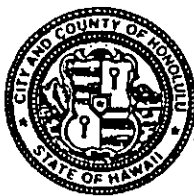


DEPARTMENT OF COMMUNITY SERVICES  
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 205  
HONOLULU, HAWAII 96813  
PHONE: 527-5311 FAX: 527-5498

JEREMY HARRIS  
MAYOR



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OFFICE OF  
QUALITY

ABELINA MADRID SHAW  
DIRECTOR

MANUEL T. VALBUENA  
DEPUTY DIRECTOR

October 26, 1999

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

Subject: Finding of No Significant Impact for the Proposed  
Waipahu Filipino Community Center, Waipahu, Oahu  
Tax Map Kety: 9-4-161:001

Dear Ms. Samonson:

The City and County of Honolulu, Department of Community Services (DCS) has reviewed the comments received during the 30-day public comment period which began August 23, 1999. Concerns regarding traffic, parking and construction related impact are addressed in the final Environmental Assessment (EA). No other significant concerns were raised during the review period.

As described in the final EA, the traffic and parking will be minimized through the design of the facility and entire AMFAC Commercial and Park development project.

Therefore, DCS has determined that this project will not have significant environmental effects and hereby issues a finding of no significant impact. Please publish this notice in the November 8, 1999 OEQC Environmental Notice.

145

Ms. Genevieve Salmonson, OEQC  
October 26, 1999  
Page 2

We have enclosed a completed OEQC Environmental Notice Publication Form and four copies of the final EA. Please contact Mr. Arnold Wong, Office of Special Projects, at 547-7231, should you have any questions.

Sincerely,



ABELINA MADRID SHAW  
Director

**Attachments**

cc: Chester Koga (R.M. Towill Corporation)  
Roland Casamina, (FilCom Center)  
Robert Ilumin, HUD

NOV - 8 1999

**FILE COPY**

**FINAL ENVIRONMENTAL ASSESSMENT**

1999-11-08-DA-~~FEA~~ -

**\* FILIPINO COMMUNITY CENTER \*  
WAIPAHAU, ISLAND OF OAHU  
TMK: 9-4-161: 001**

OCTOBER 1999

**PREPARED FOR:**

**FILIPINO COMMUNITY CENTER  
905 UMI STREET, ROOM 304  
HONOLULU, HAWAII 96819**

**PREPARED BY:**

**R.M.TOWILL CORPORATION  
420 WAIKAMILO ROAD, SUITE 411  
HONOLULU, HAWAII 96817-4941  
RMTC REF NO. 1-18512-OE**

**FINAL ENVIRONMENTAL ASSESSMENT**

**FILIPINO COMMUNITY CENTER  
WAIPAHU, OAHU, HAWAII  
TMK: 9-4-161: 001**

**OCTOBER 1999**

**PREPARED FOR:**

**FILIPINO COMMUNITY CENTER, INC.  
905 UMI STREET, ROOM 304  
HONOLULU, HAWAII 96819**

**PREPARED BY:**

**R.M.TOWILL CORPORATION  
420 WAIKAMILO ROAD, SUITE 411  
HONOLULU, HAWAII 96817-4941  
RMTC REF NO. 1-18512-OE**

Proposed Filipino Community Center  
Waipahu, Oahu, Hawaii

**PROJECT SUMMARY**

Project	Filipino Community Center
Applicant	Filipino Community Center, Inc. 905 Umi Street, Room 304 Honolulu, Hawaii 96819
Accepting Authority	City and County of Honolulu Department of Community Services 715 South King Street, Room 311 Honolulu, Hawaii 96813 Contact: Arnold Wong, JCMB Phone: (808) 547-7231
Agent	RM. Towill Corporation 420 Waiakamilo Road, Suite 411 Honolulu, Hawaii 96817-4941 Contact: Chester Koga, AICP Phone: (808) 842-1133 Fax: (808) 842-1937
Tax Map Key	9-4-161: 001
Lot Area	87,240 square feet
Existing Land Use	Vacant
State Land Use District	Urban
Development Plan Land Use Designation	Commercial
County Zoning Designation	B-2 Community Business District

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**LIST OF APPENDICIES**

Appendix 1    Comments and Responses to Preliminar and Draft Environmental Assessment

## SECTION 1. INTRODUCTION

### 1.1 PURPOSE AND OBJECTIVES

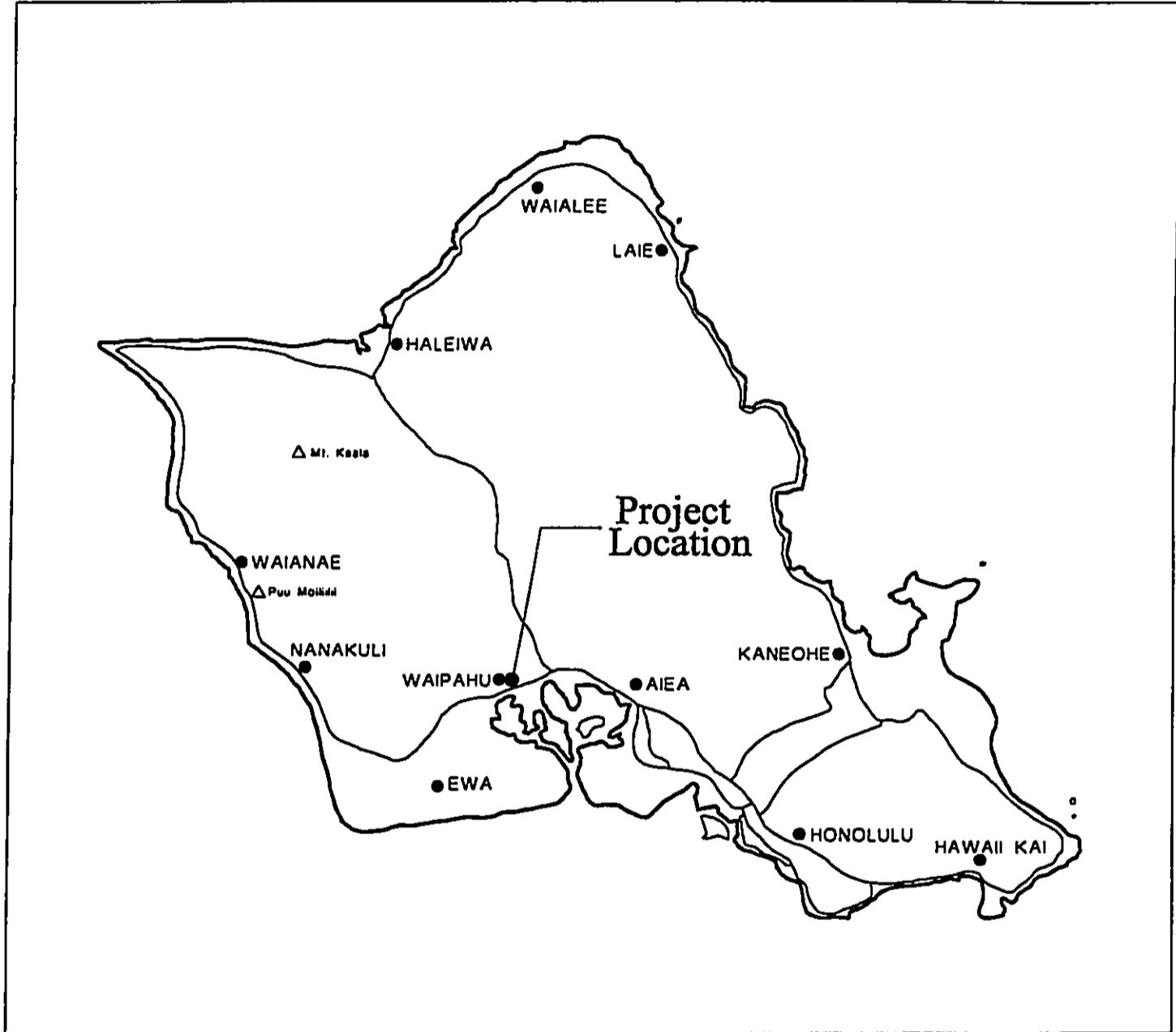
The applicant, the Filipino Community Center, Inc., is a non-profit organization formed to promote and perpetuate Filipino culture and customs in Hawaii. One of the main purposes of the Filipino Community Center, Inc. is to own and operate a meeting facility (The Filipino Community Center) as described in this Environmental Assessment (EA). This Final EA is prepared pursuant to and in accordance with the requirements of Chapter 343 Hawaii Revised Statutes, and Chapter 200 of the Title 11, Administrative Rule - *Environmental Impact Statement Rules*. The action that triggers this assessment is the receipt of City, State and Federal funds by means of the Community Development Block Grant (CDBG) through the City Department of Community Services.

One of the primary objectives of the proposed Filipino Community Center (FilCom Center) is to be the focus point and gathering place of activities for the introduction and exposure of culture and heritage. Specifically, the proposed FilCom Center will emphasize the historical culture and heritage of all ethnicity (including Filipino) in the Waipahu area of Hawaii.


Another objective of the FilCom Center is to provide a comprehensive meeting facility to promote diverse programs of social, economic, and educational services that are accessible to all members of its community. The meeting facility will provide a welcome place for various organizations that encourage social and recreational interaction of all children, youth and their families. The FilCom Center will also provide programs and facilities for Hawaii's elderly; wellness and prevention for all age groups; micro enterprise training and incubation for local businesses; cultural center events, exhibitions and activities for children and adults; and conference facilities and services for the entire community.

### 1.2 PROJECT LOCATION

The subject property comprises approximately 87,240 square feet and is located in the Waipahu district of Central Oahu (see Location Map, Exhibit 1 and Site Map, Exhibit 2). The property, owned by the Filipino Community Center Inc., sits on a bluff and is located approximately 200 feet south of the Hans L'Orange Park and 1,500 feet northeast of the Waipahu Cultural Park. All structures previously on the subject site have been relocated to the adjacent YMCA site. The subject site is therefore vacant, and portions have been cleared and graded during the construction of the Mokuola Street and Hans L'Orange Park expansions.

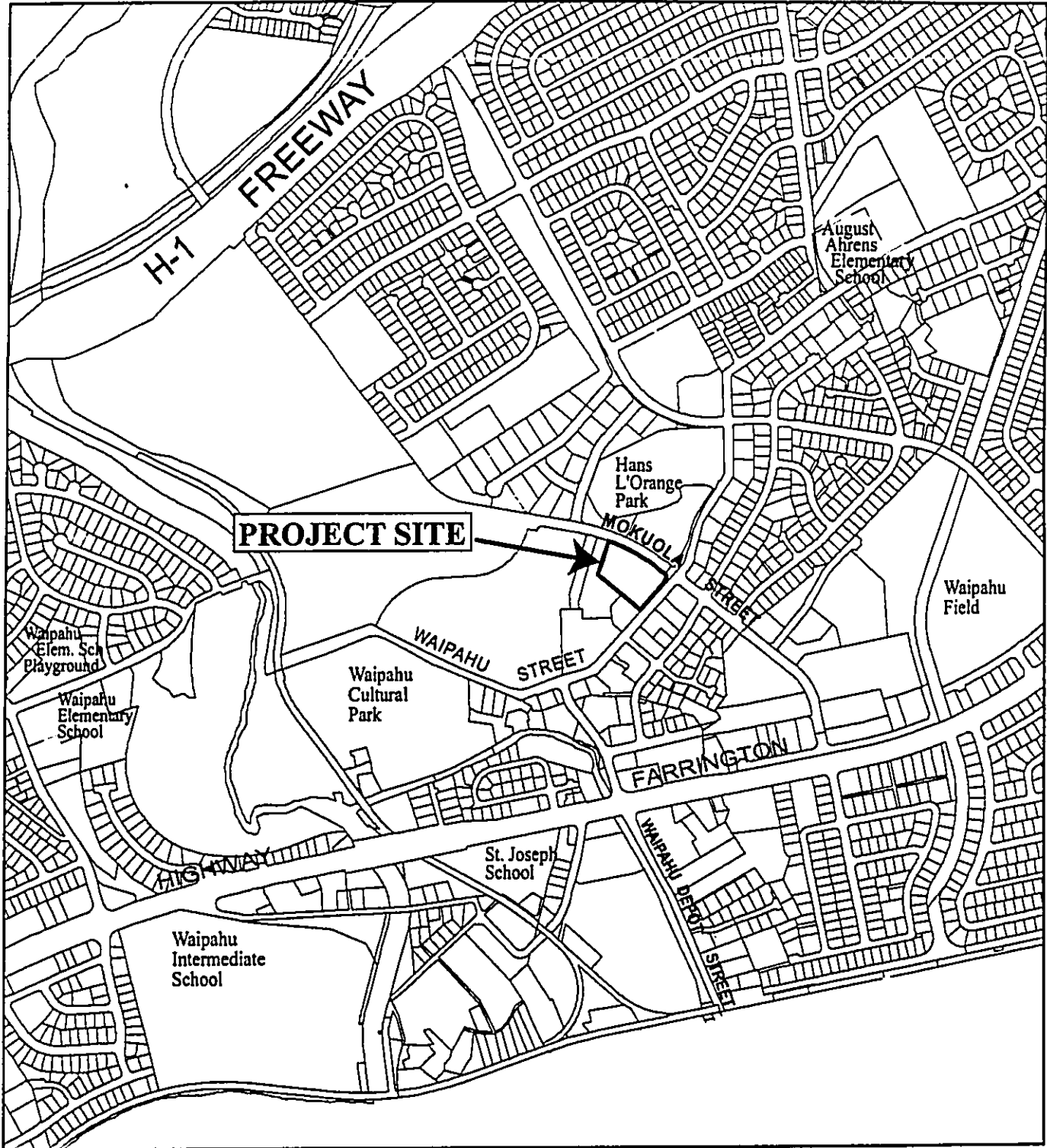


**Exhibit 1  
LOCATION MAP**

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**R.M. TOWILL CORPORATION**  
**OCTOBER 1999**

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**Exhibit 2  
SITE MAP**



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**R. M. TOWILL CORPORATION**

OCTOBER 1999

## SECTION 2. PROJECT BACKGROUND

### 2.1 PROPOSED COMMUNITY CENTER

The proposed FilCom Center is a part of the Waipahu 2000 Update, a long-range planning effort established by the community to update the original Waipahu 2000 Master plan. After the close of the Oahu Sugar Mill in April 1995, the Waipahu community gathered together to address the concerns of the economic vitality of Waipahu Town and disposition of the Oahu Sugar Mill site. Along with a detailed description of a mixed use and light industrial Business Park, the Waipahu Town Plan identifies an Old Waipahu Town Anchor that would focus activities to attract residents and visitors to Waipahu and its businesses. As described by the Waipahu Town Plan, the Old Waipahu Town Anchor includes the development of a Heritage Park/Center, open market, Filipino Community Center and YMCA.

On November 20, 1998 the Department of Planning and Permitting approved a Zone Change (97/Z-6) by Ordinance (86-110) for the development of the Waipahu Town Anchor. The proposed FilCom Center was included in this 25.4-acre zone change from R-5 Residential to B-2 Community Business district.

The applicant, the Filipino Community Center, Inc., proposes to develop a meeting facility (the FilCom Center) on the subject 87,240 square foot parcel as described in this EA. The FilCom Center will provide diverse programs of social, economic, and educational services accessible to all members of the community. This facility will also include programs and services for the introduction and exposure of the Filipino culture and heritage, where people of all ethnicity can learn about the culture, arts, traditions and history of the Filipinos in Hawaii.

The FilCom Center will consist of a new building and parking area. The new building with a building footprint of approximately 26,400 square feet will be positioned at the southeast boundary of the property fronting Waipahu Street (see Exhibit 3, Proposed Site Plan). The FilCom Center will consist of an entry level, three floors and an open courtyard. Due to the natural slope of the property, the entry level and first floor will be half of the length of the building. The entry level will consist of restrooms and an elevator lobby to access the upper floors. The first floor of the FilCom Center will consist of restrooms, storage space and retail areas. The second floor, which is the main floor, will consist of the meeting hall, smaller rooms for retail activities, pantries, restrooms, a security office, mechanical and electrical rooms and an open courtyard. The third floor, which will also only consist of a portion of the building, will house the administration office space.

The FilCom Center will provide a cultural and social event facility for the Waipahu community. The FilCom's meeting facility will be approximately 26,400 square feet in building footprint.

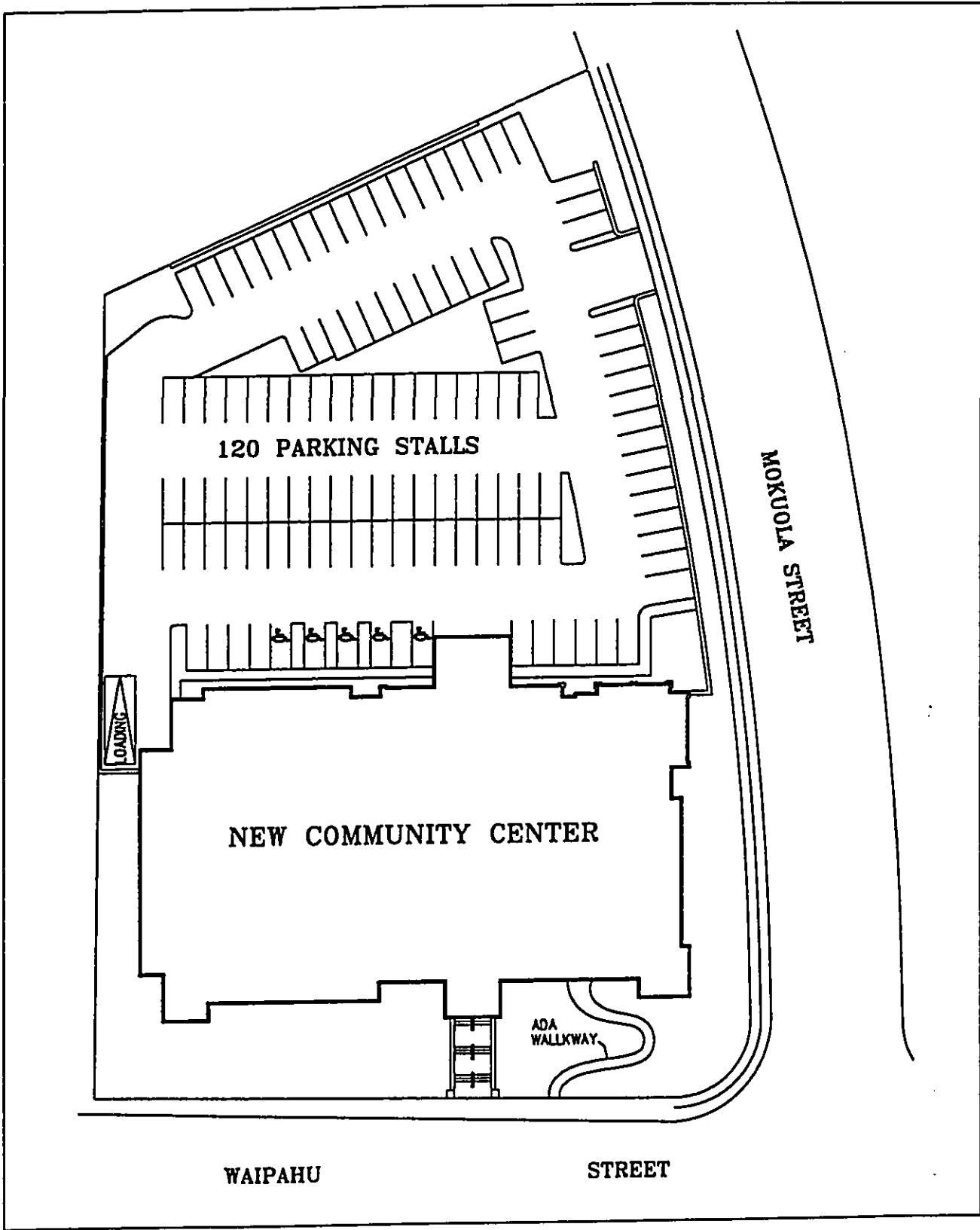


Exhibit 3  
PROPOSED SITE PLAN



R.M. TOVILL CORPORATION  
OCTOBER 1999

According to the City and County Land Use Ordinance (LUO), the proposed project requires 118 parking stalls. The applicant will provide 120 parking stalls within the project site. All parking will be visually screened with structures and buildings, walls, berms and/or landscaping to minimize visibility from streets and neighboring property. The following is a breakdown of the floor areas by use:

Use	Floor Area	Parking Requirement
Meeting Facility (1/75 sf)	5,765 sf	77 stalls
Retails (1/400 sf)	12,374 sf	31 stalls
Offices (1/400 sf)	3,700 sf	10 stalls
	<b>TOTAL</b>	<b>118 stalls</b>

No on-street parking will be provided. All handicapped accessible parking will be provided on site and shall meet all American Disability Act (ADA) requirements. The project will also provide two loading stalls, each with minimum dimensions of 12-feet x 35-feet. The loading and unloading areas will be screened from view from Mokuola Street and Waipahu Street. The driveway access and all parking will be located off of Mokuola Street.

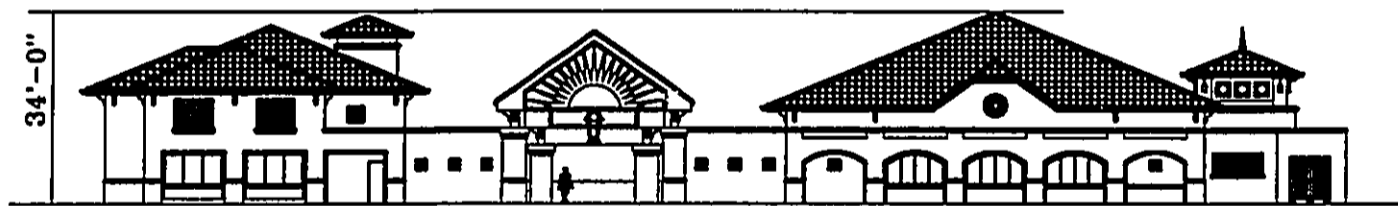
The applicant acknowledges the recommendations in the Urban Design Plan regarding parking accommodations. Efforts will be made to work with adjacent property owners on the possibility of sharing parking facilities during special events.

Positioned on a bluff, the north side of the proposed FilCom Center will have a final height, slightly shorter than the south side. As shown in Exhibits 4 & 5 Elevation Plans, the north side of the facility, fronting Waipahu Street, will be approximately 34-feet from finished grade, whereas the south side of the center will have a final height of approximately 45-feet from finish grade. The final height will be less than the permitted 60-foot height limit for this B-2 Community Business zoning district.

The proposed FilCom Center will provide setbacks greater than what is required by the LUO. The LUO requires a 5-foot front yard setback and no side yard setbacks for this B-2 Community Business zoned property. The FilCom Center will be designed and developed with a front yard setback along Waipahu Street of 30-feet and 15-feet along Mokuola Street. The proposed FilCom Center will also provide 15-foot side yard setbacks from adjacent properties. All yards will be landscaped and the front yard along Waipahu Street will be landscaped with large canopy trees to continue the existing plantings along Waipahu Street.



Makai Side Elevation  
(Facing Waipahu Street)



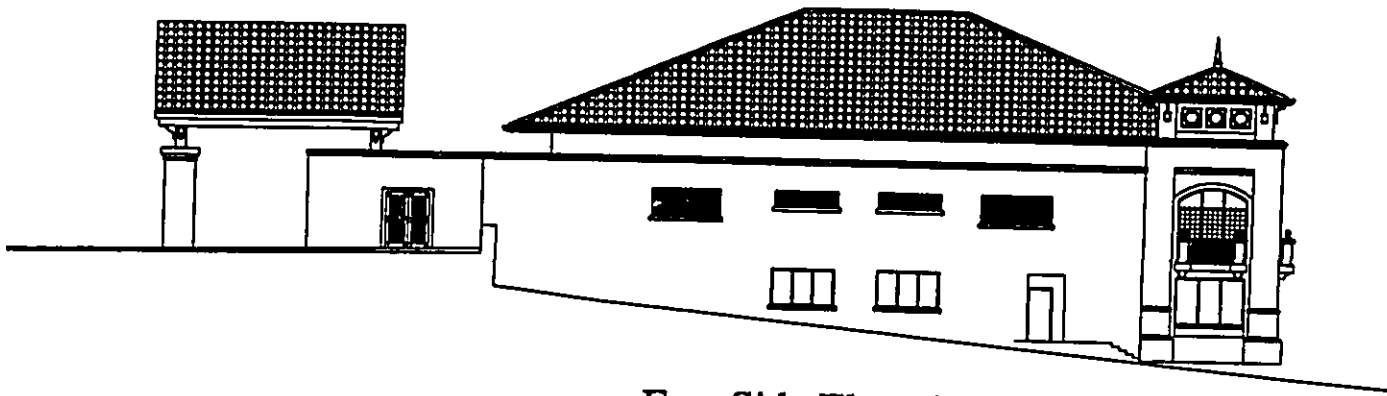
Diamond Side Elevation  
(Facing Parking Lot)

Exhibit 4  
ELEVATION PLANS

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R.M. Towill Corporation  
OCTOBER 1999





Ewa Side Elevation



Mauka Side Elevation

Exhibit 5  
ELEVATION PLANS

Not to Scale

R.M. Towill Corporation  
OCTOBER 1999

## SECTION 3. CONSTRUCTION ACTIVITIES

### 3.1 OVERVIEW

Construction of the project will include all work necessary to 1) prepare the land and 2) construction and paving for the new structure and parking area.

#### 3.1.1 Proposed Construction

The proposed FilCom Center will require limited grading of the site to prepare for the new structure and new parking area. All grading plans will be reviewed and approved by the City and County prior to construction.

With a building footprint of approximately 26,400 square feet, the FilCom Center will be positioned along the southeast boundary of the property, fronting Waipahu Street. The FilCom Center will consist of an entry level, three floors and an open courtyard.

As discussed earlier, the north side of the FilCom Center will be approximately 34-feet from finished grade, whereas the south side of the FilCom Center will have a final height of approximately 45-feet. A minimum 30-foot front yard setback along Waipahu Street and 15-foot yard setback along Mokuola Street and from adjacent properties will be provided. All yards will be landscaped and the front yard along Waipahu Street will be landscaped with large canopy trees to continue the existing plantings. The driveway access and all parking will be located off of Mokuola Street.

#### 3.1.2 Schedule and Estimated Cost

Construction cost for the project is as follows: 1) preparation of ground; 2) Construction of new three-story structure; and 3) paving and landscaping. The estimated cost of the project is approximately \$10.4 million. Construction will begin once all land use approvals have been obtained.

Funding for the planning, construction and operation of the FilCom Center include Federal and State grants for senior and youth programs, endowments, donations, fees from rental of meeting rooms, kitchens facilities, assembly and exhibitions spaces. Concessionaire fees from fiestas, recitals, plays and pageants are also anticipated.

## SECTION 4. DESCRIPTION OF THE AFFECTED ENVIRONMENT

### 4.1 PHYSICAL ENVIRONMENT

#### 4.1.1 Climate

The project site's elevation on the bluff and proximity to the two mountain ranges affect the climate in Waipahu. The temperatures in the central region are moderate, ranging from 65 to 84 degrees (Fahrenheit). According to the "Atlas of Hawaii" (UH, 1983), the property receives an average of less than five inches of monthly rainfall, the rainy months being November and April.

The proposed project will not have significant effect on the surrounding climate conditions. The project will include landscaping to help mitigate any localized temperature increases from parking areas, roadways, and buildings. As described in the Urban Design Plan for the entire AMFAC Development Project, landscaping will be carefully integrated into the design of the FilCom Center. The project site will be landscaped with an effective combination of vertical trees screen hedges, lawn, and ground cover, consistent with the overall character of the 37-acre Mill Town development and Waipahu Town Plan. The 30-foot front yard setback fronting Waipahu Street will be landscaped with monkeypod trees to reinforce the existing row of monkeypod trees along this street.

#### 4.1.2 Topography, Geology, Soils

The site generally has average slopes of 1% to 7%, with ground surface generally sloping in the southerly (makai) direction. The original development of the project area included Oahu Sugar Company skilled workers' housing, and a portion for the expansion of Mokuola Street. The project area slopes down towards Waipahu Street and surface water on the site currently drains to rain gutters along Waipahu Street.

According to the United States Department of Agriculture, Soil Survey of Islands, soil on the property belongs to the Waipahu Series of well-drained soils and is classified as Waipahu Silty Clay with 6% to 12% slopes. On this type of soil, the runoff is generally medium and the erosion hazard is moderate. This soil is characterized as being used for sugarcane and homes. The natural vegetation generally found on this type of soil are Fingergrass, Bermuda grass, Bristly Foxtail and Kiawe (US Department of Agriculture, Soil Conservation Service, August 1972).

Impacts. The subject site has been cleared and preliminary grading has been completed during the construction and expansion of the Mokuola Street and Hans L'Orange Park. The project will require limited grading to direct surface flows into the project's drainage system. At the rear of the property, the surface runoff in the parking area will be directed to the drainage system that runs along the eastern side of the property. The surface runoff will then be collected by drain inlets and directed towards the front of the property. The proposed

drainage system will connect to the existing, underground municipal system in Waipahu Street. All development plans will be reviewed and approved by the County prior to construction.

#### 4.1.3 Hydrology

Although there are no perennial streams within the project area, the Waikele Stream is approximately 2,000 feet away to the west. Groundwater for the area is basal water in sediments or floating on salt-water and is not a source for domestic use (Atlas of Hawaii, 1983).

Impacts. No adverse impacts are anticipated on surface water or groundwater. The project area is located a considerable distance inland from the West Loch at Pearl Harbor and is not expected to impact on any marine resources. The project area is located approximately 2,000 feet from the Waikele Stream and is not expected to impact the quality of the stream.

#### 4.1.4 Terrestrial Flora/Fauna

The property contains trees and shrubbery including Bermuda grass, Mango trees, and Plumeria trees. Because the majority of the vegetation was planted during the initial development of residential uses on the property the remaining botanical resources of this site are introduced plants. The future development of this property will not have a significant impact on rare or endangered flora or fauna.

With respect to animal wildlife for the area, no rare or endangered animals are known to inhabit the site. In addition, no wetlands, streams, estuaries or other habitats that could accommodate endangered plant or animal species are present on the property. The project is urban and surrounded by residential and commercial uses, which is not a conducive habitat for rare and endangered species.

Impacts. Since the project area does not contain any rare plants or animals, adverse impacts are not anticipated. As part of the proposed development additional landscaping will be planted in and around the proposed parking area and meeting facility. The proposed facility will utilize various plants such as Manila palm, Fiji fan palm, royal palm, coconut palm, monkeypod, lirioppe, Australian tree fern, bougainvillea, mock orange hedge, plumeria, laua'e fern, hala and ginger.

#### 4.1.5 Scenic and Visual Resources

According to the Coastal View Study (City and County of Honolulu Department of Land Utilization, 1987), the Waipahu viewshed is residential, commercial, and industrial. Farrington Highway is designated as a "Coastal Roadway", however,

no significant coastal visual resources in the vicinity of the proposed FilCom Center are identified in the Study.

Impacts. The proposed meeting facility will not significantly impact the project site and surrounding area such as mauka-makai view corridors, views of significant landmarks or natural resources, or ridge line view from outside or within the project boundaries. Views of the ocean mountain ranges are generally not available from the property or surrounding residences. The transitional and standard height requirements set forth by the LUO will preserve public views from and toward the property.

In compliance with Specific Guidelines for the FilCom Center of the Mill Town Center Heritage Area Design Guidelines, the applicant has designed the proposed FilCom Center to continue the park-like theme along the mauka side of Waipahu Street. The proposed development will have large canopy trees planted along Waipahu Street and landscaping will be carefully integrated into the design of the FilCom Center. The yard area fronting Waipahu Street and Mokuola Street shall be landscaped with an effective combination of vertical trees, screen hedges, lawn, and ground cover, consistent with the overall character of the 37-acre Mill Town development and the Waipahu Town Plan. The 30-foot front yard setback fronting Waipahu Street shall be landscaped with monkeypod trees to reinforce the existing row of monkeypod trees along this street.

As detailed in the Urban Design Plan for the Mill Town Center Commercial development, all parking storage areas, walls or any other building improvements, other than minor utility installations and lighting, will not be permitted within the landscaped, front yard setback area fronting Waipahu Street and Mokuola Street. All portions of the proposed FilCom Center lot will be landscaped, except for portions of the lot used for building, parking, walkways, drainage or storage (suitably constructed or paved for such use).

As described in the Development Standards of the Urban Design Plan and consistent with the design guidelines of the Waipahu Town Plan (accepted by Resolution 96-14), the proposed project will be designed to minimize impacts to neighboring properties. The project will be designed with recessed light sources that are, screened or shielded to minimize glare or excessive light spillage on neighboring sites. Exterior lighting will include low pressure sodium lighting, or similar types of lighting in the same spectral range as low pressure sodium lighting that equals or exceed the energy efficiency of low pressure sodium lighting, unless the use of such lighting is inadequate for safety and security reasons. All lighting visible from an adjacent street or property, except bollard or pole lighting (up to 16 feet in height) shall be indirect or shall incorporate a full cut-off shield type fixture. Service area lighting shall be contained within the service yard boundaries and enclosure walls.

#### 4.1.6 Historic, Cultural, and Archaeological Resources

The property does not contain any known sites of historic or cultural significance and is not listed on either the Hawaii or National Registers of Historic Places. Because substantial alteration of land during the initial development of the skilled worker resident housing facility with no previous record of historic or archaeological discoveries, the proposed development is not expected to have an impact on archaeological resources.

Impacts. During the construction of the project, should any previously unidentified archaeological resources such as artifacts, shell, bone or charcoal deposits, human burial, rock or coral alignment, pavings or walls be encountered, the applicant will stop work and contact the Historic Preservation Office for review and approval of mitigation measures.

Several buildings on the project site, as well as on the nearby mill site, have been identified on the Waipahu Town Plan for their historical value and will be preserved and incorporated in the development of the proposed heritage district. The proposed FilCom Center is designed to match the proposed redevelopment of the mill area and strengthen the architectural character of the Waipahu Town core. The State Department of Land and Natural Resources, Historic Preservation Division commented in their review of the Draft EA that they believe that this project will have "no effect" on significant historic sites (see Appendix I, Agency Comments).

The proposed project will be designed to create an architectural design character and quality which is compatible with and complements the historic character of uses proposed in the Waipahu Town Plan, and the adjacent uses in the surrounding area.

#### 4.1.7 Noise Quality

Potential noise impacts are expected from construction activities and during the operational phase of the project. Construction impacts will be temporary and localized short-term noise impact from the proposed development. Short-term noise impacts at construction sites are a normal result of construction related activity and the State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Noise generated during the operation of the facility is expected from 1) use of air conditioning units; and 2) increased vehicular traffic transiting the FilCom Center. Air conditioning units will be necessary to ensure comfortable climate conducive to anticipated meeting/community activities. Noise impacts due to increased traffic are expected with use of the site for parking, passenger drop offs, and

general travel to and from the site. Long-term noise impact from the proposed meeting facility will be minimized by an air conditioning system. The noise would be shut within the building thereby reducing the amount of ambient noise anticipated during meetings and community activities. The noise from the increase in traffic will be diverted away from Waipahu Street residents to the industrial area of Mokuola Street. In addition, the parking is designed to be located at the rear of the property to reduce impacts from vehicle movement and traffic related impacts.

#### 4.1.8 Air Quality

Air quality in the proposed project area of Waipahu is good due to the low emission levels and the almost continual presence of tradewinds or northeast breezes. The major factor affecting air quality in these areas is vehicular traffic.

Impact. Short-term impacts with regard to air quality will be the result of dust generated by the construction activity. Dust will be generated in the course of preparation and development of the new structure and parking/loading areas. The contractor will employ dust control measures appropriate to the situation. Methods including the use of water wagons, erection of dust barriers and other methods for minimizing fugitive dust, will be used as appropriate.

The long-term impacts of the proposed meeting facility with regard to air quality are expected to be minimal. Although there will be increases in traffic to the project site the proposed meeting facility will be designed to divert traffic away from Waipahu Street and into the light industrial area on Mokuola Street.

#### 4.1.9 Water Quality

The property has waterlines, maintained by the Board of Water Supply (BWS), in sizes suitable for delivering required quantity of water for domestic use and fire protection. The development will be serviced by new waterlines that will connect to an existing 16-inch waterline in Waipahu Street. The service laterals will be installed during development of the AMFAC Industrial Subdivision-Phase IA project.

All structures will be developed with fire sprinklers for on-site fire protection. The project will be in close proximity (less than 100') to the fire hydrant on Waipahu Street and two fire hydrants on Mokuola Street. All water connectivity, fire apparatus accessibility and protection plans will be reviewed and approved by BWS, the Fire Department and DPP prior to construction.

Impacts. According to the BWS, the existing off-site water system is presently adequate to accommodate the proposed project. The project will install BWS approved Reduced Pressure Principle Backflow Prevention Assemblies where appropriate, immediately after the installation of all water meters serving the site. No adverse impacts are anticipated on surface water or groundwater since the project does not include injection wells or cesspools and any runoff or

wastewater disposal required for the project will be done in full compliance with all County, State and Federal guidelines.

#### 4.1.10 Wastewater Service

Wastewater service to the proposed project will be provided by a new wastewater service line leading to the existing municipal lateral in Waipahu Street. A Sewer Connection Permit has been approved for the proposed connection to City and County service lines on July 9, 1999. However due to reallocation of floor areas and uses, a new Sewer Connection Permit is required and will be submitted for review and approval prior to construction.

The applicant will coordinate with the appropriate City and State agencies to obtain review and approval of all plans for the proposed project, including identification and approval of connections to the City's wastewater system.

Impacts. No adverse impacts are anticipated on the existing wastewater service to the surrounding neighborhood.

## 4.2 SOCIO-ECONOMIC ENVIRONMENT

### 4.2.1 Population

According to the 1990 Census, the resident population within the Waipahu area is 51,295 (6%) of 836,231 total Honolulu County resident population (The State of Hawaii Data Book, 1996). The State of Hawaii Data Book notes that Filipinos comprise approximately 82,786 (10%) of the 844,729 residents in the County of Honolulu in 1992.

Impacts. There are no longer any residential units on the subject property, and none planned for the proposed meeting facility, therefore no significant increase in population is expected to occur from the proposed meeting facility. With the growing resident population, the FilCom Center will be beneficial to the Waipahu and surrounding communities by providing short-term employment opportunities associated with the construction activities. There will be limited long-term jobs available for members within the surrounding community.

The proposed FilCom Center will provide diverse programs of social, recreational and human services accessible to all members of the community. The Community Center will also include activities and exhibits for the introduction and exposure of the Filipino culture and heritage. The Community Center is intended to attract visitors and Oahu residents in order to increase economic activity in Waipahu.

During the public comment period of the Draft EA the applicant notified property owners surrounding the site of the proposed project. Notification letters were mailed to 40 property owners explaining the proposed project and soliciting



comments. Although copies of the Draft EA were made available at the Waipahu Public Library, comments were received.

#### 4.2.2 Surrounding Land Use

The subject property is located in the heart of Waipahu town. The surrounding land uses include the Hans L'Orange Park to the northeast, various commercial businesses and Waipahu Cultural Garden Park/Hawaii's Plantation Village along the makai (southeast) side of Waipahu Street. To the north/northwest of the project site will be the recently approved Amfac Light Industrial Subdivision.

The Hans L'Orange Park and the Waipahu Cultural Garden Park/Hawaii's Plantation Village are zoned P-2 General Preservation District. The commercial uses and residences located across Waipahu Street are zoned B-1 Neighborhood Business District with a 40-foot height limit, B-2 Commercial Business District with a 60-foot height limit, R-5 and R-7.5 Residential Districts. The industrial subdivision is zoned I-1 Limited Industrial District with a 40-foot height limit.

Impacts. No negative long-term impacts are expected from the development of the proposed meeting facility. The proposed FilCom Center will help to achieve the zoning and community aims as stated in the Waipahu Town Plan Report, A Special Area Plan of the Central Oahu Development Plan, City and County of Honolulu Planning Department, December 1995. The FilCom Center is intended as a gathering place for promoting activities associated with the cultural heritage and values, as well as, a family-focused center offering diverse programs of social, recreational and human services accessible to all member of the community.

### 4.3 PUBLIC FACILITIES AND SERVICES

#### 4.3.1 Transportation Facilities

City owned Waipahu Street and Mokuola Street service the project site. Waipahu Street runs from east to west and services residents, small commercial areas, parks and schools. Mokuola Street runs from north to south and services residential uses as well as the Waipahu Civic Center and some commercial and future light industrial uses. Mokuola Street has a 60-foot right-of-way with 44-feet of roadway between curbs and 8-foot wide planting strip/sidewalk on each side. No on-street parking will be permitted on these streets. Adjacent to the project area, Waipahu Street will be widened and the intersection with Mokuola Street will provide an exclusive left-turn lane and a shared through and right turn lane.

Bus service is provided along Waipahu Street by Route 47 Waipahu - Waikiki. There are bus stops in the eastbound and westbound directions. No disruption of bus service is anticipated. According to the Department of Transportation Services, Public Transit Division, pending demonstrated service and demand,

City bus service could be provided to connect the Mill Town Center Business and Industrial Park with the existing transit service pattern.

As part of the adjoining Mill Town Center Business and Industrial Park, a pedestrian easement will be provided from within Mill Town Center Business and Industrial Park south of the Mokuola Street. Another pedestrian easement will be provided at the end of the cul-de-sac north of the Mokuola Street. A third pedestrian easement will be provided at the mauka end of the Mokuola Street. These easements will allow pedestrian and bicycle access to the subject property, and beyond to the Waipahu town core. The pedestrian easements will be 10 feet wide, with a 5-foot wide paved walkway which will allow for two wheelchairs to pass each other, lighted with bollards and/or street lamps as necessary for safety, fenced on both sides and with identification signage at both ends of each easement.

To allow for pedestrian access from residential communities north of the project, the Waipahu Livable Communities Initiative project has identified improvements that include two travel lanes with bike lanes, sidewalks and landscaping. The Urban Design Plan for the Mill Town Center Commercial provides details of these improvements and other planned for the 37-acre re-development (including the proposed FilCom Center).

According to the Urban Design Plan for Mill Town Center Commercial, bicycle access will be provided through a bike route system within the right-of-way of the primary and secondary streets, and the pedestrian easements within the Mill Town Center Business and Industrial Park. The bike route system within the rights-of-way of the proposed primary and secondary streets will include signage designating sharing of roadways between motorized vehicles and bicycles.

Impacts. Construction of the proposed FilCom Center will impact traffic in the area when moving construction equipment to and from the project site. In order to minimize impact the following actions will be taken to facilitate traffic flow: 1) construction will not take place during peak traffic periods, 2) one-lane will be available at all times for traffic movement and 3) no work will be scheduled on the weekends.

The long-term impacts of the proposed Center will be the result of increased traffic to and from the project site. Due to the many improvements planned by the development of the Mill Town Center Business and Industrial Park, the long-term impacts of the proposed FilCom Center will be minimized. As detailed in the Urban Design Plan for Mill Town Center Commercial, the future widening of Waipahu Street, addition of new streets within the Mill Town Center Business and Industrial Park, three pedestrian accesses and bicycle access will help to maintain or improve current traffic levels of service.

The applicant proposes to mitigate traffic to the proposed FilCom Center by designing the entrance and exit of the project away from Waipahu Street onto Mokuola Street. This design will reduce entrance and exit congestion and remove additional traffic from the Waipahu Street artery. Traffic flow within the project will be designed such that all vehicles, especially those utilizing the loading area, egress headfirst out of the parking area.

In March 1996, a Traffic Impact Analysis Report (TIAR) was prepared for the development of the Oahu Sugar Company property and an adjacent 20-acre commercial site. The 20-acre commercial site includes a number of community facilities including the YMCA, FilCom Center, and Heritage Park/Museum Center near the existing smokestack. The TIAR was prepared by Austin, Tsutsumi & Associates, Inc. for AMFAC/JMB HAWAII, Inc..

Although the FilCom Center is included in the TIAR analysis of impacts and proposed mitigation measures for the AMFAC Commercial and Park project, the FilCom Center will not directly participate in the implementation of the proposed improvements. All development plans, as stated in the TIAR, will be submitted for review and approval to the appropriate County and State agencies by AMFAC/JMB HAWAII, Inc..

The TIAR evaluated the cumulative impacts resulting from the development of the industrial subdivision, the community facilities and the Hans L'Orange park expansion. Development of the sugar mill site and surrounding area will include several new internal roadways, extensions and widening of existing roadways, signalization and turning lanes.

The TIAR identified several street intersections in the vicinity of the project site that are currently operating at undesirable levels (Level of Service [LOS] E and F) during the morning and afternoon peak hours. Forecasted to the year 2000, these intersections are projected to continue to operate at undesirable LOS E and F with or without the proposed 37-acre light industrial park, community facilities (including the FilCom Center) and Hans L'Orange park expansion.

The TIAR recommends several improvements including installation of traffic signals and left- and right-turn lanes. The TIAR states that "with the recommended base improvements and roadway/intersection improvements related to the proposed Project, the intersections of Waipahu Street/ Mokuola Street, Waipahu Street/Paiwa Street and Paiwa Street/Lumiaina Street, will all improve to acceptable LOS D or better for both the AM and PM peak hours."

The TIAR describes Phase I as the light industrial subdivision, its associated roadways and the "community facilities" (YMCA, FilCom Center and Heritage Park/museum Center) and Phase II as the development of the commercial center between Waipahu Street and manager's Drive extension. According to the TIAR, the associated roadway improvements of Phase I are anticipated to be complete

by the Year 2000. All project development plans will be submitted for review and approval by applicable agencies including, but not limited to the Department of Transportation Services, prior to obtaining building permits.

#### 4.3.2 Recreation Facilities

There are a number of parks located in the vicinity of the project site. The closest park is the Hans L'Orange Park (expansion) located across Mokuola Street to the north. The Waipahu Cultural Park is located approximately 1,500 feet to the southwest. The Waipahu Cultural Park is a cultural center with historic exhibits of plantation life and open space. The Waipahu Field and Gym, a County district park, is located approximately 1,600 feet to the east.

Impacts. The proposed Community Center will have activities for senior citizens and traditional dance and martial art classes for youth and adults. The proposed project will have no adverse impacts on the surrounding parks.

## **SECTION 5. RELATIONSHIP TO FEDERAL STATE AND COUNTY LAND USE PLANS AND POLICIES**

### **5.1 FEDERAL**

The Americans with Disabilities Act (ADA) of 1990 provides guidelines for development of accessibility to buildings and facilities by individuals with disabilities. The proposed FilCom Center will apply these guidelines during the design and construction of the project.

### **5.2 THE HAWAII STATE PLAN**

The Hawaii State Plan (Chapter 226, Hawaii Revised Statutes) provides a guide for the future of Hawaii by setting forth a broad range of goals, objectives, and policies to serve as guidelines for growth and development of the State. The proposed project is generally consistent with the Hawaii State Plan. The following objectives of the State Plan are relevant to the proposed project:

Section 226-12: Physical Environment – Scenic, Natural Beauty and Historic Resources. The proposed project will achieve the objective of enhancing Hawaii's scenic assets, natural beauty, and multi-cultural/historic resources by providing a community center for all residents of Hawaii and promoting activities that will strengthen, perpetuate and promote the mix of cultural and heritage in Hawaii.

Section 226-13: Physical Environment – Land, Air and Water Quality. The proposed project will achieve the objective of planning for the State's physical environment with regard to land, air and water quality by developing in a manner that is compatible to the surrounding Waipahu community and consistent with the Federal, State and County regulations.

### **5.3 STATE FUNCTIONAL PLANS**

The Hawaii State Functional Plan (Chapter 226) provides a management program that allows judicious use of the State's natural resources to improve current conditions and attend to various societal issues and trends. The proposed project is generally consistent with the State Functional Plans. The following objectives of the State Functional Plan is relevant to the proposed project:

7.2.2.1 Historic Preservation (1991): The proposed project will achieve the objective to collect and preserve historic records, artifacts and oral histories and perpetuation of traditional skills by providing a gathering place that is designed to promote the preservation of the old Waipahu community. The proposed Community Center will also provide a facility to encourage the preservation of cultural heritage and values of the residents of the Waipahu community.

#### 5.4 STATE LAND USE LAW

The State Land Use Commission classifies the subject property as Urban. The proposed meeting facility conforms to the State Urban classification of Chapter 205, Hawaii Revised Statutes and State of Hawaii Land Use Commission Rules (Hawaii Revised Statutes, Chapter 205; Hawaii Administrative Rules, Title 15, Subtitle 3, Chapter 15).

#### 5.5 COASTAL ZONE MANAGEMENT ACT

The State of Hawaii Coastal Zone Management program manages the intent, purpose and provisions of Chapter 205A-2 of the Hawaii Revised Statutes, as amended, and Federal regulations for the areas from the shoreline to the seaward limit of the State's jurisdiction.

The proposed meeting facility conforms to the Coastal Zone Management Program Objective 1, Recreational Resources which calls for the provision of adequate, accessible, and diverse recreational opportunities in the Coastal Zone Management area. The proposed meeting facility is not located on the coastline or shoreline and does not involve coastal resources. The site is not in a location to develop new shoreline recreational opportunities or to dedicate shoreline areas with recreational value.

The proposed meeting facility conforms to the Coastal Zone Management Program Objective 2, Historic Resources, which ensures that new development will protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources that are significant in Hawaiian and American history and culture. The proposed meeting facility achieves this objective by designing a new structure in a manner that will not negatively impact the coastline, its resources and the surrounding community.

The proposed meeting facility conforms to the Coastal Zone Management Program Objective 3, Scenic and Open Space, which encourages new development to protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources. The proposed meeting facility is compatible with this objective by designing and re-developing an area to minimize the alteration of undeveloped lands natural landforms and existing public views to and along the shoreline.

#### 5.6 CITY AND COUNTY OF HONOLULU GENERAL PLAN

The City and County General Plan provides a statement of long range social, economic, environmental, and design objectives for the Island of Oahu and a statement of policies necessary to meet these objectives.

The proposed meeting facility meets the intent and objective of the General Plan's Population Objective B, Policy 2 which provides adequate support facilities to accommodate future growth in the number of visitors to Oahu.

Comment: The proposed meeting facility will be a gathering place for promoting activities that will strengthen, perpetuate and promote the rich cultural heritage and values of the Waipahu community. The meeting facility will also provide various human services for Hawaii's children, youth and elderly population through social and recreational activities.

The proposed meeting facility meets the intent and objectives of the General Plan's Natural Environment, Objective A, Policy 1 to protect Oahu's natural environment, especially the shoreline, valley, and ridges, from incompatible development.

Comment: The proposed meeting facility will achieve this by developing on a highly urbanize area, in an area that has historically been used for heavy industrial-type activities. The project area has already been disturbed and does not contain shoreline, valleys or ridges. The proposed meeting facility will help to re-develop this area previously used for urban purposes and thereby reduce pressures on presently undeveloped land or land within the shoreline, valley and ridges.

The proposed meeting facility will meet the intent and objectives of the General Plan's Physical Development and Urban Design, Objective A, Policy 2 to coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.

Comment: The proposed meeting facility is designed to be compatible with surrounding land uses with the installation of infrastructure improvements, the inclusion of landscaped setbacks, and conformance with design guidelines.

The proposed meeting facility will meet the intent and objectives of the General Plan's Cultural and Recreation, Objective A, Policy 1, 2, 3, and 4. These policies state as follows:

"Encourage the preservation and enhancement of Hawaii's diverse cultures."

"Encourage greater public awareness, understanding, and appreciation of cultural heritage and contributions to Hawaii made by the City's various ethnic groups."

"Encourage opportunities for better interaction among people with different ethnic, social, and a cultural backgrounds."

"Encourage the protection of the ethnic identities of the older communities of Oahu."

Comment: The proposed meeting facility will achieve these policies by providing a gathering place for promoting activities that will strengthen, perpetuate and promote the rich cultural heritage and values of the people of Hawaii and especially Waipahu. It will be a conference and meeting facility to foster the understanding of culture, arts, traditions and history of the people in Hawaii.

#### 5.7 CITY AND COUNTY OF HONOLULU DEVELOPMENT PLAN

The City and County of Honolulu's Development Plan (DP) Land Use Map designate the property as Residential. The proposed meeting facility will be consistent with the purpose and intent of this designation.

#### 5.8 COUNTY ZONING

The property was zoned B-2 Community Business District on November 20, 1998 by Ordinance 98-61. The proposed FilCom Center is a permitted use in the B-2 and will be compatible with the intent and purpose of the B-2 Community Business zoning standards.

An Urban Design Plan was prepared by PBR Hawaii, in compliance with Condition #1 of the Unilateral Agreement Ordinance 98-61. The Urban Design Plan, dated September 8, 1999, submitted for review and approval to the Department of Planning and Permitting (DPP), provides guidelines and implementation actions to address the Waipahu Town Plan's provisions and objectives (accepted by Resolution 96-14). The Urban Design Plan, upon approval, will be incorporated by reference in a Declaration of Covenants, Conditions and Restrictions (DCCR) as required by Ordinance 98-61.

The proposed FilCom Center project will be designed, constructed and operated in accordance with the Urban Design Plan and Waipahu Town Plan. All development plans will be submitted to the appropriate County and State agencies for review and approval prior to construction.

#### 5.9 SPECIAL MANAGEMENT AREA

The City and County of Honolulu designate the shoreline and certain inland areas of Oahu as being within the Special Management Area (SMA). SMA areas are felt to have a sensitive environment and should be protected in accordance with the State's coastal zone management policies. Since the project site is not within the SMA boundary, no SMA permit is required for the proposed meeting facility.



## SECTION 6. ALTERNATIVE TO THE PROPOSED ACTION

### 6.1 NO ACTION

The no action alternative would result in:

- Lost opportunity for encouraging economic revitalization the residents of the surrounding community in Waipahu.
- Loss opportunity for new tax revenues generated by additional visitors to the Waipahu Town anchor area and businesses.
- Lost opportunity for encouraging growth in understanding and awareness of the Philippine cultural heritage and values.
- Lost opportunity to promote the interpretive and educational use of cultural, historic and architectural mediums available in this area.

Since the purpose and intent of the Filipino Community Center, Inc., is to develop and operate a cultural meeting facility for the FilCom in Hawaii, if this site is not used for a meeting facility, it would most likely be leased in order to acquire funds. This alternative would under-utilize the subject site in terms of project objective of providing a community center for the Filipino community on Oahu.

This "No Action" alternative would rob neighborhood of a gathering place for the entire community, open to all nationalities and all ages. There would be no conference and meeting facility designed to provide cultural and educational activities and social services to benefit the entire community. This "No Action" alternative could cause Waipahu to miss the opportunity to showcase this important social and cultural component of Waipahu. Therefore this alternative was rejected.

### 6.2 ALTERNATIVE SITES

As identified in the Waipahu Special Area Plan, a community facility (specifically a FilCom Center) is to be located within the Old Waipahu Town area to provide a link with the Waipahu Cultural Park and strong Filipino community in Waipahu. Alternative sites for the FilCom Center include Ewa and Kapolei areas where government agencies in both State and County level predict continued growth in population well into the 21<sup>st</sup> century. Developing a FilCom Center in Ewa or Kapolei will make any link between the Waipahu Cultural Park and the strong Filipino Community in Waipahu impractical.

An agreement has been reach between Amfac and the Filipino Community Center, Inc. for the transfer of the subject two-acre site identified in this proposal. An alternative site would require the acquisition of new land for the proposed FilCom Center. Therefore an alternative site would make reliance on

the Waipahu Cultural Park and Waipahu community difficult and too costly for the applicant to purchase or lease a new property.

### 6.3 ALTERNATIVE USES

In developing the preferred plan at this location, the Waipahu Town Plan reported alternative concepts to the Mill Site (including the FilCom Center). The following are the alternatives identified and reasons for exclusion:

1. Commercial uses – A large stand-alone discount center, warehouse operation or home-improvement outlet. This alternative was not selected because community concerns of existing stores losing business and increased traffic.
2. A large regional office complex – This alternative was not regarded as a possibility due to the commitments made by the State, City and other private business to locate at Kapolei. Also, Waipahu lacks the concentration of government, financial, legal and other professional services essential to the success of a regional office complex.
3. Medical Facility – This would include full-service hospitals, clinics providing diagnostic service and outpatient care, and nursing hospitals providing long-term medical care. This alternative was not selected since there are planned medical facilities in the Kapolei area and Mililani Mauka. There are no plans for expansion by the major hospitals in this area.

### 6.4 RECOMMENDED ACTION

The recommended action is to proceed with the proposed meeting facility on the selected location.

**SECTION 7. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

No short-term exploitation of resources resulting from the proposed meeting facility will have long-term adverse consequences. The proposed structure will be setback from the public right-of-way by 30-feet along Waipahu Street and 15-feet along Mokuola Street and enhanced by trees and landscaping.

Major impacts with regard to traffic from the proposed FilCom Center will be the result of increased traffic to and from the project site. The applicant proposes to mitigate this impact by designing the entrance and exit of the project away from Waipahu Street onto the newly constructed expansion of Mokuola Street. This design will reduce entrance and exit congestion and remove additional traffic from the Waipahu Street artery. The traffic flow will also be designed such that all vehicles, especially those utilizing the loading area, egress headfirst out of the parking area.

Long-term gains resulting from the development of the proposed project include the provision of a gathering place for promoting activities that will strengthen, perpetuate and promote the rich cultural heritage and values of the Waipahu community. This meeting facility will be a conference and meeting facility to foster the understanding of culture, arts, traditions and history in Hawaii and the United States. The proposed Community Center will also provide a comprehensive meeting facility in which to promote diverse programs of social, recreational and human services accessible to all members of the community. This meeting facility will provide a welcome place for various organizations that encourage social and recreational interaction of all children, youth and their families. The FilCom Center will also provide programs and facilities for Hawaii's elderly.

**SECTION 8. IRREVERSIBLE / IRRETRIEVABLE COMMITMENT OF  
RESOURCES BY THE PROPOSED ACTION**

Development of the proposed expansion will involve the irretrievable loss of certain environmental and fiscal resources. However, the costs associated with the use of these resources should be evaluated in light of recurring benefits to the State of Hawaii and the City and County of Honolulu.

It is anticipated that the construction of the proposed project will commit the necessary construction materials and human resources (in the form of planning, designing, engineering, construction labor, landscaping, and personnel for management and maintenance functions). Reuse for much of these materials and resources are not practicable. Although labor is compensated during the various stages of development, labor expended for project development is non-retrievable.

## SECTION 9. SUMMARY OF IMPACTS AND EIS DETERMINATION

### 9.1 SUMMARY OF IMPACTS

#### 9.1.1 Physical Impacts

No long-term negative physical impacts are anticipated with the implementation of the proposed action. Short-term, construction related impact such as noise and dust are anticipated, but should be adequately mitigated through the use of sound construction practices.

Beneficial impacts of the project are those related to the provision of increased social services, cultural and recreational activities for the Waipahu community.

#### 9.1.2 Impacts on Public Services

The proposed FilCom Center will provide additional public services all persons of all ages and ethnicity including cultural and recreational activities.

#### 9.1.3 Socio-Economic Impacts

No long term negative impacts are anticipated to the socio-economic environmental as a result of the implementation of the proposed action. A short-term benefit of this project is the creation of employment in the construction industry. The long-term benefits are the provision of a community wide meeting facility which will encourage the learning and fostering of the understanding of Filipino culture, arts, traditions and history in Hawaii and the United States.

During the public comment period of the Draft EA the applicant notified property owners surrounding the site of the proposed project. Notification letters were mailed to 40 property owners explaining the proposed project and soliciting comments. Although copies of the Draft EA were made available at the Waipahu Public Library, comments were received.

### 9.2 NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT (EIS)

Because no long-term adverse impacts are anticipated to result from the proposed expansion, the County Department of Community Services has determined that an environmental impact statement is not required and has issued a determination of FONSI (Finding of No Significant Impact).

### 9.3 SIGNIFICANCE

According to the Department of Health Rules (Chapter 11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment. These would include (1) all phases of the project, (2) it's expected consequences (both primary and secondary), (3) its cumulative impact with other projects, and (4) its short and long-term effects. In making the determination, the Rules establish a Significance Criterion to be used as a basis

for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any of the following criteria:

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;*  
The proposed meeting facility will not require the loss or destruction of any natural or cultural resource but will actually encourage the preservation of natural and cultural resources.
2. *Curtails the range of beneficial uses of the environment;*  
The proposed development is being built within the previously developed Oahu Sugar Mill skilled labor residential facilities, and therefore will not negatively impact other beneficial uses of the environment such as recreation or wildlife.
3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;*  
The proposed development does not conflict with the State or County's long-term environmental policies or goals and guidelines.
4. *Substantially affects the economic or social welfare of the community or State;*  
The proposed action could have a significant affect on the economic welfare of the community and State by encouraging the preservation of natural and cultural resources with regard to the Old Waipahu Town community and all the culture of all ethnicity in this area.
5. *Substantially affects public health;*  
The proposed development will substantially improve public health and well being of the residents and visitors surrounding to this Community Center. The Community Center will be a gathering place, which will promote activities that will strengthen, perpetuate and promote the rich cultural heritage and values of the Waipahu community. The project will provide a learning center that will foster the understanding of culture, arts, traditions and history of the people of Hawaii. The Center will provide a home to various organizations, creating a feeling of "ohana" and sense of belonging.
6. *Involves substantially secondary impacts, such as population changes or effects on public facilities;*  
The proposed action will not have significant adverse secondary impacts on public facilities. The proposed development will result in a limited increase on the existing public facilities by redeveloping an existing area and offering a new gathering place or facility for additional services.

7. *Involves a substantial degradation of environmental quality;*  
The proposed development will not have substantial degradation of environmental quality. The proposed meeting facility will not significantly impact the project site and surrounding area such as mauka-makai view corridors, views of significant landmarks or natural resources, or ridge line view from outside or within the project boundaries. The transitional and standard height requirements set forth by the LUO will preserve public views from and toward the property.  
  
As stated in the Mill Town Center Heritage Area Design Guidelines, Specific Guidelines for the FilCom Center (Section 4.2.4), the applicant has designed the proposed FilCom Center to continue the park-like theme along the mauka side of Waipahu Street. The proposed development will have large canopy trees planted along Waipahu Street and landscaping will be carefully integrated into the design of the FilCom Center.
8. *Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;*  
The proposed development is part of a large complex, however, evaluated in total, the project will not have a considerable impact on the environment.
9. *Substantially affect a rare, threatened or endangered species or its habitat;*  
The proposed development will not impact any rare, threatened or endangered species or its habitat.
10. *Detrimentially affects air or water quality or ambient noise levels;*  
The proposed development will not detrimentally impact air or water quality.
11. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater or coastal waters;*  
The proposed development will not be developed in an environmentally sensitive area.
12. *Substantially affects scenic vistas and view planes identified in County or State plans or studies; and*  
The proposed development will not impact any scenic vistas or view planes.
13. *Requires substantial energy consumption*  
The proposed development will not require a substantial increase in energy consumption from the existing operation.

## **SECTION 10. NECESSARY PERMIT AND APPROVALS**

### **10.1 FEDERAL**

There are no Federal permits or approvals required.

### **10.2 STATE OF HAWAII**

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, and the significance criteria in Section 12 of Title 11, Chapter 200, the County Department of Community Services has determined that an Environmental Impact Statement (EIS) will not be required, and has issued a FONSI (Finding of No Significant Impact) for this project.

### **10.3 CITY AND COUNTY OF HONOLULU**

All development plans will be reviewed and approved by applicable City and State agencies, prior to obtaining Building Permits.



**SECTION 11. CONSULTED AGENCIES AND PARTICIPANTS IN THE  
PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

**11.1 FEDERAL AGENCIES**

**11.2 STATE AGENCIES**

Department of Accounting & General Services  
Department of Business, Economic Development & Tourism  
Department of Business, Economic Development & Tourism, Office of  
Planning  
Department of Health, Office of Environmental Quality Control  
Department of Land & Natural Resources  
Department of Land & Natural Resources, Historic Preservation Office  
Department of Transportation

**11.3 CITY AND COUNTY OF HONOLULU**

Board of Water Supply  
Department of Design & Construction  
Department of Parks & Recreation  
Department of Planning & Permitting  
Department of Transportation Services  
Fire Department  
Police Department  
Waipahu Public Library

**11.4 INDIVIDUALS AND GROUPS**

Filipino Community Center, Inc.  
Hawaiian Electric Company  
Waipahu Cultural Garden Park  
40 residents and property owners surrounding the project site

## REFERENCES

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**APPENDICES**

**APPENDIX I**  
**COMMENTS AND RESPONSES TO PRELIMINARY**  
**AND DRAFT ENVIRONMENTAL ASSESSMENT**

CITY AND COUNTY OF HONOLULU  
POLICE DEPARTMENT  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
http://www.honolulu.police.org

SEBERT HARRIS  
MAYOR



LEE D. DONOHUE  
CHIEF  
MICHAEL CARVALLO  
DEPUTY CHIEF

OUR REFERENCE CS-KL

September 23, 1999

R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Attention: Mr. Chester Koga, AICP

Dear R. M. Towill Corporation:

Subject: Draft Environmental Assessment the Proposed Filipino  
Community Center (FilCom Center)  
Waipahu, Hawaii Tax Map 9-4-161:001

We have reviewed the subject document as requested and have the following  
comments.

Construction dust, odors, noise, and traffic problems will have a negative impact.  
Therefore, in spite of mitigation measures, we anticipate an increase in calls for service  
to the area during the construction phase of this project.

However, after construction is completed, we do not anticipate any significant increase  
in the number of calls for police service to the area.

If there are any questions, please call me at 529-3255 or Captain Thomas Nitta of  
District 3 at 455-9055.

Sincerely,  
LEE D. DONOHUE  
Chief of Police

By *Eugene Uemura*  
EUGENE UEMURA, Assistant Chief  
Support Services Bureau

420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1177  
email rmtowill@rc.com



R. M. TOWILL CORPORATION  
SINCE 1938

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

October 4, 1999

Mr. Lee D. Donohue  
Chief of Police  
Police Department  
801 South Beretania Street  
Honolulu, Hawaii 96813

Attn: Assistant Chief Uemura  
Support Services Bureau

Dear Chief Donohue:

Subject: Draft Environmental Assessment (DEA) for the  
Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 001

Thank you for your comments to the subject Filipino Community Center project.

All comments received during the comment period will be included in the Final Environmental  
Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information, please do not hesitate to contact  
Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP

DLT/CTR

Cc: Filipino Community Center  
Wimberly Allison Tong & Goo



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
PO BOX 3378  
HONOLULU, HAWAII 96801

September 23, 1999

317  
1999  
AUC  
CVC

BRUCE S. ANDERSON, Ph.D., MPH  
DIRECTOR OF HEALTH

BY COPY, PLEASE REFER TO

99-184/epo

Mr. Chester Koga, AICP  
September 23, 1999  
Page 2  
59-184/epo

- 2. Through facility design, sound levels emanating from stationary equipment such as air conditioning systems, exhaust fans, refrigeration compressors or generators, must be attenuated to comply with the provisions of the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

Should there be any questions on this matter, please call Mr. Jerry Haruno, Environmental Health Program Manager of the Noise, Radiation and Indoor Air Quality Branch at 586-4701.

Vector Control

The property may be harboring rodents which will be dispersed to the surrounding areas when any buildings are demolished or the site is cleared. The applicant is required by Hawaii Administrative Rules, Chapter 11-26, "Vector Control" to eradicate any rodents prior to demolition or site clearing activities and to notify the Department of Health by submitting Form VC-12 to the local Vector Control Branch when such action is taken. Rodent traps and/or rodenticides should be set out on the project site for at least a week or until the rodent activity ceases.

The Vector Control Branch phone numbers are as follows:

Oahu: 821-6767  
Kauai: 241-3306  
Hawaii--Hilo: 974-4238, Kona: 322-7011  
Maui (includes Molokai and Lanai): 873-3560

Sincerely,

  
GARY GRILL  
Deputy Director for  
Environmental Health

C: NR:TAQB  
VCB

Mr. Chester Koga, AICP  
R. M. Towill Corporation  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817

Dear Mr. Koga:

Subject: Draft Environmental Assessment (DEA)  
Proposed Filipino Community Center  
Waipahu, Oahu  
TMK: 9-4-161: 1

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Noise Concerns

- 1. Activities associated with the construction phase of the project must comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."
  - a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules as stated in Section 11-46-6(a).
  - b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers as stated in Section 11-46-6(b)(1)(A).
  - c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit as stated in Section 11-46-7(d)(4).

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

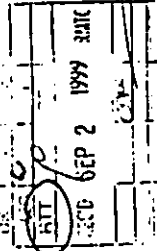
420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail mtowill@rcv.com



**R. M. TOWILL CORPORATION**  
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Engineering  
Environmental Services  
Program/Inventory  
Surveying  
Construction Management

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
PACIFIC PARK PLAZA • 111 KAPOLAHU BOULEVARD SUITE 1200 • HONOLULU HAWAII 96813  
TELEPHONE: (808) 521-6151 • FAX: (808) 523-6730



CHESTER D. KOGA, AICP  
DIRECTOR  
TRANSPORTATION SERVICES

October 4, 1999

Mr. Gary Gill  
Deputy Director  
Environmental Health  
Department of Health  
P.O. Box 3378  
Honolulu, Hawaii 96801

Dear Mr. Gill:

Subject: Draft Environmental Assessment (DEA) for the  
Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 001

Thank you for your comments to the subject Filipino Community Center project. The following is in response to your comments dated September 23, 1999:

1. All phases of the proposed project design, construction and operation will comply with the Department of Health Administrative Rules, Chapter 11-46, "Community Noise Control."
2. Although a substantial portion of the project site was cleared during the grading and construction of the Mokuola Street improvements, the applicant will comply with the Hawaii Administrative Rules, Chapter 11-26, "Vector Control" regarding eradicating rodents prior to demolition or site cleaning activities.

All comments received during the comment period will be included in the Final Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information, please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga, AICP

DLT/CTK

cc: Filipino Community Center  
Wimberly Allison Tong & Goo

JEREMY HARRIS  
SECTION

September 22, 1999

TPD8/99-03957R

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Proposed Filipino Community Center

In response to your August 10, 1999 letter, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. The second paragraph on Page 7 discusses the provisions for off-street parking. It is stated that the project will include seven more parking stalls than required by the Land Use Ordinance (LUO). In addition, compliance with the loading space requirements stipulated in the LUO should also be discussed. The traffic flow should be designed such that all vehicles, especially those utilizing the loading area, egress head first out of the development's parking area.
2. On Page 16, the second paragraph in Section 4.3.1 makes reference to the Honolulu Public Transit Authority. This should be changed to the Public Transit Division of the Department of Transportation Services.
3. On Pages 17 and 18, the March 1996 Traffic Impact Analysis Report (TIAR) by Austin, Tsutsumi & Associates, Inc. is discussed. The TIAR recommends several measures to improve traffic conditions in the vicinity of the project to acceptable levels. The draft EA should discuss the schedule for the implementation of the recommended improvements in relation to the development of the proposed project.

Mr. Chester Koga  
September 22, 1999  
Page 2

420 Wai'anae Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1927  
eMail rmwill@rmc.com



R. M. TOWILL CORPORATION  
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Construction Management

4. Section 5.1 FEDERAL on Page 19 discusses the Americans with Disabilities Act (ADA) of 1990. The draft EA should further describe how the development would address compliance issues related to the ADA. As a public facility and a facility with public accommodations, the proposed project must comply with Titles II and III of the ADA.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

CHERYL D. SOON  
Director

October 4, 1999

Ms. Cheryl D. Soon  
Director

Department of Transportation Services  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Draft Environmental Assessment (DEA) for the  
Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 001

Thank you for your comments to the subject Filipino Community Center project.

The following is in response to your comments dated August 4, 1999 and September 22, 1999:

1. The applicant will provide a total of 113 parking stalls and 1 loading stall. According to the City and County Land Use Ordinance, the (4,787 sf) meeting area requires 64 stalls, and the (16,506 sf) office and retail area requires 42 stalls for a total of 106 parking stalls. No on-street parking will be anticipate or designed for this project. The traffic flow of the proposed project is designed such that all vehicles, especially those utilizing the loading area, egress headfirst out of the development's parking area. Handicapped accessible parking shall be provided on site and all parking will be visually screened with structures/buildings, walls, berms and/or landscaping to minimize the visibility from streets and neighboring property.
2. Reference to the Honolulu Public Transit Authority will be corrected to the Public Transit Division of the Department of Transportation Services.
3. The Traffic Impact Analysis Report (TIAR), sited in the subject Draft EA, was prepared for the Oahu Sugar Company Property development and the development of an adjacent 20-acre commercial site. The 20-acre commercial site includes a number of community facilities including the YMCA, a Filipino Community Center, and a site for a Heritage Park/Museum Center near the existing smokesack. This TIAR was prepared in March 1996 by Austin, Tsutsumi & Associates, Inc. for AMFAC/JMB HAWAII, Inc.

Although the Filipino Community Center is included in the TIAR analysis of the impacts and proposed mitigation measures for the phases of the AMFAC Commercial and Park project, the Filipino Community Center will not directly participate in the implementation of the proposed improvements.



Ms. Cheryl D. Soon  
Page 2

The TIAR describes Phase I of the AMFAC Commercial and Park project as the light industrial subdivision, its associated roadways and the "community facilities" (YMCA, Filipino Community Center and Heritage Park/Museum Center) and Phase II as the development of the commercial center between Waipahu Street and Manager's Drive extension. According to the methodology stated in the TIAR (page 4), the recommendations anticipated that Phase I of the AMFAC Commercial and Park project will be completed and fully occupied by the Year 2000. Therefore the associated roadway improvements (recommended "base improvements" and roadway/intersection improvements) are anticipated to be completed by the Year 2000.

4. The proposed development will be designed and constructed in complete compliance with Titles II and III of the Americans with Disabilities Act (ADA) of 1990. The project design will include compliance with the Department of Justice guidelines (1) to provide access to a place of public accommodation from public sidewalks, parking or public transportation and (2) to provide braille and raised character signage, widen doorways, public toilets, elevators, visual alarms, ramps and curb ramps.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP

DLT/CTK

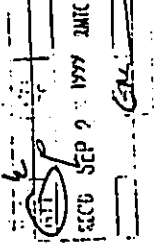
Cc: Filipino Community Center  
Wimbedy Allison Tong & Goo

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET - HONOLULU, HAWAII 96813  
TELEPHONE (808) 521-2410 - FAX (808) 521-6743



APR 27 1999



JAN PALKE, DIRECTOR  
LORITA A.C. CHOI  
DEPUTY DIRECTOR

September 22, 1999

1999/CLOG-5315(DT)  
'99 EA Comments Zone 9

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiala Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Draft Environmental Assessment (EA)  
Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 1

This is in response to the proposal to construct a new community center on a vacant property.

Page 11 of the EA mentions that the project will include drainage improvements to direct surface flows into the project's drainage system. The final EA should indicate the types of drainage improvements to be implemented.

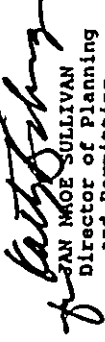
The following must be completed prior to any work performed on the site:

1. According to your letter dated July 29, 1999, the Draft EA would provide information on the project's ability to meet the conditions of the Unilateral Agreement (UA), Ordinance No. 98-61 (file no. 97/2-6), prior to approval of any building permits. However, this was not provided in the EA.
2. As background, we provide the following information on UA conditions:
  - a. Condition No. 1 states that the Declarant shall prepare an Urban Design Plan for the project and shall incorporate by reference the Urban Design Plan, in a Declaration of Covenants, Conditions and Restrictions (DCCR). The DCCR's shall be recorded with the Bureau of Conveyances and a certified copy of the recorded DCCR's shall be submitted to our department prior to issuance of any building permits.

- b. The Declarant shall submit to the Department of Transportation Services (DTS) for review and approval an updated Traffic Impact Analysis Report if required, and an updated phasing plan of proposed traffic improvements. Documentation of DTS approval must be provided to our department prior to the issuance of any building permits.
3. A new sewer connection application form will need to be submitted to our Wastewater Branch to reflect the larger 24,650 square-foot community center prior to building permit approval. Approval of the application dated July 9, 1999, was based on only 10 office workers and a 12,963 square-foot building.
4. The access to this development on Mokuola Street will need to be constructed as a standard City dropped driveway. This will be reviewed prior to issuance of building permit. In addition, please note that the driveway grade should not exceed 5 percent for a minimum distance of 25 feet from the property line on Mokuola Street. Adequate vehicular sight at the driveway to pedestrians and other vehicles should be provided and maintained. The width of the driveway should be designed to accommodate two-way traffic for the type of vehicles which are anticipated to use this site.
5. The meeting facility is anticipated to accommodate a maximum load of 826 persons, which excludes the office and retail uses. A total of 113 on-site parking stalls are being provided. The final EA should identify provisions to accommodate parking during large events.
6. For your information, construction plans for work within the City's road right-of-way will need approval by this department. Included in this review will be consideration that there is existing pavement striping on Mokuola Street that may need to be modified as part of this development. Traffic control plans during construction, as required, will also need to be submitted. The need to close the roadway to only one lane of traffic during certain phases of construction, as described in the draft EA, will need to be justified at that time.

Should you have any questions regarding this letter, please call Dana Teramoto of our staff at 523-4648.

Very truly yours,

  
JAN MOE SULLIVAN  
Director of Planning  
and Permitting

JMS:st

Poste doc no. 7367  
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420 Waiakama Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1137  
eMail: rmc@rwc.com



R. M. TOWILL CORPORATION  
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Construction Management

Ms. Jan Naoe Sullivan  
Page 2

October 12, 1999

Ms. Jan Naoe Sullivan  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment for the Proposed Filipino  
Community Center, Waipahu, Hawaii, Tax Map Key: 9-4-161:001

Thank you for your comments on the subject Filipino Community Center Draft  
Environmental Assessment (EA). Your comments (File No. 1999/CLOG-5315), dated  
September 22, 1999, will be used to prepare the Final Environmental Assessment as follows:

1. The project will require limited grading to direct surface flows into the project's drainage system. At the rear of the property, the surface runoff in the parking area will be directed to the drainage system that runs along the eastern side of the property. The surface runoff will then be collected by drain inlets and directed towards the front of the property. The proposed drainage system will connect to the existing, underground municipal system in Waipahu Street. All development plans will be reviewed and approved by the County prior to construction.
2. An Urban Design Plan was prepared by PBR Hawaii, in compliance with Condition #1 of the Unilateral Agreement Ordinance 98-61. The Urban Design Plan, dated September 8, 1999, submitted for review and approval to the Department of Planning and Permitting (DPP), provides guidelines and implementation actions to address the Waipahu Town Plan's provisions and objectives (accepted by Resolution 96-14). The Urban Design Plan, upon approval, will be incorporated by reference in a Declaration of Covenants, Conditions and Restrictions (DCCR) as required by Ordinance 98-61.

The proposed Filipino Community Center project will be designed, constructed and operated in accordance with the Urban Design Plan and Waipahu Town Plan. All development plans will be submitted to the appropriate County and State agencies for review and approval prior to construction.

3. In March 1996, a Traffic Impact Analysis Report (TIAR) was prepared for the development of the Oahu Sugar Company property and an adjacent 20-acre

commercial site. The 20-acre commercial site includes a number of community facilities including the YMCA, Filipino Community Center, and Heritage Park/Museum Center near the existing smokestack. The TIAR was prepared by Austin, Tsutsumi & Associates, Inc. for AMFAC/JMB HAWAII, Inc.

Although the Filipino Community Center is included in the TIAR analysis of impacts and proposed mitigation measures for the AMFAC Commercial and Park project, the Filipino Community Center will not directly participate in the implementation of the proposed improvements. All development plans, as stated in the TIAR, will be submitted for review and approval to the appropriate County and State agencies by AMFAC/JMB HAWAII, Inc.

4. A Sewer Connection Permit was approved by DPP, on July 9, 1999. However, due to reallocation of floor areas and uses, we acknowledge that a new Sewer Connection Permit will be required.

5. The access from Mokuola Street will be designed and constructed as a standard City dropped driveway. Driveway grades and vehicular sight standards will be designed and constructed according to County standards. All development plans will be submitted for review and approval by the appropriate agencies prior to construction.

6. According to the City and County Land Use Ordinance, the proposed project requires 118 parking stalls. The applicant will provide all 118 parking stalls within the project site. All parking will be visually screened with structures and buildings, walls, berms and/or landscaping to minimize visibility from streets and neighboring property. The following is a breakdown of the floor areas by use:

Use	Floor Area	Required Parking
Meeting Rooms (1/75 sf)	5,765 sf	77 stalls
Retails (1/400 sf)	12,374 sf	31 stalls
Offices (1/400 sf)	3,700 sf	10 stalls
TOTAL		118 stalls

No on-street parking will be provided. Handicapped accessible parking provided on site shall meet all American Disability Act (ADA) requirements. The project will also provide two loading stalls, each with minimum dimensions of 12 feet x 35 feet. The loading and unloading areas will be screened from view from Mokuola Street and Waipahu Street. The driveway access and all parking will be located off of Mokuola Street.

The applicant acknowledges the recommendations in the Urban Design Plan regarding parking accommodations. Efforts will be made to discuss with adjacent property owners, the possibility of sharing parking facilities during special events.

Ms. Jan Naeo Sullivan  
Page 3

7. The applicant acknowledges that all development plans for work within the City road right-of-way will need to be reviewed and approved by the DPP prior to obtaining building permits.

Should you have any questions or require additional information, please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Jan Naeo Sullivan*  
Jan Naeo Sullivan  
Chester Koga, AICP

DLT/CTK

Cc: Filipino Community Center  
Wimbedy Allison Tong and Goo

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

830 SOUTH KING STREET, 15TH FLOOR, HONOLULU, HAWAII 96813  
PHONE: (808) 523-1182 • FAX: 523-4084



JERRY HARRIS  
Mayor

WILLIAM D. BALFOUR, JR.  
DIRECTOR

NECHAL T. AM  
DEPUTY DIRECTOR

September 21, 1999

SEP 21 1999 AM 10  
CEK

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817

Dear Mr. Koga:

Subject: Draft Environmental Assessment for the Proposed  
Filipino Community Center (FilCom Center),  
Waipahu, Hawaii, Tax Map Key 9-4-161:001

Thank you for the opportunity to review the above-referenced document. We do not have any further comments to offer regarding the Draft Environmental Assessment.

Should you need further information, please contact Mr. Donald Kusunoki, Windward District Manager, at 671-0561.

*William D. Balfour, Jr.*  
WILLIAM D. BALFOUR, JR.  
Director

WDB:cu





Abelina Shaw  
September 13, 1999  
Page 2

430 Whakamoa Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1977  
eMail: rmtowill@rmc.com



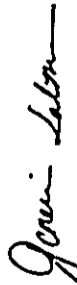
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Construction Management

4. **Permits and approvals:** List all required permits and approvals for this project and the status of each. The list in Section 10 has an incorrect entry and appears incomplete.
5. **Lighting:** Bright lights surrounding non-residential facilities may create an annoyance to neighboring residences. Please indicate the types and luminescence of lights that are planned for this project, and how this annoyance will be avoided.

If you have any questions please call Nancy Heinrich at 586-4185.

Sincerely,

  
GENEVEVE SALMONSON  
Director

Enc.

c: Chester Koga, RM Towill

October 12, 1999

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

Dear Ms. Salmonson:

Subject: Draft Environmental Assessment for the Proposed Filipino  
Community Center, Waipahu, Hawaii, Tax Map Key: 9-4-161: 001

Thank you for your comments on the subject Filipino Community Center Draft Environmental Assessment (EA). Your comments, dated September 13, 1999, will be used to prepare the Final Environmental Assessment as follows:

1. The applicant acknowledges that the EIS (Environmental Impact Statement) law requires the completion of the 30-day public review period and receipt, analysis and response to all written comments. The statement in Section 9.2 of the Draft EA will be corrected to state that a FONSI (Finding of No Significant Impact) is anticipated.
2. As part of the proposed development, landscaping will be planted in and around the proposed parking area and meeting facility. The proposed landscape design will include various plants such as Manilla palm, Fiji fan palm, royal palm, coconut palm, monkeypod, litseia, Australian tree fern, bougainvillea, mock orange hedge, plumeria, laus' e fern, hala and guinea. The applicant acknowledges the request to use native Hawaiian trees and shrubs for landscaping of the project.
3. We will consider incorporating various techniques from the Sustainable Building Design in Hawaii guidelines, in the design and construction of the proposed project.
4. We acknowledge the incorrect notation of necessary permits and approvals in Section 10 of the Draft EA. The Final EA will be corrected as follows:  
Federal - none  
State - Environmental Assessment  
County - Building Permit
5. As described in the Development Standards of the Urban Design Plan and consistent with the design guidelines of the Waipahu Town Plan (accepted by Resolution 96-14), the proposed project will be designed to minimize impacts to

Ms. Genevieve Salmonson  
Page 2

neighboring properties. The project will utilize recessed light sources which are screened or shielded to minimize glare or excessive light spillage on neighboring sites. Exterior lighting will include low-pressure sodium lighting, or similar types of lighting in the same spectral range as low-pressure sodium lighting. The lights selected will equal or exceed the energy efficiency of low-pressure sodium lighting, unless the use of such lighting is inadequate for safety and security reasons. All lighting visible from an adjacent street or property, except bollard or pole lighting (up to 16 feet in height), shall be indirect or shall incorporate a full cut-off shield type fixture. Service area lighting shall be contained within the service yard boundaries and enclosure walls.

Should you have any questions or require additional information, please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

  
Chester Koga, AICP

DLT/CTK

cc: Filipino Community Center  
Wimbetly Allison Tong and Goo

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
830 SOUTH BERTANHA STREET  
HONOLULU, HAWAII 96813



September 9, 1999

SECRET NUMBER: 1000  
EDDIE R. ROSE, Jr., Chairman  
CHARLEY A. STEL, Vice Chairman  
JANUARY 1998  
HERBERT S. S. KADUNA, IV  
BARBARA EMM STANTON  
KAZUO HAYASHIDA, Esq.  
ROSS S. SAKUMURA, Esq.  
CLIFFORD S. STYRMILE  
Manager and Chief Engineer

R. M. Towill Corporation  
420 Waiakamilo Road, Room 411  
Honolulu, Hawaii 96817

Attention: Mr. Chester Koga, AICP

Gentlemen:

Subject: Your Submittal of August 10, 1999 of the Draft Environmental Assessment  
for the Proposed Filipino Community Center, Waiapahu, Oahu. TMK. 9-4-161-01

Thank you for the opportunity to review the subject document for the proposed community center.

Our previous comment of July 29, 1999 during the pre-assessment phase are still applicable. We have enclosed the letter for your use and information.

If you have any questions, please contact Barry Usagawa at 527-5235.

Very truly yours,

  
CLIFFORD S. STYRMILE  
Manager and Chief Engineer

Enclosure

Per Mail - not printed here



BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843



July 29, 1999

RM Towill Corporation  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817

Attention: Mr. Chester Koga, AICP

Gentlemen:

Subject: Your Submittal of July 9, 1999 of the Pre-Assessment  
Consultation Phase Document for the Proposed Filipino  
Community Center, Wai'anae, Oahu. THK: 9-4-161: 001

Thank you for the opportunity to review the subject document for the proposed  
community center.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant will be required to obtain a water allocation from ANPAC.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. There is no existing water service to the site. However, a 2-1/2 inch service lateral for the site is proposed to be installed with the ANPAC Industrial Subdivision-Phase IA project.
5. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assemblies are required to be installed immediately after all water meters serving the site.
8. We reserve further comment until the Draft Environmental Assessment is submitted for our review.

If you have any questions, please contact Barry Usagava at 577-5235.

Very truly yours,

  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

420 Waiakamilo Road  
Suite 411  
Honolulu Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1932  
eMail rmto@hawaii.com



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Program Management  
Surveying  
Construction Management

September 20, 1999

Mr. Clifford S. Jamile  
Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: Draft Environmental Assessment (DEA) for the Proposed Filipino  
Community Center (FilCom Center), Waipahu, Hawaii  
Tax Map Key: 9-4-161: 001

Thank you for your comments dated September 9, 1999 to the subject Filipino Community Center  
DEA. All comments will be included in the Final Environmental Assessment being submitted to  
the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact  
Debra Tom or myself at (808) 842-1133.

Very truly yours,

  
Chester Koga, AICP

DV/CTK

Cc: Filipino Community Center, Inc.  
Wimberly, Allison, Tong & Goo



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 178, HONOLULU, HAWAII 96810

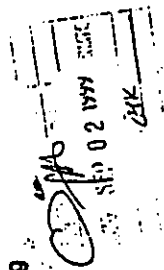
US MAIL PERMIT NO. 16019

420 Waiakama Road  
Suite 411  
Honolulu, Hawaii 96817-0941  
Telephone: (808) 542-1133  
Fax: (808) 542-1137  
email: info@atg.state.hi.us

  
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Construction Management

SEP - 1 1999



Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

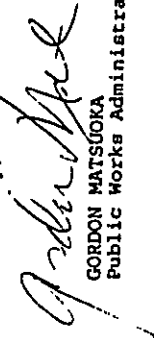
Subject: Filipino Community Center  
Draft Environmental Assessment  
Waipahu, Hawaii

Thank you for the opportunity in reviewing the subject Draft Environment Assessment.

The project will not impact any of our present or proposed facilities. Therefore, we have no comments.

Should you have any questions, please contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Sincerely,

  
GORDON MATSUOKA  
Public Works Administrator

RY:MO

September 2, 1999

Mr. Gordon Matsuoka  
Public Works Administrator  
Department of Accounting & General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

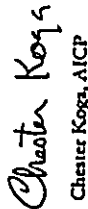
Subject: Draft Environmental Assessment (DEA) for the Proposed  
Filipino Community Center, Waipahu, Hawaii  
Tax Map Key: 9-4-161:001

Thank you for your comments, dated September 1, 1999, on the subject Filipino Community Center DEA.

All comments will be included in the Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 542-1133.

Very truly yours,

  
Chester Koga, AICP



BONIFACIO  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
889 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

KAZU HAYASHIDA  
DIRECTOR  
DEPUTY DIRECTORS  
BRUNO J. BELLINI  
OLIVER L. ORLANDO

IN REPLY REFER TO:

STP 8-9203

August 23, 1999

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Room 411  
Honolulu, Hawaii 96817

Dear Mr. Koga:

Subject: Filipino Community Center  
Pre-consultation  
Draft Environmental Assessment  
TMK: 9-4-161: 001

Thank you for your transmittal requesting our review on the project.  
We anticipate that the State facilities should be able to adequately accommodate the proposed facility.

We appreciate the opportunity to provide comments.

Very truly yours,

KAZU HAYASHIDA  
Director of Transportation

420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-0911  
Telephone: (808) 842-1133  
Fax: (808) 842-1137  
eMail: rmto@towill.com



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Construction Management

August 30, 1999

Mr. Karu Hayashida  
Director  
Department of Transportation  
889 Punchbowl Street  
Honolulu, Hawaii 96813-5097

Dear Mr. Hayashida:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 001

Thank you for your comments dated August 23, 1999 to the subject Filipino Community Center Pre-Consultation Environmental Assessment.

All comments will be included in the Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga, AICP

CITY AND COUNTY OF HONOLULU

FIRE DEPARTMENT  
3375 KAPAPUA STREET, SUITE 2025  
HONOLULU HAWAII 96819 1645



DK	FILED		
WES	WMA		
ATT	DF		
REC'D AUG 24 1999			
ATTILIO K. LEONARDI			
FIRE CHIEF			

Mr. Chester Koga, AICP  
Page 2  
August 19, 1999

All other applicable requirements should be routed to the City and County of Honolulu, Department of Planning and Permitting.

Should you have any questions, please call Acting Battalion Chief Alan Chong of our Fire Prevention Bureau at 831-7778.

Mr. Chester Koga, AICP  
R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

August 19, 1999

Dear Mr. Koga:

Subject: Draft Environmental Assessment for the Proposed  
Filipino Community Center (FilCom Center)  
Waipahu, Hawaii  
TMK: 9-4-161: 001  
HFD Internal No. OL 99-178

AKL/AC:bh

Sincerely,  
*Attilio K. Leonard*  
ATTILIO K. LEONARDI  
Fire Chief

We received your letter dated August 17, 1999, regarding a preassessment consultation for the proposed project.

Based on the Fire Department's letter dated July 15, 1999, the following fire code issues need to be addressed:

1. Provide on-site fire protection for the structures being constructed for the proposed project. You will need to determine the distance of the nearest off-site fire hydrant. The Uniform Fire Code 1988, amended, section 10.301 (c), reads: "When any portion of the building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, there shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow."
2. Provide fire apparatus accessibility for the structures being proposed.
3. Structures shall conform to all applicable building and fire codes, and construction plans shall be submitted for review and approval prior to the start of construction.

U S G O V E R N M E N T P R I N T I N G O F F I C E

630 Wai'aleale Blvd  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1137  
email rmc@rwc.com



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GOVERNMENT OF HAWAII



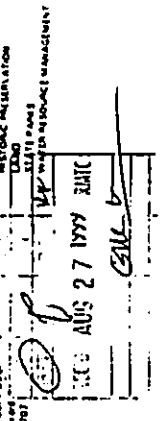
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

THEODORE E. JONES, CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES  
DEPT. OF LAND AND NATURAL RESOURCES  
JANET F. GARDNER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND RESOURCES  
ENVIRONMENTAL  
CONSERVATION  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND AND NATURAL RESOURCES  
PLANNING AND DESIGN

HISTORIC PRESERVATION DIVISION  
201 E. Punchbowl Building, Room 554  
Honolulu, Hawaii 96813



August 18, 1999

Chester Koga, AICP  
R. M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

LOG NO: 23983 ✓  
DOC NO: 9908EJ14

August 30, 1999  
Mr. Amilio K. Leonard  
Fire Chief  
Honolulu Fire Department  
3375 Koaopa Street, Suite H425  
Honolulu, Hawaii 96819-1869  
Dear Mr. Leonard:  
Subject: Draft Environmental Assessment (DEA) for the Proposed Filipino Community Center (FilCom Center), Waipahu, Hawaii  
Tax Map Key: 9-4-161:001

Thank you for your comments dated August 4, 1999 to the subject Filipino Community Center DEA.

The following is in response to your comments:

1. The proposed development will be designed and built with fire sprinklers for on-site fire protection of structures. The proposed project, positioned along Waipahu and Mokuola Street, will be in close proximity (less than 100') to the fire hydrant on Waipahu Street and two fire hydrants on Mokuola Street.
2. The project will provide fire apparatus accessibility for structures being proposed.
3. Structures being proposed will conform to applicable building and fire codes, and construction plans will be submitted for review and approval prior to construction.

All comments will be included in the Final Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*  
Chester Koga, AICP

SUBJECT: Chapter 6E-42 Historic Preservation Review -- Draft Environmental Assessment for the Proposed Filipino Community Center  
Waipahu, 'Ewa, O'ahu  
IMK: 9-4-161:001

Thank you for the opportunity to review the Draft Environmental Assessment for the proposed Filipino Community Center at the site of the former O'ahu Sugar Mill. We commented earlier during the pre-assessment consultation phase that according to information provided by you that the land has been recently cleared and graded and that all structures previously located on this parcel have been relocated to the adjacent YMCA site. Also, archaeological surveys conducted of the former sugar mill site did not locate any significant historic sites on this parcel. Therefore, we believe that this project will have "no affect" on significant historic sites.

If you have any questions please call Elaine Jourdane at 692-8027.

Aloha,

*Don Hibbard*  
Don Hibbard, Administrator  
Historic Preservation Division

EJ:jk

420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone: (808) 842-1133  
Fax: (808) 842-1137  
eMail: rmtowill@one.com

  
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**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

BENJAMIN J. CAWTHRAO  
GOVERNOR  
BOLA F. HAYL, Ph.D.  
COMMISSIONER  
BRADLEY J. MOSEMAN  
DEPUTY DIRECTOR  
DAVID W. BLANE  
DIRECTOR, OFFICE OF PLANNING

**OFFICE OF PLANNING**  
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: PO Box 2358, Honolulu, Hawaii 96804

Telephone: (808) 547-2844  
Fax: (808) 547-2824

August 30, 1999

Mr. Don Hibbard, Administrator  
Historic Preservation Division  
Department of Land & Natural Resources  
Kakuhikawa Building, Room 555  
601 Kamohala Boulevard  
Kapolei, Hawaii 96707

Dear Mr. Hibbard:

Subject: Draft Environmental Assessment (DEA) for the Proposed Filipino  
Community Center, Waipahu, Oahu  
Tax Map Key: 9-4-161: 001

Thank you for your comments dated August 18, 1999 to the subject Filipino Community  
Center DEA.

All comments will be included in the Final Environmental Assessment being submitted to  
the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to  
contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP

August 13, 1999

R.M. Towill Corporation  
Attn: Chester Koga, AICP  
420 Waiakamilo Road, Room 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

SUBJECT: Draft Environmental Assessment for the Proposed Filipino Community  
Center on Oahu, Tax Map 9-4-161:001

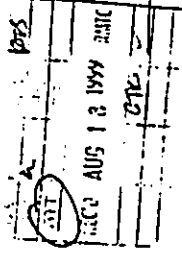
We have reviewed the proposal to develop a meeting facility on a two-acre parcel at the  
site of the former Oahu Sugar Mill. We do not have additional comments to offer at this time.

If there are any questions, please contact Christina Meller of our Coastal Zone  
Management Program at 587-2845.

Sincerely,

*David W. Blane*

David W. Blane  
Director  
Office of Planning



420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone: 808 842-1133  
Fax: 808 842-1937  
email: info@rmto.com



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Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone: 808 842-1133  
Fax: 808 842-1937  
email: info@rmto.com



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Surveying  
Construction Management

August 20, 1999

Mr. David W. Blane  
Director  
Office of Planning  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Blane:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161:001

Thank you for your response to our request for Pre-Consultation comments to the subject Filipino Community Center.

Your comments, dated August 13, 1999, will be included in the Environmental Assessment being submitted to the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*  
Chester Koga, AICP

August 10, 1999

Dear Neighbor,

The Filipino Community Center, Inc. proposes to develop a meeting facility (FilCom Center) on a 87,240 square foot parcel at the site of the former Oahu Sugar Mill. The Filcom Center will be located at the intersection of Waipahu Street and Mokuola Street. The proposed Community Center will maintain the park-like theme along the mauka side of Waipahu Street by planting large canopy trees along Waipahu Street and carefully integrating all landscaping into the entire design of the property.

The FilCom Center will be a gathering place for the entire community, welcoming the young and the young at heart of all nationalities and cultures. The conference and meeting facility will be designed to provide a beautiful setting for cultural and educational activities and social services to benefit the entire community. Portions of the building will be leased to businesses and/or other non-profit organizations in order to provide operating income for the FilCom Center's activities.

A Draft Environmental Assessment for this proposal has been prepared and is available at the Waipahu Public Library (94-275 Mokuola Street) for your convenience. Please feel free to send your letters of support and comments to the following address by September 22, 1999:

FilCom Center  
C/o RM Towill, Corporation  
Attn: Chester Koga, AICP  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817  
Tel.: 842-1133 Fax.: 842-1937

Thank you for your attention to this important project and we look forward to hearing from you.

Very truly yours,

*Chester Koga*  
Chester Koga, AICP

List of 40 Residents & Property Owners Surrounding Project Site

LEWARD ASSOCIATES INC 94-748 HIKIMOIE ST WAIPAHU HI 96797-3350	OHAI FINANCE CO., LTD. 94-889 WAIPAHU ST WAIPAHU HI 96797 (TMK: 9-4-013: 050)	JOHN S. & DIANE S. GARCIA 94-1018 KAHUAILANI ST WAIPAHU HI 96797-3328
CLIFFORD KM YUEN TRUST 3460 MAUNALEI AVE HONOLULU HI 96816	DCK INC 94-905 WAIPAHU ST WAIPAHU HI 96797-3322	SHOSO & KYOE NII 94-1014 KAHUAILANI ST WAIPAHU HI 96797-3328
ADVENTIST HEALTH SY PORTERCARE 2525 S DOWNING ST DENVER CO 80210-5817	THE SALVATION ARMY 94-925 WAIPAHU ST HONOLULU, HI 968	DAVID & VIRGINIA D. BEGA 94-1010 KAHUAILANI ST WAIPAHU HI 96797-3328
CYRIL BAYBAY BUKING 92-1170 HOOKEHA ST KAPOLEI HI 96707-1529	POLYNESIAN INVEST CO LTD 2390 AINA LANI PL HONOLULU HI 96822-2024	PAUL S. & CAROLE F. TAMANAH 94-222 KAHUJIO PL WAIPAHU HI 96797-3415
JERRY LEE SIMS 94 1245 LUMIKULA ST WAIPAHU HI 96797	CHEVRON U S A INC DIVISION OFFICE 1001 BISHOP ST, STE 1000 HONOLULU HI 96813	FREDERICO S. DAGUMAN 94-988 KAHUAILANI ST WAIPAHU HI 96797-3347
Z ARAKAWA & SONS TRUST 2525 S DOWNING ST DENVER CO 80210-5817	NICOLAS & GLORIA T. CALPITO 94-809 WAIPAHU ST WAIPAHU HI 96797-3320	ROBERT T. TSUMOTO 94-982 KAHUAILANI ST WAIPAHU HI 96797-3347
G TAKAYESU & SON LTD 94-320 WAIPAHU DEPOT ST WAIPAHU HI 96797-3011	SAIKI MOTORS 94 825 WAIPAHU ST WAIPAHU HI 96797	JERRY S. FELICITAS 94-974 KAHUAILANI ST WAIPAHU HI 96797-3347
EAST III INC 94-340 WAIPAHU DEPOT ST WAIPAHU HI 96797-3011	FINANCE FACTORS LTD 1164 BISHOP ST HONOLULU HI 96813-2810 (TMK: 1-9-4-026-28-81)	INOSHITA ISAMI 94-962 KAHUAILANI ST WAIPAHU HI 96797-3347
H. DEAN ISHIHARA 94-064 AWAMOKU ST WAIPAHU HI 96797-3239	CABAYA CORAZON M TRUST 94-1058 KAHUAILANI ST WAIPAHU HI 96797-3328	DOMINGO T. & ROSITA A BELTRAN 94-375 MOKUOLA ST WAIPAHU HI 96797-3314
YOKONO-SHINTAKU 94-340 WAIPAHU DEPOT ST WAIPAHU HI 96797-3011	PABLO ACOBA CASTILLO PO BOX 907 AIEA HI 96701	KISO REVOC TAMANAHA 94-995 WAIPAHU ST WAIPAHU HI 96797-3318
NICOLAS PASCUAL AGOR 94-803 WAIPAHU ST WAIPAHU HI 96797-3320	SIMEON CABALLES 94-1044 KAHUAILANI ST WAIPAHU HI 96797-3328	S NII LTD 94-1013 WAIPAHU ST WAIPAHU HI 96797
CITY OF REFUGE CHRISTIAN CHURCH PO BOX 1057 WAIPAHU HI 96797-1057	ISAYAS M. & AURIFERA P. GABRIEL 94-1157 HINAEEA ST WAIPAHU HI 96797-3719	WAIPAHU HALL ELDERLY 94-1060 WAIPAHU ST WAIPAHU HI 96797 Attn: Mandy Young
GROUP BUILDERS INC 2020 DEMOCRAT ST HONOLULU HI 96819-2242	ANTONE FERNANDEZ 94-1028 KAHUAILANI ST WAIPAHU HI 96797-3328	CLIFFORD KM YUEN TRUST 3460 MAUNALEI AVE HONOLULU HI 96816
	RODRIGO C. RAMOS 94-1024 KAHUAILANI ST WAIPAHU HI 96797-3328	

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU  
PACIFIC PAPER PLANT • 2115 KAPOLAHUANA BOULEVARD SUITE 1200 • HONOLULU HAWAII 96813  
PHONE: (808) 933-4329 FAX: (808) 933-4320



RECEIVED  
AUG 6 1999  
RHTC  
CHERYL B. BOON  
DIRECTOR  
DEPARTMENT OF TRANSPORTATION SERVICES

August 4, 1999

TPD7799-03393R

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Proposed Filipino Community Center

In response to your July 9, 1999 letter, the pre-consultation copy of the draft environmental assessment for the subject project was reviewed. The following comments are the result of this review:

1. The second paragraph on Page 7 discusses the provisions for off-street parking. It is stated that the project will include seven more parking stalls than required by the Land Use Ordinance (LUO). In addition, compliance with the loading space requirements stipulated in the LUO should also be discussed. The traffic flow should be designed such that all vehicles, especially those utilizing the loading area, egress head first out of the development's parking area.
2. The second paragraph on Page 15 makes reference to the Honolulu Public Transit Authority. This should be changed to the Public Transit Division of the Department of Transportation Services.
3. On Page 16, the March 1996 Traffic Impact Analysis Report (TIAR) by Austin, Tsusumi & Associates, Inc. is discussed. The TIAR recommends several measures to improve traffic conditions in the vicinity of the project to acceptable levels. The draft EA should discuss the schedule for the implementation of the recommended improvements in relation to the development of the proposed project.



Mr. Chester Koga  
August 4, 1999  
Page 2

BOARD OF WATER SUPPLY  
CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843



JERRY HARRIS, Mayor  
EDDIE FLORES, Jr., Chairman  
JANILEY ABE  
BARBARA BUN STANTON  
CHARLES A. HED

KADU HAYASHIDA, Executive Director  
ROSE S. SAKIMURA, Executive Director

July 29, 1999

OK	OK	OK	OK	OK
RTI	RTI	RTI	RTI	RTI
REC'D	AUG	4	1999	RMIC

RM Towill Corporation  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817

Attention: Mr. Chester Koga, AICP  
Gentlemen:

Subject: Your Submittal of July 9, 1999 of the Pre-Assessment Consultation Phase Document for the Proposed Filipino Community Center, Waipahu, Oahu, TNR: 9-4-161: 001

4. Section 5.1 FEDERAL on Page 18 discusses the Americans with Disabilities Act (ADA) of 1990. The draft EA should further describe how the development would address compliance issues related to the ADA. As a public facility and a facility with public accommodations, the proposed project must comply with Titles II and III of the ADA.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

CHERYL D. SPOON  
Director

Thank you for the opportunity to review the subject document for the proposed community center.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant will be required to obtain a water allocation from AMFAC.
3. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. There is no existing water service to the site. However, a 2-1/2 inch service lateral for the site is proposed to be installed with the AMFAC Industrial Subdivision-Phase IA project.
5. If a three-inch or larger water meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. Board of Water Supply approved Reduced Pressure Principle Backflow Prevention Assemblies are required to be installed immediately after all water meters serving the site.
8. We reserve further comment until the Draft Environmental Assessment is submitted for our review.

If you have any questions, please contact Barry Usagava at 527-5235.

Very truly yours,

BARRY S. USAGAVA  
Manager and Chief Engineer

120 Waiakamohi Road  
Suite 411  
Honolulu, Hawaii 96817-0941  
Telephone: (808) 842-1133  
Fax: (808) 842-1872  
eMail: info@rm-towill.com



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REVENUE & CUSTOMER SERVICE



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119 HONOLULU, HAWAII 96819

LETTER NO. (P)1508.9

August 17, 1999

Mr. Clifford S. Jamale  
Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Jamale:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161:001

Thank you for your response to our request for Pre-Consultation comments to the subject Filipino Community Center.

The following is in response to your comments dated July 29, 1999:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant understands that they will be required to obtain water allocation from AMFAC.
3. The availability of water will be determined when the Building Permit Application is submitted for review and approval of the Board of Water Supply (BWS). If water is made available, the applicant will be required to pay BWS Water System Facilities Charges for transmission and daily storage.
4. There is no existing water service to the site, however, a 2 1/2 inch service lateral for the site is proposed to be installed with the AMFAC Industrial Subdivision-Phase IA project.
5. If a 3-inch or larger water meter is required, the construction drawings showing the installation of the meter shall be submitted for BWS review and approval.
6. The on-site fire protection requirements shall be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
7. BWS approved Reduced Pressure Principle Backflow Prevention Assemblies will be installed, where appropriate, immediately after all water meters serving the site.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Filipino Community Center  
Pre-Consultation Proposed Filipino Community Center  
TMK: (1) 9-4-161:0001

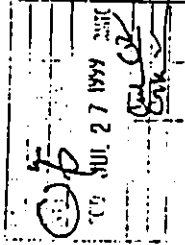
Thank you for the opportunity in reviewing the subject Draft Environmental Assessment

The project will not impact any of our present or proposed facilities. Therefore, we have no comments.

Sincerely,  
*Gordon Matsuo*

GORDON MATSUOKA  
Public Works Administrator

RY:MO



JUL 26 1999

420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 942-1133  
Fax 808 942-1137  
eMail rmat@rcm.com



**R. M. TOWILL CORPORATION**  
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Surveying  
Construction Management

August 17, 1999

Mr. Gordon Matsuoaka  
Public Works Administrator  
Department of Accounting & General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Matsuoaka:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161-001

Thank you for your response dated July 26, 1999 to our request for Pre-Consultation comments to the subject Filipino Community Center.

All comments will be included in the Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga, AICP

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

150 SOUTH KING STREET - HONOLULU, HAWAII 96813  
TELEPHONE (808) 522-4518 • FAX (808) 522-1777



DATE	TIME	BY
ATTY	10:30	AKC
ACC'D	JUL 23 1999	RMIC

July 22, 1999

1999/CLOG-4501(DT)  
99 EA Comments Zone 9

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Preliminary Review  
Proposed Filipino Community Center  
Tax Map Key: 9-4-161-001

This is in response to the proposal to construct a new community center on a vacant property. We have the following comments:

1. Page 10 of the administrative document for the proposed center mentions that the project will require earthwork and grading of the soils to establish correct building surfaces with drainage improvement to direct surface flows into the project's drainage system. The Environmental Assessment (EA) should mention drainage impacts to the project site.
2. This project must meet the conditions of the Unilateral Agreement, Ordinance No. 98-61, prior to approval of any building permits.

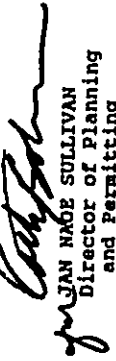
We would like to review the draft EA when it becomes available.

Due to our reorganization, three branches (Wastewater, Traffic Review and Civil Engineering) have merged with our department. In the future, please send four copies of the preliminary assessment and/or draft EA to our department.

Mr. Chester Koga  
Page 2  
July 22, 1999

Should you have any questions regarding this letter, please call  
Dana Teramoto of our staff at 523-4648.

Very truly yours,

  
JAN NAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am

psas doc no. 5111  
psas-015

421 Kaula Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1977  
email [info@rmtowill.com](mailto:info@rmtowill.com)



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July 29, 1999

Ms. Jan Naoe Sullivan  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161:001

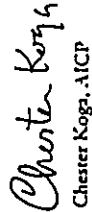
Thank you for your prompt attention to our request for Pre-Consultation comments to the  
subject Filipino Community Center. Your comments (File No. 1999/CLOG-4501), dated  
July 22, 1999, will be included in the Draft Environmental Assessment being submitted to  
the State Office of Environmental Quality Control.

In response to your concerns and comments the Draft Environmental Assessment will be  
amended as follows:

1. The Draft EA will provide drainage information including impacts to the project and  
surrounding area.
2. The Draft EA will provide information on the project's ability to meet the  
conditions of the Unilateral Agreement, Ordinance No. 98-61, prior to approval of  
any building permits.

Should you have any questions or require additional information please do not hesitate to  
contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

  
Chester Koga, AICP

**CITY AND COUNTY OF HONOLULU**

POLICE DEPARTMENT  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 525-3111

JEREMY HARRIS  
MAYOR



LEE O. DONOHUE  
CHIEF  
WILLIAM B. CLARK  
MICHAEL CARVALHO  
DEPUTY CHIEFS

OUR REFERENCE CS-KL

July 20, 1999

DK	KTS
SEARCHED	INDEXED
SERIALIZED	FILED
JUL 21 1999	
RMT/C	

R. M. Towill Corporation  
420 Waiakamilo Street, Room 411  
Honolulu, Hawaii 96817

Attention: Mr. Chester Koga, AICP  
Dear R. M. Towill Corporation:

Subject: Pre-Consultation Proposed Filipino Community Center  
Tax Map 9-4-161:001

We have reviewed the pre-consultation copy of the Draft Environmental Assessment as requested and have the following comments.

During the construction phase of the project, despite mitigation measures, complaints relative to construction noise and odors, fugitive dust and related traffic problems are inevitable. This will cause an impact on police service to the area.

However, after construction is completed, we do not anticipate any significant increase in calls for police service. However, we will monitor the situation and may have more comments later.

If there are any questions, please call Assistant Chief Eugene Uemura of the Support Services Bureau at 529-3255 or Captain Thomas Nitta of District 3 at 455-9055.

Sincerely,

LEE D. DONOHUE  
Chief of Police

By *Eugene Uemura*  
EUGENE UEMURA, Assistant Chief  
Support Services Bureau

620 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone 808 842 1133  
Fax 808 842 1977  
eMail info@rmto.com

R. M. TOWILL CORPORATION  
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Construction Management

September 20, 1999

Assistant Chief Eugene Uemura  
Support Services Bureau  
Honolulu Police Department  
801 South Beretania Street  
Honolulu, Hawaii 96813

Dear Assistant Chief Uemura:

Subject: Draft Environmental Assessment (DEA) for the Proposed Filipino Community Center (FilCom Center), Waipahu, Hawaii  
Tax Map Key: 9-4-161: 001

Thank you for your comments dated July 20, 1999 (CS-KL) to the subject Filipino Community Center DEA. All comments will be included in the Final Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP

DT/CTK

Cc: Filipino Community Center, Inc.  
Wimberly, Allison, Tong & Goo



Scott W.H. Seu, PE.  
Manager  
Environmental Department

DK	147C	
RECD	JUL 22 1999	BAITC
[Handwritten signature]		

July 20, 1999

RM Towill, Corporation  
Attn: Chester Koga, AICP  
420 Waiakamilo Street, Room 411  
Honolulu, HI 96817

Subject: Filipino Community Center

Thank you for the opportunity to comment on your July 1999 pre-consultation DEA for the Filipino Community Center, as proposed by the Department of Community Services, City and County of Honolulu. We have reviewed the subject document and have no comments at this time.

HECO shall reserve further comments pertaining to the protection of existing powerlines bordering the project area until construction plans are finalized. Again, thank you for the opportunity to comment on this DEA.

Sincerely,



WINNER OF THE EMERSON AWARD  
FOR DISTINGUISHED INDUSTRY LEADERSHIP

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July 30, 1999

Mr. Scott W.H. Seu, PE  
Manager  
Environmental Department  
Hawaiian Electric Company, Inc  
P.O. Box 2750  
Honolulu, Hawaii 96840-0001

Dear Mr. Seu:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161:001

Thank you for your prompt attention to our request for Pre-Consultation comments to the subject Filipino Community Center. Your comments, dated July 20, 1999, will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

Should you have any questions or require additional information, please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga, AICP





**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**  
233 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Ref. No. P-8188

July 19, 1999

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waikamilo Street, Room 411  
Honolulu, Hawaii 96817

Dear Mr. Koga:

**Subject: Pre-consultation Proposed Filipino Community Center on Oahu  
Tax Map Key: 9-4-161:001**

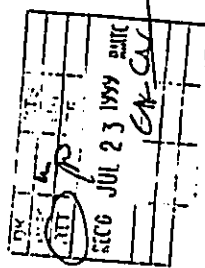
The proposal is to develop a meeting facility on a two-acre parcel at the site of the former Oahu Sugar Mill. It complements the Waipahu Cultural Center and other proposed developments in the region.

Our only comment is that the description of the State's coastal zone management area on page 19 is incorrect. Chapter 205A, Hawaii Revised Statutes, defines this area to include the entire State and extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea.

If there are any questions, please contact Christina Meller of our CZM Program at 587-2845.

Sincerely,  
  
David W. Blane  
Director  
Office of Planning

BENJAMIN J. CAVETANO  
DIRECTOR  
SEAN F. HAYL, PH.D.  
BRADLEY J. MOSSMAN  
DEPUTY DIRECTOR  
DAVID W. BLANE  
DIRECTOR OFFICE OF PLANNING  
Telephone: (808) 587-2846  
Fax: (808) 587-2824



420 Waikamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone: (808) 842-1133  
Fax: (808) 842-1937  
email: mtowill@one.com



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July 29, 1999

Mr. David W. Blane  
Director  
Office of Planning  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Blane:

**Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161:001**

Thank you for your prompt attention to our request for Pre-Consultation comments to the subject Filipino Community Center. Your comments, dated July 19, 1999, will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

The Draft Environmental Assessment will be corrected to state that the proposed project is within in the State's coastal zone management area and State's police power and management authority.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

Chester Koga, AICP

DEPARTMENT OF DESIGN AND CONSTRUCTION  
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET, 2ND FLOOR  
HONOLULU, HAWAII 96813

PHONE: (808) 523-4544 • FAX: (808) 523-4541

DK	YES	NO	NTS
6	6	6	6
JUL 20 1999		RMIT	

JERRY HARRIS  
MAYOR

RANDALL K. FUJIKI  
DIRECTOR  
ROLAND D. LIBBY, JR., AIA  
DEPUTY DIRECTOR

DCP 95-533

July 19, 1999

R.M. Towill Corporation  
420 Waikamilo Road, Room 411  
Honolulu, Hawaii 96817

Attention: Chester Koga, AICP

Aloha!

Subject: Pre-Consultation Proposed Filipino Community Center  
Tax Map 9-4-161-001

We have reviewed the Draft Environmental Assessment and have the following comment:

On page 13--Address how the wastewater generated by this project will be taken care of. Identify where connection will be made to the City's wastewater system.

If there are any questions, please call the Division of Planning and Programming at 523-4551.

Very truly yours,

*Randall K. Fujiki*  
RANDALL K. FUJIKI  
Director

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

  
R. M. TOWILL CORPORATION  
SINCE 1939

420 Waikamilo Road  
Suite 411  
Honolulu, Hawaii 96817-0941  
Telephone: (808) 842-1133  
Fax: (808) 842-1937  
email: rmtowill@comcast.com

August 4, 1999

Mr. Randall K. Fujiki  
Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 2<sup>nd</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:  
Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161-001

Thank you for your prompt attention to our request for Pre-Consultation comments to the subject Filipino Community Center. The following is in response to your comments, dated July 19, 1999 (File No. DCP 99-533):

Wastewater service to the proposed project will be provided by a 6-inch wastewater service line leading to a lateral on Waipahu Street. The City and County of Honolulu, Department of Planning and Permitting have approved a wastewater connection permit for the proposed connection on July 9, 1999. The applicant will coordinate with the appropriate city and state agencies to obtain review and approval of all plans for the proposed project, including identification of connections to the City's wastewater system.

All comments and concerns will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*  
Chester Koga, AICP



DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

850 SANDWICH STREET, 10TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 522-4142 • FAX: 522-5097



JEFFREY HARRIS  
DIRECTOR

WILLIAM D. BALFOUR, JR.  
DIRECTOR

July 16, 1999

Mr. Chester Koga, AICP  
R.M. Towill Corporation  
420 Waiakamilo Road, Suite 411  
Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Thank you for the opportunity to review the pre-consultation document relating to the Draft Environmental Assessment for the Proposed Filipino Community Center.

We appreciate the emphasis on maintaining park-like themes, planting canopy trees and carefully integrating all landscaping into the design.

We have no other comments at this time. Should you have any questions, please contact Mr. John Eveland, Executive Assistant, at 527-6038.

Thank you, once again, for your consideration.

Sincerely,

*W.D. Balfour, Jr.*  
WILLIAM D. BALFOUR, JR.  
Director

WDB:cu  
(91-11002)

cc: Mr. Don Griffin, Department of Design and Construction

420 Waiakamilo Road  
Suite 411  
Honolulu, Hawaii 96817-4941  
Telephone: (808) 842-1113  
Fax: (808) 842-1977  
eMail: mtowill@rc.com



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July 30, 1999

Mr. William D. Balfour, Jr.  
Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street, 10<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Balfour, Jr.:

Subject: Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161-001

Thank you for your prompt attention to our request for Pre-Consultation comments to the subject Filipino Community Center. Your comments, dated July 16, 1999, will be included in the Draft Environmental Assessment being submitted to the State Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1113.

Very truly yours,

*Chester Koga*  
Chester Koga, AICP

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

3325 KALANANĀʻŪHOU DRIVE, SUITE 4045  
 HONOLULU, HAWAII 96819-1000



DK	1	ATS	
11/25	11/25	11/25	
11/25	11/25	11/25	
REC'D	JUL 19 1999	RMIC	
			FOR MR. LEONARDI FIRE CHIEF
			FOR CLERK REPLYING UNIT
			<i>CS/EL/PA</i>

July 15, 1999

Mr. Chester Koga, AICP  
 R. M. Towill Corporation  
 420 Waikamilo Road, Suite 411  
 Honolulu, Hawaii 96817-4941

Dear Mr. Koga:

Subject: Pre-Consultation Proposed Filipino Community Center  
 TMK: 9-4-161: 001  
 HFD Internal No. OL 99-144

We received your letter dated July 9, 1999, regarding a preassessment consultation for the proposed project.

The information you provided is limited, and we are unable to offer you a detailed response. Based on the information submitted, the following fire code issues need to be addressed:

1. Provide on-site fire protection for the structures being constructed for the proposed project. We are assuming that this project is a commercial venture, therefore, you will need to determine the distance of the nearest off-site fire hydrant and the water flow being supplied by the hydrant. If the hydrant is more than 500 feet from the farthest structure on the property, additional fire protection will be required.
2. Provide fire apparatus accessibility for the structures being proposed.
3. Structures shall conform to all applicable building and fire codes, and construction plans shall be submitted for review and approval prior to the start of construction.

All other applicable requirements should be routed to the City and County of Honolulu, Department of Planning and Permitting.

Mr. Chester Koga, AICP  
 Page 2  
 July 15, 1999

Should you have any questions, please call Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

Sincerely,

*Attilio K. Leonard*

ATTILIO K. LEONARDI  
 Fire Chief

AKJ/CW:bh

420 Kalia Road  
Suite 411  
Honolulu, Hawaii 96817-0411  
Telephone 808 842-1133  
Fax 808 842-1137  
email info@rmc-one.com



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Photogrammetry  
Surveying  
Construction Management

August 17, 1999

Mr. Arnulfo K. Leonard  
Fire Chief  
Honolulu Fire Department  
3375 Kospaka Street, Suite H-425  
Honolulu, Hawaii 96819-1869

Dear Mr. Leonard:

Subject Pre-Consultation of Proposed Filipino Community Center  
Tax Map Key: 9-4-161: 001

Thank you for your comments dated July 26, 1999 to the subject Filipino Community Center.

The following is in response to your comments:

1. Environmental Assessment will provide details on the project's provision of on-site fire protection and compliance.
2. The project will provide fire apparatus accessibility for the structures being proposed.
3. All structures will conform to all applicable building and fire codes, and construction plans will be submitted for review and approval prior to construction.

All comments will be included in the Environmental Assessment being submitted to the Office of Environmental Quality Control.

Should you have any questions or require additional information please do not hesitate to contact Debra Tom or myself at (808) 842-1133.

Very truly yours,

*Chester Koga*

Chester Koga, AICP