

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

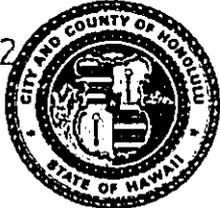
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

RECEIVED

'93 JUN 30 AM 11:42

FRANK F. FASI  
MAYOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL



ROBIN FOSTER  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER  
ET

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 Waiawa. 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 Waiawa Stream, Kamehameha Highway, Farrington Highway, and Waiawa 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 Waiawa.

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

- 1993-07-23-0A-*FEA-Labors Training Center*

*JUL 23 1993*



---

---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

FINAL ENVIRONMENTAL ASSESSMENT

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

June 15, 1993

INDEX

	Page
Section I: Background .....	1
Section II: Development Proposal .....	3
Section III: Need for Proposed Development .....	5
Section IV: Federal, State and City Plans and Programs Involved .....	6
Section V: Impacts .....	7
Section VII: Summary Sheet .....	17
Section VIII: Notification Requirements .....	18
Map 1: Island of Oahu .....	19
Map 2: Location Map: Waipahu and Pearl City Districts .....	20
Map 3: Tax Map .....	21
Map 4: Property Boundaries - 1" = 1000' ...	22
Map 5: Development Plan Designation .....	23
Map 6: Proposed Mass Transit Route .....	24
Map 7: Proposed Mass Trasit Route - Topographic Survey .....	25
Map 8: Zoning Designation .....	26
Map 9: Topographic Survey Map .....	27
Map 10: Department of Transportation Map ...	28
Map 11: Proposed Facilities Schematic Plan .	29
Appendix: Comments Received and Replys to Agencies .....	30

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,  
Waiawa Overpass Road and Waiawa Stream.
6. Address:  
96-138 and 96-150 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.
9. State Land Use: Urban.
10. Development Plan Designation:  
Land Use Map - Public Facilities &  
Preservation. See Map 5.  
Public Facilities Map - Mass Transit.  
See Map 6 & 7.

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 Waiawa Stream and on the west by Waiawa 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 Waiawa 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 Waiawa Stream with two generally flat terraces. High point on the property is elevation 50.07 feet and low point of elevation 2.54 feet (bottom of Waiawa 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%-20% 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
4. Pacific Bureau of Lathing & Plastering Inc.
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:

A. Federal: National Flood Insurance Program.

B. State:

1. State Land Use District: Urban District.
2. State Functional Plans: Complies with Plan.
3. Department of Transportation: Sale of remnant land to applicant.

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:

- a. Common Provisions: Annual Amendment Review - amend Land Use Map.
- b. Special Provisions: Not applicable.
- c. Land Use Map: Public Facility & Preservation (Waiawa Stream).
- d. Public Facilities Map: Mass Transit Right-of-way.
- 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 permanant 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 libility 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 Waiawa 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, ie. paper, plastic, etc. Solid waste resulting from the various 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, Waiawa 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 makai 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 Waiawa 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 Waiawa 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 foot 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, Kahaluu, 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.

DGP REF. NO.:  
MAP REF. NO.: DP-3  
NB AREA: WAIPAHU  
PEARL CITY  
TMK: 9-6-03:22,23,46

CENTRAL OAHU  
DEVELOPMENT PLAN LAND USE AMENDMENTS  
BEING CONSIDERED

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

Present Plan/Zoning Designations

Land Use:  
Public Facilities &  
Preservation

State Land Use:  
Urban.

Structures:  
None

DP Public Facilities Map:  
Mass Transit.

ALISH:

DP Special Provisions:  
None.

Soil Features:  
Varying types

Zoning: R-5

Possible Constraints:

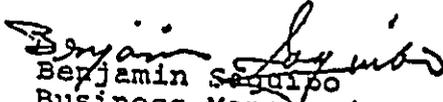
VIII. Notification Requirements:

A. Parties notified: See Sheets 12 and 13.

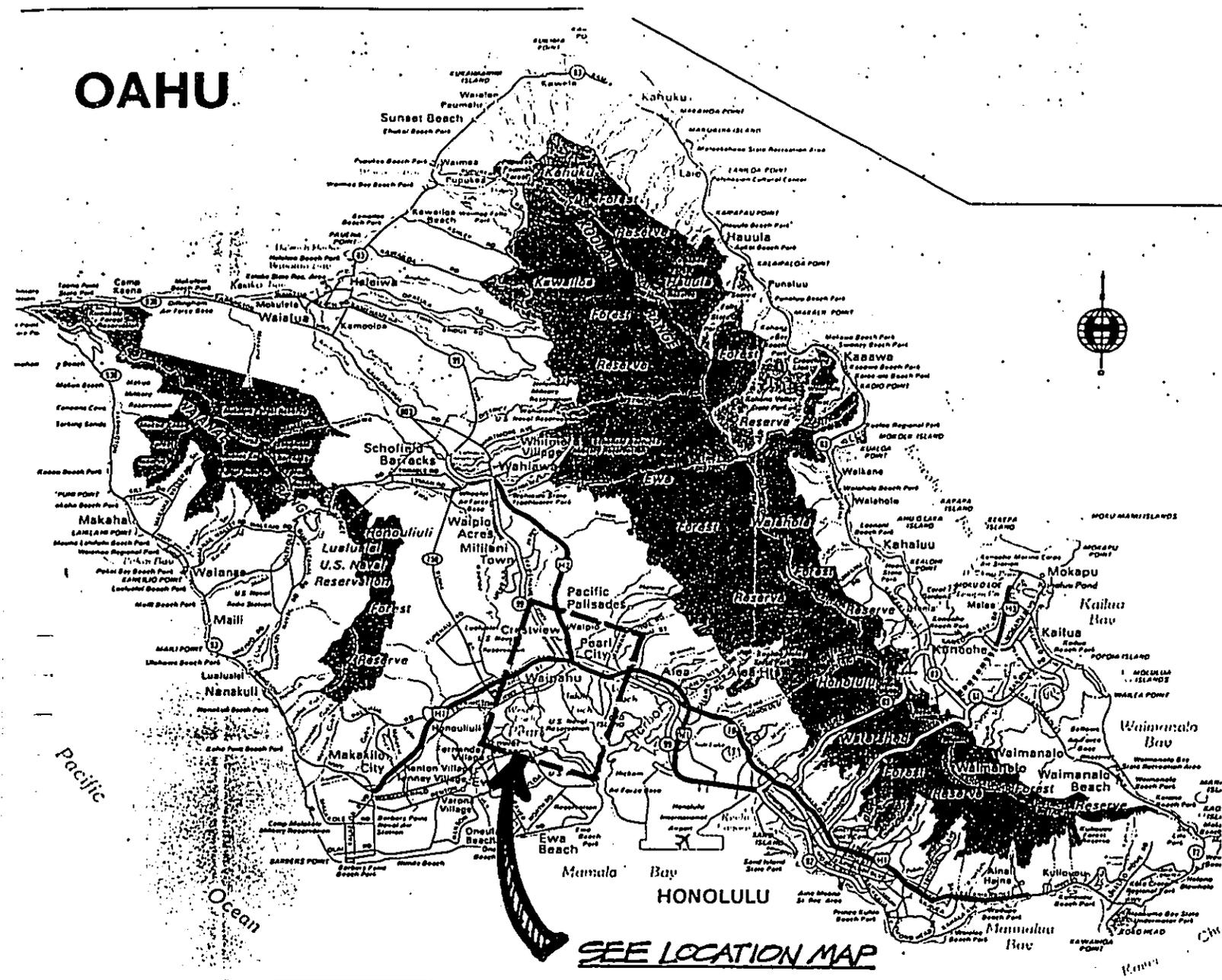
B. Certificaton:

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.

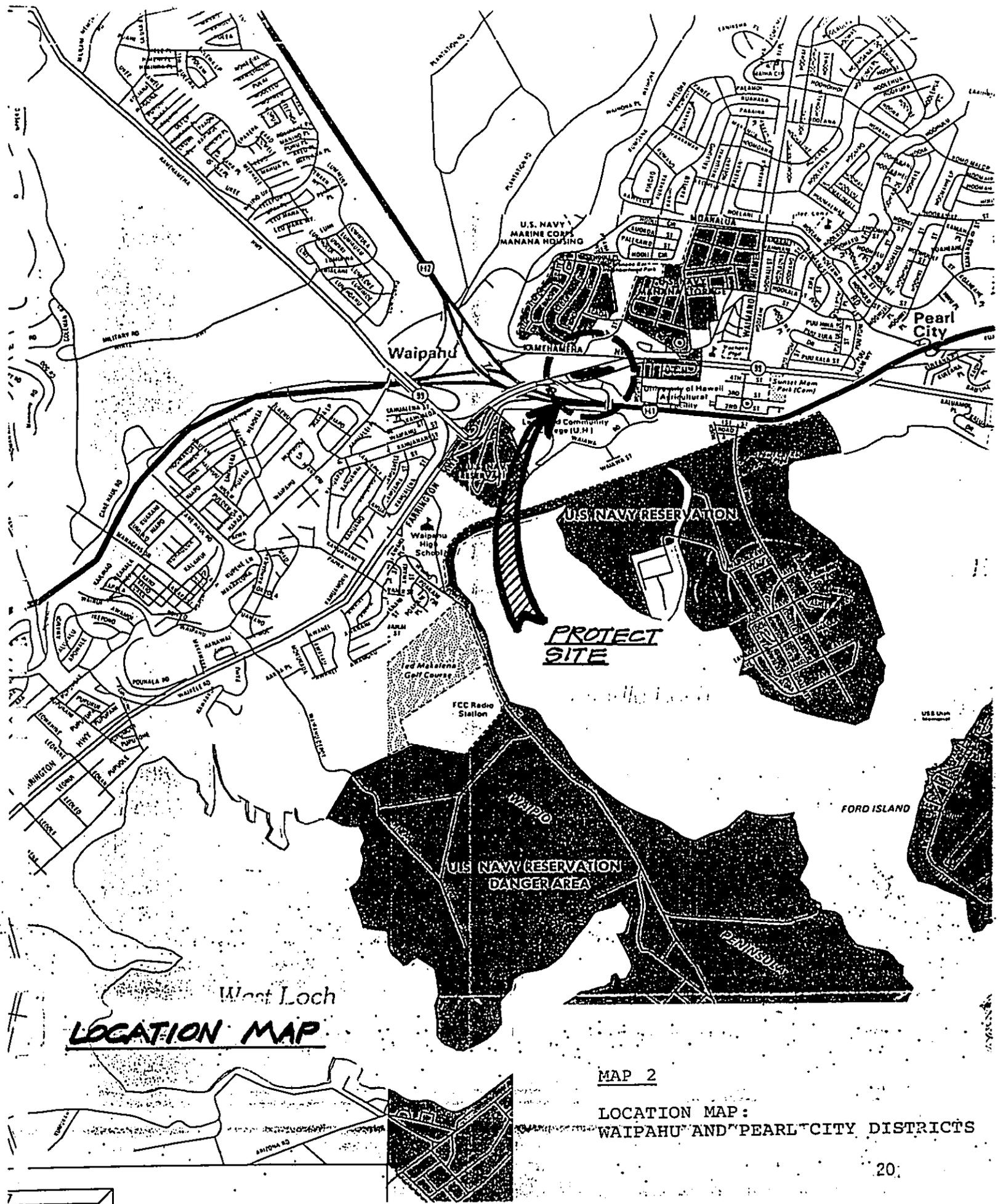
  
Benjamin Sequipo  
Business Manager/  
Secretary-Treasurer

DOCUMENT CAPTURED AS RECEIVED



MAP 1

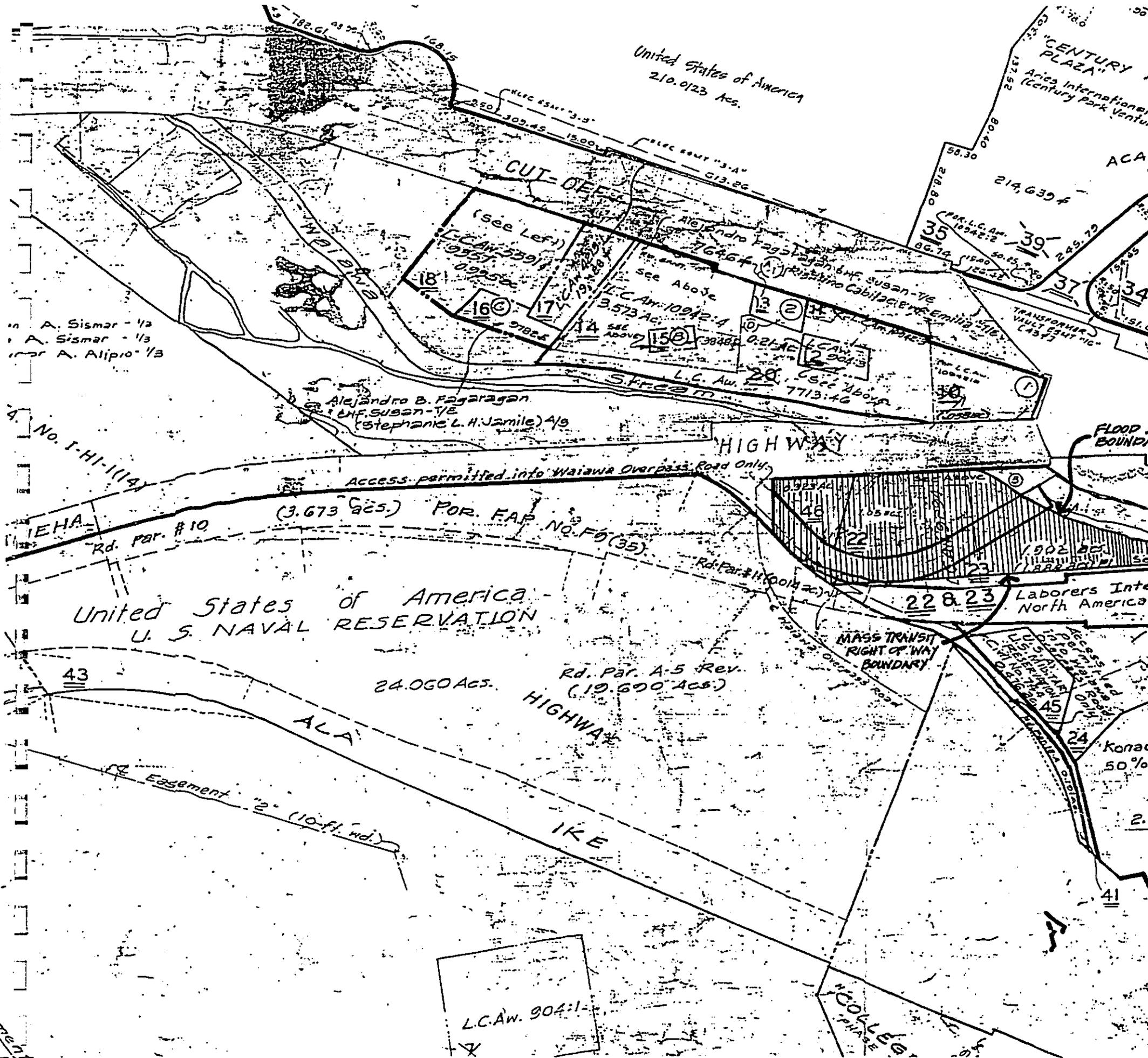
ISLAND OF OAHU



West Loch  
**LOCATION MAP**

**MAP 2**  
**LOCATION MAP:**  
**WAIPAHU AND PEARL CITY DISTRICTS**

**DOCUMENT CAPTURED AS RECEIVED**



A. Sismar - 1/2  
A. Sismar - 1/3  
A. Alipio - 1/3

United States of America  
210.0723 Acs.

"CENTURY PLAZA"  
Aries International  
(Century Park Venture)

CUT-OFF

(see Left)  
L.C.A.W. 539  
0957  
0925 AC.

Alejandro B. Fagaragan  
(Stephanie L. H. Jamile) 1/3  
L.C.A.W. 10942-4  
3.573 AC.

L.C.A.W. 28  
7713.46

35  
86.74  
1500  
1500

39  
249.79

37

34

TRANSFORMER  
VAULT 50 FT DIA  
143 FT

Access permitted into Waiawa Overpass Road Only

(3.673 ACs.) FOR. EAP NO. F6 (35)

United States of America  
U.S. NAVAL RESERVATION

Rd. Par. A-5 Rev.  
(10,600 ACs.)

ALAKA HIGHWAY

IKE

MASS TRANSIT  
RIGHT OF WAY  
BOUNDARY

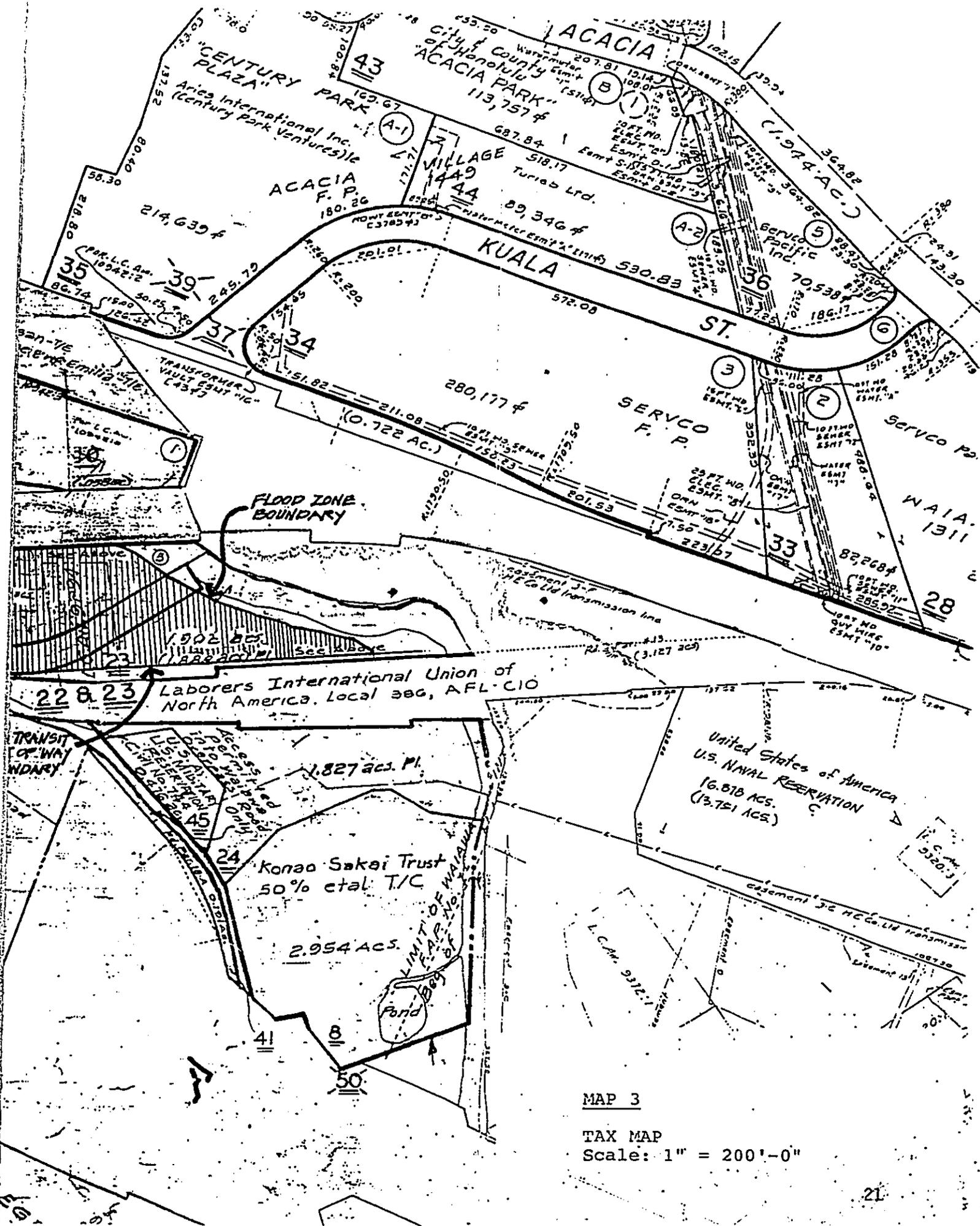
22 & 23  
Laborers Int'l  
North America

Kona  
50%

L.C.A.W. 904-1

"COLLEGE  
PLAZA"

DOCUMENT CAPTURED AS RECEIVED



MAP 3

TAX MAP  
Scale: 1" = 200'-0"

**DOCUMENT CAPTURED AS RECEIVED**

TMK 9-G-03 PARCELS 22, 23, 46  
SCALE - 1 INCH = 1000 FT.

MAP 4

PROPERTY BOUNDARIES  
Scale: 1" = 1000'-0"

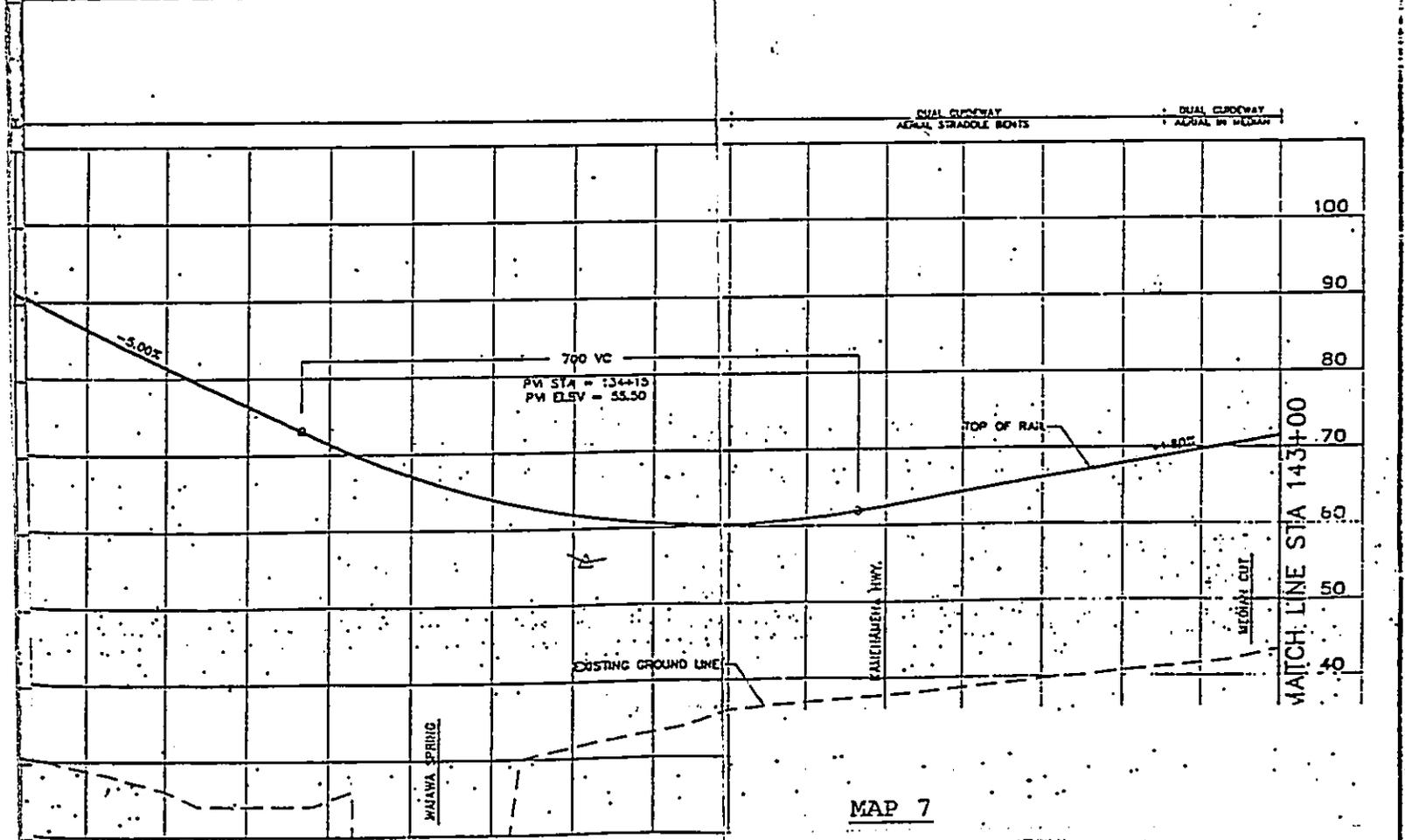
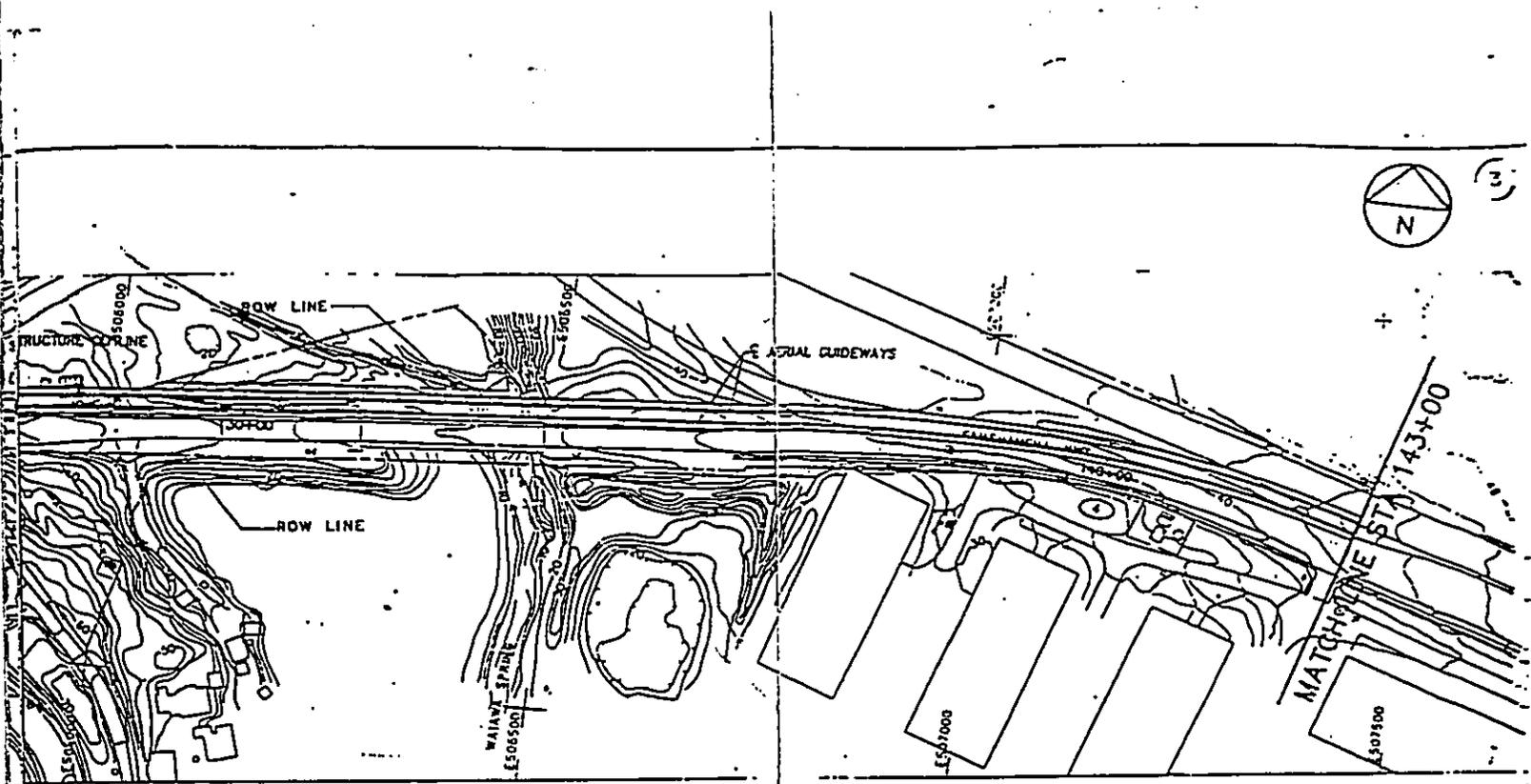








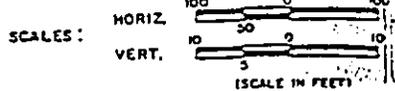
**DOCUMENT CAPTURED AS RECEIVED**



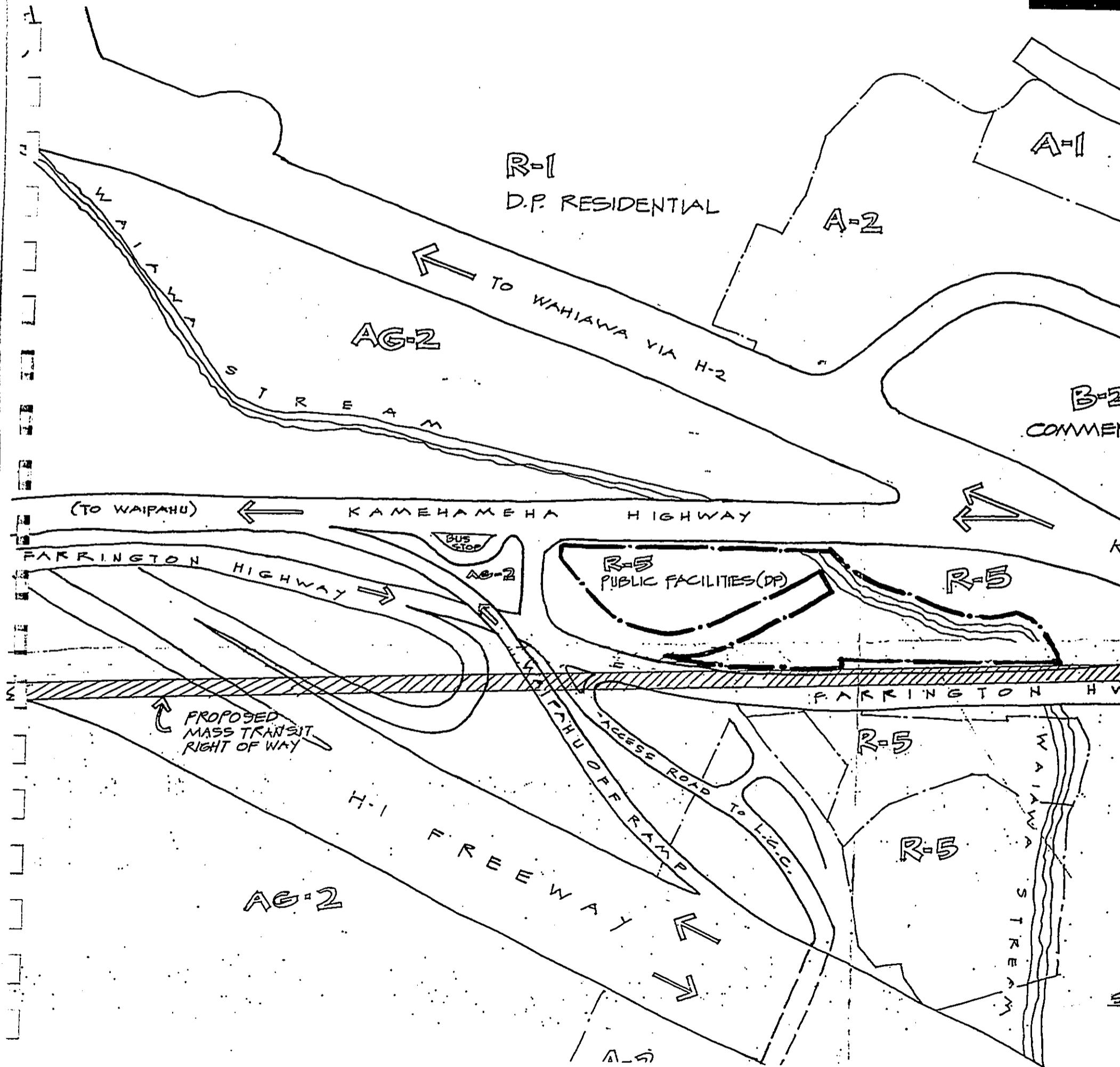
**MAP 7**

**PROPOSED MASS TRANSIT ROUTE TOPOGRAPHIC SURVEY**

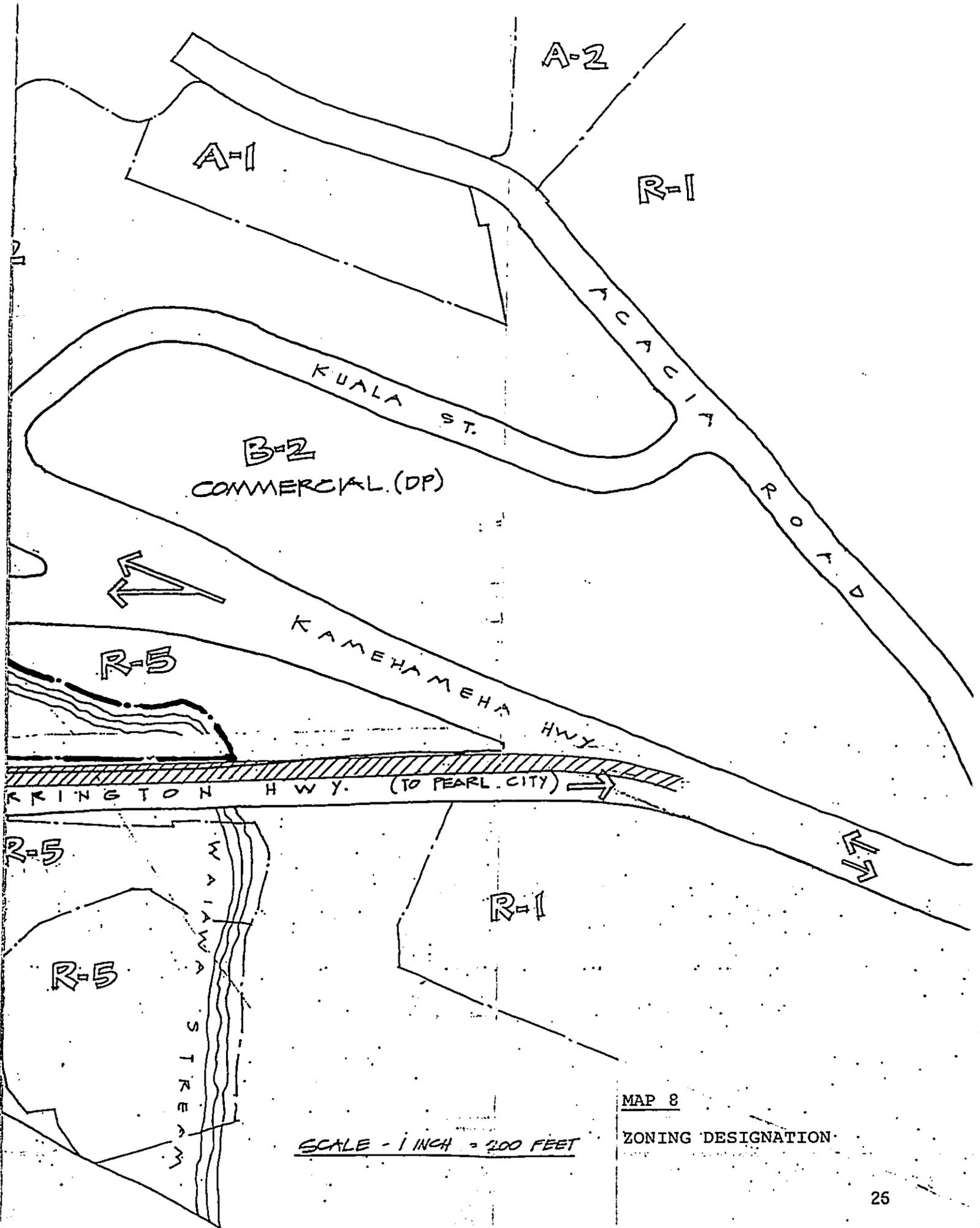
PROJECT



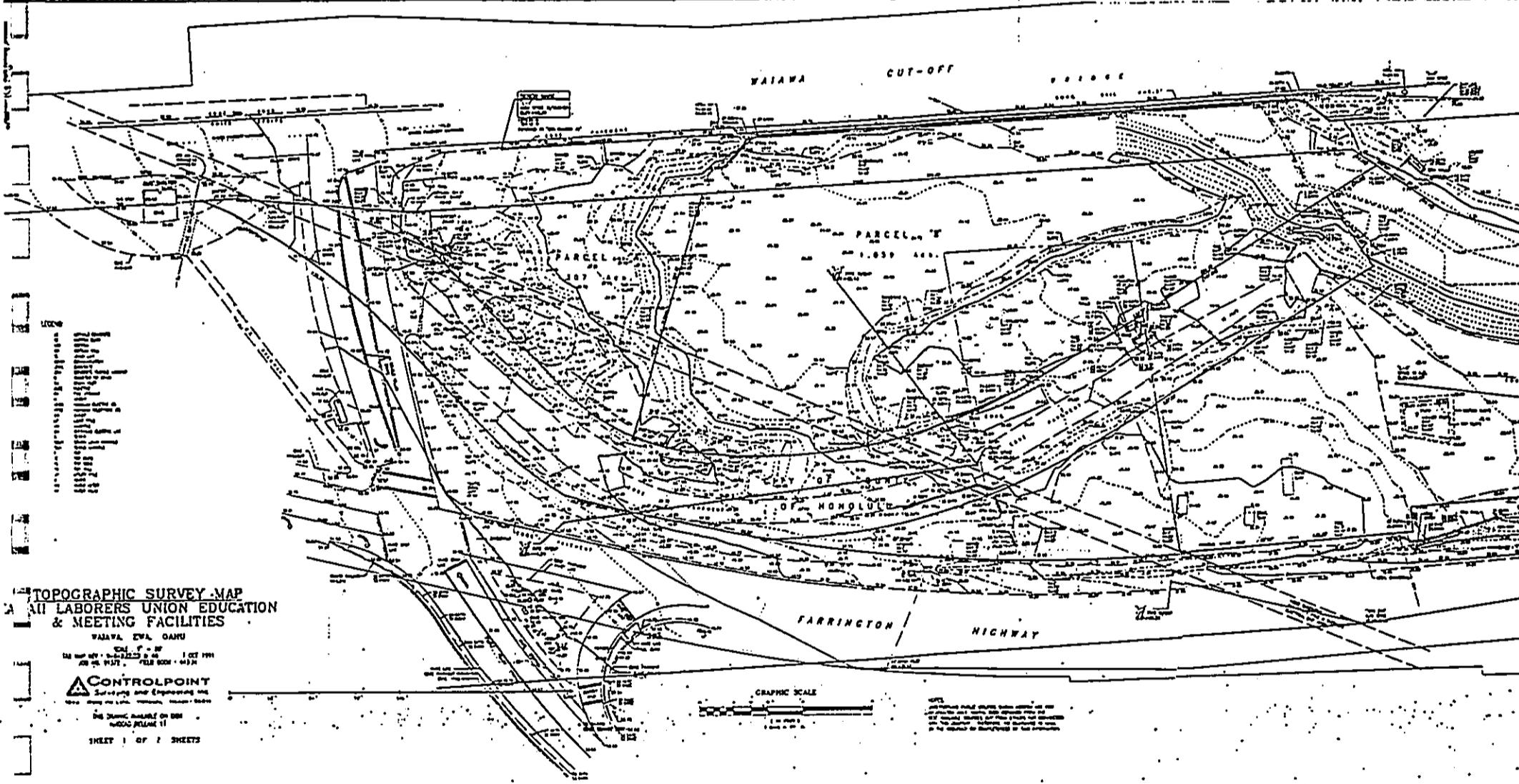
DOCUMENT CAPTURED AS RECEIVED



**DOCUMENT CAPTURED AS RECEIVED**



**DOCUMENT CAPTURED AS RECEIVED**



**TOPOGRAPHIC SURVEY MAP**  
**LABORERS UNION EDUCATION**  
**& MEETING FACILITIES**

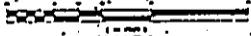
WAIAWA, EWA, OAHU

SCALE: 1" = 100'  
AS SHOWN ON PLAN. FIELD BOOK: 44124

**CONTROLPOINT**  
Surveying and Engineering Inc.

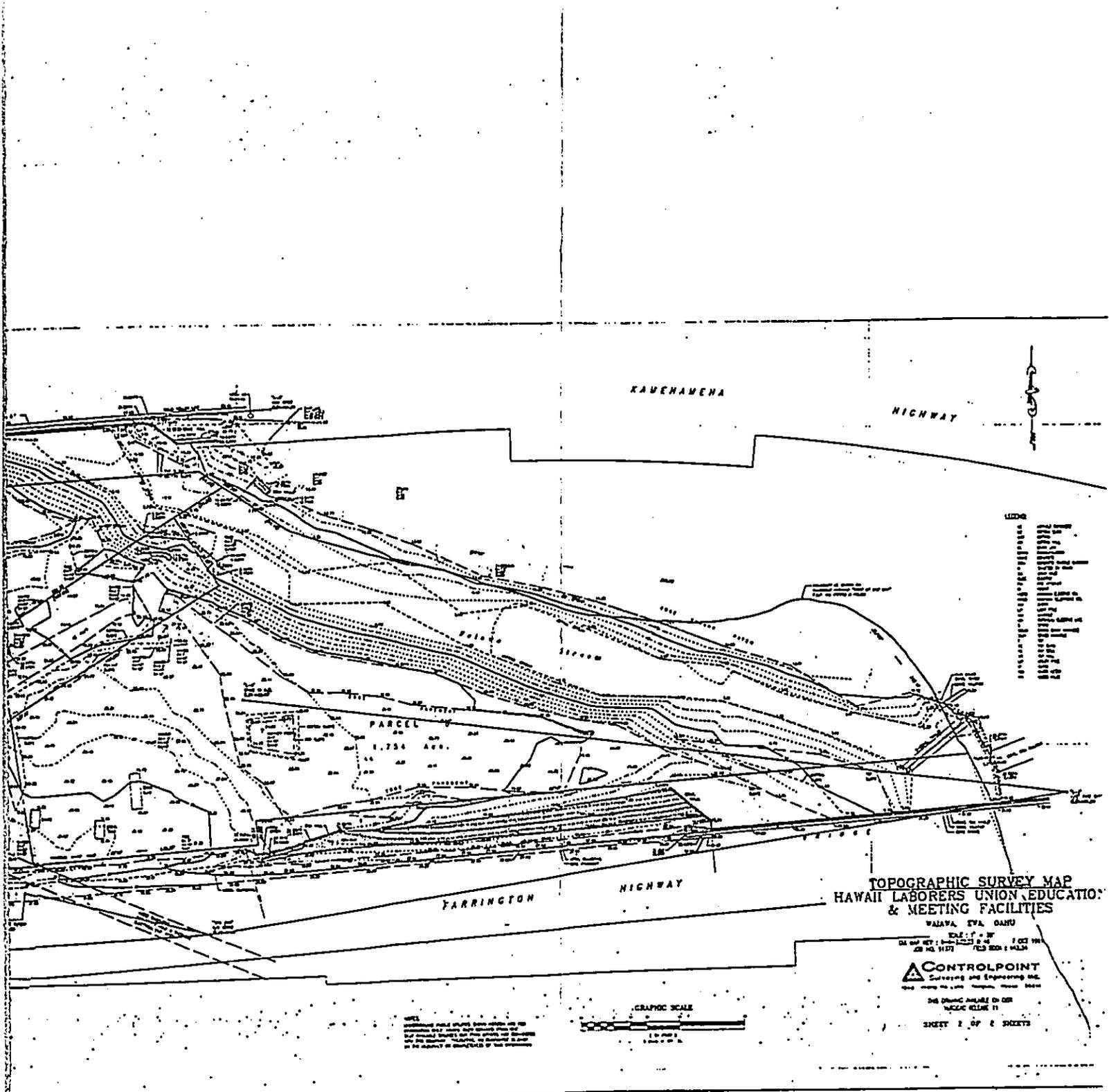
NO CHANGE MADE ON THIS  
MAP SINCE RELEASED  
SHEET 1 OF 2 SHEETS

GRAPHIC SCALE



NOTES:  
This map was prepared from the  
original field notes and data  
collected by the Surveying and  
Engineering Inc. and is subject  
to the accuracy of the original  
data and the accuracy of the  
reproduction of this map.

**DOCUMENT CAPTURED AS RECEIVED**

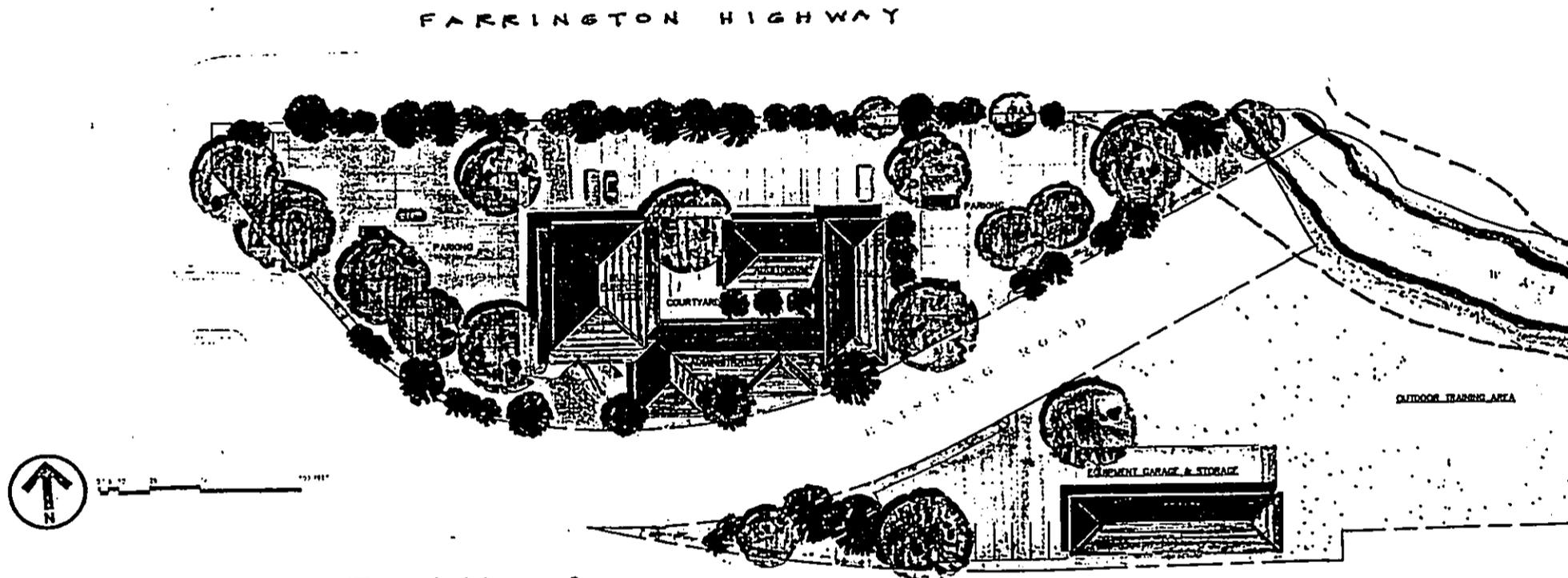


MAP 9

TOPOGRAPHIC SURVEY MAP



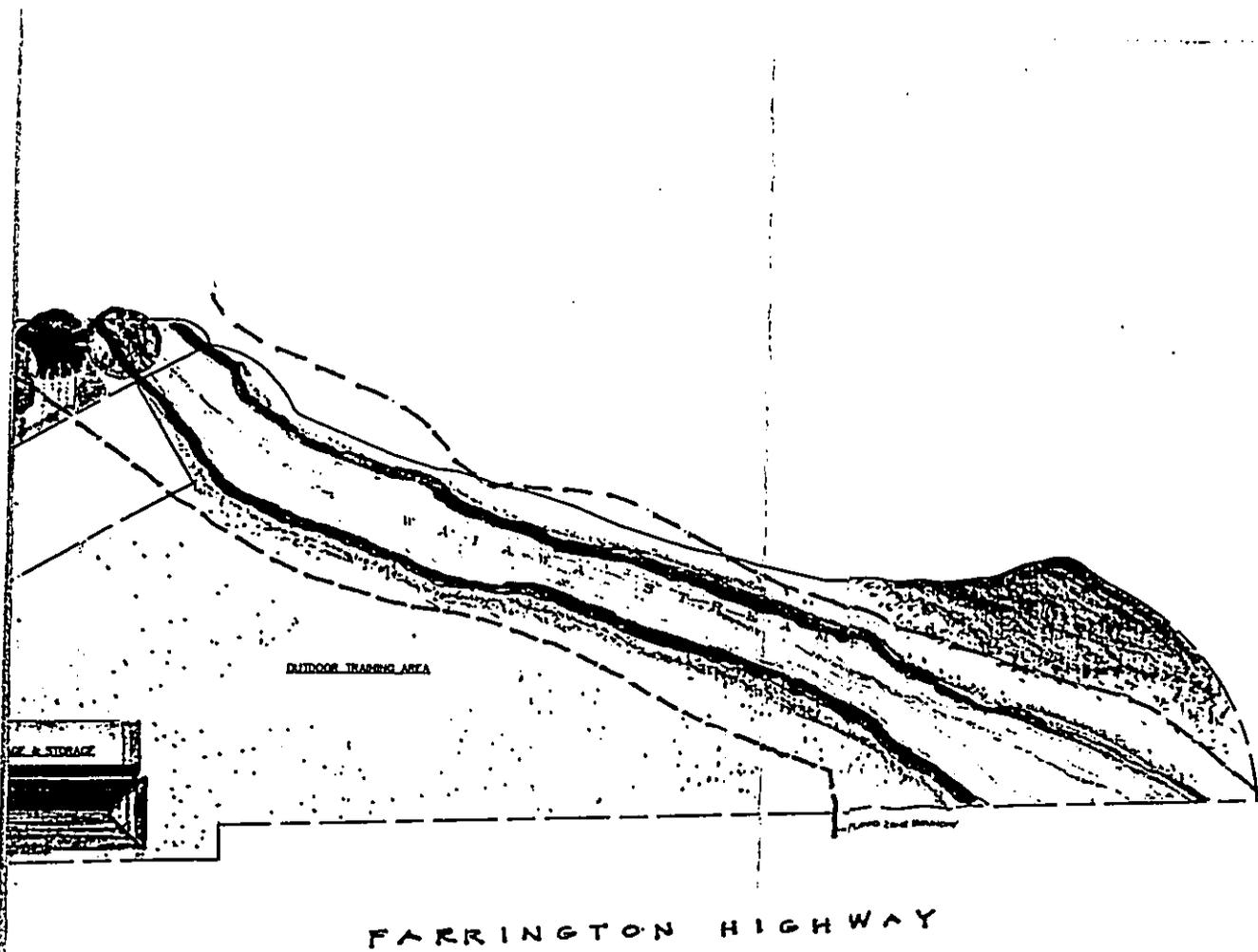
**DOCUMENT CAPTURED AS RECEIVED**



Proposed New Facilities for  
LABORER'S UNION INTERNATIONAL of NORTH AMERICA

 WALLACE Y. OMORI, AIA

**DOCUMENT CAPTURED AS RECEIVED**



MAP 11

PROPOSED FACILITIES SCHEMATIC PLAN

**BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



June 8, 1993

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman  
MAURICE H. YAMASATO, Vice Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.  
JOHN W. ANDERSON, JR.  
REX D. JOHNSON  
MELISSA Y.J. LUM  
C. MICHAEL STREET

KAZU HAYASHIDA  
Manager and Chief Engineer

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, Waipahu, TMK: 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.



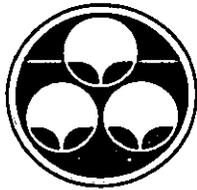
Mr. Wallace Y. Omori  
Page 2  
June 8, 1993

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,

  
FOR KAZU HAYASHIDA  
Manager and Chief Engineer



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

Kazu Hayashida  
Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 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.

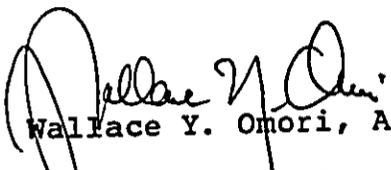
Comments in your letter dated June 8, 1993 will be addressed as follows:

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.

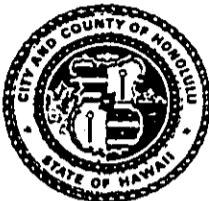
If there are any questions, please feel free to call me.

Very truly yours,

  
Wallace Y. Omori, AIA  
x/c Laborers Union

BUILDING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

WILLIAM F. REMULAR  
DEPUTY

PB 93-533

May 24, 1993

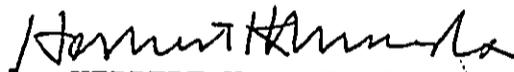
Wallace Y. Omori, AIA  
Davies Pacific Center  
841 Bishop Street, Suite 301  
Honolulu, Hawaii 96813

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



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

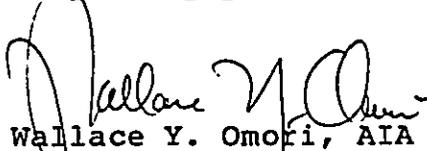
Herbert K. Muraoka  
Director and Building Superintendent  
Building Department  
City and County of Honolulu  
650 South King Street, 2nd Flr  
Honolulu, Hawaii 96813

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.

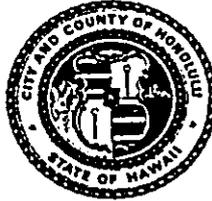
Very truly yours,

  
Wallace Y. Omori, AIA

x/c Laborers Union

DEPARTMENT OF FINANCE  
**CITY AND COUNTY OF HONOLULU**  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



RUSSELL W. MIYAKE  
DIRECTOR

GLEN S. NONAKA  
DEPUTY DIRECTOR

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, .

A handwritten signature in cursive script that reads "Russell W. Miyake".

RUSSELL W. MIYAKE  
Director of Finance

RWM:jw

cc: Planning Department



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE - INTERIORS - SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

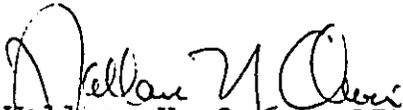
Russell W. Miyake  
Director  
Department of Finance  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

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,

  
Wallace Y. Omori, AIA

x/c Laborers Union

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 5TH FLOOR  
HONOLULU, HAWAII 96813  
PHONE: (808) 523-4427 • FAX: (808) 527-5498



FRANK F. FASI  
MAYOR

E. JAMES TURSE  
DIRECTOR

GAIL M. KAITO  
DEPUTY DIRECTOR

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,

*Gail Kaito*  
E. JAMES TURSE  
for Director



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

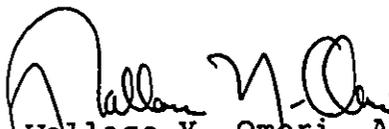
E. James Turse  
Director  
Department of Housing and Community Development  
City and County of Honolulu  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

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,

  
Wallace Y. Omori, AIA  
x/c Laborers Union

--- DEPARTMENT OF HUMAN RESOURCES ---  
**CITY AND COUNTY OF HONOLULU**

STANDARD FINANCE BUILDING  
715 SOUTH KING STREET, 2ND FLOOR  
HONOLULU, HAWAII 96813 • (808) 527-5311

FRANK F. FASI  
MAYOR



VICTOR D. GUILLERMO, JR.  
DIRECTOR

RUDY PACARRO  
DEPUTY DIRECTOR

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, Alu 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

Page 2

Thank you for the opportunity to comment on this matter.

Sincerely,

  
VICTOR D. GUILLERMO, JR.  
Director

VDG:ds



**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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

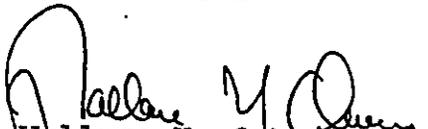
Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

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,

  
Wallace Y. Omori, AIA

x/c Laborers Union

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

ROBIN FOSTER  
CHIEF PLANNING OFFICER

ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

ET

June 10, 1993

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

Dear Mr. Omori:

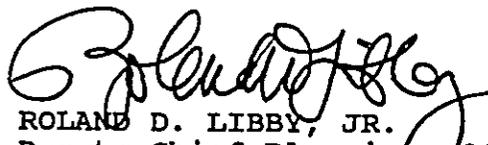
Development Plan Land Use Amendment for the  
Proposed Hawaii Laborer's Training Center, 93/CO-4

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.

  
ROLAND D. LIBBY, JR.  
Deputy Chief Planning Officer

RDL:ft

Enclosure

4/93 - 1403

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR SAPPAL  
DEPUTY DIRECTOR

June 7, 1993

PLANNING DEPT.  
C & C HONOLULU

93 JUN 10 AM 7:37

RECEIVED

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, 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.

Robin Foster, Chief Planning Officer  
June 7, 1993  
Page Two

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

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

ROBIN FOSTER  
CHIEF PLANNING OFFICER  
ROLAND D. LIBBY, JR.  
DEPUTY CHIEF PLANNING OFFICER

ET

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:

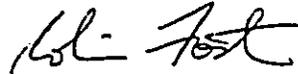
1. The Final Environmental Assessment (FEA) should incorporate a conceptual site plan showing proposed improvements and access. The plan should also indicate the limits of the Waiawa Stream flood plain as well as the Honolulu Rapid Transit Project alignment.
2. The FEA should disclose the City's ownership 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 Waiawa Stream and not Waikele 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.

Mr. Wallace Omori  
June 7, 1993  
Page 2

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,



ROBIN FOSTER  
Chief Planning Officer

RF:ft



---

**WALLACE Y. OMORI, AIA**  
**ARCHITECTURE-INTERIORS-SPACE PLANNING**

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

Robin Foster  
Chief Planning Officer  
Department of General Planning  
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 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:

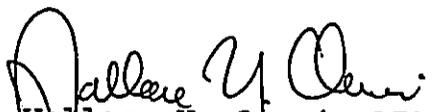
1. A schematic site plan has been added to the FEA.
2. The FEA has been updated to disclose the City's ownership of the right of way. Should it remain City-owned, it will continue to be used as a road.
3. The FEA has been revised to address "Waiawa Stream."
4. A Traffic Impact Analysis Report is currently 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.

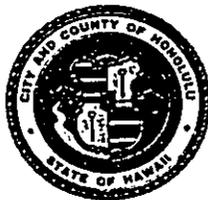
Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

  
Wallace Y. Onori, AIA  
x/c Laborers Union

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

93-03600 (JT)

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,

A handwritten signature in cursive script that reads "Loretta Chee".

LORETTA K. C. CHEE  
Acting Director of Land Utilization

LKCC:ak

g:dealabor.jht



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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 368  
Subject: Final Environmental Assessment

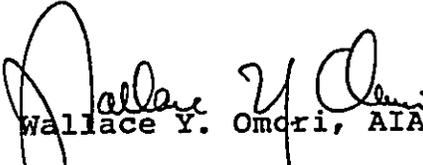
Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

Comments in your letter dated June 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  
x/c Laborers Union

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

WALTER M. OZAWA  
DIRECTOR

ALVIN K.C. AU  
DEPUTY DIRECTOR

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)  
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,

A handwritten signature in black ink, appearing to read "Walter M. Ozawa".

For WALTER M. OZAWA, Director

WMO:js

*We Add Quality to Life*



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

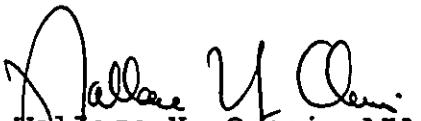
Walter M. Ozawa  
Director  
Department of Parks and Recreation  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

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,

  
Wallace Y. Omori, AIA  
x/c Laborers Union

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR SAPPAL  
DEPUTY DIRECTOR

June 7, 1993

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

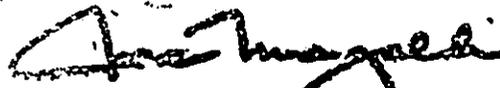
We have reviewed the subject document dated January 15, 1993 and are providing the following comments:

1. In addition to providing access to the proposed training center site, 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.

Robin Foster, Chief Planning Officer  
June 7, 1993  
Page Two

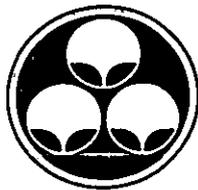
Thank you for providing us with the opportunity to comment on the application. Should you have any questions, please contact Ernest Tomita of my staff at 527-6395.



---

JOSEPH M. MAGALDI, JR.

cc: Wallace Y. Omori, AIA ✓



---

---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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.



FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

3375 KOAPAKA STREET, SUITE H425  
HONOLULU, HAWAII 96819-1869



FRANK F. FASI  
MAYOR

DONALD S. M. CHANG  
FIRE CHIEF

RICHARD R. SETO-MOOK  
DEPUTY FIRE CHIEF

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.

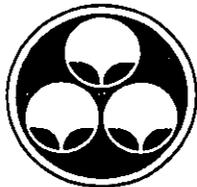
Should you have any questions, please call Assistant Chief Attilio Leonardi of our Administrative Services Bureau at 831-7775.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Donald S. M. Chang".

DONALD S. M. CHANG  
Fire Chief

AKL:ny



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

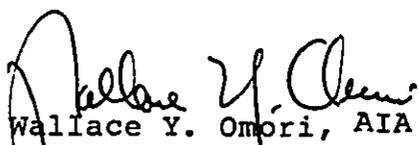
Donald S. M. Chang  
Fire Chief  
Fire Department  
City and County of Honolulu  
3375 Koapaka Street, Suite H425  
Honolulu, Hawaii 96819-1869

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.

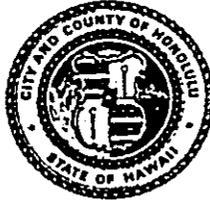
Please address any additional concerns your agency may have regarding this project to our office. If there are any questions, please feel free to call me.

Very truly yours,

  
Wallace Y. Omori, AIA  
x/c Laborers Union

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111



FRANK F. FASI  
MAYOR

MICHAEL S. NAKAMURA  
CHIEF

HAROLD M. KAWASAKI  
DEPUTY CHIEF

OUR REFERENCE BS-LK

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:

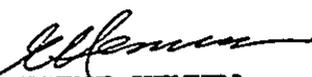
This is in response to your request for comments on an application for a development plan amendment and environmental assessment for the Laborers' International Union of North America, Local 368.

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



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

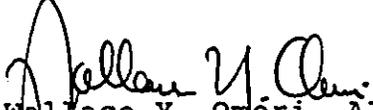
Michael S. Nakamura  
Chief of Police  
Police Department  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

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  
x/c Laborers Union

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

June 4, 1993

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

KIITH AHUE, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPELER II  
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

LOG NO: 8428  
DOC NO: 9306TD11

Dear Mr. Omori:

**SUBJECT: Application for Development Plan Amendment and Environmental Assessment, Laborers' International Union of North America, Local 368 Waiawa, '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 Waiawa 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.

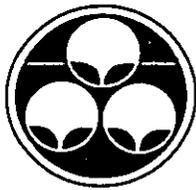
Thank you for your interest in historic preservation.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator  
State Historic Preservation Division

TD:bek



**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4811

June 15, 1993

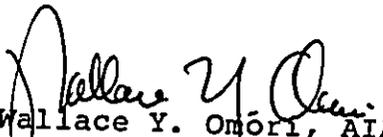
Don Hubbard, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
City and County of Honolulu  
33 South King Street, 6th  
Honolulu, Hawaii 96813

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  
x/c Laborers Union

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P. O. BOX 119, HONOLULU, HAWAII 96810

ROBERT P. TAKUSHI  
COMPTROLLER

LLOYD I. UNEBASAMI  
DEPUTY COMPTROLLER

LETTER NO. (P)1388-3

JUN 7 1993

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

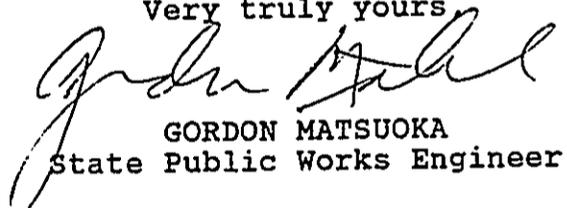
Dear Mr. Omori:

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



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

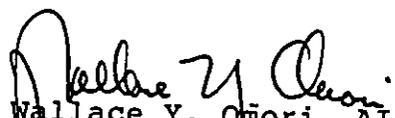
Gordon Matsuoka  
State Public Works Engineer  
Department of Accounting and General Services  
State of Hawaii  
P.O. Box 119  
Honolulu, Hawaii 96810

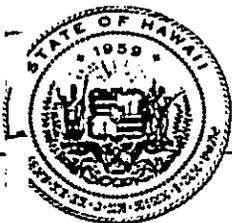
Project: Laborers' International Union of  
North America, Local 368  
Subject: Final Environmental Assessment

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



## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Central Pacific Plaza, 220 South King Street, 11th Floor, Honolulu, Hawaii  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804 Telephone: (808) 586-2406 Fax: (808) 586-2377

JOHN WAIHEE  
Governor  
MUI HANNEMANN  
Director  
BARBARA KIM STANTON  
Deputy Director  
RICK EGGED  
Deputy Director  
TAKESHI YOSHIHARA  
Deputy Director

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,

  
for Mufi Hannemann

Enclosure

J IN WAIHEE  
VERNOR



ESTHER UEDA  
EXECUTIVE OFFICER

STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
Room 104, Old Federal Building  
335 Merchant Street  
Honolulu, Hawaii 96813  
Telephone: 587-3822

May 21, 1993

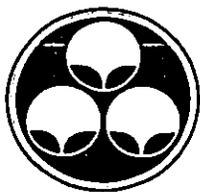
SUBJECT: Director's Referral No. 93-148-C  
Application for Development Plan Amendment and  
Environmental Assessment for Laborers' International  
Union of North America, Local 368 AFL-CIO

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



---

---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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

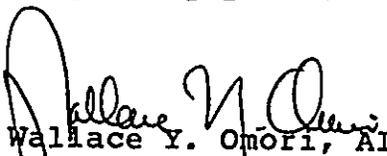
Forwarded herewith is one copy of the Final Environmental Assessment (FEA) for the above project. Thank you for reviewing and responding to the Application for a Development Plan Amendment and Environmental Assessment, submitted to you earlier.

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

1. so 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,

  
Wallace Y. Omori, AIA

x/c Laborers Union

JOHN WAIHEE  
GOVERNOR

CHARLES T. TOGUCHI  
SUPERINTENDENT



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P. O. BOX 2360  
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

May 24, 1993

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

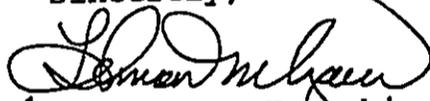
Dear Mr. Omori:

SUBJECT: Application for Development Plan Amendment and  
Environmental Assessment  
Pearl City, Oahu, Hawaii  
TMK: 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.

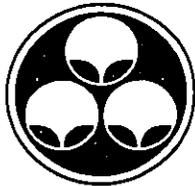
Sincerely,

  
Charles T. Toguchi  
Superintendent

CTT:hy

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

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



---

**WALLACE Y. OMORI, AIA**  
**ARCHITECTURE-INTERIORS-SPACE PLANNING**

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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  
x/c Laborers Union

JOHN WAIHEE  
GOVERNOR  
STATE OF HAWAII



HOALIKU L. DRAKE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

MAY 28 1993

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

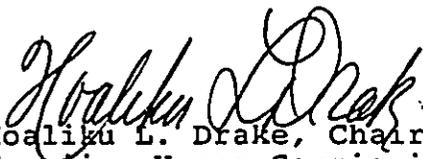
Dear Mr. Omori:

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



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE - INTERIORS - SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

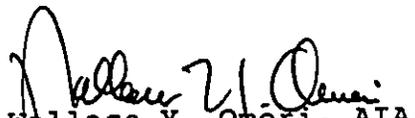
Hoaliku L. Drake  
Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Home Lands  
State of Hawaii  
P.O. Box 1879  
Honolulu, Hawaii 96805

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

JOHN WAIHEE  
GOVERNOR



**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION**

869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

REX D. JOHNSON  
DIRECTOR

DEPUTY DIRECTORS  
JOYCE T. OMINE  
AL PANG  
JEANNE K. SCHULTZ  
CALVIN M. TSUDA

IN REPLY REFER TO:  
STP 8.5239

June 3, 1993

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

Dear Mr. Omori:

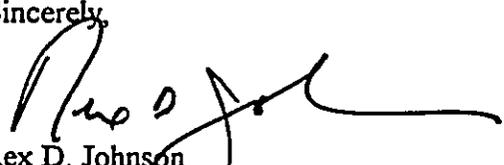
Subject: Laborer's International Union of North America, Local 368  
Application for Development Plan Amendment and  
Environmental Assessment

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.

HWY 9687

JUL 30 1990

HWY-PS  
2.2940

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.

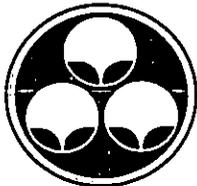
We have previously indicated our objection to the redesignation  
of this 4.0 acre property from residential to  
commercial/industrial (see attached letter HWY-PS 2.0528,  
February 22, 1990). Access to and from this property is our main  
concern. Even though an education center and meeting facilities  
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.



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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.

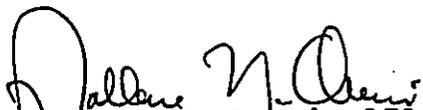
Comments in your letter dated June 3, 1993 will be addressed as follows:

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 TIAR 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  
x/c Laborers Union



## OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808) 587-2848, 587-2800

JOHN WAIHEE, GOVERNOR  
FAX: DIRECTOR'S OFFICE 587-2848  
PLANNING DIVISION 587-2824

Ref. No. P-4342

May 25, 1993

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

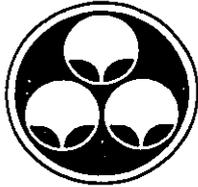
Dear Mr. Omori:

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,

Harold S. Masumoto  
Director



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

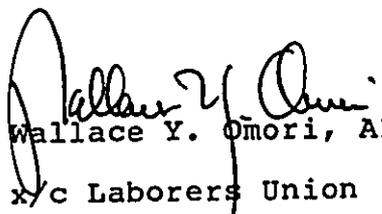
Harold S. Masumoto, Director  
Office of State Planning  
Office of the Governor  
State of Hawaii  
P.O. Box 3540  
Honolulu, Hawaii 96811-3540

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

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



DEPARTMENT OF THE AIR FORCE  
PACIFIC AIR FORCES



FROM: 15 CES/CECD  
75 H Street  
Hickam AFB HI 96853-5233

04 JUN 1993

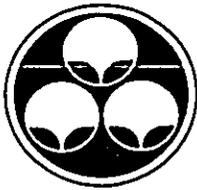
SUBJ: Application for Development Plan Amendment and Environmental  
Assessment (Your Ltr, May 17, 1993)

TO: Wallace Y. Omori, AIA  
Davies Pacific Center  
841 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.

*Rm Okazaki*

ROBERT M. OKAZAKI  
Dep Dir of Civil Engineering



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

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,

  
Wallace Y. Omori, AIA  
x/c Laborers Union

UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

SOIL  
CONSERVATION  
SERVICE

P. O. BOX 50004  
HONOLULU, HAWAII  
96850

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 in the Waiawa Watershed; therefore, it is not within the Waialeale Stream Floodplain as indicated on Page 11. As such, any earth-moving activities will incur adverse environmental impacts to the Waiawa/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



**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

Nathaniel Conner  
State Conservationist  
U.S. Department of Agriculture  
P.O. Box 50004  
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.

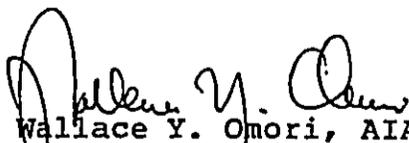
Comments in your letter dated June 14, 1993 will be addressed as follows:

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



DEPARTMENT OF THE NAVY  
COMMANDER  
NAVAL BASE PEARL HARBOR  
BOX 110  
PEARL HARBOR, HAWAII 96860-5020

IN REPLY REFER TO:  
11010  
Ser N4(235)/2000  
17 JUN 1993

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,



---

WALLACE Y. OMORI, AIA  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

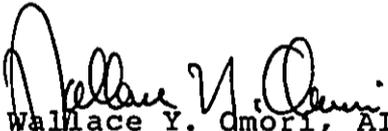
Stanford Yuen  
Facilities Engineer  
Naval Base Pearl Harbor  
U. S. Department of the Navy  
Box 110  
Pearl Harbor, Hawaii 96860-5020

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,

  
Wallace Y. Omori, AIA

x/c Laborers Union

PEARL CITY NEIGHBORHOOD BOARD NO. 21  
P.O. BOX 1025  
PEARL CITY, HAWAII 96782



March 29, 1993

D & C HONOLULU  
APR 5 2 00 PM '93  
RECEIVED  
NEIGHBORHOOD COMM

Mr. J. Robin Foster  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street, 8th Floor  
Honolulu, Hawaii 96813

Dear Mr. Foster:

Subject: Environmental Assessment for Development Plan Land  
Use Map Amendment - Central Oahu (#93/CO-4)  
Waiawa, 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 "Waiawa" 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 Kamehameha 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 Mass Transit Station along Kamehameha Highway, the Navy Surtass 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 with 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 Waiawa Stream and the groundwater table of the Pearl Harbor Aquifer.

- J. Robin Foster  
March 29, 1993  
Page 3

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*  
g.v.

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



---

**WALLACE Y. OMORI, AIA**  
ARCHITECTURE-INTERIORS-SPACE PLANNING

---

DAVIES PACIFIC CENTER  
841 BISHOP STREET, SUITE 301  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 528-4511

June 15, 1993

Thomas K. Y. Kam  
Chairman  
Pearl City Neighborhood Board  
P.O. Box 1025  
Honolulu, Hawaii 96782

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:

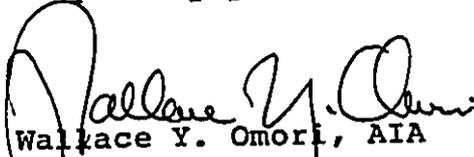
- 1a. Various methods will be employed to control noise from training course activities and after-hour events in the Multi-purpose room. Please refer to Section V-E, item 1, which has been revised.
- 1b. Periodic water-spraying of affected areas, holding of classes indoors, and alternative teaching methods 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 Waiawa 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

x/c Laborers Union