Mr. Bruce Anderson  
Interim Director  
Office of Environmental Quality Control  
220 South King Street  
4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Anderson:

Subject: Final Environmental Assessment and Negative Declaration for Issuance of 65 Year Non-Exclusive Utility Easement for Metro Multiplex Cabinet to GTE Hawaiian Telephone Company, Inc., Honolulu, Oahu, TMK: 9-7-23:01

The State Department of Land and Natural Resources, Land Management Division, has reviewed the Draft Environmental Assessment for the subject project matter during the thirty day public comment period which began March 28, 1994 and ending April 22, 1994.

This agency has determined that the issuance of a 65 year, non-exclusive utility easement to the applicant, GTE Hawaiian Telephone Company, Inc., will not have a significant environmental effect; and by this letter of notice, Department of Land and Natural Resources is issuing a Negative Declaration.

Please publish the notice in the next available publication date.

Enclosed are completed OEQC Bulletin publication form and four (4) copies of the Final Environmental Assessment.

Please contact Nicholas Vaccaro at 587-0433 should you have any questions.

Very truly yours,  

Keith W. Ahue  
Chairperson  
Board of Land and Natural Resources

John R. Kamakana  
Deputy  
Office of Environmental Quality Control

Ref: IM-NV  
AUG 1 1994  
OD-93-93
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED

SERIES 1500R WALK-IN CABINET INSTALLATION

WAIMANO HOME ROAD
HONOLULU, HAWAII

TMK: 9-7-25:1

PREPARED BY
PARAMETRIX, INC.
JANUARY, 1994
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### I. SUMMARY

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

<table>
<thead>
<tr>
<th>Action:</th>
<th>Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>Waimano Home Road - Series 1500R Walk-In Cabinet Installation</td>
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<tr>
<td>Project Description:</td>
<td>GTE Hawaiian Telephone Company Incorporated is requesting an easement over State lands situated off Waimano Home Road. This request is to install telephone equipment on a 16' by 20' area.</td>
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<tr>
<td>Project Location:</td>
<td>On Waimano Home Road, off Hoolielie Street (see Figure 1).</td>
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<tr>
<td>Tax Map Key:</td>
<td>9-7-25: 1 (por.)</td>
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<td>Area:</td>
<td>16' x 20'</td>
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<td>State Land Use Designation:</td>
<td>Urban</td>
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<td>County Zoning Designation:</td>
<td>R-5</td>
</tr>
<tr>
<td>Landowner:</td>
<td>State of Hawaii</td>
</tr>
</tbody>
</table>
| Contact:         | F.J. Rodriguez  
c/o Parametrix, Inc.  
1164 Bishop Center, Suite #1600  
Honolulu, HI 96813  
Tel: 524-0594       |

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*GTE Hawaiian Telephone Company Incorporated  
Series 1500R Walk-In Cabinet Installation  
January 10, 1994*
II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

A. Introduction

The GTE Hawaiian Telephone Company Incorporated is requesting an easement from the State Department of Land and Natural Resources to install telecommunications equipment which will be placed on a concrete pad. The requested easement is for a space measuring 16 feet by 20 feet, and the installation will be on State lands, and more specifically in Tax Map Key: 9-7-25: 01 (see Figure 2). The State Land Use Boundary designation is Urban, and the Zoning is R-5.

B. Technical Characteristics

The equipment to be installed consists of two cabinets and they are:

1. One (1) Series 1500-R Walk-In Cabinet, measuring 100" high, 68" wide, and 80" deep, mounted on a concrete pad, with a below grade depth of 31".

2. One (1) Evergood "AC" Power Transfer Switch Panel, measuring 60" high, 22" wide, 9" deep, mounted on a concrete pad.

3. One (1) 2' x 4' pullbox.

4. Underground lines and other such associated appliances and equipment as required (see Figure 3).

The installation will be on a concrete pad. The purpose of the installation will provide up to 1632 additional lines immediately to the residential areas of Upper Waimano (Waimano Home Road, Hookiekie Street, and above). All installation work will be done to applicable City & County Building Code Standards, and maintenance of the installation will be at the expense of the telephone company. No significant environmental impacts are anticipated from the installation of this Series 1500R Walk-In Cabinet.

C. Socio-Economic Characteristics

As previously described, the purpose of this installation is to provide expanded service capacity to the Waimano/Pearl City residential sectors.
D. Environmental Characteristics

There will be minimal, if any, environmental impacts resulting from this proposed project. There will be clearing and grading to finish grade to pour the concrete pad, the installation of the cabinet, and if required, the enclosing of the cabinet and pad with a wire mesh security fence. The final installation plans will be reviewed by the appropriate State and City agencies prior to construction.
Figure 1. Series 1500R Walk-In Cabinet Overall View
(Steel Base Shown)

Figure 3
Series 1500R Walk-In Cabinet
E. Funding and Phasing

All improvement costs will be borne by the applicant, GTE Hawaiian Telephone Company Incorporated, estimated costs are $80,000.00.
III. THE AFFECTED ENVIRONMENT

A. Geographic Characteristics

The proposed site is located on Waimano Home Road, off Hookekie Street and has been in a highly urbanized sector of Honolulu since the early 1900s. *The Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*, prepared by the U.S. Department of Agriculture, Soil Conservation Service in August, 1972, describes the soils as follows: The Lahaina series consists of well-drained soils on uplands on the island of Oahu. These soils developed in material weathered from basic igneous rock. They are nearly level to steep. The annual rainfall amounts to 35 inches, most of which occurs in fall and winter. Natural vegetation consists of bermudagrass, feather fingergrass, ilima, kiawe, lantana and uhaloa.

"Lahaina silty clay loam, 0-3% percent slopes. (TCC) On this soil, runoff is slow and the erosion hazard is no more than slight. Included in the mapping were small areas that are underlain by consolidated sand at depth below 30 inches. Cobblestones are common on the surface in a few places. In some places, near the coast plains, the profile contains fragments of coral, stone gravel, or sand."

B. Hydrological Characteristics

There is no on-site flooding at the project site and no major excavation work will be necessary that will affect existing drainage patterns. The project site will be improved to County standards.

C. Biological Characteristics

The project site is located in a highly urbanized sector of Honolulu, and as such, does not maintain any eco-systems comparable to the higher elevations. Flora and fauna, including avifauna, are almost entirely introduced species and are not endangered or protected varieties.

D. Service Facilities and Public Facilities

This installation will require only electrical power, and as an unmanned facility, there will be no demands for sewer, water, or other utilities.

E. Archaeological Sites

There has been no on-site inspection conducted for archaeological sites. In the event that during the installation phase, sites are uncovered, the applicant will require the
contractor to halt work and advise the Historic Preservation Division (587-0045) immediately for an evaluation of any uncovered finds.

F. Aesthetics and Visual Characteristics

The Series 1500R Walk-In Cabinet is not a major piece of equipment that would be defined as a structure. The dimensions are diminutive and security fencing will provide further shielding and exterior paint color can be selected to blend in with the adjacent environs.
IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed installation is not anticipated to have any significant environmental impacts. The site is in an urbanized sector with typical urban traffic patterns. Any impacts resulting from the subject action will be temporary in nature and construction related. The traditional construction methods that will be used for this installation, will not require major heavy equipment, and will probably be done with portable machinery.
V. ALTERNATIVES CONSIDERED

A. Alternative Locations

Initial efforts to locate this Series 1500R Walk-In Cabinet ranged from the selected location to other potential sites; the current proposed site which will serve adequately, was finally designated by GTE engineering. The location is suited to connect to existing GTE facilities which are in line to the site.

B. Do-Nothing Alternative

The "Do-Nothing" alternative was not considered a viable alternative since the increasing demand for upgraded state of the art telecommunication systems by the State agencies was long overdue.
VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project, and consulting with other government agencies, anticipation of a Negative Declaration is requested. Supporting this request are the following reasons:

1. The proposed action consists entirely of the design and installation of one Series 1500R Walk-In Cabinet, one power transfer switch panel, and a pullbox on concrete pads, with security fencing.

2. There will be no permanent degradation of existing ambient air and noise levels. During the minimal construction period, there may be temporary violations of air and noise standards, but these are highly unlikely.

3. There are no known endangered species of animal or plant varieties within the project site.

4. There are no known natural, historic, or archaeological sites within the project site.

5. There will be no secondary adverse effects on future development, population, and public facilities with the installation of this cabinet.

This project will have no significant environmental effects and will be of benefit to the adjacent residential sectors. Any adverse environmental impacts have been determined to be insignificant and the applicant will comply with all applicable statutes, ordinances, and rules and regulations of the Federal, State, and City & County of Honolulu.
VII. LIST OF PREPARERS

GTE Hawaiian Telephone Company Incorporated

Parametrix, Inc.
## VIII. AGENCIES TO BE CONSULTED IN PREPARATION OF E.A.

### ORGANIZATION AND AGENCIES:

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<th>Agency</th>
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<tr>
<td>Mr. Harold Masumoto, Director</td>
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<td>Office of State Planning</td>
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<tr>
<td>Mr. Thomas I. Yamashiro</td>
<td>07-12-93</td>
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<td>Dept. of Budget and Finance</td>
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<td>Dr. Bruce Anderson, Deputy Director</td>
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<td>State Dept. of Health</td>
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<td>Mr. T. Harano, Chief</td>
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<td>07-19-93</td>
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<td>Mr. Gordon Matsuoka</td>
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<td>State Public Works Engineer</td>
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<td>Mr. Robin Foster, Director</td>
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<td>Mr. C. Michael Street, Director</td>
<td>07-12-93</td>
<td>07-23-93</td>
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*QTE Hawaiian Tel Company Incorporated
Series 1500R Walk-In Cabinet Installation*
LAND MANAGEMENT ADMINISTRATOR

STATE LAND DISPOSITION

Location: Waimano, Nanana, Ewa, Oahu
Area: 320 sq. ft. or acres
Tax Map Key: 9-7-2501 Survey Division Map:
Sale ______ Lease ______ Permit ______ E.O. ______ Other (65-year utility easement).
Present Encumbrance: Dept. of Health E.O. 1020
Prospective Applicant: GTE Hawaiian Telephone Company
Intended Use: Telecommunication equipment
LUC Zoning: Urban
County Zoning: ______
County General Plan: ______

Other Govt. Agency Referral: ______
State Dept. of Transportation ______
C/C of Honolulu Public Works ______
State Dept. of Health ______
Neighborhood Board ______
ICSD ______

DLNR Referrals: ______
Aquatic Resources ______
State Parks ______
Water and Land Dev. ______
Forestry/Wildlife ______
Fiscal ______
Historic Sites ______
Con. & Env. Affairs ______
Ag Specialist ______
OHA ______

Special Conditions (if any): Land Title Status: Ceded land

Requested by: Nicholas Vaccaro ______
Land Agent ______
587-0433 ______

ENDORSEMENT:

__ Approved as submitted ______ Not Applicable
__ Disapproved or Conditional ______ Extra Review Period
_________ Approved ________ Not Applicable

Reviewing Official ______
* Attach Map
** Attach Explanation
__ Division__

DATE SENT: JUL 12 1993
DATE RECEIVED: ______
SUSPENSE DATE: Two weeks from date received
STATE LAND DISPOSITION

Location: Waimano, Manana, Ewa, Oahu
Area: 320 sq. ft.
Tax Map Key: 9-7-25:01

Sale ___ Lease ___ Permit ___ E.O. ___ Other (65-year utility easement).
Present Encumbrance: Dept. of Health E.O. 1020
Prospective Applicant: GTE Hawaiian Telephone Company
Intended Use: Telecommunication equipment
LUC Zoning: Urban
County Zoning: 
County General Plan: 

Other Govt. Agency Referral: 
State Dept. of Transportation ___ Aquatic Resources ___
C/C of Honolulu Public Works ___ Water and Land Dev. ___
State Dept. of Health ___ Forestry/Wildlife ___
Neighborhood Board 7- ___ Fiscal ___
ICSD ___ Historic Sites ___

Special Conditions (if any): Land Title Status: Ceded land
Requested by: Nicholas Vaccaro

ENDORSEMENT: 
Approved as submitted x Not Applicable
Disapproved or Conditional Extra Review Period Requested *
Reviewing Official Division

* Attach Map ** Attach Explanation

7/14/93
FORM 70-A
For Internal Use

TO: DOT
FROM: Land Management

Land Management Administrator

STATE LAND DISPOSITION

Location: Waimano, Nanana, Ewa, Oahu

Area: 320 sq. ft.

Tax Map Key: 9-7-25:01

Survey Division Map: 

Sale

Lease

Permit

E.O. xx Other (65-year utility easement)

Present Encumbrance: Dept. of Health E.O. 1020

Prospective Applicant: GTE Hawaiian Telephone Company

Intended Use: Telecommunication equipment

LUC Zoning: Urban

County Zoning:

County General Plan:

Other Govt. Agency Referral: DLNR Referrals:

State Dept. of Transportation

C/C of Honolulu Public Works

State Dept. of Health

Neighborhood Board

ICSD

Aquatic Resources

State Parks

Water and Land Dev.

Forestry/Wildlife

Fiscal

Historic Sites

Con. & Env. Affairs

Ag Specialist

OHA

Special Conditions (if any): Land Title Status: Ceded land

Requested by: Nicholas Vaccaro

Land Agent

587-0433

ENDORSEMENT:

Approved as submitted

X Not Applicable - (Do not affect State Highway)

Disapproved or Conditional Extra Review Period

Approval Requested**

Reviewing Official -Chief Division - Highway

* Attach Map

** Attach Explanation
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
450 SOUTH KING STREET
HONOLULU, HAWAII 96813

July 21, 1993

Mr. Keith W. Ahue, Chairperson
Board of Land and Natural Resources
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Attention: Mr. Nicholas Vaccaro

Dear Mr. Ahue:

Subject: State Land Disposition, Nanakuli, 65-year Non-exclusive Utility Easement for Telecommunication Equipment Use, TMK 8-9-6-1

State Land Disposition, Waimano, 65-year Utility Easement for Telecommunication Equipment Use, TMK 9-7-25-1

This is to acknowledge receipt of your subject requests both dated July 12, 1993. We are reviewing same and expect to send you a reply within three weeks' time.

In the meantime, please contact Stephen Chun of the Division of Land Survey and Acquisition at 523-4358 if you have any questions.

Very truly yours,

[Signature]

C. MICHAEL STREET
Director and Chief Engineer
TO:       Mr. W. Mason Young  
Land Management Administrator  
Department of Land and Natural Resources  

FROM:    Thomas I. Yamashiro, Administrator  
Information and Communication Services Division  

SUBJECT: Proposed Perpetual Easement at Waimano Home Road and  
Hookiekie Street, Oahu by GTE Hawaiian Telephone  
Company Incorporated, Tax Map Key: 9-7-25:1  

We have completed our review of the request by GTE Hawaiian  
Telephone Company Incorporated (HTC), dated May 19, 1993 (see  
attached), to obtain a perpetual easement at Waimano Home Road  
and Hookiekie Street, Oahu to place a DMS-1 URBAN cabinet.  
This cabinet will increase the number of lines in the upper  
Pearl City and Waimano area. It is expected that the  
construction and operation of the proposed cabinet should not  
cause any interference to existing or proposed State of Hawaii  
telemcommunications systems.  

However, should interference occur, we will require that HTC  
 immediately ceases operation of that easement site and be held  
accountable to eliminate the interference at no cost to the  
State.  

Should you have questions, please call Mr. Lester Nakamura of my  
staff at 586-1930.  

Attachments
MEMORANDUM

TO: W. Mason Young
    Land Management Administrator

FROM: Don Hibbard, Administrator
       Historic Preservation Division

SUBJECT: State Land Disposition, 65 Year Utility Easement for
          Telecommunication Equipment, GTE Hawaiian Telephone Company
          Waimano, 'Ewa, O'ahu
          TMK: 9-7-25: por. 1

July 23, 1993

A review of our records shows that there are no known historic sites at this location. Aerial photographs indicate that the land here has been cleared and graded, so it is unlikely that any historic sites will be found on the 320 square feet involved in this disposition. We believe that this land disposition will have "no effect" on historic sites.

TD:jt
FORM 70-A
For Internal Use
TO: DON
FROM: Land Management Administrator

STATE LAND DISPOSITION

Location: Waimano, Manana, Ewa, Oahu
Area: 320 sq. ft. or __ acres
Tax Map Key: 9-7-25-01 Survey Division Map: _____
Sale ___ Lease ___ Permit ___ E.O. ___ Other (65-year utility easement)

Present Encumbrance: Dept. of Health E.O. 1020
Prospective Applicant: GTE Hawaiian Telephone Company
Intended Use: Telecommunication equipment
LUC Zoning: Urban
County Zoning: ______
County General Plan: ______

Other Govt. Agency Referral: State Dept. of Transportation C/C of Honolulu Public Works State Dept. of Health Neighborhood Board ICSD DLNR Referrals: Aquatic Resources State Parks Water and Land Dev. Forestry/Wildlife Fiscal Historic Sites Con. & Env. Affairs Ag Specialist OHA

Special Conditions (if any): Land Title Status: Cced land

Requested by: Nicholas Vaccaro
Land Agent
587-0433

ENDORSEMENT:
X Approved as submitted ___ Not Applicable
___ Disapproved or Conditional Approval** Extra Review Period Requested**

Reviewing Official: Division
* Attach Map
** Attach Explanation