

DEPARTMENT OF LAND UTILIZATION
90/SMA-67(DEB)

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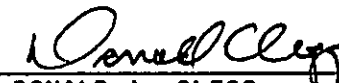
SPECIAL MANAGEMENT AREA ORDINANCE ENVIRONMENTAL
CHAPTER 33, ROH QUALITY CONTROL
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Bishop Estate
Applicant : Chevron U.S.A., Inc.
Agent : William E. Wanket
Location : 98-121 Kamehameha Highway, Aiea, Oahu
Tax Map Key : 9-8-14: 12
Request : Demolish an existing service station and construct
a new service station with 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
Director of Land Utilization
City and County of Honolulu
State of Hawaii

DAC:deb
0290N

204

1990-09-08-0A-FAA Chevron Service Station / Cow Walk

ENVIRONMENTAL ASSESSMENT
SPECIAL MANAGEMENT AREA PERMIT

FILE COPY

CHEVRON U.S.A.

TAX MAP KEY: 9-8-14:12
AIEA, OAHU, HAWAII

WILLIAM E. WANKET, INC.

JUNE, 1990

LU 6/90 4022

WILLIAM
E.
WANKET
INC.

Land Use Consultant

JUN 15 08 7 58

DEPARTMENT OF LAND UTILIZATION
HONOLULU, HAWAII

June 12, 1990

Mr. Donald A. Clegg, Director
Department of Land Utilization
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Environmental Assessment and Application for a Special
Management Area Permit, Aiea, Chevron U.S.A., Inc.

Dear Mr. Clegg:

On behalf of Chevron U.S.A., Inc., I am submitting an Environmental Assessment and an application for a Special Management Area Permit for the construction of a new service station and car wash on an existing Chevron Service Station site at the corner of Kamehameha Highway and Lipoa Place.

The appropriate filing fee will be submitted on acceptance of the application materials. Your favorable consideration would be greatly appreciated.

Sincerely,



WILLIAM E. WANKET

Pacific Tower
Suite 660
1001 Bishop Street
Honolulu, HI 96813
Phone
(808) 533-4937
FAX 521-5410

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APPENDIX A.

PUBLIC AGENCY COMMENTS

**ENVIRONMENTAL ASSESSMENT
SPECIAL MANAGEMENT AREA PERMIT**

1. GENERAL INFORMATION

APPLICANT:

Chevron U.S.A., Inc.
Pauahi Tower, Suite 1000
1001 Bishop Street
Honolulu, Hawaii 96813
(808) 527-2700

RECORDED FEE OWNER:

Bishop Estate
567 South King Street
Suite 200
Honolulu, Hawaii 96813

AGENT:

William E. Wanket, Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813
(808) 533-4937

PROPERTY PROFILE:

Location:	Aiea, Oahu
Tax Map Key:	9-8-14: 12
Land Area:	17,657 square feet
State Land Use District:	Urban
Development Plan Map:	Industrial
Public Facilities Map:	NA
Existing Zoning:	I-2 Intensive Industrial District
Height Limit:	60 feet
Special District:	No
Special Management Area:	Yes
Flood Zone:	D

AGENCIES CONSULTED IN MAKING ASSESSMENT:

Board of Water Supply	Department of Public Works
Fire Department	Honolulu Police Department
Department of Health	Department of Transportation
	Department of General Planning
	Department of Transportation Services

2. GENERAL DESCRIPTION

2.1 Existing Use

The project site is a parcel of 17,657 square feet fronting Kamehameha Highway, now occupied by a Chevron Service Station. Lipoa Place borders the site on the east. Budget Furniture Rental is on the west and on the adjacent parcel to the south is Kuroda Auto Repair. Immediately across Lipoa Place is a Shell Service Station. (Refer to Exhibit A., Location Map, and Exhibit B., Photographs.)

2.2 Proposed Use

The applicant proposes to demolish the existing service station on the site and construct a new service station with a car wash. A copy of the Site Plan and Elevations is attached as Exhibit C.

3. TECHNICAL CHARACTERISTICS

3.1 Use Characteristics

Both the proposed service station and car wash are principal permitted uses within the I-2 Industrial District. The new structure and facilities will replace an existing facility which is similar in nature. All applicable Land Use Ordinance (LUO) development standards for the proposed uses will be met.

3.2 Physical Characteristics

The project site is relatively level, and there are no unique physical characteristics on the site, or on adjacent parcels in the surrounding area.

3.3 Construction Characteristics

The entire site will be cleared and replaced with the new facility. One underground "waste oil tank" will be removed and three existing underground tanks will remain. The tank to be removed will no longer be needed, since there will be no repair facility.

The new structure will contain approximately 715 square feet of floor area (200 square feet sales area), with a building height of approximately 13 feet. It will be constructed of pre-finished metal on concrete pads and contain an accessory sales room (food mart), utility/storage room, an office, restrooms, and wash bay.

In addition to the new structure, four new pump islands will replace existing service station facilities. (Refer to Exhibit C.)

The "RYKOWash" system will be used in the car wash operation, recycling water and using only 3 to 4 gallons of fresh water for each wash cycle, compared to standard operations which use 15 to 20 gallons of fresh water per wash. Blowers will be used for drying; however, any noise generated by the operation should not impact on the nearest adjacent use, an automotive repair facility.

3.4 Utilities and Services

All utilities and services are available to serve the proposed use. Since the proposed use will replace an existing use similar in nature, it will not demand additional utilities or public services. Agency comments on the proposal's anticipated impact in this regard are included in Appendix A.

3.5 Access and Parking

Two existing approaches on the Kamehameha Highway frontage will remain, as will a third approach off Lipoa Street. (Refer to Exhibit C.) Two new 8 by 18 feet parking spaces and a 13 by 18 feet space for the handicapped would be provided.

4. ECONOMIC AND SOCIAL CHARACTERISTICS

4.1 Development Costs/Phasing

Development costs are estimated at approximately \$850,000 and construction is estimated to take two months.

4.2 Employment

There would be no significant increase or decrease in employment as a result of the new facility.

5. ENVIRONMENTAL CHARACTERISTICS

5.1 Soils/Topography

Soils are classified by the U.S. Department of Agriculture Soil Conservation Service (report of August 1972) as Keaau clay, saline, 0 to 2 percent slopes (KmbA). As noted previously, the site is relatively level, and there are no unique or hazardous conditions related to the soils or topography of the site.

5.2 Drainage

There are no drainage problems on the site now, and the

addition of a car wash to the service station use will not significantly affect drainage patterns. There will be no water runoff onto adjacent properties or public right-of-ways from the car wash, because the system proposed collects wash and rinse water in a wash bay drainage pit where it flows through pipes to underground tanks. As noted previously, the water is filtered and recycled in the process.

5.3 Flood Zone

The site is located within the Federal Flood Insurance Rate Map (FIRM) Zone D, designating areas in which flood hazards are undermined. Refer to Exhibit D., Flood Elevation Map.

5.4 Shoreline Survey

While the project site is located entirely within the Special Management Area (SMA), it is not adjacent or within close proximity to the shoreline and would have no adverse effects on shoreline processes.

6. AFFECTED ENVIRONMENT

6.1 Relationship to Surrounding Area

The surrounding area is a mixture of commercial and industrial uses. The parcels immediately adjacent to the project site are occupied by Kuroda Auto Repair and Budget Furniture Rentals, and a Shell Service Station is located directly across Lipoa Place. There are no residential uses within the immediate vicinity and since the service station use has existed on the site for some time, the construction of a new station with car wash is not expected to have any

adverse effects on the surrounding area. The addition of new landscaping along the Kamehameha Highway frontage should improve the overall visual quality of the site as viewed from the Highway. Exhibit E. illustrates proposed landscaping.

6.2 Relationship to Public Use Areas and Natural Resources

Because of the project site's distance from the shoreline, no public access is affected. There are no public recreation areas or other natural resources of value near the site.

6.3 Relationship to Historic, Cultural and Archaeological Resources

There are no known historic, cultural or archeological resources of any significance on the site.

6.4 Coastal Views

There are no coastal views from the site. The site has visual prominence, because of its Kamehameha Highway frontage, but the structure proposed is well below the permitted height limit and views will not be significantly affected in the surrounding area. The addition of landscaping along this frontage will improve views of the site from the Highway. Refer to Exhibit E.

6.5 Water Quality

No impact is anticipated on water quality; drainage patterns will remain essentially the same and the proposed use will not increase runoff in any appreciable manner. Refer to Section 5.2 for a discussion of drainage.

7. PUBLIC POLICIES

7.1 State

The project site is located within the State Urban District, and the proposed use is permitted within the District. No State policies are affected by the proposal.

7.2 City and County Development Plan and Zoning

The site is designated for industrial use on the City's Development Plan for the area and is also appropriately zoned for the uses proposed. Both the service station and car wash are principal permitted uses in the I-2 District.

7.3 Coastal Zone/Special Management Area (SMA)

The site is entirely within the SMA; however, it is not adjacent to or near the shoreline and the proposal would have no significant effect on the Coastal Zone or SMA. Further discussion of its relationship to specific SMA guidelines follows.

8. RELATIONSHIP TO SECTION 33-3.2, ROH, SPECIAL MANAGEMENT AREA GUIDELINES

Access to Public Beaches, Recreational Areas and Natural Reserves

The proposed demolition, new construction and addition of the car wash will have no negative impact on access to any publicly owned beaches, recreation area or natural reserves.

Location of Public Recreation Areas and Preserves

The project would not intrude upon or conflict with any existing or planned wildlife preserves or recreation areas.

Provisions for Liquid and Solid Waste Disposition

Liquid waste will be disposed of by a public sewer system; solid waste collection will be accomplished through a private firm.

Alterations to Existing Land Forms, Vegetation, Effects on Water Resources, Scenic and Recreational Amenities, Flood Danger, Landslides and Erosion

The site is level and already developed as a service station. There will be no major alteration of land forms. No scenic or recreational amenities are affected. There are no special erosion or potential landslide problems, and the site, designated Flood Zone D, is not subject to any LUD Flood Hazard District requirements.

Adverse Environmental or Ecological Effects and Elimination of Planning Options

No adverse environmental or ecological effects are anticipated. There are no endangered plant or animal species or archaeological resources on the site. There are no long-range planning proposals which include alternate uses for the site. The site is within the State Urban District and the proposed uses are permitted in the I-2 zoning district. The site is surrounded by uses of a similar nature and the proposal would be compatible with these.

Consistency With Existing SMA Policies and Guidelines

The proposal will be consistent with all SMA policies and guidelines and will have no adverse effects.

Consistency With the General Plan and Zoning

There will be no negative impacts on General Plan population policies and the project will conform with all applicable LUO development standards.

Dredging, Filling and Other Alterations

No dredging or fill will be required, and grading will be minimal. There will be no major alteration of land forms on the site.

Reduction of Beaches or Other Recreation Areas

The project will not result in a reduction of beaches or recreational areas, since none are near the project site.

Access to Tidal and Submerged Lands

The proposed project will not impact on tidal or submerged lands.

Line of Sight Toward the Sea From the Coastal Highway

No coastal views are available from the project site.

Effects on Water Quality, Fishing Grounds, Wildlife Habitat and Agricultural Lands

The project will have no effect on water quality, fishing grounds or wildlife habitats. There are no agricultural lands near the site.

9. **POTENTIAL IMPACTS AND MITIGATIVE MEASURES**

There will be no potential negative impacts on the SMA or surrounding area as a result of the proposed replacement of the service station and addition of a car wash, and no mitigative measures are required.

EXHIBITS

EXHIBIT A.

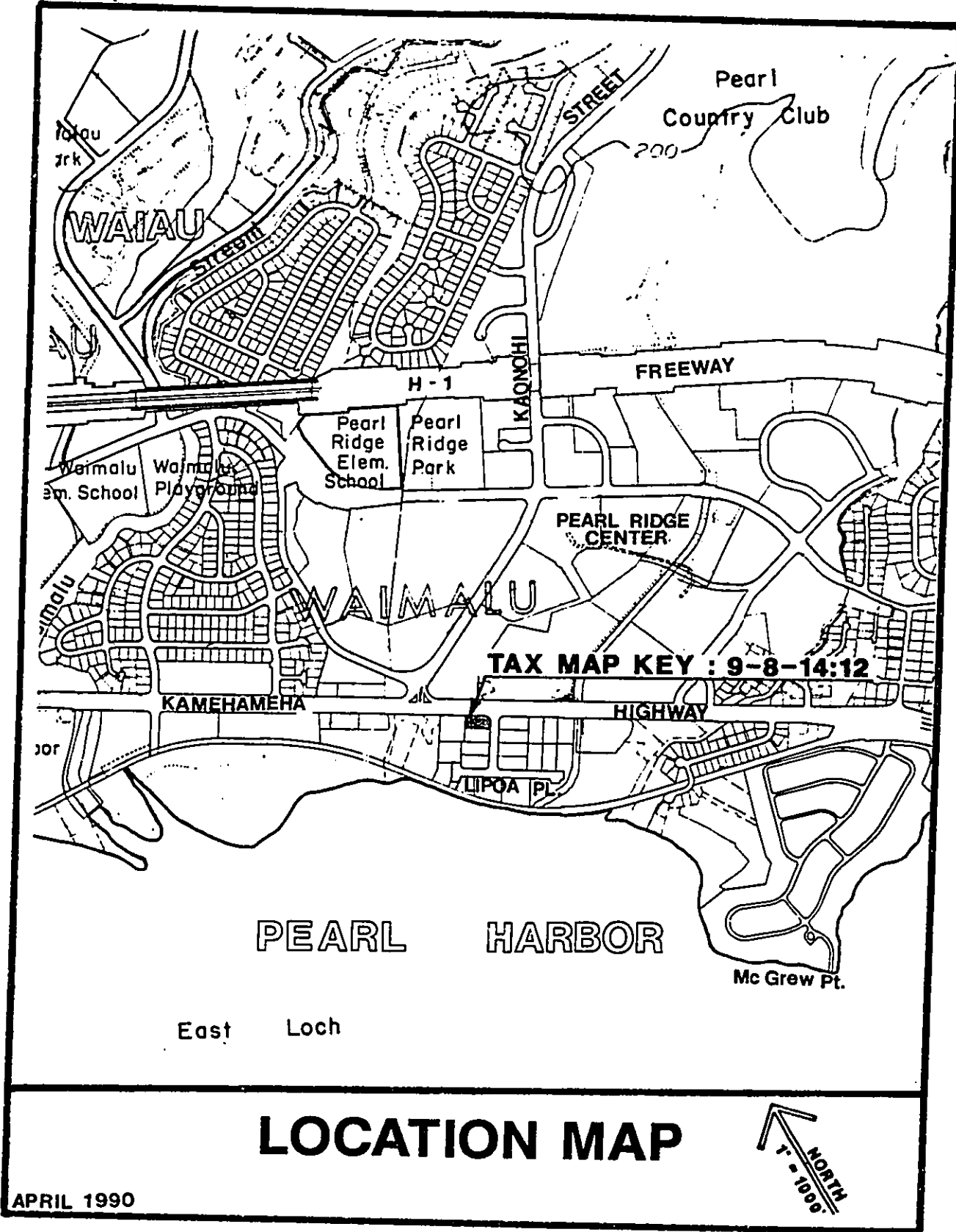


EXHIBIT B. - PHOTOS



VIEW OF EXISTING SERVICE STATION FROM KAMEHAMEHA HIGHWAY



MAKAI VIEW, LOOKING DOWN LIPOA PLACE; KURODA AUTO REPAIR TO THE RIGHT

EXHIBIT B. - PHOTOS



VIEW TOWARD DIAMOND HEAD ON KAMEHAMEHA FRONTAGE;
SHELL SERVICE STATION IS ACROSS LIPOA PLACE



VIEW FROM EXISTING SERVICE STATION ACROSS KAMEHAMEHA
HIGHWAY; PEARL RIDGE SHOPPING CENTER IS MAUKA OF THE SITE

GENERAL NOTES

1. CHEVRON USA, INC. CONSTRUCTION SPECIFICATIONS (M.O.S. 243) APPLY TO ALL WORK PERFORMED AT THIS SITE. PAINTING SPECIFICATIONS (M.O.S. 253) APPLY TO ON-SITE PAINTING AND DECALING, "PREFABRICATED BUILDINGS AND CANOPIES" (SPEC. RLN-HQ-4) APPLIES TO OFF-SITE FABRICATION AND ON-SITE ERECTION BY STEEL FABRICATION.
2. CONSTRUCTION MATERIALS, ASSEMBLIES AND PROCEDURES ARE TO FOLLOW LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE FOR RESOLUTION PRIOR TO COMMENCING WORK.
3. GENERAL CONTRACTOR IS TO NOTIFY COMPANY REPRESENTATIVE PROMPTLY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT TO PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED.
4. DRAWINGS SHOULD NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
5. THE CANOPY SHOWN ON THESE PLANS IS PARTIALLY OR FULLY FACTORY-ASSEMBLED AND FINISHED. IT IS TO BE DELIVERED TO THE SITE AND ERECTED BY THE STEEL FABRICATOR UNDER A SEPARATE CONTRACT. THE GENERAL CONTRACTOR'S RESPONSIBILITIES INCLUDE SITE PREPARATION, CONCRETE FOUNDATIONS AND SLABS, OVERALL COORDINATION AND CLEAN-UP, ETC. AS SET FORTH IN THE SPECIFICATIONS AND THE SCOPE OF WORK, AND ON THESE DRAWINGS.
6. SEPARATE CONTRACTS FOR SUCH WORK AS PAVING, LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY CHEVRON USA, INC. IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSER, ETC. ARE PURCHASED DIRECTLY BY CHEVRON USA, INC. FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION. REFER TO THE SCOPE OF WORK FOR A LISTING OF SUCH CONTRACTS AND EQUIPMENT. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
7. PROPER DRAINAGE MUST BE PROVIDED FOR THE "CRAWL SPACE" BENEATH THE METAL PAN FLOORS OF SHOP-FABRICATED BUILDINGS. IN AREAS HAVING A HIGH WATER TABLE, IMPERVIOUS SOIL OR OTHER MOISTURE-RETAINING CONDITIONS, GENERAL CONTRACTOR SHALL PROVIDE POROUS DRAIN PIPE OR ITS EQUIVALENT, CONNECTED TO THE NEAREST STORM SEWER, OR OTHER MEANS FOR DISPOSAL OF WATER ACCEPTABLE TO THE COMPANY REPRESENTATIVE.
8. DETAILS FOR THE METAL BUILDING, MEMBER SIZES, CONNECTION DETAILS, STRUCTURAL CALCULATION, ETC. ARE PROVIDED BY THE STEEL FABRICATOR, CHEVRON USA, INC. DRAWINGS ARE INTENDED TO ILLUSTRATE THE SIZE, COLOR, MATERIAL AND FINISH OF THE BUILDING, AS WELL AS THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
9. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
10. THESE PLANS ARE INTENDED TO COMPLY WITH THE UBC, 1985 EDITION.

DEMOLITION NOTES

THE FOLLOWING ITEMS ARE TO BE REMOVED:


1. TANKS: (1)550 WASTE OIL TANK
2. SERVICE STATION BUILDING, CANOPY, DRIVE SLABS, PUMP ISLANDS & DISPENSERS.
3. ALL SIGNS, POLES & FOUNDATIONS.
4. ALL YARD LIGHTS
5. ALL PLANTER CURBS
6. ASPHALT PAVING
7. ABOVE GROUND ELECTRICAL & TELEPHONE EQUIPMENT TO BE REMOVED OR RELOCATED BY OTHERS.

NOTE:

**ONLY EXISTING ITEMS TO REMAIN ARE
(3) UNDERGROUND STORAGE TANKS.**

CONTRACTOR SHALL TAKE STEPS NECESSARY TO INSURE THE PROTECTION OF PROPERTY AND THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING ANY DEMOLITION WORK WHICH TAKES PLACE ON ADJACENT OWNERS PROPERTY.

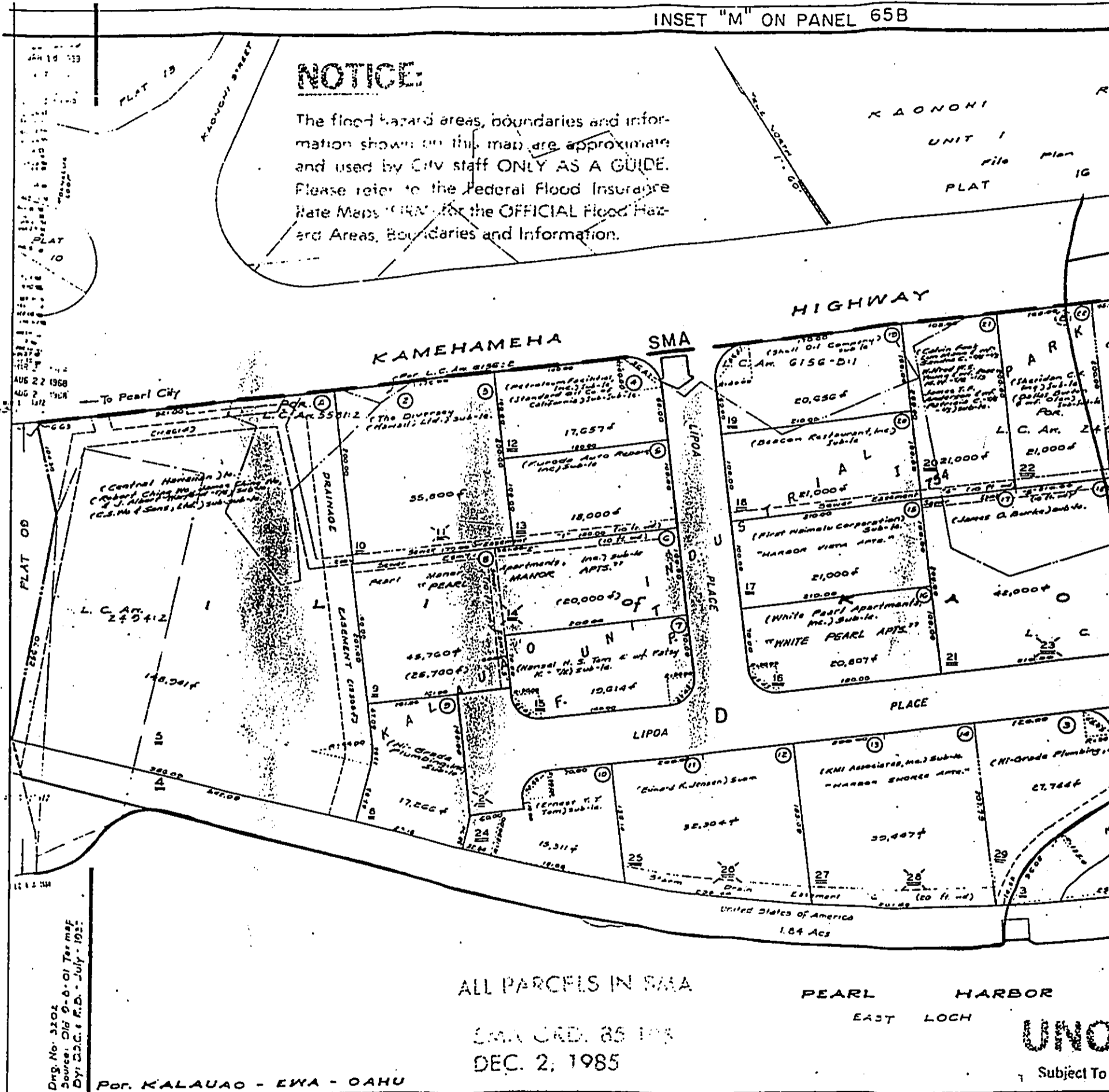
THE DEMOLITION NOTES ARE FOR REFERENCE ONLY. THE NOTES MAY NOT NECESSARILY CALL OUT EVERY ITEM TO BE REMOVED, REPLACED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY CLEARING THE SITE AS DENOTED HERE, IN PREPARATION FOR NEW CONSTRUCTION.

 <p>Chevron USA. Inc. Marketing Operations</p>	SITE PLAN	
	KAMEHAMEHA HWY & LIPOA ST.	
REVISIONS		AIEA, OAHU, HI
△		SCALE: 1"=10'-0" DATE: 1/30/90
△		DR. G.A.M. CH.G.M.S. APP.
△		SS# 9-3970
△		JOB# 8461
△		A-1

INSET "M" ON PANEL 65B

NOTICE

The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Areas, Boundaries and Information.



Dwg. No. 3202
 Source: Dlg 9-0-01 Terms F
 By: D.C.C. & R.D. - July - 1985

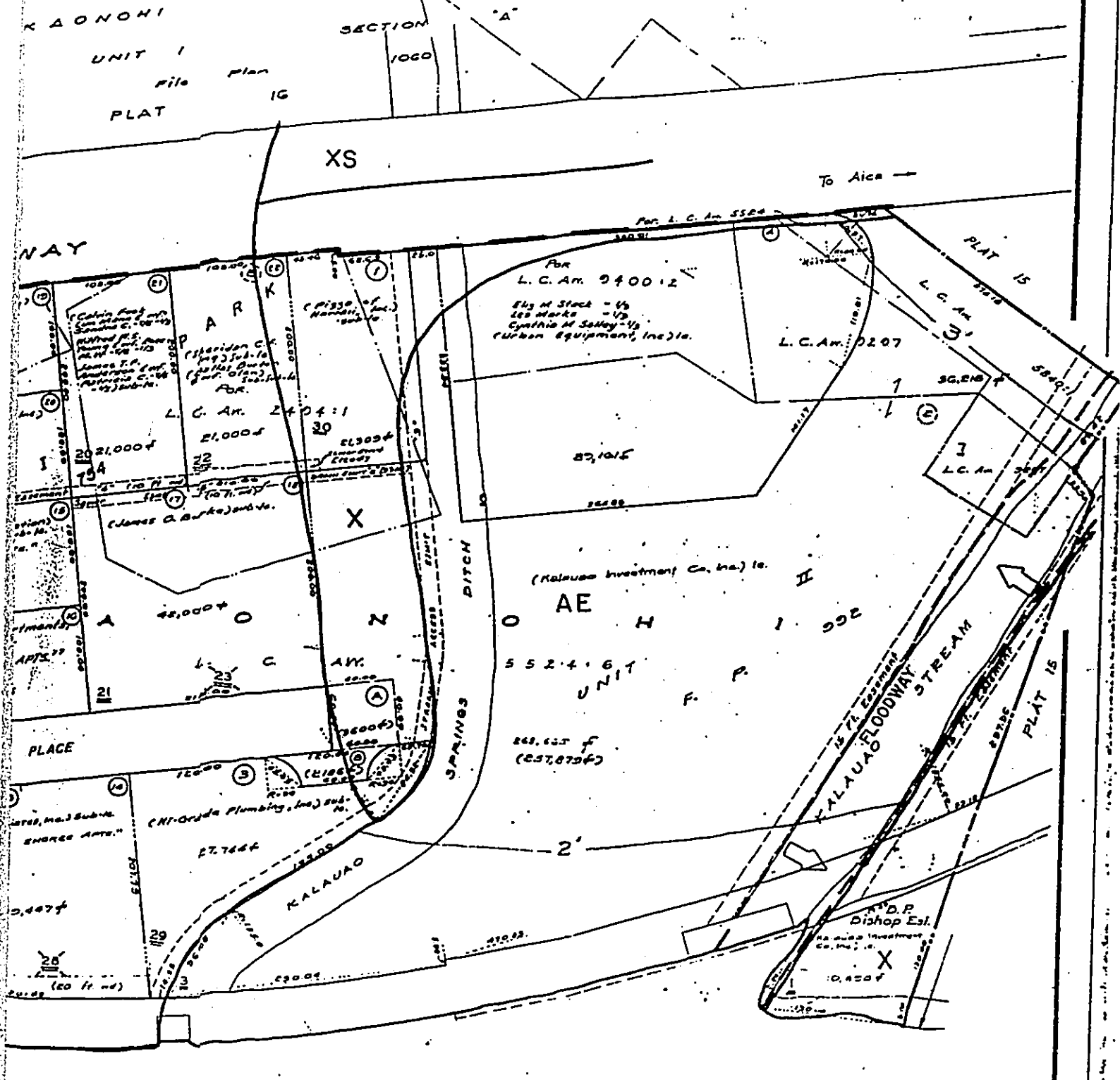
Por. KALAUAO - EWA - OAHU

ALL PARCELS IN SMA
 SMA ORD. 85 103
 DEC. 2, 1985

PEARL HARBOR
 EAST LOCH

UNO
 Subject To

SUDD. FLOOD ELEVATION MAP - EXHIBIT D.



UNOFFICIAL

Subject To Change Without Notice

SUBJECT TO CHANGE

Note: All parcels owned by Bernice P. Bishop Estate unless otherwise noted.
 Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Parcel's Dropped: 2, 11, 14, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

FIRST DIVISION		
ZONE	SEC.	PLAT.
9	8	14
CONTAINING PARCELS		
SCALE: 1 IN. = 60 FT.		

LANDSCAPE/CIRCULATION PLAN - EXHIBIT E.

PLANT LEGEND

SYMBOL	SIZE	QTY	MATURE HEIGHT	BOTANICAL NAME	COMMON NAME
TREES					
T-1	15 GAL.	5	8'	PHOENIX ROEBELENI	PYGMY DATE PALM
T-2	MIN 2" CAL.	4	20'	ERYTHRINA CRISTA-GALLI	CRY-BABY TREE
SHRUBS					
S-1	1 GAL.	37	1'6"	AGAPANTHUS 'PETER PAN'	DWARF BLUE AGAPANTHUS
S-2	5 GAL.	3' O.C. 42	5'6"	NANDINA DOMESTICA 'MOYERS RED'	NANDINA
S-3	1 GAL.	1'6" O.C. 172	4'	HIBISCUS ROSA-SINENSIS 'DIAMOND HEAD'	CHINESE HIBISCUS
S-4	1 GAL.	1'6" O.C. 19	10"	NANDINA DOMESTICA 'PYGMAEA'	DWARF NANDINA
GROUNDCOVERS					
GC-1	-	±788 SQ FT	-	PASPALUM VAGINATUM	SEASHORE PASPALUM
GC-2	4" POTS	8" O.C. ±95 SQ FT	-	-	ANNUAL FLOWER COLOR (RED,WHITE,BLUE)
GC-3	1 GAL.	2'6" O.C. 13	1'6"	CARISSA MACROCARPA 'GREEN CARPET'	DWARF NATAL PLUM
GC-4	1 GAL.	3' O.C. 48	3'	LANTANA MONIEVIDENSIS 'DWARF WHITE'	TRAILING LANTANA COLOR - WHITE

NOTES:

1. A COMBINATION OF DRIP, BUBBLERS AND/OR LOW GALLONAGE SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING.
2. ALL PLANTING AREAS SHALL BE MULCHED WITH WESTERN FIR BARK, 3/4 MINUS OR APPROVED EQUAL, TO A MINIMUM DEPTH OF 2".

GENERAL PLANTING NOTES

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

650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster
- Cluster Housing
- Country Cluster

- Park Dedication
- Plan Review Use
- Planned Development-Housing
- Shoreline Setback Variance
- Site Plan Review

- Special Management Area Permit/Assessment
- State Special Use Permit
- Subdivision
- Sunlight Reflection
- Variance from LUO Sec.(s): _____

Conditional Use Permits:

- Type 1
- Type 2

- Existing Use
- Flood Hazard Variance

- Site Development Plan
- Special District: _____

(Indicate District)

- Waiver (public uses/utilities)
- Zero Lot Line
- Zone Change, From _____ to _____
- Zoning Adjustment, LUO Sec.(s): _____

TAX MAP KEY(S): 9-B-14: 12
LOT AREA: 17,657 square feet
ZONING DISTRICT: I-2 Industrial STATE LAND USE DISTRICT: Urban

STREET ADDRESS/LOCATION OF PROPERTY: Corner of Kamehameha Highway and
Lipoa Place, Aiea

RECORDED FEE OWNER:

Name: Bishop Estate
Mailing Address: 567 S. King St.
Suite 200, Hon. 96813
Phone Number: _____
Signature: *Paul J. [Signature]*
Manager, Oahu Division

APPLICANT:

Name: Chevron U.S.A., Inc.
Mailing Address: Peahi Tower, Suite 1000
1001 Bishop St., Hon. 96813
Phone Number: (808) 567-2700
Signature: *[Signature]*

PRESENT USE OF PROPERTY/BUILDING: Chevron Service Station

AUTHORIZED AGENT/CONTACT PERSON:

Name: William E. Wanket
Mailing Address: Pacific Tower, Suite 660
1001 Bishop St., Hon. 96813
Phone Number: (808) 533-4937
Signature: *[Signature]*

PROJECT NAME (if any): _____

PROJECT PROPOSAL (Briefly describe the proposed activity or project):
Replace existing service station with a new station
and car wash.

FOR DEPARTMENT USE ONLY

Submitted Fee Amount: \$ _____ FILE NO. _____
Date Application Accepted: _____ Accepted By: _____
Date of Public Hearing: _____

- Approved
- Approved with conditions indicated below.
- Denied for reason(s) given below.
- Exempt project.

EXHIBIT E.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

APPENDIX A.
PUBLIC AGENCY COMMENTS

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
JOHN K. TSUI, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
SAM CALLEJO
EDWARD Y. HIRATA
WALTER O. WATSON, JR.
MAURICE H. YAMASATO

KAZU HAYASHIDA
Manager and Chief Engineer

April 25, 1990

Mr. William E. Wanket
William E. Wanket, Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Subject: Your Letter of April 5, 1990 Regarding the
Proposed Service Station/Car Wash, Aiea, Tax
Map Key: 9-8-14: 12

We have no objections to the proposed project. A 3/4-inch meter is presently serving the subject property.

The availability of additional water, if required, will be determined when the building permit is submitted for our review and approval. If additional water is approved, the developer must pay the applicable water system facilities and/or meter enlargement charges.

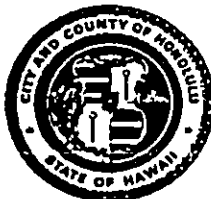
If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR
In reply refer to:
ENV 90-86(449)

April 25, 1990

Mr. William E. Wanket
William E. Wanket, Inc.
1001 Bishop Street, Suite 660
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Subject: Proposed Service Station/Car Wash, Aiea
Tax Map Key: 9-8-14: 12

In response to your letter of April 5, 1990, we provide the following comments:

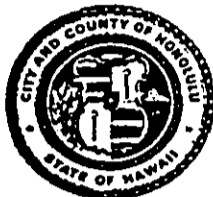
1. Existing sewers are adequate if a wash water recycling system is installed for the proposed car wash and there is no overflow into the sewer.
2. Verification of setback requirement on Lipoa Place is recommended.

Very truly yours,

C. Michael Street
for SAM CALLEJO
Director and Chief Engineer

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
850 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

ALFRED J. THIEDE
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

TE-1968
PL90.1.119

May 8, 1990

Mr. William E. Wanket
William E. Wanket Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Subject: Kamehameha Highway/Lipoa Place
Proposed Service Station/Car Wash
TMK: 9-8-14: 12

This is in response to your letter of April 5, 1990 requesting our review and comments on the subject proposal.

The driveway on Lipoa Place should have minimal traffic. Therefore, we have no objections to your proposal at this time.

Since Kamehameha Highway is a State facility, they should also be allowed to comment on your proposal.

Should you have any questions, please contact Wayne Nakamoto of my staff at 523-4190.

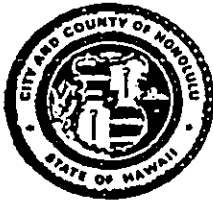
Very truly yours,


ALFRED J. THIEDE
Director

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER
ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

MH/DGP 4/90-1156

April 27, 1990

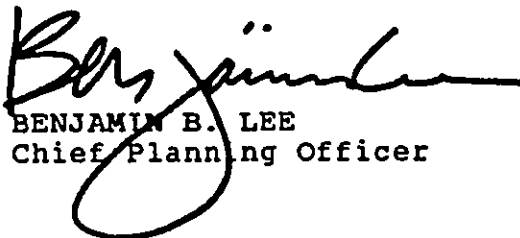
Mr. William E. Wanket
Land Use Consultant
William E. Wanket, Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Proposed Service Station/Car Wash, Aiea
Tax Map Key 9-8-14: 12

Thank you for the opportunity to review the proposed project. We have no comments to offer at this time.

Sincerely,

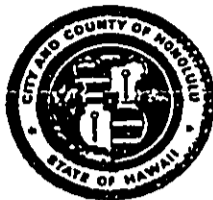

BENJAMIN B. LEE
Chief Planning Officer

BBL:lh

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111

FRANK F. FASI
MAYOR



HAROLD KAWASAKI
CHIEF

OUR REFERENCE KN-LK

April 19, 1990

Mr. William E. Wanket, President
William E. Wanket Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Subject: Proposed Service Station/Car Wash, Aiea
Tax Map Key 9-8-14: 12

We have reviewed the above proposal for the subject parcel and find that the project will not impact police services provided in that area.

Thank you for the opportunity to comment.

Sincerely,

HAROLD KAWASAKI
Chief of Police

By

Joseph Aveiro
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

May 14, 1990

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
DAN T. KOCHI (PRIMARY)
RONALD N. HIRANO
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS
2.1661

Mr. William E. Wanket
William E. Wanket, Inc.
Pacific Tower, Suite 660
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Service Station/Car Wash, Kamehameha
Highway and Lipoa Street, Aiea, Oahu

Thank you for your letter of April 5, 1990, requesting our review
of the subject project.

We do not anticipate the new service station/car wash facility
which will replace the existing gas station to adversely affect
Kamehameha Highway. However, the station operator will be
required to take corrective action should vehicle back-ups caused
by his business occur on Kamehameha Highway.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata
Director of Transportation

Department of Health, State of Hawaii:

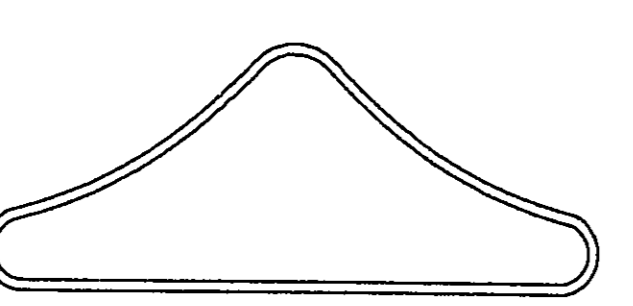
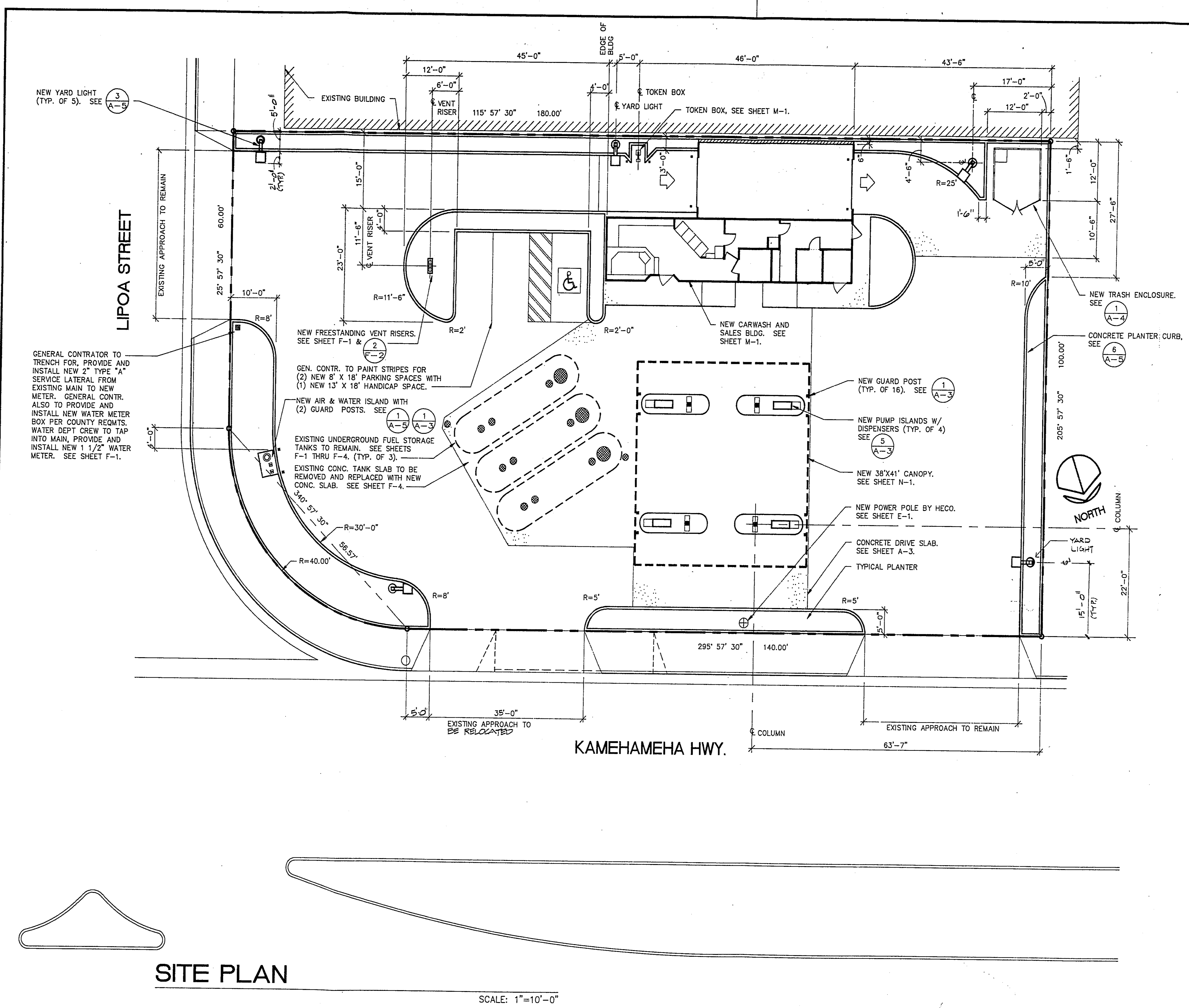
Preliminary comments received on May 8, 1990, pointed out that the Underground Storage Tanks are subject to Federal and State Rules and Regulations, and that the Department of Health must be notified of the planned closure of the tanks at least 30 days prior to closure.

The Department also advised that the tanks may be subject to regulation by the City and County of Honolulu.

The applicant will comply with all applicable federal, state, and City and County regulations with regard to the Underground Storage Tanks.

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SITE PLAN

SCALE: 1"=10'-0"

GENERAL NOTES

- CHEVRON USA, INC. CONSTRUCTION SPECIFICATIONS (M.O.S. 243) APPLY TO ALL WORK PERFORMED AT THIS SITE. PAINTING SPECIFICATIONS (M.O.S. 253) APPLY TO ON-SITE PAINTING AND DECALING. "PRE-FABRICATED BUILDINGS AND CANOPIES" (SPEC. RLN-HQ-4) APPLIES TO OFF-SITE FABRICATION AND ON-SITE ERECTION BY STEEL FABRICATION.
- CONSTRUCTION MATERIALS, ASSEMBLIES AND PROCEDURES ARE TO FOLLOW LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE FOR RESOLUTION PRIOR TO COMMENCING WORK.
- GENERAL CONTRACTOR IS TO NOTIFY COMPANY REPRESENTATIVE PROMPTLY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT TO PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED.
- DRAWINGS SHOULD NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
- THE CANOPY SHOWN ON THESE PLANS IS PARTIALLY OR FULLY FACTORY-ASSEMBLED AND FINISHED. IT IS TO BE DELIVERED TO THE SITE AND ERECTED BY THE STEEL FABRICATOR UNDER A SEPARATE CONTRACT. THE GENERAL CONTRACTOR'S RESPONSIBILITIES INCLUDE SITE PREPARATION, CONCRETE FOUNDATIONS AND SLABS, OVERALL COORDINATION AND CLEAN-UP, ETC., AS SET FORTH IN THE SPECIFICATIONS AND THE SCOPE OF WORK, AND ON THESE DRAWINGS.
- SEPARATE CONTRACTS FOR SUCH WORK AS PAVING, LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY CHEVRON USA, INC. IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSER, ETC. ARE PURCHASED DIRECTLY BY CHEVRON USA, INC. FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION. REFER TO THE SCOPE OF WORK FOR A LISTING OF SUCH CONTRACTS AND EQUIPMENT. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
- PROPER DRAINAGE MUST BE PROVIDED FOR THE "CRAWL SPACE" BENEATH THE METAL PAN FLOORS OF SHOP-FABRICATED BUILDINGS. IN AREAS HAVING A HIGH WATER TABLE, IMPERVIOUS SOIL OR OTHER MOISTURE-RETAINING CONDITIONS, GENERAL CONTRACTOR SHALL PROVIDE POROUS DRAIN PIPE OR ITS EQUIVALENT, CONNECTED TO THE NEAREST STORM SEWER, OR OTHER MEANS FOR DISPOSAL OF WATER ACCEPTABLE TO THE COMPANY REPRESENTATIVE.
- DETAILS FOR THE METAL BUILDING, MEMBER SIZES, CONNECTION DETAILS, STRUCTURAL CALCULATION, ETC. ARE PROVIDED BY THE STEEL FABRICATOR, CHEVRON USA, INC. DRAWINGS ARE INTENDED TO ILLUSTRATE THE SIZE, COLOR, MATERIAL AND FINISH OF THE BUILDING, AS WELL AS THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
- THESE PLANS ARE INTENDED TO COMPLY WITH THE UBC, 1985 EDITION.

DEMOLITION NOTES

- THE FOLLOWING ITEMS ARE TO BE REMOVED:
- TANKS: (1)550 WASTE OIL TANK
 - SERVICE STATION BUILDING, CANOPY, DRIVE SLABS, PUMP ISLANDS & DISPENSERS.
 - ALL SIGNS, POLES & FOUNDATIONS.
 - ALL YARD LIGHTS
 - ALL PLANTER CURBS
 - ASPHALT PAVING
 - ABOVE GROUND ELECTRICAL & TELEPHONE EQUIPMENT TO BE REMOVED OR RELOCATED BY OTHERS.

NOTE:
ONLY EXISTING ITEMS TO REMAIN ARE
(3) UNDERGROUND STORAGE TANKS.

CONTRACTOR SHALL TAKE STEPS NECESSARY TO INSURE THE PROTECTION OF PROPERTY AND THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING ANY DEMOLITION WORK WHICH TAKES PLACE ON ADJACENT OWNERS PROPERTY.

THE DEMOLITION NOTES ARE FOR REFERENCE ONLY. THE NOTES MAY NOT NECESSARILY CALL OUT EVERY ITEM TO BE REMOVED, REPLACED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY CLEARING THE SITE AS DENOTED HERE, IN PREPARATION FOR NEW CONSTRUCTION.

NOTES:
SEE SHEET E-1 FOR ELECTRICAL WORK
SEE SHEET A-2 FOR ON SITE GRADING WORK
SEE SHEETS L-1 AND L-2 FOR LANDSCAPE AND IRRIGATION WORK
SEE SHEET P-1 FOR UNDERGROUND AIR, WATER, SEWER AND PETROLEUM PIPING WORK

DRAWINGS ISSUED FOR:	DATE APPROVED:
PLANNING REVIEW PERMIT	R.H.L.
BID	
CONSTRUCTION	
RECORD DRAWING	
ROBERT H. LEE & ASSOCIATES ARCHITECTURE PLANNING ENGINEERING 430 COLLEGE STREET • HOLOLOA, HI 96733	

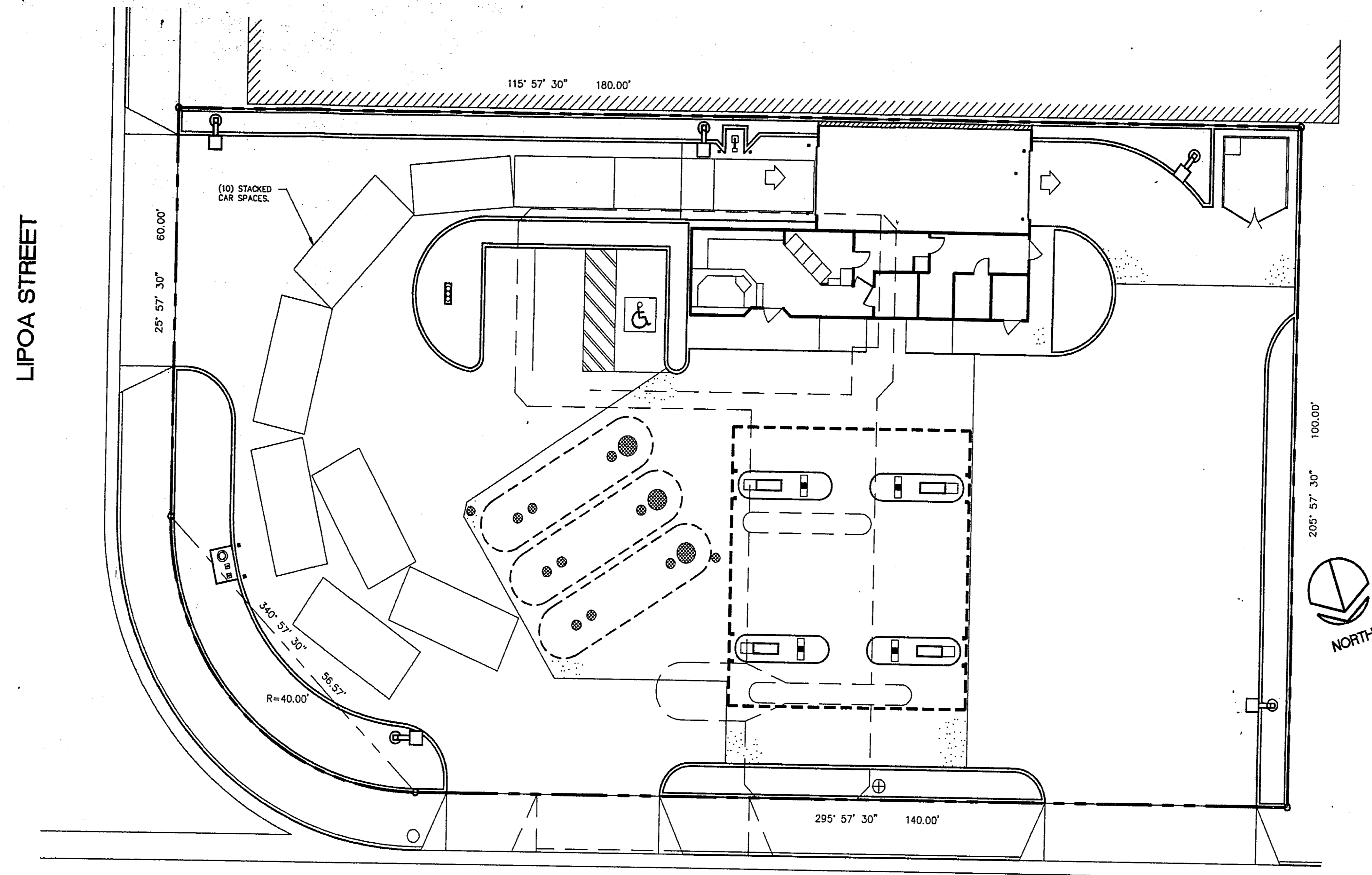
Chevron USA, Inc. Marketing Operations	SITE PLAN	
	KAMEHAMEHA HWY & LIPOA ST.	
REVISIONS	AIEA, OAHU, HI	
	SCALE: 1"=10'-0"	DATE: 1/30/90
	DR. G.A.M.	CH.G.M.S. APP.
	SS# 9-3970	
	JOB# 8461	

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DRAWING NO. 8461A1

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LIPOA STREET

KAMEHAMEHA HWY.



CIRCULATION PLAN

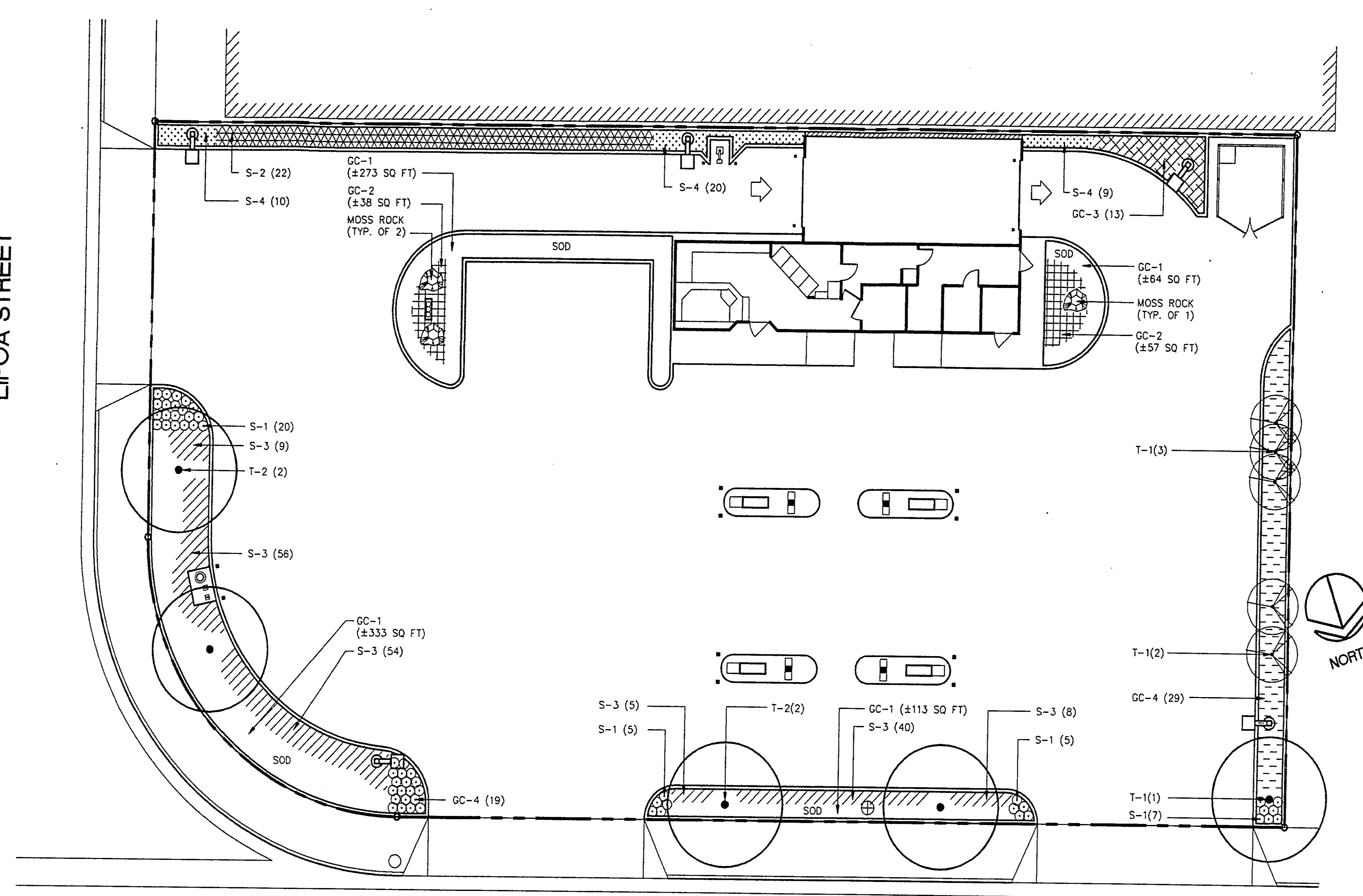
SCALE: 1"=10'-0"

DRAWING NO. B461A11

DRAWINGS ISSUED FOR: PLANNING REVIEW PERMIT BID CONSTRUCTION RECORD DRAWING	DATE APPROVED		CIRCULATION PLAN
	R.H.L.		KAMEHAMEHA HWY & LIPOA ST.
			AIEA, OAHU, HI
			SCALE: 1"=10'-0" DATE: 1/30/90 DR. G.A.M. CH.G.M.S. APP.
CONTRACT DOCUMENT NOT FOR CONSTRUCTION DO NOT USE FOR CONSTRUCTION DESIGN SHALL BE INSTALLED		REVISIONS Δ Δ Δ Δ Δ	SS# 9-3970 JOB# B461
ROBERT H. LEE & ASSOCIATES ARCHITECTURE PLANNING ENGINEERING 210 KAMEHAMEHA STREET, HONOLULU, HI 96813			A-1.1 0091 b

0091 C

LIPOA STREET



KAMEHAMEHA HWY.

LANDSCAPE PLAN

SCALE: 1"=10'-0"

PLANT LEGEND

SYMBOL	SIZE	QTY	NATURE HEIGHT	BOTANICAL NAME	COMMON NAME
TREES					
T-1	15 GAL.	5	8'	PHOENIX ROEBELENI	PYGMY DATE PALM
T-2	MIN 2' CAL.	4	20'	ERYTHRINA CRISTA-GALLI	CRY-BABY TREE
SHRUBS					
S-1	1 GAL.	37	1'6"	ACAPANTHUS 'PETER PAN'	DWARF BLUE ACAPANTHUS
S-2	5 GAL.	42	3' O.C. 5'6"	NANDINA DOMESTICA 'MOYERS RED'	NANDINA
S-3	1 GAL.	172	1'6" O.C. 4'	HIBISCUS ROSA-SINENSIS 'DIAMOND HEAD'	CHINESE HIBISCUS
S-4	1 GAL.	19	1'6" O.C. 10"	NANDINA DOMESTICA 'PYGMAEA'	DWARF NANDINA
GROUNDCOVERS					
GC-1	-	±788 SQ FT	-	PASPALUM VAGINATUM	SEASHORE PASPALUM
GC-2	4" POTS	8" O.C. ±95 SQ FT	-	-	ANNUAL FLOWER COLOR (RED, WHITE, BLUE)
GC-3	1 GAL.	2'6" O.C. 13	1'6"	CARISSA MACROCARPA 'GREEN CARPET'	DWARF NATAL PLUM
GC-4	1 GAL.	3' O.C. 48	3'	LANTANA MONIEVIDENSIS 'DWARF WHITE'	TRAILING LANTANA COLOR - WHITE

- NOTES:
1. A COMBINATION OF DRIP, BUBBLERS AND/OR LOW GALLONAGE SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING.
 2. ALL PLANTING AREAS SHALL BE MULCHED WITH WESTERN FIR BARK, 3/4 MINUS OR APPROVED EQUAL, TO A MINIMUM DEPTH OF 2".

GENERAL PLANTING NOTES

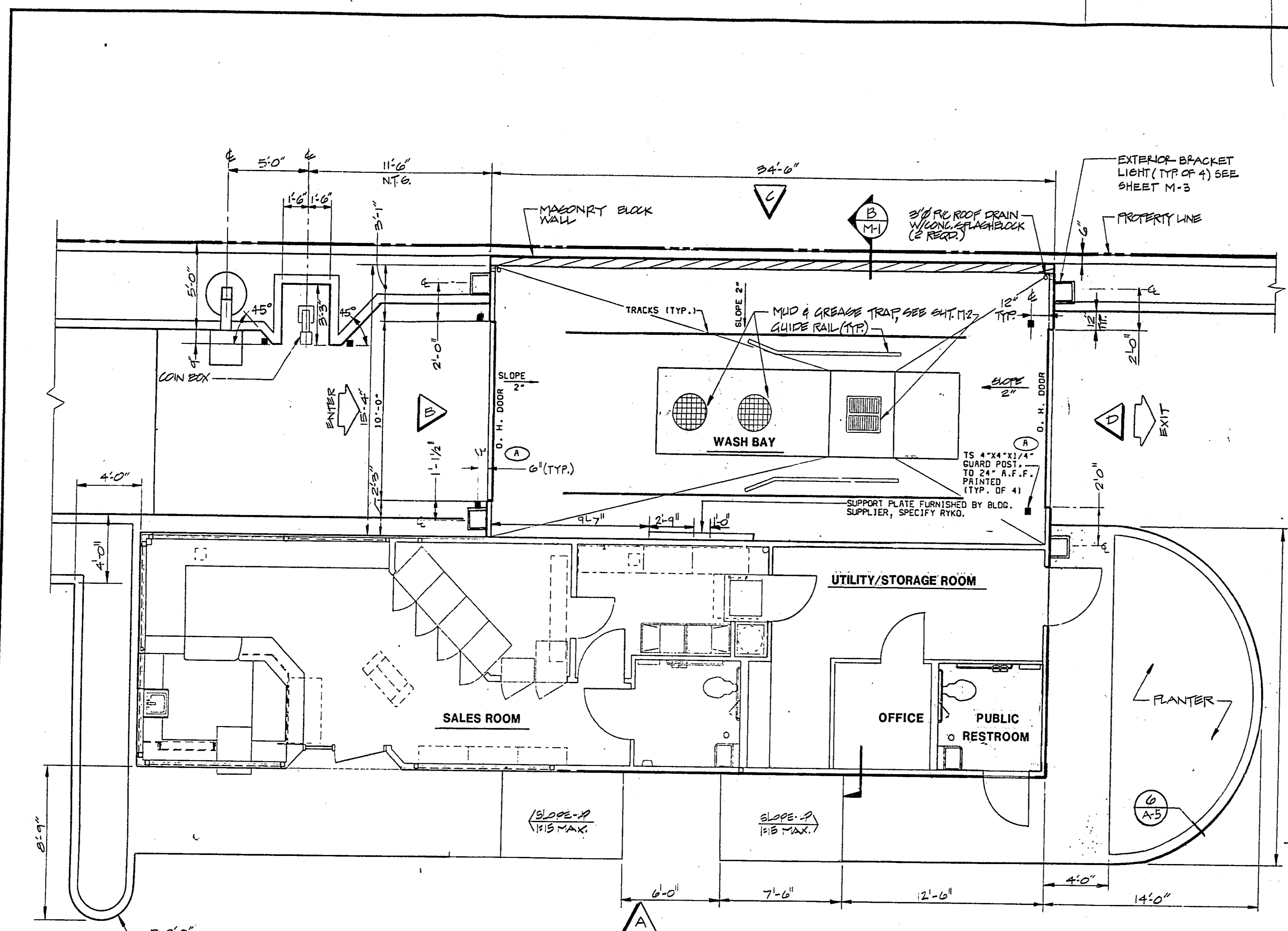
DRAWING No. 84611 139800421.142003

DRAWINGS ISSUED FOR: PLANNING REVIEW PERMIT BID <small>CONTRACT DOCUMENT NOT FOR CONSTRUCTION</small> CONSTRUCTION <small>DO NOT USE FOR CONSTR. UNLESS SHOWN & INSTALLED</small> RECORD DRAWING	DATE	APPROVED	Chevron USA, Inc. Marketing Operations REVISIONS Δ PER MTG W/ D.L.U. Δ Δ Δ	LANDSCAPE PLAN
				KAMEHAMEHA HWY & LIPOA ST. AIEA, OAHU, HI
				SCALE: 1"=10'-0" DR. G.A.M. CH.G.M.S. APP.
				DATE: 1/30/90 SS# 9-3970 JOB# 8461

L-1

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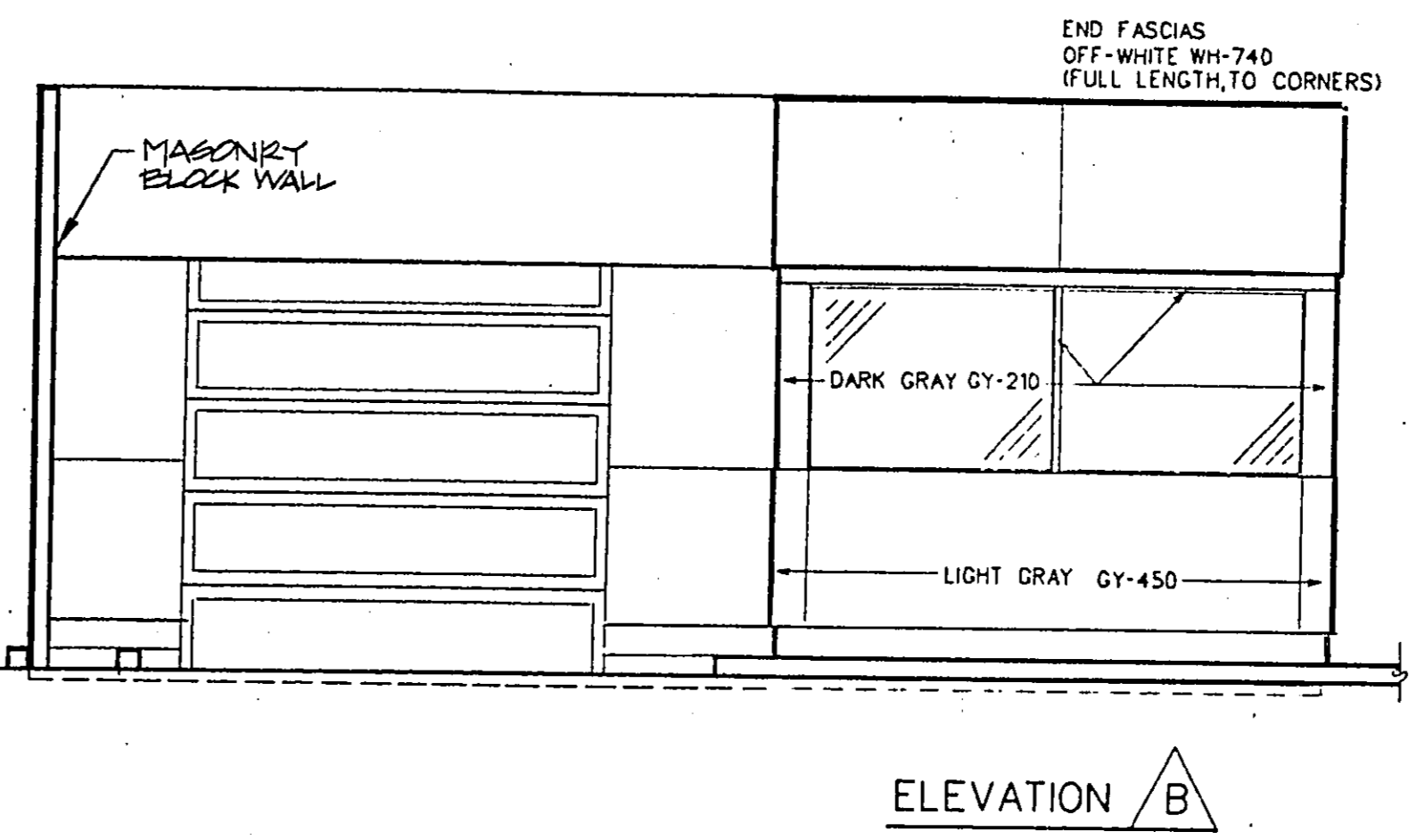


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CITY OF HOLOLOA

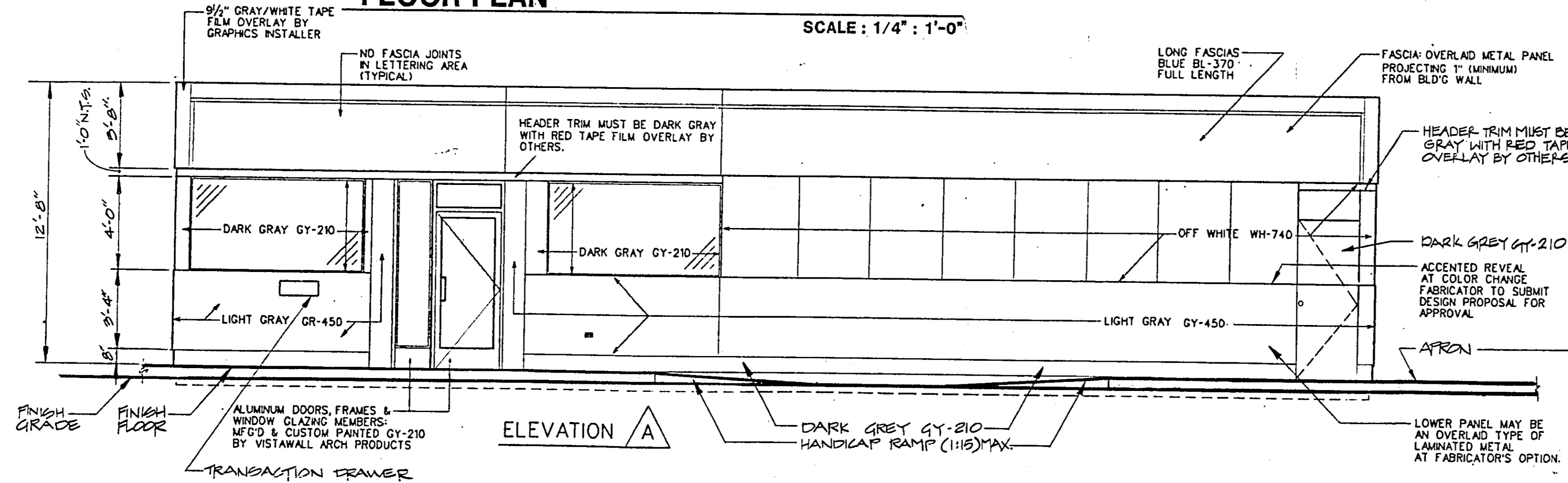
ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	HALLS	CEILING	REMARKS
UTILITY	CONC.	NONE	PRE-FINISHED METAL	PRE-FINISHED METAL	
STORAGE	CONC.	NONE	PRE-FINISH METAL	PRE-FINISHED METAL	
WASH BAY	CONC.	NONE	PRE-FINISHED METAL	PRE-FINISHED METAL	

FINISH PAINTING OF WALLS & CEILING BY GEN. CONTR. SEE SPECIFICATIONS, THIS SHEET

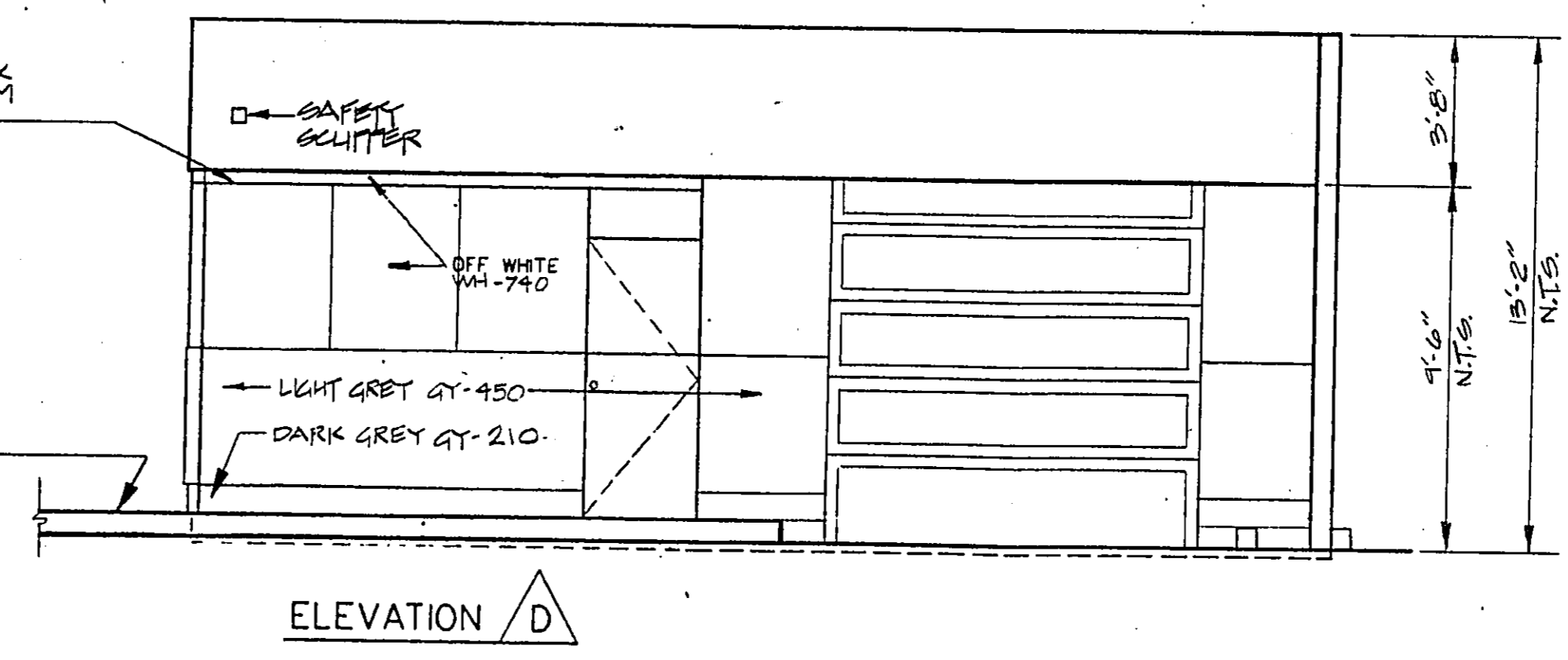
FLOOR PLAN
SCALE: 1/4" = 1'-0"



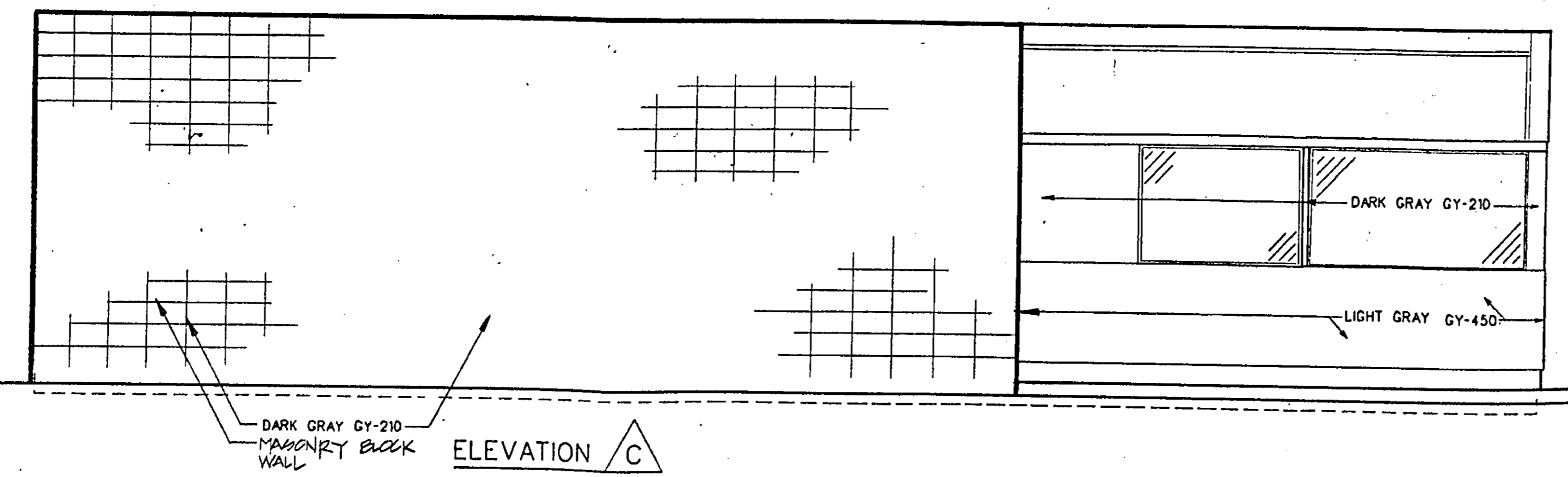
ELEVATION B



ELEVATION A



ELEVATION D



ELEVATION C

DRAWINGS ISSUED FOR:	DATE APPROVED:		CARWASH/SALES FLOOR PLAN & ELEVATIONS KAMEHAMEHA HWY. & LIPOA ST. AIEA, OAHU, HI.
PLANNING REVIEW PERMIT BID	RHL CHEWEN _____ _____		
CONSTRUCTION	_____ _____		
RECORD DRAWING	_____ _____	REVISIONS _____ _____	SCALE: 1/4" = 1'-0" DATE: 1/20/10 DR: [initials] CH. APP.
ROBERT H. LEE & ASSOCIATES ARCHITECTURE PLANNING ENGINEERING 100 COMMERCE STREET • PEARLAND, TX 77656 • (281) 761-1441			SS# 9-3970 JOB# 8461

M-1
0091 D