was: on its original site
12. Year of initial construction 1925, this date is factual.
13. Architect (if known): =
14. Builder (if known): =
15. Related features: 1 unattached covered veranda, 1 unattached tree arbor, 1 covered lanai, 1 electrical generator shed, 1 deer hanging shed.

16. Date of attached photograph: 1948 (from Cooke, 1949, "Moolelo O Molokai")



#### SIGNIFICANCE

17. Briefly state historical and/or architectural importance (include dates, events, and persons associated):  
No historical or architectural significance. Associated with George P. Cooke, manager of Molokai Ranch in the years 1908-1918 and 1923-1948.

18. Sources: List books, documents, surveys, personal interviews, and their dates:

Books: Cooke, G., 1949, *Moolelo O Molokai*, Honolulu Star Bulletin, Honolulu.  
Summers, C., 1971, *Molokai: A Site Survey*, Pacific Anthro. Records No. 14, Bishop Museum, Honolulu.

Interviews: Richard A. Cooke III, personal interview, April 28, 1995.  
George P. Cooke III, personal interview, May 6 & 9, 1995.

#### CREDITS

Date form prepared 4/29/1995 By (name): Conrad Erkelens  
Address: 949 McCully St., Suite 5 City: Hon. Zip: 96826  
Phone: (808) 946-2548 Organization: International Archaeological Research Institute, Inc.

STATE USE ONLY:

# ***Appendix E-1***

---

***SHPD Review of Archaeological  
Reconnaissance of Kaupoa  
Parcel and Inventory Survey  
of Kaupoa House***

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
DEPUTY  
GILBERT COLOMA-AGAPAN

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCE ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

August 14, 1995

Mr. Conrad Erkelens, MA  
Project Director  
International Archaeological Research Institute, Inc.  
949 McCully Street, Suite 5  
Honolulu, Hawaii'i 96826

LOG NO: 15960 ✓  
DOC NO: 9507SC46

Dear Mr. Erkelens:

SUBJECT: Historic Preservation Review of a Draft Report on the  
Archaeological Reconnaissance of Kaupoa Parcel and  
Inventory Survey of Kaupoa House  
Kaluako'i, Moloka'i TMK: 5-1-2:30

Thank you for the submission of the draft report on archaeological fieldwork conducted at the Kaupoa House parcel on Moloka'i (Archaeological Reconnaissance of Kaupo'a Parcel and Inventory Survey of Kaupo'a House, Kaluako'i, West Moloka'i, 1995. C. Erkelens). Our review is based on historic reports, aerial photographs, and maps maintained at the State Historic Preservation Division; in addition, Sara Collins of our staff conducted a field inspection of the subject parcel on July 21, 1995.

In general, we believe that the report documents the work done at Kaupoa in 1993 and 1995, finding a total of eight historic sites, in addition to recording available information on Kaupoa House. We have, however, recommended some revisions and additions to the text; these points are listed in Attachment I. Briefly, we would like to see an expanded discussion of the archaeological background for the project area, and we recommend a tighter correlation of the older work (and site numbers) to the new, to the extent possible. Given available data in existing reports and other sources, we believe that the accuracy of the current inventory survey can be improved.


With regard to the architectural inventory survey of Kaupoa House, our architectural branch provides the following comments. Since the Kaupoa House has already been demolished this investigation serves as documentation of the original, former structure. In the

Mr. Conrad Erkelens, MA  
Page 2

future, the significance determination and documentation should be done prior to demolition, for proper preservation planning and stewardship.

If you disagree with any of the comments made, please let us know, and we can schedule a consultation meeting to resolve differences. Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,



DON HIBBARD, Administrator  
State Historic Preservation Division

SC:jen

cc: Roger Evans, OCEA

AUG 15 1999

**ATTACHMENT I: SPECIFIC COMMENTS ON THE DRAFT REPORT OF AN  
ARCHAEOLOGICAL RECONNAISSANCE OF KAUPOA PARCEL  
AND INVENTORY SURVEY OF KAUPOA HOUSE**

**TITLE**

General Comments: Since you have attempted to locate and describe all historic sites on the study area, the report's title should be changed to "inventory survey."

**BACKGROUND**

Spelling and Typos

Page 1, Introduction: *Place Names of Hawai'i* (the standard reference on geographic place names) gives the place name as "Kaupoa." What is the origin of the alternative spelling (and presumably meaning) given here?

Page 1, Introduction, Paragraph 3: Kaupoa House was demolished in August 1994.

Substantive Remarks

Page 6, Paragraph 2: "Paucity of data" and speculation aside, we believe that enough survey reports exist for Kaluako'i to permit reasonable hypotheses about settlement patterns and the types of historic sites to be found in the region. Stokes (1909) first theorized that the West End had few or no permanent settlements, being visited only periodically for fishing. Subsequent work has recorded the presence of nearly all major site types in and around the study area (Summers 1971; Weisler 1984; Dixon & Major 1992; Dixon et al. 1994). Consequently, this section of the report should be revised so as to reflect the existence of these data and to make use of them.

Page 8, Figure 2: The boundaries shown here for State Site No. 50-60-01-803 (SW Moloka'i Archaeological District) are not accurate. According to the information on file at SHPD, the Site 803 boundaries would include all of the study area; please see the attached copy of the map.

**DESCRIPTIONS**

Spelling and Typos

Page 12, Paragraph 3: Site "52-60-01-52" should be "50-60-01-52."

Substantive Remarks

General: We realize that the history of archaeological work at and around Kaupoa has resulted in some confusion over which sites (or portions thereof) have been previously recorded. Therefore, as an aid to the reader, we recommend the inclusion of a summary table at the end of the site descriptions. This table should contain cross-referenced site numbers (IARII, Bishop Museum, State Numbers) and brief structural and functional descriptions, and, space permitting, appropriate references. For your information, we append a copy of a site map prepared by Weisler (1984) which shows the relative locations of sites he identified in the Kaupoa area (all site numbers are Bishop Museum numbers).

Attachment  
Page 2

**DESCRIPTIONS**

Substantive Remarks

Page 12, Paragraph 5: We note that Dixon & Major (1992) assigned State Site numbers to this and some of the following sites described in this report. Your Site 1 (AKA Mo-B6-67) is State Site No. 50-60-01-639.

Page 16, Paragraph 2: Site 88 is State Site No. 50-60-01-646.

Page 19, Paragraphs 1 - 3: If this is a previously unrecorded site, then a State Site no. should be assigned to it. Also, what significance does it have, apart from its location within the SW Moloka'i Archaeological District boundaries? Would you recommend this site for preservation along with the others in the study area?

Page 19, Paragraph 4: Site 4 does seem to be Site Mo-B6-92, judging from the maps made in this study and Weisler's (1984) survey; it has State Site No. 50-60-01-650 assigned to it.

Pages 23 - 29: Judging from the map of Weisler's (1984) Bishop Museum site numbers, IARII Sites 5 - 7 do not appear to be part of BPBM Site MO-B6-95, which lies to the south of the study area (see attached copy of this map). Consequently, in order to complete a successful inventory survey, you need to resolve, to the extent possible, the association of IARII Sites 5 - 7 with previously identified historic sites in the Kaupoa Area.

Page 31, Paragraph 5: IARII Site 8, newly recorded in this report, would fall within the SW Moloka'i Archaeological District boundaries (see attached copy of NRHP map on file at SHPD). Therefore, is Site 8 significant, and should it, too, be recommended for preservation? Please address these issues.







# ***Appendix F***

---

***Certified Shoreline Map***

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT  
P.O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT  
WATER RESOURCE MANAGEMENT

AUG - 1 1995

Ref.: LM-UW

Land Mgmt. Case No. MO-41

**RECEIVED**

Reed M. Ariyoshi  
Warren S. Unemori Engineering Inc.  
2145 Wells Street, Suite 403  
Wailuku, Maui, Hawaii 96793

AUG 02 1995

WARREN S. UNEMORI ENGINEERING, INC.

Dear Mr. Ariyoshi:

Subject: Shoreline Certification Request  
Applicant: Warren S. Unemori Engineering Inc.  
Property Owner: Molokai Ranch, Ltd.  
Location - Island: Molokai District: Kaluakoi, Iloli  
Tax Map Key: 5-1-02:por. 30  
Property Description: Por Lot 114, Ld. Ct. App. 1683  
Land Management Case No.: MO-41

This is to inform you that the subject shoreline certification request has been certified and no appeal has been received. Seven (7) certified copies of the map are enclosed herewith.

Should you have any questions regarding this matter, please feel free to contact our Land Management Division at 587-0414.

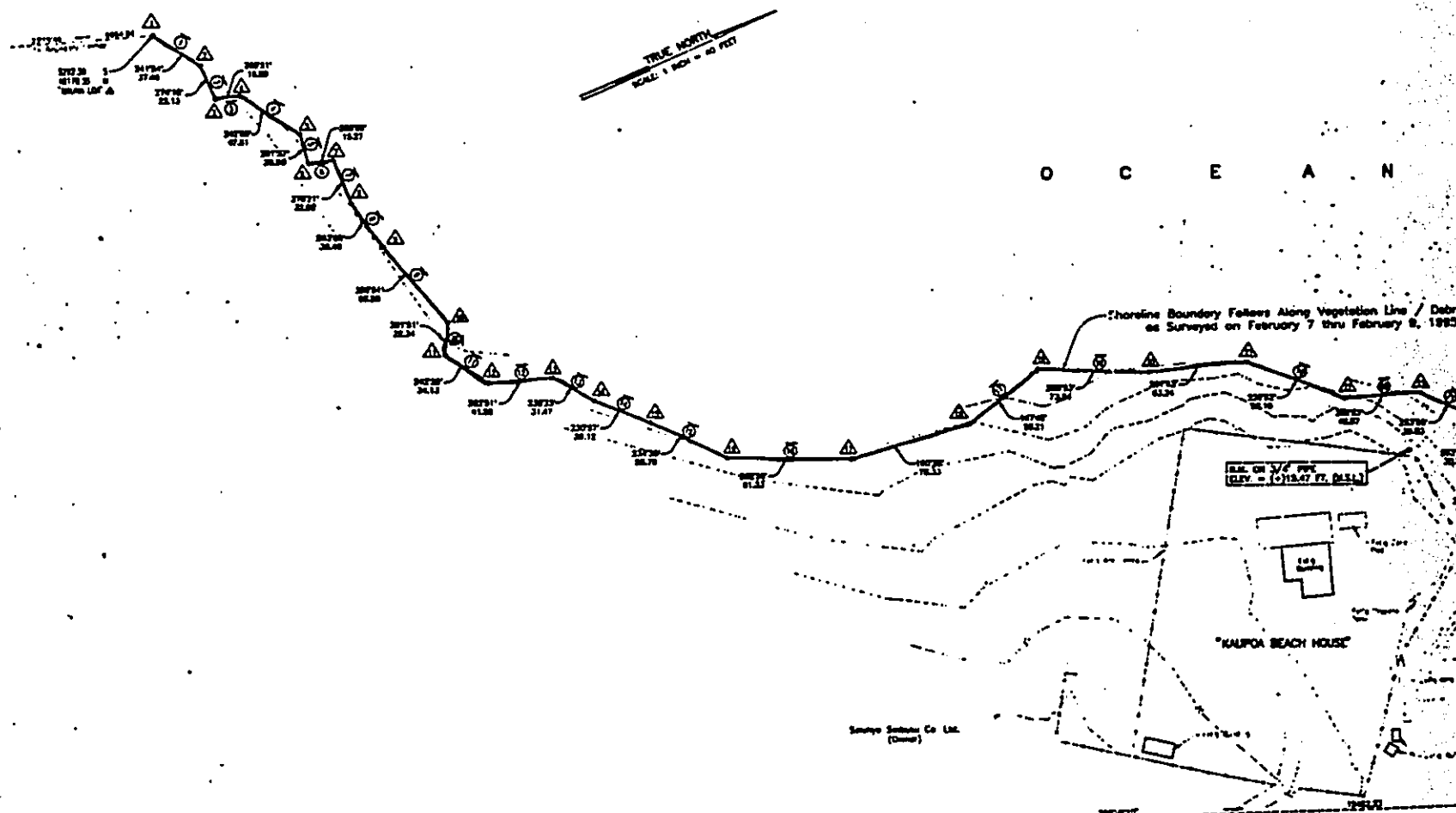
Very truly yours,

W. MASON YOUNG  
Land Management Administrator

Enclosure

cc: Maui Land Board Member  
Maui District Land Office w/map  
Survey Div., DAGS w/map





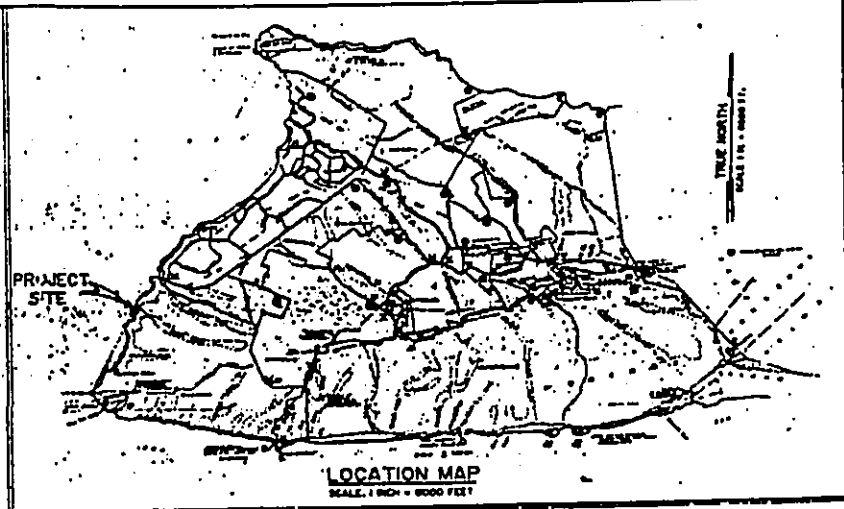
**LEGEND:**  
 △ POINT NUMBER  
 ○ PHOTO NUMBER

**NOTES:**  
 1. ALL ALPHABETS AND FIELD COORDINATES SHOWN ON PLAN REFER TO GOVERNMENT SURVEY TRIANGULATION STATION "MAUNA LOA".  
 2. OWNERS OF ADJACENT LANDS AS SHOWN ON PLAN, TAKEN FROM RECORDS IN THE TAX MAPS BRANCH.

**SHORELINE CERTIFICATION MAP FOR PORTION OF  
 LOT 114 OF LAND COURT APPLICATION 1683  
 "KAUPOA BEACH"**

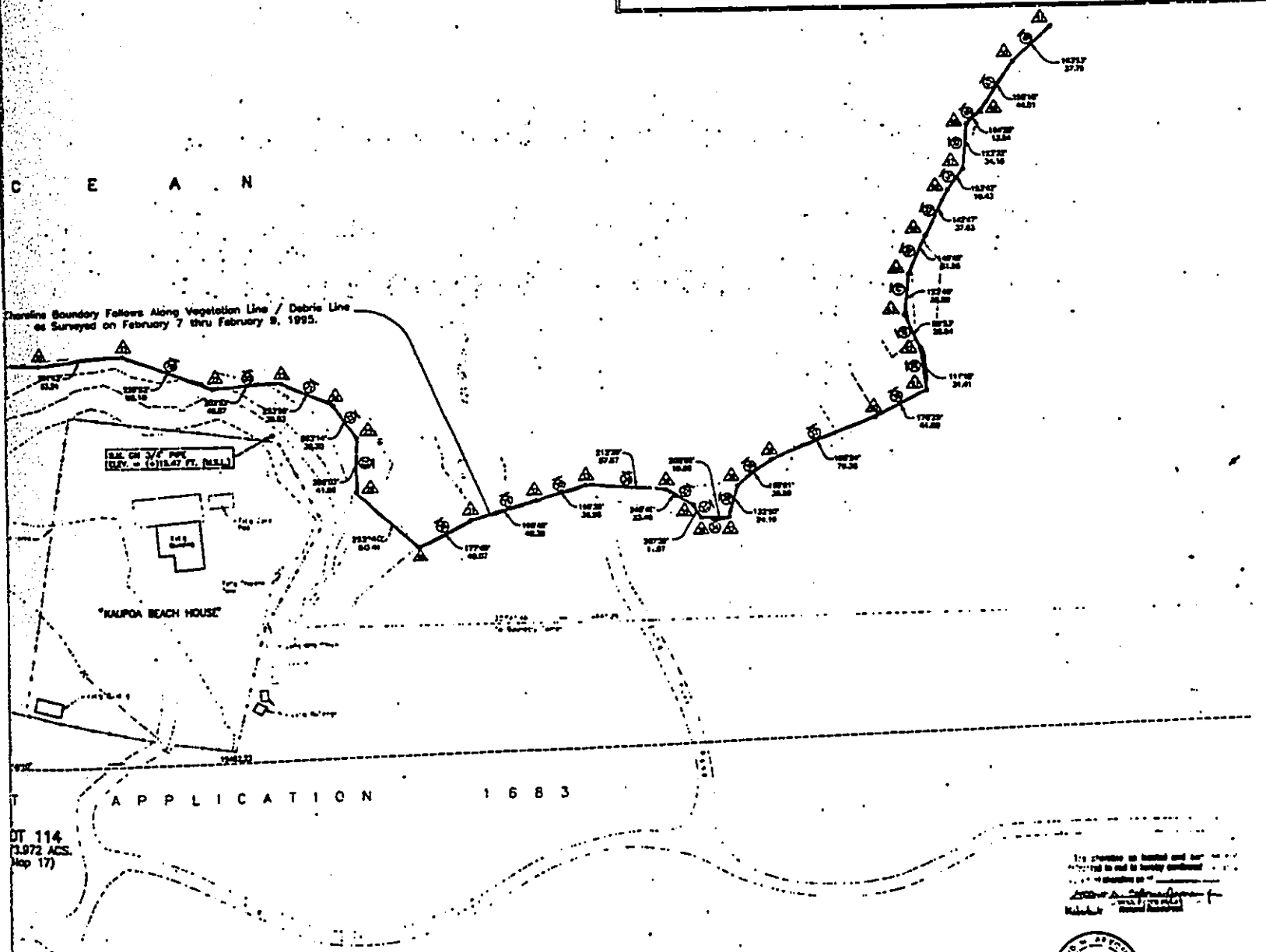
KALUAKOI AND ILOLI, MOLOKAI, HAWAII  
 SCALE: 1 IN. = 40 FT.

OWNER: SEKIHYO SEIBUKU CO. LTD.  
 ADDRESS: IZUMI CITY, JAPAN



C E A N

Shoreline Boundary Follows Along Vegetation Line / Debris Line as Surveyed on February 7 thru February 9, 1995.



APPLICATION 1683

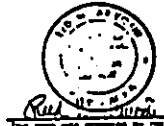
DT 114  
2,972 ACS  
Map 17)

MAP FOR PORTION OF  
APPLICATION 1683  
BEACH

MOLOKAI, HAWAII

BUKURO CO. LTD.  
JAPAN

This plan was prepared by the  
Warren S. Lindeman - DORNING INC.  
and is subject to the  
terms and conditions of the  
contract between the  
client and the contractor.



112145

PRINTED  
JUN 26 1995  
WARREN S. LINDEMAN - DORNING INC.  
Professional Engineer

WARREN S. LINDEMAN - DORNING INC.  
245 Ala Moana Center - Suite 422  
1005 Ala Moana Blvd. - Honolulu, HI 96813  
808-533-4663 Fax: 808-533-4656

April 11 1995