

Draft Environmental Assessment
Submitted Pursuant to Hawai'i Revised Statutes,
Chapter 343

Anahola Commercial Kitchen
Na Mahi'ai O Anahola, Akamai Project
Anahola, Kaua'i, Hawai'i 96703

Tax Map Key: (4) 4-8-03: 004

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NKN Project Planning
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1.0 PROJECT DESCRIPTION

1.1 Location

The Anahola Commercial Kitchen, Na Mahi'ai O Anahola, Akamai Project, is located in Anahola, in the district of Kawaihau on the island of Kaua'i. The property is bounded on the north and west by residential parcels, to the east by Kūhiō Highway, and to the south by undeveloped agricultural lands.

The proposed commercial kitchen site is located on the eastern portion of Tax Map Key (4) 4-8-03:004. The total acreage contained in TMK (4) 4-8-03:004 is 35.72 acres. The leased portion of the project site is 9.7 acres, or 27% of the total parcel. Location and parcel maps are found in **Exhibit 1** and **Exhibit 2** respectively.

The site is adjacent to the Anahola Hawaiian Homes Association's (AHHA) office/facility and Hawaiian Homestead Technology Center (HHT) on Ioane Road, and the Kamika Anahola Subdivision residential lots. The project is located about 13 miles from Lihue.

1.2 Proposed Action

In 2004, the University of Hawai'i, Kaua'i Community College (KCC) received a grant from the U.S. Department of Housing and Urban Developments (HUD) Alaska Native/Native Hawaiian Institutions Assisting Communities Grant Program. KCC, along with the Anahola Hawaiian Homes Association (AHHA), the Council for Native Hawaiian Advancement (CNHA), and other public and private partners, are working together to develop the *Anahola Community Agribusiness Microenterprise Program* (ACAMP). ACAMP is a community agriculture training and agribusiness incubation center in the Anahola Hawaiian Homestead area on Kaua'i. AHHA has secured a lease agreement and revocable permit with the Department of Hawaiian Home Lands providing site control for the project.

This proposed action involves one component of the larger ACAMP project, which is to construct a commercial kitchen to store, process and sell agricultural products to be grown on nearby farm lands. The total cost of the project is estimated to be \$430,500 which includes the kitchen structure, septic and utilities, electrical, plumbing, related infrastructure such as parking and driveway access improvements, and architectural and engineering services.

In addition to the commercial processing, storage, kitchen and retail activities, other projects associated with the facility include:

- Customized training such as proper usage of commercial kitchen equipment and standardized packaging procedures.
- Development of an incubator farm or experimental farm nearby.
- Management of the activities and facility will occur offsite at the Council for Native Hawaiian Advancement, in collaboration with KCC and the AHHA.

1.3 Environmental Review Trigger

Use of State or County lands or funds triggers the environmental review process as defined by Chapter 343, Hawai'i Revised Statutes (HRS). Therefore, an Environmental Assessment is required.

1.4 Land Use

The State Land Use District is *Agricultural*. The County of Kaua'i General Plan land use designation is *Residential Community*, and the County Zoning District is *Open*. The Department of Hawaiian Home Lands, Kaua'i Island Plan for the Anahola/Kamalomalo'o area designates the project site as a *Community/Commercial* land use district.

Because the project is located on the State of Hawai'i, Department of Hawaiian Homelands property, no land use permits are required. However, a building permit will be obtained to ensure the structure is compliance with the County of Kaua'i's building codes.

1.5 Project Schedule, Permits Required and Approximate Costs

The preliminary schedule and permits for the project include:

- Draft Environmental Assessment 2nd Qtr 2010
- Building Permit 3rd Qtr 2010
- Construction Begins 3rd Qtr 2010
- Completion 1st Qtr 2011

The total cost of the project is estimated to be approximately \$430,500.

1.6 Technical Characteristics and Public Services

Commercial Kitchen

Currently, there are no completed structures on the site. The commercial kitchen facility will encompass a total lot coverage of approximately 3,392 square feet (kitchen = 1,242 sq. ft., parking and driveway = 2,150 sq. ft.). Partial foundations for the structure are in place. Construction was temporarily halted after determining that an Environmental Assessment was required for the project. Prior to construction of the foundations, the footprint area for the kitchen was graded in compliance with County of Kaua'i standards.¹

A site plan for the proposed kitchen and parking area is shown in **Exhibit 3**. The floor plan and exterior elevations of the kitchen are shown in **Exhibit 4 & 5**.

¹ County of Kaua'i grading and sediment control ordinance #808.

Parking and Transportation

Currently existing is an informal entrance from Kūhiō Highway, directly onto the subject property. The applicant is exploring with the State Department of Transportation the possibility of using this as the permanent vehicular access by re-striping the highway left-turn lane, and extending the length of the lane towards Līhu'e.

As an alternative, vehicular access to the commercial kitchen could be to turn *mauka* off Kūhiō Highway onto Ioane Road, then left on to Kapunohu Street to then access the to-be-constructed gravel driveway which leads to the kitchen and parking area. Pedestrians can access the kitchen facility via the *mauka* side of Kūhiō Highway, or by walking or biking through the AHHA complex on Ioane Road.

The *Kaua'i Bus* has bus stops in the vicinity of Kukuihale Road, about two "blocks" north the project area. Bus service operates on a limited schedule, with busses running about once every hour between 6:45 AM and 6:45 PM.

Police and Fire Services

The Kapa'a Fire Station is located about six miles from the project site. A new fire station is currently under construction in Keālia, about three miles away, and is scheduled for completion in January 2011. The Kaua'i Police Department (KPD) substation is located in Kapa'a, adjacent to the Kapa'a Beach Park, approximately four miles away. The main KPD headquarters is located in Līhu'e.

Medical Services

Emergency medical services are provided through the County's 911 communications center. Ambulance service is provided by American Medical Response.

Regional medical services are available at Samuel Mahelona Memorial Hospital on Kawaihau Road at the northern end of Kapa'a, approximately four miles away and ten minutes by automobile.

Wastewater Disposal

Wastewater disposal at the site will be handled by a new septic system. The estimated wastewater demands generated by the kitchen is 1,000 gallons per day.

Solid Waste and Water

Solid waste disposal is provided by the County of Kaua'i, Department of Public Works. The property will be provided with potable water from the County of Kaua'i's existing domestic water system. The facility will require the construction of a new

water line which will connect to the County's water system at the end of Kapunohu Street.

Utilities and Communications

Utilities available at the subject parcel include electrical service by Kaua'i Island Utility Cooperative and telephone service by Hawaiian Telcom. Broadband Internet access is provided by the Sandwich Isles Telecommunications.

1.7 Socio-Economic Characteristics

Demographic Data

Anahola is primarily a Native Hawaiian community with residents residing on State of Hawai'i Hawaiian Home Lands. The 2008 resident population of Kaua'i was 63,689,² with 2,174 residing in the Anahola census tract. The 2000 Census indicates that for the Anahola Census Designated Place, there was a resident population increase of 63.6% from the 1990 census data.³ Other relevant information follows:

<u>Description</u>	<u>Census Tract</u> <u>402.01</u>
Population	2,174
Number of Households	652
Median Household Income in 1999 (dollars)	\$37,885
Per Capita Income in 1999 (dollars)	\$15,086
Individuals Below Poverty Level (2000 census)	338
Percent Below Poverty Level (2000 census)	14.9%

According to the U.S. Census Bureau, the predominant one-race ethnic groups are 40.5% Native Hawaiian and other Pacific Islander, 24.4% White, 6.6% Asian, 7.5% Hispanic or Latino. Two or more races is 26.4%, and other races is 2.1%.

Environmental Justice

A community meeting was held at Anahola Hawaiian Homes Association office on February 28, 2010. To publicize the meeting, meeting notices were distributed to community individuals and surrounding landowners.

The 10 residents who participated in the public meetings did not express any concerns related to the subject of environmental justice such as adverse impacts on marginalized populations, or social or economic impacts on indigenous groups. A summary of the meeting is included in **Appendix A**.

² The State of Hawai'i, Department of Business, Economic Development and Tourism 2008 Data Book.

³ The DBED&T 2008 Data Book records the 1990 population as 1,181 residents, and 1,932 residents for the year 2000, an increase of 63.6%.

Cultural Impact Assessment

Act 50 requires state agencies and other developers to assess the effects of proposed land use or shoreline developments on the “cultural practices of the community and State” as part of the HRS Chapter 343 environmental review process (2001).

Analysis of the potential effect of the project on cultural resources, practices or beliefs, its potential to isolate cultural resources, practices or beliefs from their setting, and the potential of the project to introduce elements which may alter the setting in which cultural practices take place were assessed as a result of the community meeting. Based upon that information, it is reasonable to conclude that pursuant to Act 50, Hawaiian rights or any ethnic group, related to gathering, access or other customary activities within the project area will not be affected and there will be no adverse effect upon cultural practices or beliefs by the expansion of the library at the site.

Historic, Cultural and Archaeological Resources

The project site does not contain any historic or archaeological sites listed on the State and National Registers of Historic Places. In the Anahola area, the Anahola School Buildings and Anahola Dune Burials are listed on the Hawaii Register of Historic Places.⁴ Five archaeological sites in the Anahola area were identified by Wendell Clark Bennett.⁵

Economic

There will be short-term economic benefits to the island such as employment of contractors and construction workers who will build the commercial kitchen facility.

Direct long-term employment is anticipated to include one full time position. Indirect jobs or employment could be generated by those who use the kitchen for food preparation, processing farm products, retail sales, catering, etc.

1.8 Environmental Characteristics

Climate, Rainfall and Wind

Anahola has a mild year-round climate as cool tradewinds from the northeast prevail throughout the year. Occasionally there may be Kona winds originating from a southwest direction. Annual temperature range from about 60 to 85 degrees. Rainfall in the project area is approximately 50 inches per year. Anahola rain gage #AHH1 to the west of the project area.

⁴ Anahola School Buildings (TMK 4-8-005:001) and Anahola Dune Burials (TMK 4-8-007:001).

⁵ *Archaeology of Kaua‘i*, Sites 113-116.

Flora and Fauna

No formal botanical study was conducted as part of this project. Grading for the kitchen occurred in September 2009 and since then, the area has remained mostly free of any vegetative growth except for a few weeds and grasses. Immediately adjacent to the project area are introduced flora species such as sugar cane, guava, Christmas Berry, California Grass, and Hilo Grass.

Common non-native birds, such as mynahs, doves, and cardinals have been observed on the site. The area may also provide habitat for introduced rats, mice, and feral animals, such as cats and dogs.

According to the Hawai'i Natural Heritage Program, at the University of Hawai'i, there were no rare or endangered species recorded specifically at the project site.

The subject area is known by the Department of Land and Natural Resources, Division of Forestry and Wildlife to be an historic flyway for two native species: the Threatened Newell's shearwater (*a'o* or *Puffinus newelli*) and the Endangered Hawaiian petrel (*ua'u* or *Pterodroma phaeopygia*). There are nesting colonies mauka of the town of Anahola - often referred to as the "Anahola colony area." From 1979-2002 the Anahola area was associated with >75% of adult shearwater mortality.⁶

Soils, Geology and Topography

According to the National Resources Conservation Service soil survey⁷, the soil type for this site is *Līhu'e Silty Clay, 0 to 8 percent slopes* (LhB). *Līhu'e* soils have a surface layer of dusky-red to dark reddish brown, firm to friable silty clay. The subsoil is dark-red to dark reddish-brown, firm silty clay.

Līhu'e soils are used for sugarcane, pineapple, pasture, truck crops, orchards, wildlife habitat, and homesites. Permeability is moderately rapid, runoff is slow, and the erosion hazard is no more than slight.

Elevations of *Līhu'e* soils are from 0 to 800 feet. The surrounding area is fairly level, and generally slopes *makai* towards the ocean.

The lands in the area of the subject property have been designated "B" by the Land Study Bureau's agricultural productivity ratings.⁸ Agricultural Lands of Importance to the State of Hawai'i (ALISH) rate the area as *Prime* agricultural lands.

⁶ Division of Forestry and Wildlife communication citing the SOS database (Planning Solutions 2003 working paper #2, fig. 6).

⁷ NRCS: Soil Survey Area, Version 6, Dec 31, 2006.

⁸ State of Hawai'i, Department of Business, Economic Development & Tourism. Office of Planning. Land Study Bureau maps.

Kaua‘i is the oldest major island of the Hawaiian chain, and about 5 million years old. Formed by volcanoes, the last known eruption on the island occurred about 400,000 years ago, compared to the youngest Hawaiian island. The 533-square-mile island is home to ancient lava-flow cliffs and eroded valleys, white sand beaches, canyons, lava pillows and ancient landslides offshore, tropical forests, coral reefs and waterfalls. The project area is bounded to the west by the Anahola Mountains and the Pacific Ocean on the east.

Hazards: Flooding, Tsunami, Hurricanes, and Brownfields

The project site is one of the areas studied in the Federal Emergency Management Agency (FEMA), Flood Insurance Study, County of Kaua‘i Hawai‘i, September 16, 2005. The parcel is identified on the Federal Emergency Management Flood Insurance Rate Map, Panel 150002-0095E, and shows the subject parcel located in Zone X. Zone X is an area determined to be outside the 500 year floodplain.

Anahola, along with most other areas of Kaua‘i, are vulnerable to damage from high winds and hurricanes.

In 2003, the County of Kaua‘i's conducted a Brownfields Inventory and Assessment, and compiled an inventory of potential Brownfields⁹ sites on Kaua‘i. Two potential brownfield sites in the Anahola area were selected for study: an area of land in the Anahola area formerly used for sugar cane cultivation, and land used as a temporary landfill after Hurricane Iniki (1992). See Section 2.10 below for additional details.

2.0 AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

2.1 Existing Land Use

The subject area is currently undeveloped except for the previously mentioned commercial kitchen foundations. Presently, there is also an unused temporary and moveable tent on the property. Both will be relocated.

The land was previously in use for sugar cane cultivation, but since the late 1960's has been fallow and unused for agricultural production.

Impacts and Mitigation Measures

No negative impacts are anticipated as a result of construction this commercial kitchen. Construction of the commercial kitchen will provide a location for job training, employment, and small business development for residents of the area. The facility will also benefit the population of the surrounding Anahola community by expanding the community-oriented structures and activities in the area such as

⁹ Brownfields: With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

those taking place at the nearby Anahola Hawaiian Homes Association office and Hawaiian Homestead Technology Center.

2.2 Soils and Topography

The topography of the site is relatively flat. The soils described in Section 1.8 above, belong to the *Līhu‘e Silty Clay* association. The lands in the area of the subject property have been designated “B” by the Land Study Bureau’s agricultural productivity ratings. Agricultural Lands of Importance to the State of Hawai‘i (ALISH) rate the area as *Prime* agricultural lands.

Impacts and Mitigation Measures

It is not anticipated that the proposed development will alter the topography of the area. Any required permits will be obtained for land altering and construction activities. The project will abide by the County of Kaua‘i, Department of Public Works’ new drainage standards. Best Management Practices for erosion and sediment controls will be implemented during the course of construction to mitigate any negative impacts in the vicinity of the property.

2.3 Flora and Fauna

No formal botanical study was conducted as part of this project. The site was historically used primarily for sugar cultivation. No rare or endangered species have been recorded on the site. However, Anahola and the surrounding area are major flyways from the mountains to the sea for two native Endangered and Threatened species include the Hawaiian petrel (*Pterodroma phaeopygia*) and the Newell’s shearwater (*Puffinus newelli*). The aforementioned species are protected by one or more state and federal laws including the federal Migratory Bird Treaty Act (16 USC 703 et seq.), the federal Endangered Species Act (16 USC 1531 et seq.), and the Hawai‘i Revised Statutes (HRS 195D). Each of these laws defines the killing, harassment, and or/ injury of protected species as forms of “take.”

Impacts and Mitigation Measures

The proposed commercial kitchen and parking area improvements should not have any negative impacts on flora or fauna within the project site. Best Management Practices will be followed to mitigate any negative impacts to the surrounding areas.

The proposed project may include activities and facilities present during construction and operation that may cause adverse affects to and “take” of listed species occupying the habitat provided on-site. Specifically, outdoor and architectural lighting of certain types are well known to attract and harm endangered and threatened seabirds, specifically Newell’s shearwaters and Hawaiian petrel.

In order to prevent and minimize incidental take of listed seabirds, the applicant will implement the following actions and activities:

1. All outdoor lighting will be fully shielded and/or cut-off luminaries, including parking and security lighting;
2. No uplighting on building or landscaping;
3. During construction, any night lighting will be *fully shielded* if work is conducted between the months of September, October, November and/or December; and
4. Consultation with the State of Hawai'i, Division of Forestry and Wildlife and the U.S. Fish and Wildlife Service are strongly recommended prior to finalizing lighting plans.

2.4 Historic, Archaeological and Cultural Resources

As mentioned in Section 1.7 above, the project site does not contain any historic or archaeological sites listed on the State or National Registers of Historic Places.

Impacts and Mitigation Measures

No impacts to historic sites, *iwi kupuna*, or native Hawaiian cultural or traditional deposits are anticipated unless during the construction phase cultural deposits or burials are inadvertently discovered on the property. In that case, all work will immediately cease, and the State of Hawai'i, Department of Land and Natural Resources will be contacted.

2.5 Scenic and Visual Resources

The County of Kaua'i, *General Plan* designates Kūhiō Highway as a "Scenic Roadway Corridor." The existing building is setback from the Highway by approximately 20 feet and will not exceed 30 feet in height according to the building plans.

Impacts and Mitigation Measures

The proposal will not significantly affect the scenic and visual resources of the area. Currently, the graded portions of the property have patches of weeds and grasses, with dense non-native vegetation in the ungraded portions of the parcel. No formal landscaping is planned, however it is anticipated that community volunteers will enhance the area with plantings over time. Construction and management of the commercial kitchen should enhance the scenic and visual attributes of the area.

2.6 Air Quality and Noise

The project involves the construction of the commercial kitchen, and installation of gravel in the parking area and access driveway. The site was previously graded and a minimal amount of dust affected the air quality in the area. Current sources of noise are primarily due to the proximity of vehicular traffic on Kūhiō Highway.

Impacts and Mitigation Measures

During the construction phase of the project there may be short-term, temporary impacts in air quality from dust, and equipment noise. Construction machinery will

increase noise levels. Contractors will work during reasonable hours of the day and comply with State Department of Health noise regulations during construction, The County of Kaua'i will require contractors to comply with all applicable Federal, State and County permitting requirements.

The State Department of Health, Clean Air Branch, and include the following examples of measures that can be implemented to control fugitive dust:¹⁰

- a) Planning of different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing of-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the lease impact;
- b) Providing an adequate water source at the site prior to start-up construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities, and
- f) Controlling dust from debris being hauled away from the project site.

Should noise levels exceed the permissible sound levels, a noise permit will be obtained from the Department of Health, as stated in title 11, HAR, Chapter 11-46, entitled "Community Noise Control." In addition, the following Administrative Rules may be relevant to this project:

- Chapter 11-39 Air Conditioning and Ventilating
- Chapter 11-45 Radiation Control

No long-term air quality or noise impacts are anticipated from the proposed project, therefore, no air quality or noise mitigation measures are planned as part of the project.

2.7 Water

The Anahola water system includes two DHHL wells operated by the County of Kaua'i, Department of Water (DOW). DOW provides water service to the Kawaihau service area, which includes Anahola, Moloa'a, and Kapa'a and Wailua. The property will be provided with potable water from the County of Kaua'i's existing domestic water system. The water meter connection to the kitchen is planned to originate at the end of Kapunohu Street.

Impacts and Mitigation Measures

The applicant is aware that as part of the permitting process, water service will be limited to the existing water meter available to the site. Requests for additional water

¹⁰ Hawai'i Administrative Rules, § 11-60.1-33 on Fugitive Dust,

meters or increase in water meter size will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time.

The applicant will also be required to prepare and receive the Department of Water's approval of construction drawings for the necessary water system facilities and construct said facilities. These facilities shall include but are not limited to the interior plumbing plans with the appropriate backflow prevention assembly.

2.8 Wastewater

Currently, there is no septic or wastewater disposal system on the subject parcel. An individual wastewater system (IWS) is proposed for the site.

Impacts and Mitigation

In addition to any requirements by the County, all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

2.9 Drainage

A drainage study was not conducted for this project. Minimal grading occurred in September 2009 to prepare for the construction of the kitchen foundations. The grading is in compliance with the County grading and sediment ordinance. County permits were not required for the grading as Hawaiian Homelands are exempt from County permits. There is no on-site drainage system. Stormwater discharge will be contained on site.

As discussed in Section 1.8 above, the parcel is identified on the Federal Emergency Management Flood Insurance Rate Map, Panel 150002-0095E, and shows the subject parcel located in Zone X. Zone X is an area determined to be outside the 500 year floodplain.

Impacts and Mitigation Measures

The kitchen and parking area improvements involved minimal grading. Presently stormwater remains on site and percolates into the ground. Stormwater discharge from the site will be less or equal to the existing undeveloped stormwater discharge which is in compliance with the County drainage manual.

If applicable, any borrow site and disposal sites will comply with the County's Sediment and Erosion Control Ordinance No. 808. During all construction phases of the project Best Management Practices will be followed to contain any construction materials on site, and prevent any negative impacts to the surrounding areas.

The drainage standards contained in the County of Kaua'i's Stormwater Runoff System Manual, dated July 2001, as well as storm drainage standards have and will be followed for this project.

2.10 Hazards

As described in Section 1.8 above, in 2003 the County of Kaua‘i’s conducted a Brownfields Inventory and Assessment, and compiled an inventory of potential Brownfields¹¹ sites on Kaua‘i. The kitchen site was not included in the inventory. Two sites in the Anahola area were selected for study: an area of land in the Anahola area formerly used for sugar cane cultivation, and land used as a temporary landfill after Hurricane Iniki (1992).

Impacts and Mitigation Measures

In 2003, a Site Characterization Study (SCS)¹² was conducted to identify possible contaminants on the two parcels in the area. The study sites are identified as:

- TMK (4) 4-7-04:01. This 20 acre area is of part of a larger 422 acre parcel and is situated on the west side of Kūhiō Highway south of the Anahola Homesteads, just north of the 12-mile marker. This study site is situated approximately three-quarters of a mile south of the proposed commercial kitchen site.
- TMK (4) 4-8-03:19. This is an approximately 3 acre parcel, situated on the east side of Kūhiō Highway, and about one mile northeast of the proposed kitchen site.

Soil samples from the two study sites identified below were analyzed for metals, pesticides and chlorinated herbicides,¹³ evaluated for potential soil contamination, and for possible impacts from the temporary landfill. The Department of Health reviewed the SCS for the 20 acre location (closest to the proposed project) and found that the tests did not pose a significant risk to human health and the environment. See **Appendix B**.

2.11 Parking and Transportation

The preliminary plan for vehicular access to the kitchen is via Kūhiō Highway, turning *mauka* onto Ioane Road, then left to end of Kapunohu Street where the driveway access to the kitchen will be constructed. The graveled parking area of the commercial kitchen will be constructed to accommodate 15 parking stalls including two handicap accessible ADA stalls. Trucks carrying construction materials will access the site via the new driveway entrance.

¹¹ Brownfields: With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

¹² Conducted by AMEC Earth and Environmental, non-emergency response contract. The objectives of the SCS were to 1) determine the presence of and measure the concentration of contaminants in soil related to previous agricultural use and illegal dumping onsite; and 2) recommend appropriate remedial alternatives for evaluation, if required.

¹³ Communication with State of Hawai‘i, Department of Business, Economic Development and Tourism, Office of Planning.

Impact and Mitigation Measures

Currently, vehicular access to the property is via an informal entrance to the property off Kūhiō Highway. The applicant is in discussions with the State of Hawai‘i, Department of Highways to explore the possibility of using Kūhiō Highway as a permanent access to the kitchen parcel, by re-striping the highway left-turn lane, and extending the length of the lane towards Līhu‘e.

Transporting materials to the project will occur Monday through Friday, during regular business hours. Any adverse impacts will be short-term and temporary in nature and have minimal disruption to the surrounding area.

2.12 Economic Activity

The proposed commercial kitchen and parking area improvements are estimated to cost about \$430,500 dollars.

Impacts and Mitigation Measures

The planning, design, and construction of the proposed project will generate temporary employment opportunities. This will incrementally improve Kaua‘i’s economy in the short-term. Direct long-term economic impacts or benefits include the creation of one permanent full-time job. Indirect jobs and employment could be generated by those who use the commercial kitchen for food preparation, processing farm products, retail sales, catering, etc.

2.13 Gathering and Access Rights

As previously mentioned in Section 1.7 (Environmental Justice and Cultural Impact Assessment), a community meeting was held to describe the project and learn of any community concerns.

Impacts and Mitigation Measures

No concerns were voiced at the community meeting on February 28, 2010 that included 10 Anahola residents. Consequently, it was determined that Native Hawaiian traditional gathering rights and public access will not be restricted or impacted as a result of this project.

2.14 Americans with Disabilities

This project will comply with the Americans with Disabilities Accessibility Guidelines for new construction.

Impacts and Mitigation Measures

The commercial kitchen and infrastructure will be constructed in compliance with HRS 1-3-50 which states “All plans and specifications for the construction of public buildings, facilities and sites by the State or County shall be prepared so that the buildings and facilities are accessible to and usable by persons with disabilities.”

3.0 ALTERNATIVES TO THE PROPOSED ACTION

3.1 “No Action” Alternative

One alternative is not to proceed with the proposal. This alternative would result in the loss of opportunities for training in the proper use of commercial kitchens, indirect job creation by those using the kitchen facilities, and a decrease in the potential for self-sufficiency of the Anahola community.

3.2 Alternative Considerations

Two alternatives were considered:

Alternative No. 1: Construct the commercial kitchen on the same parcel as the adjacent Anahola Hawaiian Homes Association office and the Hawaiian Homestead Technology Center, which are located just north of the proposed project. This alternative would have consolidated the structures onto one parcel. Unfortunately, due to the existence of the wastewater system on the vacant portion of the property, space was not available to construct the kitchen.

Alternative No. 2: Construct the commercial kitchen on the DHHL parcel located immediately south of the AHHA office and Hawaiian Homestead Technology Center. This alternative is in close proximity to other facilities and convenient for use by the community. This alternative will also include additional parking for those using the kitchen facilities.

Alternative No. 2 is the preferred alternative.

4.0 DETERMINATION

The impacts of the proposed action have been assessed. The proposed action is not anticipated to cause significant negative impacts to the environment. Therefore, a Finding of No Significant Impact (FONSI) is anticipated. The determination of a FONSI is based on the following:

1. ***The proposed action does not involve an irrevocable commitment to loss or destruction of any natural or cultural resources;***
No significant natural or cultural resources have been identified on the property.
2. ***The proposed Action will not curtail the range of beneficial uses of the environment;***
No uses or activities are currently occurring on the parcel. The proposed use will be beneficial to the Anahola community through the provision of offering training and employment to residents of the area.
3. ***The proposed action does not conflict with the State's long-term goals or guidelines as expressed in Chapter 344, HRS, State Environmental Policy;***
The project is consistent with the State's long-term environmental goals and will not have any significant negative effects on the environment.
4. ***The proposed action does not substantially affect the economic or social welfare of the community or state;***
The social welfare of the community will be positively improved with the construction of the commercial kitchen and associated parking improvements. Economics impacts on the community and state will not be negatively affected. Some short-term economic benefits will occur during the construction phase. The project will result in both direct and indirect long-term economic benefits.
5. ***The proposed action does not substantially affect public health;***
The construction of a commercial kitchen will not negatively affect public health. There may be short-term temporary impacts with noise and dust occurring during the construction phase of the project.
6. ***The proposed action does not involve substantial secondary effects;***
With the exception of short term construction impacts, no substantial secondary impacts are anticipated from this action.
7. ***The proposed action does not involve substantial degradation of environmental quality;***
Best Management Practices will be used during the all construction phases on the proposed improvements.

- 8. *The proposed action does not cumulatively have a considerable effect on the environment or involve a commitment to larger actions;***
The construction of the commercial kitchen and associated improvements will not have a cumulative effect on the environment and the proposed project work will enhance the community's efforts to promote economic development, training and employment opportunities.
- 9. *The proposed action does not affect a rare, threatened, or endangered species or its habitat;***
The applicant is aware of the Hawaiian petrel and Hawaiian shearwater's presence in the area and will work with the DLNR's Division of Forestry and Wildlife to mitigate any negative impacts.
- 10. *The proposed action does not detrimentally affect air or water quality or ambient noise levels;***
Aside from temporary disruptions during the construction of the commercial kitchen and parking area improvements, air and noise impacts will be minimal.
- 11. *The proposed action does not affect an environmentally sensitive area;***
The project site is not considered an environmentally sensitive area. There are no known rare, threatened, or endangered native plant species at the site.
- 12. *The proposed action does not substantially affect scenic vistas and view planes; and***
The subject parcel has not been specifically identified as a scenic resource. The project will minimally affect the existing scenic vistas and view planes in the area.
- 13. *The proposed action does not require substantial energy consumption.***
The proposed action will minimally increase energy consumption to operate the commercial kitchen.

5.0 AGENCIES CONSULTED

Copies of the Draft EA were sent to the agencies, organizations and individuals listed below:

Federal

U.S. Fish and Wildlife Service

State

DBEDT, Office of State Planning
Department of Hawaiian Home Lands
Department of Health
Department of Land and Natural Resources
DLNR, State Historic Preservation Division
Department of Transportation, Highways Division
Office of Hawaiian Affairs
University of Hawai‘i at Manoa, Environmental Center

County

The Honorable Bernard Carvalho, Mayor
The Honorable Kaipo Asing, Chair, County Council
Department of Planning
Department of Public Works
Department of Water
Kaua‘i-Ni‘ihau Island Burial Council
Kaua‘i Historic Preservation Review Commission

Community and Other Organizations

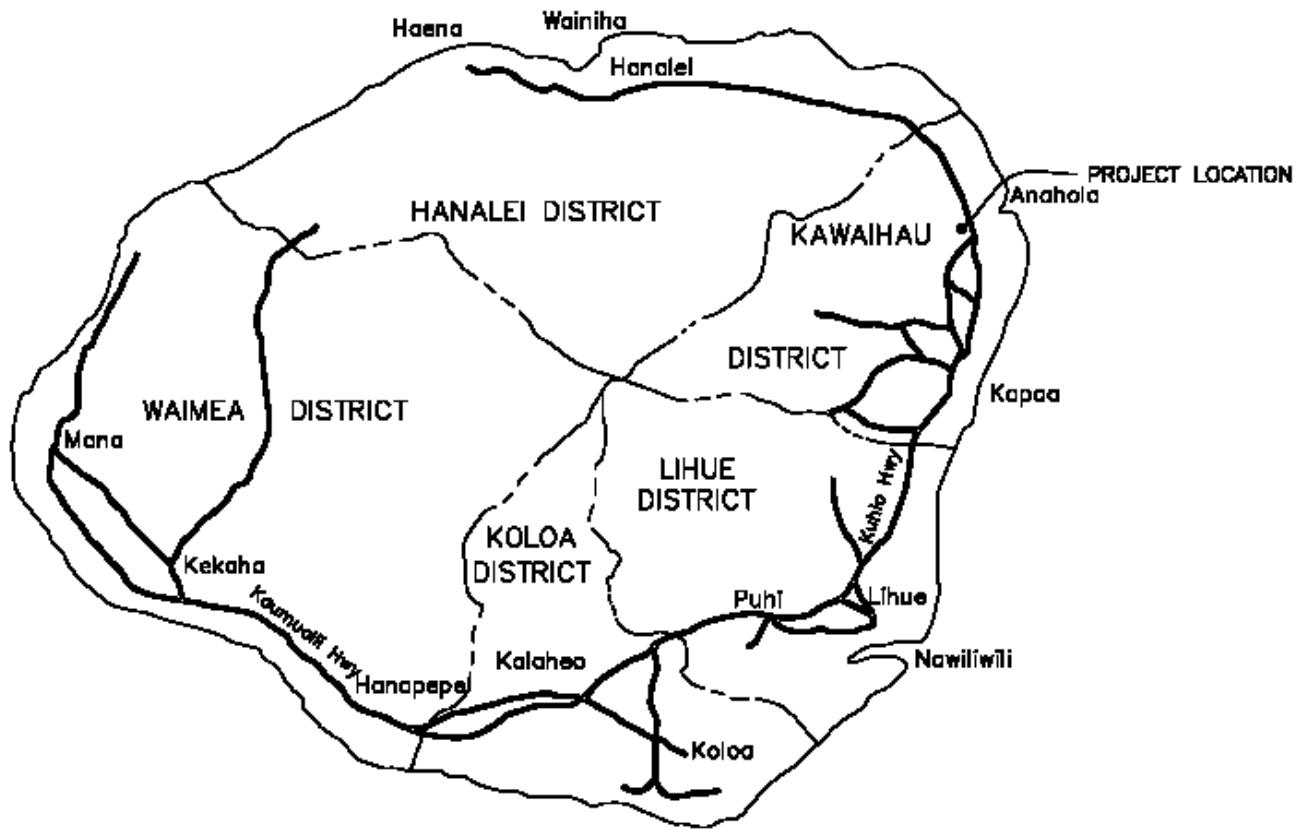
Anahola Hawaiian Homes Association
Council for Native Hawaiian Advancement
Līhu‘e Public Library
Kapa‘a Public Library

Individuals

Darlene Aki
Kawika Cutcher
Yolanda Cutcher
Sandy DeFries
Pua Flores
Darlene Pa
Llewellyn Woodward

6.0 EXHIBITS

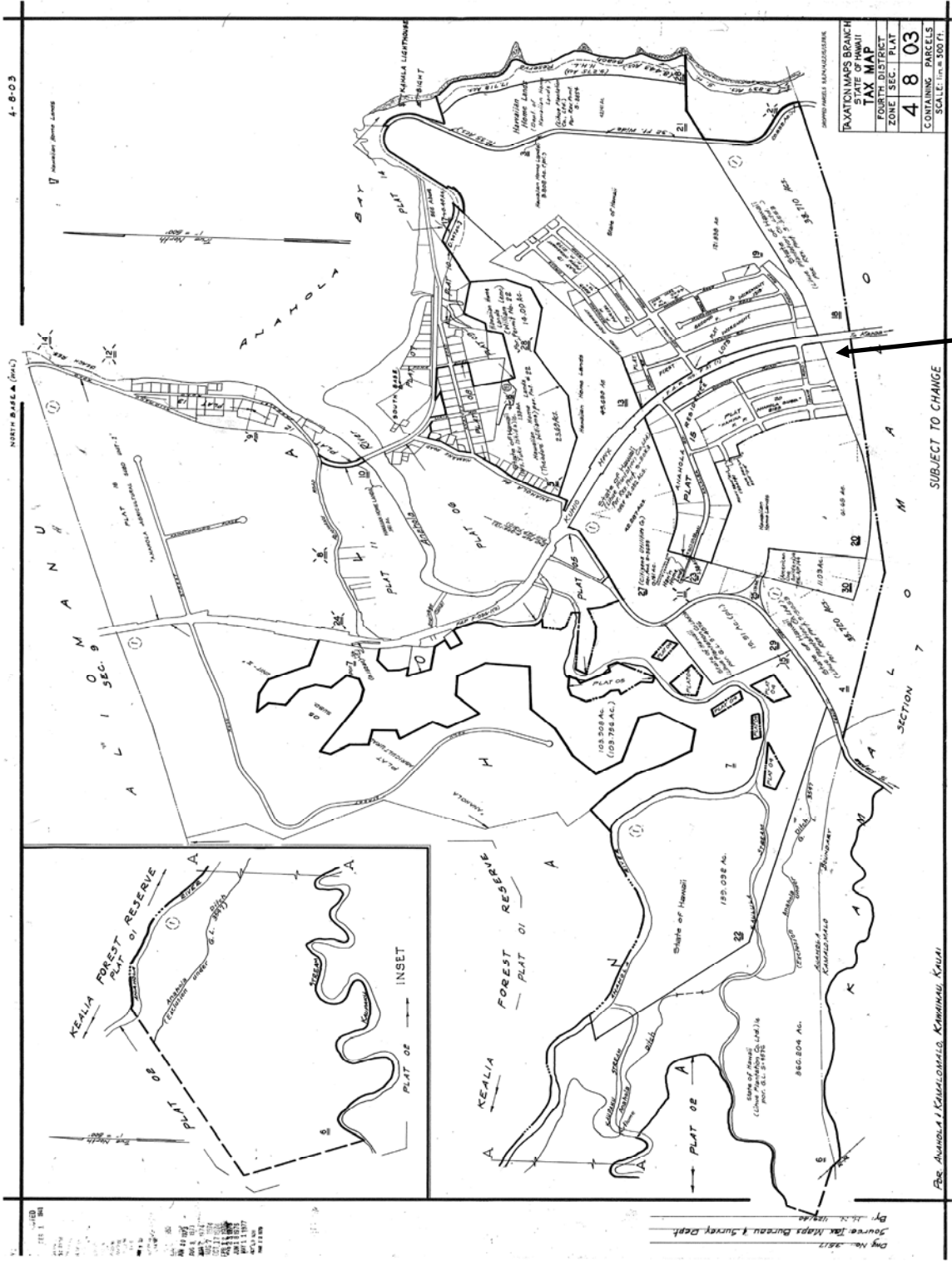
1. Location Map
2. TMK/Parcel Map
3. Site Plan
4. Floor Plan & Perspective
5. Elevations



1 **LOCATION MAP**
NO SCALE

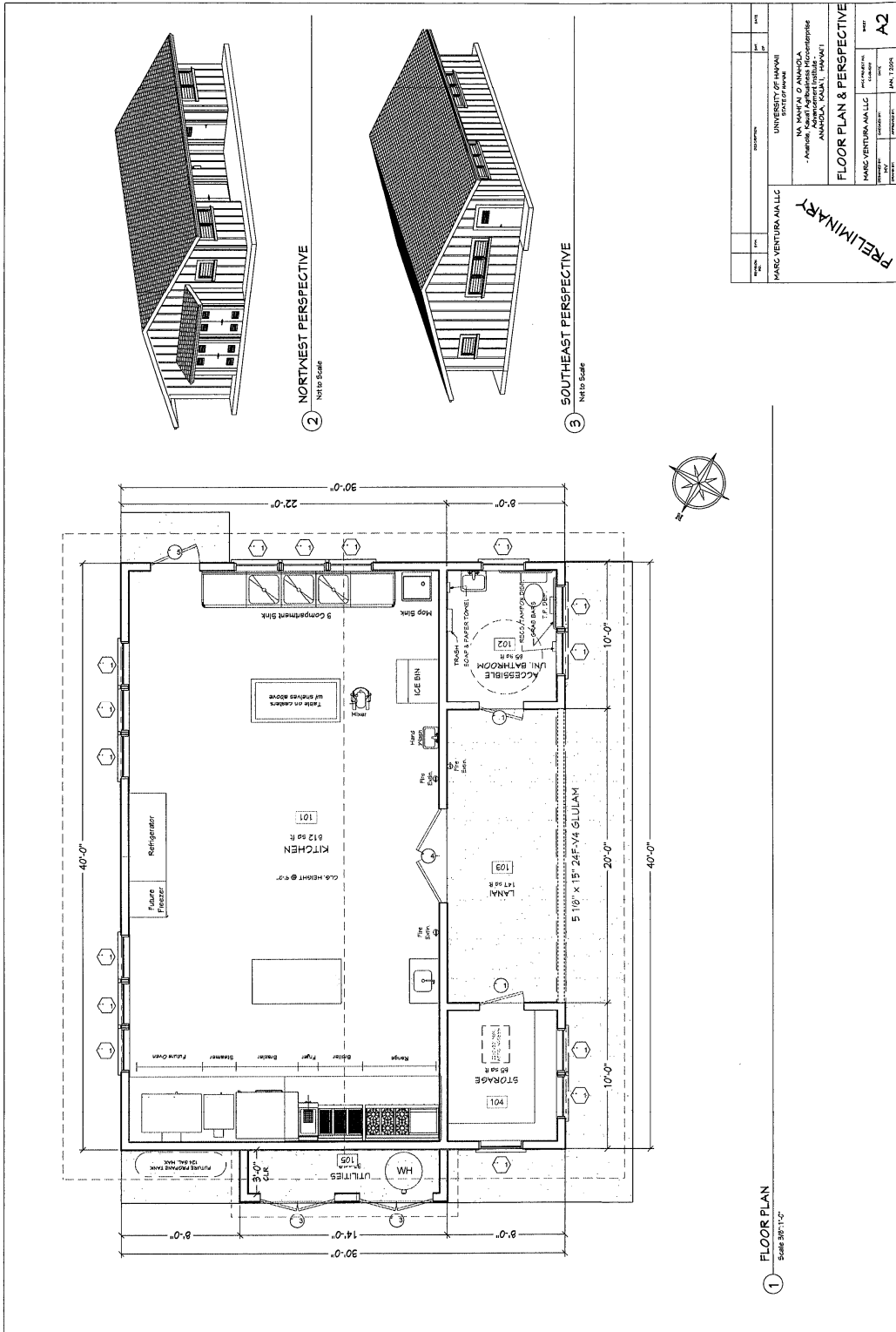
Location Map: Anahola, Kaua'i

Exhibit 1



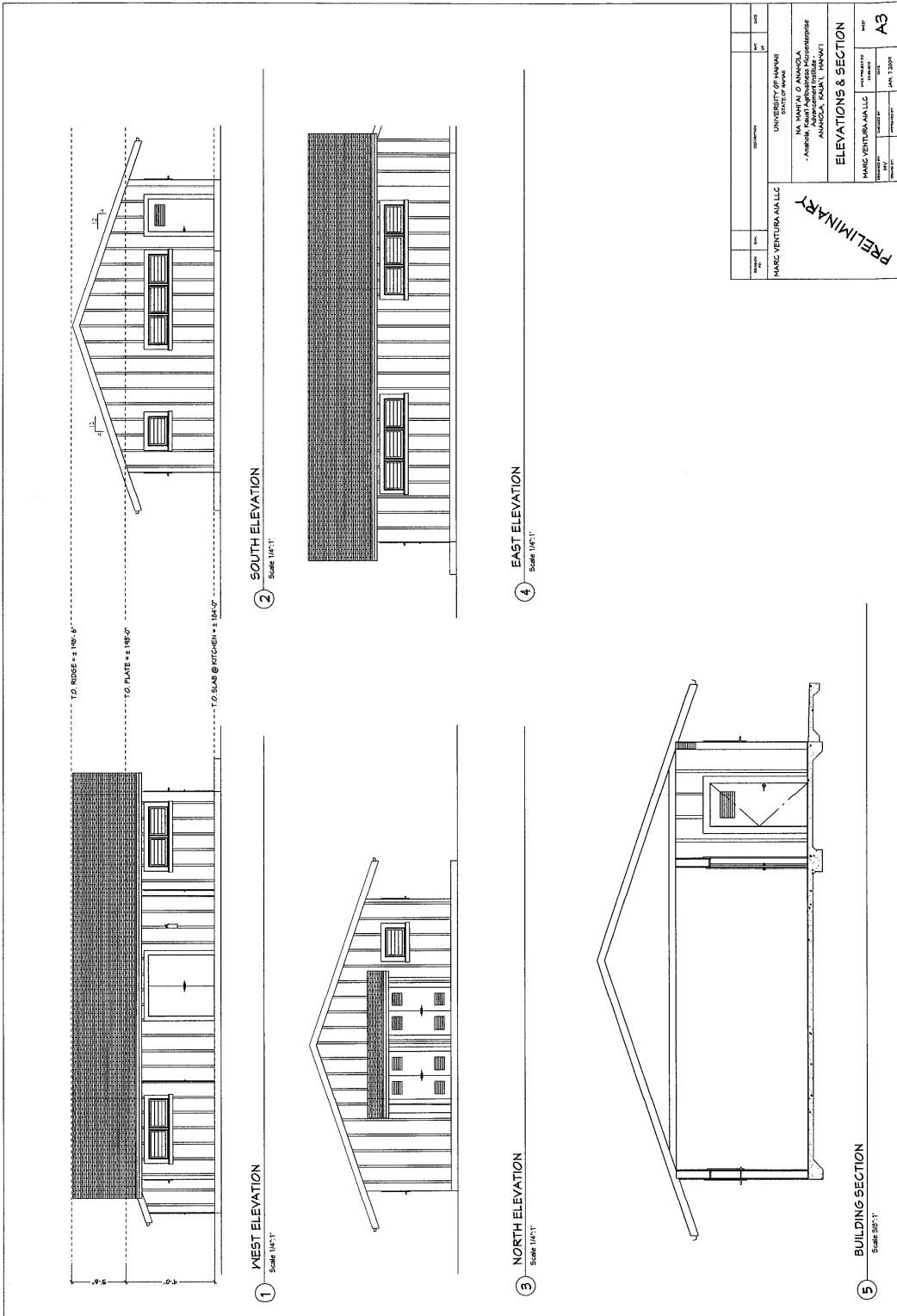
Tax Map Key: (4) 4-8-03:04

Exhibit 2



Floor Plan & Perspective

Exhibit 4



PRELIMINARY		DATE		SCALE	
NO.	DATE	NO.	DATE	NO.	DATE
UNIVERSITY OF HAWAII NA HARTAL O ANAOOLA - Anahola, Kauai Agricultural Microenterprise ANAOOLA, KAUAI, HAWAII					
HAWAIIAN VENTURE AIA LLC PROJECT NO. 19-001 DATE: JAN. 13, 2019			ELEVATIONS & SECTION SHEET A3		

Elevations

Exhibit 5

7.0 REFERENCES

Armstrong, R. Warwick, editor. University of Hawai'i, Department of Geography. *Atlas of Hawai'i*, second edition. University of Hawai'i Press, Honolulu, 1983.

Bennett, Wendell Clark, *Archaeology of Kaua'i*, Bernice P. Bishop Museum, Bulletin 80. Honolulu, 1985.

Blay, Chuck and Robert Siemers. *Kaua'i's Geologic History*. 2004.

County of Kaua'i, Planning Department. *Kaua'i General Plan*. November 2000.

Federal Emergency Management Agency. "National Flood Insurance Program FIRM Flood Insurance Rate Map. "Kaua'i County, Hawai'i. Community Panel 0287, revised September 16, 2005. Available at: <http://gis.hawaiiifip.org/fhat/>. Accessed 1-2-10.

Fletcher, Charles H., et. al., *Atlas of Natural Hazards in the Hawaiian Coastal Zone*. Prepared in cooperation with University of Hawai'i, State of Hawai'i Office of Planning, and National Oceanic and Atmospheric Administration. 2002.

State of Hawai'i, Department of Business, Economic Development & Tourism. Census data available at: <http://www.hawaii.gov/dbedt/info/census/Folder.2005-10-13.2927/>. Accessed 12-28-09.

State of Hawai'i, Department of Business, Economic Development & Tourism. Office of Planning. Land Study Bureau maps. Available at: http://www.hawaii.gov/dbedt/gis/maps/kau_lsb_large.pdf. Accessed 12-28-09.

State of Hawai'i, Department of Economic Development, Business and Tourism. Data Book 2008. Available at: <http://hawaii.gov/dbedt/info/economic/databook/db2008/> and Change in population 1990 - 2000: <http://hawaii.gov/dbedt/info/economic/databook/2008-individual/01/011308.pdf> Accessed 12-28-09.

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State of Hawai'i, Department of Land and Natural Resources, Division of Forestry and Wildlife. Personal communication January 26, 2010 with Andrea Erichsen.

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U.S. Environmental Protection Agency, Brownfield Definition. Available at: <http://www.epa.gov/brownfields/overview/glossary.htm>. Accessed 1-29-10.

U.S. Department of Agriculture, Natural Resources Conservation Service, soil survey. Available at: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> and <http://soildatamart.nrcs.usda.gov/Metadata.aspx?Survey=HI960&UseState=HI#4> Accessed 1-25-10.

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Census and block map: http://www2.census.gov/geo/maps/blk2000/AIANHH/HHL/5001_AnaholaKamalomalo/CB N5001_002.pdf. Accessed 12-28-09.

University of Hawai'i, College of Tropical Agriculture and Human Resource (CTAHR). "General Soil Map of Kaua'i and Soil Associations." Available at: <http://www.ctahr.hawaii.edu/soilsurvey/5is/genmapkauai.htm>. Accessed 12-28-09.

University of Hawai'i, Hawai'i Natural Heritage Program. Personal communication, February 1, 2010.

8.0 APPENDICES

- Appendix A: Summary of Community Meeting - February 28, 2010
- Appendix B: Department of Health memo - November 19, 2007

Appendix A

Anahola Commercial Kitchen Community Meeting

February 28, 2010
Anahola Hawaiian Homes Association

Publicity: To publicize the meeting, notices were distributed by the Anahola Hawaiian Homes Association (AHHA) to surrounding neighbors and meeting announcements were posted at the AHHA office. A copy of the notice is found in Attachment A.

Attendees: Present were 10 members of the community. Pua Flores, Darlene Pa, Darlene Aki, Llewellyn Woodward, Nadine Woodward, Kipukai Kualii, Kawika Cutcher, Yolanda Cutcher, Roxie Balles, and Sandy DeFries.

Project Team: Lilia Kapuniaia, Lorraine Rapozo, Barbara Robeson, and Nadine Nakamura

1. Project Coordinator Lilia Kapuniaia welcomed residents and introduced members of the project team. She also explained:
 - The project was the result of previous community planning efforts.
 - One purpose of the project included community economic development.
 - That the project was being funded by a U.S. Department of Housing and Urban Development grant being administered by Kaua'i Community College
2. Planner Nadine Nakamura described the purpose of the meeting: to describe the proposed commercial kitchen, to receive community feedback, and to discuss the cultural history and practices at the site. Nadine also:
 - Provided a summary of the draft environmental assessment and reviewed site plan (see Attachment B).
 - Reviewed questions about access to the project area from Kūhiō Highway (project team will contact State Highways Department to explore the use of Kūhiō Highway as access to the property).
 - Whether or not the kitchen site was in an identified brownfield area (project team will conduct further research to verify the status of the area).
3. AHHA's Lorraine Rapozo discussed some potential future multiple uses of the site such as a community market place, location for luaus and community gatherings, lunch wagon access, and education and training on commercial kitchen uses and packaging.
4. Questions and Answers
 - Q: Will there be a fee to use the kitchen?
 - A: Yes

- Q: Will there be an area for *imu*'s?
A: There is an area southwest of the kitchen area to accommodate possibly three *imu*'s about 10 ft. x 6 ft. each, with about 20 ft. between each *imu*. Smoke issues and availability of water should also be addressed. A general *imu* area will be marked on the site plan.
- Q: Are any traditional and cultural impacts and/or uses of the site that should be addressed?
A: The area was previously used for sugar cane. There are no known *iwi* or *pohaku* in the area. No traditional practices, customary activities, or gathering takes place on the site.
- Q: What about the ditch/culvert *mauka* of the kitchen site? Sometimes it backs up when there is heavy rainfall.
A: It needs to be kept clear so the water can flow through the ditch channel without backing up.
- Q: Will there be any landscaping on the site?
A: There is no formal landscaping plan, however, plants that can be used in the kitchen, such as fruit trees and ti plants (for leaves), could take place on the property. Individuals may also plant gardens in the future. The eastern side of the property will be planted to block dust from the Highway and to enhance the views.
- Q: Are building permits required? What's the timeline for construction?
A: Building permits are not officially required, however permits will be obtained in order to meet internal DHHL requirements and to construct the kitchen to comply with county building codes. The goal is to construct and begin operations at the facility by year end.
- Q: What equipment will be in the facility?
A: The immediate plans for industrial equipment includes: a stove/oven, microwave, sinks, refrigerator and freezer, large rice cooker, carts and some storage lockers. Other equipment will be purchased and installed as additional funding sources are available.

Recorded by:
Barbara Robeson for
NKN Project Planning
2-28-10

**ATTACHMENT A
Meeting Notice**



You're invited to a community meeting!

Come and learn about

**Plans to build the Anahola Commercial
Kitchen**

DATE: Sunday, February 28, 2010
TIME: 12:00 to 2:00 p.m.
PLACE: Anahola Resource Center, 4523 Ioane Road

Meeting objectives:

- ◆ To describe the proposed Kitchen; and
- ◆ To get community feedback on conceptual plans and potential impacts.

Please come and join us!

If you have any questions about this meeting, contact Lorraine Rapozo at 651.2766 or Lilia Kapuniai at 265.2755.

P.O. Box 646 ~ Anahola, Kauai 96703 Tel: 808.620.8029 ahha@hawaiiancouncil.org

**ATTACHMENT B
Project Summary**

**`Anahola Commercial Kitchen
Na Mahi'ai O Anahola, Akamai Project**

The applicant, the Anahola Hawaiian Homes Association, is preparing an Environmental Assessment for the construction of a community commercial kitchen. The proposed kitchen will be located on the eastern portion of Tax Map Key (4) 4-8-03:004. The total acreage of the TMK is 35.72 acres. The leased portion of the project site is 9.7 acres, or 27% of the total parcel. The site located to the south of the Anahola Hawaiian Homes Association's (AHHA) office/facility and Hawaiian Homestead Technology Center (HHT) and the Kamika Anahola Subdivision residential lots.

The commercial kitchen facility will encompass a total lot coverage of approximately 3,392 square feet (kitchen = 1,242 sq. ft., parking and driveway = 2,150 sq. ft.). Vehicular access to the project is via Ioane Road and Kapunohu Street. See attached Site Plan.

The State Land Use District is *Agricultural*. The County of Kaua'i General Plan land use designation is *Residential Community*, and the County Zoning District is *Open*. The Department of Hawaiian Home Lands, Kaua'i Island Plan for the Anahola/Kamalomalo'o area designates the project site as a *Community/Commercial* land use district.

Project Description

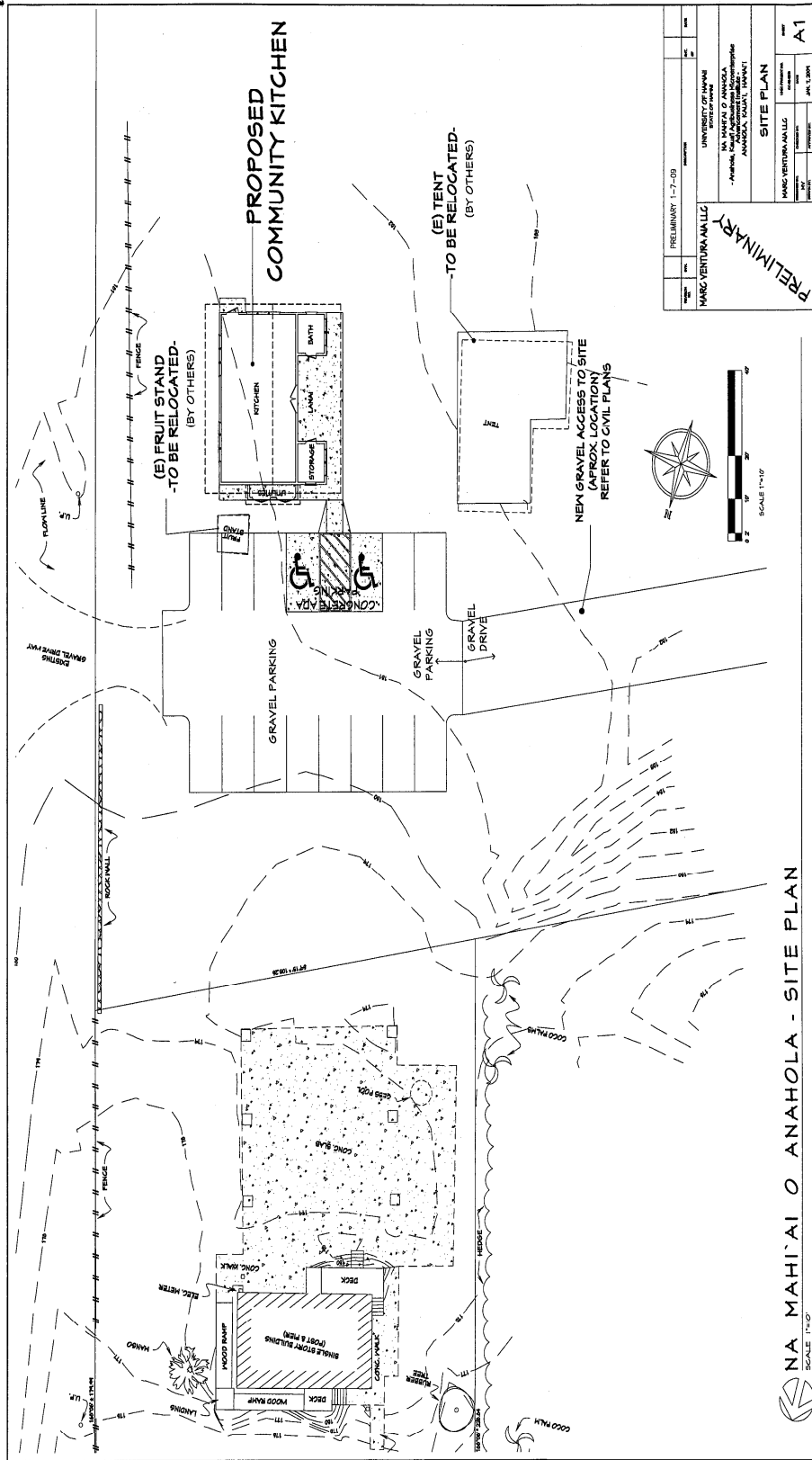
In 2004, the University of Hawai'i, Kaua'i Community College (KCC) received a grant from the U.S. Department of Housing and Urban Developments (HUD) Alaska Native/Native Hawaiian Institutions Assisting Communities Grant Program. KCC, along with the Anahola Hawaiian Homes Association (AHHA), the Council for Native Hawaiian Advancement (CNHA), and other public and private partners, are working together to develop the *Anahola Community Agribusiness Microenterprise Program* (ACAMP).

This proposed action involves one component of the larger ACAMP project, which is to construct a commercial kitchen to store, process and sell agricultural products to be grown on nearby farm lands. The total cost of the project is estimated to be \$430,500 which includes the kitchen structure, septic and utilities, electrical, plumbing, related infrastructure such as parking and driveway access improvements, and architectural and engineering services.

Construction of the commercial kitchen will provide a location for job training, employment, and small business development for residents of the area. The facility will also benefit the population of the surrounding Anahola community by expanding the community-oriented structures and activities in the area such as those taking place at the nearby AHHA office and HHT Center.

Timeline (subject to change)

- | | |
|----------------------------------|--------------|
| • Draft Environmental Assessment | 1st Qtr 2010 |
| • Building Permit (optional) | 2nd Qtr 2010 |
| • Construction Begins | 2nd Qtr 2010 |
| • Completion | 4th Qtr 2010 |



Appendix B

LINDA LINGLE
GOVERNOR OF HAWAII
CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

**STATE OF HAWAII
DEPARTMENT OF HEALTH**

P.O. Box 3378
HONOLULU, HAWAII 96801-3378
In reply, please refer to:
File: EHA/HEER Office

TO: Fenix Grange, Supervisor 2007-776-RB
HEER Office
Site Discovery, Assessment and Remediation Section

FROM: Roger Brewer **DRAFT**
HEER Office

DATE: November 19, 2007

SUBJECT: Review of *Site Characterization Study, Anahola Project Faith Brownfields, Anahola, Kaua'i,*

I reviewed the report *Site Characterization Study* (December 2003) prepared for the Anahola Project Faith property on Kaua'i. In summary, residual pesticides and related contaminants reported for the three areas tested do not pose a significant risk to human health and the environment. As discussed below, I recommend that no further investigation or action be required and that no restrictions be placed on future site use.

Sampling Approach

A total of thirty-two, discrete surface soil samples were collected in a grid pattern across twenty-acre (27 samples) and three-acre (four samples) areas of former sugar cane cultivation in 2003. No areas of ag-related, potentially elevated concern were identified on the parcels (former pesticide mixing areas, seed dipping areas, etc.).

Under our current guidance (e.g., HDOH 2007) we would recommend a more intensive multi-increment/

decision unit sampling approach. The approach taken at the time of the investigation was considered to be adequate at that time, however, and was approved by USEPA. It is reasonable to "grandfather in" site investigations that were carried out prior to our recent guidance and were considered complete at the time.

Arsenic

The total arsenic reported for the 20-acre site (average 28.4 mg/kg) and the three-acre site (average 15.8 mg/kg) exceeds our background screening level of 20 mg/kg but is still within the range of potential background for soils in Hawai'i (up to 40 mg/kg).

We have also gained a significant amount of experience in arsenic contamination in the past four years. High levels of iron in the soil (>10%) suggest that the arsenic should be very tightly bound to soil particles and essentially nontoxic. Based on a comparison with data for O'ahu and the Big Island, it is reasonable to assume that less than 10% of the arsenic in the soil would be

bioavailable (refer to our August 2006 guidance, HDOH 2006a). This would place the sites as a whole in our R-1 residential land use category (unrestricted use).

Dioxins

TEQ dioxin concentrations of 82 ng/kg (Sample A10) and 110 ng/kg (Sample A20) were reported for two soil samples collected from the 20-acre field. Sample A20 also had the highest reported level of total arsenic (45 mg/kg). A concentration of 2.8 ng/kg TEQ dioxins was reported for one sample collected from the three-acre site (B02). A concentration of 18 ng/kg TEQ dioxins was reported for a fourth “background” sample collected adjacent to the three-acre site but likewise in an area of former sugar can cultivation (A25). TEQ dioxins were reported at 8 ng/kg and 10 ng/kg in two sediment samples collected from a nearby irrigation ditch. Although the number of samples tested is not optimal under current guidance, the data are similar to data collected in former sugar cane lands with low arsenic on O‘ahu (DHHL East Kapolei project). These data suggest that the former field areas fall into our R-1 and R-2 categories for residential use of the property (HDOH 2006b). In the absence of identifiable hot spots, no further investigation is recommended. As discussed in our most current guidance, future developers of the property may want to consider the placement of clean fill around areas to be used for residential purposes as well as in subsurface utility corridors. While this would reduce exposure to residual dioxins in the soil, however, HDOH does not consider potential health risks under current conditions to be significant enough to make this a formal requirement. This is also likely to be impracticable, given the large areas involved and the expense of both finding and importing soil with levels of TEQ dioxins lower than those already reported.

Other Pesticides and Contaminants

Reported levels of chlorinated pesticides and petroleum-related contaminants in soil are well below HDOH Environmental Action Levels for residential land use. Reported levels of chromium and other metals are well within the anticipated background range for soils in Hawai‘i. No further action is required with respect to these contaminants.

References:

HDOH, 2005, *Screening For Environmental Concerns at Sites With Contaminated Soil and Groundwater*: Hawai‘i Department of Health, Environmental Management Division, Hazard Evaluation and Emergency Response office, <http://www.hawaii.gov/health/environmental/hazard/index.html>
HDOH, 2006a, *Soil Action Levels and Categories for Bioaccessible Arsenic* (August 2006): Hawai‘i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>
HDOH, 2006b, *Proposed dioxin action levels for East Kapolei Brownfield Site* (March 2006, amended Sept 2006): Hawai‘i Department of Health, Office of Hazard Evaluation and Emergency Response, <http://www.hawaii.gov/health/environmental/hazard/eal2005.html>
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