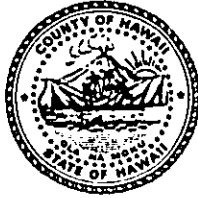


Stephen K. Yamashiro
Mayor



Harry A. Takahashi
Director

County of Hawaii
DEPARTMENT OF FINANCE

25 Aupuni Street, Room 118 • Hilo, Hawaii 96720-4252
(808) 961-8234 • Fax (808) 961-8248

RECEIVED

'95 OCT 17 P1:54

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

October 12, 1995

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

SUBJECT: Final Draft Environmental Assessment (Negative Declaration), GTE Hawaiian Telephone Company Incorporated, (GTE HTCo)
For Proposed Pair Gain/Cross Connect Installation
Over County of Hawaii Roadway, TMK: 3/4-4-08, Kalopa, Hamakua, Hawaii

The County of Hawaii Department of Public Works has reviewed the final draft environmental assessment for the subject project. Please publish notice of availability for this project in the November 8, 1995 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final draft environmental assessment. If you have any questions, please contact Ms. Sandy Padaken, Easement Coordinator at GTE HTCo.

Sincerely,

Harry Takahashi
Director of Finance

Encls.

1995-11-08-HI-PEA-GTE Hawaiian Telephone Pair gain / cross
connect Installation

**FINAL ENVIRONMENTAL ASSESSMENT
Negative Declaration**

FOR

**GTE HAWAIIAN TELEPHONE COMPANY
INCORPORATED**

KALOPA MAUKA, PAIR GAIN/CROSS CONNECT INSTALLATION

**AFFECTING LAND OWNED BY THE COUNTY OF HAWAII
Tax Map Key 3/4-4-08
KALOPA, HAMAKUA, HAWAII**

PREPARED BY

**AT&T Network Systems
Island of Hawaii**

September 1995

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EXHIBITS:

- A. Outside Plant Module Pair Gain Cabinet
- B. Cross Connect Cabinets
- C. Electrical Meter Cabinet

**CHAPTER 343, HAWAII REVISED STATUTES
DRAFT ENVIRONMENTAL ASSESSMENT**

I. SUMMARY

Action: Applicant
**GTE HAWAIIAN TELEPHONE COMPANY
INCORPORATED (GTE HTC_o)**

Project Name: Kalopa Mauka Pair Gain/Cross Connect Installation

Project Description: GTE HTC_o is asking the County of Hawaii for a 750 square foot equipment easement site and a 3,632 square foot access easement site, directly over a portion of Old Kalaniai Road, for access to and the installation of telecommunications equipment in Kalopa Mauka. The site will contain one Outside Plant Module (OPM) pair gain cabinet, an electrical meter cabinet, one 2700 Cross Connect cabinet, one below surface ground vault, subsurface telephone/ electrical conduits and chain link fencing with gate.

Project Location: Old Kalaniai Road, Kalopa, Hamakua, Hawaii

Tax Map Key: Between tax map key 3/4-4-08:61 and 3/4-4-08:37.

Easement Area: 750 square foot equipment site, 3,632 square foot access site.

State Land Use Designation: Agriculture

County of Hawaii Zoning Designation: A-5 Landowner: County of Hawaii

Approving Agency: County of Hawaii
25 Aupuni Street, Room 118
Hilo, Hawaii 96720

Contact: Sandy Padaken, AT&T Network Systems
99-935 Lalawai Drive, Aiea, Hawaii 96701
Phone: (808) 486-5707

II. PROJECT DESCRIPTION

A. INTRODUCTION

GTE HTCo is in the process of planning to improve the telephone service to Kalopa Mauka and needs an equipment easement site in order to proceed with their project. GTE HTCo has asked the County of Hawaii to grant them two easements, one for telecommunications equipment (750 square feet) and another for vehicle and equipment access (3,632 square feet), directly over a portion of an unused roadway owned by the County of Hawaii. This Draft Environmental Assessment was prepared to allow GTE HTCo to begin compliance with the provisions of Chapter 343, Hawaii Revised Statutes and associated Title 11, Chapter 200, Department of Health Administrative Rules that require environmental clearances be obtained prior to the use of land owned by the County of Hawaii.

In 1974 the County of Hawaii realigned Kalaniai Road and since that time a section of the road provides vehicle access to tax map key 3/4-4-08:61 but a large section is currently blocked off from traffic and not in use. The realigned section has been designated "Old Kalaniai Road" for purposes of this report. A portion of the blocked off section is being proposed for use as a telecommunications equipment site. See Figures I-III for area, site and easement location.

At the present time GTE HTCo would like to install one OPM pair gain cabinet, one electrical meter cabinet and one cross connect cabinet. GTE HTCo may need to install an additional pair gain cabinet within the equipment easement in the future if the needs of the community continue to increase. The proposed equipment easement has been sized to cover this possibility. See Figure IV for equipment installation detail.

Installation of the support structure and telecommunications equipment will be by County of Hawaii Building Code standards and maintenance will be by the applicant GTE HTCo. There will be no requirements for wastewater management, drinking water or refuse disposal due to the installation or maintenance of the cabinets. Installation will be completed in one phase and secured.

B. TECHNICAL CHARACTERISTICS

GTE HTCo provides telecommunications facilities and services throughout the State of Hawaii. These services are provided to both the private sector and governmental agencies in many forms. Administered by the Public Utilities Commission, GTE HTCo is mandated to maintain and keep abreast of the total community's needs.

Once installed the equipment will provide the area with a state of the art telecommunications network as well as increase the number of available telephone lines to the telephone subscribers of Kalopa. The OPM pair gain device electronically converts telephone lines that would previously

serve three (3) subscribers into enough lines to satisfy five hundred and twenty eight (528) subscribers. The cross connect serves as a line detector as well as a method of distributing the available lines throughout the serving area. The A. C. power meter cabinet is a device used by HELCO to measure, for billing purposes, the amount of electricity used to power the pair gain. The OPM pair gain cabinet is 66" wide, 26" deep, and 54" high. The typical cross connect cabinet is 58" wide, 16" deep, and 51" high. The A. C. power meter cabinet is 48" feet high, 36" wide and 18" deep. All cabinets are made of heavy gauge steel, are totally self contained and present no danger to the public. For more information on cabinets see Exhibits A-C.

The cabinets will be connected to subsurface electrical/telephone conduits that contact a joint utility pole contained within an existing easement located on adjacent property, tax map key 3/4-4-08:37. The utility trench for the underground system would be 30" wide, and a minimum of 24" deep and will contain four 4" telephone conduits and one 2" electrical conduit.. The width and depth of the trench varies according to the size of the conduits that will be installed. See Figure VI for cross section of typical utility trench.

All equipment will be contained within the 750 square foot equipment easement area identified in Figure III except for existing aerial telephone and electrical cable that impact a section of the access easement. There will be no poles within the equipment easement. The easement sites will be completely enclosed with 5' or 6' high chain link fence and gate. The enclosure will be marked with reflectors and other road markers for safety. All site work will be in accordance with applicable government, building, and electrical code/standards.

C. SOCIO-ECONOMIC CHARACTERISTICS

As previously stated, the purpose of this installation is to provide improved telecommunications services to the residents living in Kalopa. It will also provide the infrastructure to support new agricultural and residential developments planned for the future. Quite a few large parcels that were formerly used for growing sugar cane are now being looked at for their alternative agriculture and residential development potential. The placement of this easement site directly on the unused roadway area seems appropriate as it minimizes any adverse social, visual and environmental impacts by utilizing an area that is unused, secluded and has been used for public purposes in the past. No residences or businesses will be displaced by this project. There will be no secondary or cumulative adverse effects on future development, population and public facilities resulting from this project.

D. ENVIRONMENTAL CHARACTERISTICS

The proposed project will not result in "significant" environmental impacts, with the actual construction consisting of clearing growth contained within the proposed easements, preparation for and installation of the equipment pads, and minor trenching for conduits and connections. At

the completion of the project the area within and around the proposed easement sites will be cleared and finished to a safe and clean condition.

E. FUNDING AND PHASING

All improvement costs will be borne by the applicant, GTE HTCo. Estimated costs for the entire project are \$250,000.00. The equipment will be completely installed in one phase and secured.

III. AFFECTED ENVIRONMENT

A. GEOGRAPHIC CHARACTERISTICS

1. Topography

The proposed sites are located directly on an unused portion of Old Kalaniai Road, off of Kalaniai Road in Kalopa. The topography of the proposed sites is flat because of the previous use of the area as a roadway. The topography outside of the old established roadway is slightly sloped, 6 to 12 percent.

2. Geology/Soils

The Soil Survey of Hawaii Island, Hawaii, a reference book prepared by the U. S. Department of Agriculture, Soil Conservation Service in 1973, has mapped this area and designates it as "Kukaiau". The content of the underlying soil of the proposed site was significantly changed to prepare it for use as a roadway. The alterations consist of grading the roadway; adding and compacting a subsurface ground course (comprised of various sizes of crushed rock); and paving the roadway with asphalt. The soil outside of the established roadway consists of well-drained silty clay loams that formed in volcanic ash. These soils are found generally in elevations ranging from 500 to 1,500 feet and receive 70 to 100 inches of rainfall annually. Kukaiau soils are good for growing sugar cane, truck crops, macadamia nuts and grass pasture lands.

B. HYDROLOGICAL CHARACTERISTICS

1. Drainage

Natural drainage was altered to construct the roadway. Manmade drainage provisions include a drainage culvert around the proposed easements that the County of Hawaii is responsible for maintaining. Rainfall is between 70 to 100 inches annually. Surrounding natural drainage is moderately rapid, runoff is slow and erosion hazard is slight. There is no onsite flooding at the project site and no excavation work will be done so there will be no changes that will affect existing drainage patterns.

2. Flood Plain Management

According to the National Flood Insurance Program Flood Insurance Rate map, and the Public Works Department of the County of Hawaii the easement sites are in an area that is designated as Zone X. Zone X is a designation given to areas that are determined to be outside of the 500 year flood plain.

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.

C. BIOLOGICAL CHARACTERISTICS

This area's natural vegetation should consist of ohia, guava, clover and hilograss. The vegetation in and around the easement sites reflects the previous use of the area for growing sugar cane and within the easement area and some of adjacent parcels cultivated sugar cane is the predominant vegetation.

D. SERVICE FACILITIES AND PUBLIC UTILITIES

Once the GTE HCo equipment is completely installed the pair gain will acquire power it needs to operate from the power cables on the existing joint utility pole located on adjacent property. The easement for the existing utility pole and aerial cable on adjacent property is as shown on Figure V. Water, sewer or other public utilities will not be needed.

E. ARCHAEOLOGICAL SITES

No onsite inspection has been conducted for archaeological sites. The previous use of the area for a roadway by the County of Hawaii eliminates any possibility of there being any archaeological sites within the proposed easements. If any sites are uncovered during the installation phase, the applicant will instruct the contractor to halt work and will immediately advise the State Historic Preservation Division.

F. AESTHETICS AND VISUAL CHARACTERISTICS

The cabinets are diminutive in size and not considered structures. Overall physical dimensions for the OPM pair gain are 66" wide, 26" deep and 54" high. The cross connect is 58" wide, 16" deep, and 51" high. The A. C. power meter cabinet is 48" high, 36" wide and 18" deep. The cabinets will be painted with greenish-olive drab weather resistant paint and secured to concrete slabs within the proposed easement area. See Exhibits A-C for cabinet details.

The easement areas will be enclosed by a 5' or 6' high chain link fence with an entry gate that will be locked. In appropriate locations the enclosure and gates will be marked with reflectors and other road markers for safety purposes. The proposed equipment site is located off of Kalaniai Road behind a residential property that is heavily planted. The equipment site will not be evident as it is located behind a house with an existing plant screen and will not have a negative visual or physical impact from the Kalaniai Road perspective.

IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The proposed action is not expected to have any significant environmental impacts. Any short term adverse impacts resulting from the installation will be temporary in nature and construction related. The short term impacts will be mitigated by the construction methods employed, and for the size of the project the impacts are not considered major in scope.

V. ALTERNATIVES CONSIDERED

A. Alternative Locations

GTE HTCo contacted many private property owners in Kalopa and was not able to secure an easement site for this equipment. The proposed use of a portion of the Old Kalaniai Road was the final alternative site but it is a good choice for the following reasons. The area has supported public use for many years, has been already been physically altered for roadway use, it provides ready access to the existing joint utility network, is removed from the heavily used Kalaniai Road, will not cause a negative visual impact on the surrounding area, and provides a safe location for GTE HTCo field personnel.

B. Do Nothing Alternative

The "Do-Nothing" alternative cannot be considered in view of the area's present and long term future demand for a stable telephone network that includes private lines for telephone subscribers in Kalopa. As a public utility, the applicant is under mandate to provide quality service to the customer market that has almost exhausted the capacity of the present system to provide quality telephone service.

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, we are issuing a Final Negative Declaration for this environmental assessment. Reasons supporting a Final Negative Declaration determination are as follows:

1. The proposed action consists of the installation of one pair gain cabinet, one cross connect cabinet, one A. C. meter cabinet, one below ground vault and subsurface electrical/telephone conduits within an old roadway and as such will not adversely affect the existing physical and social environment.
2. There will be no permanent degradation of the existing ambient air and noise levels resulting from this project. During construction operations, air quality, noise levels, and traffic disruptions are expected to be affected, but these will be temporary and minor.
3. No residences or businesses will be displaced by this project.
4. There are no known endangered species of animal or plants within the project site.
5. There are no natural, historic or archaeological sites within the project limits.
6. There are no secondary or cumulative adverse effects on future development, population and public facilities resulting from this project.

This project will have no significant environmental effects and will be of benefit to the residents of Kalopa Mauka. Any adverse environmental impacts have been determined to be insignificant and during the installation and maintenance of this equipment site applicant will comply with all applicable statutes, ordinances, rules/regulations of the federal and state governments as well as the County of Hawaii.

VII. CONSULTED AGENCIES/PRIVATE OWNERS

Agencies:

Public Works Department, County of Hawaii

Planning Department, County of Hawaii

Corporation Counsel, County of Hawaii

Department of Land and Natural Resources, Land Management Division, Hilo

Private owners:

Cleo Ikeda

Maurice Miranda

Kenneth and Patsy Manmoto

Raymond and Marilyn Kaneshiro

Herman and Patricia Sanchez

VIII. LIST OF PREPARERS

GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED

Engineering Division, OSP Hilo, Hawaii

AT&T NETWORK SYSTEMS

Hawaii

**PUBLIC COMMENT SECTION
APPLICANT RESPONSE**

Attachments are as follows:

1. Three (3) page letter dated September 9, 1995 to Donna Kiyosaki, Public Works, County of Hawaii from Herman Sanchez and Patricia Sanchez. Letter is regarding proposed project and extension of 30 day comment period.
2. Six (6) page letter dated September 9, 1995 to Sandy Padaken, AT&T Network Systems, from Herman Sanchez and Patricia Sanchez. Letter contains Sanchez's comments on the proposed GTE HTCo project.
3. Four (4) page letter dated September 27, 1995 to Herman Sanchez and Patricia Sanchez from Gordon Yadao, GTE HTCo. Letter contains GTE HTCo's response to the Sanchez's comments.

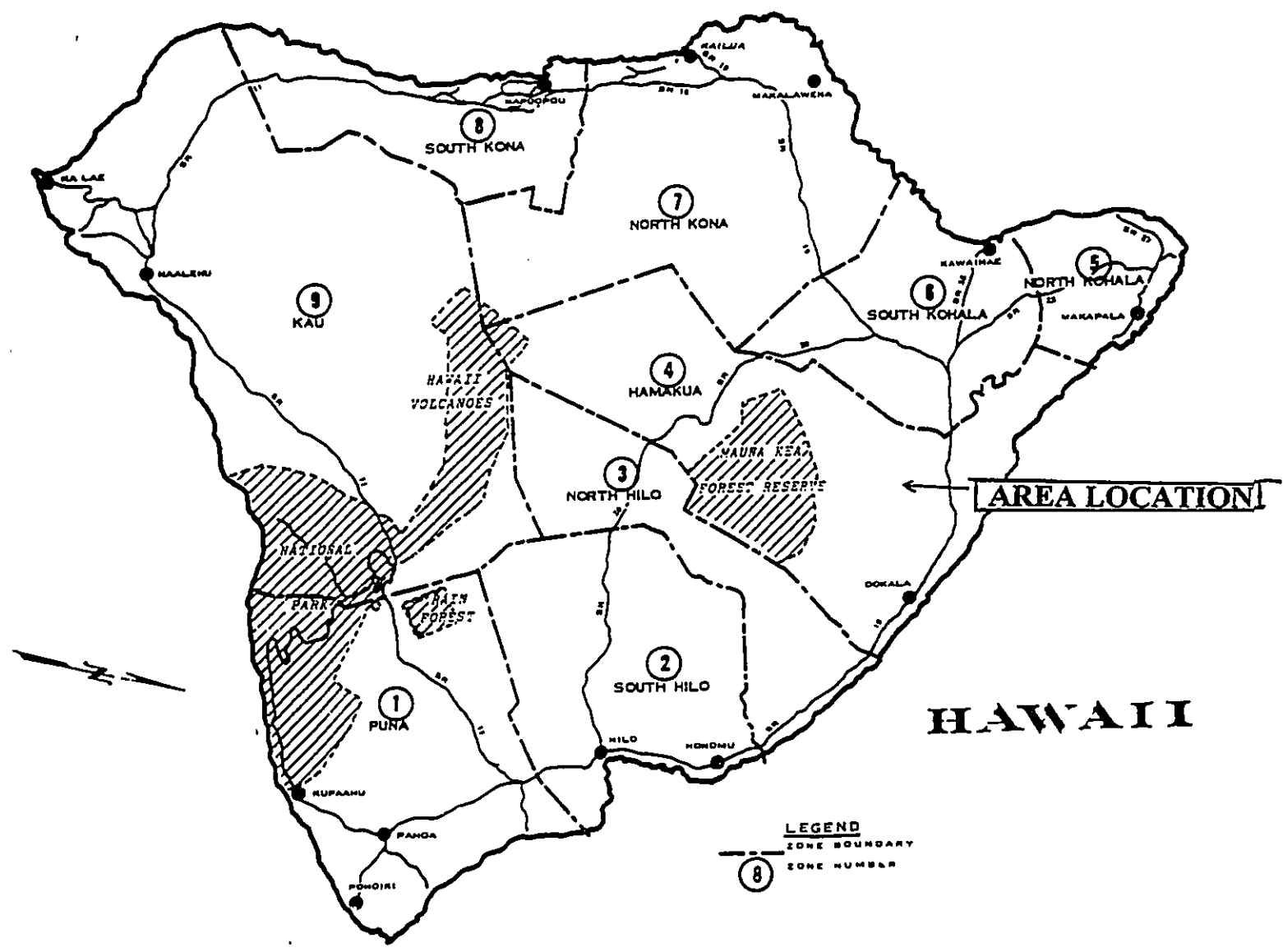
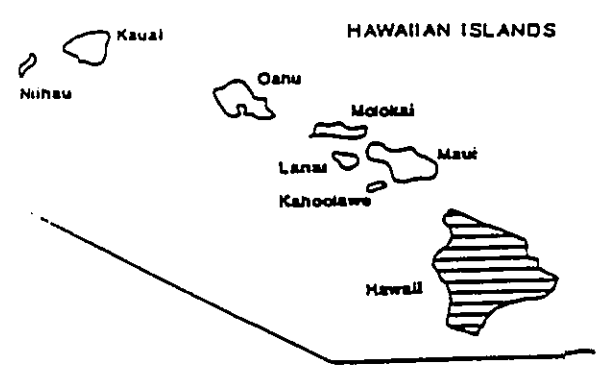


FIGURE I

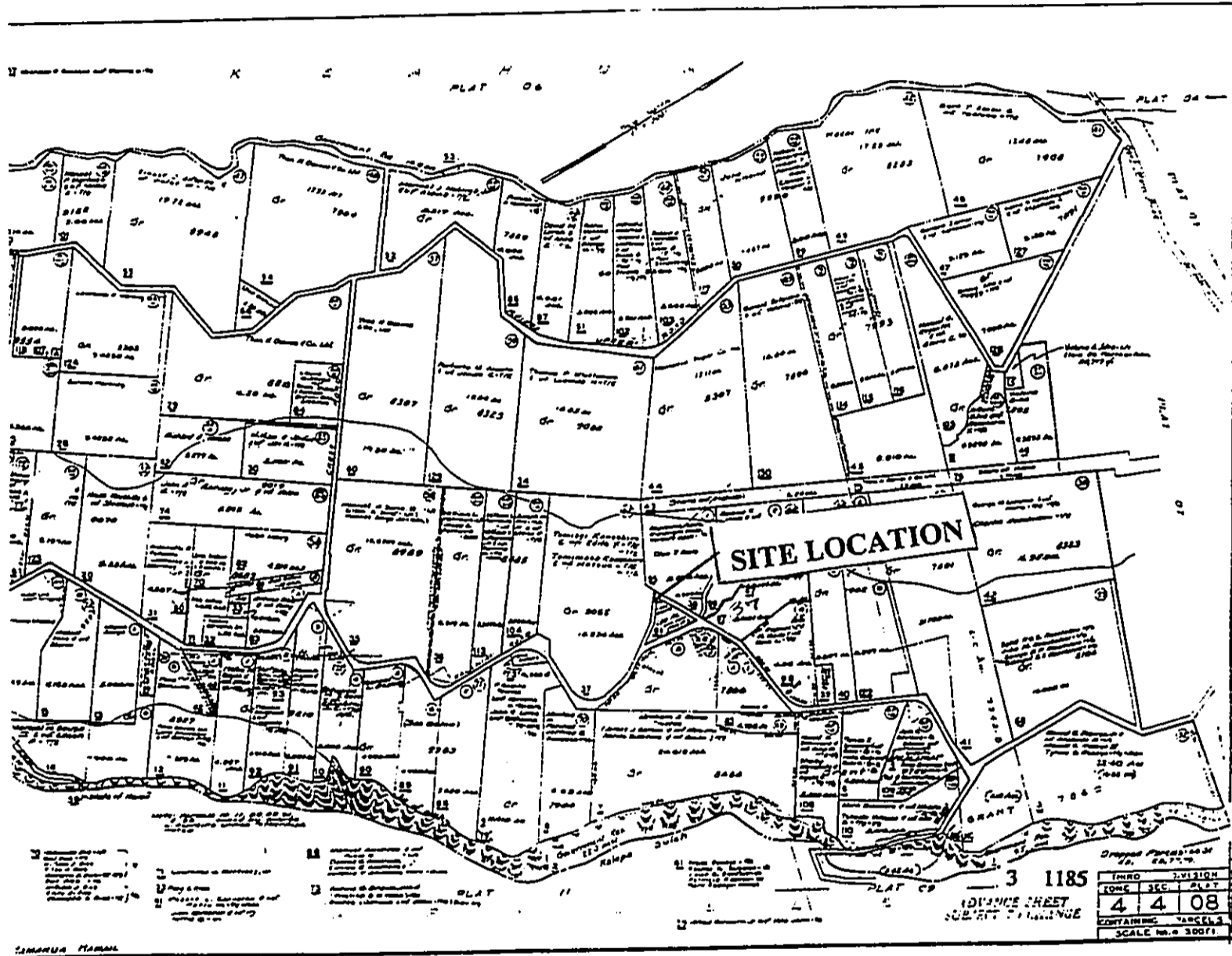
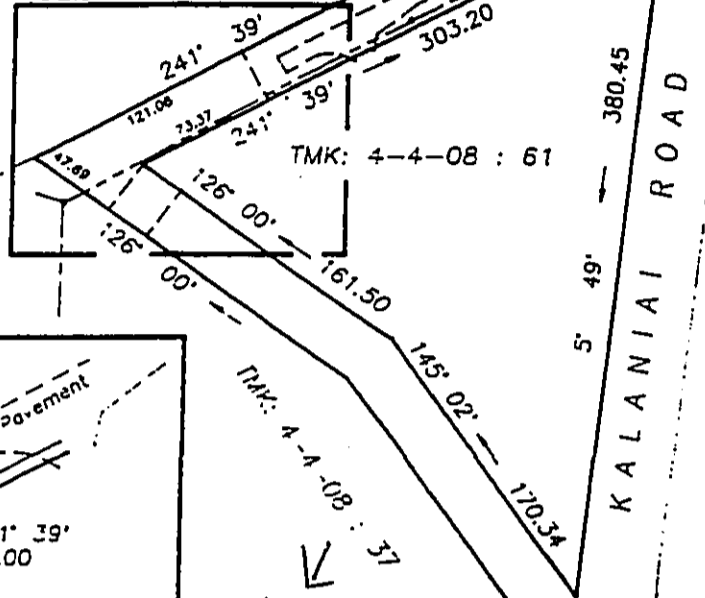


FIGURE II

TRUE NORTH
SCALE: 1" = 100'

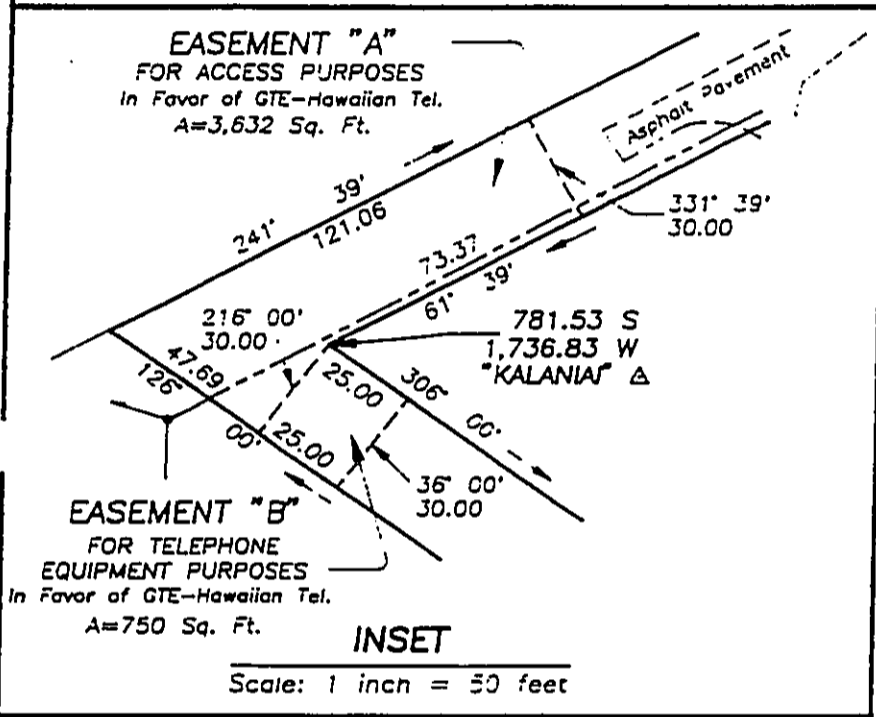
TMK: 4-4-08 : 95

SEE INSET BELOW



TMK: 4-4-08 : 61

TMK: 4-4-08 : 37
MAUKA



EASEMENT MAP



PLAN SHOWING

**EASEMENT 'A' FOR ACCESS PURPOSES AND
EASEMENT 'B' FOR TELEPHONE
EQUIPMENT PURPOSES**

BEING A PORTION OF OLD KALANIAI ROAD
SITUATED AT KALOPA, HAMAKUA, HAWAII
TMK: 3rd Div. 4-4-08 200

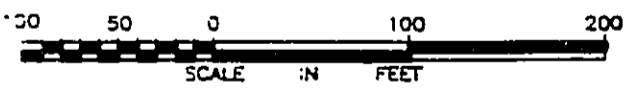
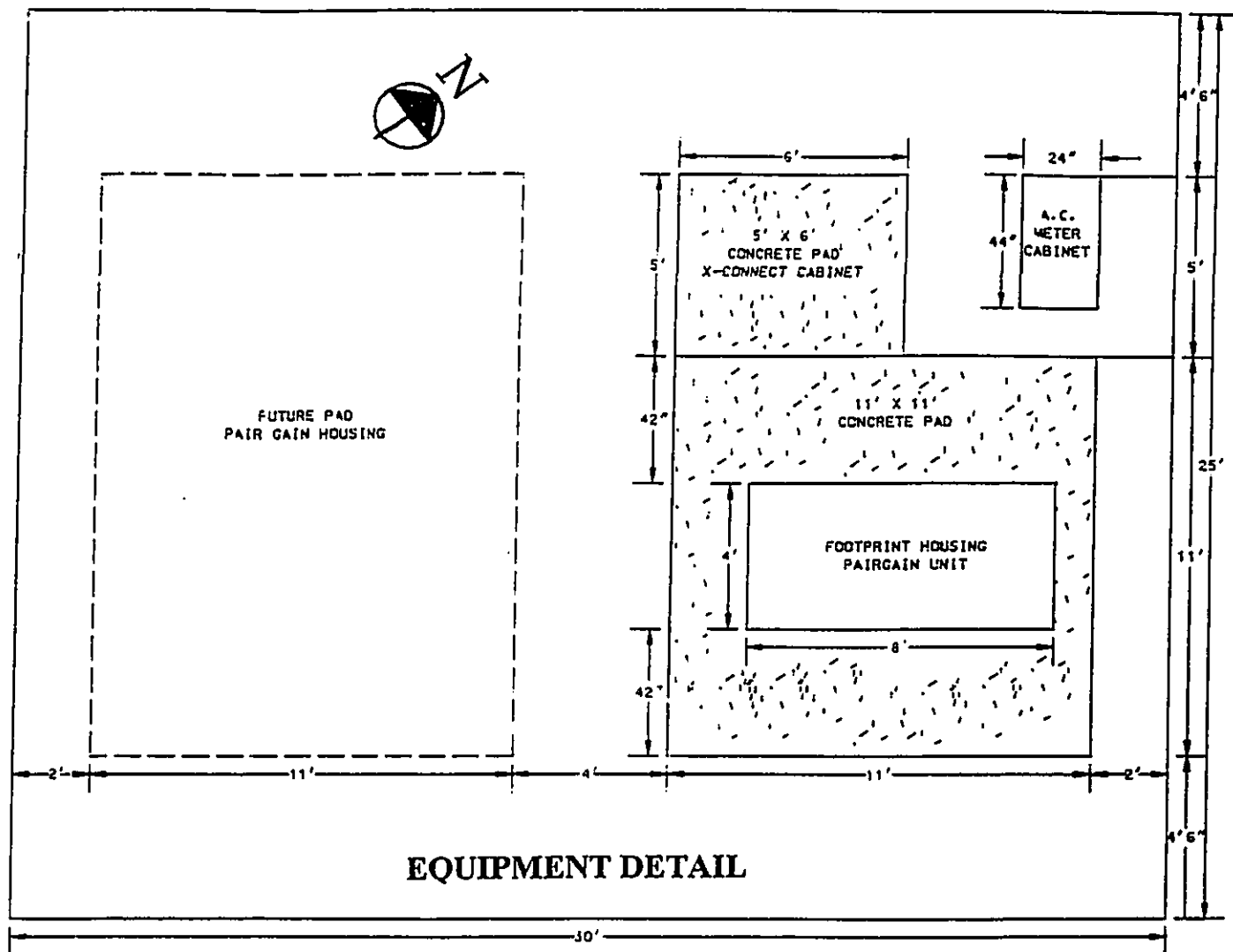


FIGURE III

Revised: June 22, 1995
June 9, 1995

SUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
0 PILANI STREET, SUITE 102 • HILO, HAWAII 96720



EQUIPMENT DETAIL

INSET "A"
 25' x 30' EASEMENT TYPICAL EQUIPMENT LAYOUT
 SCALE: 1/4" = 1'

FIGURE IV

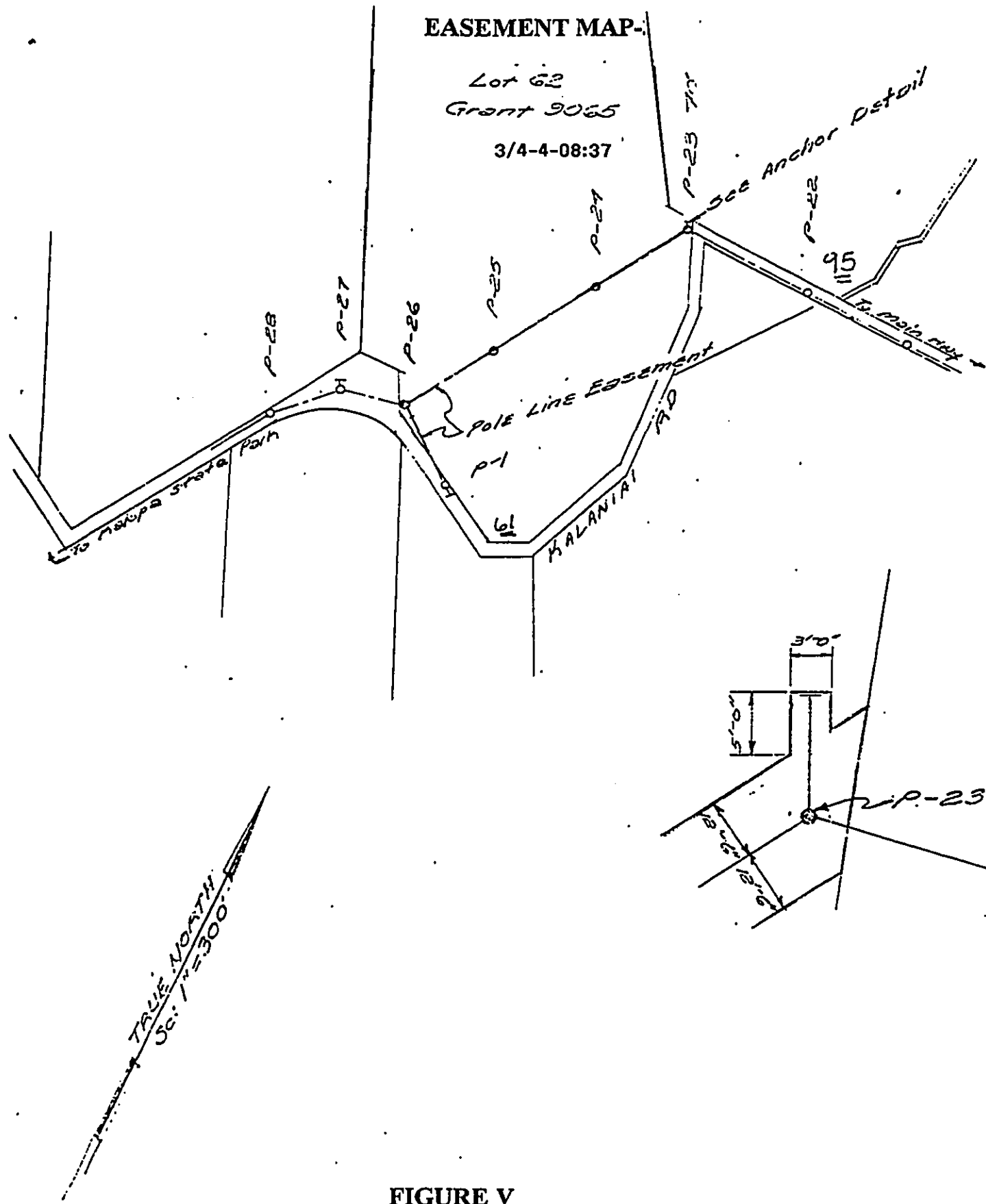
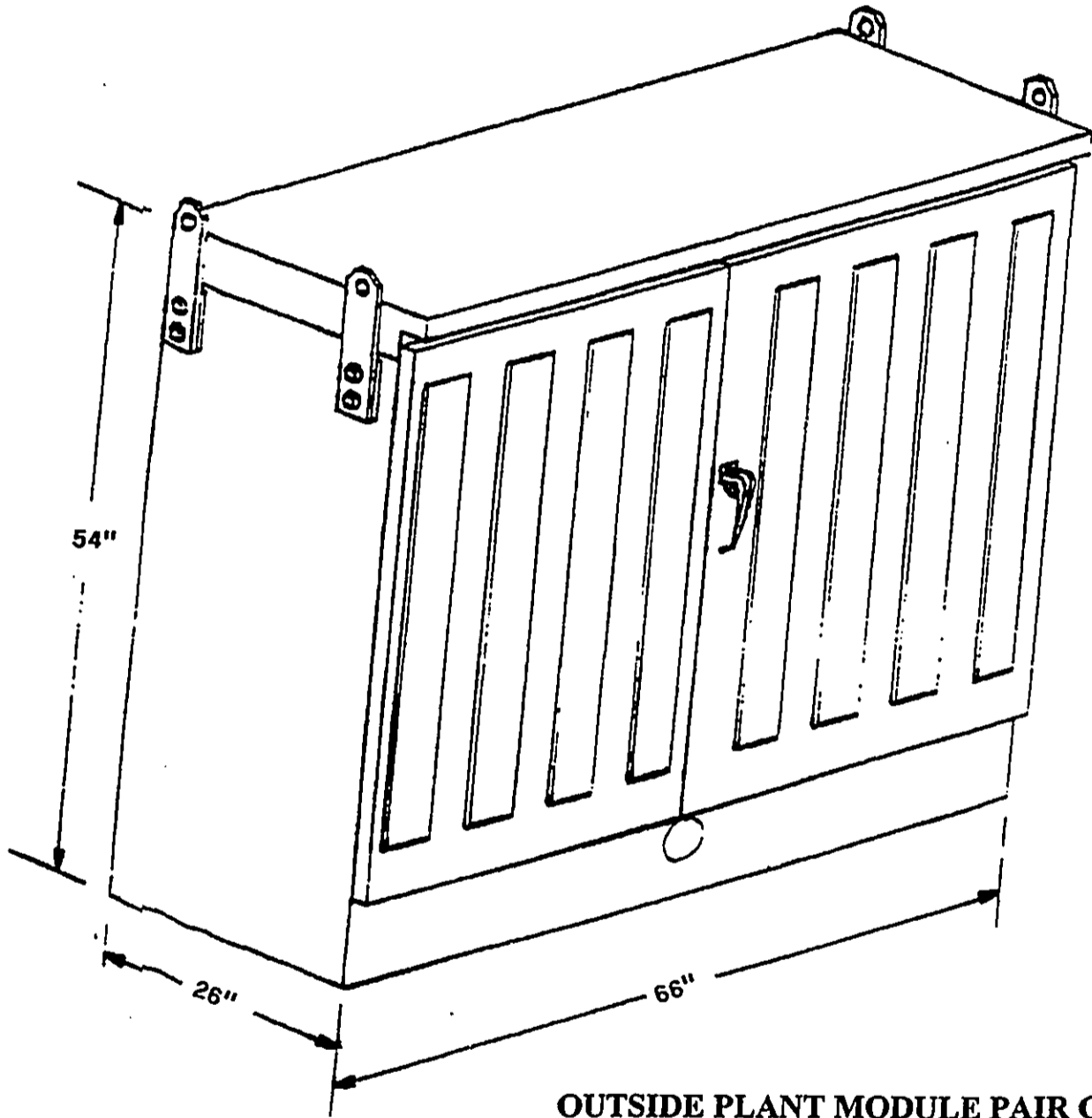
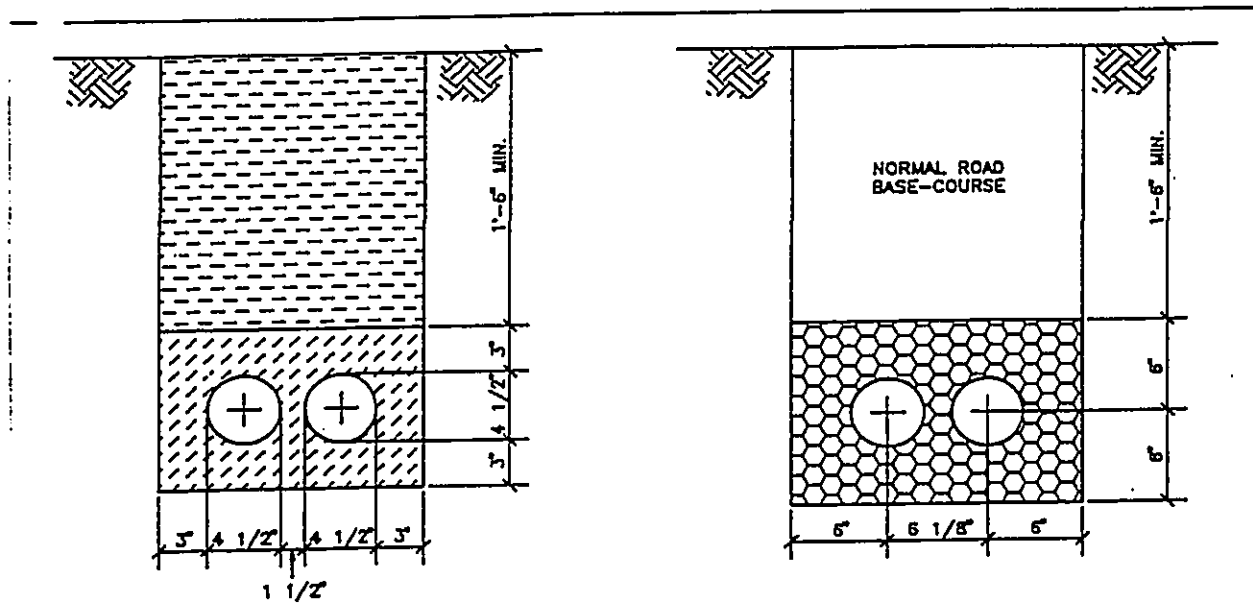


FIGURE V



OUTSIDE PLANT MODULE PAIR GAIN

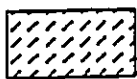
EXHIBIT A



TYPICAL UTILITY TRENCH DETAIL

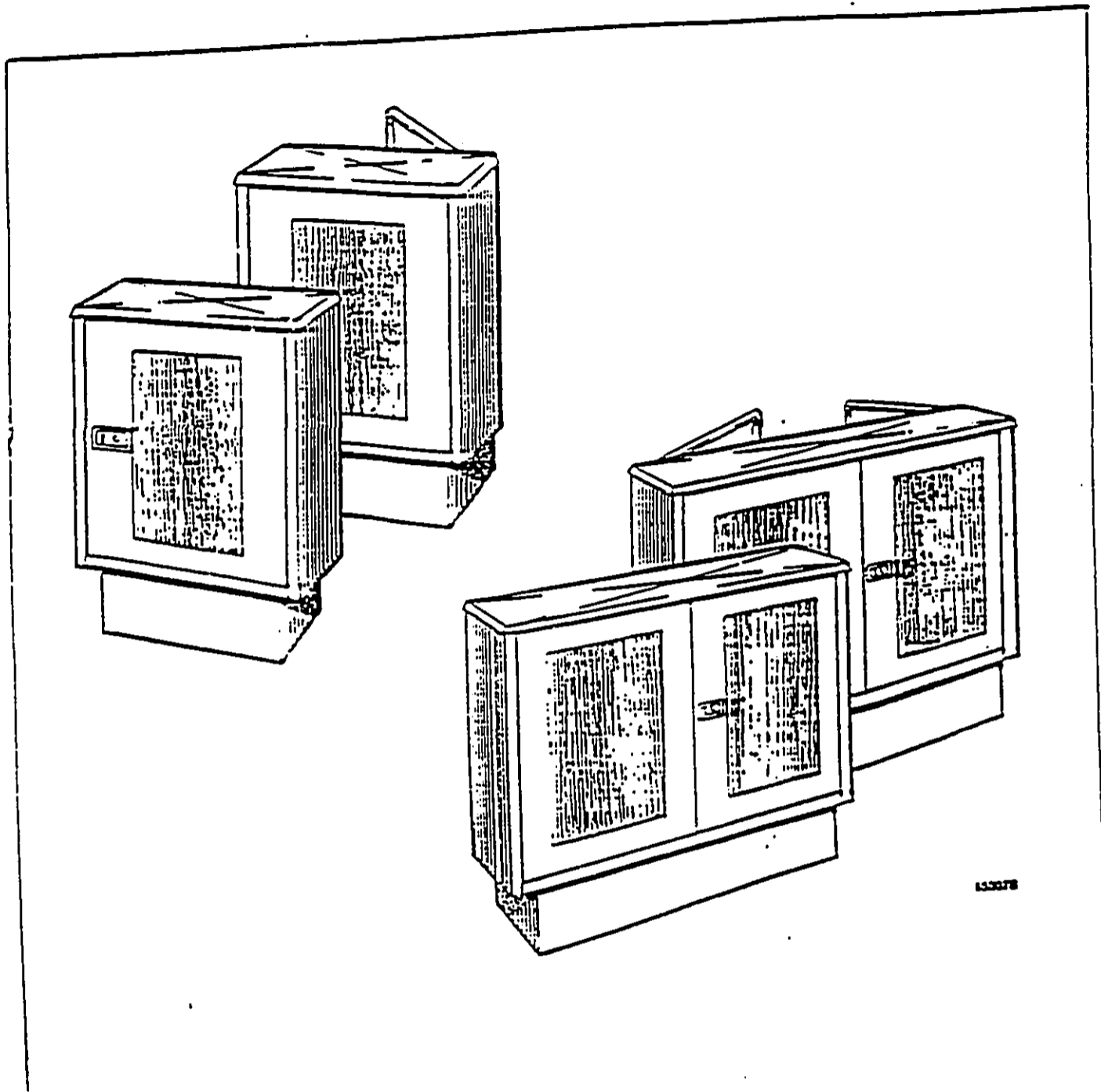


TYPE 'A' DIRT - SHALL BE BLACK OR BEACH SAND, OR EARTH AND GRAVEL. IF EARTH AND GRAVEL ARE USED, MAXIMUM ROCK SIZE SHALL BE 1" AND THE MIXTURE SHALL CONTAIN NOT MORE THAN 50% BY VOLUME OF ROCK PARTICLES.



TYPE 'B' DIRT - SAME AS 'A' EXCEPT THAT IF EARTH AND GRAVEL ARE USED, THE MIXTURE MUST PASS A 1/2" MESH SCREEN AND CONTAIN NOT MORE THAN 20% BY VOLUME OF ROCK PARTICLES.

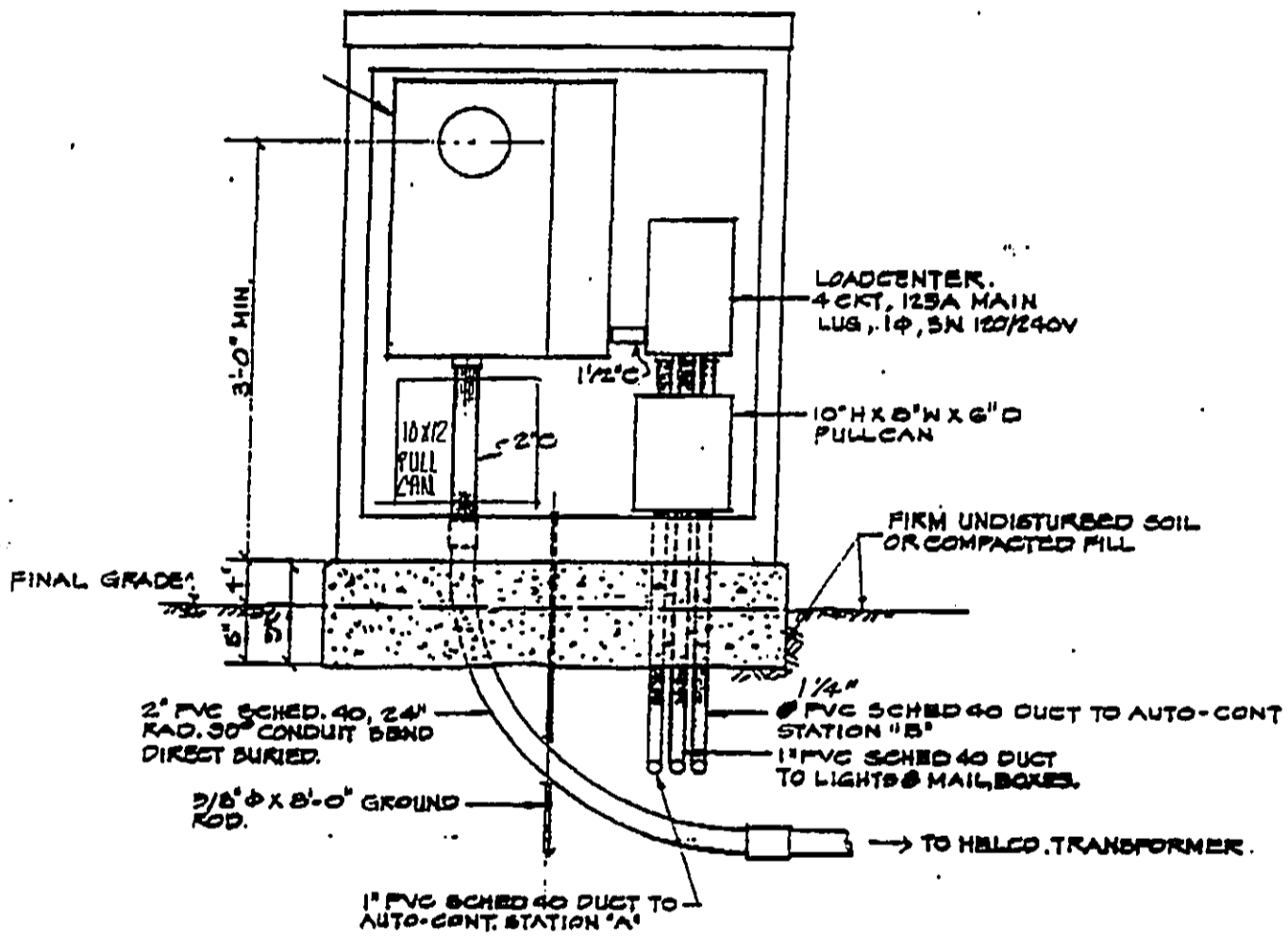
FIGURE VI



433078

CROSS CONNECT CABINETS

EXHIBIT B



ELECTRICAL METER CABINET

EXHIBIT C

RECEIVED

September 9, 1995

95 SEP 13 P2:23

OFFICE OF THE COUNTY ENGINEER
QUALITY CONTROL

Donna Kiyosaki, Director
County of Hawaii
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mrs. Kiyosaki:

Thank you for the extension that you granted on 9/9/95, allowing us to comment on the proposed GTE Hawaiian Tel Pair Gain/Cross-Connect Installation, to be placed under and on top of the remnant Kalaniai Road in Kalopa Mauka.

As the new owners (7/28/95) of the one-acre parcel that the road abuts, we wish to voice our complete opposition to the choice of our small family farm as the unlikely site of a large telecommunication station and resulting access easement. Pardon us if we are feeling a bit like David to GTE/AT&T's Goliath these days.

To put our opposition into context, please refer to Tax Map Key #3/4-4-8:61. As you can see, our one-acre triangle is surrounded by County roads. The main and largest (on your left as you look at the mountain) is the route to Kalopa State Park. The remnant road under discussion branches off from it, runs the length of the mauka side, then turns sharply and abuts the third side of our property, rejoining the main road at the end. Our house sits approximately at the center, with our only driveway entering halfway along the road on the third side. All roads are clearly visible from and near the house. Beyond them are acres and acres of open cane fields and pasture lands, divided into large parcels with few dwellings, all of which would seem to be much less impacted by a 3,632 sq. ft. telephone facility than our single-acre farm.

Ironically, we purchased our land in response to the County's push for small grower involvement in diversified agriculture and bootstrap entrepreneurship along the Hamakua Coast. It was not undertaken lightly, cost us years of personal savings. Our master plan included creating a viable, family-operated produce business. As we speak, we are growing green onions pre-sold to a hotel, and plan to compete with California

organic gourmet vegetables. We intended to turn a small shed into a road-side stand and build a small office and second dwelling for family workers in the right-hand mauka corner, apparently several feet from where GTE plans to place their equipment.

Because of the slope of the land and placement of existing buildings and mature nut trees, we saw the surrounding roads as the best method of accessing portions of the property. It was in this spirit that we requested the County clear the mauka remnant, which they did, so that we could evaluate the feasibility of the building site, and of using the road to haul topsoil for the vegetable beds and clear out diseased trees. At no time did the County, the Department of Public Works, AT&T, GTE, or the seller, tell us about the 750 sq. ft. installation with a 6 ft. cyclone fence and a 3,632 sq. ft. access easement, only 100 feet from our house and 12 feet from our planned second dwelling. Had we known of this infringement, we would never have bought the land.

In fact, we found out about the project only by accident, when an AT&T surveyor approached our children to ask directions and said in passing that a utilities project was being brought in. My husband and I were first informed during a Labor Day cookout by our children, who had no idea of its significance. We began calling around on the evening of 9/6/95, when we had free time, and talked to someone who had a current OEQC Bulletin. They read the announcement to us, stating that the last day for public comment was the next day, 9/7/95. Since we had never heard of OEQC, I suppose you could say we were "lucky".

We have many concerns at the moment, and of course are pursuing the fact that no disclosure was made during the real estate sale. But we happen to like the property, and we want to keep it. We have put much effort into cleaning up and digging vegetable beds. We want to use the roads ourselves, create a family farm and business, live on the land, and secure our future. We believe that GTE's choice of placement closest to the right mauka corner and farthest from the main road, is not to be near an electrical pole, as Sandy Padaken told us, but to allow for future expansion along the access road until the installation meets the main road.

We do not want to worry about GTE deciding in a few years to share their easement with HELCO, for example. We do not want to worry about the 2700 phone wires whipping around during a hurricane and being so close to our houses and trees and gardens. We do not want to worry about toxic wastes, and residues, and noise levels, and electro-magnetic

9/9/95

fields, and microwaves, and whether or not the reports on increases of childhood leukemia and brain tumors are really true. We do not want to stare at a large mechanical and electronic device spewing wires when we walk outside. We do not want to lose our sweat equity because, if for some reason we would have to sell, we could not convince a buyer to live out in the country right next to a large utilities installation.

It is our understanding, after consulting the County Code Book, that property owners adjacent to land available for easement or sale are to be given priority. Wouldn't it be easier all around to follow the County codes and sell the remnant road to us, rather than have to incur the continued expense of liability insurance, maintenance on the culvert to prevent flooding, periodic upkeep of the easement, and various other expenses. We hope the County will refuse to favor GTE at our expense and will return the road to the parcel(s) from which it came.

Aloha,

Patricia and Herman Sanchez
P.O. Box 536
Honokaa, Hawaii 96727

PS/jc

Enclosure

cc: Stephen Yamashiro, Mayor
Takashi Domingo, Councilman
Rudy Legaspi, Executive Asst.
Harry Takahashi, Finance Director
Gary Gill, OEQC Director ✓
Gaylord Ching, Consumer Advocate

DOCUMENT CAPTURED AS RECEIVED

TO: Sandy Padaken, Consultant DATE: 9/9/95
AT&T Network Systems

FROM: Patricia and Herman Sanchez
Adjacent landowners on Kalaniai Road

RE: Public Comments on GTE Hawaiian Tel
Proposed Pair Gain/Cross-Connect Installation

As adjacent landowners to the above proposed GTE Hawaiian Tel Installation, we wish to be a consulted party and to see a full and detailed disclosure of the following:

1. Our first concern is the physical layout of the installation, on this island, and the rules and regulations governing them.
 - (A) How many facilities of this type have been built on the Big Island?
 - (B) Where can we find operating facilities on the Big Island identical to the one proposed? Will we be able to access these facilities on foot? We would like the names and phone numbers of people who own property surrounding these facilities.
 - (C) If you cannot direct us to an identical facility, where can we find facilities that are most like your proposed facility? We would like the names and phone numbers of people who own property surrounding these facilities.
 - (D) Please give us a copy of all Federal, State, and County rules, regulations, and standards governing these types of installations. What Federal, State, and County agencies are responsible for monitoring adherence to these rules and regulations?
 - (E) Have you ever deviated from any of these rules and regulations in the past? What were the consequences of those deviations? If so, which agencies granted you permission to deviate? Please give us a list of any deviations, including but not limited to: facility height, square footage of enclosed space, distance from existing property lines, zoning variance, recurring and excessive noise, and non-conforming uses of the facility.

- (F) What is the minimum number of feet that a facility such as the one proposed must be set back from a property line? From a residence? From an agricultural storage area?
- (G) Please give a complete and detailed description of public utility setback requirements in the State of Hawaii. Please list the names and locations of the facilities that meet those requirements. Please list the names and locations of all installations in the State that deviate in any way from the setback requirements. What were the circumstances that forced the deviation(s)? How close are all deviated facilities to adjacent property lines and buildings. What are the nature of adjacent property owner or occupant complaints re deviation? Please supply us with a list of these complaints including the names and telephone numbers of these parties.
- (H) What route will the incoming/outgoing wires take? What is the physical description of said wires including how they are placed in relation to each other. How large an area will they cover above ground? Below ground? What is the planned height of wires entering within 200 yards of our property boundary and the installation site? How will these 2700 wires be supported? Describe in detail any supports that will be needed above ground (including additional poles).
- (I) In what ways have wires in identical or similar facilities interfered with adjacent properties? Please list all complaints you have received in the past regarding wire placement and its effect upon the surrounding community. Please give the names and phone numbers of complainants and explain how their complaints were resolved by the utilities company.
2. Our second concern regards future expansion plans for the above installation, including but not limited to, the 3,632 sq. ft. access easement. It is our understanding that utility sites are shared by different types of companies after easement has been gained, thereby introducing new issues of concern for adjacent owners without allowing them full recourse to public comment.
- (A) Are there any plans for additions to the proposed equipment on or around this site within the next 10 to 15 years? If so, what are the specifics in terms of types of equipment, size and height, noise levels, voltage requirements, introduction of new health and safety hazards, numbers of incoming/outgoing wires and change in physical distribution?

- (B) If there are no plans for additional equipment on this site, why is it necessary to enclose 750 sq. ft. of land for three boxes, each of which is approximately 4 foot square?
- (C) Please give a full and detailed description of your below-ground physical plant and operations. What are your setback requirements for this underground portion and are you deviating from them. Are there plans for additional underground expansion? If so, in what ways will this underground operation destabilize the hillside (since it sits above us on a slope)?
- (D) It is our understanding that other utility companies such as HELCO frequently put their new facilities on existing GTE Hawaiian Tel easements, as described in OEQC Bulletin of 8/23/95, pg. 12. Does GTE Hawaiian Tel plan to allow other utility companies use of this remnant road easement in the next 10 to 15 years? If so, describe what these additions will consist of, including but not limited to, types of equipment, height of equipment, increased voltage/electricity, noise levels, toxins, incoming and outgoing wires.
- (E) Please provide us with a list of all other easements in the State of Hawaii where GTE/AT&T share installation sites with each other and/or with other types of utilities. Please include the location, name of the 2nd or sharing company, and the date that the second company entered the facility in relationship to the building of the original installation.
- (F) AT&T Network Systems are the consultants for this proposed installation. What is their relationship to GTE in regards to the future use of this facility? Does AT&T have plans in the next 10 to 15 years to share this facility in any way?
- (G) What would be considered the fullest and best use of the 3,632 sq. ft. easement in the future as needs for Hamakua residents increase? What sorts of additions would need to be made to achieve maximum potential?
- (H) Who does this facility benefit in terms of telephone communications? Does it benefit anyone other than Hamakua Coast residents? If targeted for expansion, who are the consumers that will benefit from this? Is this facility necessary to the Kalopa Mauka area at present or for anticipated future use?

9/9/95

3. Our third concern is about the health hazards of living and working in close proximity to the proposed installation and to any hazards accrued by future site-sharing with other utility companies and/or expansion.
- (A) We wish to see a full and complete disclosure of all health hazards related to the proposed installation's effects outside its property boundaries.
 - (B) We want to know if there will be any toxic or benign chemical agents on, under, around or leading to this facility. Please list them in detail. Are there chemicals that can become hazardous if accidentally combined with any other chemicals used, or with any chemicals used on a farm? Please supply us with complete copies of all environmental and health studies conducted on any chemicals that you will introduce onto the easement.
 - (C) Will the proposed facility create microwaves or electro-magnetic field, or emit radiation of any sort, or cause any other unseen health hazard? Please supply us with complete copies of all environmental and health studies conducted on any of the above supposed health hazards.
 - (D) Please describe the type of noise that the installation will generate including decibels, range, whether intermittent or constant, and frequency. How do you propose to shield adjacent landowners from any noise caused by the installation now or in the future if expanded?
 - (E) Please list the names and phone numbers of individuals who have complained in the past about any health hazards that they believed were caused by either your company or any company with which you shared an installation. What have you done to respond to those complaints? Have you ever been involved in litigation over those complaints? If so, what was the outcome? Have the courts ever granted an award for compensation due to disease or injury as a result of your failure to make a facility safe? If so, please list the case.
4. Our fourth concern regards the safety hazards related to living and working in close proximity to the proposed installation.

4. (Continued)

- (A) Please describe in full all potential safety hazards our family and property will be exposed to by living and working near your facility, including but not limited to, hurricanes, earthquakes, fires, explosions and landslides.
- (B) Please describe other locations in the state that sit on a slope above adjacent properties. Please list any problems incurred by those placements.
- (C) Please list the names and telephone numbers of parties who believe they have been victimized by unsafe conditions as a result of being near your facilities. In each case, what have you done to change hazardous conditions? Were those actions effective? Have you ever been involved in a court case or mediation secondary to safety hazards? Please name the case, the court, and the outcome.
- (D) The section of Kalaniai Road that is currently being considered for this installation has an existing flood problem, which may be increased by your building and further damage our property. If this situation occurs, who will be liable for the damages we incur? Sandy Padeken, AT&T's Easement Coordinator, told Patricia Sanchez that the flooding problem was the responsibility of the County of Hawaii. Is this true and, if so, how much money, materials and labor will the Dept. of Public Works invest in solving the flood problem on and around this remnant road?
- (E) Please explain the need for a 6 ft. cyclone fence; Ms. Padaken stated that the County requested the fence.

5. Our fifth concern is the placement of the proposed installation and the effect it will have on our lives and property.

- (A) We would like to know why GTE selected a site approximately 100 feet from our existing dwelling, when there are acres of undeveloped pasture and cane fields surrounding our one acre farm? What attempts were made by GTE to either lease or buy an easement in the surrounding area? Did AT&T in fact choose the proposed site adjacent to our property and on the road we need to use to avoid the cost of outright property purchase? Please provide us with a list of property owners that you approached re easement or purchase.

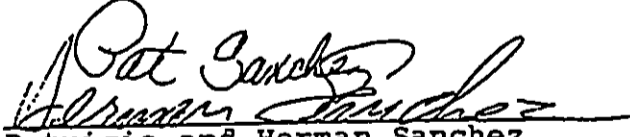
5. (Continued)

- (B) Please explain the rationale for selecting a site furthest from the main road and closest to our house and proposed second dwelling/office. One explanation by the Easement Coordinator was that the main road (to Kalopa State Park) has a dangerous curve where the remnant road connects with it. Please list all traffic accidents that have occurred at that location in the last 3 years.
- (C) Please list the amount of traffic flow you expect on the easement to operate your installation.

6. Our sixth concern is the manner in which you will respond to our complaints/grievances should the project be placed so close to us.

- (A) What is the system within GTE/AT&T for dealing with adjacent property owners issues about the facility?
- (B) Please give us the names and phone numbers of ten people within the last 3 years who were satisfied that their complaints were heard and satisfactory action was taken re the complaints.
- (C) Please give us the names and phone numbers of ten property owners who complained about an installation within the last 3 years but failed to have their concerns rectified.

Addendum: Under the health hazard section, please provide us with copies of any studies relating to birth defects caused by both electric and telephone installation sites. We know from the State Dept. of Health's Toxicologist that there are studies suggesting a doubling of the rate of childhood leukemia as a result of exposure to utility installations. We have a pregnant woman living at the property and are deeply concerned.


Patricia and Herman Sanchez

BENJAMIN J. CAYETANO

GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452

September 7, 1995

Ms. Donna Fay Kiyosaki, Chief Engineer
County of Hawaii, Department of Public Works
25 Aupuni Street, Room 202
Hilo, Hawaii 96720-4252

Dear Ms. Kiyosaki,

Subject: Draft Environmental Assessment for the GTE Hawaiian Tel
Proposed Pair Gain/Cross Connect Installation, Hamakua

This is in regards to a telephone call we received from Patricia Sanchez (owner of a property adjacent to this project) concerning the draft environmental assessment for the subject project.

Ms. Sanchez informed us that she only recently heard about the draft environmental assessment for the subject project and therefore, would not be able to submit her comments in before today's deadline. However, she has indicated to us that she will be commenting on the environmental assessment and will be sending her comments in as soon as possible.

If you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Gill".

Gary Gill
Director

c: Norris Kami, GTE
Sandy Padaken, At&T Network Systems
Patricia & Herman Sanchez

GTE Hawaiian Tel*Beyond the call*GTE Hawaiian Telephone Company Incorporated
P.O. Box 4249 • Hilo, HI 96720
Residential 808 643-3456 • Business 808 643-4411

September 27, 1995

CERTIFIED MAILHerman Sanchez
Patricia Sanchez
P. O. Box 536
Honokaa, Hawaii 96727

Dear Mr. and Mrs. Sanchez:

Response to Public Comments Regarding
GTE Hawaiian Telephone Company Incorporated (GTE HTC) Co
Proposed Pair Gain/Cross Connect Installation/Easement
Within County of Hawaii Old Kalaniai Road
Adjacent to Tax Map Key 3/4-4-08:61, Kalopa, Hamakua, Hawaii

GTE HTC has had an opportunity to review your comments and offers the following response. In order to assist us in framing this response each of the questions are answered in the order they were presented. We have also made references to information contained within the draft environmental assessment (dea) that has already been sent to you. Responses are as follows:

1.

A. There are many pair gain/cross connect installations on the island of Hawaii and throughout the State of Hawaii. *how many? not all.*

B. & C. Please see attached memo for location of two sites on the island that you can access by foot. The equipment contained on both of these sites is similar to what is being proposed in Kalopa. The names and addresses of the adjacent property owners are available at the Real Property Tax Office of the County of Hawaii located on Piilani Street in Hilo.

D & E. These questions aren't clear but for the purposes of providing an answer we'll assume that you want to know if there are any regulations concerning the physical operation of the pair gain and cross connect system. There are no federal, state or county rules and regulations regarding the physical operation of the pair gain/cross connect system.

F. If the planned facility contains equipment that will be over six (6) feet high, the installation needs a building permit and would have to conform to set back requirements for the County of Hawaii.

G. Each county has their own zoning regulations and this information may be obtained by contacting the appropriate agency in each county. Any deviations from zoning setbacks require a variance and in order to secure a variance GTE HTC would go through the approval process for this like any other individual or business entity. Since this equipment site will not require a building permit we don't believe your request regarding deviations from the setback requirement is relevant to the proposed project.

H. The telephone cables will be attached to the existing joint utility pole line at a height between 18' and 24'. This existing pole line is within a portion of Old Kalaniai Road and is located parallel to the north side of your property. In its entirety this pole line provides joint utility service to residences of Kalopa Mauka. The telephone cables will not be placed on top of the ground and the cable below ground will occupy conduits that will run from the utility pole underground to the equipment. Please refer to the equipment and typical utility trench detail for more information on equipment placement and underground trenching. The telephone cable will provide approximately 300 new lines and will be supported by the existing utility pole line. It may be necessary to install additional anchors around existing poles as well as a single new pole near the equipment site.

1. incorrect/question-
able responses in
yellow highlight
2. Sanchez Complaint
re response underlined
in blue



Beyond the call

GTE Hawaiian Telephone Company Incorporated
P.O. Box 4249 • Hilo, HI 96720
Residential 808 643-3456 • Business 808 643-4411

September 27, 1995

CERTIFIED MAIL

Herman Sanchez
Patricia Sanchez
P. O. Box 536
Honokaa, Hawaii 96727

Dear Mr. and Mrs. Sanchez:

Response to Public Comments Regarding
GTE Hawaiian Telephone Company Incorporated (GTE HTCo)
Proposed Pair Gain/Cross Connect Installation/Easement
Within County of Hawaii Old Kalaniai Road
Adjacent to Tax Map Key 3/4-4-08:61, Kalopa, Hamakua, Hawaii

GTE HTCo has had an opportunity to review your comments and offers the following response. In order to assist us in framing this response each of the questions are answered in the order they were presented. We have also made references to information contained within the draft environmental assessment (dea) that has already been sent to you. Responses are as follows:

1.

A. There are many pair gain/cross connect installations on the island of Hawaii and throughout the State of Hawaii. *how many?*

B. & C. Please see attached memo for location of two sites on the island that you can access by foot. The equipment contained on both of these sites is *not att.* similar to what is being proposed in Kalopa. The names and addresses of the adjacent property owners are available at the Real Property Tax Office of the County of Hawaii located on Piilani Street in Hilo.

D & E. These questions aren't clear but for the purposes of providing an answer we'll assume that you want to know if there are any regulations concerning the physical operation of the pair gain and cross connect system. There are no federal, state or county rules and regulations regarding the physical operation of the pair gain/cross connect system.

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G. Each county has their own zoning regulations and this information may be obtained by contacting the appropriate agency in each county. Any deviations from zoning setbacks require a variance and in order to secure a variance GTE HTCo would go through the approval process for this like any other individual or business entity. Since this equipment site will not require a building permit we don't believe your request regarding deviations from the setback requirement is relevant to the proposed project.

H. The telephone cables will be attached to the existing joint utility pole line at a height between 18' and 24'. This existing pole line is within a portion of Old Kalaniai Road and is located parallel to the north side of your property. In its entirety this pole line provides joint utility service to residences of Kalopa Mauka. The telephone cables will not be placed on top of the ground and the cable below ground will occupy conduits that will run from the utility pole underground to the equipment. Please refer to the equipment and typical utility trench detail for more information on equipment placement and underground trenching. The telephone cable will provide approximately 300 new lines and will be supported by the existing utility pole line. It may be necessary to install additional anchors around existing poles as well as a single new pole near the equipment site.

I. As far as we can determine there have been no complaints about interference from telephone cables that provide telephone service from similar facilities

2. Your information regarding the sharing of utility sites by different of companies is incorrect. Any future occupants of this easement area would need to secure the necessary approvals from the County of Hawaii and receive an easement conveyance prior to being able to use any portion of the easement site.

7/8/95
Humuhua
Cellular Site
Rad Road

A. The equipment site has been sized to accommodate a new pair gain at some future time. Generally this additional space is secured to provide a replacement pair gain to be installed should the existing equipment fail. At the present time it is impossible to determine whether or not any new equipment will be needed in this location. Any additions to the site will be directly connected to the number of people living in the area and the technology that is available at that time.

B. The size of the proposed location is to accommodate the underground infrastructure, the telephone cable areas, the concrete pads, a space for emergency replacement equipment and/or new equipment depending on the area's future telecommunications needs.

C. The typical utility trench is shown in the dea. As previously stated there are no setback requirements for underground systems of this nature. If an additional pair gain is installed new conduits will need to be installed. GTE HCo's proposed equipment installation will be designed and constructed in a manner that will provide physical protection to the significant investment they have in the equipment as well as to provide adequate lateral support to the adjacent properties.

D. As previously stated the County of Hawaii will be the entity that decides if there will be any joint utility use of the proposed easement. *did not answer question*

E. GTE HCo and AT&T are not planning on sharing this easement. Since a majority of the utility easements are non-exclusive the property owner can grant an additional easement over the same space to another business entity or even to a private individual for whatever purposes they deem reasonable.

F. The only participation AT&T Network Systems has in the acquisition and installation of the easement/equipment installation is as a service provider to GTE HCo. They provide right of way acquisition, engineering/design and installation of equipment services to GTE HCo.

G. The 3,632 sq. ft. access easement is for entry purposes and is non-exclusive. The County of Hawaii is the agency that will determine the fullest and best use of this space.

H. The proposed installation is exclusively for the residences of Kalopa Mauka.

3. I believe we have adequately covered any future site sharing so this is not an issue. Your concerns for A-E are as noted below.

A. The pair gain device is a large computer and is powered by electricity. The cross connect is a telecommunications line detection/distribution device that does not need power to operate. The electrical meter box is a standard Hawaii Electric Light Company, Inc. (HELCO) electric meter box similar to what HELCO uses to measure the use of electricity for billing purposes. There have been studies that suggest there should be concerns regarding electric and magnetic fields (emf) and while these concerns normally relate to high voltage installations or high voltage power transmission pole lines all devices that are powered by electricity emit emf's. The existing HELCO power source can adequately provide the electrical energy needed to provide power to the pair gain device. Since the pair gain will utilize the electrical energy source already present at the site we do not believe that there will be any increase in the emf level already present at the location.

B. There will not be any toxic chemicals used on, under, around or leading to the facility. There are back-up batteries contained within the pair gain cabinet to allow the equipment to continue to provide telephone service if the power supply is interrupted. GTE HCo field personnel inspect the batteries twice a month to make sure they are operable and in good condition.

Sanchez
September 27, 1995
Page three

C. Answered in other sections of this response.

D. Noise levels are minimal since the equipment is contained with a metal cabinet, is made up of solid state electronics with few mechanical parts. GTE HTCo has not received any noise complaints for any prior installations and we are willing to work with an adjacent property owner if the noise level reached an unacceptable level.

E. As far as we can determine there have been no instances in Hawaii where individuals have complained of health hazards associated with this type of facility.

4.

A. We know of no safety hazards associated with living near to or working around this type of facility.

B. As far as we can determine there have been no complaints or occurrences relating to problems associated with equipment placement within areas that are sloped.

C. As far as we can determine there have been no complaints or occurrences regarding unsafe conditions around facilities such as what is being proposed. Hence there is no further information to disclose.

D. For clarification, our consultant, Sandy Padaken, stated that the County of Hawaii was responsible for maintaining the cleaning the drainage culvert around the road remnant. GTE HTCo will be establishing an equipment site in the area and is not responsible for the existing flooding problems. We refer you to the Dept. of Public Works for any questions regarding the existing flooding problems you refer to. *will eqpt. increase flood hazard?*

E. The equipment site will be enclosed by a five (5) or six (6) foot chain link fence for security purposes. This request for the fence was imposed by Dept. of Public Works as one of the conditions for granting the easement. *not any - needed.*

5.

A. The request for subject easement was generated after a non-productive search for a suitable easement on over eleven properties. We don't believe that it is necessary to include the information regarding who was contacted but want you to know that each of the adjacent property owners as well as the previous owner of your property had/have full knowledge of what is planned. They were also included in the group of property owners that we approached for the easement and declined to participate in the project.

B. The site selection was based on access to the existing joint utility network and for safety purposes. We don't possess a record of past traffic accidents, however we are concerned about preventing future problems. The proposed site is adjacent to an existing pole line so there will be minimal changes to existing facilities. Another benefit to having the equipment in this location is that it is in an area that can be safely accessed by utility maintenance personnel. *contradiction?*

C. Once the installation is complete maintenance personnel will be regularly checking the batteries and when a new telephone service is generated someone may need to access the equipment. *D A Q*

6.

A. GTE HTCo is a regulated public utility. The Public Utilities Commission has a forum for hearing complaints about utility companies. You may check with them for more information on their complaint process. GTE HTCo has a Consumer Action line that you can call if you have a complaint.

B & C. As far as we can determine there isn't a history of complaints about this type of installation there is no list to refer to you.

Addendum: We do not believe that the information you offer regarding health hazards is associated telecommunications sites of this nature.

not added to mit. measures text
GTE HTCo is willing to plant a vegetation screen in front of the equipment so that you will not have to see it from your property. Your written response to this offer to mitigate the visual impact of the equipment is invited.

Sanchez
September 27, 1995
Page four

For the record we would like to confirm that the change of ownership for tax map key 3/4-4-08:61 was a surprise. We have made every effort to properly inform each and every person and members of the general public that may be directly affected by the proposed installation and feel that it is unfortunate that you were not included in the exchange of information. This will also reaffirm that you were sent a copy of the draft environmental assessment to assist you in getting information about this project as soon as it was requested.

We understand that your intention was to utilize Old Kalaniai Road to assist in the development and maintenance of your family farm but we want you to consider the larger picture. This project will provide a much needed upgrade to the telephone network that provides service to the residents of Kalopa Mauka. It will mean the elimination of multiple party lines and the telephone subscribers will be able to have access to private lines and other enhanced telecommunications services currently available to other residents of the State of Hawaii. We believe that any use of this abandoned roadway that benefits the entire Kalopa Mauka community, such as the one that GTE HTCo is proposing, is totally justifiable and reasonable. We are truly hoping that once you have a chance to properly assess all aspects of this project you will give us your support.

Sincerely,



Gordon Yadao
Supervising Engineer

c: Sandy Padaken, AT&T Network Systems
Stanley Iwamoto, Finance Dept., County of Hawaii
Public Works Dept., County of Hawaii