DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 923-4432

January 26, 1993

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
(0EQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii  96813

Dear Mr. Choy:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment/Determination
Negative Declaration

<table>
<thead>
<tr>
<th>Recorded Owner</th>
<th>Kekauoha Family</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>KFC Hawaii</td>
</tr>
<tr>
<td>Agent</td>
<td>AM Partners, Inc.</td>
</tr>
<tr>
<td>Location</td>
<td>87-1978 Farrington Highway</td>
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<tr>
<td>Tax Map Key</td>
<td>8-7-31: 10</td>
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<tr>
<td>Request</td>
<td>New Drive-In Restaurant</td>
</tr>
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<td>Determination</td>
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Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

Approved

DONALD A. CLEGG
Director of Land Utilization

DAC:jht
Attach.
G:ndkfc.jht
DRAFT ENVIRONMENTAL ASSESSMENT FOR A SPECIAL MANAGEMENT AREA PERMIT

KFC NANAKULI

Nanakuli, Oahu, Hawaii

October 1992
DRAFT ENVIRONMENTAL ASSESSMENT FOR A
SPECIAL MANAGEMENT AREA PERMIT

KFC NANAKULI

Nanakuli, Oahu, Hawaii

Applicant:
Kentucky Fried Chicken

Accepting Authority:
Department of Utilization
City and County of Honolulu

Prepared by:
AM Partners, Inc.

October 1992
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I. PROJECT SUMMARY

Project Name: Kentucky Fried Chicken-Nanakuli

Applicant: Kentucky Fried Chicken

Accepting Authority: Department of Land Utilization
City and County of Honolulu

Project Location: 98-1978 Farrington Highway
Nanakuli, Oahu, Hawaii

The project site is bounded by Farrington
Highway and a private access road
between Lualualei Naval Road and
Maaloa Street, and a commercial
structure along Maaloa Street and
Farrington Highway.

Tax Map Key: 1-8-07-31:10

Landowner: The project site will be leased from the
fee owners:
May A. Kekauoha
Edna E. Kekauoha
Charles Kupahu
Edith Kekauoha Kaninau
Warren K. Kekauoha
Leeward K. Kekauoha
Dale H.K. Akoi
George W. Kekauoha
Willard K. Kekauoha
Clifford N. Kekauoha
Barbara K. Kekauoha Aldous
Land Area: 20,614 square feet

Existing Use: The project site presently operates as a fast food restaurant called Big-Daddy's Drive-In.

State Land Use Designation: Urban

Development Plan Land Use Designation: Commercial

Development Plan Public Facilities Map: Improvement District

Zoning Designation: B-1 (Neighborhood Business District)

Project Description: The proposed project will consist of a Kentucky Fried Chicken fast food restaurant with drive-through service, a parking lot, and landscaping.

Summary of Impacts: Short-term impacts resulting from construction related activities will only last during the construction period. Standard construction mitigation measures will be taken to alleviate construction related impacts.

Long-term impacts affecting the environment are not expected to vary from the existing use of the site. Vehicular traffic, noise and air quality are not expected to create any significant impact over the existing conditions.
II. PROJECT DESCRIPTION

A. Technical Characteristics

The project site (TMK: 1-8-07-31: 10) is bounded by Farrington Highway and a private access road between Lualualei Naval Road and Maaloa Street, and encompasses 20,614 square feet (Figure 1). The site is adjacent to a former wooden commercial building and a residential area. Nearby land uses include single family residential areas, Maile Commercial Center, Pacific Shopping Mall, Nanakuli Mall, and Nanakuli Beach across the street. The drive-in restaurant will be demolished and replaced by the proposed project.

The proposed project consists of a Kentucky Fried Chicken (KFC) retail outlet. The 2,500 square foot structure will include food storage, preparation, and service counter areas, and an enclosed dine-in area with seating for approximately 50 customers (Figure 2). The building exterior will feature standard KFC architectural details including a cupola, canopy, drive-through service, and awning. The structure will incorporate extensive glazing which will allow beach park views from the enclosed dining area. A plaster finish will be used throughout the exterior wall surfaces.

The roof line of the main structure will be approximately 16-feet above the finished grade, while the cupola will extend to 22-feet above grade. The restaurant will be approximately 3 feet above the grade adjacent to the property, and have a finished floor elevation of 11 feet above mean sea level in conformance with the Federal Insurance Rate Map (FIRM) determined elevation for the area (Figure 3).

Drive-through service and parking for 14 cars will be accessed from, and egress to Farrington Highway. The drive-through will feature car-hop service which will utilize a service intercom system. The
drive-through window will only be used for food pick-up and money exchange. An escape lane will be provided adjacent to the drive-through lane. No service access will be permitted onto the private road located on the south-east boundary of the site.

The paved parking areas and a loading zone will be located mauka of the structure. Six-foot high perimeter screen fencing will be provided at the side and back boundaries of the lot. Indigenous regional flora types including small canopy trees will be incorporated throughout the site to complement the contextual influences of the surrounding area.

B. Social Characteristics

The project site is within Census Tract 96.01 and bounded by Lualualei Naval Road, Kolekole Road, the Military Reservation Boundary, and Pili O Kahe Gulch. According to the 1991 State of Hawaii Data Book, the area had a population of 5,974 in 1990.

The facility will provide employment for approximately 12 full-time and 12 part-time positions. The proposed use will also provide construction employment opportunities. Sales, income, and secondary taxes will be generated beyond the existing use.

C. Estimated Cost

The estimated construction cost of the project is approximately $550,000. The completed, furnished project will have and estimated value of $1,100,000.

D. Development Schedule

The project will be developed in one continuous phase. It is anticipated that construction will be completed in 1993.
Figure 3: Exterior Elevations of KFC Restaurant
Source: AM Partners, Inc.

KFC NanaKull
III. AFFECTED ENVIRONMENT

A. Property Description

The project site currently operates as a fast food restaurant called Big Daddy's Drive-In. Structures on-site consist of the main food preparation and service counter building, and a sign located at the Intersection of Farrington Highway and a private road. A covered seating area is located along the front of the service counter. Grass, and several trees and shrubs are the only additional improvements on the site. The site is not curbed or guttered. Vehicular access to the site is off Farrington Highway through an unpaved driveway.

B. Geographical Characteristics

1. Topography

The site is relatively flat, showing no signs of unusual topographic features, significant trees or plants. The site is at grade with the adjacent highway.

2. Climate

Climatic conditions in the area are generally known to have mean temperatures ranging between 72.1 degrees Fahrenheit in the winter and 79.9 degrees Fahrenheit during the summer, with humidity levels varying from 72 percent to 56 percent. The annual average of precipitation is 20 inches.

3. Soil

According to the U.S. D. A. Soil Survey of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, the site is comprised of coral outcrop which are coral or cemented
calcareous sand that make up 80 to 90 percent of the area. The remaining 10 to 20 percent constitute a thin layer of friable, red soil material in cracks, crevices found within the coral outcrop.

C. Water Resources

1. Flood Plain Management

According to Panel 100 C of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is zoned AE which indicates that it is within the 100-year flood hazard area (Figure 4). The project area is determined to have flood elevation level of 11 feet above the mean sea level.

2. Special Management Area

Under Chapter 205 A, Hawaii Revised Statutes Chapter 343 and Chapter 33, Special Management Area, the project site is determined to be within the Special Management Area (Figure 5).

3. Tsunami Inundation

Civil Defense Tsunami Inundation Maps have determined the site to be within the vulnerable inundation area (GTE Hawaiian Telephone Company, March 1992-1993).

D. Flora and Fauna

No rare or endangered species of plants were identified on the project site. On-site flora consists of a few exotic ornamental shrubs, grasses, and noxious weedy species. Similarly, there is no
Figure 4: Flood Insurance Rate Map
Source: Flood Insurance Rate Map for City & County of Honolulu

KFC Nanakuli
October 1992
Figure 5: Special Management Area - Waianae
Source: City & County of Honolulu

KFC Nanskull

October 1992
evidence of rare or endangered species of fauna presently inhabiting the site. Probable wildlife may consist of introduced bird species, rats, stray dogs and cats.

E. Infrastructure and Utilities

1. Vehicular Access

Vehicular access to the project site will be located off Farrington Highway. The location of this driveway is similar to the existing ingress and egress pattern.

2. Water

The project will continue to be serviced by existing waterlines. Demand for this service is not expected to vary significantly from the existing use.

3. Wastewater

Existing wastewater lines are expected to continue service for the proposed use. Demand for this service is not expected to vary significantly from the existing use.

4. Drainage

The site is presently naturally drained with no runoff diversion system. A drainage plan will be developed during the design phase for the new facility.
5. Solid Waste

It is expected that the existing refuse collection service will continue to service the project location.

6. Electrical and Telephone Service

Telephone and electrical services at the project site shall continue to be provided by Hawaiian Telephone Company and Hawaiian Electric Company.

F. Public Facilities

1. Schools

Nanaikapono Elementary School, Nanakuli Intermediate and High School will service the project area, however, the proposed use is not expected to have any impact on school services.

2. Parks

Nearby recreational parks include Nanakuli Beach Park and school ground playfields.

3. Police

Police protection service will continue to be provided by patrols based at the Wai'anae Police Substation (Personal Communication).

4. Fire

The proposed site will continue to be serviced by the
Nanakuli Fire Station. Building plans will be submitted to the fire department for permit approval (Personal Communication).

5. Emergency Medical Service

The nearest full service medical facilities from the project site are St. Francis Medical Center West, located off of Farrington Highway, on the outskirts of Waipahu, and Punawali Clinic situated on the corner of Farrington Highway and Le'o'ole Street in Waipahu. Emergency service for the project area is provided from the Waianae Fire Station (Personal Communication).
IV. PLANS, POLICIES, AND CONTROLS

A. Federal

No Federal land management programs are applicable to the proposed site.

B. State

The State Land Use Map has designated the development site for urban use.

C. City and County

1. Development Plan Land Use and Public Facilities Maps

According to the City and County Development Plan Map, the project site is designated for commercial use (Figure 6). The Public Facilities Map identifies the project area as an improvement district (Figure 7).

2. Zoning

The Land Use Ordinance Map identifies the site as B-1, Neighborhood Business District (Figure 8).
Figure 6: Development Plan - Waianae
Source: City & County of Honolulu

KFC Nanakuli
October 1992
Figure 7: Public Facilities Map - Waianae
Source: City & County of Honolulu

KFC Nanakuli
October 1992
V. SUMMARY OF MAJOR IMPACTS

Implementing the proposed project will result in two general impact categories: short-term construction related impacts and long-term impacts following the operation of the developed site. These impacts are presented below.

A. Traffic

Short-term construction related impacts during the construction period may include construction vehicle traffic causing an increase in traffic. However, appropriate mitigation measures shall be taken to minimize any traffic inconvenience. Construction hours shall conform with applicable traffic standards to minimize peak hour traffic impacts.

While the proposed use is similar to the existing use, traffic variations may occur due to the drive-through service which will be offered. According to a preliminary traffic survey prepared for the project, an approximate peak maximum volume of 400 cars per day, or 38 cars per hour can be expected over a 12-hour operation period. The site is located between signalized intersections which should minimize any traffic disruptions along Farrington Highway.

B. Noise

Potential short-term noise impacts may occur during the construction period, resulting from on-site preparation stages and the operation of heavy equipment. Long-term impacts are not expected to vary from existing site conditions.
C. Air Quality

The nearest air quality station is located at Barber's Point. Based on the 1991 State of Hawaii Data Book, the results taken from 1990 show that the annual range of particulates suspended was 21 to 38 micrograms per cubic meter with an average of 28. Air quality in the project area is expected to remain excellent.

D. Historic and Archaeological Resources

Since the project site has been in active urban use, it is unlikely that archaeological subsurface remains will be found. In the event that any sub-surface artifacts are found during the course of construction, all work will cease and the State Historic Preservation Officer will be notified. The Department of Land and Natural Resources State Preservation Division has confirmed in a letter that no known historic sites are located in the project area. (Section IX).
VI. ALTERNATIVES CONSIDERED

A. No Action Alternative

The no action alternative involves no changes to the site. The existing drive-in use would continue until the landowner pursues alternative uses. This option was not pursued by the applicant since the site was well suited for the applicant's proposed use.

B. Action Alternative

The proposed use was selected by the applicant because it was viewed as a profitable location for the applicant's principal business: convenience food retailing. The location provides the demographic support necessary to enter a financially viable operation. The proposed use will replace a similar operation and is not expected to adversely impact the existing environment.
VII. MITIGATION MEASURES

Mitigation measures will be taken to minimize construction related impacts such as traffic, noise, and dust. Mitigation measures will include specific construction hours to minimize noise near the residential areas, construction traffic management plans to reduce traffic impacts, and the dust screens to reduce particulates from circulating in the air.

Although construction impacts in general are unavoidable, mitigation measures will be taken wherever possible. All construction related activities will comply with Federal, State and County regulations.
VIII. COMMENTS RECEIVED DURING PRE-ASSESSMENT CONSULTATION

Several agencies were consulted during the pre- environmental assessment period. Comments received from this early consultation are presented in this section.

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<td>U.S. Army Corps of Engineers</td>
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<td>Department of Defense</td>
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<tr>
<td>Department of Land and Natural Resources, Historic Preservation Office</td>
<td>September 14, 1992</td>
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<td>Department of Transportation</td>
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<tr>
<td>Department of General Planning</td>
<td>October 9, 1992</td>
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<td>Board of Water Supply</td>
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<tr>
<td>Fire Department</td>
<td>Personal Communication</td>
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<td>Police Department</td>
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DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96762-5440

October 2, 1992

Attention: Mr. Taejong Kim
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Sir/Madam:

Thank you for the opportunity to review and comment on the draft Environmental Assessment for the Special Management Area Permit for a Kentucky Fried Chicken retail outlet in Nanakuli, Oahu, Hawaii (TMR: 1-8-07:10). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. It appears the project does not involve work in the waters of the United States; therefore a DA permit is not required.

b. According to the enclosed Federal Emergency Management Agency's Flood Insurance Rate Map Panel 150001 0100 C dated September 28 1990, the proposed project site is located in Zone AE (areas inundated by the 100-year flood with a base flood elevation of 11.0 feet above mean sea level).

Sincerely,

[Signature]
Kirk Cheung, P.E.
Director of Engineering

Enclosure
October 13, 1992

Engineering Office

Taeyong Kim
AM Partners, Inc,
1164 Bishop Street, Suite 1000
Honolulu, HI 96813

Dear Mr. Kim:

Subject: Draft Environmental Assessment
KFC Nanakuli, Oahu
Keahole, North Kona, Hawaii

Thank you for providing us the opportunity to review the above mentioned environmental assessment.

We have no comments to offer at this time regarding the project.

Sincerely,

Jerry M. Matsuda
Lieutenant Colonel
Hawaii Air National Guard
Contracting and Engineering Officer
September 14, 1992

Ms. Taeyong Kim
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, HI 96813

Dear Ms. Kim:

SUBJECT: KFC Nanakuli
Wai'anae, Wai'anae, O'ahu
TMK: 8-7-31: 10

Thank you for the opportunity to review this project. A review of our records shows that there are no known historic sites at this parcel. The parcel has been developed and is presently known as Big Daddy's Drive-In. This land alteration makes it unlikely that significant historic sites are present. Therefore we believe that construction of this project will have "no effect" on such sites.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

TD: amk
October 9, 1992

Mr. Taeyong M. Kim  
AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, Hawaii 96813

Dear Mr. Kim:

Preliminary Draft Environmental Assessment  
for KFC Nanakuli

In response to your request of September 14, 1992, we have reviewed the subject document and offer the following comments:

1. Item IV.C.1 on page 14 should be clarified to read Development Plan Land Use and Public Facilities Maps.

2. The subject project is in conformance with the "Commercial" designation of the site on the Waianae Development Plan Land Use Map.

3. The Waianae Development Plan Public Facilities Map indicates the proposed project site is within a sewer improvement district (Nanakuli Sewers, Section 2, Improvement District) and adjacent to improvements within existing right-of-way (Farrington Highway Improvements - Nanakuli to Waianae).

4. Through our recent discussions with representatives of the Waianae community, we understand there is a concern over the proliferation of fast food restaurants along Farrington Highway. Residents are interested in promoting urban design that is compatible with the rural Hawaiian character of the community. Accordingly, the EA should address the aesthetics of the proposed development, particularly how the design responds to contextual and community influences.
Mr. Taeyong M. Kim  
October 9, 1992  
Page 2

Should there be any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,

[Signature]

BENJAMIN B. LEE  
Chief Planning Officer

BBL:ft
October 12, 1992

AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Attention: Taeyong Kim

Gentlemen:

Subject: Kentucky Fried Chicken -- Nanakuli
Draft Environmental Assessment (EA)
Tax Map Key: 8-07-31: 10

This is in response to your letter dated September 14, 1992 requesting our review of the preliminary draft of the EA for the subject project.

We understand that the access to this project will be from Farrington Highway which is a State Department of Transportation facility. We, therefore, have no objections to this project.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

Sincerely,

[Signature]

JOSEPH M. MAGALDI, JR.
Director
Mr. Taeyong M. Kim
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Your Letter of September 14, 1992 Regarding the Preliminary Draft Environmental Assessment for a Special Management Area Permit for a Proposed Kentucky Fried Chicken Retail Outlet, Nanakuli, TMK: 8-7-031: 010, Farrington Highway

Thank you for the opportunity to review and comment on the proposed Kentucky Fried Chicken retail outlet project. We have the following comments to offer:

1. There is a 1-1/2-inch water meter serving the project site.

2. The availability of additional water will be determined when the building permit application is submitted for our review and approval. If additional water is made available, the applicant will be required to pay the prevailing Water System Facilities Charges and any applicable meter installation charges.

3. If a 3-inch or larger meter is required to accommodate the project, construction drawings showing the installation of the meter should be submitted for our review and approval.

4. The proposed project is subject to our cross-connection control requirements prior to the issuance of the building permit application.

If you have any questions, please contact Bert Kuoka at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

Pure Water... man's greatest need - use it wisely
IX. REFERENCES


