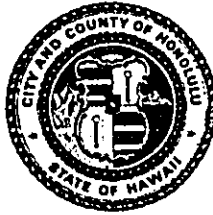


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

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



'93 MAR 15 P2:08

FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

92/SV-14 (DT)

March 11, 1993

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
(OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/Applicant : Honolulu, Ltd. and Magba Inc.
Agent : Gerald M. Tokuno
Location : 98-025 Hekaha Street, Aiea, Oahu
Tax Map Key : 9-8-9: 23
Request : Shoreline Setback Variance
Proposal : Construct a 6-Foot High Chain Link
fence and an 8-Foot High Gate on the
West Side of the Property
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved Donald A. Clegg
DONALD A. CLEGG
Director of Land Utilization

DAC:smc
A:mqbaoeq.djt

11. 1993-04-08-0A-*FEA-HONMAG II*

APR 8 1993

ENVIRONMENTAL ASSESSMENT

HONMAG II

dba
Harbor Center

98-025 Hekaha Place
Aiea, Hawaii
Tax Map Key: 9-8-09: 13, 23 & 24

January 20, 1993

'93 JAN 21 AM 10 34
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

GENERAL INFORMATION

Applicant: Honolulu Ltd.
445 Seaside Avenue
Honolulu, Hawaii 96815
Telephone 924-1000

Recorded Fee Owner: Honolulu Ltd., & Magba, Inc.
445 Seaside Avenue
Honolulu, Hawaii 96815
Telephone 924-1000

Agent: Gerald M. Tokuno
99-165 Moanalua Rd., #307
Aiea, Hawaii 96701

Tax Map Key: 9-8-09: 13, 23 & 24

Lot Area: 12.347 Acres

History: January 18, 1977 76/SMA-178 Issued
May 27, 1981 81/SMA-2 Issued
October 7, 1991 91/SV-7 Issued
February 25, 1992 92/SMA-20 Issued

DESCRIPTION OF THE PROPOSED ACTION

General Description:

The site is located on East Lock of Pearl Harbor, and its topography is approximately level without any prominent features or characteristics. The proposed fence is partially within the 40 foot shoreline setback area. Adjacent to the 40 foot shoreline setback is an existing 2 story office building.

Technical Characteristics:

Attached please find drawings of the existing development and drawings for a proposed chainlink fence to be partially located within the 40 foot shoreline setback area. Please note the following:

1. A portion of the setback area is covered with rock and gravel to allay dust.
2. Landscaping is scattered throughout the area and ground cover provided where possible.
3. A 6 foot high chainlink fence is proposed along the makai side of the parking lot to restrict access to the setback area and Pearl Harbor.
4. There are no coastal structures or seawalls proposed. The edge of the shore line will be left in its natural state.

AFFECTED ENVIRONMENT

- A. **Site:** The makai side of the site adjoins East Lock of Pearl Harbor with views to Ford Island and the Arizona Memorial. The mauka side is completely developed with an existing two story office building and a parking lot.
- B. **Federal FIRM Zone:** Area of no flooding. The site is located on FIRM map number 80, which was not issued, because all areas are not subject to flooding.
- C. There are no beaches along the shoreline. Aquatic activities are restricted by the United States Navy.
- D. There are no publicly owned beaches adjacent to the Site. There are no known rare, threatened or endangered species residing in the area. The site does not have any wildlife, preserves, wetlands, lagoons, tidal lands or submerged lands. The former Primo Brewery Gardens with its fish pond is on the Honolulu side of the site. However, it is not believed to be historically or archaeologically significant.

AGENCIES CONSULTED

Requests for comments were sent out to various agencies on November 4, 1992 and the following agencies responded with no comments or objections:

Department of Health, State of Hawaii (See letter dated, November 18, 1992).

Board of Water Supply, City & County of Honolulu (See letter dated, December 4, 1992)

Department of Parks and Recreation, City & County of Honolulu (See letter dated, December 7, 1992)

Department of Land and Natural Resources (See letter dated, December 9, 1992)

In addition the following agencies were asked to comment:

Office of State Planning

University of Hawaii Environmental Center

Aiea Neighborhood Board No. 20

Pearl City Neighborhood Board No. 21

The Department of Public Works, City and County of Honolulu responded with three comments (See letter dated, November 6, 1992). The following are responses to the comments:

1. Proposed Improvements:

All improvements shall be in accordance with City standards. A building permit will be processed and the chainlink fencing will comply with City and County standards found in

2. Storm Water Discharges:

Construction of the chainlink fencing will only require the drilling of holes for pipe foundations. These holes shall be approximately 12 inches in diameter and three feet deep. Immediately after drilling the poles will be set and concrete poured into the holes. All excess soils will be immediately wasted from the site. Any silt from storm runoff will be kept to a minimum.

3. Best Management Practices:

The amount of holes drilled each day will be filled with concrete and excess soils removed before the close of work. If inclement weather is expected, no work will be done for the day. All excess soils shall be loaded onto a dump truck for removal at the end of the day. Mass excavations are not required for this project and no silt runoff will occur. In addition, the site is level and stable, and drilling of holes for pipe foundations will not undermine the shoreline or cause it to erode into the harbor.

JOHN WAIHEE
GOVERNOR OF HAWAII



'92 NOV 23 PM 12 38

JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

In reply, please refer to:

November 18, 1992

92-410/epo

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

Dear Mr. Clegg:

Subject: Environmental Assessment, Chapter 25, ROH
HonMag II
98-025 Hekaha Street
Aeia, Hawaii
TMK: 9-8-9: 13, 23, and 24

Thank you for allowing us to review and comment on the subject project. We have no comments to offer at this time.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John C. Lewin".

JOHN C. LEWIN, M.D.
Director of Health

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



December 4, 1992

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

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER *KH*
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF NOVEMBER 4, 1992 REGARDING THE
SPECIAL MANAGEMENT AREA PERMIT (SMA) ENVIRONMENTAL
ASSESSMENT 92/SV-14(DT) FOR THE PROPOSED HONMAG II
PROJECT, TMK: 9-8-9: 13, 23 AND 24, HEKAHA STREET

Thank you for the opportunity to review and comment on the Environmental Assessment for the proposed HonMag II project.

We have no objections to the proposed project. The fence construction will have no impact on our water facilities in that area.

If you have any questions, please contact Bert Kuiuoka at 527-5235.

1992 DEC 9 AM 9 27
DEPT OF LAND UTILIZATION
CITY OF HONOLULU

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
450 SOUTH KING STREET
HONOLULU, HAWAII 96813



'92 DEC 8 PM 1 24

DEPT. OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

WALTER M. OZAWA
DIRECTOR
ALVIN K. AU
DEPUTY DIRECTOR

FRANK F. FASI
MAYOR

December 7, 1992

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA), CHAPTER 25
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA
HONMAG CHAINLINK FENCING
PROJ. REF. NO. 92/SV-14(DT)

Thank you for providing us with this opportunity to comment on the EA for the applicant's proposal to erect a six-foot high chainlink fence along the makai side of the applicant's property within the Special Management Area. The project site is on the East Loch of Pearl Harbor, less than a quarter mile from the City's Blaisdell Park. Because of the intervening Waimalu Stream, we do not expect that the project will have any impact on the City's park or on lateral access along the shoreline.

We have no other comments to offer at this time.

If you have any questions, please call John Morihara of our Advance Planning Branch at extension 4246.

Steven A. Aulio
For WALTER M. OZAWA, Director

WMO:ei

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPNER, II
DONA L. HANAKE

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF: OCEA: SKK

DEC 9 1992

FILE NO.: 93-263
DOC. ID.: 1871

92 DEC 11 AM 10 20
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

The Honorable Donald Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 So. King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Environmental Assessment (EA) for HonMag II Harbor Center
TMK: 9-8-9: 13, 23 and 24

Thank you for giving our Office the opportunity to review this matter. We have no comments at this time.

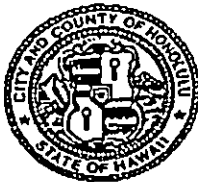
Thank you for your cooperation in this matter. Please feel free to call Sam Lemmo at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

WILLIAM W. PATY

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER

FELIX B. LIMTIACO
DEPUTY DIRECTOR

ENV 92-287

November 6, 1992

MEMORANDUM

TO: MR. DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: C. MICHAEL STREET, DIRECTOR AND CHIEF ENGINEER

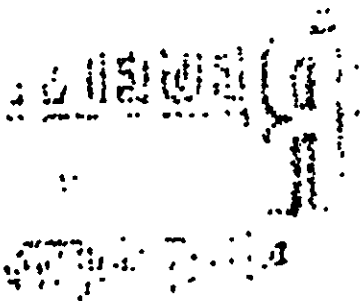
SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
HONMAG II
TMK:9-8-9:13, 23 AND 24

We have reviewed the subject EA and have the following comments:

1. All improvements should be in accordance with City standards.
2. The EA should address the impact of storm water discharges associated with construction activities on water quality of the receiving waters.
3. The EA should also state what structural or non-structural best management practice (BMP) will be provided to control and reduce the discharge of pollutants as outlined in the National Pollutant Discharge Elimination System (NPDES) regulations (40 CFR Part 122, Subpart B for municipal storm sewer systems).

C. Michael Street

C. MICHAEL STREET
Director and Chief Engineer



IMPACTS AND ALTERNATIVES

A. Background:

The Owner is in the process of landscaping and cleaning up the area within the 40 foot shoreline setback area as authorized by variance 91/SV-7 along with other general improvements on other portions of the 12 acre site. Vagrants were discovered using the rear of Building 7, within the 40 foot shoreline setback, to engage in the use of illegal drugs. Furthermore, as the attached letter from Mr. Steven Nariyoshi, dated September 30, 1992, the area in question is also used to consume alcoholic beverages and 3 fires were purposely set.

It has become increasingly difficult to police and stop the illicit activities, because they usually occur late at night, when it is also dangerous and extremely difficult to regulate. The owner knows of no other alternative, but to construct a fence to keep these unwanted persons out of the area.

- B. A "no project" solution will not work. A solution must be worked out before the safety of the general public is drawn into question. In addition if the site is allowed to be dominated by these vagrants, customers will be reluctant to patronize the project and the economical viability of the project may become marginal. At that point the Owners will not be able to afford to expend funds to properly maintain the site, and construct sound solutions to the problems.

MITIGATION MEASURES

With the addition of a fence along the makai side of the parking lot the 40 foot shoreline setback area will be more easy to maintain and the landscaping will be able to grow without being stunted by continuous misuse by vagrants. Although a chainlink fence may not be attractive, as the landscaping is allowed to flourish and fully develop, it will mitigate any adverse visual qualities of the fence.

STEVEN NARIYOSHI, REALTOR
Commercial and Industrial

September 30, 1992

To Whom It May Concern,

I, Steven Nariyoshi, leasing agent for Harbor Center, request to have a fence placed in back of Harbor Center to prevent any further or continued problems as noted within the last four months of our maintenance service. On several occasions our maintenance company, Superior Sweeper Services, has noticed drug paraphernalia along the ocean front area in back of building number 7, dumping of trash into ocean along building number 6, bottles and cans of alcoholic beverages, and on 3 occasions a fire was set in that area in which the fire company had to be called to put out the blaze. The last fire involved the burning of a car in front of a shop next to the ocean front area. The owner of the shop was trapped in the building until the fire department could put out the blaze. The fire caused extensive damage to the building and the car was destroyed. We have noted the security guards patrolling this area and the police have been notified of the problem but, this exposed area continues to be a problem.

I feel by continuing to leave unlimited access to this area will encourage repetition of these problems and may even cause injury to some innocent person.

Sincerely yours,

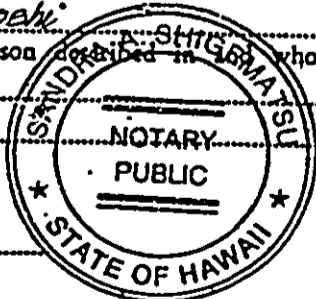
Steven Nariyoshi

Steven Nariyoshi

STATE OF HAWAII
CITY AND COUNTY OF HONOLULU } ss.

On this 1st day of October, 1992, before me personally appeared Steven Nariyoshi who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My commission expires:
11-02-1995



Randee D. Stegeniatus
Notary Public, First Judicial Circuit,
State of Hawaii

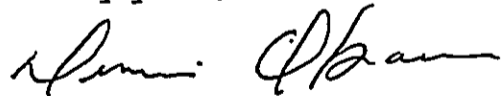


To Whom It May Concern,

I Dennis Obara, owner of Superior Sweeper Services, request to have a fence placed in back of Harbor Center to prevent any further or continued problems as as noted within the last four months of our maintenance service. On several occasions we have noted drug paraphernalia along the ocean front area in back building number 7, dumping of trash into ocean along building number 6, bottles and cans of alcoholic beverages, and on 3 occasions a fire was set in that area in which the fire company had to be called to put out the blaze. The last fire involved the burning of a car in front of a shop next to the ocean front area. The owner of the shop was trapped in the building until the fire department could put out the blaze. The fire cause extensive damage to the building and the car was destroyed. We have noted the security guards patrolling this area and the police have been notified of the problem but, this exposed area continues to be a problem.

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Sincerely yours,

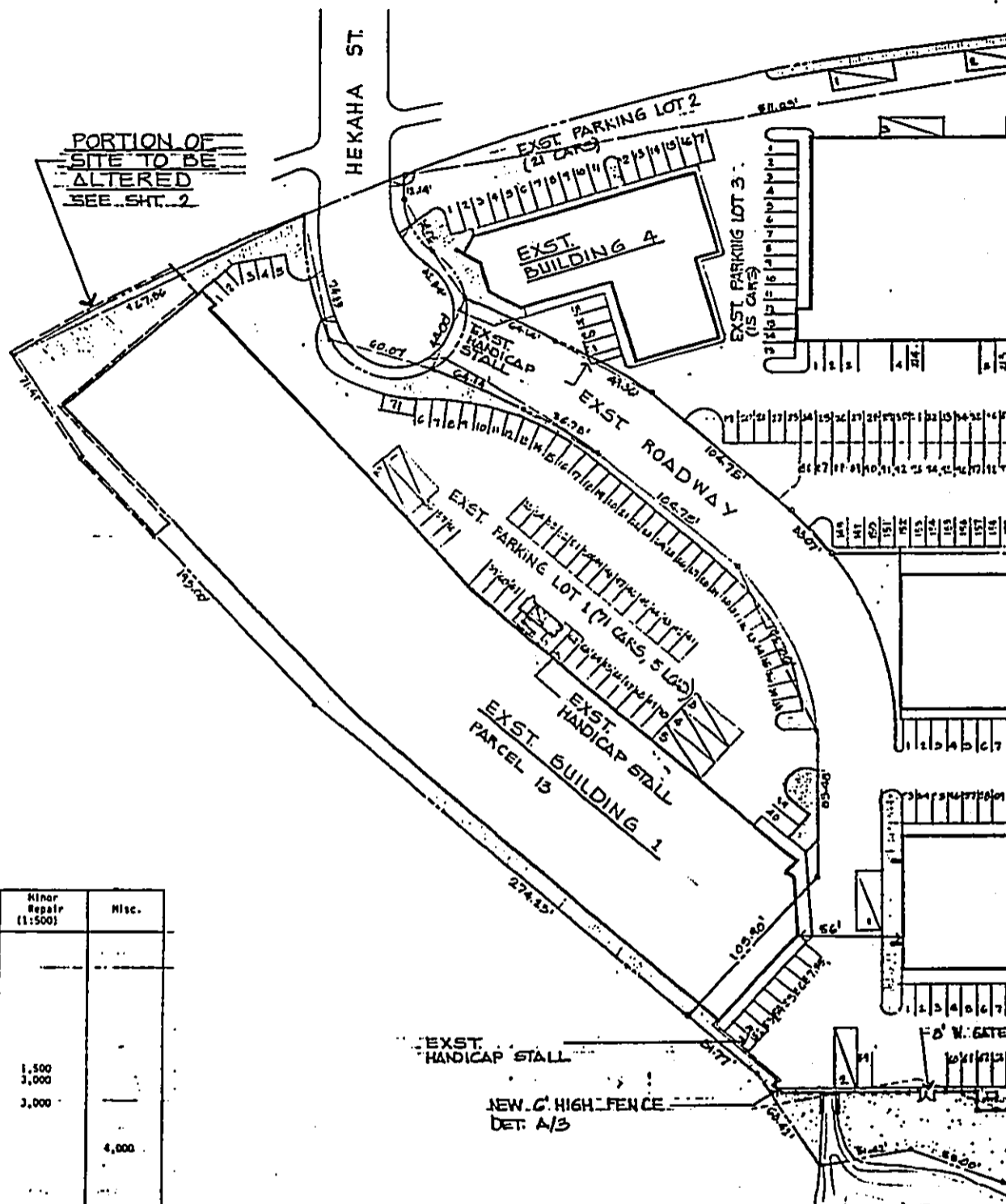


Dennis Obara

Subscribed and sworn to before me this
30th day of Sept., 1992

Malulani Eccleshall
Notary Public, State of Hawaii

My commission expires 5/30/96

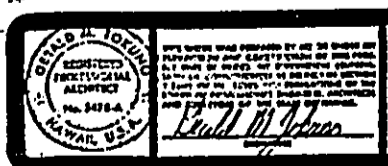


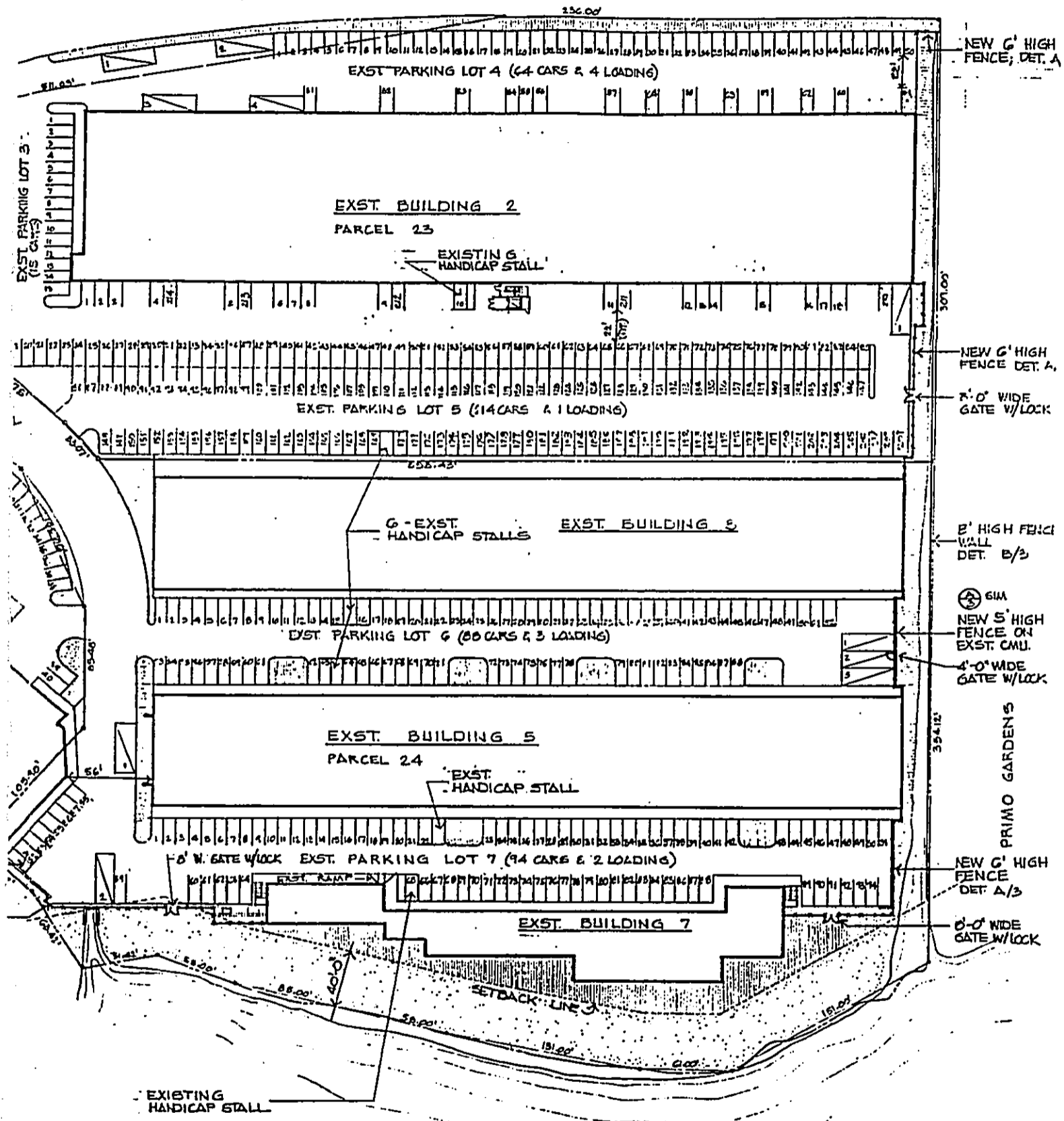
PARKING CALCULATIONS

Adj. Existing Uses	Warehouse (1:1,500)	Wholesale (1:1,000)	Office/Restaurant (1:400)	Minor Repair (1:500)	Misc.
1 FIRST FLOOR Club Partridge Bar Industrial Offices Electrical Room New Elevator		44,110	2,500 3,126		
SECOND FLOOR Industrial		19,051			
4 FIRST FLOOR Industrial Leeward Auto Minor Repair Barr's Muffler Minor Repair Militant Screens Wholesale Pearl City Transmission, Minor Repair New Elevator		55,560		1,500 3,000	
SECOND FLOOR Dance Works (295P48) Industrial		3,000 433		3,000	4,000
3 Warehouse Offices	16,000		24,000		
4 Offices Restaurant			7,750 1,250		
5 Offices			40,000		
7 Offices			30,018		
TOTAL	16,000	140,809	106,644	7,500	4,000
Parking Required	10.67	140.81	271.61	15	60

Total Parking Required..... 498.09 or 499 Spaces
 Loading Spaces Required..... 9 Spaces
 Previously Existing Parking Spaces Provided..... 567
 Deleted Parking for Elevators..... -5
 Deleted Parking for Handicap Ramp & Parking..... -5
 New Parking Spaces Added..... 10
TOTAL PARKING SPACES PROVIDED (12 Handicap Spaces)..... 567 Spaces
 Loading Spaces Provided..... 15 Spaces

SITE PLAN
1"=40'-0"





SITE PLAN
 1"=40'-0"
 PEARL HARBOR

AUG 6, 1972
 Gerald M. Tokuno

HONMAG I I
 98-025 Hekaha Street, Aiea, Hawaii
 THK: 9-8-09: 13, 23 & 24 Job:
 ARCHITECT GERALD M. TOKUNO AIA

1