

FILE COPY

RECEIVED

DEPARTMENT OF LAND UTILIZATION
90/SMA-37(DEB)

'90 APR 19 P12:00

OFC. OF ENVIRONMENTAL
QUALITY

**SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 33, ROH
Environmental Assessment/Determination
Negative Declaration**

Recorded Owner : Longs Drug Stores
Applicant/Agent : Hans Riecke
Location : 2270 Hoonee Place, Kalihi, Oahu
Tax Map Key : 1-2-21: 28
Request : Construct a 12,000-square foot addition to an
existing warehouse building
Determination : Environmental Impact Statement (EIS)
Not Required

*Longs Drug
Warehouse*

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED

Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization
City and County of Honolulu
State of Hawaii

DAC:et
0290N/4

1990-05-08-0A-FBA

LU 3/90 1632

* LONGS DRUGS
DISTRICT WAREHOUSE ADDITION *
ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

- A. APPLICANT: Hans Riecke, FAIA
126 Queen Street Suite 204
Honolulu, HI 96813
Tel. (808) 523-1830
- B. OWNER: Longs Drugs
2270 Hoonee Place
Honolulu, HI 96819
Tel. (808) 848-0911
- C. AGENT: Hans Riecke, FAIA
see applicant above
- D. TAX MAP KEY: 1-2-21:28
- E. LOT AREA: 86,763 s.f. (1.99 + acres)
- F. AGENCIES CONSULTED: City and County of Honolulu
Dept. of Land Utilization
Environmental Affairs Branch
(Bennet Mark)

II. DESCRIPTION OF PROPOSED ACTION:

A. GENERAL DESCRIPTION:

Longs Drugs proposes to build a 12,000 square foot addition to its existing 40,240 square foot Hawaii District Warehouse building.

The subject parcel is located within the Special Management Area in the vicinity of the Sand Island Access Road by Keehi Lagoon. A location map of the proposed project is included on Sheet A-1 of the drawings submitted with this application.

The parcel has been occupied as a warehouse for a number of years. The proposed addition does not constitute a change in land use.

B. TECHNICAL CHARACTERISTICS

The proposed warehouse addition is graphically shown on the Site Plan/Floor Plan on Sheet A-1. The entire site of the proposed addition is currently covered by A.C. paving. The concrete floor of the proposed addition will be poured on a new base course laid directly on the existing paving. No demolition will be necessary on the site.

The proposed warehouse addition shall be a pre-engineered metal building similar to the existing warehouse building. Dimensions of the addition will be 125'-0"L by 96'-0"W, with a maximum height of 33'-4". Exterior metal siding and roofing are to be painted to match the existing warehouse color, which is currently a light beige. Drawings of the building are included on Sheets A-2 and A-3, submitted with the application.

No sewer, domestic water or gas will be required for the proposed addition. Electrical service for lighting and convenience outlets will be connected to the existing warehouse. Fire sprinkler lines in the proposed addition will also be connected to lines in the existing warehouse. Access to the site will be through the existing driveway off Hoonee Place.

Existing planters at the driveway entrance and trees at the Hoonee Place boundary of the parcel are to remain. In addition, Longs proposes to add wili-wili trees with appropriate irrigation in the 5 foot wide setback at Hoonee Place, adjacent to the proposed addition.

C. ECONOMIC AND SOCIAL CHARACTERISTICS:

The estimated cost of the proposed addition is approximately \$500,000. Longs hopes to have the addition completed in time to be in use for the 1990 Christmas holiday sales season.

D. ENVIRONMENT CHARACTERISTICS:

A soils study done by Soils International, 2145 N. King Street, Suite 322, Honolulu, HI 96819, recommends that the new base course and concrete slab for the proposed addition be placed directly on the existing A.C. paving for greatest stability. This will be done.

The Long's parcel slopes very slightly toward the northwest. The entire site is in a low lying industrial area and no natural features are to be seen from the site.

An existing underground 16" storm drain line traverses the parcel from East to West in a 10 foot wide private drainage easement "H". The existing warehouse and the proposed addition both are located over this easement. Longs Drugs is in the process of obtaining permission to build over the easement from the affected homeowners. There will be no additional storm drainage runoff from the subject parcel due to the proposed addition.

The subject parcel is located in zone X (areas outside of 500 year flood plain) of the FIRM maps. This is not considered a flood or Tsunami inundation zone. The proposed finished floor elevation of 9.26' will be high enough to prevent any flooding of the warehouse addition.

III. AFFECTED ENVIRONMENT

A. SURROUNDING AREA:

The subject parcel is located in an Intensive Industrial (I-2) zone, designated Urban in the State plan. Thus, the character of the proposed warehouse is in conformance with the zoning and land use designations of surrounding properties.

B. SITE LOCATION:

The site is located near a dock area of the Keehi Lagoon. There are no existing beach parks or recreation areas in the vicinity. There also are no existing wildlife, wildlife preserves, wetlands, tidal lands, fishing grounds or other coastal/natural resources in the immediate area of the proposed project.

C. HISTORIC, CULTURAL AND ARCHAEOLOGICAL:

There are no historical, cultural or archaeological resources in the vicinity of the subject parcel. In addition, since the proposed addition will involve no site excavation, no discoveries of artifacts are anticipated.

D. COASTAL VIEWS:

There are no coastal views from surrounding public viewpoints or across the site to the ocean or to existing coastal landforms.

E. WATER RESOURCES:

The proposed warehouse addition will have no effect on ground water, streams and ocean water. There will be no well or water plumbing facilities in connection with this project.

F. LOCATION AND SITE MAPS:

Location and site maps are shown on Sheet A-1 of the attached drawings.

IV. PROJECT IMPACTS

The proposed warehouse addition will have no substantial adverse environmental or ecological effects. The project is consistent with the County General Plan, zoning and other applicable ordinances.

The warehouse addition will not involve dredging, filling or otherwise altering any existing ocean feature. There also will not be any restrictions on public access to beaches, nor will any existing line of sight to the ocean be affected. The project will not adversely affect water quality, fishing grounds, wildlife habitats or potential or existing agricultural uses of land.

V. MITIGATION MEASURES

Since the proposed project will have no adverse affect on the existing shoreline or surrounding environment, no mitigating measures or circumstances are anticipated.

FIRE SPRINKLER NOTES

1. CLASSIFICATION OF TYPE OF HAZARD
ORDINARY HAZARD GROUP 2
2. DESIGNATED AREA TO BE SPRINKLED
ENTIRE WAREHOUSE ADDITION TO BE SPRINKLED
3. LOCATION OF THE RISER AS NOTED ON SITE PLAN
4. LOCATION SIZE AND PRESSURE OF UNDERGROUND SUPPLY MAIN
5. LOCATION OF LOCAL ALARM ON RISER (RISER MOUNTED WATER MOTOR GONG)
6. LOCATION OF R.D.C. (FIRE DEPT. CONNECTION) ON THE STREET SIDE OF NEW WAREHOUSE ADDITION
7. NOTE:
THESE FIRE SPRINKLER PLANS ARE SUBMITTED FOR CONDITIONAL APPROVAL OF THE FIRE AND BUILDING DEPARTMENTS. (C) SETS OF COMPLETE WORKING PLAN AND HYDRAULIC CALCULATIONS, WHEN APPLICABLE, REVIEWED BY THE REGISTERED ENGINEER SHALL BE SUBMITTED TO THE FIRE AND BUILDING DEPARTMENTS FOR APPROVAL BEFORE INSTALLATION.

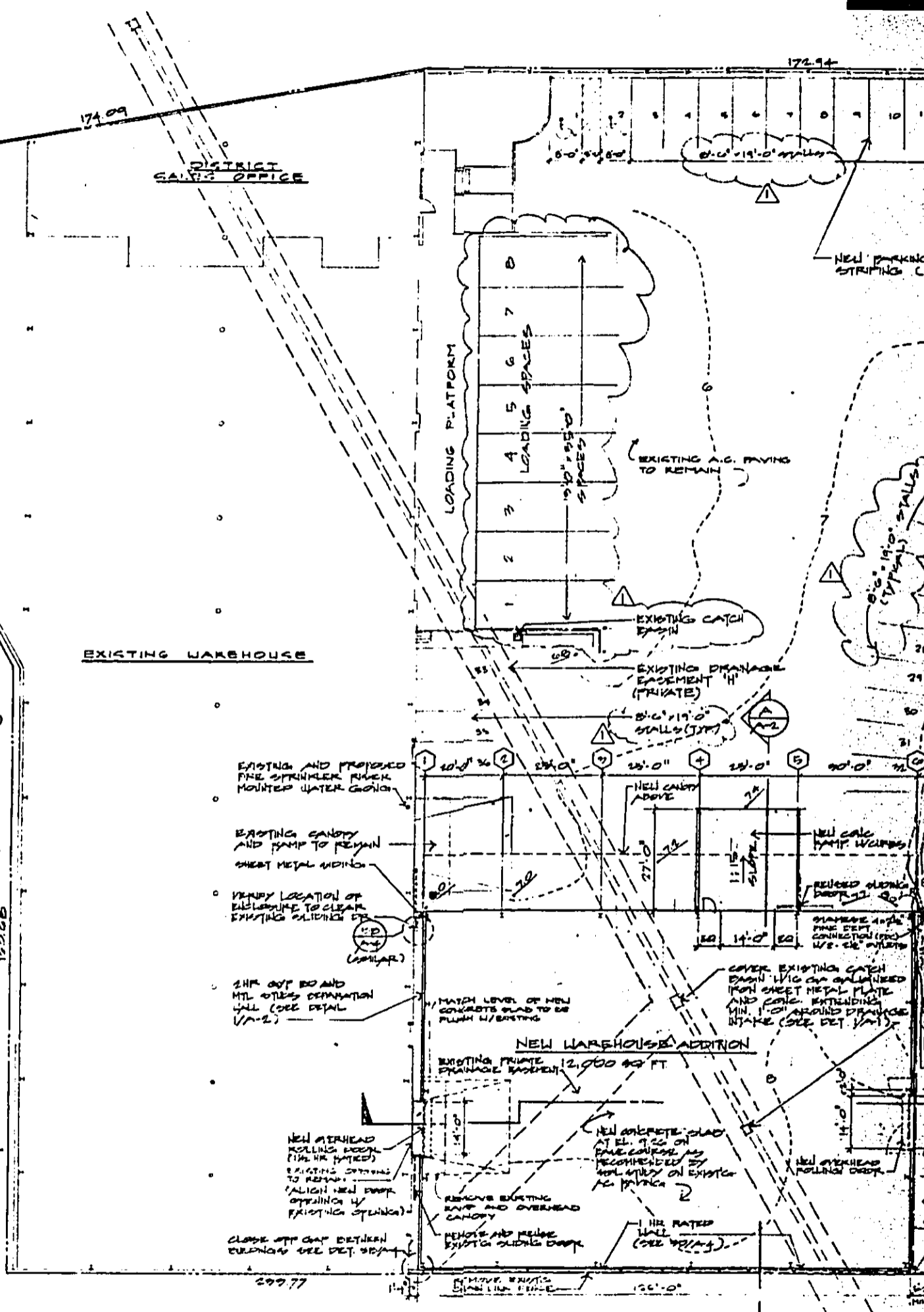
T.M.K. 1-2-21-20
LOT AREA 86,700 SQ. FT.

| FLOOR AREA | | | |
|------------------|----------|--------|---------|
| WAREHOUSE | EXISTING | 93,600 | SQ. FT. |
| | NEW | 12,000 | SQ. FT. |
| AUXILIARY OFFICE | EXISTING | 2,640 | SQ. FT. |

| PARKING REQUIREMENTS | | | |
|------------------------------|---------------|-------------|--------------------|
| USE | SQ. WAREHOUSE | REQUIREMENT | # OF STALLS NEEDED |
| WAREHOUSE | 93,600 | 1 PER 1500 | 62.4 |
| OFFICE | 2,640 | 1 PER 1500 | 1.76 |
| TOTAL | | | 64.16 |
| # OF PARKING STALLS NEEDED | | | 65 |
| # OF PARKING STALLS PROVIDED | | | 96 |

OCCUPANCY TYPE
B-2

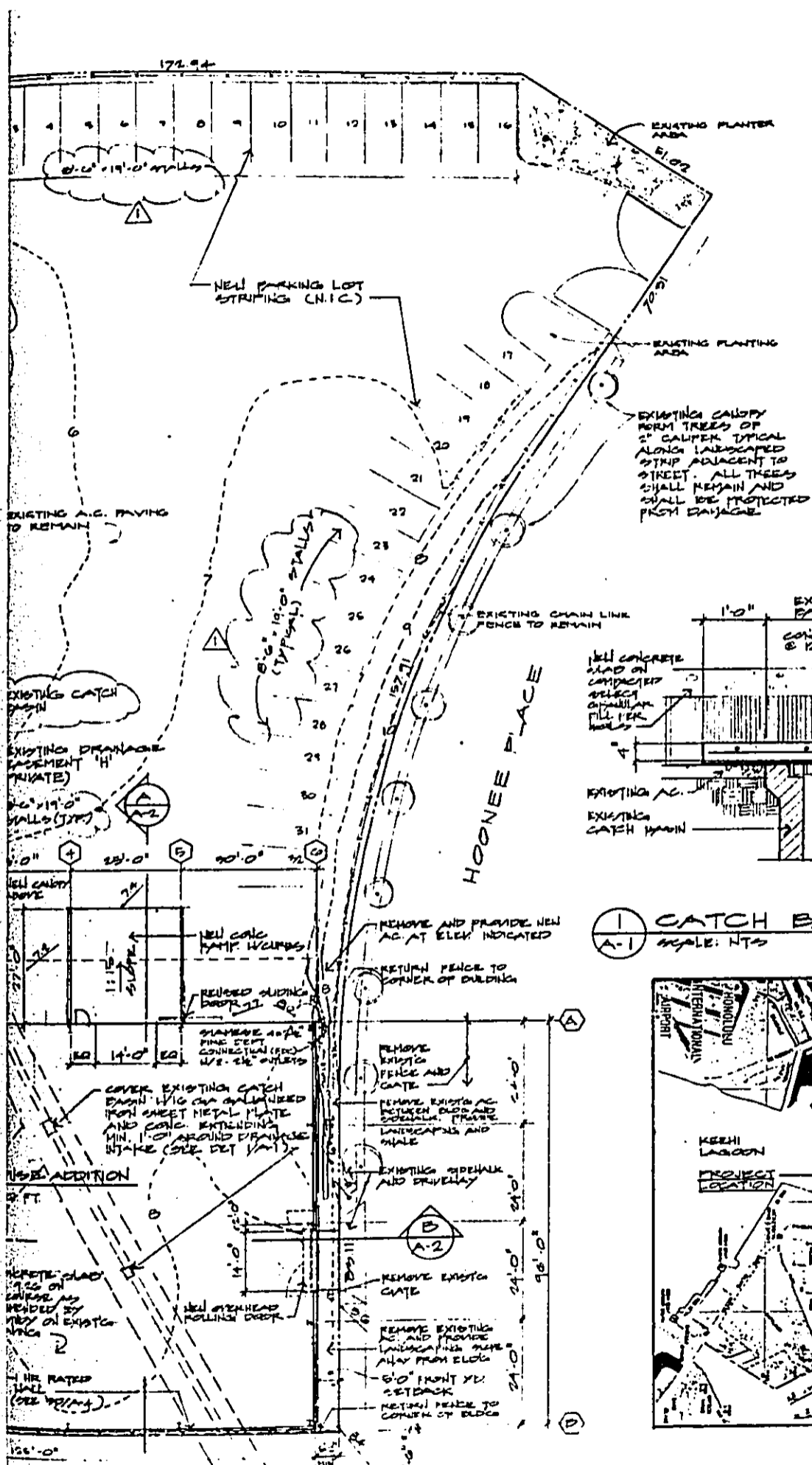
FIRE SPRINKLED
YES



SITE PLAN/FLOOR PLAN

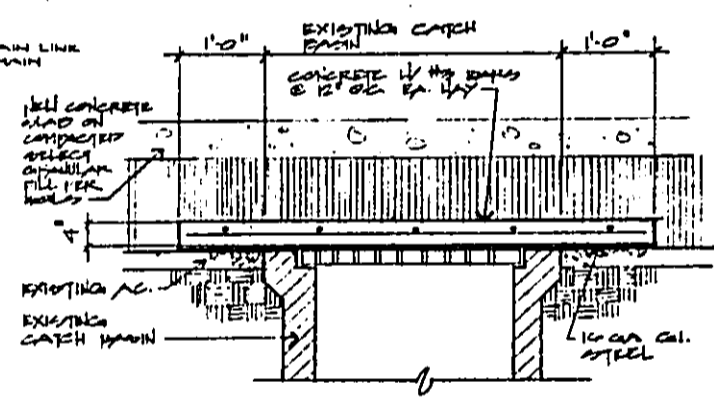
SCALE 1/8" = 1'-0"

20 3/90/1632

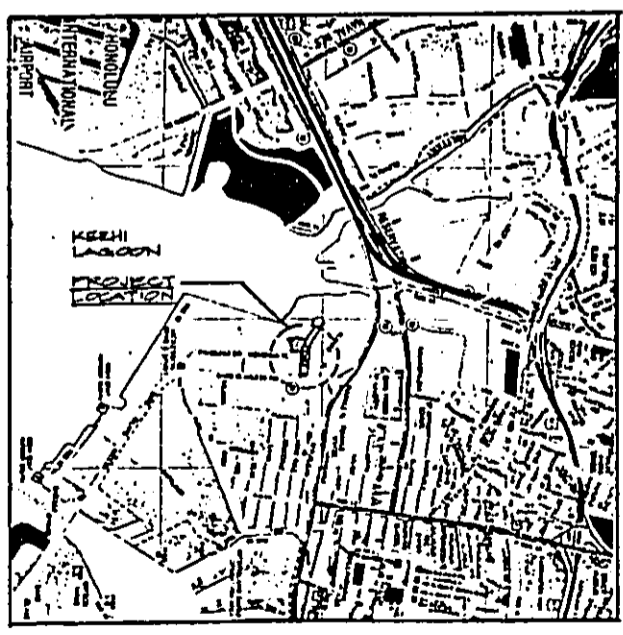


SITELWORK NOTES

1. CHECK AND VERIFY ALL DIMENSIONS AND GRADES AT THE SITE AND TAKE SUCH STEPS AS MAY BE REASONABLY NECESSARY TO ASCERTAIN THE NATURE AND LOCATION OF SUNK AND THE GENERAL AND LOCAL CONDITIONS WHICH CAN AFFECT THE WORK TO THE COST THEREOF.
2. PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND LAWS.
3. PROVIDE PEDESTRIAN PROTECTION AS NECESSARY AND REQUIRED BY LOCAL CODES.
4. IN CASE OF CONFLICT BETWEEN SIZES OR DIMENSIONS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
5. NOTED DIMENSIONS AT ALL TIMES TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. PRIOR TO POURING CONCRETE, MAKE CERTAIN THAT ALL EMBEDDED ITEMS AND MATERIALS, INCLUDING THE WORK OF OTHER TRADES, ARE IN PLACE AND SECURELY ANCHORED.
7. PROTECT ALL EXISTING WORK AND LANDSCAPING FROM DAMAGE.

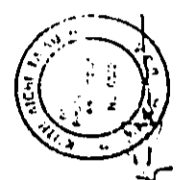


1 CATCH BASIN COVER
A-1 SCALE: NTS



LOCATION MAP
SCALE: NOT TO SCALE

RIECKE SUNNLAND ARCHITECTS LTD KONO
PO BOX 1027
KAILUA HAWAII 96732
THE BARNBOLD BUILDING SUITE 310
TELEPHONE 808/977-7068

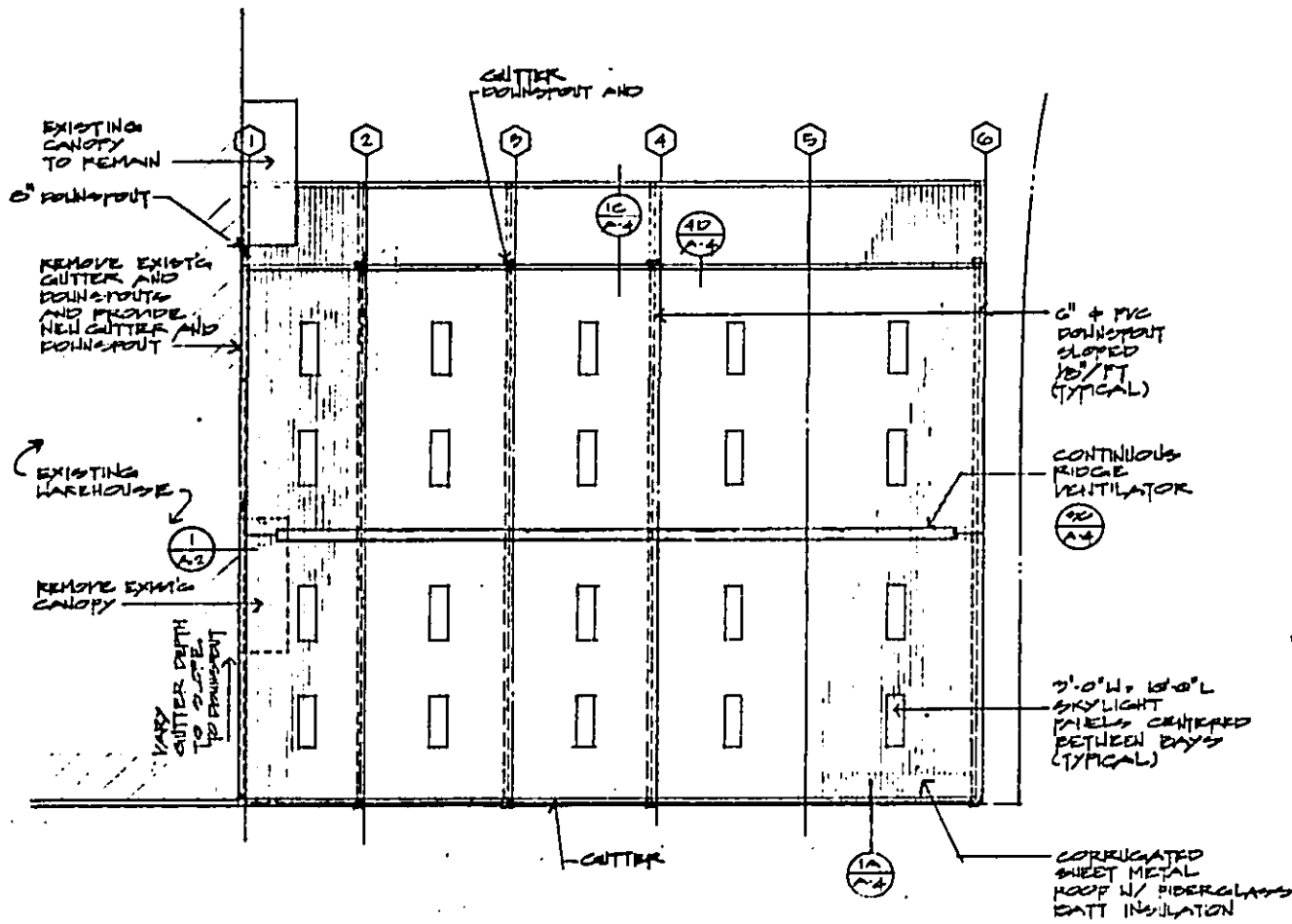


THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION OF THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION. I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES TO ANY OTHER PARTY.

DISTRICT WAREHOUSE ADDITION FOR LONG'S DRUG STORES
HONOLULU, HAWAII

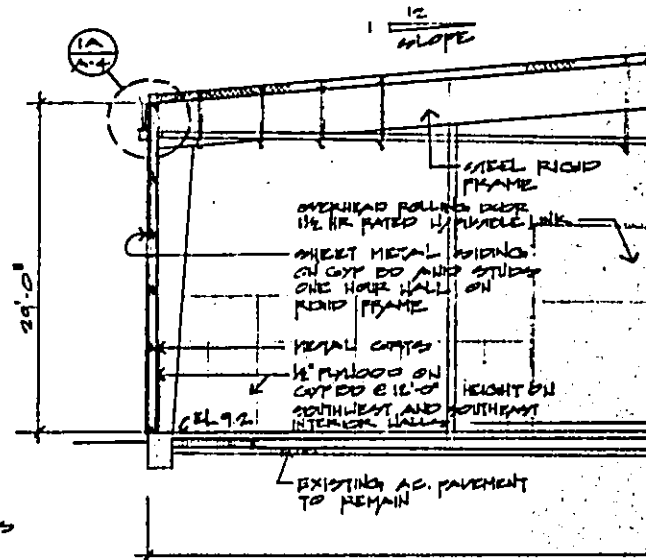
SITE PLAN/FLOOR PLAN WAREHOUSE EXPANSION

A-1
SHEET OF
PROJECT NO. 743 02
DATE 23 FEB 1990



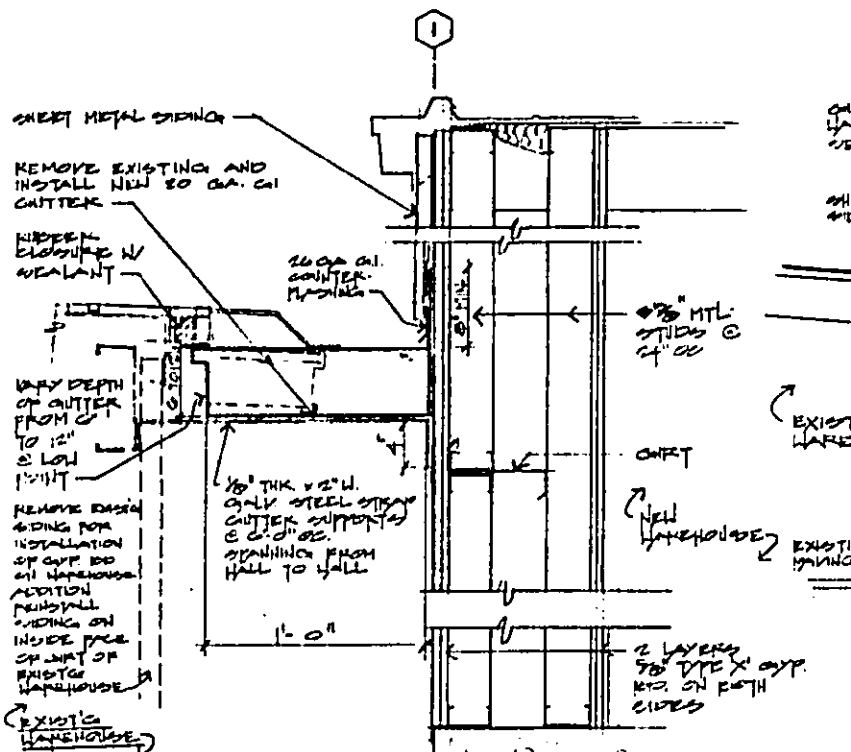
ROOF PLAN

SCALE: 1/8" = 1'-0"



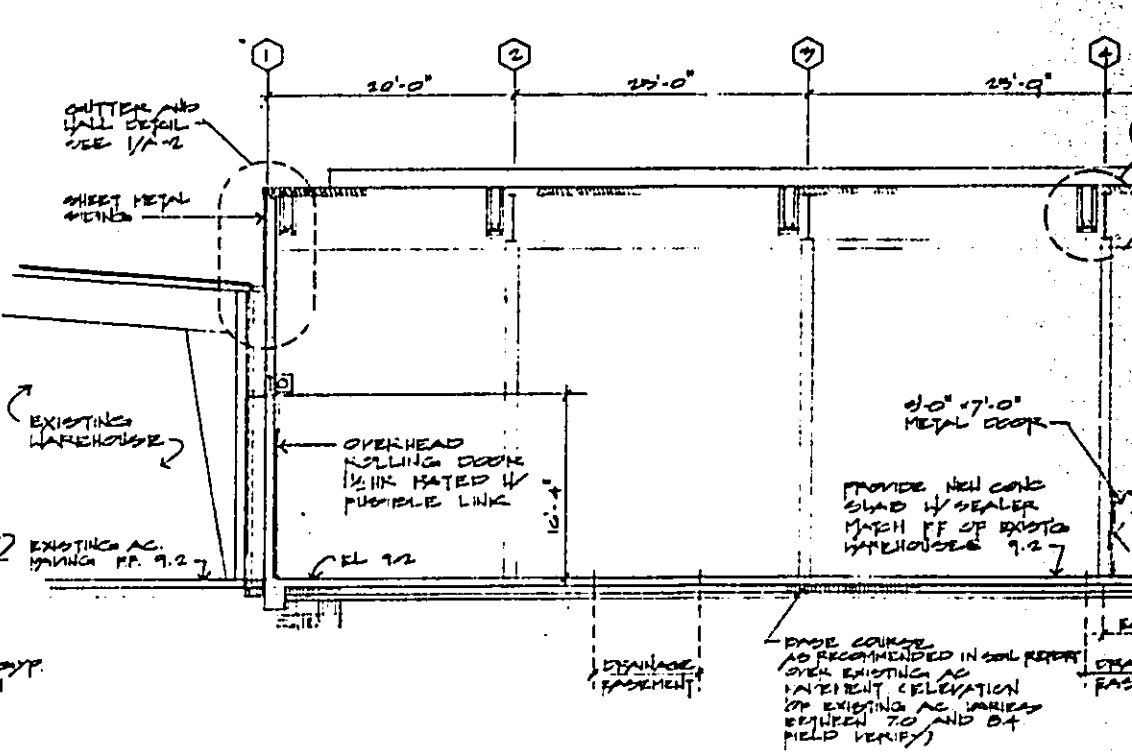
A CROSS SECTION

A-2 SCALE: 1/8" = 1'-0"



1 GUTTER AND 2 HR FIRE WALL DET.

A-2 SCALE: 1/8" = 1'-0"



B LONGITUDINAL SECTION

A-2 SCALE: 1/8" = 1'-0"

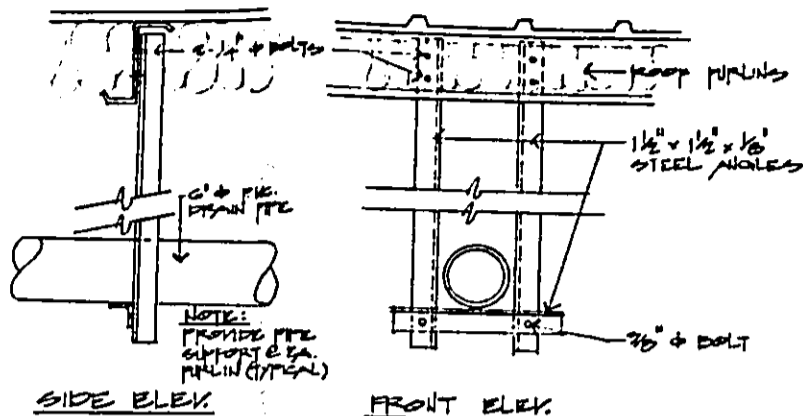


THIS WORK
WAS PREPARED
BY ME OR
UNDER MY
SUPERVISION
CONSTRUCTION
OF THIS PROJECT
WILL BE
UNDER MY
OBSERVATION

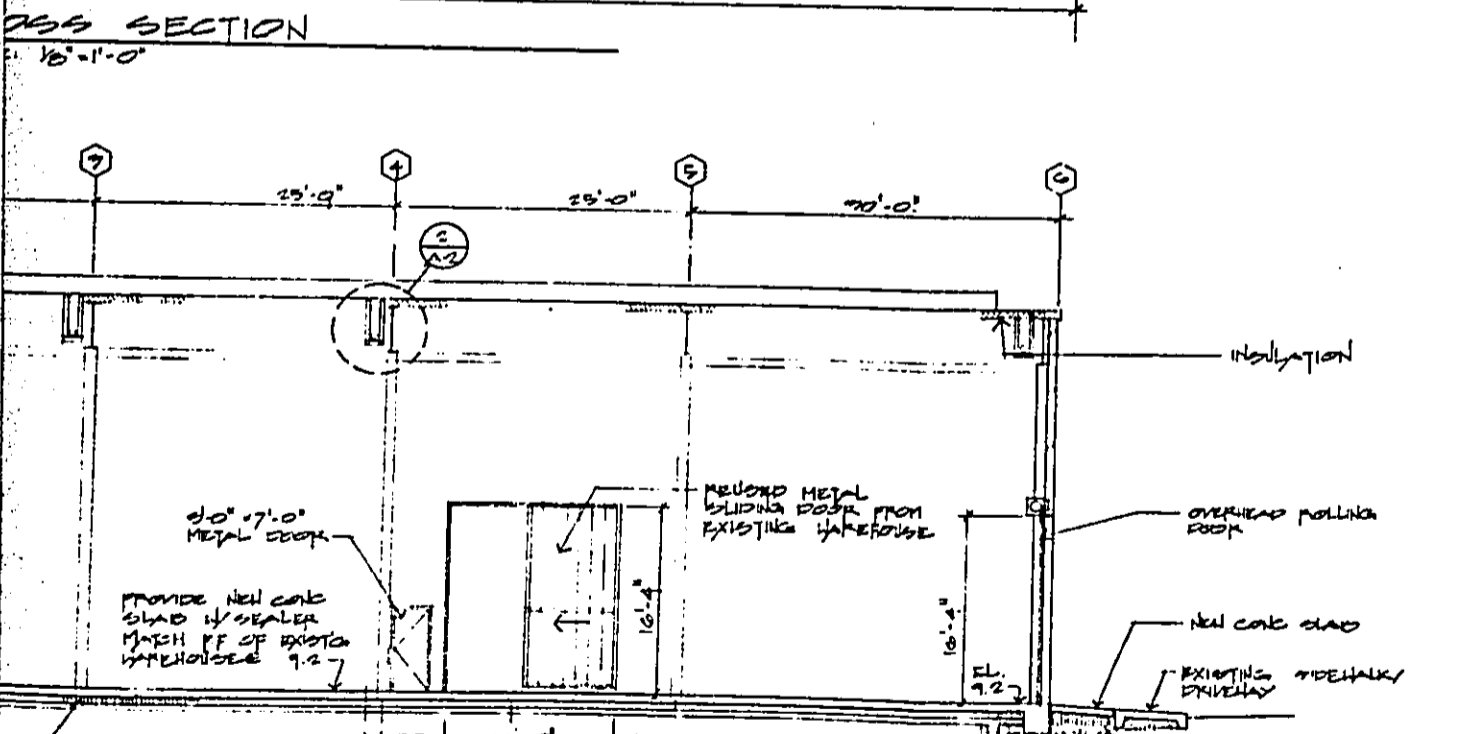
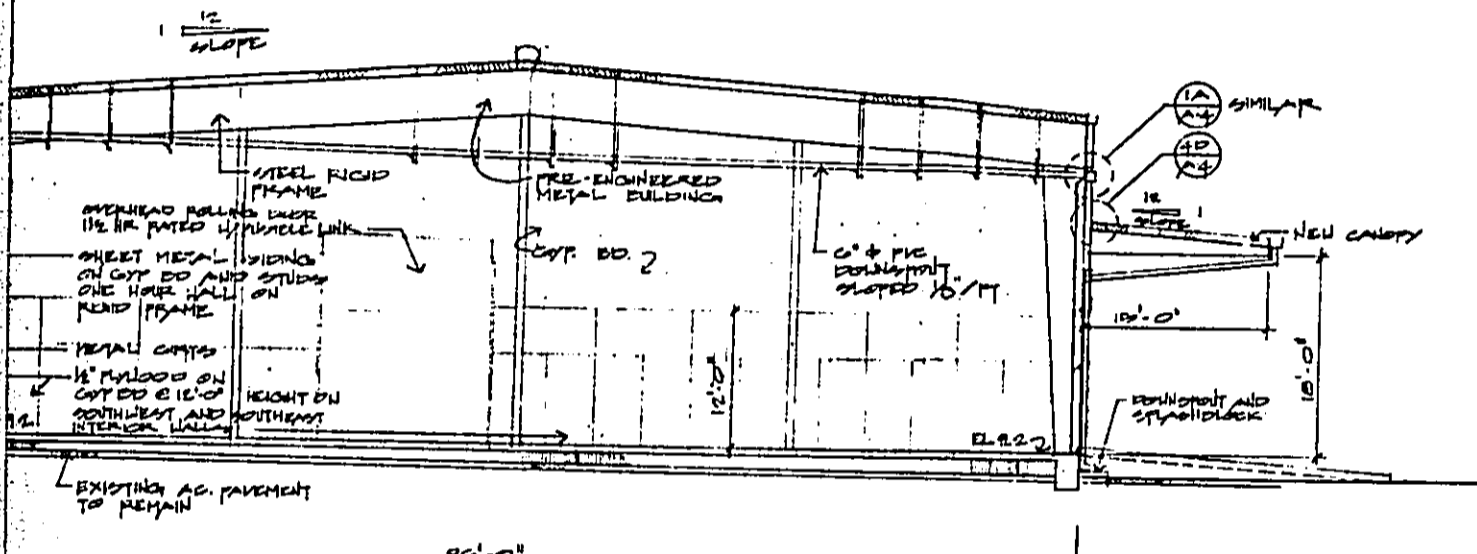
**DISTRICT WAREHOUSE ADDITION
FOR LONGS DRUG STORES**

HONOLULU HAWAII

ROOF PLAN AND SECTIONS



2 DOWNSPOUT SUPPORT DETAIL
SCALE: NTS

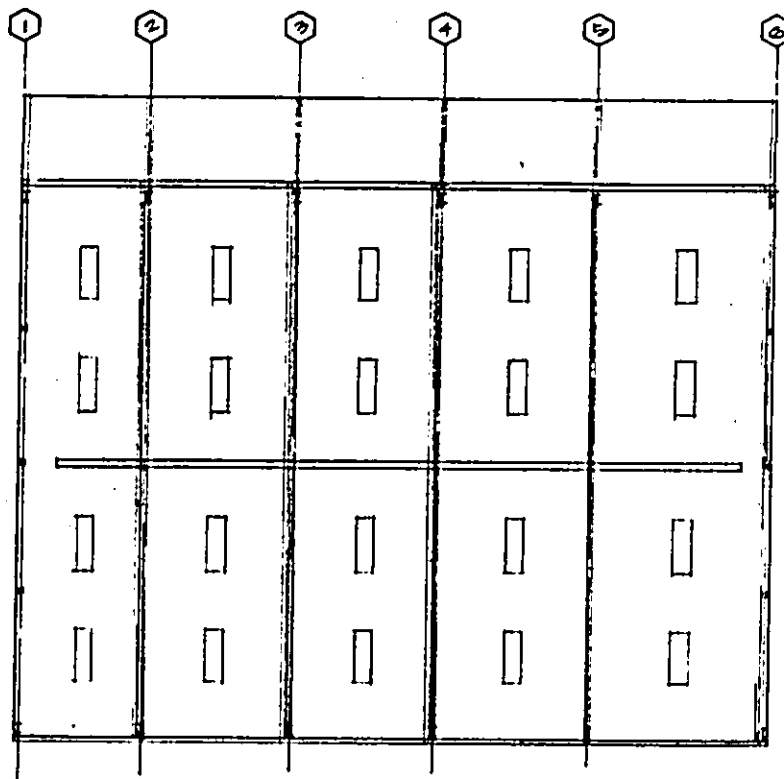


BASE COURSE AS RECOMMENDED IN SOIL REPORT OVER EXISTING AS LAI EXISTING CELEBRATION OF EXISTING AC WALKWAY REQUIRED TO AND BY FIELD VERIFY

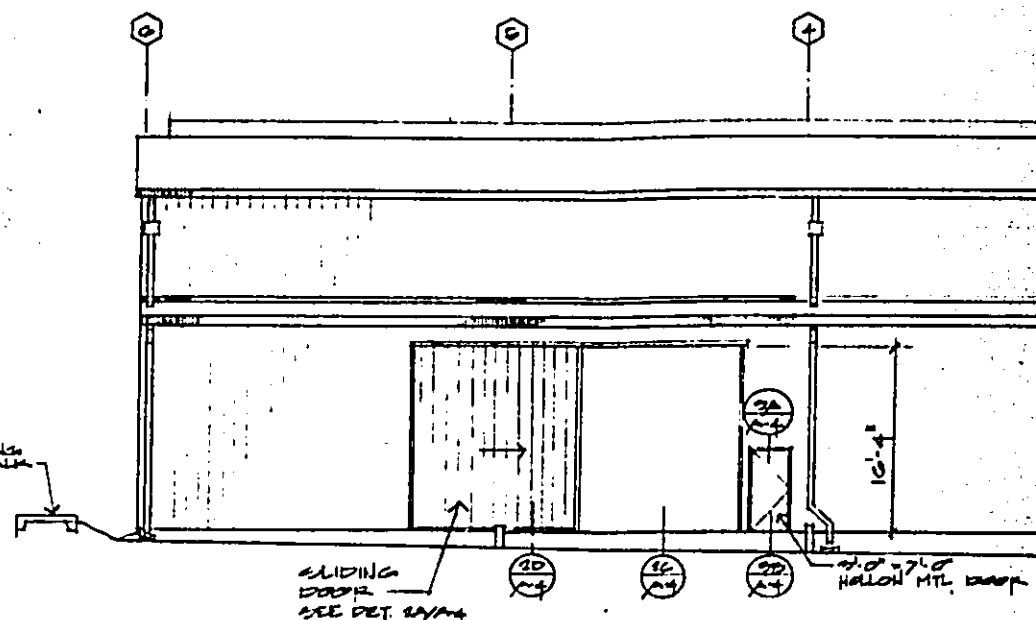
REVISIONS

| | |
|-----|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |

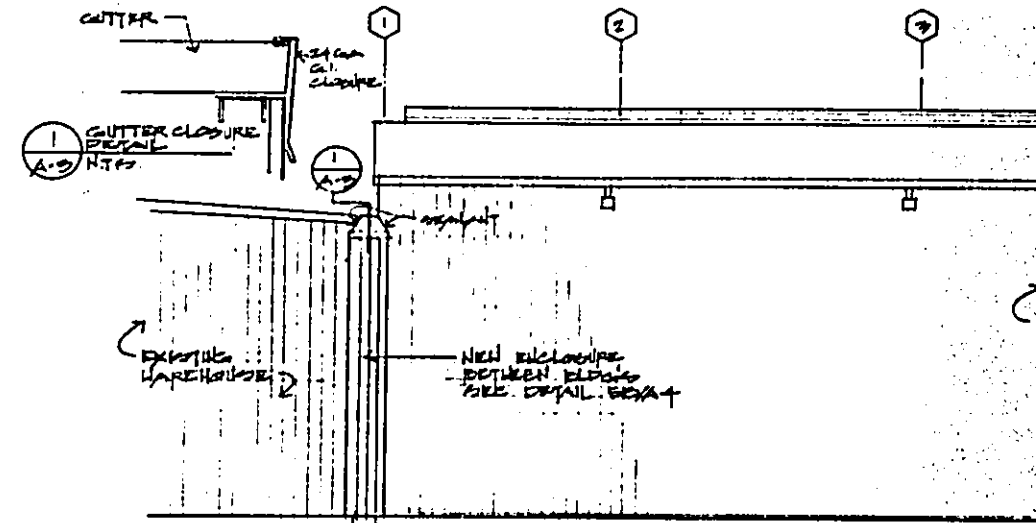
A-2
SHEET OF PROJECT 88000-02
DATE 23 FEB 1990



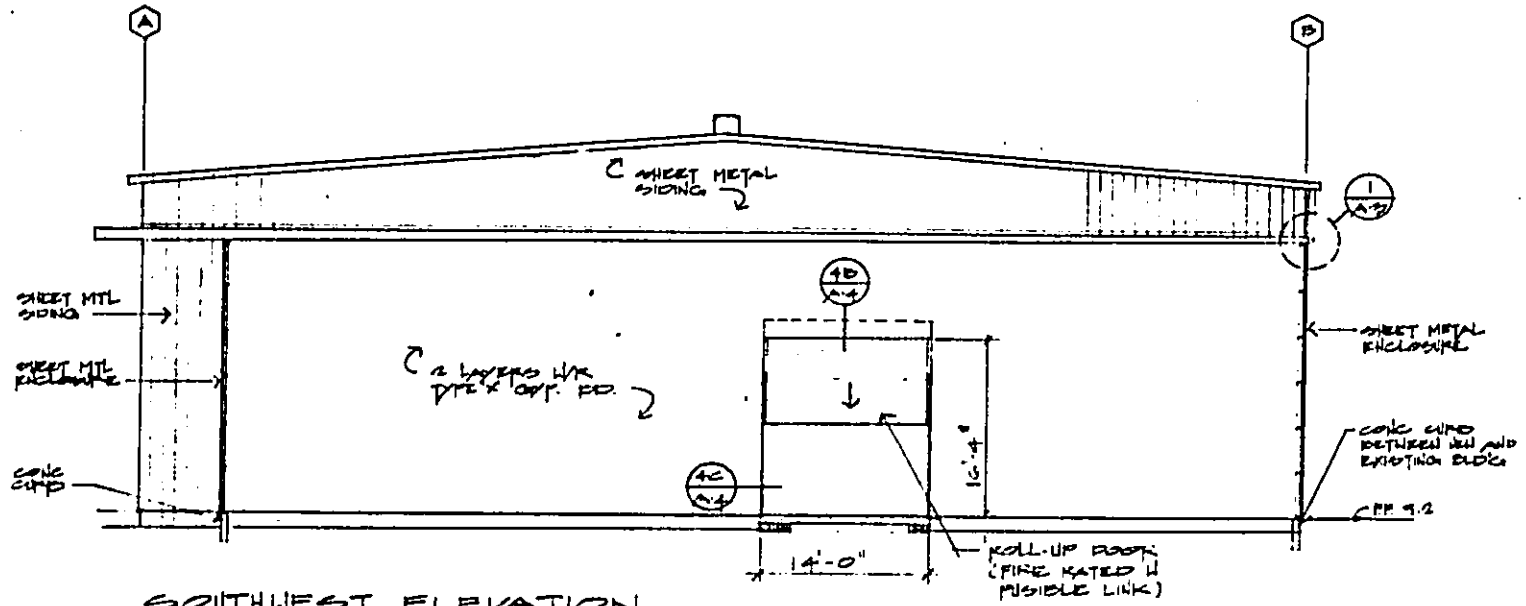
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



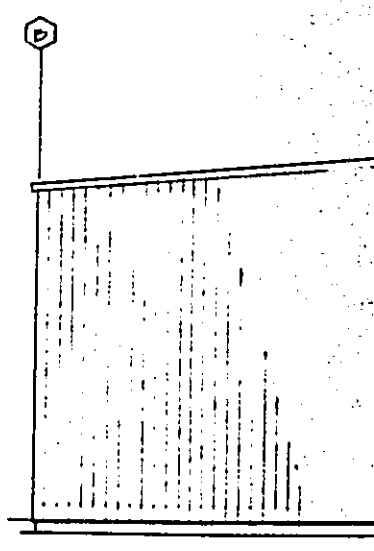
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



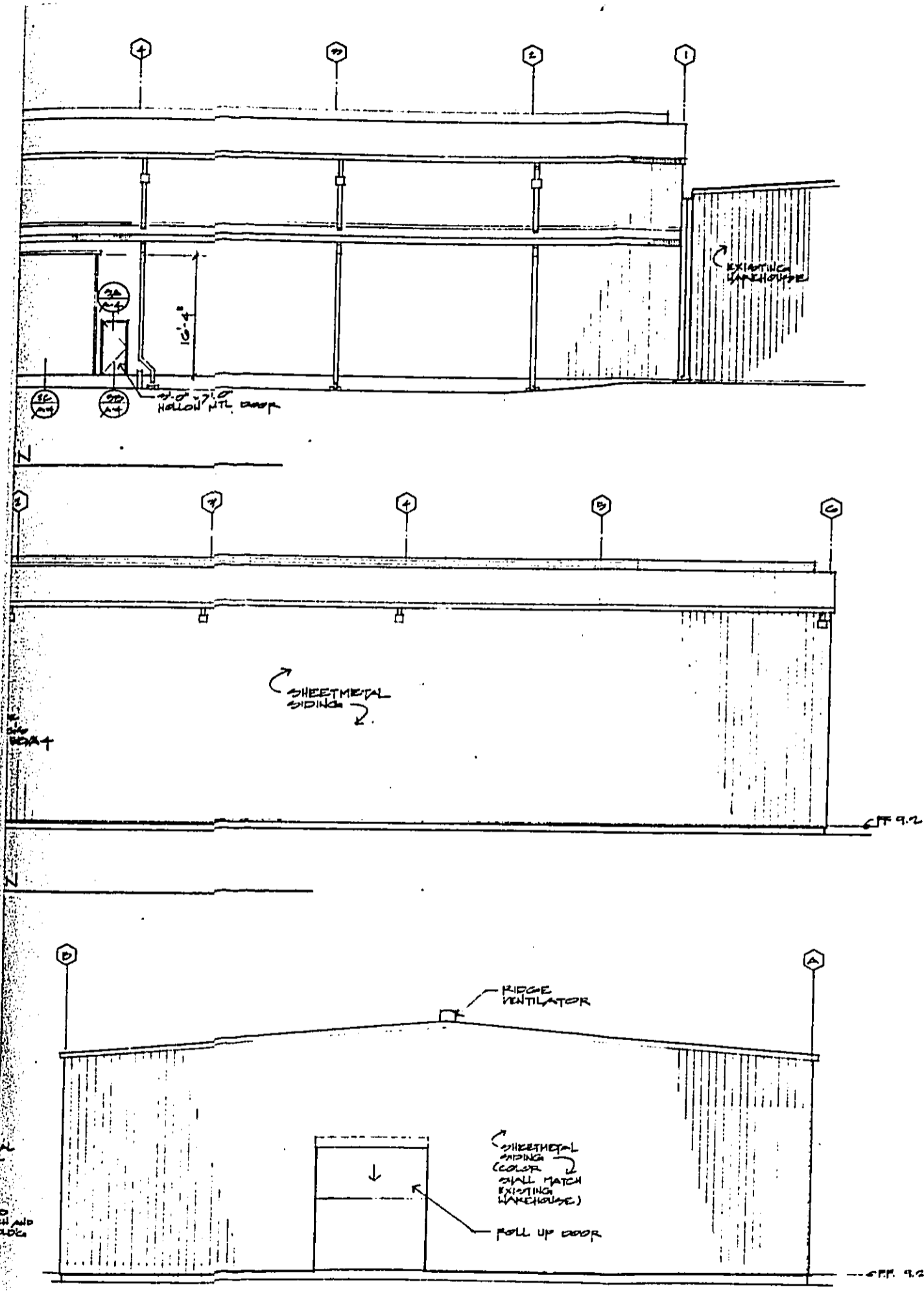
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



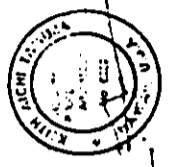
NORTHEAST EL
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION
SCALE 3/8" = 1'-0"

**RIECKE
SUNNLAND
ARCHITECTS LTD KONO**

307 F. WAKEA AVENUE
PO BOX 1827
HAWAII MAUI HAWAII 96732
TELEPHONE (808) 877-2688



THIS WORK
WAS PREPARED
BY ME OR
UNDER MY
SUPERVISION
CONSTRUCTION
OF THIS PROJECT
WILL BE
UNDER MY
OBSERVATION

DISTRICT WAREHOUSE ADDITION
FOR LONG'S DRUG STORES
HONOLULU HAWAII

REVISIONS

DATE: 12/20/90

12/20/90

A-3

DATE: 12/20/90
PROJECT NO: 08043-02