

DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

August 18, 1998

Kualapuu Community Center
LINDA LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7934

RECEIVED

'98 AUG 24 P3:01

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

**SUBJECT: Kualapuu Community Center (P95/059)
Final Environmental Assessment
Findings Of No Significant Impact (FEA/FONSI)**

Dear Mr. Gill:

This is to formally inform your office that during the public notification period of the Environmental Assessment for the subject project we included comment letters from the State Historic Preservation Division of DLNR and Molokai Ranch, Molokai. The Historic Preservation Division ruled that the new community center improvements will have no effect on significant historic sites. Molokai Ranch informed us that additional water service would be required. We received no other agency letters nor any comments from the general public.

The project began construction earlier this year since we encountered no significant concerns or impacts to the environment or social welfare of the community during the public notification and review period. Availability of adequate water service was later addressed when Molokai Ranch and Wai'Ola provided a larger water meter to supplement landscape irrigation needs.

Thank you for your attention to this matter. If you have any questions, please contact Patrick T. Matsui, Chief-Planning and Development or Gerald Unabia, Parks Project Manager at 243-7931.

Sincerely

HENRY OLIVA
Director

HO:PTM:gu
cc: David Curtis, Architect
Zachary Helm, Molokai District Supervisor
Project Files
s:\gu\kualapuu.ca1

August 25, 1998 at 11:30 A.M.
I spoke with Gerald Unabia
and requested that he review
the DEA and comments, submit
four copies of the final EA
along with the OEQC
Bulletin Publication Form.
The project description is
still the same as the DEA's.

Leslie Segundo

22

1998-09-23- MO- FEA- Kualapuu
Community Center

SEP 23 1998

FILE COPY

**FINAL ENVIRONMENTAL ASSESSMENT
AND
FINDINGS OF NO SIGNIFICANT IMPACT FOR
THE KUALAPU'U COMMUNITY CENTER, MOLOKA'I**

**Proposing and Accepting Agency
County of Maui
Department of Parks and Recreation
1580-C Ka'ahumanu Avenue
Wailuku, Maui, Hawai'i 96793**

**Prepared by
David W. Curtis, Architect, AIA
Post Office Box 1829
Kaunakakai, Moloka'i, Hawaii 96748**

June 1997

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I. **PROJECT OVERVIEW**

A. **Applicant/Owner:**

Department of Parks & Recreation
County of Maui
1580 Ka`ahumanu Avenue
Wailuku, Maui, Hawai`i 96793
Attention: Patrick T. Matsui, Chief of Parks Planning &
Development

Prepared by:

David W. Curtis . Architect . AIA
Post Office Box 1829
Kaunakakai, Moloka`i, Hawai`i 96748

B. **Technical Aspects**

1. LOCATION & LAND USE

The location of the proposed Kualapu`u Community Center and improved facilities are on the island of Moloka`i in the small town of Kualapu`u, near its northwest boundary (Fig.1). The village itself is situated seven miles from the main town of Kaunakakai at an elevation of approximately 878 feet (Fig.2). This project, however, is planned to serve the entire area Kualapu`u, Kala`e and Ho`olehua.

The population was recorded in the 1990 *U.S. Census of Population and Housing*, as 1,661 residents in the areas of Kala`e and Ho`olehua, as well as the town of Kualapu`u. Based on the number of house lots in Kualapu`u and a family of four per household, the figures would indicate a resident population of around 500 residents.

The project is sited on a 6.773 acre parcel of land, Lot 134, TMK [2] 5-2-28:98, which has been leased to the County of Maui by Cooke Land Co. Ltd. The State Land Use designation is classified as "Urban" for the subject site and Maui County Zoning is currently "Interim" with a proposed land use in the 1994 Molokai Community Plan of "Public/Quasi Public" (defined to include schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and non-profit economic development projects).

The grassy portion of the site is currently being used for baseball games and practice, with a back stop and chain link fence. There is an adjacent paved, outdoor basket-ball court with lighting standards which are no longer functional, and an outdoor community park area for picnics and children's play equipment, a paved parking area and restroom facilities. These spaces are heavily utilized on a regular basis by the community.

The Community Center site is located in the western section of the parcel and vehicular access to the parking lot is from Alahula and Uwao Streets (Fig.3).

2. PURPOSE OF THE PROJECT

The project building was conceived as a replacement for the old termite-ridden Kualapu`u Community Center, originally built in 1939 by California Packing Corporation (later known as Del Monte Corporation) on the same site, but demolished in 1989. Since that time, there have been no community facilities such as this in the town of Kualapu`u for public use. The original building had a kitchen, gym room and a branch County

Library and it was used as a clubhouse and recreation center, for meetings, lectures, classes and social gatherings. Virtually the same use is anticipated for the new structure.

An additional, very important function, will be that of an emergency community shelter in the event of natural disasters, complementing the only other structurally sound public buildings in the area which are the two schools: Moloka`i High School and Kualapu`u Elementary School. They are not located in the town of Kualapu`u.

The architect has worked closely with the Kualapu`u Community in developing the plans for the site and the design of the community center. He has held two public review meetings in the evening for public comment from the community and three separate planning meetings with the Kualapu`u Community Action Council Board of Directors.

3. SCOPE OF THE PROJECT

An improved 14,000 sq. ft. paved parking area planned to accommodate 52 vehicles and a restroom building were constructed on the site in 1992. These amenities have never been landscaped or completely developed. The addition of the new Community Center, the landscaping and the new paved and lighted parking for 53 additional spaces will complement these existing improvements (Fig.4).

The low-bid architect, selected by the County of Maui in February, 1996, is currently in the final phase of working drawings for the project, the design drawings having been completed and approved by the Department of

Parks & Recreation.

4. SPATIAL DIMENSIONS

The design of the Kualapu`u Community Center was developed to create a compatible architecture to that of the town, a 1920/1930s plantation village, while developing space that would be structurally sound for use as an emergency shelter, as well as accommodating all of the common needs for everyday use. The exterior will be of concrete block construction with roofing of asphalt shingles. The windows and doors are glass with heavy aluminum frames. The building and all public accesses are designed to conform to the requirements of the Federal American Disabilities Act.

The total building size is 3,500 square feet with a capacity of 200 people, and includes a 30 ft. by 50 ft. multi-purpose room, two bathrooms, kitchen, office and storage facilities. The multi-purpose room will have a high sloping ceiling with exposed wood trusses and acoustical tile ceiling. The floors are of concrete construction with a resilient tile floor covering. The bathrooms will have ceramic tile flooring and wainscoting with painted gypsum board used for walls and ceilings. The front and rear entrances will both have covered lanais.

Fire-protection was another factor considered in the design of the building and mitigated against the use of wood frame construction with wood shingle roofing. The only fire station, Ho`olehua Station, is located approximately one and one-half miles from the site.

The main Kaunakakai Station is seven or eight miles distant.

The entire project site will be completely landscaped with an automatic sprinkler system and new grass turf on the ball field.

II. ENVIRONMENTAL CHARACTERISTICS

A. Physical Environment

1. SITING THE PROJECT

Moloka`i is the fifth largest island in the State of Hawai`i, the second largest in Maui County and has a land area of approximately 260 square miles. The town of Kualapu`u is located in the ahupua`a of Na`iwa in the central region of Moloka`i at an elevation of 878 feet, and is surrounded by gently rolling hills where the Coffees of Hawai`i Plantation is situated.

The project location is a central one for the the area and for the town of Kualapu`u, sited on the northwestern periphery of the residential section, surrounded on two sides by abandoned pineapple fields which are now overgrown with introduced vegetation. The old Del Monte Base Yard is on one side buffered by a heavy planting of trees. The fourth, or southeastern frontage is on Alahula Street, also serving the residential area (Fig.2).

The Community Center will be placed in the western portion of the parcel so that as much open space as possible will remain for outdoor recreational use. The parking lot is located between the street and the building site. An access for the handicapped will be provided from the parking lot to the Community Center.

The old Catholic Church to the west of the project site is its nearest neighbor, and recently has been converted to residential use. The owner is a member of the Kualapu`u Community Action Board and has expressed no objection to the project.

2. CLIMATE

The annual recorded rainfall for the area is approximately 24 inches with the highest precipitation falling between November and March. The annual rainfall records, kept since 1900, range between a low of 15.44 inches to a high of 56.96 inches. The average temperature for Kualapu`u is 72.1 degrees. The prevailing trade winds are from the northeast and are generally of mild velocity, however, winds from the southwest have been recorded in the past at near-hurricane speeds. Generally, the climate of Kualapu`u may be described as salubrious.

3. TOPOGRAPHY, SOILS AND FLOODING

The topography of the 6 acre parcel was considerably altered several years ago by extensive grading to create a relatively level area for recreational use. The community center project site has a gentle slope of approximately two-percent (see Figure 4.).

The soil is characterized as well-drained and moderately fine-textured, with a slow to medium run-off rate. Soils consist primarily of the Moloka`i Series (MuB) soils.

The project falls within a zone identified as Zone C, an area of minimal flooding, and is situated well above any coastal inundation areas.

4. FLORA AND FAUNA

Due to consistent use as a recreational area for the past 57 years, no native and/or endemic flora appear to

remain on the site. The site is bordered on three sides by full-grown, closely planted *Eucalyptus robusta* and *Formosa koa* trees which act as a wind and sound barrier and as a visual buffer. One old mango tree is located next to the restroom building and avocado and plumb trees at the southeast corner of the property. There are no other trees or shrubs. S. F. Tiffany II lawn grass will replace the mowed combination of grasses and weeds which constitute the present "lawn turf" on the site.

Animal life found in the area includes dogs, cats, field mice, rats and mongoose. Commonly found bird life include the common Myna bird, Japanese white-eye, Sparrows, Cardinal, Spotted and Barred Doves.

No endemic or endangered birds, animal life or flora have been observed or recorded on the site.

5. HISTORICAL/ARCHAEOLOGICAL/CULTURAL IMPACTS

The project site has been previously bull-dozed and graded and has been in constant use over a period of years and according to a recent walk-through by a member of the staff of the State Historic Preservation Division, Department of Land and Natural Resources, no evidence of historical or archaeological remains are to be found (Note 1).

6. ADJACENT SENSITIVE HABITATS

There are no sensitive habitats adjacent to the project site.

7. POTENTIAL IMPACTS

a. Positive

The positive environmental impact to the community will be the new turf on the playing field and the beautifully landscaped grounds including shade trees for picnicking and play, and the shaded, night-lighted parking area. Basically, a plus for the community is the addition of a large, well-maintained green space buffer between the community and whatever might occur in the future on the surrounding agricultural fields.

b. Negative

The community expressed no negative remarks regarding environmental aspects of the project. At times there may be a noticeable increase in noise levels due to ball games and youth activities, however, the relative isolation of the site from the rest of the town and the fact that it is well buffered on three sides by a heavy planting of full-grown *Eucalyptus robusta* and *Formosa* koa trees and on the fourth by the large, landscaped parking area, will sufficiently isolate the sound from nearby residents.

There could be an increase in vehicular traffic in the area during maximum usage of the facilities at the park, but this has been the case for several years, and will not be adding a new dimension to the existing situation.

One negative concern was expressed at a public meeting by one individual, with no support from others attending, that public funds were being spent on such a project when our government is in a tight fiscal budget situation.

8. ALTERNATIVES CONSIDERED

Alternative buildings are available in the Kualapu`u area for some, but not all, of the intended purposes of this project.

Moloka`i High School and Kualapu`u Elementary School cafeteria spaces are available on a limited basis for public meetings only. The Hawaiian Home Lands Recreation Center at Ho`olehua has a multi-purpose room on the second level, but the building is not structurally sound and the decks are unsafe for use. The building has not been well-maintained. The Moloka`i Museum & Cultural Center facilities are available on a limited basis only, for a fee, and may not be used for youth activities of any kind.

None of these alternatives address the stated needs of the Kualapu`u community and the intent of this project.

9. PROPOSED MITIGATION MEASURES

a. Drainage & Erosion Control

The site for the building pad only will receive approximately 1-1/2 feet of fill and will be sloped to control run-off (see Figure 4).

Existing drain outlets are in place in the proposed new parking area. An easement for drainage purposes is in place at the southeastern corner of the property.

b. Noise

Noise caused by community usage of the site project will be partially mitigated by the buffer of heavily

planted, full-grown *Eucalyptus robusta* and *Formosa koa* trees growing on all three sides and the large landscaped parking area on the fourth. Any obnoxious noise is expected to be absorbed and controlled by the use of additional landscaping. Another factor is that the park is located well beyond the main residential area of the village.

Noise during the construction period will simply have to be considered as a negative to put up with to achieve a worthwhile positive goal.

c. Dust During Construction

Air quality impacts attributed to the project will include dust generated by short-term, construction related activities. Site work such as grading may generate airborne particles of dust. Dust control measures, such as regular watering and sprinkling, will be implemented as needed to minimize the impact of wind-blown dirt and/or dust.

III. SOCIO-ECONOMIC CONSIDERATIONS

A. Land Use & Community Character

1. The 6.773 acre land parcel where the project will be situated has been used for the same purpose for at least a period of 57 years when the original Kualapu`u Community Center was first built in 1939. The proposed project will replace that older structure and improve other areas on the site to create a more useful and pleasant recreational setting for the residents of the area and their families.

The land has a State Land Use designation of Urban and is zoned Interim on the Maui County zoning map. The 1994 Moloka`i Community Plan designates the site as Public/Quasi-Public. There are no special use designations.

The business center of the town is located on the northwest side of Farrington Highway where there is a small post office, a general store, one restaurant, a beauty salon and a few offices on Kamehameha V Highway in the old Del Monte Headquarters Office Building. Coffees of Hawaii offices and base yard are located on the corner of Kamehameha V Highway and Farrington Highway.

Kualapu`u was a former plantation village for C.P.C. (Del Monte Corp.) for their pineapple operations. After they closed down in 1984, the landowner, Molokai Ranch Ltd., subdivided portions of the village and sold many of the house lots to residents. In 1990, 800 acres of former pineapple fields and the base facilities were leased by Molokai Ranch Ltd. to Coffees of Hawaii. The six acre park area is currently leased to Maui County by Cooke Land Company Ltd.

The population of the town of Kualapu`u is presently estimated at approximately 500 residents, although the *US Bureau of Census, 1990* , lists a population of 1,661 for the entire area of Kualapu`u, Kala`e & Ho`olehua. This project is intended to serve the broader community area.

A place for youth-centered activities is extremely important to the well-being of a community and its families, particularly one which has no other such public facilities. Whereas in the past such amenities were provided and maintained by the plantation management, the responsibility has passed to public, governmental agencies. Families need places to gather and share special occasions with long-time friends and relatives in a safe, secure environment, such as this project will provide. Young people need a gathering place for planned after-school and weekend activities

B. Economic Impacts on the Immediate Community and the Community at Large

1. ECONOMY/EMPLOYMENT

There will be a short-term economic benefit due to the employment of construction workers on the project. Long-term economic benefits will include the employment of persons involved in the operation and maintenance of the facilities, i.e. the buildings and surrounding park and ball-field. Any amount of employment in areas of high unemployment have a positive effect on the economy as a whole and thus on the community at large.

The beautification and development of recreational and community facilities within a town setting always benefit all the residents in direct, indirect and unforeseen ways.

C. Infrastructure Systems & Public Services

1. ROADS

The paved streets of Kualapu`u town vary in width from 16 feet to 24 feet and there are no curbs, gutters or sidewalks. The town is so small that it could easily be a pedestrian town, but is used in this way more by the young people and children than by adults, who are observed to use cars, even for short trips. The Community Center will be within easy walking distance of the entire village.

The parking area of 105 stalls is planned to accommodate those using the project facility from both the town and from outlying areas in the district.

Vehicular access to the parking area is from Alahula and Uwao Streets (Fig.2), while vehicular access to the Community Center building will be either from the west side of the parking lot or from Limaiki Place which dead ends at the property. It is not intended that the project create a vehicular thoroughfare between Limaiki Place and the parking area, thus to Alahula Street. A locked chain barrier will keep this access closed except for special uses.

2. WATER

The source of water to the site is from the privately owned water system of Molokai Ranch Ltd. (Note 2). The source is the Kaluakoi Well (#17) situated approximately 6,000 feet northeast of Kualapu`u town with a source capacity of two million gallons per day. Water from this system is pumped into a 250,000 gallon storage reservoir located 3,000 feet *mauka* and northeast of

Kualapu`u at the 970 foot elevation. Approximately 50,000 gallons of additional capacity is provided by a second reservoir nearby. A 12-inch transmission line conveys water from these reservoirs to the town, with an eight-inch line running along the border of the project site.

3. SEWAGE SYSTEM

Sewage from Kualapu`u is currently collected by the system owned by Molokai Ranch Ltd., maintained by the County of Maui, and is directed into an oxidation pond located southwest of town. The current capacity is limited, however, an upgraded system has been designed but not yet been accepted by the County agencies responsible. Sewage connection to the project will be made into the existing system at Alahula Street.

4. ELECTRICAL & TELEPHONE

Electrical and telephone services on the island of Moloka`i are provided by Maui Electric Company Ltd. and GTE Hawaiian Telephone. These services are provided to the site by the overhead distribution systems within the town, but will be placed underground on the project site.

5. POLICE & FIRE PROTECTION

Fire prevention and protection for the town of Kualapu`u is provided by the Maui County Fire Department from the Ho`olehua Fire Station located approximately one and one half miles from the proposed Kualapu`u Community Center. The station is small with one fire truck and two men on permanent duty. Backup protection is from the main Station at Kaunakakai, seven miles away.

The Police Headquarters in Kaunakakai is staffed by 26 administrators, professional and support personnel and is situated at the Mitchell Pauole Community Center.

D. Cost of the Project

The estimated construction cost of the project is \$900,000.00, which includes the Community Center building, paving of new parking area and the access road and walkways to the building, landscaping and the irrigation system for the entire site.

IV. SUMMARY

A review of the State Environmental Policy, Chapter 344-3, "Policy", and Chapter 344-4, "Guidelines", indicates that the development of the Kualapu`u Community Center project and its operation will not conflict with any of the provisions listed therein.

A negative declaration is requested due to the nature of the facility and its importance to the families of the general area on Moloka`i.

The purpose of the proposed project for the Kualapu`u area includes the Kualapu`u Community Center, an improved and landscaped ball field and basketball court, a community park, a paved and lighted parking area, general landscaping of the site and an irrigation system, a long overdue development for the community at large. Resident families and our young people of Moloka`i must be considered first when planning for the future of our island.

These facilities are designed to address not only this very important aspect of the community, but to provide much-needed space for public meetings, classes for senior citizens during the day and a gathering place for all public services. The building was also designed for use as an emergency shelter in the event of a natural disaster, a safe haven for residents of the area.

The social, educational, economic and environmental benefits to the community cannot be overstated. The best interests of the residents of the area have been addressed with this project.

V. AGENCIES, CITIZEN GROUPS & INDIVIDUALS CONSULTED

A. Agencies

Maui County Department of Parks and Recreation
Maui County Fire Department
Department of Hawaiian Home Lands

B. Citizen Groups and Businesses

Kualapu`u Community Action Council
Kualapu`u Cookhouse
Kualapu`u Market
Molokai Ranch, Ltd.
Coffees of Hawaii, Inc.

C. Individuals

Shirley Alapa
Duncan Annandale
Richard Cooke
Marty Johnston
Kim Johnston
Patrick Kawano
Dan Kuhn
Omer Merkel
Philip Merricks
Rose O'Keefe
Eugene Santiago

VI. APPENDIX

A. Maps

Figure 1. - Island of Moloka`i

Figure 2. - Project Area Vicinity Map

Figure 3. - USGS Map of Project Area

Figure 4. - Project Site & Grading Plan

B. Correspondence

Note 1. - Historic Preservation Division, DLNR

Note 2. - Molokai Ranch, Ltd.

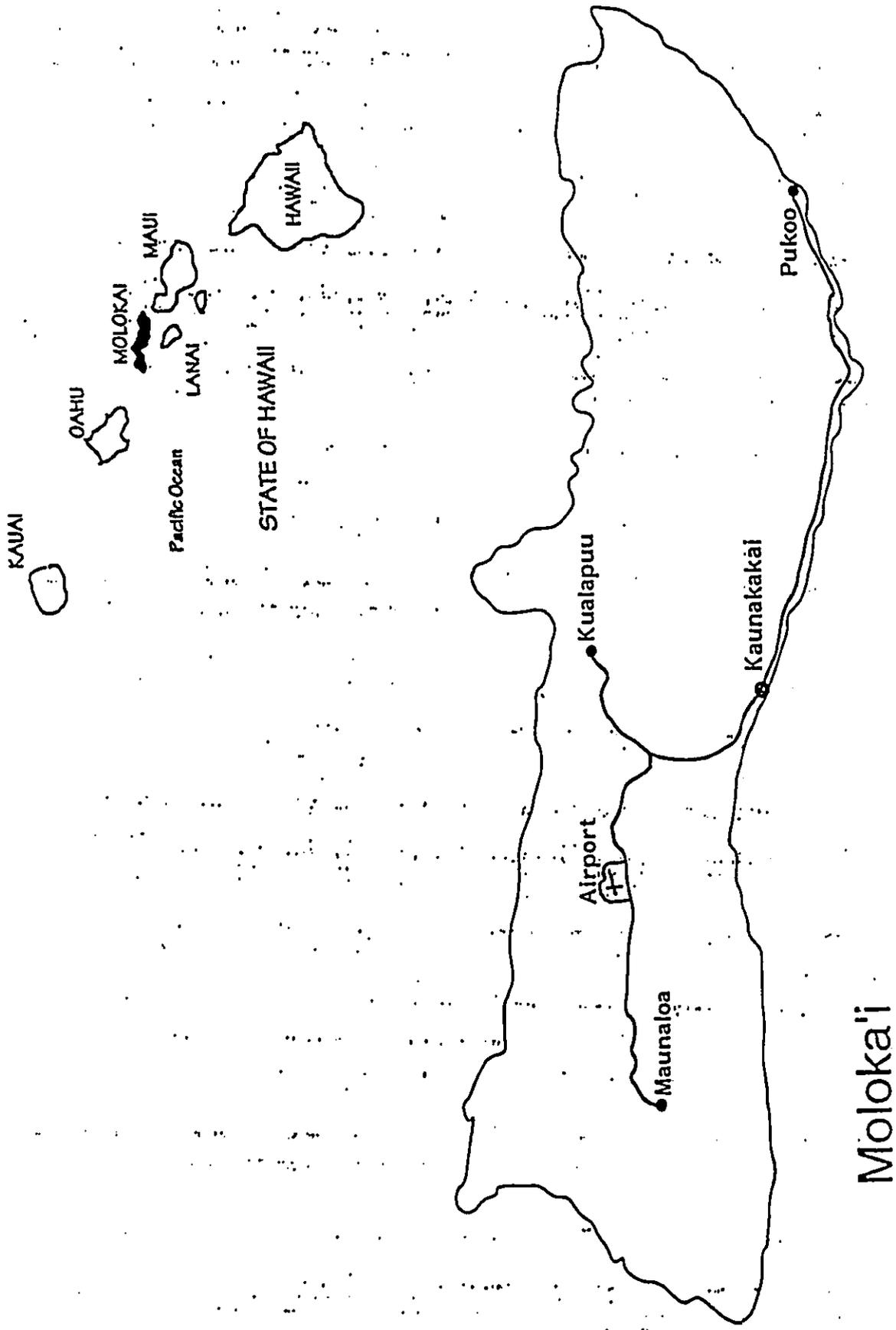
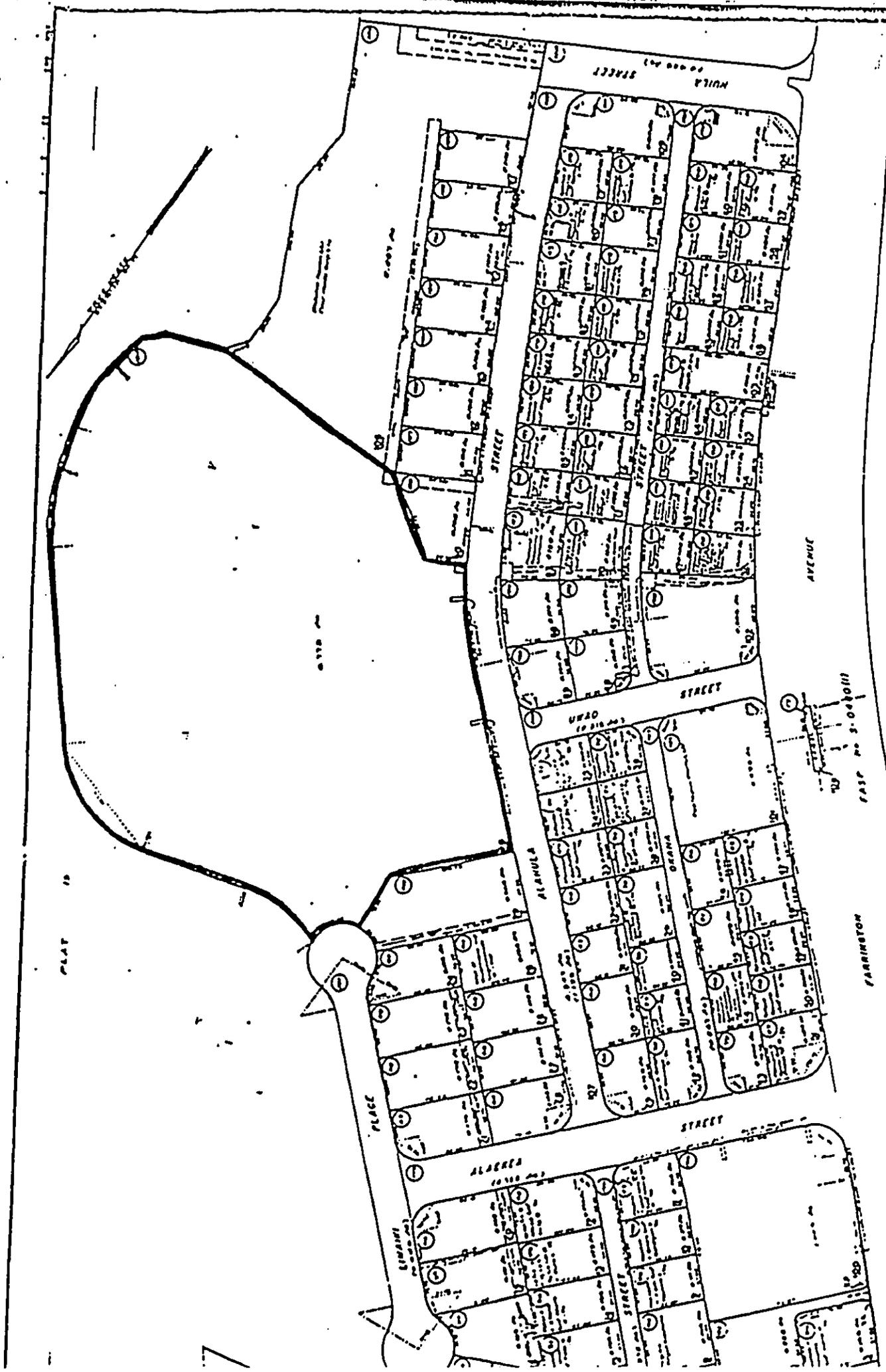


Figure 1



2726
PLAT 20
FARRINGTON
PLAT 19
RIVER
PLAT 20
PLAT 19

Figure 2

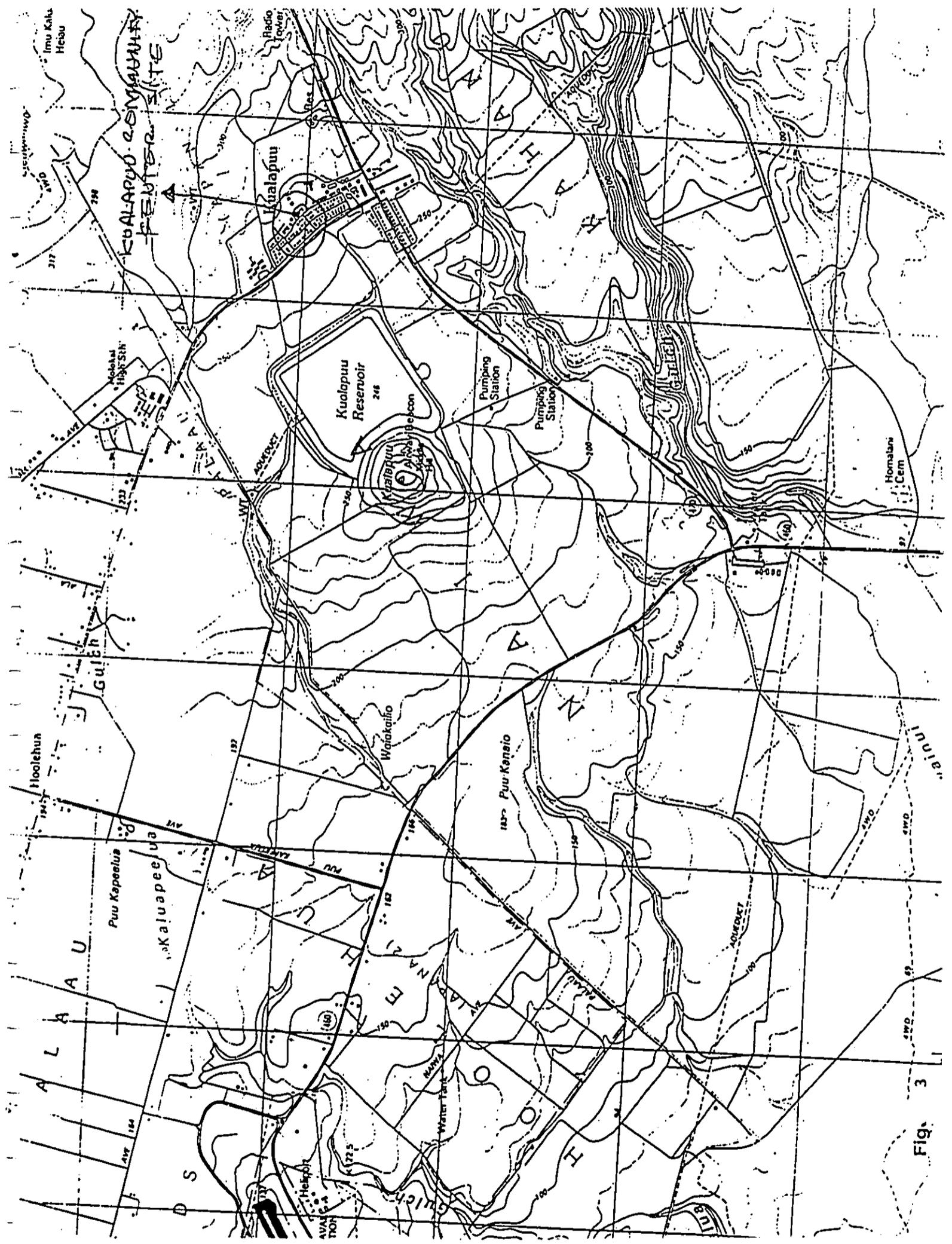


Fig. 3

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

June 6, 1996

Mr. David W. Curtis, Architect
P.O. Box 1829
Kaunakakai, Hawai'i 96748

LOG NO: 17331 ✓
DOC NO: 9606SC03

Dear Mr. Curtis:

**SUBJECT: Historic Preservation Review of the Proposed Kualapuu
Community Center. Kualapuu, Moloka'i
TMK: 5-2-28:98**

Thank you for your letter of inquiry, received by facsimile transmission on June 3, 1996. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division. In addition, Sara Collins of my staff accompanied Mrs. Dorothe Curtis on a brief field inspection of the subject parcel on May 22, 1996.

We have no record of historic sites on this parcel. The subject parcel lies just north of Alahula Street. The area proposed for the community center has been previously cleared and/or graded; it is currently part of an existing recreational facility. In view of this land use history, it is unlikely that any significant historic sites are still present. Therefore, we believe that the construction of the proposed community center will have "no effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha


DON HEBBARD, Administrator
State Historic Preservation Division

SC:jen

Note 1



MOLOKAI RANCH

June 10, 1996

David Curtis
P.O. Box 1829
Kaunakakai HI 96748

re Water Requirement at Kualapuu Park

Dear David,

I understand that the new facilities being developed for the park at Kualapuu will require additional water service of approximately 1500 gallons per day. From a practical standpoint I see no difficulty in providing this quantity of water. However, from a regulatory standpoint, the water is subject to Water Use Permits from the State Commission on Water Resource Management, and is from the well owned by Kukui.

Our agreement with Kukui provides for expanded supply if needed, but can be cancelled at short notice. As such we can only commit to additional water needs, if permits will be available to Kukui for this expanded pumping need.

Yours sincerely,

Duncan Annandale
Operations Director

cc: Harold Edwards

Note 2