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

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
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
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
L 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.

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 Pi'ilani 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 SITE PLAN

FIGURE 3

HINAC STREET

CONCRETE PAVER

EXISTING

PAVER RELOCATION

W/CONCRETE METER
HOLLOW TILE WALL

PAVEMENT LENGTH

20.0'

DIAGRAM

RESEARCH & TECHNOLOGY

-10-10-07 1:52 PM 773
Ms. Alice Szczybek  
Real Property Coordinator  
GTE Hawaiian Tel  
P. O. Box 2200  
Honolulu, HI  96841  

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:
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,

[Signature]

William W. Paty

ACCEPTED:

[Signature]

7/24/91

GTE Hawaiian Telephone Company Incorporated

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
    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.

5/15/91
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EXHIBIT A

MAUI RESEARCH AND TECHNOLOGY PARK - PHASE I / INCREMENT I
WAIOHULI-KEOEKA, KULA, (KIHEI), MAUI, HAWAII
Tax Map Key: 2-8-02: 86