

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

FEB 7 1992

Ref:LM-MES

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
Jack Keppeler

MAKABU TAOMOHU  
Dona Hanaike

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES

CONSERVATION AND

ENVIRONMENTAL AFFAIRS

CONSERVATION AND

RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE

HISTORIC PRESERVATION

PROGRAM

LAND MANAGEMENT

STATE PARKS

WATER AND LAND DEVELOPMENT

QUALITY CONTROL

92 FEB 11 8:34  
IIFC

Mr. Brian Choy, Director  
Office of Environmental  
Quality Control  
State of Hawaii  
220 S. King Street, 4th Floor  
Honolulu, HI 96813

Refer to:MA-92:408

Dear Mr. Choy:

Subject: Notice of Determination/Negative Declaration for  
Easement to GTE Hawaiian Telephone Company  
Incorporated for Installation of Remote Circuit  
Breakers at Waiohuli-Keokea, Kula (Kihei), Maui;  
Tax Map Key 2-2-02:Portion of Parcel 59

We are submitting a completed Form #91-1 together with four  
(4) copies of an environmental assessment with negative  
declaration for the subject applicant. The following  
information is provided in support of this determination:

1. Name of Accepting Agency:

State of Hawaii  
Department of Land and Natural Resources  
Division of Land Management  
1151 Punchbowl Street, Room 220  
Honolulu, HI 96813

Mr. Brian Choy  
Page 2

**Proposing Applicant:**

GTE Hawaiian Telephone Company Incorporated  
P. O. Box 2200  
Honolulu, HI 96841

**2. Brief Description of the Proposed Action:**

GTE Hawaiian Telephone Company Incorporated has applied for a perpetual easement for the installation of remote circuit facilities and underground communication lines on, over, across and under State-owned lands in order to service the Maui Research and Technology Park. The subject parcel is unencumbered.

**3. Determination:**

We have determined that a negative declaration is appropriate and an Environmental Impact Statement is not required.

**4. Reason for Supporting Determination:**

The proposed use poses no known significant, short- or long-term adverse impacts, which cannot be mitigated. There will be no permanent degradation of the ambient air and noise levels from this project. There are no known endangered species of animal or plant within the project site. Environmental impacts have been adequately evaluated and disclosed within the environmental assessment.

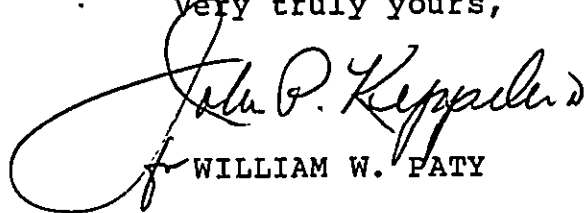
**5. Agencies Consulted in the Preparation of the Environmental Assessment:**

County of Maui, Planning Department  
County of Maui, Public Works Department  
Department of Business and Economic Development  
Department of Transportation  
Department of Health  
DLNR, Division of Water Resource Management

Mr. Brian Choy  
Page 2

DLNR, Office of Conservation and Environmental  
Affairs  
DLNR, State Historic Preservation Division  
DLNR, Maui District Land Agent

Very truly yours,

  
WILLIAM W. PATY

Encs.

cc Maui District Land Board Member  
Maui District Land Office

1992-02-23-MA-PED-GTE Req for Easement for Installation of  
Remote circuit facilities at Kula

FEB 23 1992

ENVIRONMENTAL ASSESSMENT

AND

NOTICE OF NEGATIVE DECLARATION

FOR

GTE HAWAIIAN TELEPHONE COMPANY  
INCORPORATED

REMOTE CIRCUIT FACILITIES

MAUI RESEARCH AND  
TECHNOLOGY PARK

KULA, (KIHEI) MAUI

PREPARED BY

ENVIRONMENTAL COMMUNICATIONS, INC.

JANUARY, 1992

Enclosure 1<sup>3</sup>

**I. SUMMARY**

**CHAPTER 343, HAWAII REVISED STATUTES ( HRS)  
ENVIRONMENTAL ASSESSMENT**

**APPLICANT:**

GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED

**PROJECT NAME:**

MAUI RESEARCH AND TECHNOLOGY PARK  
INSTALLATION

**PROJECT DESCRIPTION:**

The installation of remote circuit facilities and underground communication lines for Technology Park use.

**TAX MAP KEY:**

2ND/2-2-02: PORTION OF 59

**AREA:**

300 square feet

**STATE LAND USE DESIGNATION:**

URBAN

**COUNTY DEVELOPMENT PLAN DESIGNATION:**

Special Project District  
Kihei Research & Technology Park

**COUNTY ZONING:**

None

**LANDOWNER:**

STATE OF HAWAII

**APPROVING AGENCY:**

STATE DEPARTMENT OF LAND AND NATURAL  
RESOURCES  
P. O. BOX 621  
HONOLULU, HI 96809

**AGENCIES CONSULTED:**

STATE DEPARTMENT OF LAND AND  
NATURAL RESOURCES  
Division of Land Management

STATE DEPARTMENT OF HEALTH  
Environmental Health Administration  
Environmental Planning Office

**CONTACT:**

ENVIRONMENTAL COMMUNICATIONS, INC.  
P. O. BOX 536  
HONOLULU, HI 96809  
TELEPHONE: 521-8391

## II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

### A. Technical Characteristics

The Hawaiian Telephone Company Incorporated has obtained from the State Department of Land and Natural Resources an approved right of entry in a letter dated July 16, 1991, (See Exhibit "A"). This approval permitted the installation of remote circuit facilities and underground communication lines at the Maui Research and Technology Park (See Figure 1). This installation is designed to provide Technology Park tenants with the latest in telecommunication technology. <sup>social</sup>

The requested easement consists of approximately 300 square feet on Lot 2 on South Ninau Street (See Figure 2). The improvements are on a 20' x 15' improved lot that consists of an existing concrete pad, a cross connect cabinet, digital line concentrator, and a hollow tile wall with meter. There is also an unimproved portion of the easement set aside for future expansion. (See Figure 3)

At this time, Hawaiian Telephone Company Incorporated is requesting a Grant of Easement as prescribed in condition # 8 of the July 16, 1991 letter.

### B. Social and Economic Characteristics

This requested easement is to comply with the DLNR Division of Land Management rules of procedure for Grant of Easement applications. The applicant will comply with all reasonable requests consistent with the easement application.

### C. Environmental Characteristics

The project will not result in "significant" environmental impacts and all conditions contained in the right of entry letter have been met.

### III. AFFECTED ENVIRONMENT

#### A. Geographic Characteristics

##### 1. Topography

Maui Research & Technology Park is located off Piilani Highway on former ranch lands, and consists of 330 acres of master plan improved ready to build land. The park lands slope gently on the low uplands of East Maui, with elevations ranging from 100 to 800' mean sea level. Annual rainfall is 10 to 20 inches and falls primarily during the winter months of November-March.

##### 2. Geology/Soils

According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii the Park soils are identified as part of the Keawakapu - Makena association and are "*gently sloping to moderately steep, well drained soils that have a fine textured to medium textured sub-soil and are shallow over fragmental lava*". This association is used for pasture and wildlife habitat (upland game birds).

#### B. Hydrological Characteristics

##### 1. Drainage

For purposes of this assessment, the requested easement is sited on fully improved Park lands and drainage is provided.

##### 2. Flood Plain Management

According to the National Flood Insurance Program Flood Insurance Rate map, the easement site is designated Zone D, an area in which flood hazards are undetermined.

##### 3. Coastal Zone Management Program

Implementation of this project will not cause violation of any of the provisions or objectives of the State of Hawaii Coastal Zone Management Act.



#### **IV. SUMMARY OF MAJOR IMPACTS AND MITIGATIVE MEASURES**

Short-term impacts, both beneficial and adverse would normally result from the construction phase of any project. Long term impacts, beneficial and adverse, generally result from the implementation of the proposed action. In the case of this project, there were no short-term or long term impacts considered significantly negative.

**V. ALTERNATIVES CONSIDERED**

The "Do-Nothing" alternative was not considered in view of the practical aspects of the project. The primary mission of the Park would not be met if "state of the art" telecommunications were not provided.

**VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION**

After completing an assessment of the potential environmental effects of the proposed project, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

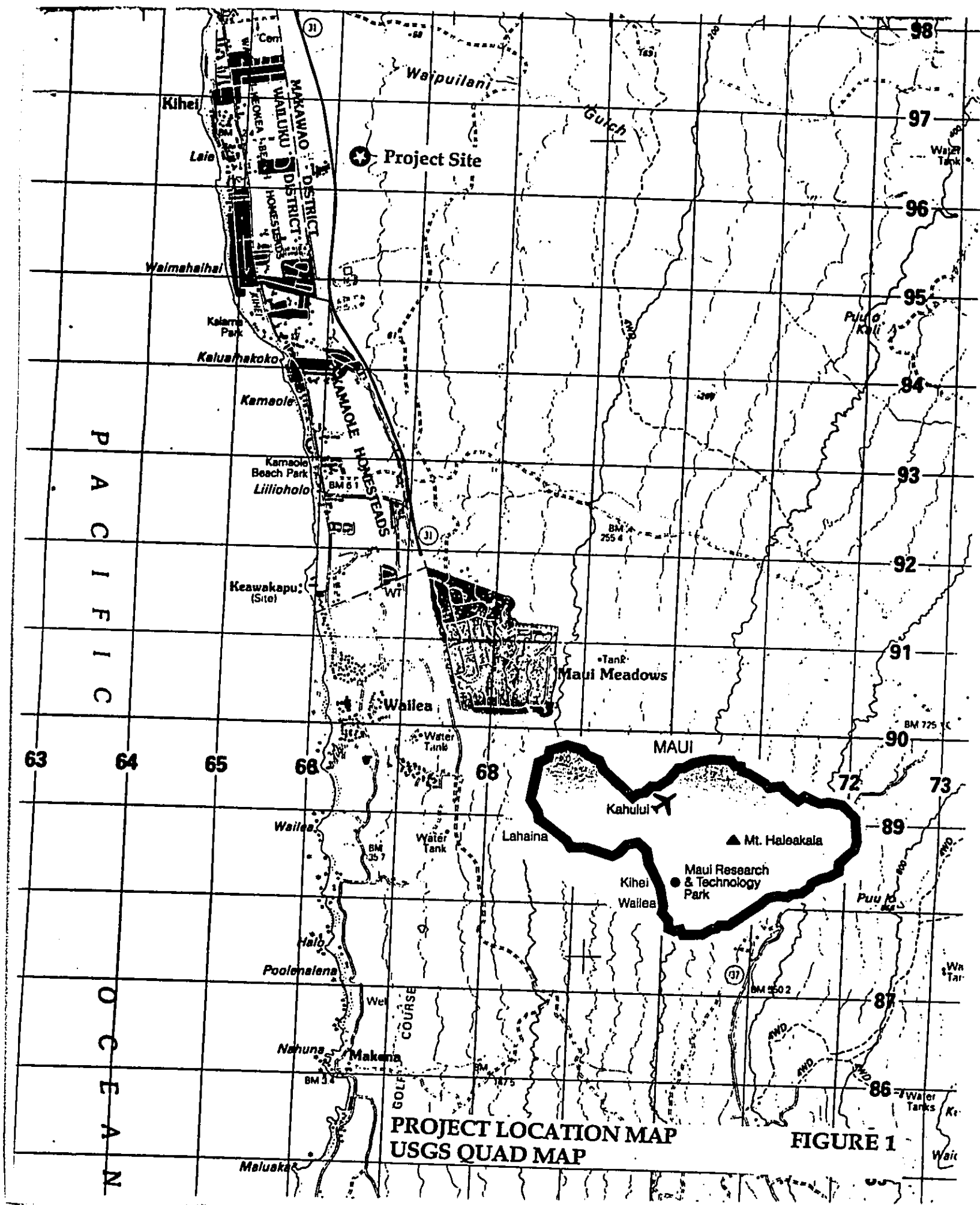
Reasons supporting the Negative Declaration determination are as follows using as the criteria, the policy, guideline and provisions of Chapters 342, 343, 344, HRS.

1. The proposed action consists of a Grant of Easement for a completed installation. All terms and conditions pursuant to the right-of-entry approval were complied with.
2. There will be no permanent degradation of the ambient air and noise levels resulting from this project.
3. There are no known endangered species of animal or plant within the project site.

**VII. LIST OF PREPARERS**

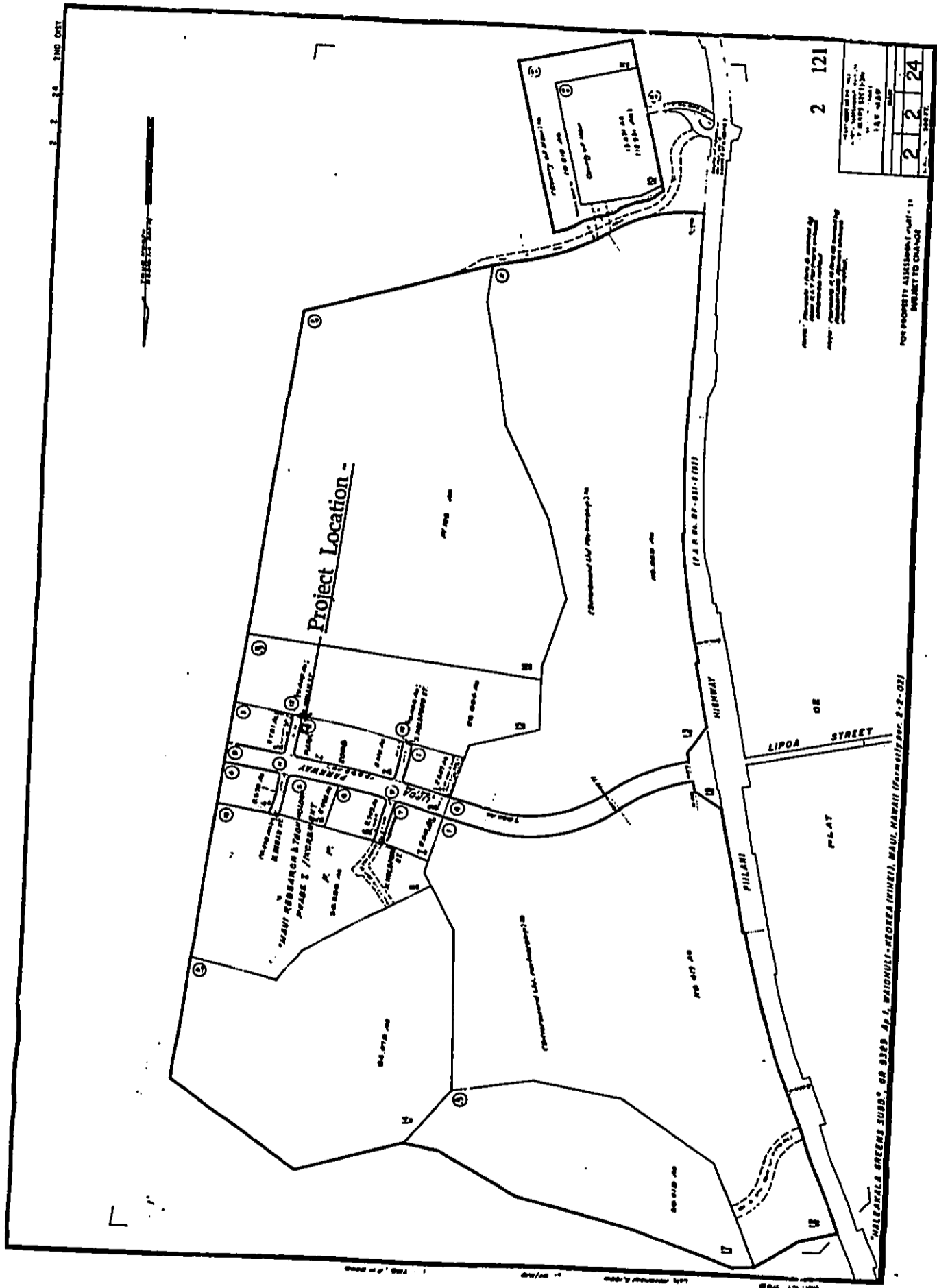
**GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED**  
Real Property Coordination  
Engineering Design

**Environmental Communications, Inc.**  
Environmental Assessment

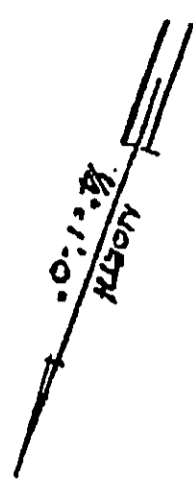


PROJECT LOCATION MAP  
USGS QUAD MAP

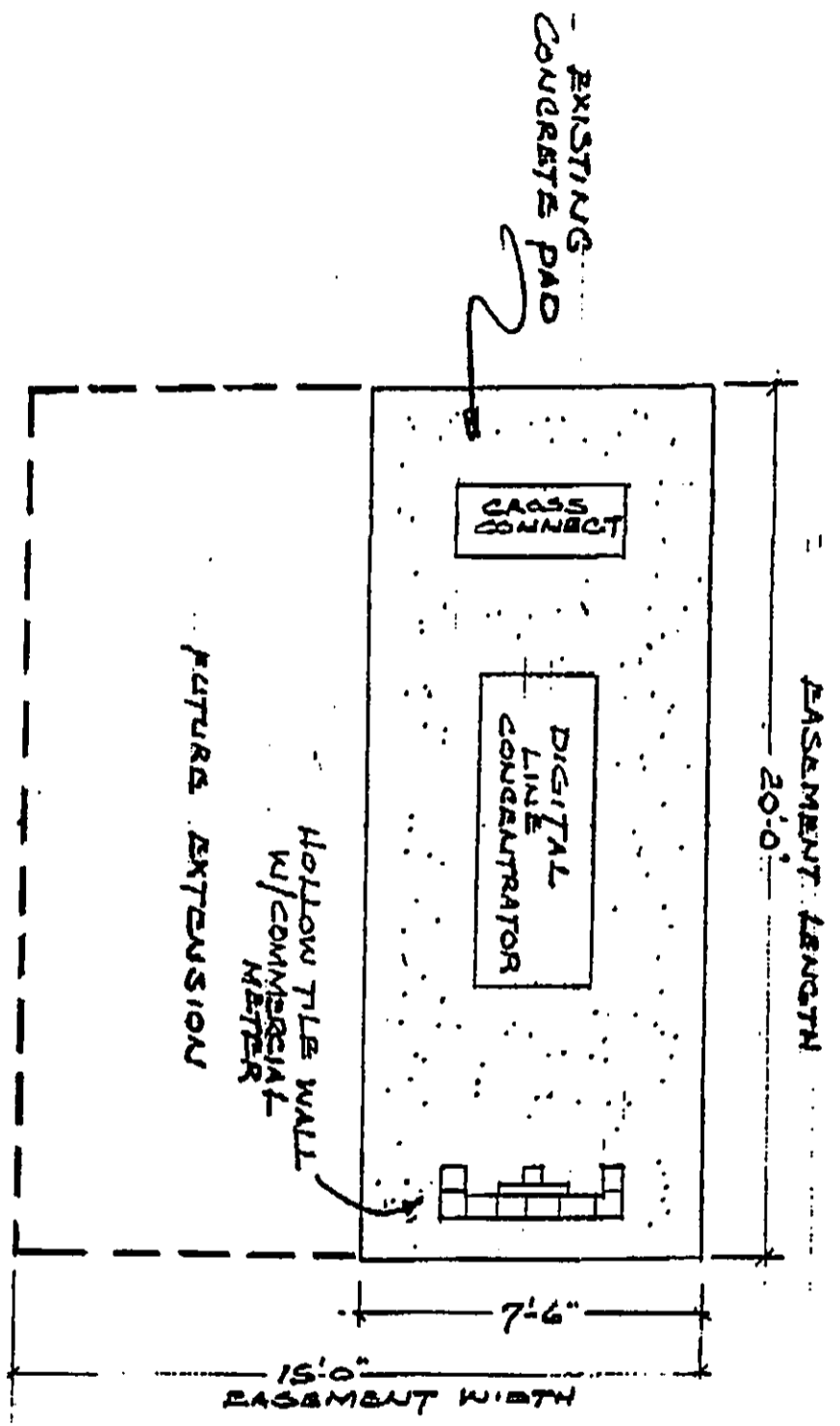
FIGURE 1



PROJECT SITE  
Figure 2



RESEARCH & TECHNOLOGY  
PARK



MINNA  
STREET

PROJECT SITE PLAN FIGURE 3

# Exhibit A



JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI

**Dan Kochi**  
AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

Ref:LM-MS

JUL 16 1991

Ms. Alice Szczybek  
Real Property Coordinator  
GTE Hawaiian Tel  
P. O. Box 2200  
Honolulu, HI 96841

Refer to:MA-91:408

Dear Ms. Szczybek:

Subject: Immediate Right-of-Entry in Favor of GTE Hawaiian  
Tel Over a Portion of Lot 2 of the Maui Research  
and Technology Park, Phase I, Increment I at  
Waiohuli-Keokea, Kula (Kihei), Maui; TMK  
2nd/2-2-02:Portion of 59

By letter dated June 5, 1991, you requested a right-of-entry for the purpose of installing remote circuit facilities and underground communication lines, as described and shown on the attached survey description and map. The parcel for which this right-of-entry is requested is currently unencumbered.

Your request for a right-of-entry for the purpose of installing remote circuit facilities and underground communication lines, as shown on the attached map labeled Land Board Exhibit "A," is hereby granted.

This granted right-of-entry is subject, however, to the following conditions:

Ms. Alice Szczybek

Page 2

This granted right-of-entry is subject, however, to the following conditions:

1. GTE Hawaiian Tel, its consultants and/or its contractors shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim or demand for property damage, personal injury and death arising out of any act or omission of the applicant, its consultants and/or its contractors, relating to or connected with the granting of this approval;
2. GTE Hawaiian Tel, its consultants and/or contractors shall comply with all applicable statutes, ordinances, rules and regulations of the Federal, State and County of Maui governments;
3. In the event burial sites, archaeological or historical artifacts or sites are uncovered during the course of construction, work shall cease immediately and the Historic Sites Office contacted in Honolulu;
4. Upon completion of the construction, GTE Hawaiian Tel shall return the subject site to a condition acceptable to the Department of Land and Natural Resources;
5. GTE Hawaiian Tel shall prepare and submit two (2) sets of survey maps and descriptions for verification by the Survey Division, Department of Accounting and General Services;
6. GTE Hawaiian Tel shall apply for and receive all required permits before commencement of construction;
7. This right-of-entry shall be effective from the date of approval for one (1) year or until completion of the construction, whichever first happens;
8. In the event the Board of Land and Natural Resources does not approve GTE Hawaiian Tel's application for a Grant of Easement for the subject area, GTE Hawaiian Tel will remove all apparatus and return the area to a condition acceptable to the Department of Land and Natural Resources; and

Ms. Alice Szczybek  
Page 3

9. Such other terms and conditions as may be prescribed by the Chairperson.

Very truly yours,

*William W. Paty*  
WILLIAM W. PATY

ACCEPTED:

*Naunani* 7/24/91  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED Date

Att.

cc Maui District Land Board Member  
Maui District Land Office  
Mr. Brendan Loui, Maui Economic Development Board  
Maui Research & Technology Park

GTE HAWAIIAN TELEPHONE COMPANY  
INCORPORATED

Network Provisioning Dept.

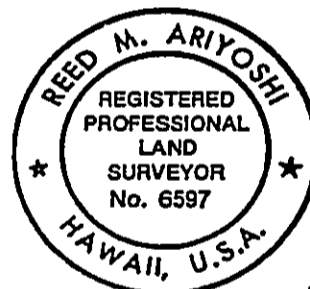
Checked *aw*  
Approved \_\_\_\_\_

Maui Research and Technology Park - Phase I/Increment I  
Description of Easement "T-1"  
(Telephone Easement)

A Telephone Easement "T-1" in favor of GTE Hawaiian Telephone Company, Inc., over and across a portion of Lot 2 of Maui Research and Technology Park - Phase I/Increment I (File Plan 2008) at Waiohuli-Keokea, Kula, (Kihei), Maui, Hawaii and being more particularly described as follows:

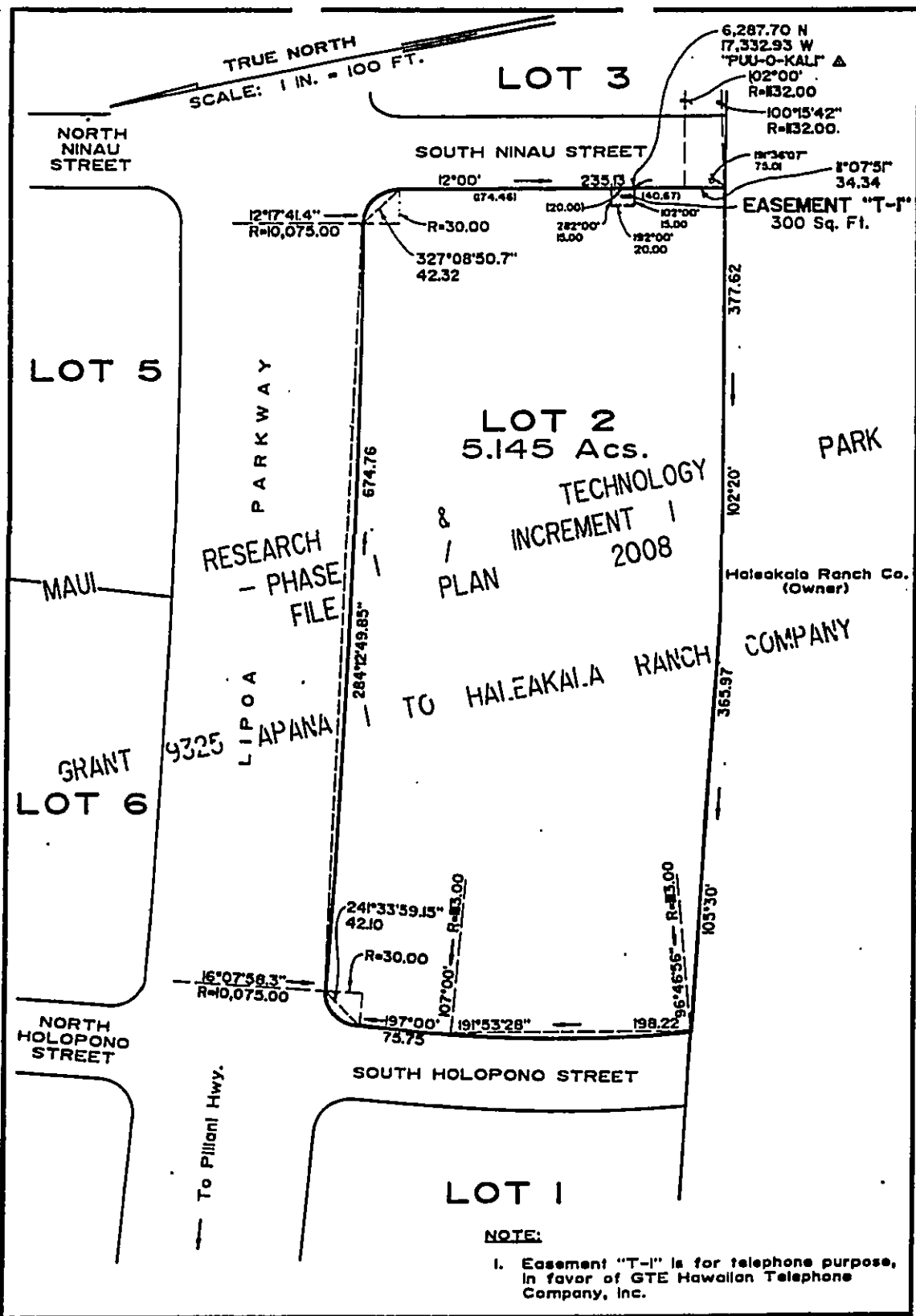
Beginning at a point at the southeasterly corner of this easement, the azimuth and distance from the southeasterly corner of Lot 2 of Maui Research and Technology Park - Phase I/Increment I (File Plan 2008) being 191° 36' 07" 75.01 feet, the said point of beginning referred to Government Survey Triangulation Station "PUU-O-KALI", being 6,287.70 feet North and 17,332.93 feet West and running by azimuths measured clockwise from True South:

1. 102° 00' 15.00 feet over and across a portion of Lot 2 of Maui Research and Technology Park - Phase I/Increment I (File Plan 2008);
2. 192° 00' 20.00 feet over and across same;
3. 282° 00' 15.00 feet over and across same;
4. 12° 00' 20.00 feet along the westerly side of South Ninau Street to the point of beginning and containing an Area of 300 square feet, more or less.




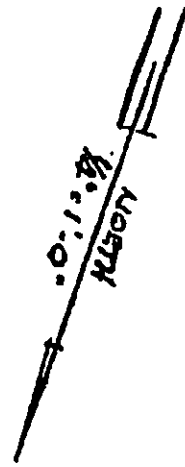
*Reed M. Ariyoshi*  
Registered Land Surveyor  
Certificate No. 6597

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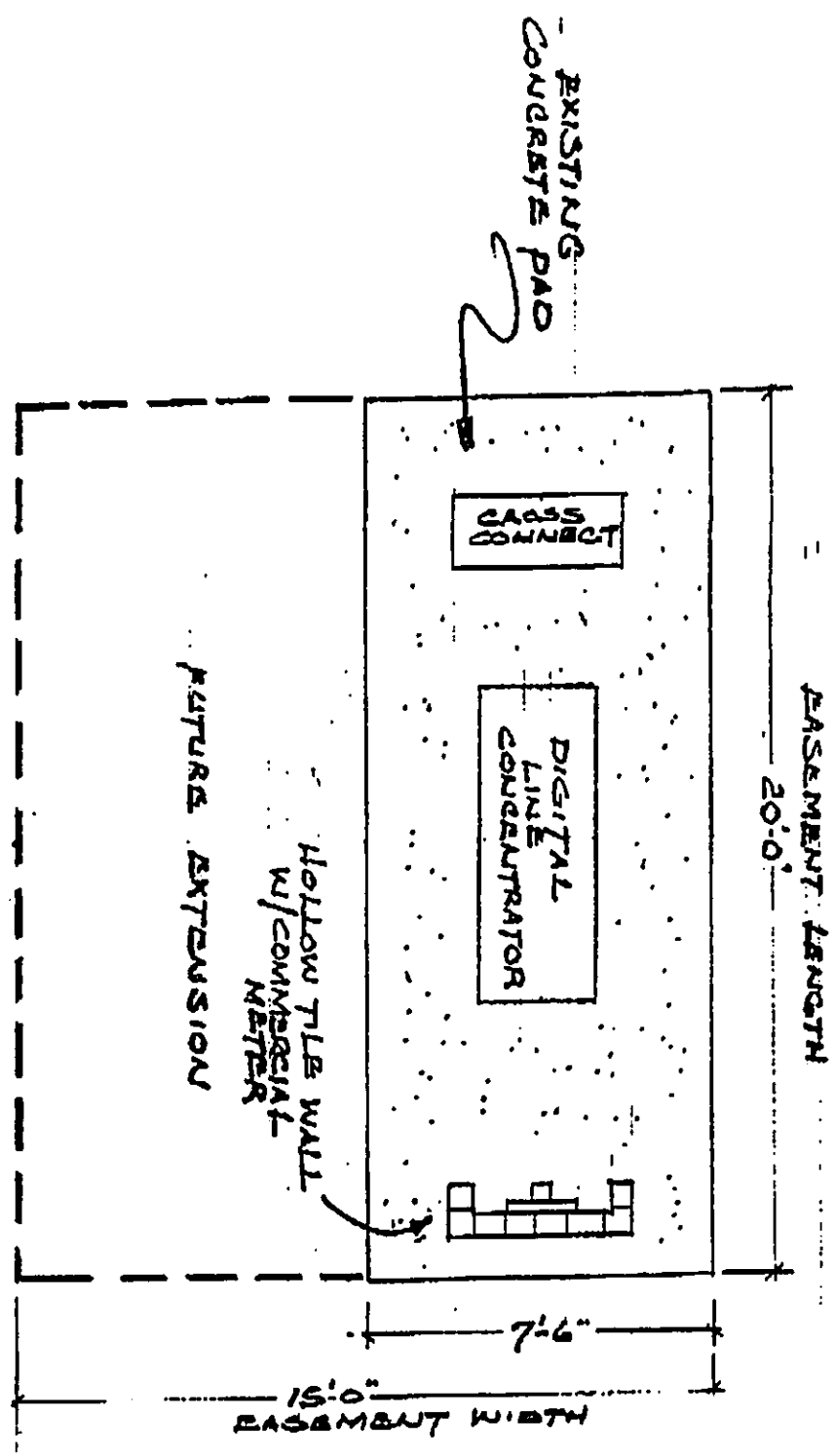


**NOTE:**  
 1. Easement "T-I" is for telephone purpose, in favor of GTE Hawaiian Telephone Company, Inc.

<b>EXHIBIT A</b>	DATE: MAY 7, 1991
	SCALE: 1 inch = 100 feet
<b>MAUI RESEARCH AND TECHNOLOGY PARK - PHASE I / INCREMENT I WAIHOLI-KEOKEA, KULA, (KIHEI), MAUI, HAWAII Tax Map Key: 2-2-02: 69</b>	PROJECT NO: WSUE 88029.09
	SHEET 1 OF 1
 <b>WARD &amp; UNION ENGINEERING, INC.</b> Waia Street Professional Center 2145 Waia Street, Suite 403 Waihola, Maui, Hawaii 96793 (808) 241-4403 FAX (808) 241-4888	



RESEARCH & TECHNOLOGY  
PARK



MINNAU STREET