FILE COPY

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

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

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

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
Director of Land Utilization
City and County of Honolulu
State of Hawaii

DAC:et
0290N/4
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) 848-0511

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 Kehi 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 willow 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 Kashi 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 effect on the existing shoreline or surrounding environment, no mitigating measures or circumstances are anticipated.
FIRE SPRINKLER NOTES

1. CLASSIFICATION OF TYPE OF HAZARD
   FIRE RISK

2. PROTECTION AREA TO BE SERVED BY FIRE SPRINKLER PLUMBING.
   ENTIRE UNPROTECTED AREA.

3. LOCATION OF THE NOZZLE.
   AS SHOWN ON SITE PLAN.

4. LOCATION AND LOCATION OF INTERIOR SUPPLY MAIN.

5. LOCATION OF LOCAL ALARM.
   ON ROOF (SIDE MOUNTED UP.
   NO. 664).

6. LOCATION OF R.D.G. PIPE DEPARTAMENT.
   ON THE WALL SIDE OF NEW
   WAREHOUSE.

7. NOTE:
   FIRE SPRINKLER PLANS ARE
   SUBMITTED FOR CONSTRUCTION.
   OF THE FIRE AND BUILDING DEPARTMENTS.
   ALL COSTS OF CONSTRUCTION PLUMBING
   AND VEHICLE INSTALLATION, WHEN
   APPROPRIATE, REQUIRED BY THE FIRE PROOF
   ENGINEER, SHALL BE PLACED TO THE
   NEW BUILDING.

FIRE SPRINKLER SYSTEM:

CLASSIFICATION: 1–2

SITE PLAN/FLOOR PLAN

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