June 30, 1993

Honorable Brian J. Choy, Director
Office of Environmental Quality Control
State of Hawaii
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Negative Declaration for a Central Oahu Development Plan Land Use Map Amendment from Public Facility and Preservation to Industrial, TMK: 9-6-03: 22, 23, & 46, Oahu Hawaii

The Planning Department has reviewed the subject application for a Development Plan Land Use Map amendment and Environmental Assessment for a Laborer's Training Center in Waipahu. We have determined that the subject project does not require the preparation of an EIS and are therefore filing this notice of Negative Declaration.

The subject site is bounded by Waipahu Stream, Kamehameha Highway, Farrington Highway, and Waipahu Access Road. The proposed amendment to the Central Oahu Development Plan Land Use Map would allow the Laborer's International Union of North America to relocate their existing training center from in Halawa Valley to this 3.2-acre site in Waipahu.

Our determination is based on the limited scope of the proposed project and potential environmental impacts on surrounding areas. However, we have notified the applicant that certain unresolved issues remain. These are related to: (1) traffic impact, (2) concerns pertaining to the existing right-of-way and rapid transit alignment, and (3) the City's ownership of an existing parcel that impacts the site.
Honorable Brian J. Choy, Director
Office of Environmental Quality Control
June 30, 1993
Page 2

Attached are four copies of the Environmental Assessment and
the "DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN." Should you
have any questions, please contact Eugene Takahashi of our staff
at 527-6022.

Sincerely,

ROBIN FOSTER
Chief Planning Officer

RF:lh
Attachments

cc: Wallace Omori, AIA
FINAL ENVIRONMENTAL ASSESSMENT

FOR
LABORERS' INTERNATIONAL UNION OF NORTH AMERICA,
LOCAL 368 AFL-CIO

June 15, 1993
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APPLICATION FOR DEVELOPMENT PLAN AMENDMENT 
AND ENVIRONMENTAL ASSESSMENT

I. Background

A. Essential Information

1. Applicant:
   Laborers' International Union
   of North America, Local 368 AFL-CIO
   1617 Palama Street
   Honolulu, Hawaii 96817
   Tel: 841-5877

2. Landowner:
   Laborers' International Union
   of North America, Local 368-AFL-CIO
   1617 Palama Street
   Honolulu, Hawaii 96817
   Tel: 841-5877

3. Request:
   Development Plan amendment from Public
   Facilities to Industrial.

4. Area:
   3.261 acres plus road and less mass transit
   right-of-way.

5. Location:
   Between the Pearl City and Waipahu
   districts, east of the H-1/H-2 interchange,
   between Kamehameha Highway ramp to Waipahu,
   Farrington Highway ramp to Pearl City,
   Waiau Overpass Road and Waiau Stream.

6. Address:
   96-138 and 96-158 Farrington Highway
   Pearl City, Oahu, Hawaii

7. TMK:
   9-6-03: parcels 22, 23, and 46 plus road
   right-of-way indicated on Map 10 and less
   the mass transit right-of-way (See Map 3).
   The road right-of-way within the property
   boundaries is owned by the City and County
   of Honolulu. The right-of-way outside of
   the property boundaries is owned by the
   State of Hawaii.

8. Existing Use: Vacant Land.


10. Development Plan Designation:
    Land Use Map - Public Facilities &
    Preservation. See Map 5.
    Public Facilities Map - Mass Transit.
    See Map 6 & 7.

Page 1
11. Zoning:
R-5 Residential. See Map 8.

B. Description of the property

1. Property boundary:
The property is bounded on the north and south sides by the west-bound and east-bound ramps connecting Pearl City and Waipahu. It is bounded on the east by Waiala Stream and on the west by Waiala Overpass Road. The Rapid Transit right of way encroaches slightly into the property on the southern edge. (See maps 3 & 7)

2. Topography:
The property consists of two generally flat areas divided by a paved road and sloping down to Waiala Stream. Features include various trees, overgrown shrubs and weeds, and the stream.

3. Elaborate on existing uses:
Parcels are presently vacant and unproductive, as all structures have been demolished.

4. Slope:
Property slopes down towards Waiala Stream with two generally flat terraces. High point on the property is elevation 58.07 feet and low point of elevation 2.54 feet (bottom of Waiala Stream). The buildable area elevation is between elevations 22.00' and 30.00 feet.

5. Soils:
Varying types of soil includes light brown silty soil, backfill, and asphalt and concrete paved areas from previous uses. Property has been since vacated and used as dumping grounds for debris from construction demolition, etc.
II. Development Proposal:

A. Applicant's Proposed Use of Property:

Applicant proposes to relocate the Hawaii Laborers' Training Center presently located in Halawa Valley on land leased from the Queen Emma Foundation. The Training Center is a vocational school funded by a Labor/Management contract where the following courses are taught:

Day Courses:
- Blueprint reading.
- Trenching, shoring and laying sewer and drain lines.
- Hand excavation and laying water lines.
- Concrete training.
- Air tools and gas engines.
- Erect scaffolding and plaster & mason tender.

Part-time Courses:
- First aid and CPR.
- Flag person for traffic control at construction sites.
- Occupational Safety & Health standards.
- Operating Fork lift.
- Asbestos removal.
- Landscaping, fertilizer and pesticides.
- Truck driving.
- Back training, physical fitness and nutrition.
- Literacy training.

Full time courses are conducted Monday thru Friday between the hours of 7:00 AM to 3:00 PM. A maximum of two classes with 8-12 students each are conducted at any one time. Part-time courses are conducted evenings, between 6:00 and 8:00 PM and on Saturdays between 7:00 and 11:00 AM. A maximum of three classes with 20 students each are conducted at any one time. Total full time staff is 5 persons.

Accessory uses to the Training Center proposed for the property are administrative offices, multi-purpose room for large functions, toilets, boarding rooms for off-island members, and custodian/security guard living quarters.
The proposed project will be a one-story clustered type structure with partial basement to take advantage of the sloping grade, and will comply with all current city and county zoning codes and Federal ADA accessibility requirements.

The Applicant will pursue purchasing the road right-of-way from the City and County of Honolulu. The Applicant will also subdivide and consolidate the parcels upon receiving approval of this amendment and appropriate zoning. Dedication of the mass transit right-of-way will be included in the subdivision.

B. Development Timetable:

The land owner has given notice to the Training Center to vacate their existing location in 1995. Therefore completion of the proposed facility by late 1994 is desirable.

C. Approximate Cost:

Proposed facilities construction cost will be approximately $2,000,000.00.
III. Need for Proposed Development:

A. Public problem or need:

The State of Hawaii's vocational school system does not provide courses for the specialized subjects listed above. This school provides an opportunity for those willing to advance themselves to take courses not available anywhere else and at no cost. Approximately 15%-25% of those taking courses did not graduate from high school and many are aliens from a foreign country. The Laborers' International Union of North America, Local 368 AFL-CIO is the only construction union that does not require its members to graduate from high school.

B. Intended market:

Member firms of the following organizations will have their employees attend the school:

1. General Contractors Association of Hawaii
2. Building Industry Labor Association
3. Masons Contractors Association of Hawaii
5. Landscape Industry Contract Council
6. Environmental Contractors

C. Designated use vs. proposed use:

The designated use will leave the land vacant, unproductive and an eyesore. The proposed use will educate members of our community, will provide a social gathering place for its members and be landscaped and maintained to the high standard of the organization (the Union's existing headquarters on Palama Street is the example).
IV. Federal, State and City Plans and Programs Involved:


B. State:
   3. Department of Transportation: Sale of remanent land to applicable.

C. City:
   1. General Plan:
      I. Population - no impact
      II. Economic Activity
         Objective E, Policy 1: The proposed project will allow continuation of training services for workers entering the construction industry.
      III. Natural Environment - no impact
      IV. Housing - no impact
      V. Transportation and Utilities - no impact
      VI. Energy - not applicable
      VII. Physical Development and Urban Design
         The proposed project will improve the physical character of the site.
      VIII. Public Safety: no impact
      IX. Health and Education, Objective B, Policies 1 and 2: The proposed project will provide training in areas not covered by Hawaii's vocational schools, at no cost to the students, many who are foreign aliens or lack a high school diploma. The facility will provide both day and night classes, as well as a multi-purpose room that will support various functions at night or on weekends.
      X. Culture and Recreation: no impact

   2. Development Plan:
      b. Special Provisions: Not applicable.
      c. Land Use Map: Public Facility & Preservation (Waiaawa Stream).
      e. Others: none
V. Impacts:

A. Demographic impacts:

1. Residential population: No impact.
2. Visitor population: No impact.
3. Character or culture of the neighborhood:

The parcel is located between two major ramps connecting Pearl City with Waipahu. Waiawa Stream is located on the East side of the parcel and forms a natural barrier between the adjacent parcel. Waiawa Overpass Road is located on the West side which is the only vehicular access side to the parcel.

The proposed mass transit line will further separate the parcel from the Residential designated parcel on the South side. The distance to the closest adjoining parcel is approximately 100 feet and include the ramp and mass transit right of way.

Adjacent properties are currently designated Commercial, Industrial, Agricultural, Medium Density Apartment, Preservation and Residential on the Development Plan. The numerous designations indicate the area is in transition and no single type dominates the area. The Highway system further physically separates the existing uses. The nature and location of the site, combined with the current zoning of its adjacent parcels, make the site inappropriate for residential use.

The parcel is essentially an island and any development will be self-contained. Waiawa Stream will remain untouched. The development will have no impact on the character or culture of the neighborhood.

4. Displacement: No person is being displaced.
5. Other Social Impacts: The proposed relocation of the existing school will allow the continuation of the much needed education for the Union's membership.

B. Economic Impacts:

1. Economic growth: No impact, as the proposed project is non-income-generating.

2. Employment: No impact, as the school is being relocated and no new permanent jobs will be created. The construction phase of the project will create employment for those working on the project.

3. Government revenues (taxes): No impact, as the Union is a non-profit organization. Sale of land to the applicant will reduce maintenance and liability cost.

4. Location vis-a-vis intended market: No impact.

C. Housing Impacts:

1. Increase supply: No impact.

2. Affordable units: No impact.

D. Public Services:

1. Access and Transportation:

a. Impacts:
Access to the parcel is permitted from the Waiaua Access Road (West Side) only. Morning traffic after 7:00 a.m. on this road is very heavy due to the community college. The Department of Transportation has expressed concerns about access to the site and potential traffic impacts generated by the proposed project. A Traffic Impact Analysis Report is currently being prepared by Pacific Planning and Engineering, Inc. to address these concerns.
b. Mitigative measures:

Roadway improvements recommended in the report to mitigate traffic impacts will be implemented, subject to approval by the Department of Transportation for all work within the State Highway right-of-way.

The proposed school's maximum day population of 29 including instructors, the 7:00 AM start of class time, and percentage of the students arriving by bus or car-pooling, all contribute to minimizing the school's impact on the early morning traffic.

Night time or weekend use of the multi-purpose facility should have no impact on traffic, due to the hours, and the site is large enough to accommodate all vehicles requiring parking.

2. Water:

a. Impacts: Water usage for the proposed facility is very low except for fire protection. The Board of Water Supply has indicated that the existing off-site water system cannot provide adequate fire protection for the proposed project.

b. Mitigative Measures: The proposed facility will be required to construct and pay for a new fire hydrant to be located within 125 linear feet of the site as well as the extension of the 12" main located on Kuala Street near Kamehameha Highway to the project site. Installation of the fire hydrant will benefit surrounding properties as the area currently does not have water for fire fighting.

The project will also comply with all additional Board of Water Supply requirements and standards in regards to water charges, water meters, backflow prevention devices, etc.
3. Wastewater:

a. Impacts: The project site is served by the Honouliuli Sewer Treatment plant, which presently services areas between Makakilo, Ewa, Halawa and Mililani. The nearest existing sewer line is located at Kuala Street. The daily wastewater generated by the proposed project for normal everyday use will have no impact on the existing sewer system.

b. Mitigative Measures: In order to access the existing sewer system, the project will construct and pay for a sewage pump system and extension of the line on Kuala Street. If this is not feasible, or if the city's existing system is inadequate due to lack of capacity, an alternate solution is to install a private system, subject to Department of Health approval. The private system will not have any effect on Waiawa Stream. Preliminary discussion with the Department indicates the private system may be possible depending on the amount of sewage the project generates.

4. Drainage:

a. Impacts: On-site water presently flows into Waiawa Stream. The proposed project will not alter the flow pattern, with only storm water entering the stream. The proposed project will not produce any hazardous waste, and there is no danger to the stream.

b. Mitigative Measures: The project will implement an Erosion Control Plan prior to grading and construction activities to ensure that there will be no adverse effects upon Waiawa Stream.
5. Solid Waste:
   a. Impacts:
      The proposed project will generate only consumer type rubbish, i.e., paper, plastic, etc. Solid waste resulting from training courses involving concrete work will also be produced. No industrial type or hazardous waste will be generated.
   
   b. Mitigative Measures:
      All solid waste generated from training course activities, such as concrete debris and washing of equipment, will be drained into a sump. Clean-up and disposal of the sump contents, as well as disposal of other solid wastes will be performed by commercial means.

6. Schools:
   The proposed project will provide vocational education and will have no impact on the existing school system's enrollment.

7. Parks:
   The proposed project will have no impact on recreational facilities in the vicinity.

8. Police:
   There will be no population impact and the facility will have its own security system.

9. Fire:
   Fire protection services from Pearl City and Waipahu engine companies are adequate for the proposed project. Installation of the proposed fire hydrant will improve fire protection for the area.

10. Utilities:
    a. Electricity - available on site.
    b. Gas - not required.
    c. Telephone - available on site.
    d. Others - none required.
11. Rapid Transit:

a. Impacts:
The site of the proposed project includes portions that may be dedicated to the City and County of Honolulu for its proposed rapid transit alignment. Additionally, Waialua Access Road, which will provide access to the training facility may be improved to serve proposed rapid transit station and its park-and-ride facility. The exact extents of land to be dedicated depends on final requirements of the rapid transit alignment, which may be modified.

b. Mitigative Measures:
The actual developed area of the proposed project is only part of the entire site and the siting of the facilities is intended to be flexible, depending on the requirements of the rapid transit alignment. The ma'ili portion of the site, where the rapid transit is currently planned for, is not being intended for the main training facility. The areas closest to Waialua Access Road is planned for parking, which can be easily modified.

As an alternative, the siting of the facility can be easily modified to accommodate a land exchange involving the dedicated areas, or a modification or relocation of the intersection of Waialua Access Road and Farrington Highway.

12. List of Agencies consulted:
Note: An asterisk (*) beside the agency been received by the time of printing of this document. Copies of these responses are included the end of this environmental assessment.

a. Federal Agencies:

* Dept. of Agriculture, Soil Conservation Service
* Dept. of the Air Force
* Dept. of the Army, Director of Public Works
Dept. of Commerce, National Marine
Fisheries Service
Dept. of the Interior, Fish and Wildlife
Service
* Dept. of the Navy, Naval Facilities
   Engineering-Command

b. State Agencies:

   Commission on Water Resource Mgt.
   * Dept. of Accounting and General Services
   Dept. of Agriculture
   * Dept. of Business, Economic Development and
     Tourism, Land Use Commission
   * Dept. of Education
   * Dept. of Hawaiian Home Lands
     Dept. of Health
     Dept. of Human Services
   * Dept. of the Land and Natural Resources,
     Historic Preservation Division
   * Department of Transportation
   Leeward Community College
   * Office of State Planning

c. City and County Agencies:

   * Board of Water Supply
   * Building Department
     Dept. of Budget
   * Dept. of Finance
   * Dept. of Housing and Community Development
   * Dept. of Human Resources
   * Dept. of General Planning
   * Dept. of Land Utilization
   * Dept. of Parks and Recreation
     Dept. of Public Works
   * Dept. of Transportation Services
   * Fire Department
   * Police Department

d. Independent Agencies:

   American Institute of Architects
   Hawaii's Thousand Friends
   League of Women Voters
   * Pearl City Neighborhood Board
   Waipahu Neighborhood Board
E. Environmental impacts:

1. Noise:

a. Impacts:

   The existing project site is currently exposed to high noise levels generated by the surrounding highways, roads, and off-ramps. The site itself currently generates no noise. Indoor classes will not generate any noise. Potential sources of noise from the facility will be outdoor training activities, including power tools and small gas engines, jack hammering, compacting, sawing, etc. Nighttime functions in the Multi-purpose Room may also generate noise.

b. Mitigative Measures:

   Noise generated by the equipment used for outdoor training are within the Occupational Safety and Health Administration (OSHA) established noise level allowances. Outdoor training noise will be buffered from the surrounding areas by landscaping designed to absorb or disperse the impact. Additionally, the existing highway traffic noise will offset the noise generated by the facility. As an alternative, the training facility may investigate ways of holding more classes indoors to contain the noise.

   Noise generated by functions held in the Multi-purpose Room will be contained by the room itself or will be buffered by designed landscaping. Additionally, potential noise will be offset by highway traffic noise and further controlled by limiting hours of use in the Multi-purpose room.
2. Air Quality:

a. Impacts:
The site is currently exposed to motor vehicle traffic emissions from the surrounding highways. Potential sources of short-term air quality impact from the proposed project will be the construction of the facility. Sources of long term impact will be activities of the outdoor classes, including sawing, jack hammering and sand blasting.

b. Mitigative Measures
During construction, means will be taken to control dust, including erection of temporary barriers and watering of affected areas. During outdoor classes, periodic water spraying of the affected areas will mitigate dust emissions. Additional means include holding classes indoors whenever possible and using alternative methods of teaching classes.

3. Compatibility with surrounding environment:
The immediate surrounding area consists of highways with pockets of old residences located on the north and south sides across the highway. Other uses and zoning within a 1,000 feet radius include Agricultural, Industrial, Commercial, and Medium Density Apartments. The proposed facility, being a low density two story building with open parking, will be compatible with all of the uses listed above.

4. Historic and archaeological resources: There is no known historic or archaeological value to the parcel. The site has been occupied previously. In the event that anything of possible significance is discovered on the site, the Department of Land and Natural Resources will be contacted immediately, and all operations halted until the findings are verified.

5. Natural resources:

a. Water resources - No impact, as parcel is small and near the ocean.
b. Flood Plane management - Waiawa Stream is within the Flood Plane. Project development will be above the Flood Plane and Waiawa Stream will be untouched. The project will implement an Erosion Control Plan prior to grading activities to ensure that there will be no adverse effects upon Waiawa Stream. Design of the project will include permanent methods of preventing runoff from the facilities from entering Waiawa Stream.

c. Wetlands protection - no impact.
d. Coastal zone management - not applicable.
e. Unique natural features - none.
f. Vegetation and animal life - none.
g. Agricultural Lands - not applicable.

h. Open Space - Parcel is remnant land from the Freeway and is considered Open Space. The parcel is undesirable Open Space for recreational use due to its location, size, and shape. The proposed low density use will maximize open space and minimize impact on Open Space.

6. Hazards:

a. Nuisances and site safety - no impact.
b. Thermal explosive - not applicable.
c. Airport clear zone - not applicable.

F. Alternatives considered: Other parcels in Waianae, Kahalu'u, and Maui, all without appropriate zoning, were considered. Large parcels with zoning permitting vocational school are not available except for a very high price. The high cost of zoned parcels, the present unproductive use of this parcel and primarily its location, made this parcel attractive and convinced the Union, a non-profit organization, to pursue amending the Development Plan and the rezoning.
G. Proposed mitigation measures:
Any potential adverse impact of dust, noise, odor, run off, etc. generated by the project on the surrounding areas will be addressed and mitigation measures to reduce the impact will be implemented. The majority, if not all of the adverse impact, will be generated during construction, and mitigating measures will include compliance with all laws, ordinances, regulations, codes, etc.
Note: See individual Mitigative Measures listed in section V. D. items 1 through 5, and V. E. items 1 and 2.

VII. Summary Sheet: attached.
Amendment/Project Information

Amendment Request: Amend Land Use designation from Public Facilities to Industrial.

Location: Waiawa, Oahu, Hawaii - bounded by Waiawa Stream to the East, Farrington Highway to the South, Waiawa Access Road to the West and Kamehameha Highway to the North.

Address: 96-150 Farrington Highway.

Owner/Developer: Laborers' International Union of North America, Local 368 AFL-CIO

Basis for Request: Annual amendment review.

Type of Project: Vocational School with accessory uses.

Impact on Provision of Housing: None.

Existing Conditions

Land Use: Public Facilities & Preservation

Structures: None


Soil Features: Varying types

Possible Constraints:

Present Plan/Zoning Designations

State Land Use: Urban.

DP Special Provisions: None.

Zoning: R-5
VIII. Notification Requirements:


B. Certificate:

Ordinance 84-1111 states: No application for Development Plan Land Use Map amendment shall be accepted for processing unless the applicant notifies, by mail, all owners, lessees, sub-lessees and residents of the affected property and of each abutting parcel.

I hereby certify that I have complied with the notification requirement of Ordinance 84-1111.

[Signature]
Benjamin Segui
Business Manager/
Secretary-Treasurer
MAP 6
PROPOSED MASS TRANSIT ROUTE
Proposed New Facilities for
LABORER'S UNION INTERNATIONAL of NORTH AMERICA

WALLACE Y. OMORI, AIA
June 8, 1993

Mr. Wallace Y. Omori, AIA  
Davies Pacific Center  
841 Bishop Street, Suite 301  
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Your Letter of May 17, 1993 on the Application for a Development Plan Amendment and Environmental Assessment for the Laborers' International Union of North America, Local 368 Training Facility, Wai'anae, TMO: 9-6-03: 22, 23, 46, Kamehameha Highway

Thank you for the opportunity to review and comment on the proposed industrial training facility.

We have the following comments:

1. The existing off-site water system cannot provide adequate fire protection as required by our Water System Standards. Our standards for training facilities require a fire hydrant to be located within 125 linear feet (l.f.) of the site and be able to provide a flow of 2,000 gallons per minute (gpm). The nearest fire hydrant is located approximately 700 l.f. away. The applicant will therefore be required to install the necessary water system improvements to upgrade the fire protection in accordance with our standards. The construction drawings should be submitted for our review and approval.

2. If any industrial uses are proposed for the site, the applicant will be required to install the necessary improvements to upgrade the fire flow to 4,000 gpm.

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 source-transmission and daily storage.

Pure Water... man's greatest need - use it wisely
4. If a three-inch or larger meter is required, the construction drawings for the installation of the meter should also be submitted for our review and approval.

5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

6. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required after the water meters serving the facility.

If you have any questions, please contact Roy Doi at 527-5235.

Very truly yours,

[Signature]

FOR KAZU HAYASHIDA
Manager and Chief Engineer
June 15, 1993

Kazu Hayashida
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
638 South Beretania Street

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment FEA for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 8, 1993 will be addressed as follows:

1. A new fire hydrant will be installed within 125 feet of the site to provide 2000 GPM to upgrade fire protection services to Board of Water Supply standards. Drawings will be submitted for review.
2. There will be no industrial uses at the site.
3. The project will pay all applicable Water System Facility Charges upon approval of the Building Permit Application.
4. Drawings for installation of a water meter will be submitted for review should a three-inch or larger meter be required for the project.
5. The on-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
6. A Board of Water Supply approved backflow prevention assembly will be installed between the new meter and any branch.

Please refer to Section V. D., items 2 and 9, which have been revised to incorporate your comments. Please address any additional concerns your agency may have regarding this project to our office.
If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Ohori, AIA
XX Laborers Union
May 24, 1993

Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Application for Development Plan Amendment
and Environmental Assessment
Laborers' Union of North America, Local 368

We have reviewed subject application and E.A. and have no comments to offer. Thank you for considering us in your review process.

Very truly yours,

HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada
June 15, 1993

Herbert K. Muraoka
Director and Building Superintendent
Building Department
City and County of Honolulu
650 South King Street, 2nd Flr
Honolulu, Hawaii 96813

Subject: Final Environmental Assessment

Project: Laborers' International Union of North America, Local 368

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

x/c Laborers Union
May 24, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

SUBJECT: APPLICATION FOR DEVELOPMENT PLAN AMENDMENT
LABORERS' INTERNATIONAL UNION OF NORTH AMERICA, LOCAL 368

This is in response to your letter dated May 17, 1993, regarding the subject unions proposed project at Waiawa.

Please be informed that this portion of former Kamehameha Highway that separates the unions properties is owned by the City and was approved for sale in July, 1990, by the City Council to the then abutting property owners Kurisu & Fergus and Woo. The approved sale price was $272,175.00.

The roadway property was not sold to the union since they were not agreeable to pay the sale price.

The property is still available for sale.

Sincerely,

[Signature]
RUSSELL W. MIYAKE
Director of Finance

RWM:jw
cc: Planning Department
June 15, 1993

Russell W. Miyake
Director
Department of Finance
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

The City's ownership of the right-of-way separating the subject property is acknowledged and the FEA has been revised to address your comment. Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]
Wallace Y. Omori, AIA

x/r Laborers Union
June 7, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Laborers' International Union of North America, Local 368 AFL-CIO Application for Development Plan Amendment and Environmental Assessment Pearl City, Oahu

We have no comments to offer on the application for the Development Plan Amendment from Public Facilities to Industrial and Environmental Assessment for the Laborers' International Union of North America, Local 368 AFL-CIO.

Should you have any questions, please contact Jason Ching of our Planning and Analysis Division at 523-4368.

Thank you for the opportunity to comment.

Sincerely,

E. James Turse
Director

City and County of Honolulu
Department of Housing and Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813
Phone: (808) 523-4407 FAX: (808) 523-4429
June 15, 1993

E. James Turse
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Project: Laborers' International Union of
North America, Local 368

Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]

Wallace Y. Omori, AIA

*Laborers Union
May 24, 1993

Mr. Wallace Y. Omori, AIA
Architecture-Interiors-Space Planning
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

SUBJECT: Application for Development Plan Amendment and Environmental Assessment - Laborer's International Union of North America, Local 368

The Department of Human Resources has reviewed the application packet pertaining to the proposed relocation of the Hawaii Laborers' Training Center and offers the following comments:

(1) We recommend that the applicant consult the State Commission for Persons with Disabilities for information regarding accessible architectural design. This will enable people with disabilities equal access to the specialized programs offered by the Laborers' Union; and,

(2) The Department of Human Resources recognizes the value of employment training/vocational programs as alternative educational resources for the community. We recommend that the applicant coordinate its efforts with other public/private employment training programs such as WorkHawaii, Alii Like and the Department of Labor and Industrial - Department of Education School-To-Work Transition Centers. This will ensure that the specialized programs offered by the applicant will be made available to those desiring such an alternative educational program.
Mr. Wallace Y. Omori, AIA
May 24, 1993

Thank you for the opportunity to comment on this matter.

Sincerely,

[Signature]
VICTOR D. GUILLERMO, JR.
Director

VDG:ds
June 15, 1993

Victor Guillermo, Jr.
Director
Department of Human Resources
City and County of Honolulu
Standard Finance Building
715 South King Street, 2nd Floor

Project: Laborers' International Union of
North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated May 24, 1993 will be addressed as follows:

1. Plans and Specifications for the project will be thoroughly review to ensure compliance with all the Federal Americans with Disabilities Act (ADA) requirements for all parts of the facility open to the general public.

2. The Laborers Union will investigate all possible efforts to coordinate their training programs with other public and private employment training programs such as those mentioned in your letter.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]
Wallace Y. Omori, AIA
x/c Laborers Union
June 10, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Development Plan Land Use Amendment for the
Proposed Hawaii Laborer’s Training Center, 93/CO-4

We have the following concerns regarding the proposed
amendment that require clarification:

1. The Final Environmental Assessment for the project must
   be submitted to us on or before June 15.

2. The existing right-of-way separating parcels 22 and 23
   is City-owned and may not be included in the amendment
   without authorization. Accordingly, we request that
   you submit a site plan showing how the separated
   parcels are to be used. In addition, we also request
   an explanation of the proposed project’s affect on the
   City’s land.

3. The City’s Development Plan Public Facilities (DPPF)
   Map for Central Oahu shows that the proposed rapid
   transit alignment bisects the project site area. While
   the exact alignment has not been determined, there may
   be significant limitations on the use of this site. We
   therefore request that you describe what flexibility
   the project design may have to accommodate the rapid
   transit alignment if located as shown on the DPPF Map.
   A copy of recent comments from the Department of
   Transportation Services is also enclosed for your
   reference.
Mr. Wallace Y. Omori
June 10, 1993
Page 2

Your immediate response to these concerns is crucial to our recommendation on the application. Please call Eugene Takahashi of our staff 527-6022 to arrange a meeting to discuss these concerns or to answer any questions you may have.

[Signature]
ROLAND D. LIBBY, JR.
Deputy Chief Planning Officer

RDL:ft
Enclosure
MEMORANDUM

TO: ROBIN FOSTER, CHIEF PLANNING OFFICER
    PLANNING DEPARTMENT

ATTN: EUGENE TAKAHASHI, STAFF PLANNER

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: HAWAII LABORERS’ TRAINING CENTER—APPLICATION FOR
          DP AMENDMENT AND ENVIRONMENTAL ASSESSMENT

June 7, 1993

We have reviewed the subject document dated January 15, 1993 and are providing the following comments:

1. In addition to providing access to the proposed training center site, Waiawa Access Road may be improved to also serve the proposed rapid transit station and park-and-ride facility in Waiawa. Therefore, the design of the center’s access should address transit’s access requirements.

2. The proposed rapid transit alignment and right-of-way depicted in the application are based upon system requirements that may be refined or modified. This will affect the land area to be dedicated.

3. Hazardous waste assessments are presently required on all land dedications for transit purposes and cleanup of the site may be required prior to dedication.

Due to the potential impacts on rapid transit, we request continued coordination of this project with our Office of Rapid Transit. Further, submittal of a roadway plan to the Division of Traffic Engineering for review is also required.
Thank you for providing us with the opportunity to comment on the application. Should you have any questions, please contact Ernest Tomita of my staff at 527-6395.

cc: Wallace Y. Omori, AIA
June 7, 1993

Mr. Wallace Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Draft Environmental Assessment (DEA) for the Hawaii Laborer's Training Center Amendment, Central Oahu, Oahu

We have reviewed the subject DEA and recommend the following additions and/or clarifications:

1. The Final Environmental Assessment (FEA) should incorporate a conceptual site plan showing proposed improvements and access. The plan should also indicate the limits of the Waiawa Stream flood plain as well as the Honolulu Rapid Transit Project alignment.

2. The FEA should disclose the City's ownership of the existing right-of-way that bisects the proposed project site. The FEA should discuss how the City-owned right-of-way will fit into the final design of the project.

3. Information in the FEA regarding flood plain management should be revised to address Waialua Stream and not Waiekele Stream.

4. The FEA should address additional mitigative measures that can be taken to minimize potential traffic impacts (e.g., scheduling classes to avoid conflicts with Leeward Community College).

5. The FEA should identify how solid waste generated by the proposed project will be disposed.
6. Potential impacts and any mitigation measures to be implemented during construction of the proposed project should be addressed.

Should you have any questions, please call Eugene Takahashi of our staff at 527-6022.

Sincerely,

[Signature]

ROBIN FOSTER
Chief Planning Officer
June 15, 1993

Robin Foster
Chief Planning Officer
Department of General Planning
City and County of Honolulu
658 South King Street
Honolulu, Hawaii 96813

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 10, 1993 will be addressed as follows:

1. So noted
2. The applicant will continue to pursue the purchase of the City-owned right-of-way. A schematic site plan has been added to the FEA.
3. The project has been designed with the unsettled nature of the Rapid Transit Alignment in mind. The majority of the site will remain as open space or open parking, which may be readily modified. A copy of a letter from the applicant to your department has been included for your reference.

Comments in your letter dated June 7, 1993 will be addressed as follows:

1. A schematic site plan has been added to the FEA.
2. The FEA has been updated to disclose the City's ownership of the right of way. Should it remain City-owned, it will continue to be used as a road.
3. The FEA has been revised to address "Waiawa Stream."
4. A Traffic Impact Analysis Report is currently being undertaken on the site. The project will implement any mitigative measures identified in the report, subject to applicable reviews and approvals.
5. Everyday solid waste will be disposed of by commercial means. Construction-oriented waste generated by training courses will be drained into a sump and cleaned and disposed of by commercial means.

6. The project will implement mitigative measures to control noise, dust, runoff, etc. generated during construction. These are discussed as individual items in Section V of the FEA.

Please refer to Section I-A, item 7, Section II-A, final paragraph, Section V-D, items 1, 2, 3, 4, 5 and 11, Section V-E, items 1, 2, 5a and 5b, all of which have been revised to incorporate your comments.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
x/c Laborers Union
June 9, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

HAWAII LABORERS' TRAINING CENTER
DEVELOPMENT PLAN AMENDMENT
TAX MAP KEY: 9-6-03: 22, 23 AND 46

We appreciate the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the above mentioned project.

The proposed vocational school is not a permitted use in the R-5 Residential District. It is, however, permitted as a principal use in the I-2 Intensive Industrial District. Should the requested development plan amendment from Public Facilities to Industrial designation be approved, a zone change from R-5 to I-2, Intensive Industrial District, will also be necessary to permit the development of the school.

Should you have any questions, please contact Joan Takano of our staff at 527-5038.

Very truly yours,

LORETTA K. C. CHEE
Acting Director of Land Utilization

IKCC:ak
g:dealabor.jht
June 15, 1993

Donald Clegg
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Project: Laborers' International Union of
North America, Local 366
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 9, 1993 will be addressed as follows:

Should the Development Plan Amendment from Public Facilities to Industrial be approved, the applicant will then pursue a zone change from R-5 to I-2, Intensive Industrial District, by the City and County of Honolulu.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

CC Laborers Union
May 25, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Application for Development Plan Amendment (DPA) and Environmental Assessment (EA) for Laborers' International Union of North America Training Center

Development of the proposed training facility will not have any impact on recreation facilities in proximity to the project site.

Thank you for the opportunity to review the DPA and EA.

Sincerely,

[Signature]

For WALTER M. OZAWA, Director
June 15, 1993

Walter M. Ozawa
Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]
Wallace Y. Omori, AIA

X/c Laborers Union
MEMORANDUM

TO: ROBIN FOSTER, CHIEF PLANNING OFFICER
   PLANNING DEPARTMENT

ATTN: EUGENE TAKAHASHI, STAFF PLANNER

FROM: JOSEPH M. MAGALDI, JR., DIRECTOR

SUBJECT: HAWAII LABORERS' TRAINING CENTER—APPLICATION FOR
         DP AMENDMENT AND ENVIRONMENTAL ASSESSMENT

We have reviewed the subject document dated January 15, 1993 and are providing the following comments:

1. In addition to providing access to the proposed training center site, Waiau Access Road may be improved to also serve the proposed rapid transit station and park-and-ride facility in Waiau. Therefore, the design of the center's access should address transit's access requirements.

2. The proposed rapid transit alignment and right-of-way depicted in the application are based upon system requirements that may be refined or modified. This will affect the land area to be dedicated.

3. Hazardous waste assessments are presently required on all land dedications for transit purposes and cleanup of the site may be required prior to dedication.

Due to the potential impacts on rapid transit, we request continued coordination of this project with our Office of Rapid Transit. Further, submittal of a roadway plan to the Division of Traffic Engineering for review is also required.
Thank you for providing us with the opportunity to comment on the application. Should you have any questions, please contact Ernest Tomita of my staff at 527-6395.

JOSEPH M. MAGALDI, JR.

cc: Wallace Y. Omori, AIA
June 15, 1993

Joseph M. Magaldi, Jr.
Director
Department of Transportation Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Project: Laborers' International Union of
North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter to the Planning department dated June 7, 1993 will be addressed as follows:

1. The project's access has been planned for Waiawa Access Road. Should the road be improved or altered to accommodate the rapid transit facilities, the design can be readily modified, as the area in question currently is planned open parking.

2. The project was designed with the unsettled nature of the rapid transit alignment in mind. A copy of a letter from the Laborer's Union to the Planning Department regarding this matter is included for your reference.

3. If land is to be dedicated to the City and County of Honolulu, a hazardous waste assessment and cleanup will be performed on the areas affected.

Please refer to Section V-D, items 1 and 11 of the FEA, which have been revised or added to incorporate your comments.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.
Very truly yours,

Wallace Y. Omori, AIA
X/c Laborers Union
June 9, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Project: Laborers' International Union of North America, Local 368
Subject: Application for Development Plan Amendment and Environmental Assessment

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Waipahu and Pearl City engine companies with ladder service from Waipahu are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please call Assistant Chief Attilio Leonardi of our Administrative Services Bureau at 831-7775.

Very truly yours,

Donald S. M. Chang
Fire Chief

AKL:ny
June 15, 1993

Donald S. M. Chang
Fire Chief
City and County of Honolulu
3375 Koaapaka Street, Suite B425
Honolulu, Hawaii 96819-1869

Project: Laborers’ International Union of
North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental
Assessment (FEA) for the above project. Thank you for
reviewing and responding to the Application for a
Development Plan Amendment and Environmental Assessment,
submitted to you earlier.

Please address any additional concerns your agency may
have regarding this project to our office. If there are
any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

Ann Arbor Laborers Union
May 27, 1993

Mr. Wallace Y. Omori, AIA
Architecture-Interiors-Space Planning
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

This is in response to your request for comments on an application for a development plan amendment and environmental assessment for the Laborers' International Union of North America, Local 368.

The Honolulu Police Department wishes to make no comment on the project at this time.

Thank you for the opportunity to review this document.

Sincerely,

MICHAEL S. NAKAMURA
Chief of Police

By
EUGENE UEMURA
Assistant Chief of Police
Administrative Bureau
June 15, 1993

Michael S. Nakamura
Chief of Police
Police Department
City and County of Honolulu
881 South Beretania Street
Honolulu, Hawaii 96813

Project: Laborers’ International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
xx: Laborers Union
June 4, 1993

Mr. Wallace Y. Omori
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

SUBJECT: Application for Development Plan Amendment and Environmental Assessment, Laborers' International Union of North America, Local 368, Waiau, 'Ewa, O'ahu

TMK: 9-6-3: 22, 23, 46

Thank you for the opportunity to review this project. A review of our records shows that there are no known historic sites at these parcels. Portions of these parcels have been previously developed and are now used as dumping grounds for construction debris. It is possible that historic sites remain on portions of the parcel along Waiau Stream, since these portions appear not to have been developed. Therefore, we would like to review development plans for these parcels in order to ensure that historic sites are not adversely affected.

Thank you for your interest in historic preservation.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

TD: bek
June 15, 1993

Don Hubbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
City and County of Honolulu
33 South King Street, 6th
Honolulu, Hawaii 96813

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

cc Laborers Union
JUN 7 1993

Mr. Wallace Y. Omori, AIA  
Davies Pacific Center  
841 Bishop Street, Suite 301  
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Laborers' International Union of North America, Local 368 AFL-CIO Development Plan Amendment Environmental Assessment

Thank you for the opportunity to review the subject document. We have no comments to offer.

If there are any questions, please have your staff contact Mr. Ralph Yukumoto of the Planning Branch at 586-0488.

Very truly yours,

GORDON MATSUOKA  
State Public Works Engineer

RY: jy
June 15, 1993

Gordon Matsuoka
State Public Works Engineer
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
x/c Laborers' Union
May 26, 1993

Mr. Wallace Y. Omori  
Wallace Y. Omori, AIA  
Davies Pacific Center  
841 Bishop Street, Suite 301  
Honolulu, Hawaii 96813

Dear Mr. Omori:

The Department of Business, Economic Development & Tourism is pleased to submit the enclosed comments on the Environmental Assessment for the Laborers’ International Union of North America, Local 368 AFL-CIO.

The comments were provided by the Land Use Commission. Questions regarding these comments may be directed to Esther Ueda, LUC Executive Officer at 587-3826.

Thank you for the opportunity to comment.

Sincerely,

[Signature]
Muhi Hannemann

Enclosure
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
333 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3322

May 21, 1993

SUBJECT: Director’s Referral No. 93-148-C
Application for Development Plan Amendment and
Environmental Assessment for Laborers’ International
Union of North America, Local 368 AFL-CIO

We have reviewed the subject development plan amendment and
environmental assessment (Document) and have the following
comments to offer:

1) We confirm that the subject property, identified as
TMK: 9-6-03: parcels 22, 23 and 46 (plus road right-of-
way as indicated on Map 10 of the Document and less the
mass transit right-of-way as indicated on Map 3 of the
Document), is within the State Land Use Urban District.

2) We note that on page 6 of the document, under section
IV. B., item number 1 should read "State Land Use
District: Urban District."

We have no further comments to offer at this time.

EU:LRA:th
June 15, 1993

Mufi Hannemann
Director
Department of Business,
Economic Development and Tourism
State of Hawaii
220 South King Street, 11th floor
Honolulu, Hawaii 96813

Project: Laborers' International Union of
North America, Local 368

Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in the letter from the Land Use Commission, dated May 21, 1993 will be addressed as follows:

1. as noted.
2. Section IV-B, item 1 in the FEA has been revised to read "State Land Use District: Urban District."

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]
Wallace Y. Omori, AIA
x/c Laborers' Union
May 24, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

SUBJECT: Application for Development Plan Amendment and Environmental Assessment
Pearl City, Oahu, Hawaii
TKK: 9-6-02: parcels 22, 23, and 46

We have reviewed the subject amendment and environmental assessment and have determined that the proposed development will have no impact on the public schools in the area.

Thank you for the opportunity to comment.

Sincerely,

Charles T. Toguchi
Superintendent

CTT:hy
cc: A. Suga, OBS
    L. Chung, LDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER
June 15, 1993

Charles T. Toguchi
Superintendent
Department of Education
State of Hawaii
P.O. Box 2360
Honolulu, Hawaii 96804

Project: Laborers' International Union of
North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental
Assessment (FEA) for the above project. Thank you for
reviewing and responding to the Application for a
Development Plan Amendment and Environmental Assessment,
submitted to you earlier.

Please address any additional concerns your agency may
have regarding this project to our office. If there are
any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
AIA Laborers Union
Wallace Y. Omori, AIA
Architecture-Interiors-Space Planning
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Relocation of Hawaii Laborers Training Center: Application for Development Plan Amendment and Environmental Assessment

The proposed project will have no direct impacts upon the Department of Hawaiian Home Lands.

We have no objections to the Development Plan Amendment and acceptance of the Environmental Assessment.

Warmest aloha,

Hoaliku L. Drake, Chairman
Hawaiian Homes Commission

HLD/JC:jmk/2861L
June 15, 1993

Hoaliku L. Drake
Chairman
Hawaiian Homes Commision
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
x/c Laborers' Union
June 3, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Laborer's International Union of North America, Local 368
Application for Development Plan Amendment and
Environmental Assessment

We continue to be concerned about potential traffic impacts that may be generated by the proposed Hawaii Laborer's Training Center at its new Pearl City/Waipahu site. As expressed in our earlier letter (copy attached) to Mr. Donald A. Clegg, Director of the Department of Land Utilization, access to the new sites was, and still is, our major concern.

Accordingly, we wish to iterate our request to have the applicant provide us with a Traffic Impact Analysis Report (TIAR) for our review. Any required roadway improvements identified by the TIAR to mitigate traffic impacts will be the responsibility of the applicant. However, before these improvements are implemented, the construction plans must be submitted for our review and approval for all work within the State highway right-of-way.

Thank you for the opportunity to provide comments.

Sincerely,

Rex D. Johnson
Director of Transportation

Enc.
Mr. Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Hawaii Laborers Training Trust Fund
Application for Site Plan Review to Waiawa land
TMK: 9-6-03: Parcels 22, 23 & 46

We are responding to the attached letter of June 28, 1990, regarding the subject application.

We have previously indicated our objection to the redesignation of this 4.0 acre property from residential to commercial/industrial (see attached letter HWY-PS 2.0528, February 22, 1990). Access to and from this property is our main concern. Even though an education center and meeting facilities are permitted on a zoned R-5 residential, the generated traffic from these uses may cause traffic problems. Please have the applicant provide us with a traffic impact analysis report identifying the project impacts and required mitigation measures, including intersection analyses for affected intersections in the area.

Very truly yours,

Edward Y. Hirata
Director of Transportation

Enc.
June 15, 1993

Rex Johnson
Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

Project: Laborers’ International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 3, 1993 will be addressed as follows:

A Traffic Impact Analysis Report is currently being performed for the site by Pacific Planning and Engineering, Inc., and will be submitted for your review upon completion. The applicant intends to implement any roadway improvements identified in the TIA to mitigate traffic impacts, subject to your department’s approval.

Please refer to Section V-D, item 1 of the FEA, which have been revised to incorporate your comments.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA
xx Laborers Union
May 25, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii  96813

Dear Mr. Omori:

We have reviewed the Development Plan Amendment and Environmental Assessment for the Laborers' International Union of North America, Local 368. We note that the proposed area is in the Urban District.

We have no comments.

Sincerely,

[Signature]

Harold S. Masumoto
Director
June 15, 1993

Harold S. Masumoto, Director
Office of State Planning
Office of the Governor
State of Hawaii
P.O. Box 3540
Honolulu, Hawaii 96811-3540

Project: Laborers’ International Union of North America, Local 368
Subject: Final Environmental Assessment

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Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

X/C Laborers Union
FROM: 15 CES/CECD
75 H Street
Hickam AFB HI 96853-5233

SUBJ: Application for Development Plan Amendment and Environmental Assessment (Your Ltr, May 17, 1993)

TO: Wallace Y. Omori, AIA
Davies Pacific Center
241 Bishop Street, Suite 301
Honolulu, Hawaii 96813

1. Thank you for forwarding subject package. We have reviewed it and have no comment.

2. If you have any questions, please contact our Community Planner, Mr Gary O'Donnell, R.A., at 449-8275.

ROBERT M. OKAZAKI
Dep Dir of Civil Engineering
June 15, 1993

Robert M. Okazaki, Director
Department of Civil Engineering
Pacific Air Forces
U. S. Department of the Air Force
15 CES/CECD
75 H Street
Hickam AFB, Hawaii 96853-5233

Project: Laborers' International Union of
North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]
Wallace Y. Omori, AIA

xx: Laborers Union
June 14, 1993

Mr. Wallace Y. Omori, AIA
Davies Pacific Center
841 Bishop Street, Suite 301
Honolulu, Hawaii 96813

Dear Mr. Omori:

Subject: Laborers’ International Union of North American, Local 368
Application for Development Plan Amendment
and Environmental Assessment

The proposed development is not within the Waikiki Stream Floodplain as indicated on Page 11. As such, any earth-moving activities will incur adverse environmental impacts to the Waikiki/Pearl Harbor Wetlands without a properly designed and installed Erosion Control Plan. The Environmental Assessment does not address this important aspect.

Thank you for the opportunity to review this environmental assessment. If you have any questions, please contact Mike Tulang at 541-2606.

Sincerely,

NATHANIEL R. CONNER
State Conservationist
June 15, 1993

Nathaniel Conner
State Conservationist
U.S. Department of Agriculture
P.O. Box 50064
Honolulu, Hawaii 96850

Project: Laborers' International Union of North America, Local 368
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 14, 1993 will be addressed as follows:

An Erosion Control Plan will be implemented at the site prior to construction to prevent debris from entering Waiawa Stream. Permanent means will be designed into the project to prevent runoff into the stream from the facilities.

Please refer to Section V-D, item 4, and Section V-E, item 5b. of the FEA, which have been revised to incorporate your comments.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

x/c Laborers' Union
Mr. Wallace Y. Omori  
WALLACE Y. OMORI, AIA  
Davies Pacific Center  
841 Bishop Street, Suite 301  
Honolulu, HI 96813

Dear Mr. Omori:

APPLICATION FOR DEVELOPMENT PLAN AMENDMENT  
AND ENVIRONMENTAL ASSESSMENT

Thank you for the opportunity to review the subject  
amendment application and environmental assessment dated  
January 15, 1993. The Navy has no comments to offer at this time.  

Our point of contact is Mr. Stanford Yuen, Facilities  
Engineer, at 471-3324.

Sincerely,

[Signature]
June 15, 1993

Stanford Yuen
Facilities Engineer
Naval Base Pearl Harbor
U. S. Department of the Navy
Box 110
Pearl Harbor, Hawaii 96860-5020

Project: Laborers’ International Union of North America, Local 368

Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

[Signature]

Wallace Y. Omori, AIA

x/c Laborers Union
March 29, 1993

Mr. J. Robin Foster
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street, 9th Floor
Honolulu, Hawaii 96813

Dear Mr. Foster:

Subject: Environmental Assessment for Development Plan Land Use Map Amendment - Central Oahu (#93/CO-4)
Waialua, Ewa, Oahu, Hawaii
Tax Map Key: 9-6-03:22,23 and 46
Applicant: Laborers' International Union of North America, Local 368, AFL-CIO

We have been informed that this Laborers' Training Center project is anticipated to receive a Negative Declaration, under provisions of Sections 343-3 and 343-5b and 5c (Act 241 of 1992), HRS, which also allow for a 30-day comment period subsequent to the publication of the Draft Environmental Assessment Notice in the March 8, 1993, Office of Environmental Quality Control Bulletin.

As a result of a review of the Development Plan Amendment and Environmental Assessment report and a briefing by the applicant's architect of the project at the Board's Development Plan and Zoning Committee meeting on March 18, 1993, the Pearl City Neighborhood Board No. 21 voted (13-0-0) at its March 25, 1993 regular meeting to recommend that action on the Negative Declaration be withheld until the following specific items of serious concern, which may have significant effect and adverse impact on the environment, are resolved and mitigative measures disclosed in the final Environmental Assessment document:

1. Affected Environment
   a. Noise: Disclose on anticipated activities and potential sources of ambient noise expected to exceed legal decible levels and affect the surrounding area during the operation of the vocational school and after-hour social events from 6:00 a.m. to 10:00 p.m.
b. Air: Disclose potential activities which may exceed air pollution standards with the generation of fugitive dust from outdoor classroom demonstrations of training activities.

2. Public Safety
   Flood "plain" management: Discuss methods of how the development site will be filled to negate impacts of run-off from entering "Waiau" Stream during lot grading operations. Disclose the type of permits to be obtained if work is to be conducted in the flood way or flood fringe areas. Is the project site within the Special Management Area of Oahu?

3. Transportation
   Traffic Study: Provide a regional traffic analysis of the Aiea to Waipahu area to assess the adverse impacts that are anticipated to occur from the increase of traffic volumes and affect the project site during weekdays during vocational school operations and during the evening and weekends from Laborers' Union social functions. With the certain worsening of traffic congestion of the highway system from the opening of the Pearl Highlands Center on Kamahameha Highway at Acacia Road this summer and the future development of the Navy's Pearl City Junction and Manana Warehouse properties by the City, the proposed Honolulu Rapid Transit System route and Mase Transit Station along Kamahameha Highway, the Navy Support development on Pearl City Peninsula, as well as the location of the Federal Detention Center as proposed by the U.S. Bureau of Prisons, somewhere in Pearl City, the traffic impact on the proposed vocational school will be critical for those utilizing the project site and the ability of drivers to safely exit and enter existing travelways. Therefore, how will egress and ingress for the project site be specifically implemented within or without the remnant roadway parcel purchase?

4. Utilities
   a. Potable Water: Discuss availability of water to service the project site, in accordance with the policy of the Board of Water Supply to provide water commitment based on source, storage and transmission.
   b. Sanitary Sewer: Discuss the availability and alternatives for wastewater disposal, in anticipation that the public sewer system at Honouliuli may be inadequate due to lack of capacity or methods for sewer treatment. How will a potential private wastewater treatment and storage facilities impact Waiau Stream and the groundwater table of the Pearl Harbor Aquifer.
Based on the receipt of satisfactory responses to the above listed concerns, the Pearl City Neighborhood Board will defer any action on the Development Plan Land Use Map Amendment for Industrial use of the property during the 1993 Annual Review period. Although we feel that the use of the site may be appropriate for the planned uses, the overall benefit of this facility to the community must first meet environmental objectives.

Very Truly Yours,

Thomas K.Y. Kam
Chairman

cc: Wallace Omori, AIA
Eugene Takahashi, DGP
Councilmember Arnold Morgado, Jr.
Norman Janeki, Jr., LIUNA, Local 368
Waipahu Neighborhood Board No. 22
Pearl City Neighborhood Board Members
Neighborhood Commission Office
Thomas K. Y. Kam  
Chairman  
Pearl City Neighborhood Board  
P.O. Box 1825  
Honolulu, Hawaii 96732

Project: Laborers’ International Union of  
North America, Local 368  
Subject: Final Environmental Assessment

Forwarded herewith is one copy of the Final Environmental  
Assessment (FEA) for the above project. Thank you for  
reviewing and responding to the Application for a  
Development Plan Amendment and Environmental Assessment,  
submitted to you earlier.

Comments in your letter to the Department of General  
Planning, dated March 29, 1993 will be addressed as  
follows:

1a. Various methods will be employed to control noise from  
training course activities and after-hour events in the  
Multi-purpose room. Please refer to Section V-E, item  
1, which has been revised.

1b. Periodic water-spraying of affected areas, holding of  
classes indoors, and alternative teaching methods are  
potential means of controlling dust generated by the  
training courses. Please refer to Section V-E, item 2,  
which has been revised.

2. No development will occur in the Flood Fringe areas.  
The project will employ various measures to ensure that  
Waiau Stream remains unaffected by the construction  
and operation of the facilities. An Erosion Control  
Plan will be implemented prior to grading, and  
permanent means will be designed into the project to  
prevent runoff from the facilities from entering the  
stream. Please refer to Section V-D, item 4, and  
Section V-E, item 5b, which have been revised.

3. A Traffic Impact Analysis Report is currently being  
undertaken on the site by Pacific Planning and  
Engineering, Inc. The applicant intends to implement  
any roadway improvements identified in the report to
mitigate traffic impacts, subject to any applicable reviews and approvals. Please refer to Section V-D, item 1, which has been revised.

4a. Anticipated water use at the proposed facility will be relatively low. The Board of Water Supply will review all development plans prior to construction and assess water charges as required. Refer to Section V-D, item 2, which has been revised.

4b. A private sewage disposal system is being investigated, subject to approval by the Department of health. More information on this private system will be provided when available. All measures will be taken to prevent any effects on Waiawa Stream.

Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

Wallace Y. Omori, AIA

K/c Laborers Union