

RECEIVED

'91 MAY 13 P2:20

DEPARTMENT OF LAND UTILIZATION
91/SMA-023(JT)
May 10, 1991

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Recorded Owner : Bishop Estate *Waimalu Shell Station*
Applicant : Shell Oil Company *Car Wash*
Agent : Gerald Park
Location : 98-135 Kamehameha Hwy., Waimalu
Tax Map Key : 9-8-14: 19
Request : Demolish an Existing Service Station,
Replace Underground Fuel Storage Tanks,
and Construct a New Service Station and
Car Wash
Determination : Environmental Impact Statement (EIS)
Not Required

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

DAC:lg

Waimalu Shell Service station/Car Wash

76

1990-05-23-0A-PEP

Waimalu Shell Station Can Wash

FILE COPY

ENVIRONMENTAL ASSESSMENT

WAIMALU SHELL STATION

KALAUAO, EWA, HONOLULU

Submitted in Partial Fulfillment
of the Requirements of
Ordinance No. 84-4
City and County of Honolulu

Prepared for

SHELL OIL COMPANY

By

GERALD PARK URBAN PLANNER

March, 1990

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SECTION 1

GENERAL INFORMATION

- A. Applicant: Shell Oil Company
1441 Kapiolani Boulevard
Suite 1001
Honolulu, Hawaii 96814
Ph: 946-0761
- B. Recorded Fee Owner: Bishop Estate
567 South King Street
Honolulu, Hawaii 96813
Ph: 523-620
- C. Agent: Gerald Park
Gerald Park Urban Planner
1245 Young Street
Suite 201
Honolulu, Hawaii 96814
Ph: 533-0018
- D. Approving Authority: Honolulu City Council
- E. Tax Map Key: 9-8-14: 19
- F. Lot Area: 20,656 SF
- G. Request: Special Management Area Use Permit
- H. Agencies Consulted in
Preparing Assessment: Board of Water Supply
Department of Land Utilization
Department of Public Works
Department of Health

SECTION 2

DESCRIPTION OF THE PROPOSED ACTION

A. General Description

SHELL OIL COMPANY proposes to demolish an existing Shell Service Station in Waimalu and construct a new station at the same location. In keeping with modern trends that value convenience, the new station will feature self-service gasoline pumps, a convenience store, and car wash facility.

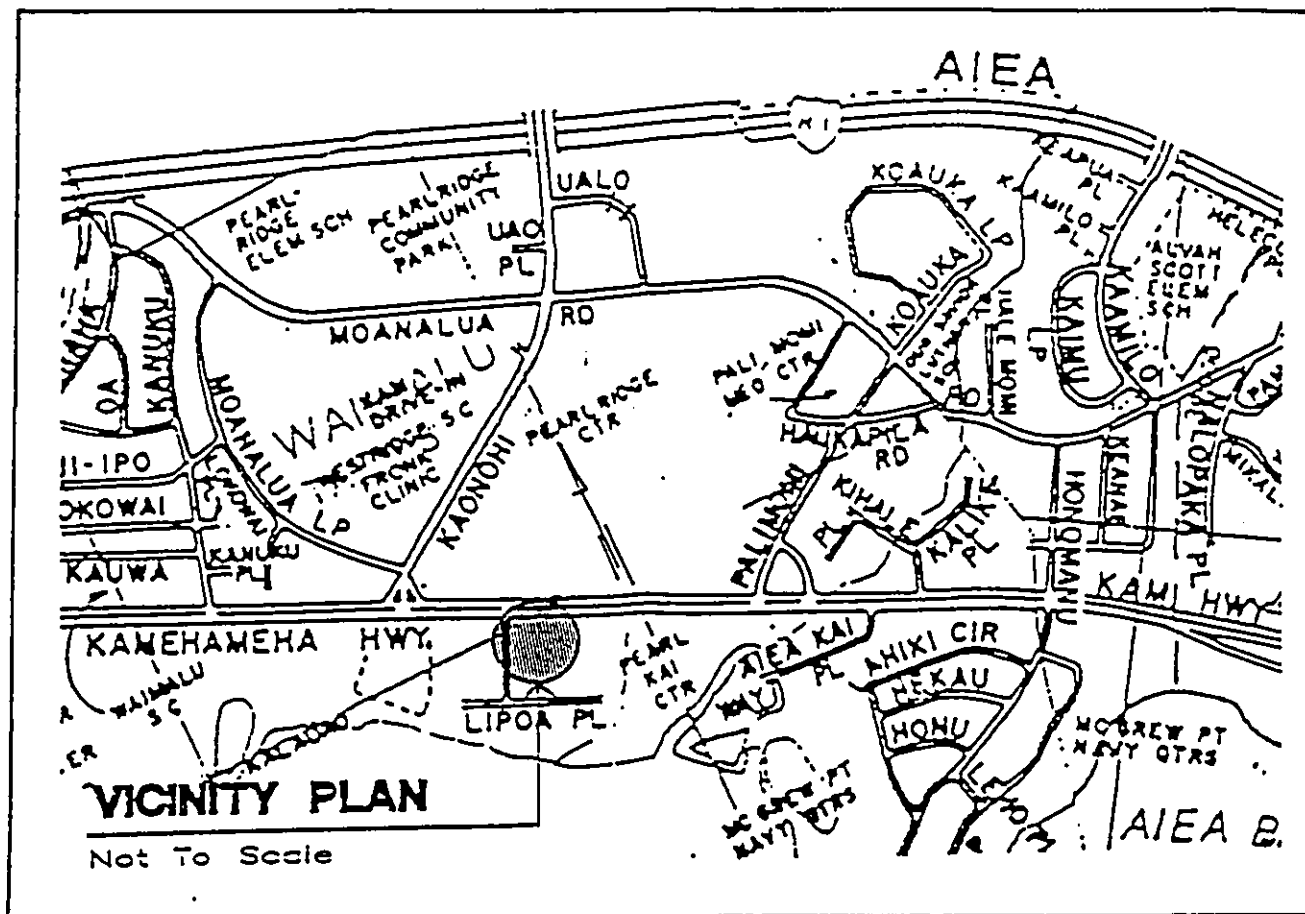
The project is planned on a 20,656 square foot site in the Kalauao Industrial Park, Kalauao, Ewa District, Oahu (Tax Map Key: 9-8-14: 19). The project site is located makai of Kamehameha Highway across from the Sumida Watercress Farm and abutting Lipoa Street on the west (See Figure 1).

The site lies entirely within the Special Management Area although the shoreline---East Loch at Pearl Harbor---is approximately 600 feet to the south.

B. Technical Characteristics

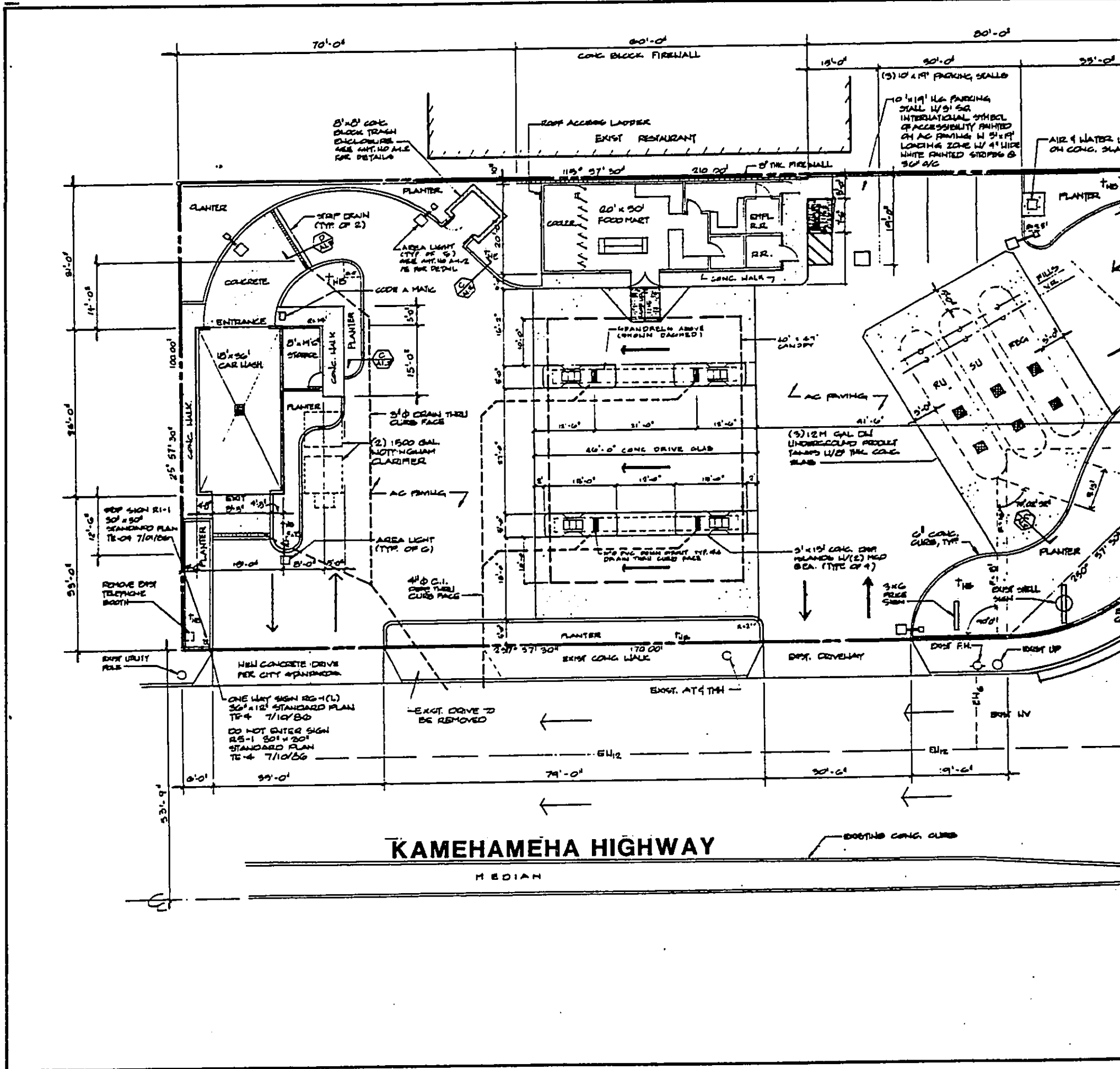
1. Physical Improvements (See Figure 2)

All existing structures will be razed and the entire site reconfigured to a new design. Existing underground fuel storage tanks will be excavated, removed, and the tank site backfilled. Three new double wall fiberglass reinforced fuel tanks will be installed in a new location on-site. Each tank has a storage capacity of 12,000 gallons. Approximately 450 cubic yards of soil and fill will be excavated and removed. A soil stabilization permeable filter fabric will be laid across the bottom and walls and the tanks placed atop a gravel bed and backfilled with select borrow. If dewatering is necessary, water will be discharged into the highway or municipal drainage system. The storage tanks would be placed atop concrete saddles and strapped to deadman anchors to prevent movement.



LOCATION MAP

FIGURE 1



70'-0"

80'-0" CONC BLOCK FIREWALL

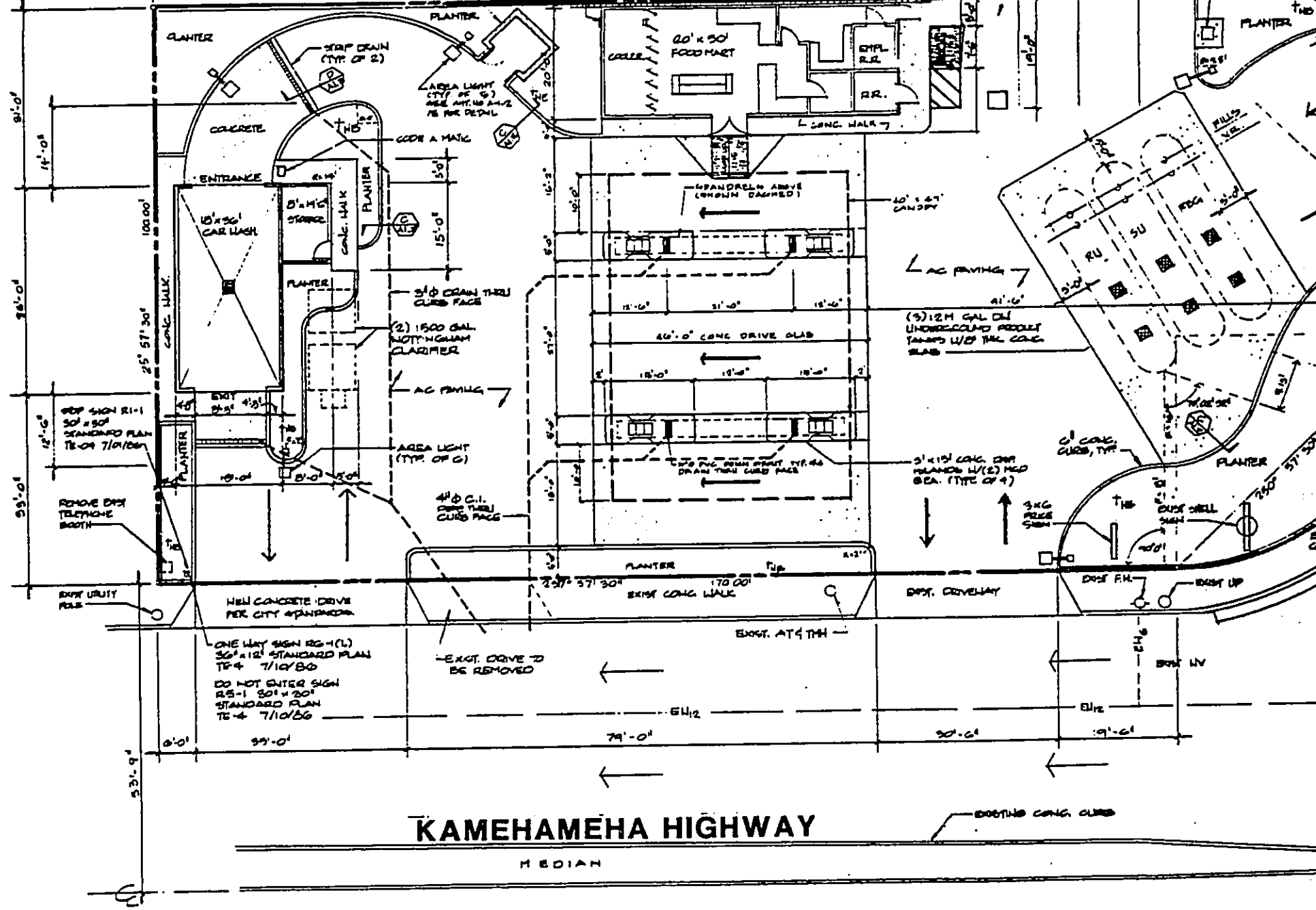
20'-0"

8' x 8' CONC BLOCK TRASH ENCLOSURE SEE INT. NO. 412 RR. DETAILS

ROOF ACCESS LADDER
EXIST. RESTAURANT

(5) 10' x 19' PARKING SPACES
10' x 19' H.G. PARKING SPACES INTERSECTIONAL SYMBOL OR ACCESSIBILITY SYMBOL ON AC FINISHING W/ 5' x 19' LANDING ZONE W/ 4' WIDE WHITE PAINTED STOPPING & 30' O/C

AIR & WATER ON CONC. SLAB



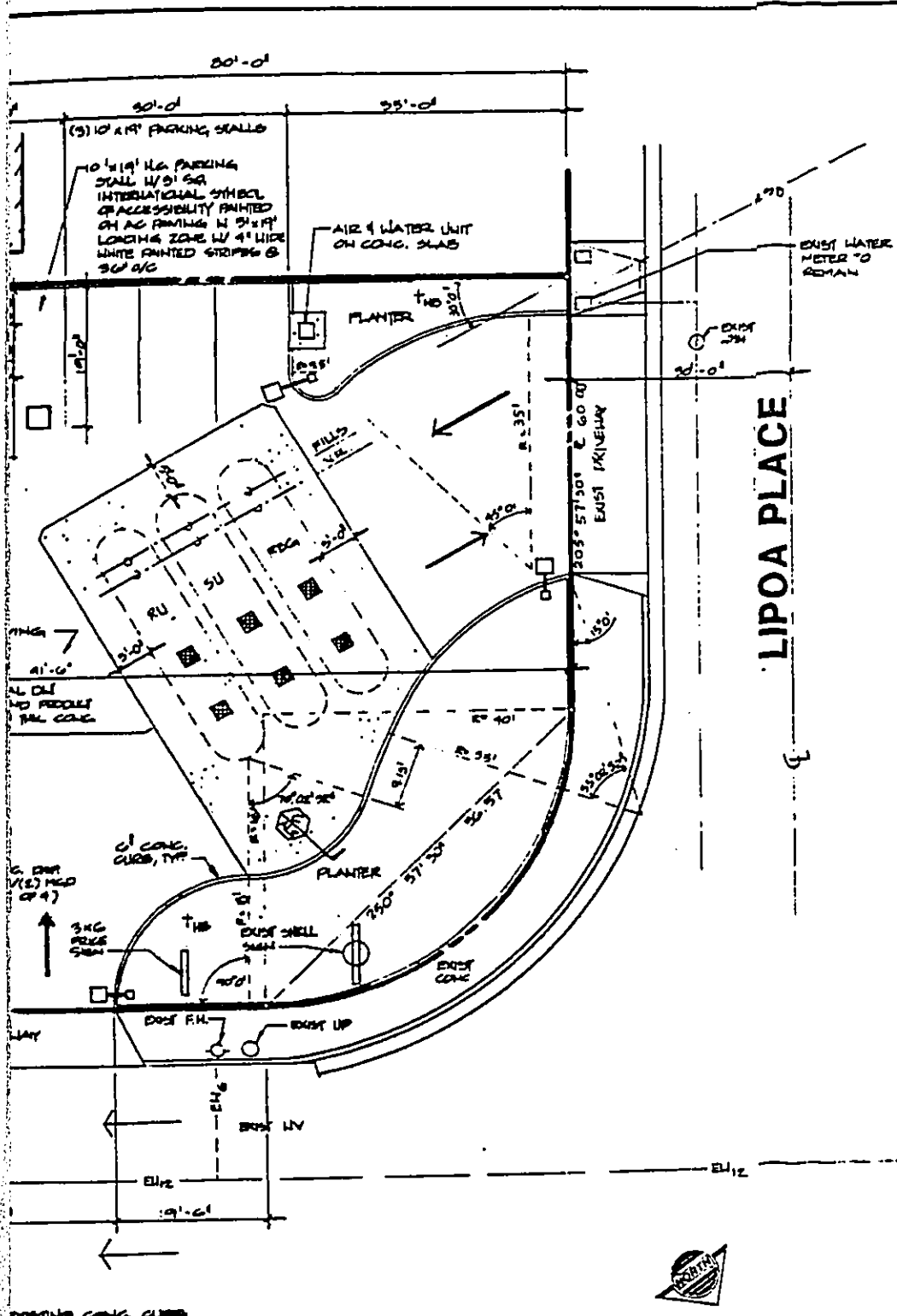
KAMEHAMEHA HIGHWAY
MEDIAN

ONE WAY SIGN RS-1(1)
36" x 12" STANDARD PLAN
TS-4 7/10/80
DO NOT ENTER SIGN
RS-1 30" x 20"
STANDARD PLAN
TS-4 7/10/80

EXIST. DRIVE TO BE REMOVED

EXIST. AT 4 TH

POSTING CONC. CURB



GENERAL NOTES

1. NEW CONC DRIVE SLAB SHALL BE 6" THK. & REINFORCED W/ 2" x 6" W/ 4" x W/ 4" WIRE MESH ON CENTER LINE OF SLAB.
2. NEW DRIVE SLAB AT EACH END OF CAR WASH SHALL BE 6" THK. & REINFORCED W/ 2" x 6" x W/ 4" x W/ 4" WIRE MESH ON CENTER LINE OF SLAB.
3. TANK SLAB SHALL BE 6" THK AND REINFORCED W/ 2" x 6" x W/ 4" x W/ 4" WIRE MESH AND #4 REBAR @ 24" O/C EACH WAY.
4. ALL NEW CONC. EXPOSED TO THE WEATHER SHALL RECEIVE A LIGHT BROOM FINISH.
5. NEW CONC. WALKS SHALL BE 3" THK, 6" HIGH & REINFORCED W/ W/ 4" x W/ 4" WIRE MESH.
6. NEW UNDERGROUND PRODUCT STORAGE TANKS SHALL BE 12" FIBERGLASS DOUBLE WALL.
7. ALL INTERIOR CONC. SLAB SHALL HAVE A SMOOTH TROWEL FINISH.
8. NEW 10'-0" x 19'-0" H.C. PARKING STALL W/ 3'-0" SQ INTERNATIONAL SYMBOL OF ACCESSIBILITY PRINTED ON AC FINISH. NEW 5'-0" x 8'-0" LOADING ZONE W/ 4" WIDE PAINTED STRIPES @ 3'-0" ON CENTER. STALL SHALL ALSO BE PROVIDED A "NO PARKING" SIGN MOUNTED AT HEAD OF STALL.
9. PROTECT VULNERABLE WARE BARRER FROM PUNCTURES OR TEARS DURING CURING NEW CONC. SLAB.
10. COLT. JANTS SHALL BE SAW CUT OR ZIP STRIP.
11. SLOPE ALL NEW EXTERIOR CONC. WALKS @ 1/4" = 1'-0" AWAY FROM BLDG.
12. SEAL ALL NEW CONC. FLOORS WITH "MOISTURE" CLEAR SEALER AS MANUFACTURED BY A.C. HOCH OR APPROVED EQUAL.
13. NEW AIR & WATER SLAB SHALL BE 6" THK & REINFORCED WITH W/ 4" x W/ 4" WIRE MESH, ON CENTER LINE OF SLAB & HAVE A LIGHT BROOM FINISH.

Figure 2

APPROVALS		SHELL OIL COMPANY HOUSTON, TEXAS	
AREA SUPERVISOR	SIGN	PLOT PLAN	
NO. 100 SUPERVISOR	SIGN	NEW SILVERADO STATION	
AREA SUPERVISOR	SIGN	98-105 KAMEHAMEHA HWY + LIPOA PL. AIEA, HAWAII	
SUPERVISOR	SIGN	SCALE 1" = 10'-0"	COORD./APPR
Registered Professional Engineer A1.1		DATE: APR 27 1994 DESIGNED BY: JUDY KANHOA CHECKED BY: KEN VAN GARDON APPROVED BY: D. McDONALD D-0100-01-P-1	

A 1,000 square foot detached accessory structure would be constructed in the approximate center of the property along the south property line. The single-story building will house an automotive accessories sales area, food mart, cashier station, office, restrooms, and storage. The 10 foot high structure will be finished with glass panels in front and light gray panels around the side and rear. The flat roofed building will be faced by a dark gray laminated fascia panel trimmed with a 6-inch yellow accent band.

The new gasoline islands (42' x 5') will be constructed with two (2) gasoline pumps positioned on each island. Each pump is equipped with six dispensing hoses capable of pumping three grades of gasoline. Gasoline will be dispensed on a self-service basis. The gasoline islands are covered by a 1,880 SF (47' x 40') canopy 17 feet in height supported on four columns. The canopy will be faced with pre-finished dark gray laminated panels and trimmed with a 6-inch yellow band encircling the fascia. Support columns will be faced with light gray panel shrouds. Access to gasoline pumps are via three lanes---a 27 foot wide center line flanked by interior and exterior lanes 16'-2" and 18'-0" in width, respectively. The wide lanes allow passing space for queueing vehicles.

A mechanized car wash will be placed on the eastern portion of the site. Building exteriors placed on the eastern portion of the site. The car wash is housed in a 14 foot high, 648 square foot building (18' x 36'). The car wash will be equipped with blowers to dry vehicles. Building exteriors will be finished with the same panel type, color, and trim as the accessory structure.

Access to the station will be taken off Lipoa Street and Kamehameha Highway. An existing 36 foot wide drop curb driveway on Lipoa Street will remain intact as will a 30 foot wide drop driveway on Kamehameha Highway. Applicant is proposing to construct a new 35 foot driveway onto Kamehameha Highway that would jointly serve vehicles departing the station and the car wash facility.

Four off-street parking stalls will be provided along the west side of the food mart building.

Front yards will be landscaped as will perimeter areas to screen adjoining uses and to better define the entry/exit driveways.

Water and sewer lines will be upgraded as necessary to service the station.

Applicant plans to install an "Ultra Clean Car Wash System" manufactured by RYCO. The system uses a state of the art water recycling process during its operation. Wash water is stored in a 1,500 gallon reclamation tank and the process removes dirt and other foreign particles from the wash stream. Detergent and soap water used in the wash cycle are also recycled. Materials not soluble with water such as oil float at the top of the underground tank and can be removed by service station personnel.

The system uses 8-10 gallons of city water per wash initially. After 150 washes, the underground tank is filled and then this water is used in the wash cycle. Fresh water is used only during the rinse cycle. Approximately one (1) gallon of water per vehicle enters the city storm sewer system during each wash operation.

The number of cars using the car wash is projected at 75 vehicles per day. Water requirements are estimated at 750-800 gallons per day most of which will be recycled wash water.

The system promotes water conservation, treats wash water at the car wash system not at a municipal facility, and minimizes discharge into the municipal drainage system.

Discharge into the municipal sewerage system has been approved and a Discharge Certificate issued by the Department of Public Works.

Solid waste will be collected and disposed of by a private hauler.

2. Proposed Use

The principal use is a self-service gasoline station with a convenience store and mechanized car wash as accessory uses. The station will be open seven days a week, twenty-four hours a day. The new station will sell gasoline, oil, and automotive accessories; the convenience store will offer cold and hot beverages, packaged food, prepared foods, tobacco, magazines, sundry items, and an assortment of convenience goods.

Routine automobile repair services will not be offered.

The car wash is intended for passenger vehicles only and will be open seven days a week; operating hours are tentatively set between the hours of 6 a.m. to 10 p.m.

C. Economic and Social Characteristics

The cost of physical improvements is estimated at \$800,000 (\$1990). Construction will commence after all permits and approvals are obtained. The project will be built in one phase and should be completed in 5 months.

No residents will be displaced by the project. It is expected that the station will employ 9 persons (5 full-time and 4 part-time).

D. Environmental Characteristics

Site soils are classified Pearl Harbor clay a very poorly drained soil found usually on level coastal plains. The soil is described as a relatively thick layer of brown and gray clay underlain by peat or muck (Soil Conservation Service, 1972). Permeability and runoff are very slow and the erosion hazard is slight. Pearl Harbor clay is a very plastic soil of high shrink-swell potential.

About 90% of the property is paved with asphaltic concrete. A slight slope (0.5-1.0%) facilitates runoff from the rear (southeast corner) in the direction of Lipoa Street (west) and Kamehameha Highway (north).

Current Flood Insurance Rate Maps (FIRM) designate the premises as Zone D which is defined as areas in which flood hazards are undetermined.

SECTION 3

DESCRIPTION OF THE AFFECTED ENVIRONMENT

The subject premises, which is part of the Kalauao Industrial Park has been an outlet for Shell Oil since 1963. Its location adjacent to one of the major transportation corridors in the Primary Urban Center is ideal for both existing and proposed uses.

Structures and uses at the existing station include a 2,400 SF office/service building with three service bays, 1 1,300 SF covered gasoline dispensing area with three gasoline pumps, self service air, water and vacuum outlets, fourteen parking stalls, restroom facilities, and underground storage tanks. Amenities include a 1,540 SF rectangular planting area at the rear of the site and a planting area at the corner of Kamehameha Highway and Lipoa Street.

Full-service and self-service gas dispensing are available. The station also sells oil, grease, batteries, tires, and other automotive accessories and provides routine automobile repairs and servicing.

The site is designated "Industrial" on the Development Plan Land Use Map and will not be affected by public improvements programmed on the Development Plan Public Facilities Map.

The surrounding areas are a disparaging mix of land use designations and uses. Lands directly across Kamehameha Highway are designated Agriculture and used for raising watercress. Surrounding the watercress farm on three sides stands Pearl Ridge, one of Oahu's major shopping centers. The subject property and neighboring properties along Kamehameha Highway are strip zoned for Industrial (I-2) and Commercial (B-2) uses. In spite of the industrial basis for the Kalauao Industrial Park, a significant portion of the Park between the subject premises and the shoreline are zoned and used for Apartment (A-1) and Residential (R-5) purposes.

Common ornamental trees, palms, shrubs, and groundcovers are used for landscaping a traffic island and 18-20 foot wide planting area separating the station from an adjoining restaurant. These include strawberry guava, lantana, and St. Augustine grass. Both planting areas are watered by an underground irrigation system.

No animals were observed at the time of our field inspection. But given the presence of water (and food nearby) it is likely that stray dogs and cats frequent the site and nearby areas and that rats are present.

Water service is taken off a 12-inch line and wastewater discharged into a 6-inch line in Lipoa Street. There are no drain inlets or catch basins fronting the site; surface runoff flows towards the ocean along Lipoa Street and enters catch basins at its intersection with Lipoa Place.

There are no historic or cultural resources on the premises.

The relatively flat terrain and hodge-podge building types between Kamehameha Highway and Pearl Harbor provide little viewing opportunities in the direction of the Harbor (Chu & Jones, 1987). In the vicinity of the subject lot, Pearl Harbor cannot be seen.

The site is far removed from coastal recreation resources and thus will not affect public access to ocean recreation resources and opportunities. The property also is not or in proximity to any wetland, estuary, fishing grounds, and wildlife preserves.

SECTION 4

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The subject premises lies in an urban setting that already has been significantly modified. There is little of what can be called a "natural" environment on which to evaluate potential impacts and the ensuing summary considers the following general and special management area factors:

General

- The new station will be constructed on the site of the existing station which has been at this location for 25 years.
- The proposed use is similar to the existing use as the sale of gasoline is the principal retail activity and the provision and sale of convenience goods are accessory to the principal operation.
- There are no residential uses directly adjacent to the project site.
- Water, sewer, drainage, and power systems are adequate to serve the project.

Special Management Area

- There are neither threatened or endangered flora and fauna on the premises nor historical resources.
- The site is not adjacent to a wetland, marsh, estuary, wildlife preserve, and fishing grounds.
- The site is not within a flood hazard district.
- The property is neither a shoreline parcel nor does it provide access to or along the shoreline.

The proposed improvements will not significantly alter the existing landform, 90% of which is covered by impervious material. Existing underground gasoline tanks will be excavated and new tanks installed at another on-site location. The landscaped area along the rear property line will be grubbed of vegetation (groundcover, shrubs, and small trees). The loss of the landscaped area will be offset by a new landscape plan emphasizing perimeter plantings for screening and definition purposes.

Fugitive dust will be raised during demolition and site work activities. Dust cannot be eliminated entirely but can be suppressed by thorough and frequent water sprinkling. The Contractor will be responsible for general housekeeping of the site and keeping adjacent areas free of mud and sediment. All construction activities will comply with State air pollution control regulations (Chapter 60, Title 11, Administrative Rules of the State Department of Health).

Construction equipment will emit minor quantities of pollutants in the form of engine exhausts and aldehyde odors. Most large construction equipment is diesel powered and carbon monoxide emissions are generally low but nitrogen dioxide emissions can be quite high. Emissions from construction equipment, however, should be significantly less than levels generated by daily traffic on Kamehameha Highway.

Construction noise, like fugitive dust, cannot be avoided and all activities will comply with noise provisions of Chapter 42, Vehicle Noise Control for Oahu and Chapter 43 Community Noise Control for Oahu, Title 11, Administrative Rules and the State Department of Health.

Blower noise will be audible during the drying cycle but should be attenuated by the partially enclosed wash building and traffic noise from the direction of Kamehameha Highway.

Should subsurface archaeological features be unearthed, work in the immediate area will cease and proper historic authorities notified for disposition of the finds.

The completed project would not affect views to Pearl Harbor and its shoreline from the nearest coastal roadway, Kamehameha Highway. A change in the appearance between existing and proposed stations is anticipated but not on a scale to alter coastal views or distract from the general appearance of the light industrial setting and adjoining commercial activities.

Washwater from the car wash would contain petroleum based materials such as grease and road oil, dirt, and low phosphate biodegradable detergent. Dirt and grit would be removed from the wash stream and detergent and soap used in the wash cycle recycled. Non-soluble material such as grease and oil would float at the top of the underground tanks and will be removed by station personnel. The Department of Public Works has approved an Industrial Wastewater Discharge Certificate to permit the discharge of less than 100 gallons per day into the municipal system. As such, underground water sources in the area should not be affected.

SECTION 5

ALTERNATIVES TO THE PROPOSED ACTION

No Action

This option is the only real alternative to the proposed plan. The existing station would remain intact and no changes to its urban setting would take place. There would be no environmental impacts—short and long-term, beneficial and adverse—as described in this document.

REFERENCES

Chu, Michael S. and Robert B. Jones. 1987. Coastal View Study. Prepared for Department of Land Utilization, City and County of Honolulu.

United States Department of Agriculture Soil Conservation Service. 1972. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii. In cooperation with the University of Hawaii Agricultural Experiment Station. U.S. Government Printing Office. Washington D.C.

United States Department of Housing and Urban Development. 1987. Flood Insurance Rate Maps. Federal Emergency Management Agency.

APPENDIX A
AGENCY COMMENTS

DIVISION OF WASTEWATER MANAGEMENT
City and County of Honolulu

120730

RECEIVED
NOV 22 1988

APPLICATION FOR SEWER CONNECTION
Want three weeks for processing of application

RECEIVED
DIV. WWM

OCT 21 4 09 PM '88

HIDA, OKAMOTO & ASSOCIATES, INC. PART A - TO BE FILLED BY APPLICANT

PUBLIC SERVICE
SECTION

1. Project Name: Waimalu Shell Service
2. Address or Location: 98-135 Kamehameha Highway
3. Tax Map Key: 9-8-14: 19
4. Type Development: PD-II Cluster Subdiv.
Apt. Other: Self-Service gas station with
convenience store and carwash
5. Total No. of Units N/A (Give breakdown below)
Studio 1 Bdrm. 2 Bdrm. 3 Bdrm.
4 Bdrm. Other:
6. Sewer Connection Work Desired: (Give length, size, depth, etc.)
Connect to exist 6-inch lateral at property line on Linoa Place.
7. Approximate Date Connection is Required: _____
8. Number and Type of Existing Structures on Property: One gas station
canopy and one building
(Check One: Structures to Remain To be Demolished
9. Remarks: Convenience store consists of (3) sinks, (2) lavatories and (2) water
closets. Expect an average of 75 cars per day for carwash. use 12-14 gals of
water per car. 4 gals of water leaves w/ car and 10 gals of water discharged into
sewer. Thus, 750 gpd discharge from carwash into City's sewer system.
10. Information provided by:

Name: Gerald T. Hieda Date: October 21, 1988
Firm: Hida, Okamoto & Associates, Inc. Phone: 942-0066
Address: 2600 South King Street, Suite 207 Honolulu 96826
Street City Zip Code

PART B - TO BE FILLED BY DIVISION OF WASTEWATER MANAGEMENT

1. Present Zoning: _____ General Plan: _____
2. Sewers: Adequate Inadequate Not Available
Other: Based on recycle system
3. Charges: Yes No
a. Sewer Assessment

Rate	X	Area	sq. ft.	\$
------	---	------	--------------	----

b. Sewer Connection \$ _____
c. Total Estimated Charge \$ _____
4. Remarks: _____
5. Application:
Approved: Imamura Date 11/18/88
(Valid for One Year After Date of Approval)
Not Approved: _____ Date _____

JOHN WAIHEE
GOVERNOR OF HAWAII



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

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

November 2, 1988

RECEIVED
NOV 12 1988
Please refer to:
EH/SD

HIDA, OKAMOTO & ASSOCIATES, INC.

Mr. Gerald T. Hieda
Project Engineer
Hida, Okamoto & Associates, Inc.
2600 South King Street, Suite 207
Honolulu, Hawaii 96826

Dear Mr. Hieda:

SUBJECT: REQUEST FOR INJECTION WELL USE
SHELL OIL COMPANY CAR WASH
TMK: 9-8-14:19
WAIMALU, OAHU, HAWAII

Your letter dated October 5, 1988 inquiring about the use of an injection well for car wash wastewater disposal has been forwarded to the Department of Health from the Board of Water Supply.

The subject parcel is situated above the Underground Injection Control (UIC) line. Land areas above the UIC line are considered to contain underground sources of drinking water. Injection wells that dispose of industrial fluids, such as those fluids generated from car wash operations, are not permitted above the UIC line. If the owner intends to pursue the construction of a car wash facility, it is recommended that the owner seek the approval of the County to hook-up into the public sewer system for effluent disposal.

If you have any questions concerning this matter, please contact the Drinking Water Program at telephone 548-2235.

Sincerely,

Handwritten signature of James K. Ikeda in cursive.

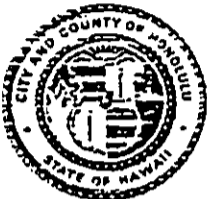
JAMES K. IKEDA, Acting Chief
Environmental Protection and
Health Services Division

CH:nn

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

RECEIVED
JAN 25 1989
HIDA, OKAMOTO & ASSOCIATES, INC.



SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

In reply refer to:

January 24, 1989

WPW 89-45

Waimalu Shell Service - Car Wash
c/o Hida, Okamoto & Associates, Inc.
2600 S. King Street, Suite 207
Honolulu, Hawaii 96826

Gentlemen:

Subject: Industrial Wastewater
Discharge Certificate

Transmitted herewith is the subject certificate which allows
wastewater discharge into the City sewer.

This certificate shall be posted at your place of business and is
not transferable without my written consent. If any change in
the wastewater discharge or use of the facilities is anticipated,
you must apply for an amended certificate.

If you have any questions on this matter, please contact the
Water Quality Section at 527-6805.

Very truly yours,

Sam Callejo

SAM CALLEJO
Director and Chief Engineer

Encl.