

JOHN WAIHEE
GOVERNOR



REX D. JOHNSON
DIRECTOR

DEPUTY DIRECTORS
JOYCE T. OMINE
AL PANG
JEANNE K. SCHULTZ
CALVIN M. TSUDA

RECEIVED

'93 JUL 20 10 10 AM
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
HWY-RM
3.67465

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

JUL 15 1993

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

Dear Mr. Choy:

Lower Kula Road, FAP No. BF-037-1(1)
Kaonoulu to Keahua, Kula, Makawao, Maui
Tax Map Key 2-2-02-Por. 23
Negative Declaration for Fee Acquisition
of State Land, GTE Hawaiian Telephone

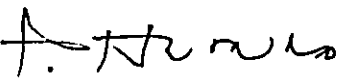
We have reviewed the Draft Environmental Assessment for the sale of State land to GTE Hawaiian Telephone and received no comments during the 30-day public comment period.

We have determined that this project will not have a significant environmental effect and have issued a negative declaration. Please publish this notice in the August 8, 1993, OEQC Bulletin.

We enclose a completed OEQC Bulletin Publication Form and four (4) copies of the Final Environmental Assessment.

If you have any questions, please call Sandy Gillis at 587-2022.

Sincerely,


Rex D. Johnson
Director of Transportation

Enclosures (5)

1993-08-08-MA-FEA - Kula Central Office Bldg.

Expansion - Disposition of State Lands for GTE Hawaiian Tel

AUG 8 1993

FINAL ENVIRONMENTAL ASSESSMENT

DISPOSITION OF STATE LAND

Kaonoulu, Makawao, Maui, Hawaii

Prepared for:

Land and Buildings
GTE Hawaiian Telephone Company Incorporated

By:

Gerald Park Urban Planner

July, 1993

SUMMARY INFORMATION

Request: Disposition of State Land
Sale of Fee Title

Applicant: GTE Hawaiian Telephone Company Incorporated

Determining Agency: Department of Transportation
State of Hawaii

Location: Kaonoulu, Makawao, Maui, Hawaii

Tax Map Key: 2-2-2: 23

Land Area: 11,031 Square Feet

Landowner: State of Hawaii

Existing Use: Vacant

State Land Use Designation: Agricultural

Community Plan Designation: Public/Quasi Public
Agriculture

Existing Zoning: Agriculture

Contact Person: Jerry Iwata
Chief, Right-of-Way Branch
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813
Phone: 587-2022

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

GTE Hawaiian Telephone Company Incorporated, is submitting a request to acquire a portion of State land to expand its Kula Central Office building located at Kaonoulu, Makawao, Maui, Hawaii. The State property is identified by tax map key 2-2-2: 23 encompassing an area of 11,031 square feet. A location map is shown in Figures 1 and 2.

A. Objectives of the Project

GTE Hawaiian Telephone Company Incorporated (hereafter referred to as applicant) plans to construct a building addition to the existing Kula Central Office which is located on an adjoining parcel (TMK: 2-2-2: 21). The 3,000 square foot parcel is too small to construct the necessary building addition and expansion can be accomplished only by using land adjoining the existing central office.

Space in the existing Kula Central Office (1,427 square feet) is nearly exhausted and cannot accommodate additional switching equipment required for future line and trunk growth. Activated in 1952 to serve the Kula exchange area, the central office has a capacity of 3,040 electromechanical lines and 273 multiplexer lines. Growth in the Kula exchange area is projected to exceed this capacity in the first quarter of 1994.

B. Technical Characteristics

Applicant proposes to add a 885 square foot building addition to the north side of the existing central office. A preliminary site plan is shown in Figure 3. The increase in square footage will accommodate additional switching trunk lines for the Kula Automatic Electric step-by-step (SXS) switch and provide space for the future Kula digital electronic common control switch conversion.

The one-story addition will match the existing central office in terms of exterior building material, roofline and fascia, and color. The floor of the building addition is an at-grade concrete slab with concrete columns and cement plastered cement masonry units forming the exterior walls. The existing shingled mansard roof will be extended through the addition. The building addition stands about 17'6" in height except for the new generator room which is about 14'0" in height. A 10' X 10' space has been set aside on the north side of the addition for a new emergency generator and a 550 gallon above ground fuel tank. An existing underground fuel tank will be removed in accordance with Federal Underground Storage Tank (UST) regulations and applicable State guidelines.

To accommodate the proposed addition, applicant is seeking to acquire a portion of the adjoining State property. The property will be subdivided into two lots: Lot A measures 6,054 sf and Lot B 4,977 sf. Applicant is seeking to acquire Lot B and will improve same by constructing a new 24-foot wide paved driveway, a paved parking area for three vehicles, security fencing, and landscaping. A permanent easement over the acquired lot will be reserved in favor of Kaonoulu Ranch. The Department of Transportation will retain jurisdiction over Lot A.

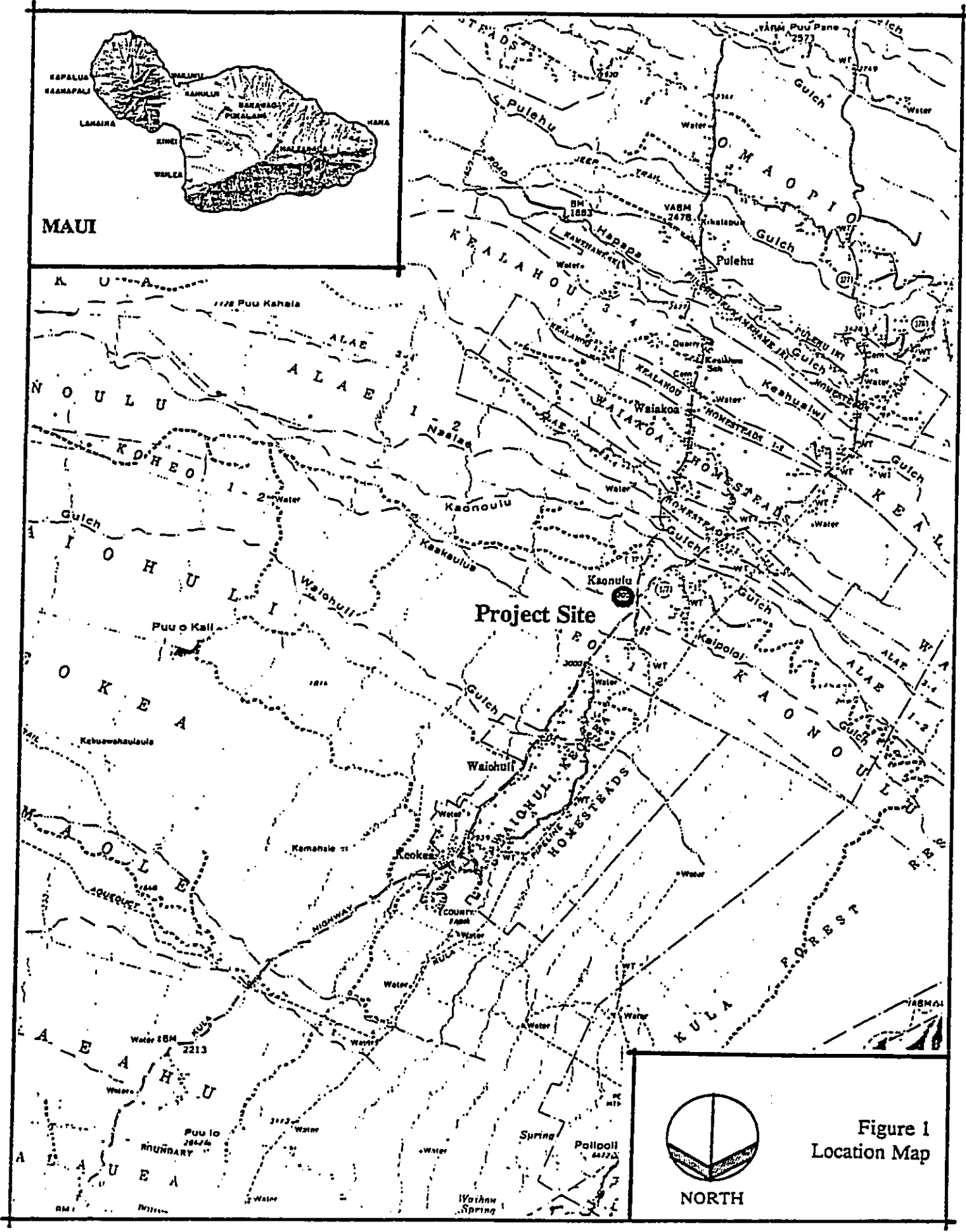
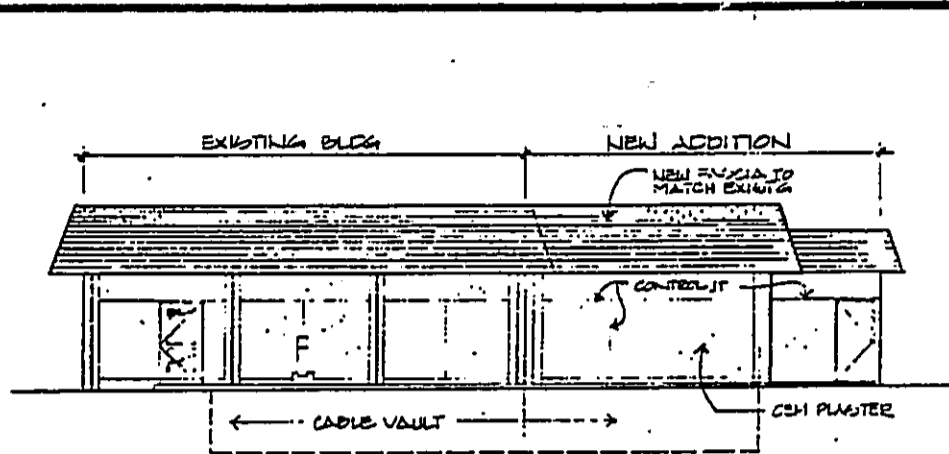
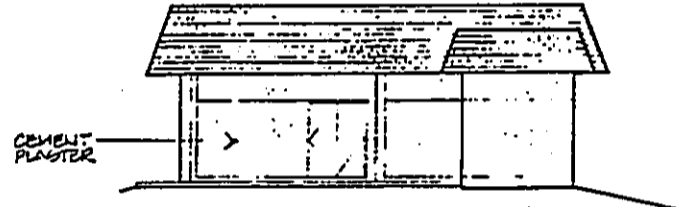


Figure 1
Location Map

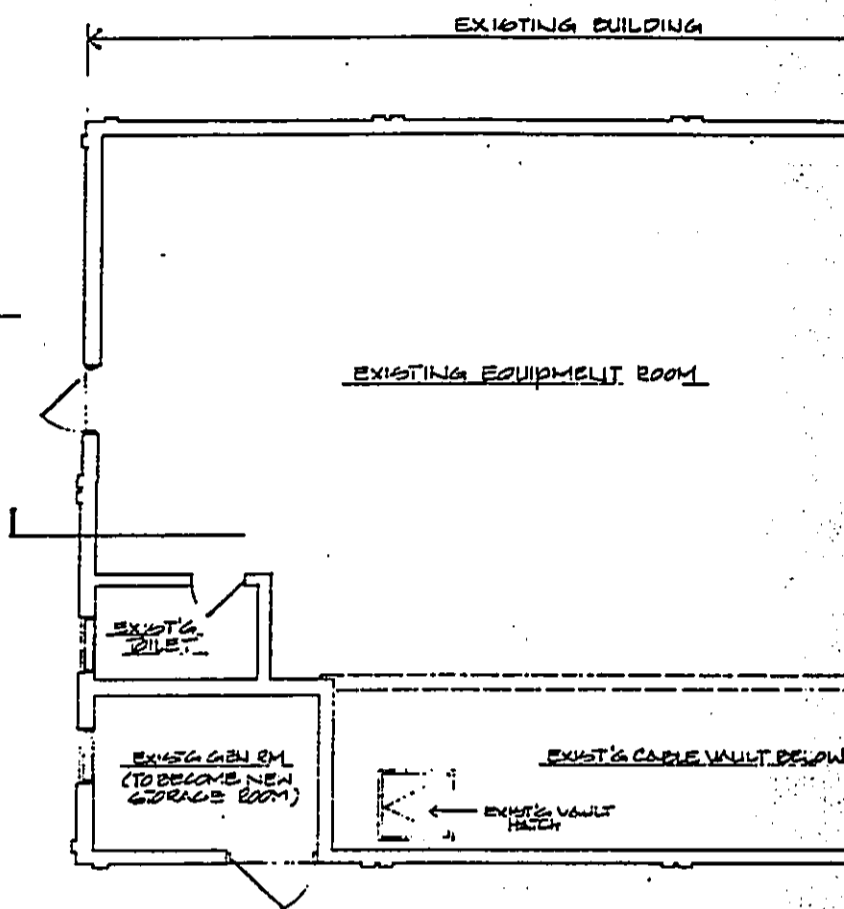




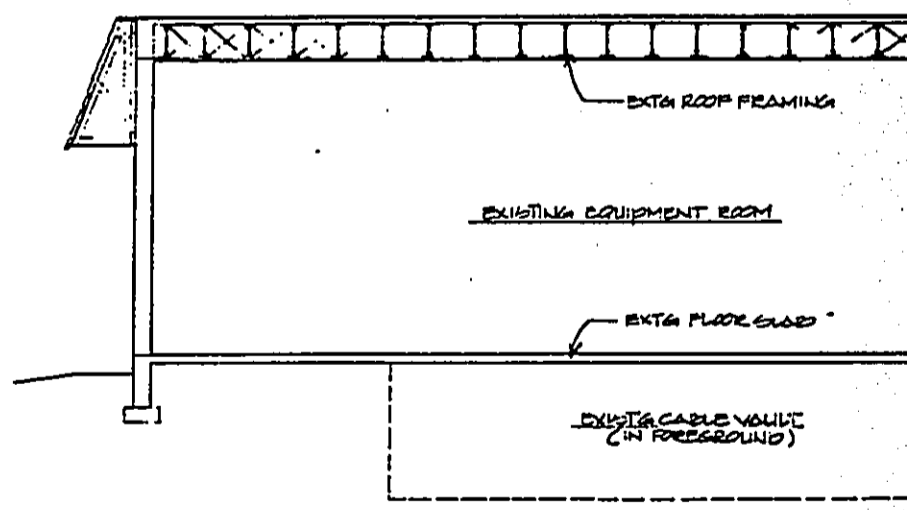
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



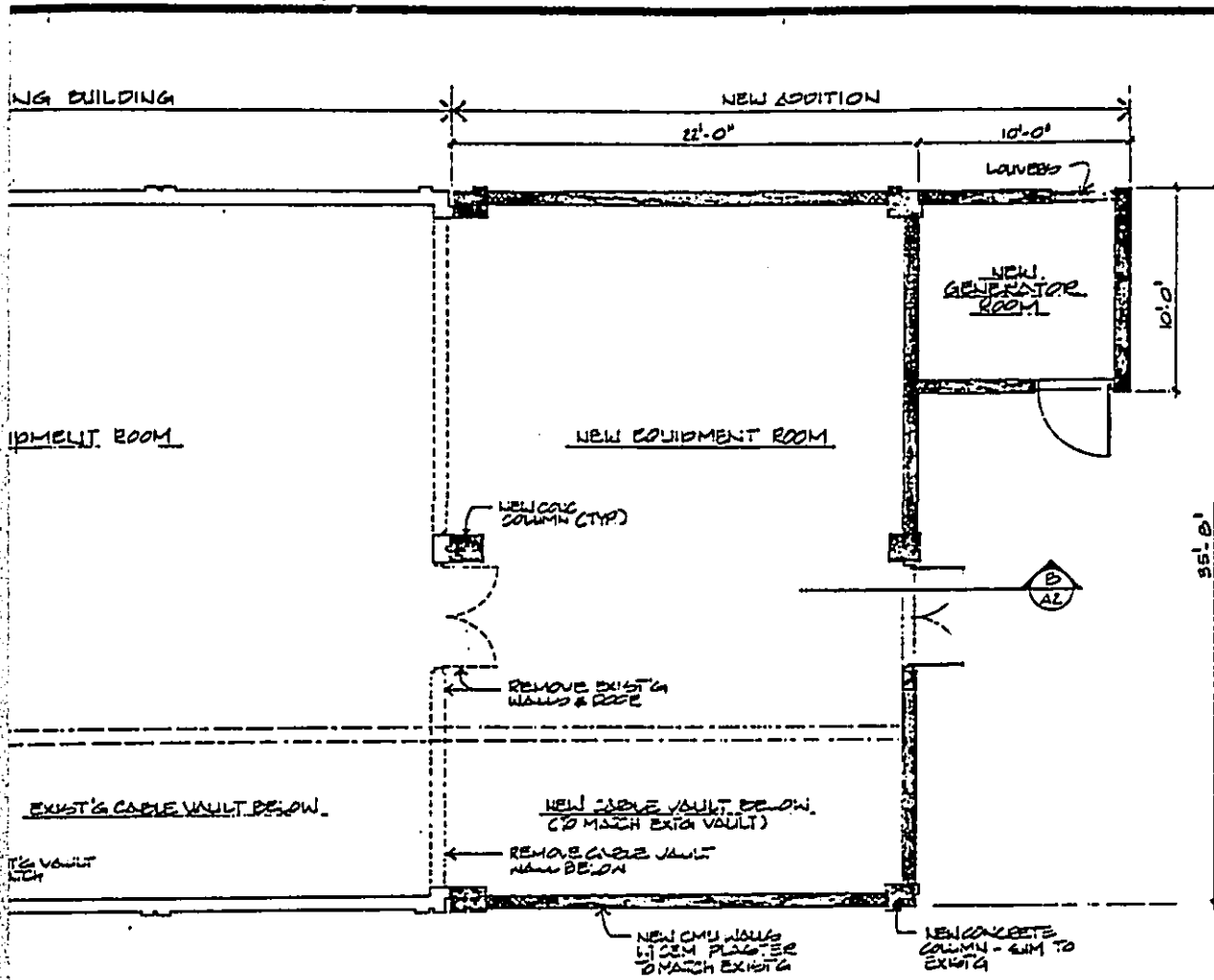
FLOOR PLAN
SCALE: 1/8" = 1'-0"



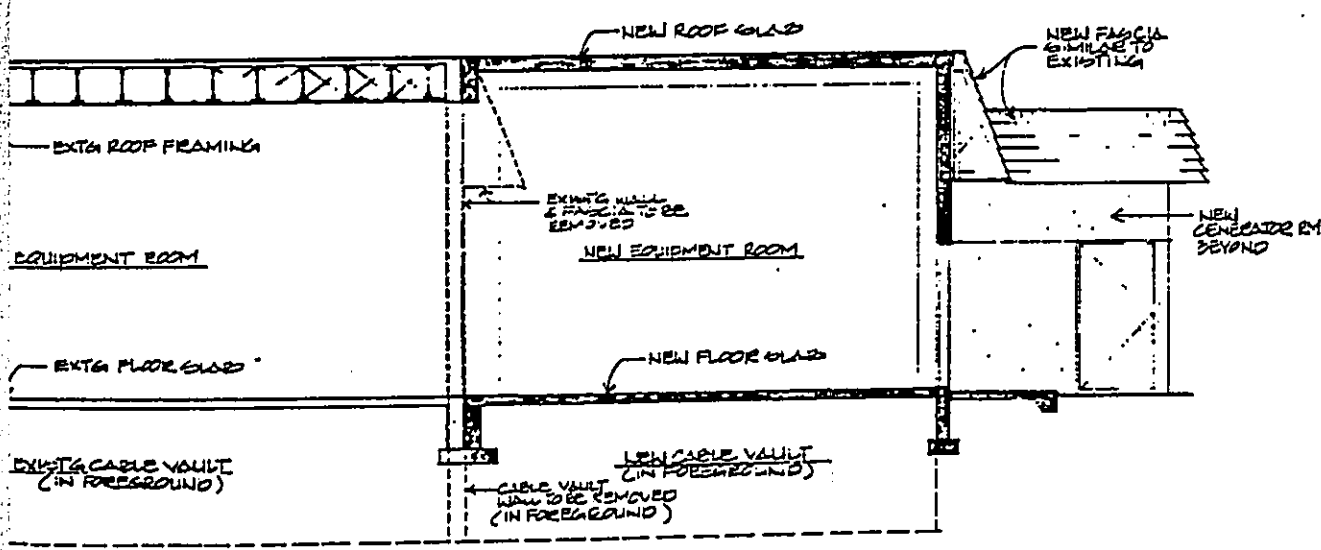
SECTION B
SCALE: 1/8" = 1'-0"

John Hara
Associates Inc.
ARCHITECTS

108 Kamehameha - HONOLULU, Hawaii 96813
Telephone: (808) 955-1131



(A) FLOOR PLAN
SCALE: 1/4" = 1'-0"



(B) SECTION
SCALE: 1/4" = 1'-0"

Kula C.O.
Building Addition for
GTE - Hawaiian Telephone Company

Figure 4
Floor Plan/Sections

DESIGNER: [Redacted]
SCALE: AS NOTED
DATE: JULY 29, 1992

C. Economic Characteristics

Building construction and equipment costs are estimated at \$ 740,000 (1992) and will be borne by applicant. Construction will commence after all necessary approvals are received and should be completed in six (6) months.

The purchase price of the 4,977 square foot lot will be established by appraisal following guidelines contained in Hawaii Revised Statutes. All subdivision and appraisal costs will be borne entirely by GTE Hawaiian Telephone Company Incorporated .

D. Social Characteristics

Land acquisition and the proposed use will not displace agricultural activities or uses. A perpetual easement over the property in favor of Kaonoulu Ranch will assure continued access between Kula Highway and mauka grazing lands owned by the ranch.

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Location and Existing Use

The subject property is located on the makai side of Kula Highway (Highway 37) opposite its intersection with Kekaulike Avenue (Highway 377). Lands to the west are owned by Kaonoulu Ranch and used for grazing livestock; scattered agricultural/residential uses occur on lands to the north, east, and south. The nearest agricultural dwelling is about 300 feet mauka of the parcel.

The parcel is vacant and unimproved with approved access from Kula Highway. The lot is used by Hawaiian Telephone Company personnel to gain access to the Kula central office and by Kaonoulu Ranch to access its mauka grazing lands.

B. Topography

The site is relatively flat with a slight slope from south (3,044') to north (3,041'). A significant grade change marks the northwest corner and continues for approximately 100 lineal feet along and makai of the west property line.

C. Soils

The mauka half consists of a remnant asphalt pavement of the old Kula Highway and the makai portion is the old shoulder of the highway. It appears that the soil is primarily fill that was deposited for highway construction.

D. Flood Hazard

Flood Insurance Rate Maps (Federal Emergency Management Agency, 1981) designate the property Zone 'C' which is defined as "areas of minimal flooding".

E. Agricultural Suitability

The site is rated 'Other Important Agricultural Land' on Agricultural Lands of Importance to the State of Hawaii (ALISH) maps. Lands with this rating are generally used for pasture.

F. Archaeological Features

There is no evidence of any archaeological features on the property (See Appendix A).

G. Flora and Fauna

Vegetation is limited to a worn down grass covered ground surface on both sides of a gravel driveway. Two (2) errow cypress (about 50 feet tall) and a pine (about 6 feet tall) grow on site near the existing central office building.

Animal life was not observed at the time of our field investigation. Owing to the presence of man in nearby areas and the abundance of tall grass, mammals such as field mice, rats, and mongoose are probably present.

H. Land Use Controls

The property is classified Agricultural by the State Land Use Commission. The site is designated Agriculture on the Makawao-Pukalani-Kula Community Plan and zoned Agriculture. The lot is a non-conforming lot based on minimum lot size (2 acres) established by Maui County agricultural zoning standards.

The adjoining GTE Hawaiian Telephone Company parcel is designated Public/Quasi Public (P) on the Makawao-Pukalani-Kula Community Plan.

I. Public Facilities

Kula Highway, a State owned, two-lane, two-way, all weather surfaced road, passes to the immediate east of the property. The highway lies about 1-7 feet below existing grade of the property.

There are no utility services to the property because of its non-use.

SECTION 3

POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with staff of GTE Hawaiian Telephone Company, the consulting architect, and others comprising the design team. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the project site. From the discussions and field investigations, existing conditions and features which could be affected or would affect the project were identified. These conditions and features are:

- The parcel is vacant and unimproved;
- The parcel is used by GTE Hawaiian Telephone Company and Kaonoulu Ranch for access to their respective adjoining lands;
- The proposed improvements are a permitted use of Agriculture designated land;
- Land on which the improvements are proposed has been modified extensively by deposited fill, grading, and asphalt paving;
- The site is devoid of archaeological features on the ground surface;
- There are no threatened or endangered flora and fauna on the premises; and
- The property is neither prone to flooding nor located in a designated flood hazard area.

B. Land Use Impacts

The subject parcel was acquired by the State of Hawaii from Kaonoulu Ranch in 1962. Hawaiian Tel's research indicates that the site was used to house a research (data gathering) trailer which was later relocated to the summit facilities of Haleakala. Currently, it is used by applicant and Kaonoulu Ranch for accessing their respective lots adjoining the subject parcel.

The lot is not leased to any individual or organization thus the State derives no rents from it. Selling a portion of the property would produce a modest source of income in favor of the State.

The site is rated suitable for pasture use but is not used for any agricultural purpose. Converting the site to an alternative use should not adversely affect agricultural use of adjoining lands.

The proposed use is a permitted use of agricultural designated lands (Chapter 205, Hawaii Revised Statutes, Section 205-4.5 (7)) and may be permitted by County zoning (Chapter 19.30.020 G. and M.).

It has not been determined if the Community Plan designation for the parcel is Agriculture or Public/Quasi-Public. If it is designated Agriculture, then the Community Plan map may need to be amended to a more appropriate designation.

C. Short-term Impacts

Given the predominantly level, gravel covered building site, erosion is expected to be minimal and within the limits of the allowable erosion rate set by Chapter 20.08, Soil and Erosion Control, Maui County Code. Additionally, grading for the new driveway, parking lot, and building pad and excavation for an underground vault are generally confined to a small area. The Contractor will be required to minimize erosion by paving, grassing, or landscaping all graded areas as soon as finish grade is completed. The Contractor will also be responsible for general housekeeping of the site and adjoining areas. All site work will be performed according to County approved grading plans and erosion control standards.

Grading is not anticipated to significantly alter the existing terrain and drainage patterns. Runoff from the site will be directed towards Kula Highway by surface flow similar to the present drainage flow pattern.

A water wagon or sprinklers will be used to control fugitive dust resulting from construction activities. Dust cannot be eliminated entirely but can be controlled by sprinkling water over exposed areas or by employing dust suppression measures stipulated in Chapter 60 (Air Pollution Control) of Title 11, Administrative Rules of the State Department of Health.

Temporary and unavoidable construction noise will occur during the six month construction period. Noise will be most pronounced during the first 3 months when the site is grubbed and graded, the concrete building slab and foundation poured, and the building framed and roofed. These noises are no different from noise now occurring in the area from nearby residential construction. Construction activities will be restricted to daylight hours between 7:00 a.m. and 3:30 p.m. Monday through Friday.

Grass will be grubbed and two mature trees removed. An assessment of the health and age of the trees will be made to determine if it is feasible to relocate the trees on-site as part of the landscaping. If the trees cannot be used, they may be given away or destroyed.

Should subsurface archaeological features be unearthed, work in the immediate area will cease and historic authorities promptly notified for proper disposition of the finds.

Should leaks be detected during removal of the existing fuel tank, action will be taken to remediate the confirmed release. Corrective measures will comply with UST technical standards and requirements of the Federal government and State guidelines.

Traffic flow on Kula Highway should not be adversely affected except for brief traffic delays when equipment and material are being hauled to the site and during roadwork. Delays can be mitigated by scheduling the movement of men and material during non-peak traffic hours. Interruption to traffic flow is expected to occur during construction of the access connection to Kula Highway. This impact can be mitigated by posting an off-duty police officer to marshal traffic around the work site and posting signs to alert motorists of roadwork. Work in the State highway right-of-way must be approved by the State Department of Transportation.

D. Long-term Impacts

The primary long-term impact is to achieve the objectives of the project and to continue to provide the Kula exchange area telecommunication services in concert with growth of the area.

No significant effects on air quality are anticipated. The Kula Central Office is neither an attraction for motor vehicles nor a point source pollution generator. The emergency generator will be energized during power outages and exhaust fumes vented outside the building. This action too is not anticipated to adversely affect ambient air quality and is clearly outweighed by the need to maintain communication transmission and reception in the service area.

The existing central office is air conditioned and the cooling units emit a constant humming sound which is audible outside the building. The air conditioning fans are located on the west (or makai) side of the building and additional air conditioning units will likewise be located on the west side to aid in noise attenuation. The emergency generator will be located inside the building and noise during its operation should be confined to within the structure.

The proposed project is not expected to adversely affect the demand on public facilities. Water will be drawn from the municipal system and metered through the existing central office building. Similarly, the electrical system serving the existing central office will be upgraded to also service the new addition.

The enlarged building, parking lot, fencing, and landscaping will present a different appearance in comparison to existing conditions. The building addition has been designed to match the existing structure which, by its appearance, does not resemble a typical central office building. The paved parking lot is required and fencing is necessary to secure the site and building.

SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

No Action

A no action alternative would preclude all environmental impacts, short and long-term, beneficial and adverse, described in this Assessment. A no action alternative maintains the environmental status quo and that of telephone service in the Kula exchange area. Applicant also would be remiss in its stated mission and public charge.

SECTION 5

**AGENCIES AND ORGANIZATIONS CONSULTED
DURING THE ASSESSMENT PROCESS**

State of Hawaii

Department of Health
Department of Land and Natural Resources
Department of Transportation
Office of Environmental Quality Control
Hawaiian Home Lands

County of Maui

Board of Water Supply
Planning Department
Department of Public Works
Fire Department
Police Department

Others

Maui Electric Company
Kaonoulu Ranch

Note: No comments received from any agencies or other consulted parties.

BIBLIOGRAPHY

Department of Agriculture, State of Hawaii. 1977. Agricultural Lands of Importance to the State of Hawaii Map. County of Maui, Puu O Kali Quadrangle.

Federal Emergency Management Agency. 1981. Flood Insurance Rate Map.

Planning Department, County of Maui. No Date. Makawao-Pukalani-Kula Community Plan.

APPENDIX

JOHN WAIHEE
GOVERNOR OF HAWAII



RECEIVED
7/22/92

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

DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANA'IKE

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
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CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

July 20, 1992

LOG NO.: 5852
DOC NO.: 2396a

Mr. Gerald Park
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: Historic Preservation Review of Hawaiian Telephone
Company's Proposed Lease of a State-owned Land
Kaonoulu, Makawao, Maui
TMK: 2-2-02: 23

Thank you for consulting our office concerning Hawaiian Telephone Co.'s proposed lease of this parcel for office expansion.

Our staff archaeologist on Maui, Ms. Theresa Donham, conducted an inspection of this parcel with you on July 14, 1992. It was found the southern half of this parcel is a pavement of the old Kula Highway while the northern half is the old shoulder for the highway. The soil consists of fill that was deposited there for the highway construction. Because this property has been extensively modified, it is highly unlikely that historic sites are still present. Therefore, we believe that should a lease is obtained from the state, the proposed office extension will have "no effect" on significant historic sites.

Please contact Annie Griffin at 587-0013 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

AG:aal