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SANDWICH ISLES COMMUNICATIONS, INC.

* Anahola Central Office Building *

FINAL ENVIRONMENTAL ASSESSMENT

Sandwich Isles Communications, Inc.

Prepared by
PBR Hawaii

September 2000

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Anahola Central Office Building

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**SANDWICH ISLES COMMUNICATIONS, INC.
 ANAHOLA CENTRAL OFFICE BUILDING
 Final Environmental Assessment**

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1.0 INTRODUCTION

The Sandwich Isles Communications, Inc. (SIC) Anahola Central Office Building project is a 2.654 acre project planned within the Anahola Residence Lots, a Department of Hawaiian Homes Lands (DHHL) residential subdivision.

1.1 PROJECT SUMMARY

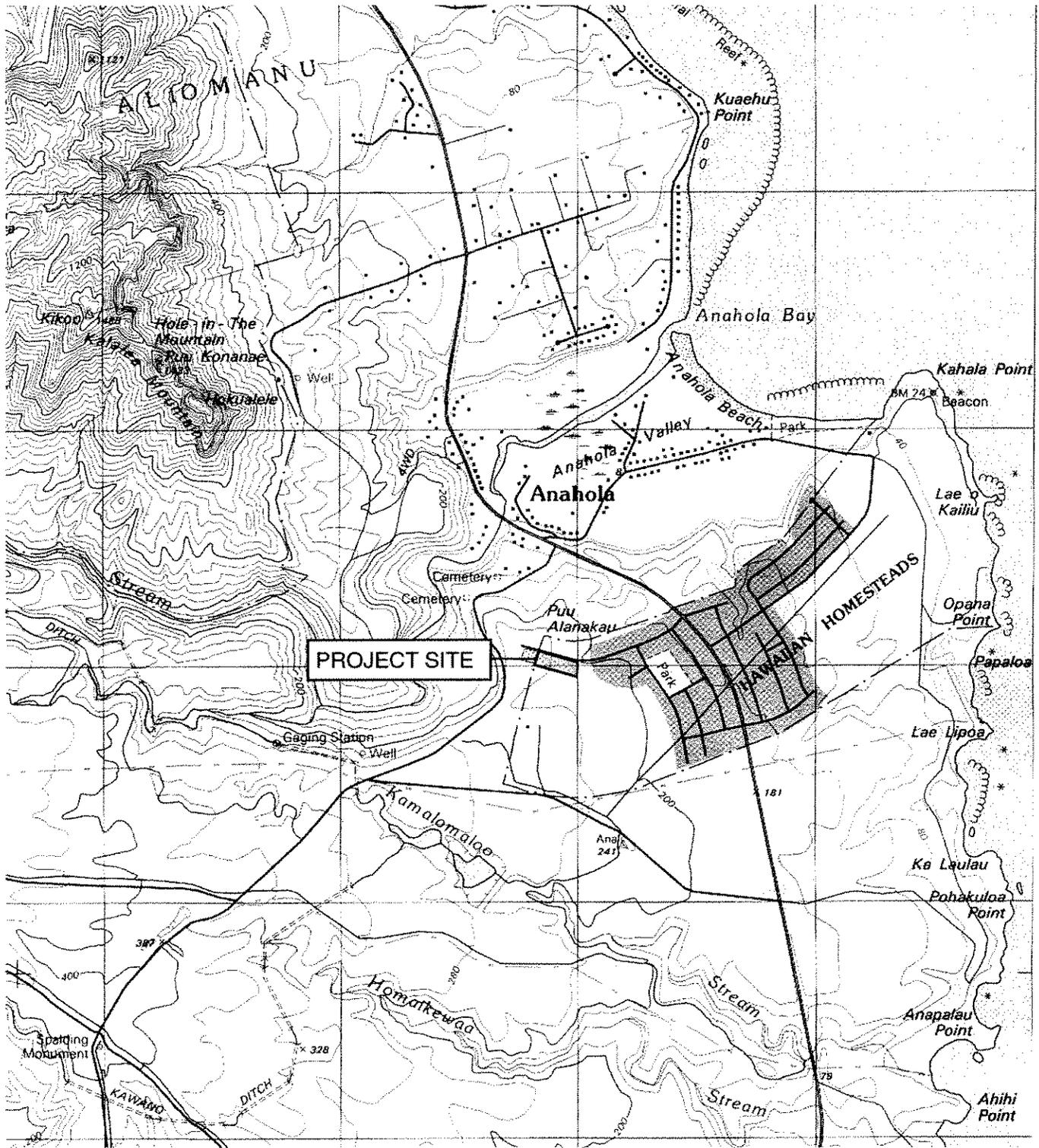
| | |
|-------------------------------|--|
| Project Name: | Sandwich Isles Communications, Inc. Anahola Central Office Building |
| Applicant: | Sandwich Isles Communications, Inc. |
| Landowner: | State of Hawai'i Department of Hawaiian Home Lands |
| Location: | Kalalea Road, Anahola, Kaua'i |
| Tax Map Key: | 4-8-15:22 |
| Existing Use: | Vacant land within Anahola Residence Lots |
| Proposed Use: | Central Office Building, Telecommunications Tower/Antenna, and Future Telecommunication Complex |
| Project Area: | 2.654 acres |
| Land Use Designations: | State Land Use: Urban General Plan: Urban Zoning: Residential (R-2) |
| SMA: | The subject property is not in the SMA. |
| Actions Requested: | Chapter 343, <i>Hawai'i Revised Statutes</i> compliance |
| Approving Agency: | Hawaiian Homes Commission |
| Determination: | Finding of No Significant Impact (FONSI) |

1.2 ENVIRONMENTAL COMPLIANCE

This environmental assessment is prepared in compliance of State of Hawai'i, Chapter 343, *Hawai'i Revised Statutes* for the use of state lands and in accordance with Hawai'i Administrative Rules, Title 11, Department of Health, Chapter 200.

1.3 LOCATION

The site of the project is at Anahola, within the County of Kaua'i (Figure 1) approximately five miles from Kapa'a.



LEGEND

 Project Site

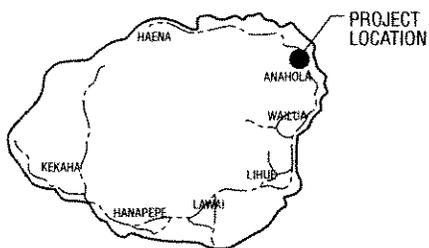
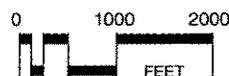


FIGURE 1
Regional Location Map

SANDWICH ISLES COMMUNICATIONS, INC.

Anahola Central Office Building



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1.4 LAND OWNERSHIP

The landowner is the State of Hawai'i Department of Hawaiian Home Lands (DHHL). The subject project area is a 2.654 acre lot which is at the mauka (western) end of the DHHL Anahola Residence Lots. The property is identified as TMK: 4-8-15:22 (Figure 2).

1.5 BACKGROUND

The Hawaiian Homes Commission Act of 1920 (HHCA) was enacted by the Congress of the United States on July 21, 1921. Among its provisions, the Act established the Hawaiian Homes Commission (HHC) to administer the provisions of the HHCA for the benefit of native Hawaiians. HHC sets broad operating policies for the Department of Hawaiian Home Lands with the Commission Chairman serving as the DHHL Director. Under the direction of the Chairman, the DHHL administers the provisions of the HHCA, as amended, under the guidance of the policies established by the HHC.

1.6 IDENTIFICATION OF THE APPLICANT

Sandwich Isles Communications, Inc. (SIC), was incorporated in 1995 and has been serving native Hawaiians since 1998. Its mission is to provide state-of-the-art, broadband telecommunications services to native Hawaiians on lands administered by DHHL. SIC has a statewide license to serve Hawaiian Home lands by providing telecommunications services to DHHL beneficiaries and lessees. SIC provides the telecommunications infrastructure at no cost to DHHL, thereby allowing more funds for DHHL residential development. SIC is a private utility company duly licensed by the Hawai'i State Public Utilities Commission.

As a native Hawaiian company, SIC is committed to provide native Hawaiians with access to modern and cost-competitive telephone service, and in the future, also provide state-of-the-art innovations such as educational programming, Internet services, video tele-conferencing, video on demand and other fiber optic based services. SIC has plans to build a statewide fiber optic network connecting all Hawaiian Homes Communities.

SIC is currently serving native Hawaiian communities at La'i'opua, Kaniohale, Waimānalo, Kalawahine Streamside (Papakolea), Waiehu and Kalama'ula. By year-end 2000, SIC will serve additional native Hawaiian communities throughout the state, such as Kahikinui on Maui.

The attached SIC Network Map (Appendix B) illustrates the proposed telecommunications network which will strategically link DHHL properties on six major islands of the State through the employment of terrestrial and submarine cable systems and appurtenant telecommunication buildings and equipment. The network is presently under preliminary planning and engineering and may be subject to change. The proposed Anahola Central Office Building is but a single component of this larger network intended to eventually serve DHHL communities on Kauai.

1.7 IDENTIFICATION OF APPROVING AGENCY

The Department of Hawaiian Home Lands is the approving agency for the environmental assessment.

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1.8 IDENTIFICATION OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED

In the course of planning for this project, agencies (or agency documents), community individuals and organizations were consulted and/or provided information for the preparation of this final environmental assessment.

County of Kaua'i Agencies

Department of Transportation
Department of Water
Department of Public Works
Department of Planning
Fire Department
Police Department

State of Hawai'i Agencies

Department of Business, Economic Development and Tourism, State Office of Planning
Department of Hawaiian Home Lands
Department of Land and Natural Resources
Department of Land and Natural Resources, Historic Preservation Division
Department of Health
Land Use Commission
Office of Environmental Quality Control
Office of Hawaiian Affairs

Federal Agencies

Federal Emergency Management Agency

Community Individuals and Organizations

Winifred Cummings, Anahola Hawaiian Homes Assn.
Audrey Loo, Anahola Hawaiian Land Farms Assn.
William Aki, Anahola Homestead Native Hawaiian Assn.
James Torio, Kalalea Farmers Assn.

2.0 PROJECT DESCRIPTION

The description of the proposed Anahola Central Office Building, construction activities, and preliminary development timetable and approximate development costs are described in this section.

2.1 BACKGROUND INFORMATION

2.1.1 Description of the Property

The Anahola Central Office Building is located within the DHHL Anahola Residence Lots within Tax Map Key 4-8-15:22. The subject project site is a 2.654 acre parcel which fronts on Kalalea Road.

The gently sloping site is overgrown by vegetation and contains approximately 20 abandoned vehicles and a small abandoned wooden shed.

2.1.2 Surrounding Land Uses

The site is surrounded by DHHL lands. To the north is Kalalea Road and another large lot within the Anahola Residence Lots subdivision. To the east is a more typical residential lot. To the south is a large lot of approximately 61 acres. To the west is the County Department of Water well and reservoir site.

2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES

Sandwich Isles Communications, Inc. will be constructing a Statewide fiber optic network that will tie together all DHHL lands. This will allow SIC to provide the state-of-the-art services described above. On each individual island the local network that SIC is constructing is arranged in a host/remote configuration. Each island will have at least one host office that will serve as the focal point of hub for all services on that island. The Anahola Central Office will be the host switch for Kaua'i and will serve as the hub for all DHHL communities on Kaua'i. Initially, this project is slated to serve several new DHHL projects in the immediate Anahola area.

2.3 DESCRIPTION OF THE PROJECT

The Anahola Central Office Building Conceptual Site Plan is shown in Figure 3. The building, comprising 3,800 sq. ft., will be designed for concrete masonry unit (CMU) construction and will be air-conditioned to help maintain the state-of-the-art equipment inside.

SIC will initially lease trunking facilities from GTE Hawaiian Tel and Oceanic Cable to provide a connection to the outside world. In the near future, SIC will install underground fiber optic cable, along County of Kaua'i and State of Hawai'i road right-of-ways, subject to receiving necessary government approvals.

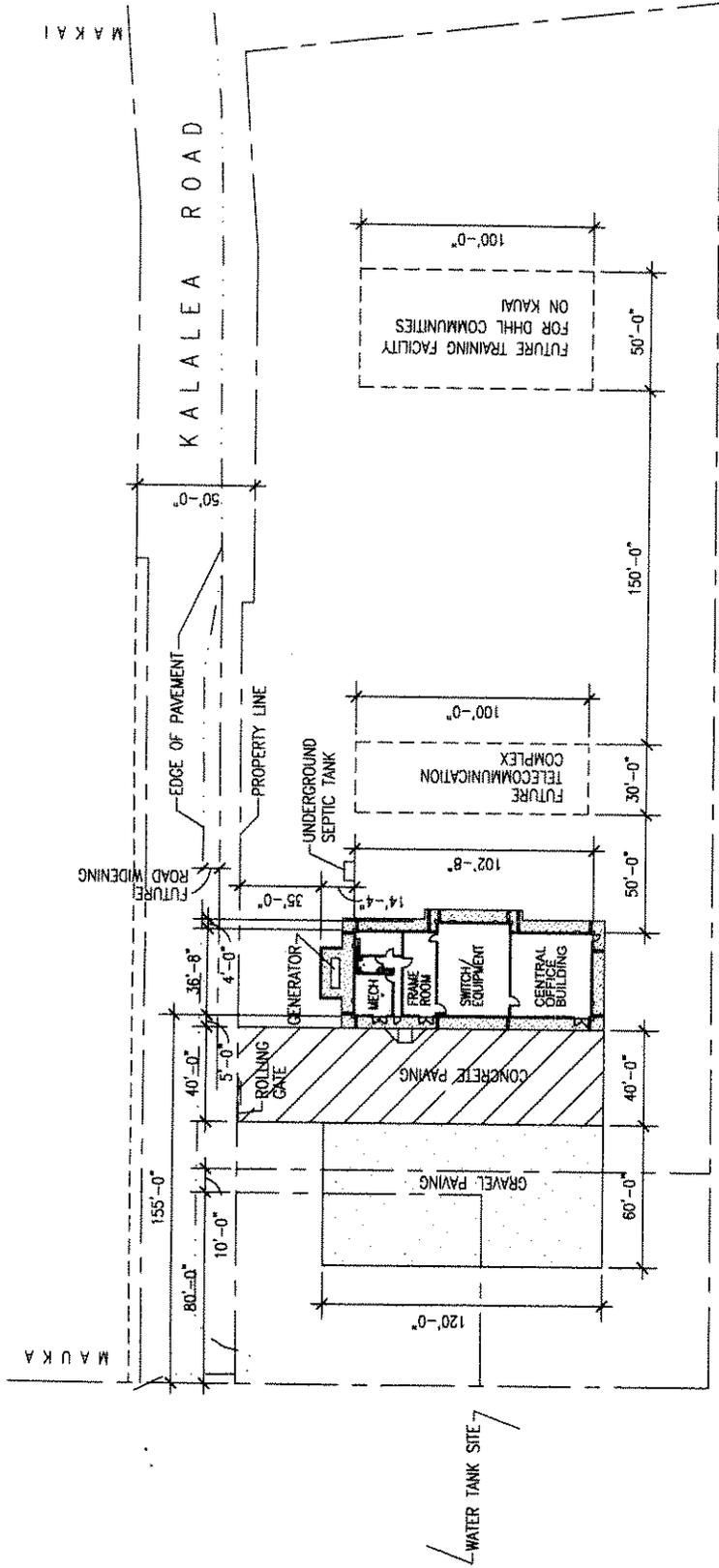
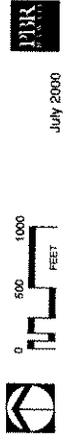


FIGURE 3
Conceptual Site Plan

SANDWICH ISLES COMMUNICATIONS, INC.
Anahola Central Office Building



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2.3.1 Project Design

The proposed central office building will be designed and landscaped to blend in with the neighborhood as much as possible. The 2.654 acre site will require minimal grading to create a level lot. The property will be enclosed with a chain-link fence and appropriate landscaping will include native trees and shrubs.

2.3.2 Project Components

The components of the project include a Central Office Building, future telecommunications tower and antennas, future telecommunication complex, onsite parking, outside storage yard and an emergency generator on the 2.654 acre lot.

SIC will clear, grade and improve the site upon the development of its Central Office Building. The abandoned vehicles will be properly disposed of during construction, following a program established by Kaua'i County Public Works Department, Solid Waste Division. SIC will construct a security fence around its Central Office site to prevent further abandonment of vehicles and provide all required maintenance for the building, grounds and landscape improvements.

2.3.2.1 Central Office Building

The Central Office Building will be approximately 3,800 sq. ft. in area. The maximum height of the building will be 30 feet. The building will be constructed of split-faced CMU block and architectural metal roofing. Other architectural design elements include a hipped roofline and landscaping with native hala trees. Architectural plans are shown on Figures 4 and 5.

Frame Room. The frame room houses the main distribution frame and electrical supply equipment. This includes connections to outside telephone and electrical service, batteries, and a rectifier.

Mechanical Room. The mechanical room houses the air conditioning equipment. The air conditioner maintains the proper air quality and temperature for the electrical supply equipment.

Switch Room. The switch room houses the telephone switching equipment. SIC uses state-of-the-art switching equipment and computers with the capacity to handle a high number of calls reliably and efficiently. When there is trouble, a standby unit automatically begins to handle the calls.

Warehouse. The warehouse will provide storage for parts and equipment.

Break Room. The break room includes a sink, office equipment, and lunch table.
(see Figure 4 for location)

Bathroom. Bathroom facilities are provided. (see Figure 4 for location)

The proposed Central Office Building will be similar to SIC's new Hilo Central Office building now under construction. The Central Office Building will be initially manned with one or two

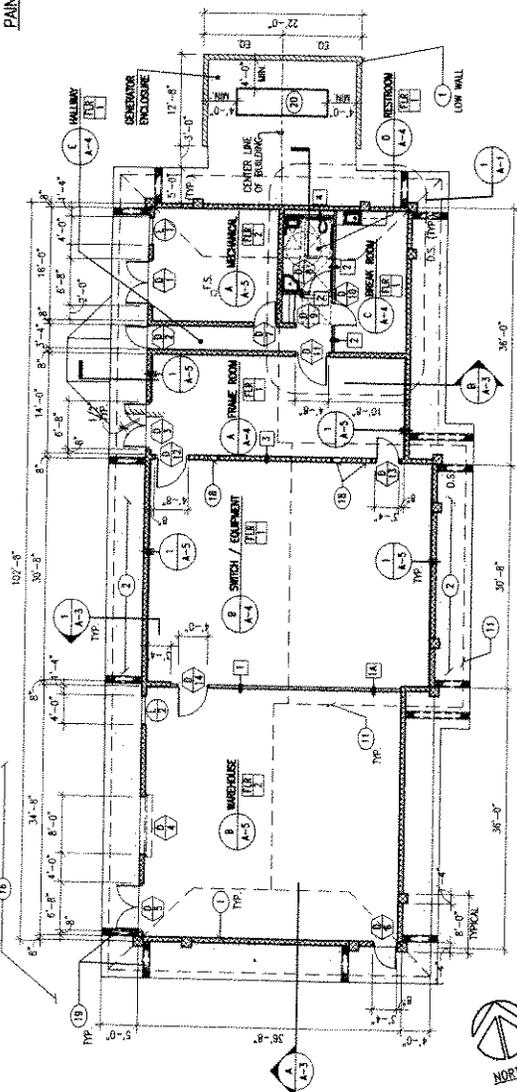
PAINING COLOR SCHEDULE

- 1 CLEAR SEALANT SEE SPECS
- 2 TRIM PAINT TO MATCH ROOF COLOR
- 3 SINKS, TUBS, TOILETS, SINKS, TUBS, TOILETS, SINKS, TUBS, TOILETS
- 4 GRAY TO MATCH WALLS
- 5 CUSTOM METAL ROOFING
- 6 TRIM PAINT TO MATCH ROOF COLOR
- 7 SINKS, TUBS, TOILETS, SINKS, TUBS, TOILETS, SINKS, TUBS, TOILETS
- 8 GRAY TO MATCH WALLS
- 9 FINISH FLOORING
- 10 CONCRETE SLAB

FLOORING SCHEDULE

- 1 VINYL COMPOSITION TILE (V.C.T.) W/ BASE
- 2 CONG. SEALANT SEE SPECS. ORRDD. PARA 2.01, ITEM E-2

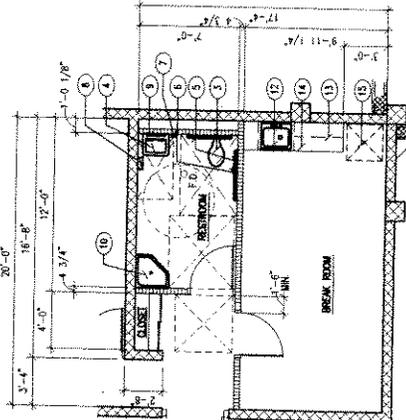
- KEYNOTES**
(FOR THIS SHEET ONLY)
- 1 8" CONCRETE MANSUARY UNIT (TYP.)
 - 2 CONCRETE WALKWAY
 - 3 FUTURE ACCESSIBLE WATER CLOSET
 - 4 FUTURE ACCESSIBLE LAVATORY
 - 5 GRAB BARS
 - 6 TOILET TISSUE DISPENSER
 - 7 SOAP DISPENSER
 - 8 PAPER TOWEL DISPENSER
 - 9 MIRROR
 - 10 FUTURE SERVICE SINK
 - 11 ROOF LINE ABOVE
 - 12 FUTURE SINK W/ DISPOSAL (SEE MECH. DWGS.)
 - 13 WALL CABINET ABOVE
 - 14 PLASTIC LAM. COUNTERTOP W/ BACKSPASH/DISE
 - 15 REFRIGERATION SPACE
 - 16 DREINWAY (SEE CIV. DWGS.)
 - 17 MINERAL WOOL (SEE MECH. DWGS.)
 - 18 1" x 4" x 1/2" STEELING (SEE INTERIOR ELEVATIONS)
 - 19 WALKWAY CULVERT (A-1)
 - 20 GENERATOR (SEE ELEC. DWGS.)



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



NOTE
1. FOR PARTITION TYPES (A) SEE SHEET A-6.



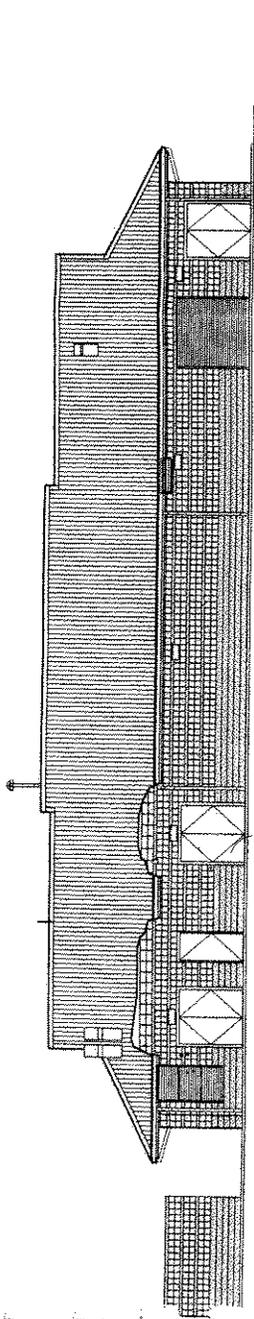
1 DETAIL FLOOR PLAN
SCALE: 1/4"=1'-0"

- NOTE**
1. PROVIDE APPROPRIATE BLOCKING TO ANCHOR ALL TOILET ACCESSORIES ONTO GYPSUM BOARD WALL. REF. 0810; PARA 2.01, ITEM C.
 2. CONTRACTOR SHALL FURNISH ALL PLUMBING FEATURES AND FITTINGS AS SHOWN ON DRAWINGS FOR ALL FLOOR EXPOSURES. ALL PLUMBING CONDUIT SHALL BE STORED ON-SITE.

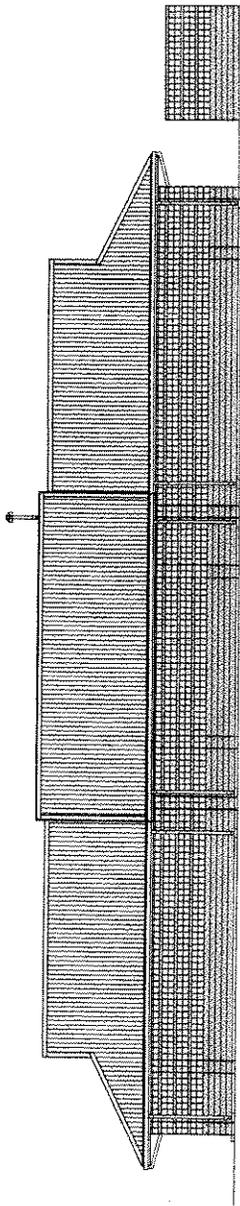
FIGURE 4
Floor Plan (Central Office Building)
SANDWICH ISLES COMMUNICATIONS, INC.
Anahola Central Office Building



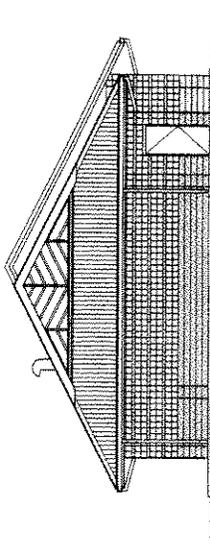
June 2000



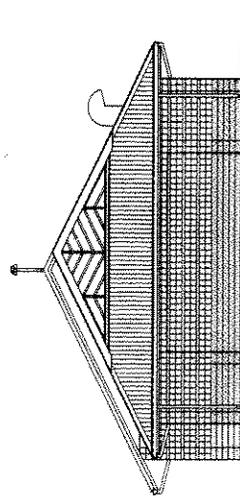
WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

FIGURE 5
Building Sections / Elevations
SANDWICH ISLES COMMUNICATIONS, INC.
Aaakola Central Office Building

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technicians. It is not considered a public building; however, ramp access is available through the service entry in accordance with the Americans with Disabilities Act (ADA) requirements. In the future, employment will increase up to five or six employees.

2.3.2.2 Telecommunications/Microwave Antennae Tower (Future)

A telecommunications/microwave antennae tower is in the conceptual planning stage. Estimated time of installation is between 2002 to 2005. Preliminary specifications include a tower similar in height to the towers on the adjoining property and two to three microwave dish antennas 10 feet in diameter. The tower will be a standard tower to support common size and types of communication antennas. The tower will be built in accordance with the EIA Standard 222, the American Institute of Steel Construction (A.I.S.C.), the American Concrete Institute (A.C.I.) and county and state requirements. The structure requires a clear and unobstructed path for the microwave signal which works on a line-of-sight basis. The tower will be similar to other towers in the area as shown on Figure 6.

2.3.2.3 Future Telecommunications Complex

As SIC's customer base on the island of Kaua'i increases, it is anticipated that an additional building for business, customer service, and additional storage facilities will be constructed on the property between 2004 and 2007. The building, in the conceptual planning stage, will be approximately 100 ft x 30 ft and approximately 3,000 sq. ft. in area.

2.3.2.4 Future Training Facility for DHHL Communities on Kauai

This future building is planned to provide a high-technology training center for DHHL Communities on the Island of Kauai. Training programs are preliminarily slated to be focused on computer usage, internet access, education and possibly community related activities. The preliminary size of this building is approximately 5,000 sq. ft. SIC will consult with all concerned parties, including community groups such as the Anahola Homesteaders Council, prior to the development or construction of this building.

2.3.2.5 Initial Phase- Infrastructure

The initial phase of construction for the Anahola area will consist of underground fiber optic cables, communication manholes and handholes (all below grade) and remote switches at certain intervals. This will serve the Anahola Village Residence lots (unit one) and Anahola Beach lots. SIC plans to extend service to other DHHL communities located at Moloa'a, Waimea and Kekaha.

2.3.3 Infrastructure Requirements

A new driveway from Kalalea Road will be designed in accordance with County of Kaua'i public works design standards. Water and electrical hook-ups are available within Kalalea Road, although a temporary water moratorium is in effect for the Anahola DHHL area. This is further discussed in Section 4.2.8.2. A septic system will be constructed (location is shown on Figure 3). Increase in surface runoff will be handled by an onsite drywell. The impact of the project on the available infrastructure is described in Section 4.2.9.



FIGURE 6

Photograph of Towers on Adjoining Property

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2.3.4 Off-Site Improvements

Fiber optic cables will run underground along Kalalea Road from the project site. Future construction of underground cabling will require the use of County of Kaua'i and State of Hawai'i easements and utility rights-of-way to reach the target communities to be served on Kaua'i. SIC will coordinate with the appropriate agencies to receive all applicable approvals as the new DHHL communities are planned.

2.4 OPERATIONS OF THE CENTRAL OFFICE

2.4.1 Staff

Currently, SIC employs eighteen employees on a full-time basis at its main office in Honolulu. Over the coming months, SIC's employees are expected to increase to 20 to 25 persons. Upon completion of the subject project, two to three full time equivalent new employees will be hired to operate the Anahola operations.

2.4.2 Operating Hours

The Central Office Building will be in continuous operation to provide uninterrupted telephone service to customers. Toll-free customer service (888-995-7274) is available 24 hours a day.

2.5 SUSTAINABLE BUILDING DESIGN

An evaluation of the plans for the Central Office Building indicates that the project will 1) minimize energy for operation and maintenance, 2) preserve and conserve water and other natural resources, 3) minimize health risks to those who construct, maintain, and occupy the building, 4) minimize construction waste, 5) recycle and reuse generated constructed wastes, and 6) provide the highest quality and most effective product.

2.6 DEVELOPMENT TIMETABLE AND APPROXIMATE COSTS

The provision of telephone services to new DHHL homestead subdivisions and their beneficiaries, tenants, and lessees is considered to be a high priority. Construction of the Central Office Building will follow the receipt of all required permits and approvals. Commencement of construction is planned for September 2000 with operations beginning in March 2001. The estimated cost of construction of the Central Office Building is approximately \$870,000. The cost of the telephone equipment is estimated to be about \$1,200,000. The planning for the telecommunications tower/antennas and the future telecommunication building is preliminary and ongoing.

3.0 LAND USE CONFORMANCE

Relevant State of Hawai'i and County of Kaua'i land use plans, policies, and ordinances are described below.

3.1 STATE OF HAWAI'I

3.1.1 State Land Use District

The State Land Use District designation for the Anahola Residence Lots is Urban (Figure 7) and is consistent with the proposed private utility uses.

3.2 COUNTY OF KAUA'I

Relevant land use plans of the County of Kaua'i which pertain to this project include the General Plan and the County zoning code.

3.2.1 General Plan

The Kaua'i County General Plan map designates the Anahola Central Office Building site for "Urban Residential" uses (Figure 8).

The proposed private utility project is in compliance with the General Plan because it will be located in an area that has been designated residential and will assist in the general welfare and prosperity of the people of Hawai'i by providing essential communication services.

3.2.2 Kaua'i County Zoning

The Kaua'i County zoning designation for the subject site is R-2 (Residential - 2 units/acre minimum) (Figure 9). Hawaiian home lands are not subject to zoning ordinance designations pursuant to the legal Memorandum dated May 6, 1994 by the State Attorney General.

3.2.3 Special Management Area

The project site is not in the Special Management Area (SMA).

3.3 APPROVALS AND PERMITS

During the implementation stages of the project, the applicant will be working with the County review agencies for examination and approval of project plans and specifications.

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Required Permits and Approvals

| Permit/Approval | Responsible Agency |
|-----------------------------|--|
| Chapter 343, HRS compliance | Department of Hawaiian Home Lands DOH Office of Environmental Quality Control |
| Grading/Building Permits | County Department of Public Works |
| Water | County Department of Water |
| Septic System | State Department of Health |

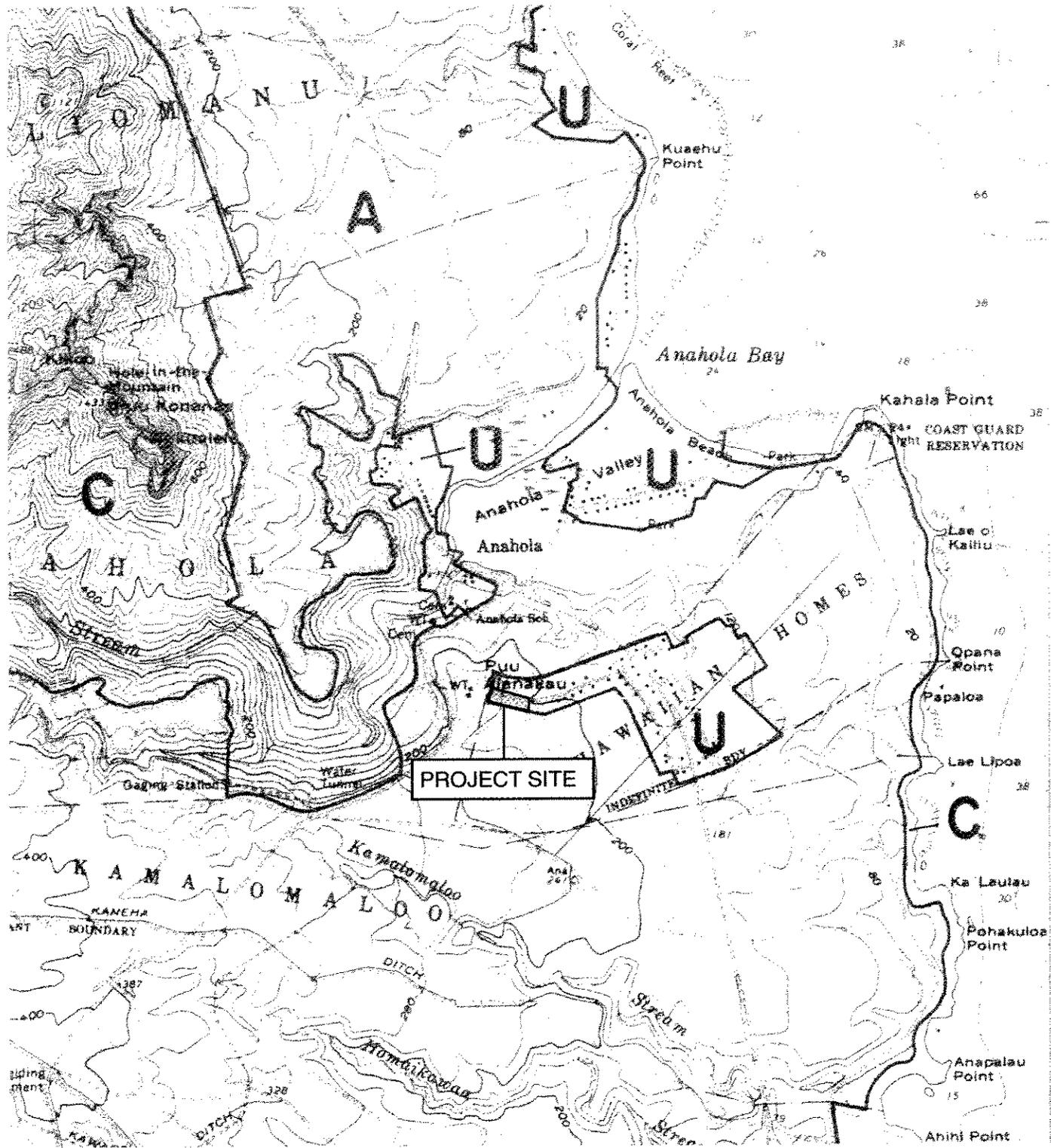
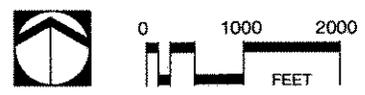


FIGURE 7
State Land Use Boundary Map

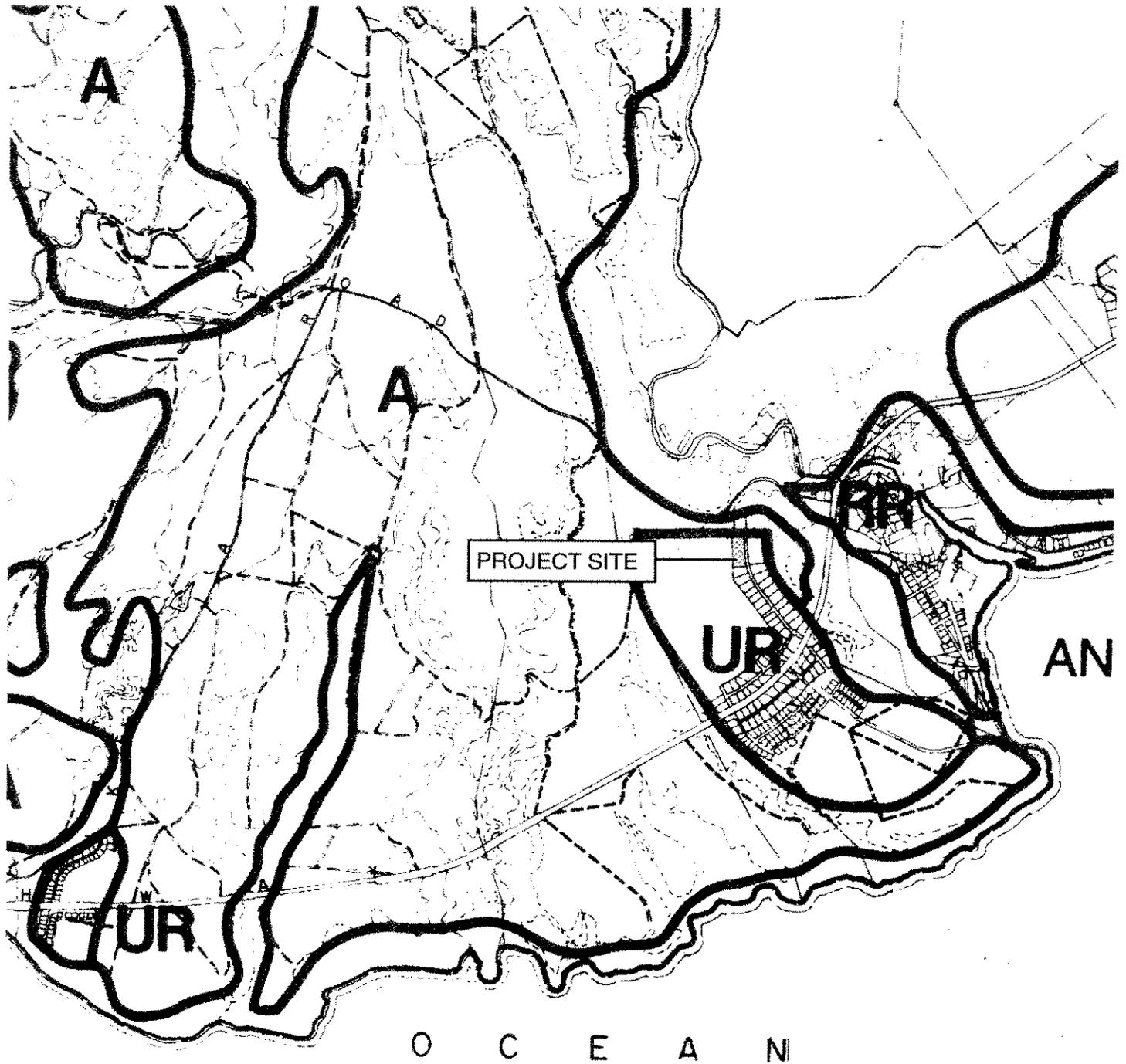
SANDWICH ISLES COMMUNICATIONS, INC.

Anahola Central Office Building



- LEGEND**
-  Project Site
 -  Agricultural
 -  Conservation
 -  Urban

Source: State Land Use Commission



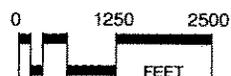
LEGEND

- UR** Urban Residential
- A** Agriculture
- RR** Rural Residential
- O** Open

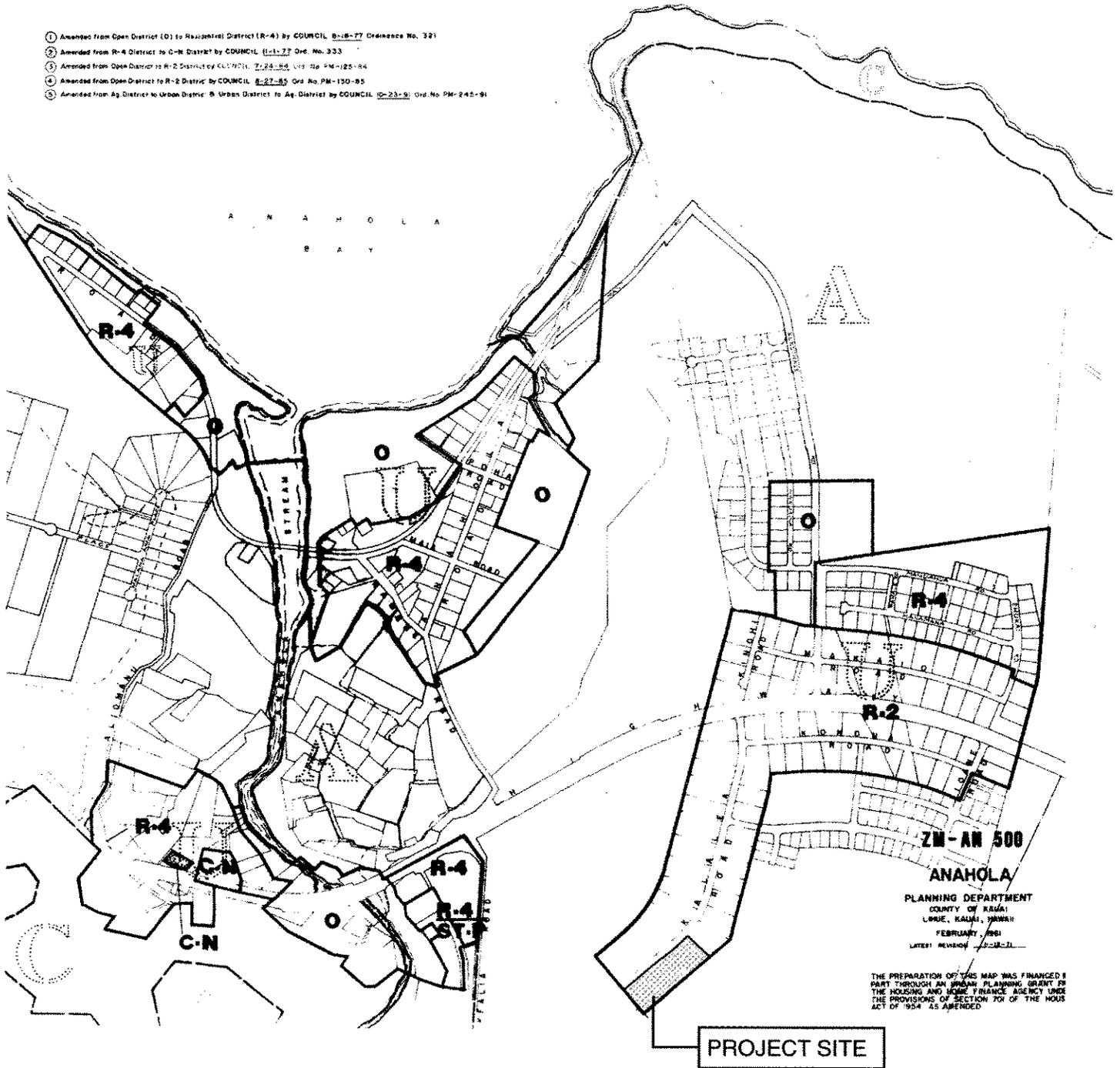
FIGURE 8
General Plan

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- ① Amended from Open District (O) to Residential District (R-4) by COUNCIL, 8-18-77 Ordinance No. 321
- ② Amended from R-4 District to C-N District by COUNCIL, 8-1-77 Ord. No. 333
- ③ Amended from Open District to R-2 District by COUNCIL, 2-28-86 Ord. No. PM-125-86
- ④ Amended from Open District to R-2 District by COUNCIL, 8-27-85 Ord. No. PM-150-85
- ⑤ Amended from Ag District to Urban District, B Urban District to Ag District by COUNCIL, 10-23-89 Ord. No. PM-242-89



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT BY THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED.

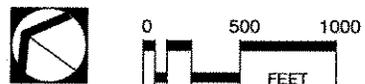
- LEGEND**
-  Project Site
 -  Residential (2 units/acre)
 -  Residential (4 units/acre)

Source: County of Kauai

FIGURE 9
Zoning Map

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Anahola Central Office Building



4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the proposed project includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and proposed mitigative measures.

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Climate

The climate of the region is generally warm and humid with average annual temperatures ranging from 60 to 87 degrees Fahrenheit, with the winter months receiving the majority of the rainfall. Prevailing winds are trades from the northeast and southwest winds associated with "Kona" storms occurring predominately in the winter months. In the absence of the trades or storm conditions, winds occasionally become light and variable and, at times, the diurnal heating and cooling of the Island gives rise to onshore sea breezes during the day and offshore land breezes at night. Strong winds do occur at times in connection with storm systems moving through the area.

Potential Impacts and Mitigation Measures

As the project will not have a significant impact on the microclimate of the area, no mitigation measures are warranted. The proposed project will have no effect on climatic conditions and no mitigative measures are necessary. Project landscaping will help mitigate any localized temperature increases from the built structures.

4.1.2 Topography

The 2.654 acre site is a gently sloping property with elevations ranging from 262 feet to 214 feet above mean sea level (MSL). The site is currently vacant.

Potential Impacts and Mitigative Measures

The site has been modified through previous land uses. The planned development on the site will not require any major alterations. Grading activities will entail some minor cut and fill; and, therefore, no significant impacts to the site topography are anticipated.

All grading operations will be conducted in full compliance with dust and erosion control and other requirements of Section 22-7.18 of the Kaua'i County Code and the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, Section 11-60.1-33 on fugitive dust. Best management practices (BMPs) to mitigate pollutants will be included in the construction plans. Other measures to protect against wind erosion during construction periods include water spraying and planting of ground cover as soon as possible following grading and grubbing activities. With adherence to County regulations and standards and implementation of standard control measures, further mitigation measures are not warranted.

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4.1.3 Soils

There have been three soil suitability studies prepared for Hawai'i whose principal focus have been to describe the physical attributes of land and the relative productivity of different land types for agricultural production. These are: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) Land Study Bureau Detailed Land Classification; and 3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

Soil Conservation Survey. According to the *United States Department of Agriculture Soil Conservation Service, Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i, 1972*, the soils on the site are classified as Ioleau Silty Clay Loam (IoC) as shown in Figure 10. The Ioleau series consists of well-drained soils on uplands on the island of Kaua'i. In a representative profile, the surface layer is dark brown and yellowish-red silty clay loam about 15 inches thick. Permeability is slow to moderately slow, runoff is medium, and the threat of erosion hazard is moderate.

Detailed Land Classification. For agricultural purposes, the *Detailed Land Classification, Island of Hawai'i* (University of Hawai'i, Land Study Bureau, 1972) has developed a five-class productivity rating system using the letters A, B, C, D, and E with soils rated as follows: A ("very good"); B ("good"); C ("fair"); D ("poor"); and E ("very poor"). The classification for the subject classifies the subject lands as "not classified" (Figure 11).

Agricultural Lands of Importance to the State of Hawai'i. The State Department of Agriculture *Agricultural Lands of Importance to the State of Hawai'i (ALISH)* system of defining agricultural suitability has classified the property as "non-designated lands" (Figure 12).

Potential Impacts and Mitigation Measures

Given the agricultural limitations of the existing soil conditions, and the extent of other more suitable agricultural lands in the region, the curtailment of potential agricultural use on the site is not considered a significant impact.

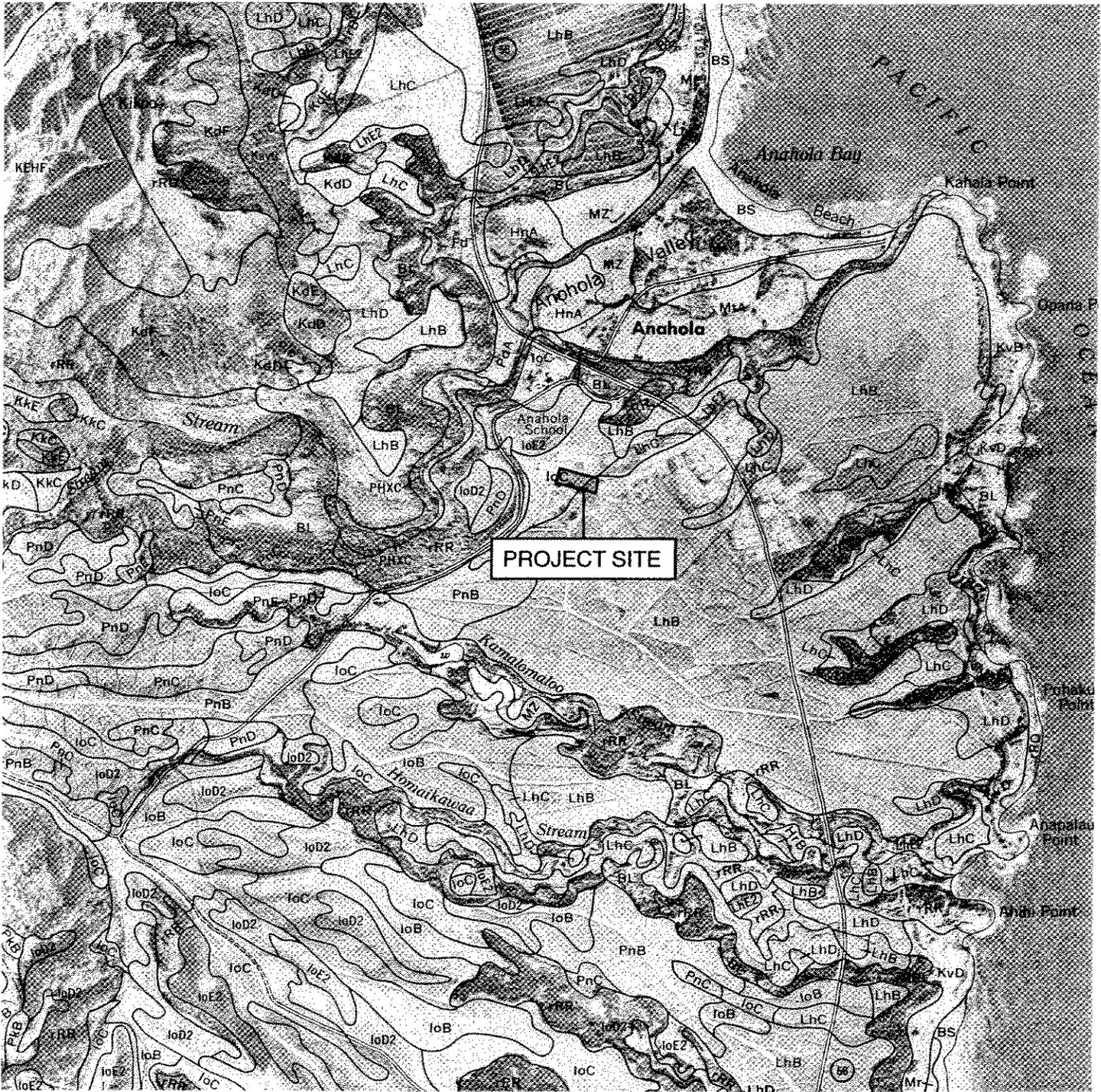
4.1.4 Drainage

No municipal drainage system is available in the area of the Anahola Residence Lots. Surface runoff from individual lots is normally routed to either dry wells for disposal or onto nearby streets. Depending upon the size of the lot, there may be more than one dry well located on the property.

The Flood Insurance Rate Map indicates that the property is in Zone X (areas determined to be outside the 500 year flood plain).

Potential Impacts and Mitigative Measures

Construction work on the site will temporarily expose bare soil and will slightly increase the erosion potential until the building foundations are in place. After that, the presence of impermeable surfaces (walkways and driveways) and landscaping will reduce the overall rate of erosion. The project specifications will incorporate erosion control requirements to mitigate any negative impacts during construction.



LEGEND

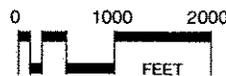
-  Project Site
-  loC Ioleau Silty Clay Loam
-  Lhb Lihue Silty Clay

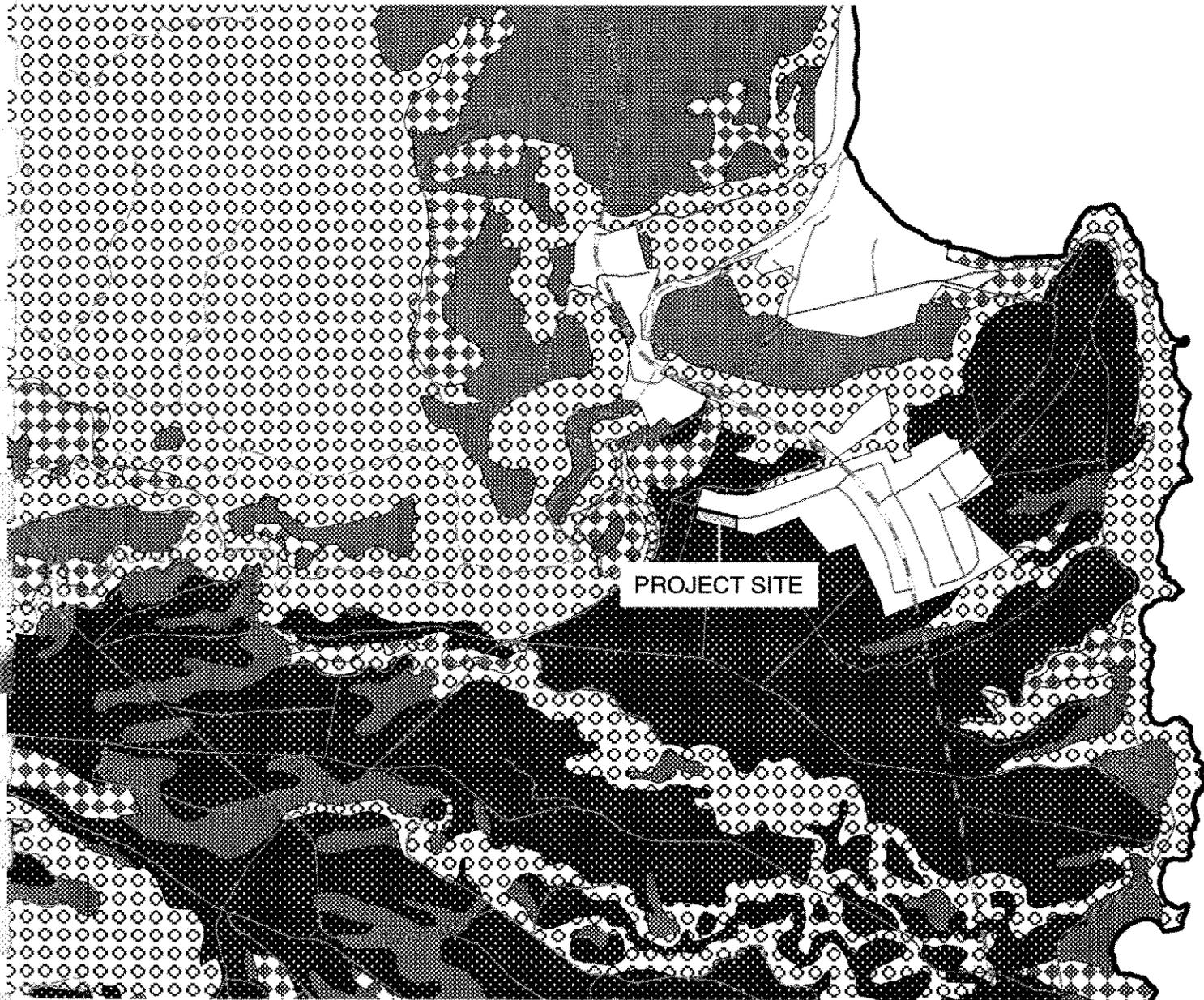
FIGURE 10
SCS Soil Survey

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Anahola Central Office Building

Source: USDA, Soil Conservation Service Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii





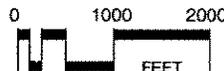
LEGEND

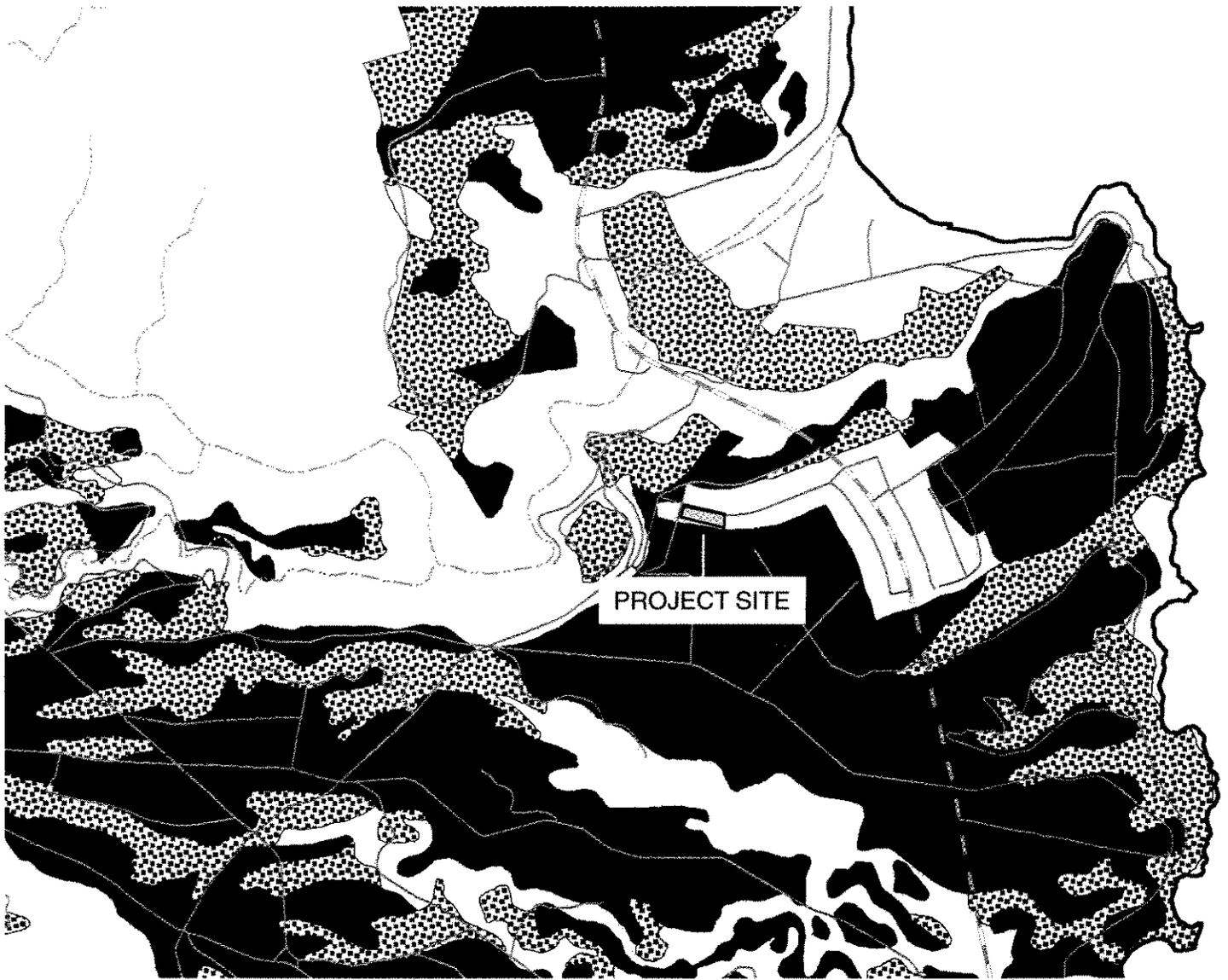
| | | | |
|--|-------------------|---|---------------------------------|
|  | Coastline |  | A (Highest productivity) |
|  | Major Roads |  | B |
|  | Local Streets |  | C |
|  | Perennial Streams |  | D |
| | |  | E (Lowest productivity) |
| | |  | Not Classified |

FIGURE 11
Detailed Land Classification

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LEGEND

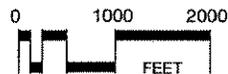
- | | | | |
|--|-------------------|--------------|----------------------|
| | Coastline | ALISH | |
| | Major Roads | | Prime Lands |
| | Local Streets | | Unique Lands |
| | Perennial Streams | | Other Lands |
| | | | Non Designated Lands |

FIGURE 12

Agricultural Lands of Importance to the State of Hawaii (ALISH)

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The natural terrain of the project site will require minimal grading. The finished grade will therefore, be close to the existing level grade on the site. The surface of the 2.654 acre lot will be graveled and landscaped where no improvements are planned to be built.

The amount of impervious area added by the project is small in relation to the larger basin. As a result, changes to the runoff coefficient are expected to be negligible. Therefore, the proposed project will not significantly increase the peak discharge to the existing drain system. A dry well will be installed to handle any additional surface runoff created by the built conditions of the project.

4.1.5 Natural Hazards

The island of Kaua'i has a Zone 1 Seismic Probability Rating (Hawai'i island is in Zone 3) and volcanic eruption is unlikely.

The State of Hawai'i and especially Kaua'i has been affected by devastating hurricanes, 'Iwa in 1982 and 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record. The project area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes.

Potential Impacts and Mitigation Measures

The project will not exacerbate any hazardous conditions. The Hawaiian islands are associated with volcanic formation and tectonic plate movement. All structures will be constructed for protection from earthquakes and destructive winds and torrential rainfall of tropical hurricanes in accordance with Kaua'i County Building Codes.

4.1.6 Flora and Fauna

The project site is covered with introduced species such as lantana, koa haole, guava, and associated shrubs and grasses. No threatened and endangered species or species of concern are known to exist on the site.

The usual complement of introduced birds common to this area of Kaua'i are found on the adjacent properties and on the project site, including the Japanese white-eye, northern cardinal, spotted doves, common myna, zebra doves, house sparrow, house finch, and chestnut mannikin.

No threatened or endangered species are believed to be present.

Potential Impacts and Mitigative Measures

Vegetation on the surrounding lots consists of exotic species, therefore, it is determined that the proposed development of the site should not have a negative impact on the biological resources.

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4.2 HUMAN ENVIRONMENT

4.2.1 Archaeological and Historic Resources

The proposed action is situated on a Hawaiian Home Lands parcel which is a small portion of a larger residential subdivision constructed in the mid-1970s. The site has been utilized over past years for sugarcane cultivation in the past (as shown on the aerial photograph base for Figure 10), and is essentially disturbed land. During their review of the Draft EA, the State Historic Preservation wrote:

“A review of our records indicates the absence of historic sites on this property. We do not believe that there are any significant historic sites in this area, since the area was used for water tank and cane cultivation.”

Potential Impacts and Mitigative Measures

The State Historic Preservation Division determined that the project will have “no effect” on significant historic sites (Section 8.0). In the event that any archaeologically significant artifacts, bones, or other indicators are uncovered during construction, work will cease in the area and the State Historic Preservation Division will be contacted.

Should any cultural practitioners in the area desire access to sites adjacent to or in close proximity with the subject parcel, there are other points of access in this area which can provide entry for cultural practices (i.e. gathering activities or religious rites). The development of the site will not block or limit access to any existing cultural sites in the area. The Office of Hawaiian Affairs was consulted in the public review process for the draft environmental assessment and has not forwarded any comments during the 30-day comment period.

4.2.2 Roads and Traffic

The major roadway serving the East Kaua‘i region is Kūhio Highway, a two-lane highway. While travel on this highway can be congested in Kapaa, this section of the highway experiences relatively free-flowing circulation.

Potential Impact and Mitigative Measures

The construction period of the project will produce a slight increase of traffic on area roadways; however, this impact will be limited to a period of three to four months. The contractor shall use Kalalea Road for accessing the site and for deliveries during the construction period. In the event that there are any undue traffic related impacts on the area residents during this period, alternative routes shall be considered to minimize impacts on the community. Once completed and operational, the project will contribute a minimal increase of traffic on the area roadways and service areas.

4.2.3 Air Quality

The site is subject to tradewinds year round. There is no negative health concern from respirable dust at the subject property.

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Potential Impacts and Mitigative Measures

Construction of the proposed project will not significantly impact air quality. Vehicular emissions will increase from construction equipment during the short construction period. However, state and federal air quality standards will not be exceeded and no significant adverse impacts are anticipated.

Mitigation measures available to minimize air quality impacts include dust control measures such as frequent watering during construction and rapid establishment of gravel and plant materials once grading is completed. However, should dirt be tracked onto the highway, washdown will be undertaken to prevent fugitive dust formation. Increased vehicular traffic will not violate state or federal air quality standards based on the moderate level of existing traffic volumes in the project region.

4.2.4 Noise

Noise in the vicinity of the project is generally from traffic, occasional overhead aircraft, natural sounds associated with weather (e.g. wind and rain), and birds.

Potential Impacts and Mitigative Measures

During the construction period, the use of construction equipment is expected to increase the noise levels on the site. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. There are no sensitive land uses such as hospitals or schools in the vicinity of the project site that would be affected during the construction period. The property also has a large separation from existing homes in the area and therefore, the Anahola Central Office Building communications facility will not have any potential noise impacts to any residential neighborhood.

4.2.5 Visual Resources

The project site is set back from Kūhio Highway by a quarter mile and is relatively obscured by existing vegetation. The site also adjoins a lot with two existing towers; a 120 foot tower owned by Kaua'i County and a 130 foot tower owned by Cybertel Cellular Telephone Company. Photographs of the project site are shown in Figure 13.

Potential Impacts and Mitigative Measures

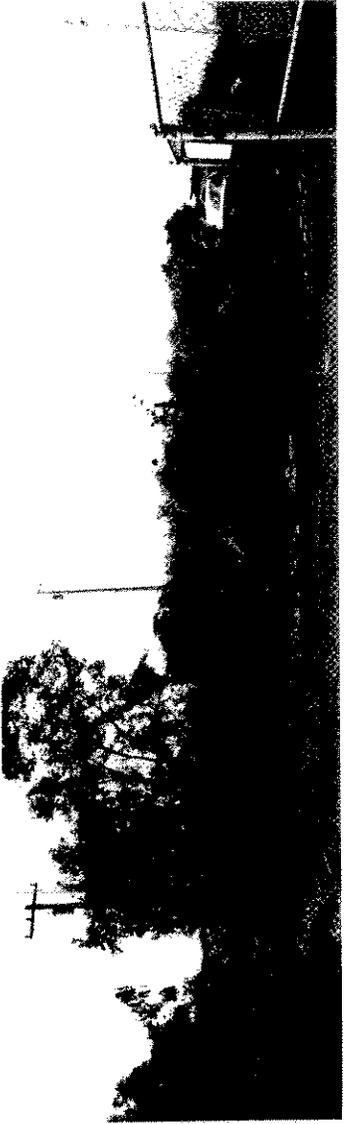
The proposed project will generally not be visible to the public except for those traveling on Kalalea Road in the vicinity of the site. The maximum height of the future telecommunications tower will not exceed that of the two (2) existing telecommunications towers on the adjoining property. The Central Office building will be similar to SIC's central office building at Hilo, Hawai'i. A similar type of tower is shown in Figure 6. The project is not anticipated to substantially affect any public views.

4.2.6 Social and Employment Characteristics

Sandwich Isles Communications, Inc. is a native Hawaiian telephone company dedicated to serving Hawaiian Home Lands beneficiaries and lessees, under a license granted by DHHL authorizing SIC



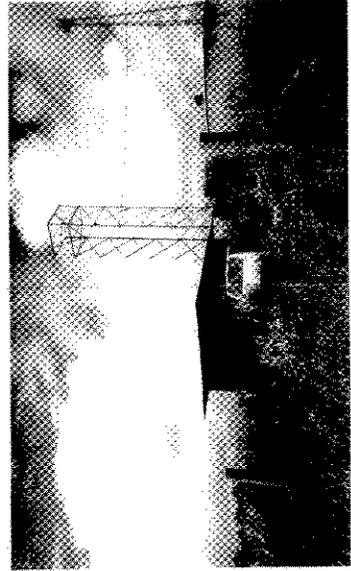
1. View makai of Kalalea Road



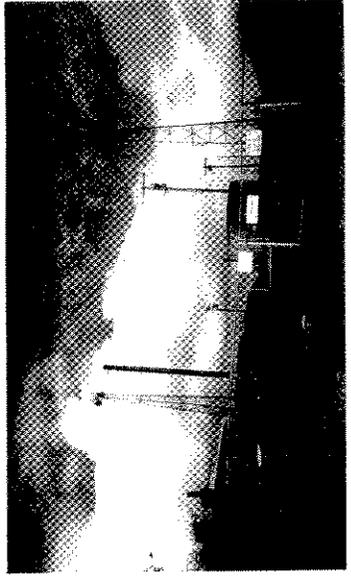
2. View of project site along the boundary of the reservoir site.



3. Typical view of project site.



4. View of the mauka portion of the project site. Note reservoir and towers on adjoining property



5. View of terminus of Kalalea Road and adjoining reservoir site.

FIGURE 13
Site Photographs

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to provide telecommunication services on land administered by DHHL, and a Certificate of Authority granted by the Public Utilities Commission to serve Hawaiian Home Lands.

Currently SIC employs eighteen employees on a full time basis at its Honolulu office. SIC contracts with numerous local construction, engineering, and communication companies and suppliers, thereby indirectly providing employment to residents of Kaua'i.

Potential Impacts and Mitigative Measures

The proposed Anahola Central Office Building will provide telecommunications services to new Hawaiian Home Lands residential subdivisions. The DHHL master plan includes planned subdivisions in the Anahola-Kamalomalo area. The construction of the project will provide short-term employment opportunities. Positive economic impacts from construction related employment will result from the proposed project. The new facility will initially generate two to three long-term jobs to staff the new central office building.

SIC recently presented the project to the Anahola Homestead Community and met with residents of Anahola, and received favorable and negative comments. The few negative comments received dealt with the short term construction traffic impacts and with the future training facility. Mitigation of potential traffic impacts is covered in Section 4.2.2. The proposed training facility will be fully planned and discussed with DHHL and with community groups so designated by the agency, prior to any development.

4.2.7 Economic Factors/Government Revenues

Currently the project site generates no income but it requires little in the way of government services. SIC will construct the proposed project at no cost to DHHL or its beneficiaries and lessees.

Potential Impacts and Mitigative Measures

DHHL, as the landowner, will commit the 2.654-acre parcel or a large portion thereof toward the project, and Sandwich Isles Communications, Inc., through funding provided by the Rural Utilities Services, a US Department of Agriculture program, will expend these funds to construct the project. General excise taxes on building materials will be generated during construction. Also, those employed during construction will generate income taxes. In addition, the proposed uses supplement and enhance social services provided by the State government.

4.2.8 Infrastructure

Infrastructure improvements necessary for the project will be provided by connecting to existing infrastructure and utility easements.

4.2.8.1 Roadways

The project site is accessed directly from Kalalea Road which connects to Kuhio Highway. A new driveway connection will be constructed and connected to Kalalea Road.

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Potential Impacts and Mitigative Measures

A slight increase in traffic will be generated during the short-term construction period, however, over the long-term, the proposed facility will generate minimal traffic. The connection of the access driveway will be coordinated with the State or the County

4.2.8.2 Water System

There is an existing 12-inch water mainline located in Kalalea Road and service extends up to the subject project site.

Potential Impacts and Mitigative Measures

The estimated average daily demand for water for the project is anticipated to be similar to a single family dwelling unit, given the limited number of plumbing fixtures for the project. A request for a lateral connection for domestic service will be made to the Kaua'i County Water Department during the building permit application process. Average daily demand also includes water for landscape irrigation purposes, which will be delivered by efficient methods such as drip irrigation.

Due to the site's close proximity to the existing water reservoir on the adjacent lot, water pressure is inadequate to operate plumbing fixtures and appliances. SIC will include a booster pump to pressurize the project's water system. SIC is also coordinated with both the State Department of Health and the Kauai County Department of Water to ensure that water quality from this well is not adversely impacted by the proposed project.

At present, there is a temporary water moratorium in place as a master water agreement is being negotiated between DHHL and the County Water Department. DHHL has given SIC permission to negotiate directly with the County Water Department to secure a water meter for the project. This negotiation is also in progress. SIC understands that any actual water development will be dependent on the adequacy of the source, storage and transmission facilities existing at that time.

SIC is also evaluating alternative sources of water in the event that a water meter is not available during this moratorium. The two alternatives being considered are: (1) development of a private freshwater well on the subject property to serve the project; or (2) construction of an onsite water tank and booster pump system to serve the project; the tank will be periodically refilled by a private water service.

4.2.8.3 Wastewater Treatment and Disposal

No municipal sewer service is provided in the area of the Anahola Residence Lots. Individual wastewater treatment systems are used to treat sewage and dispose of effluent. The State Department of Health has jurisdiction over the construction of individual wastewater treatment systems and disposal of the effluent.

Potential Impacts and Mitigative Measures

The Anahola Central Office Building is estimated to generate approximately 60 gallons per day (gpd) of effluent (less than a single family residence), but will initially be unmanned. Sewage will

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be handled by an on-site septic system with a 1,000-gallon capacity in compliance with State of Hawai'i Department of Health regulations.

4.2.8.4 Drainage Facilities

No municipal drainage system is available in the area of the Anahola Residence Lots. Surface runoff from individual lots is normally routed to either dry wells for disposal or onto nearby streets. Depending upon the size of the lot, there may be more than one dry well located on the property.

Potential Impacts and Mitigative Measures

The proposed development will increase runoff because impermeable surfaces from the construction of buildings and the paved parking lot. The remainder of the lot will be graveled and landscaped for ease of maintenance and to provide a continuation of unbuilt permeable surfaces for runoff waters. The frontage of the site and the central office building will be grassed and landscaped. Additional drainage runoff will be directed to a drywell and to landscaped areas within the project area.

4.2.8.5 Utilities

Overhead electrical and other communications utilities services for the project are available from the utility distribution system along Kalalea Road. Electric power is available to the site by Kaua'i Electric overhead utility lines are located along Kalalea Road at the boundary of the subject property, from two existing electric poles. See attached Memorandum from Kaua'i Electric Company (Appendix A).

Potential Impacts and Mitigative Measures

Electrical utilities services will be provided to the project by existing overhead service. In addition, the project will include an on-site emergency generator designed to be equipped with an integral supply tank. The generator will be enclosed in the building. Two or three pole mounted fixtures for site lighting will be installed at the entrance and along side the buildings. The construction plans will be provided to the County for review and approval and will be in compliance with the specifications of the County.

4.2.9 Solid Waste Disposal

Construction material debris will be recycled or disposed of at a County approved landfill.

It is anticipated that most of the solid waste generated from the proposed facility will consist of general office products. Solid waste generated during the operation of the project will be disposed of at a County approved landfill.

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4.2.10 Public Services

4.2.10.1 Fire Protection

Fire protection is provided by the County of Kaua'i Fire Department, Kapaa Station located approximately five to seven minutes from the Anahola project site. Existing fire hydrants are located on Kalalea Road with the closest one approximately 500 feet from the project site.

Potential Impacts and Mitigative Measures

In the unlikely event of an onsite fire, the County's existing fire protection services will respond as necessary. There may be demand for fire protection services associated with the project during its life. The applicant will advise the Fire Department of project implementation and phasing to permit adequate planning and advance notice of project completion. The County of Kauai Fire Department has requested the installation of a new fire hydrant adjacent to the project. SIC will comply with this request by constructing a new hydrant in accordance with the Kauai County Department of Water Standards.

4.2.10.2 Police Protection

Police protection services in the Anahola area are provided by the County of Kaua'i Police Department from its main station on Umi Street approximately 15 minutes from the project site. In addition, radio dispatched 24-hour motor patrol is available in the project area.

Potential Impacts and Mitigative Measures

There may be an occasional demand for police protection services associated with the project, however, it is anticipated that the existing police service will be adequate and will not be adversely affected by the proposed development. The Central Office building and other proposed structures will be designed with built-in security measures (e.g. intrusion door alarms).

4.2.10.3 Health Care Services

Kauai's three hospitals include G.N. Wilcox Memorial, Kaua'i Veterans Memorial and Samuel Mahelona Hospital. Together, they provide 113 acute care beds, 271 long term care beds, and four advanced life support ambulances.

Potential Impacts and Mitigative Measures

The proposed facility is unlikely to impact health care and emergency services.

5.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), *the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts.* As such, several alternatives have been evaluated.

5.1 NO ACTION ALTERNATIVE

The "no action" alternative would result in the parcel remaining in its current vacant and unimproved state which would yield little or no benefit to either the licensee (SIC), the licensor (DHHL), DHHL beneficiaries, or the County or the State, and would curtail SIC's options to provide expanded telephone services in East Kaua'i. The no action alternative would also preclude SIC from meeting its program objectives and would deprive the County and the State from the tax revenues that would be derived from the construction of the proposed Anahola Central Office Building and in the course of providing telephone services. Moreover, the no action alternative will not accomplish the desired goal of optimally serving the beneficiaries of the Department of Hawaiian Home Lands with telephone service.

5.2 OTHER STATE LANDS

The State of Hawai'i Department of Land and Natural Resources (DLNR) and the DHHL own other tracts of land in the near vicinity and the region which are utilized for agricultural and homesteading purposes. These include the 3,197.521 acres in Anahola-Kamalomalo area. However, the proposed site is considered the best location for the proposed facilities, due to its availability of infrastructure (access road, electricity, telephone, water), its close proximity to Kuhio Highway and its strategic location to the Anahola Residence Lots and other DHHL communities in the greater Anahola area.

5.3 OTHER LANDS

As noted in Section 1.6, the mission of SIC is to provide state-of-the-art, broad band telecommunications services to native Hawaiians on lands administered by DHHL. SIC has a statewide license to serve Hawaiian Home lands by providing telecommunications services to beneficiaries and lessees on Hawaiian Home Lands and by providing telecommunications infrastructure at no cost to DHHL. In order to accomplish this mission SIC plans, to the extent possible, to locate its facilities and systems on Hawaiian Home Lands properties.

6.0 DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the analyses performed and research evaluated, the Accepting Authority (Hawaiian Homes Commission) has issued a finding of no significant impact (FONSI) as detailed in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The proposed site has been historically disturbed and does not contain any significant natural resources. No features of archaeological or cultural significance are likely to be found based on the lack of historical or prehistoric settlement and agricultural use of the site.

As such, the project should have "no effect" on historic resources. However, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in compliance with the requirements of the Department of Land and Natural Resources, Historic Preservation Division.

(2) Curtails the range of beneficial uses of the environment;

The construction of the proposed Anahola Central Office Building project and related facilities will foreclose other uses, however, the proposed use will be beneficial to new DHHL communities through the provision of telecommunications services. The site is vacant land surrounded by urban, and other public facility and agricultural uses.

(3) Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

The proposed project will not conflict with the environmental policies set forth in the State Plan and Chapter 344, *Hawai'i Revised Statutes*.

SANDWICH ISLES COMMUNICATIONS, INC.
ANAHOLA CENTRAL OFFICE BUILDING
Final Environmental Assessment

By offering residents a state-of-the-art connection to each other and the rest of the world through phone and internet connections, the proposed project supports the HRS Chapter 344-4 Guidelines which set out to “foster culture and the arts and promote their linkage to the enhancement of the environment” (§344-4-9A), and also encourages “both formal and informal environmental education to all age groups” (§344-4-9B).

(4) Substantially affects the economic or social welfare of the community or state;

The proposed project will have a positive impact on the social and economic environment by providing some short-term construction related jobs and up to five or six long-term employment positions in the Anahola area. The project will also provide modern, state-of-the-art telecommunication systems for use by DHHL beneficiaries and lessees, thereby providing for the economic and social welfare of the target group and the wider community as well.

(5) Substantially affects public health;

Impacts to public health may be temporarily affected by air and noise impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive economic and social benefits associated with the project. SIC’s contractor will secure the necessary noise and grading permits from the appropriate agencies. The long-term operations of the Anahola Central Office Building project will not have a significant impact on air and noise quality levels and will not generate pollutants that would impact the public health in the surrounding area.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The project will not induce future development or population changes since it does not provide excess infrastructure capacity, attract visitors or new residents, or generate significant new employment opportunities. It does provide a service to new DHHL communities and the native Hawaiians who will reside therein. The project will not usurp the land use planning process but will instead help to implement County and State land use policies for orderly growth.

The infrastructure demands on roads, water, and sewer drainage systems are minimal and can be accommodated by the existing systems.

In addition, the construction and operation of the SIC Anahola Central Office Building will generate new sources of direct and indirect revenue for individuals, the County of Kaua‘i, and the State of Hawai‘i by providing construction employment opportunities, and new long-term jobs (five or six positions). Indirect employment in a wide range of service-related industries will also be created from construction during project development and to some extent during long term operations.

(7) Involves a substantial degradation of environmental quality;

The proposed development will utilize disturbed vacant land and is not expected to degrade environmental quality on-site or in the surrounding neighborhood. The property was previously extensively modified and today lacks any significant natural resources. Appropriate best

SANDWICH ISLES COMMUNICATIONS, INC.
ANAHOLA CENTRAL OFFICE BUILDING
Final Environmental Assessment

management practices will provide safeguards for protection of water quality during the short-term construction period. There will be no significant degradation of air, water, or noise quality.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

The project is small in scale (2.654 acres) when contrasted with the overall land area available for utility use within the DHHL Anahola-Kamalomalo'o lands (approximately 3,172 acres).

(9) Substantially affects a rare, threatened or endangered species or its habitat;

There are no known endangered or threatened flora or fauna species associated with the site.

(10) Detrimentially affects air or water quality or ambient noise levels;

The proposed project will not include any significant sources of air emissions or noise levels that would violate existing Federal or State standards. Wastewater flows will be disposed via an approved septic system. The drainage system will be designed in compliance with County and State regulations to protect the groundwater quality and not adversely impact downstream properties. Sitework will be in accordance with grading permit conditions to minimize erosion, non-point source pollution, and dust.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.

The project is located approximately 4,500 feet from the nearest shoreline (Anahola Beach) and is not located within a flood plain or other environmentally sensitive area. Shoreline, valleys, or ridges will not be impacted by the development.

(12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;

Proposed structures will be designed and built to conform to the requirements of the County zoning and building codes and will not affect any identified scenic vistas and view planes.

(13) Requires substantial energy consumption.

The construction and operation of the Anahola Central Office Building will not require substantially more energy consumption than would be required for projects of a similar type and scale. Energy conservation techniques, such as use of day lighting and energy efficient lighting, energy-efficient air-conditioning, and the use of proper building orientation and landscaping, where practical, to reduce heat loads, will be evaluated as part of the facility planning and design of the proposed facilities.

**SANDWICH ISLES COMMUNICATIONS, INC.
ANAHOLA CENTRAL OFFICE BUILDING
Final Environmental Assessment**

6.2 DETERMINATION

On the basis of the above criteria, the discussion of impacts and mitigative measures contained in this document, and the public agency and community comments received in the review of the Draft EA, the Accepting Authority (Hawaiian Homes Commission) of this Environmental Assessment has determined that the proposed project will not have a significant effects on the environment. Pursuant to Chapter 343, Hawaii Revised Statutes, the Accepting Authority has issued a finding of No Significant Impact (FONSI).

7.0 REFERENCES

Baker, H.L. et al., 1965. *Detailed Land Classification, Island of Hawai'i*. L.S. Land Study Bureau, University of Hawai'i.

Federal Emergency Management Agency, *Flood Insurance Rate Map*.

Furumoto, A.S., E. Herrero-Bervera, W.A. Adams. Hawai'i Institute of Geophysics, University of Hawai'i. *Earthquake Risk and Hazard Potential of the Hawaiian Islands*. Honolulu, Hawai'i, July 1990.

Heliker, C. *Volcanic and Seismic Hazards on the Island of Hawai'i*. U.S. Geological Survey, 1991.

Hawai'i State Department of Agriculture, 1977. *Agricultural Lands of Importance to the State of Hawai'i*. Honolulu, Hawai'i.

Juvik, S. & J. Juvik, eds., 1998. *Atlas of Hawai'i*. 3rd edition. Honolulu: University of Hawai'i Press.

PBR HAWAII. *Hawaiian Home Lands: Land Assessment Studies, Part 2 - Second Set of Priority Tracts*. Prepared for Department of Hawaiian Home Lands, Honolulu, Hawai'i, 1993.

United States Department of Agriculture Soil Conservation Service, 1972. *Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i*.

8.0 COMMENTS AND RESPONSES TO THE DRAFT ENVIRONMENTAL ASSESSMENT

The public comment period, as required by Chapter 343, Hawaii Revised Statutes, on the Draft EA for the proposed project resulted in the following responses from governmental agencies and community organizations. The comment letters and responses prepared by the planning consultant are included in this section.

8.1 COMMENTS RECEIVED ON THE DRAFT EA

STATE AGENCIES

Office of Environmental Quality Control

Department of Land and Natural Resources, Historic Preservation Division

COUNTY OF KAUAI

Department of Water

Fire Department

8.2 DRAFT EA COMMENT LETTERS AND THE APPLICANT'S RESPONSES

The following section includes the comment letters received during the review periods and the Applicant's responses.

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4185
FACSIMILE (808) 588-4186

AUG 23

August 22, 2000

Mr. Larry Fukunaga, Sandwich Isles Communications, Inc.
Pauahi Tower, Suite 2750
1001 Bishop Street
Honolulu, Hawai'i 96813

Dear Mr. Fukunaga:

We have reviewed the draft environmental assessment for the Sandwich Isles Communications, Inc., Anahola Central Office Complex, Anahola, District of Kawaihau, Island of Kaua'i, TMK: (5) 4-8-14:22, and offer the following comments for your consideration and response.

1. **DISCLOSURE OF STATEWIDE NETWORKING PLANS** - Per our meeting with Mr. Gil Tam, yourself and Gary Gill, please disclose the Statewide networking plans of Sandwich Isles Communications. Please initiate consultation with appropriate State (DLNR, OHA, etc.), County (Planning Department, Public Works, etc.) and Federal agencies (Army Corps of Engineers, U.S. Fish and Wildlife Service, National Marine Fisheries Service, etc.) and organizations (Sierra Club, Life of the Land, community associations, neighborhood boards) to assist in the preparation of an environmental assessment to determine whether a full EIS will be required for the Statewide network.
2. **CULTURAL IMPACTS** - Act 50, Session Laws of Hawai'i, 2000 (enclosed) amended the definition of "significant effect" to consider actions that may adversely affect "the economic welfare, social welfare, or cultural practices of the community and State." Please consult or ask the applicant to consult with the Office of Hawaiian Affairs and knowledgeable cultural practitioners in the area to determine if the proposed action may have an adverse effect on any cultural practices (gathering, religious rites, etc.) and report the results of your consultations in the final environmental assessment.

If there are any questions, please call Leslie Segundo at 586-4185. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".

GENEVIEVE SALMONSON
Director

Enclosure

c: Ms. Linda Chinn, DHHL
Mr. Vincent Shigekuni, PBR Hawai'i

HOUSE OF REPRESENTATIVES
TWENTIETH LEGISLATURE, 2000
STATE OF HAWAII

H.B. NO. 2895 H.D. 1

A BILL FOR AN ACT

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that there is a need to clarify that the preparation of environmental assessments or environmental impact statements should identify and address effects on Hawaii's culture, and traditional and customary rights.

The legislature also finds that native Hawaiian culture plays a vital role in preserving and advancing the unique quality of life and the "aloha spirit" in Hawaii. Articles IX and XII of the state constitution, other state laws, and the courts of the State impose on government agencies a duty to promote and protect cultural beliefs, practices, and resources of native Hawaiians as well as other ethnic groups.

Moreover, the past failure to require native Hawaiian cultural impact assessments has resulted in the loss and destruction of many important cultural resources and has interfered with the exercise of native Hawaiian culture. The legislature further finds that due consideration of the effects of human activities on native Hawaiian culture and the exercise thereof is necessary to ensure the continued existence, development, and exercise of native Hawaiian culture.

The purpose of this Act is to: (1) Require that environmental impact statements include the disclosure of the effects of a proposed action on the cultural practices of the community and State; and (2) Amend the definition of "significant effect" to include adverse effects on cultural practices.

SECTION 2. Section 343-2, Hawaii Revised Statutes, is amended by amending the definitions of "environmental impact statement" or "statement" and "significant effect", to read as follows:

““Environmental impact statement” or “statement” means an informational document prepared in compliance with the rules adopted under section 343-6 and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic [and] welfare, social welfare, and cultural practices of the community and State, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects.

The initial statement filed for public review shall be referred to as the draft statement and shall be distinguished from the final statement which is the document that has incorporated the public's comments and the responses to those comments. The final statement is the document that shall be evaluated for acceptability by the respective accepting authority.

“Significant effect” means the sum of effects on the quality of the environment, including actions that irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, are contrary to the State's environmental policies or long-term environmental goals as established by law, or adversely affect the economic [or] welfare, social welfare[,], or cultural practices of the community and State.”

SECTION 3. Statutory material to be repealed is bracketed. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.



**Sandwich Isles
Communications, Inc.**

A Waimana Company

8/28

August 24, 2000

**Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street
Suite 702
Honolulu, HI 96813**

Attention: Mr. Leslie Segundo

Dear Ms. Salmonson:

This letter responds to your letter to Larry Fukunaga dated August 22, 2000, commenting on the draft environmental assessment for Sandwich Isles Communications, Inc. (SIC), Anahola Central Office Complex located at Anahola, District of Kawaihau, Kauai (TMK Lot No. 4-8-14:55). Our reply to your comments follows the order of your comments as presented in your letter.

Comment No.1 Relating to Disclosure of SIC Statewide Network Plans

The proposed action is limited to the construction of a telephone switch building to serve Department of Hawaiian Home Lands (DHHL) communities on Kauai at the subject DHHL property. At your request, we are providing a map of our preliminary statewide network and written summary description in the subject environmental assessment. Since our planning and design for the overall network is either preliminary or uninitiated at this time, the network as shown is subject to change. SIC will meet all regulatory requirements in the development and construction of our fiber network system in a separate environmental assessment(s).

Comment No. 2 Relating to Act 50, SLH, 2000 (Cultural Impacts)

The proposed action is situated on a Hawaiian Home Lands parcel which is a small portion of a larger residential subdivision constructed in the mid-1970s. In addition, the subject parcel was deemed unsuitable for residential development in 1987 under the Anahola Development Plan to accelerate the award of 11 lots in this area, because of its location relative to the well head on the adjacent parcel, insufficient water pressure and its location in the "no-pass" zone restricting the use cesspools. The site has been utilized over past years for sugarcane cultivation, and more recently under a DHHL revocable

Ms. Genevieve Salmonson

August 24, 2000

Page 2 of 2

permit by a number of beneficiaries, and is essentially disturbed land. DHHL has indicated that should any cultural practitioners in the area desire access to sites adjacent to or in close proximity with the subject parcel, there are other points of access in this area which can provide entry for cultural practices (i.e., gathering activities and religious rites). The development of the site will not block or limit access to any existing cultural sites in the area. The Office of Hawaiian Affairs was consulted in the review process for the draft environmental assessment and has not forwarded any comments during the 30-day comment period. In addition, we have contacted Life of the Land but have not received any reply or comments from them to date.

Mahalo for your interest in our project and I trust that our reply to your comments is satisfactory. Please contact Larry Fukunaga at 524-8400 if there are any questions. Thank you very much for your assistance and please feel free to contact me at 524-8400 if there are any questions.

Sincerely Yours,



Kauhi Keliiaa
Chief Network Officer

Cc: Ms. Linda Chinn, DHHL, LMD
Mr. Noel Akamu, DHHL, LMD
Mr. Vincent Shigekuni, PBR Hawaii, Inc.
Mr. Gil Tam, Sandwich Isles Communications, Inc.
Project File

File: OEQCLTR1



SEP - 7

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWELO

COPY

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
501 Kamehaha Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

August 22, 2000

Ms. Linda Chinn
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

LOG NO: 26067 ✓
DOC NO: 0008NM16

Dear Ms. Chinn:

SUBJECT: **Historic Preservation Review EA Pre-Assessment
Sandwich Isles Communication, Inc. Anahola Central Office Complex
TMK: 4-8-14: 22, Anahola, Kawaihau, Kauai**

A review of our records indicates the absence of historic sites on this property. We do not believe that there are any significant historic sites in this area, since the area was used for water tank and cane cultivation. Therefore, we believe that this project will have "no effect" on significant historic sites.

If you have any questions, please call Nancy McMahon at 742-7033.

Aloha,

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

DON HIBBARD, Administrator
State Historic Preservation Division

c. OEQC
PBR Hawaii, Mr., Vince Shigekuni



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

September 8, 2000

Mr. Donald Hibbard
Administrator
State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
Kakuhihewa Building, Room 555
501 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Draft Environmental Assessment (EA)
Sandwich Isles Communications, Inc.
Anahola Central Office Complex
TMK: 4-8-15:22, Anahola, Kauai, Hawaii

We are responding to your letter dated August 22, 2000 to the Department of Hawaiian Home Lands (DHHL). We acknowledge that this project will have "no effect" on significant historic sites.

Thank you for participating in the environmental review process.

Sincerely yours,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Vincent Shigekuni'.

Vincent Shigekuni
Senior Associate

cc: Mr. Llewellyn Biven, Sandwich Isles Communications, Inc.
Noel Akamu, Department of Hawaiian Home Lands

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 521-5631 FAX: (808) 523-1402 E-MAIL: sysadmin@pbrhawaii.com

WAILUKU OFFICE

2123 KAOHU STREET, WAILUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4989

DEPARTMENT OF WATER

County of Kauai

"Water has no Substitute - Conserve It!"

AUG - 1

July 27, 2000

Ms. Linda Chinn
DHHL
State of Hawaii
P.O. Box 1879
Honolulu, HI 96805

Dear Ms. Chinn:

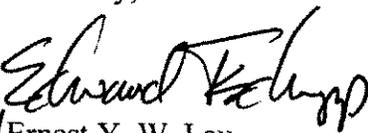
Subject: Draft Environmental Assessment (EA)
Sandwich Isles Communications, Inc.
Anahola Central Office Complex
TMK: 4-8-15:22, Anahola, Kauai, Hawaii

Any actual development will be dependent on the adequacy of the source, storage and transmission facilities existing at that time. At the present time, the storage facilities are at capacity.

The applicant is made aware that the lot is located within 1,000 feet of the domestic water well supplying water to Anahola. The applicant shall satisfy both the Department of Health and Department of Water's concerns/requirements.

If you have any questions, please call Mr. Keith Aoki of my staff at 808-245-5418.

Sincerely,


for/ Ernest Y. W. Lau
Manager & Chief Engineer

cc: Office of Environmental Quality Control
PBR Hawaii

KA/san
D:\san\docs\wrp\laoki\ea-dhhl-4-8-15-012



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

August 2, 2000

Mr. Ernest Y. W. Lau
Manager & Chief Engineer
Department of Water
County of Kauai
P.O. Box 1706
Lihue, Kauai, Hawaii 96766-5706

Dear Mr. Lau:

Subject: Draft Environmental Assessment (EA)
Sandwich Isles Communications, Inc.
Anahola Central Office Complex
TMK: 4-8-15:22, Anahola, Kauai, Hawaii

We are responding to your letter dated July 27, 2000 to the Department of Hawaiian Home Lands (DHHL). As DHHL has given Sandwich Isles Communications, Inc. (SIC) permission to coordinate directly with the Department of Water to secure a water meter for the project, we are responding on behalf of SIC.

SIC understands that any actual water development will be dependent on the adequacy of the source, storage and transmission facilities existing at that time.

We appreciate the information regarding the proximity of the domestic water well to the proposed lot. SIC is coordinating with both the Department of Health and the Department of Water to ensure that water quality from this well is not impacted by wastewater effluent from the proposed project.

Thank you for participating in the environmental review process.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3429
TELEPHONE: (808) 521-5631 FAX: (808) 523-1402 E-MAIL: pbrhi@aloha.net

WAILUKU OFFICE

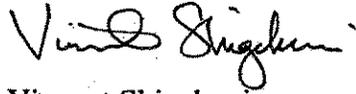
2123 KAOHU STREET, WAILUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3533 FAX: (808) 961-4989

Sincerely yours,

PBR HAWAII



Vincent Shigekuni
Senior Associate

cc: Mr. Llewellyn Biven, Sandwich Isles Communications, Inc.
Noel Akamu, Department of Hawaiian Home Lands

1979.02\EA Responses\ltr to Dept of Water.wpd

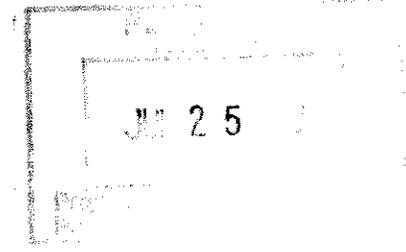
Maryanne W. Kusaka
Mayor

COPY



David K. Sproat
Fire Chief

COUNTY OF KAUAI
Fire Department
Mo'ikeha Building
4444 Rice Street, Suite 295
Lihu'e, Kaua'i, Hawaii 96766



July 24, 2000

Ms. Linda Chinn
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Ms. Chinn:

**RE: Kauai Fire Department Comments
Sandwich Isles Communications, Inc.
Anahola Central Office Complex
TMK: 4-8-14:22**

The Fire Department requests additional information regarding the proposed installation of the on-site emergency generator. The documents as submitted do not specify whether there will be a separate fuel supply tank installation OR if the unit itself shall be equipped with an integral supply tank. If the proposed fuel tank is integral with the generator assembly, no response is necessary. However, if there is to be a separate supply tank installation, the Fire Department shall review these plans for comment prior to submitting building plans for building permit approval.

The Applicant shall install a fire hydrant adjacent to the property to provide fire protection in accordance with the Kauai County Department of Water standards for such permitted use.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Kano".

Mike Kano, Captain
Fire Prevention Bureau
TEL: (808) 241-6511

cc: Office of Environmental Quality Control
PBR Hawaii



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

July 27, 2000

Mike Kano, Captain
Fire Prevention Bureau
County of Kauai
Fire Department
Moikeha Building
4444 Rice Street, Suite 295
Lihue, Kauai, Hawaii 96766

Dear Captain Kano:

We are responding to your letter dated July 24, 2000 on behalf of Sandwich Isles Communications, Inc.

In response to your question regarding the on-site emergency generator, the unit is presently designed to be equipped with an integral supply tank. In regards to the matter of the fire hydrant, Sandwich Isles Communications, Inc. is presently designing a fire hydrant in accordance with Kauai County Department of Water standards.

Thank you for participating in the environmental review process.

Sincerely yours,

PBR HAWAII

Vincent Shigekuni
Senior Associate

cc: Mr. Llewellyn Biven, Sandwich Isles Communications, Inc.
Noel Akamu, Department of Hawaiian Home Lands

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96815-3429
TELEPHONE: (808) 521-5631 FAX: (808) 523-1402 E-MAIL: sysadmin@pbrhawaii.com

WAILUKU OFFICE

2123 KAONU STREET, WAILUKU, HAWAII 96793-2204
TELEPHONE: (808) 242-2878 FAX: (808) 242-2902

HILO OFFICE

101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4989

**SANDWICH ISLES COMMUNICATIONS, INC.
ANAHOLA CENTRAL OFFICE BUILDING
Final Environmental Assessment**

Appendix A

Memorandum from Kauai Electric

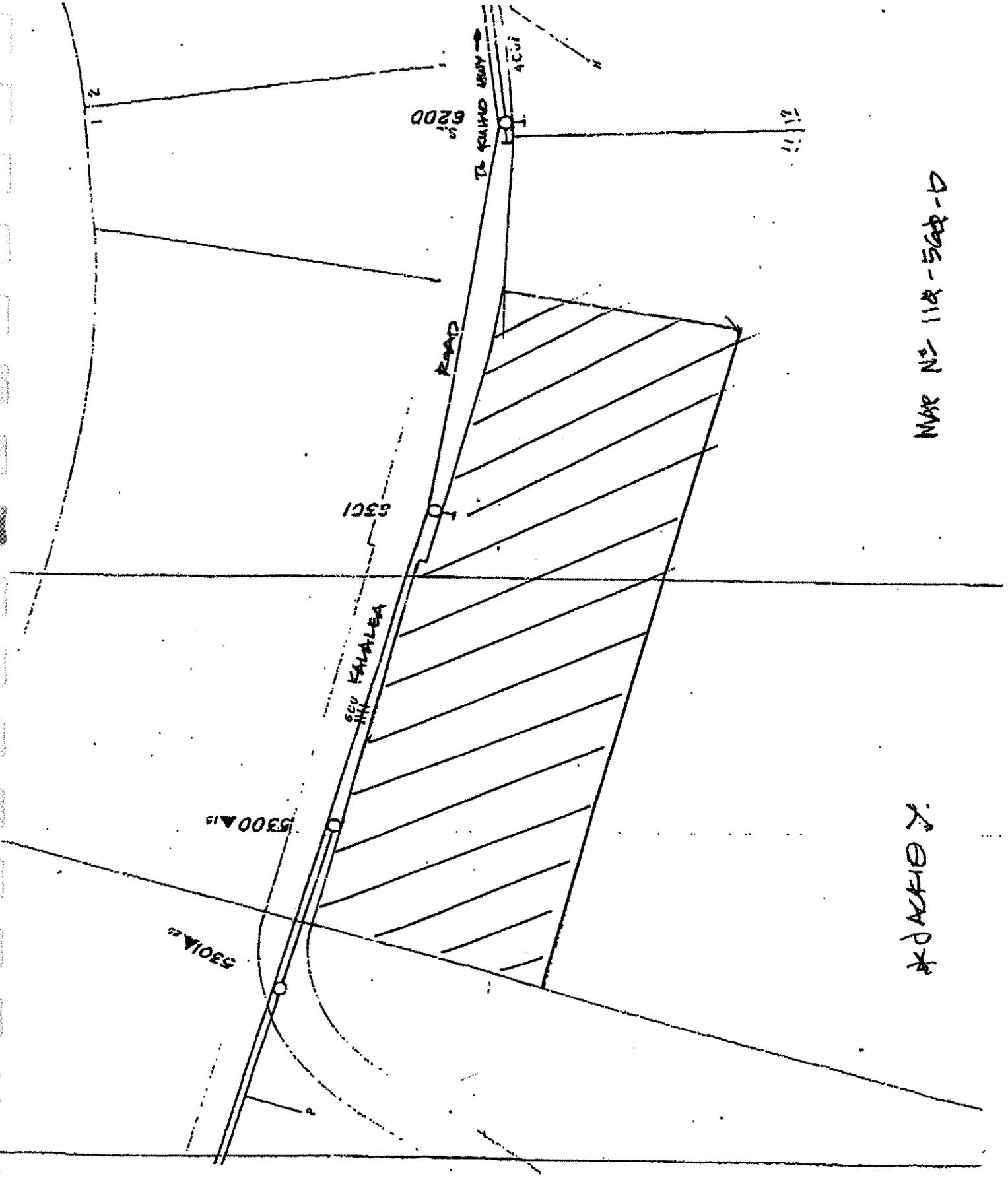


4463 Pahee Street
 Lihue, HI 96766-2032
 Phone: (808) 246-4340

FAX MEMORANDUM

| | |
|-------------------|--|
| TO: | LARRY FUKUNAGA |
| FAX NO: | 599-4653 |
| TOTAL PGS: | 2, INCLUDING THIS PAGE |
| FROM: | Jackie Yasutake Service Assurance (Engineering) |
| PHONE NO: | (808) 246-4357 |
| FAX NO: | (808) 246-4316 |
| DATE: | May 15, 2000 |
| SUBJECT: | <u>4-8-15:22</u> |
| FILE NO: | |

FAXING OVER KE FACILITY MAP. YOU HAVE 1 PHASE OR 3 PHASE AVAILABLE TO YOU OFF POLE #6301 OR 5300. THESE POLES BEING LOCATED ON YOUR PROPERTY SIDE OF ROAD WILL MAKE AN UNDERGROUND SERVICE EASY. AS LONG AS YOUR METER LOCATION IS WITHIN 125' OF EITHER OF THESE POLES, NO EASEMENT WILL BE NEEDED. I WILL START A FILE FOR YOU AS SOON AS I RECEIVE YOUR APPLICATION & YOUR VOLTAGE REQUEST AND DEMAND FROM M & K ENGINEERS. CALL ME ANYTIME WITH QUESTIONS.



MAP NO. 112-564-D

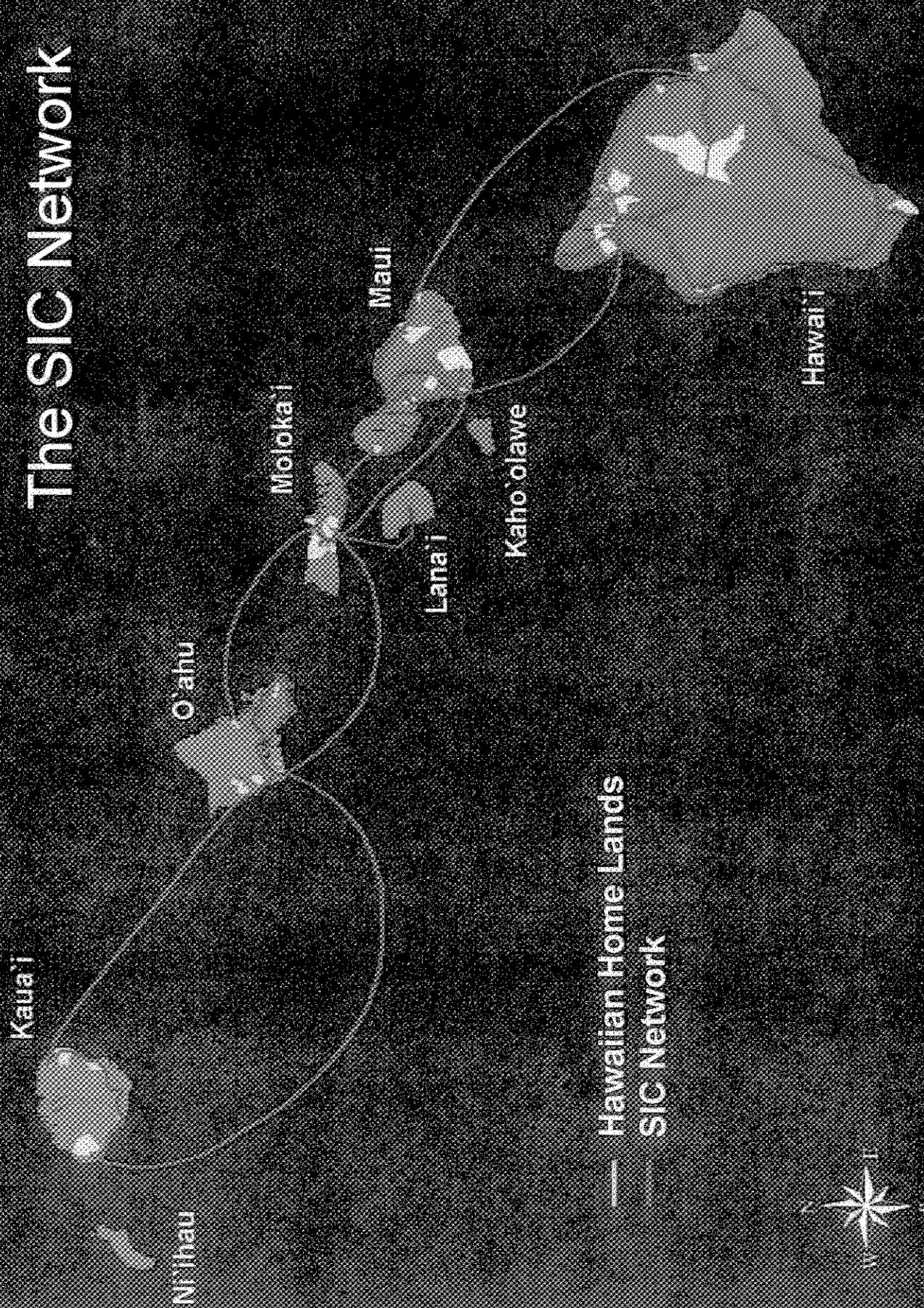
K. O'HARA

115-560,565
110-560,565

Appendix B

The SIC Network

The SIC Network



— Hawaiian Home Lands
- - - SIC Network

