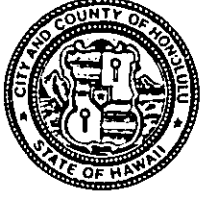


BHP Gas Express
Luahala

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

'97 MAY 16 P3:31

LORETTA K.C. CHEE
DEPUTY DIRECTOR

96/SMA-118 (ST)

97-02592

May 14, 1997

OFF. of ENVIRONMENTAL
QUALITY CONTROL

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

SPECIAL MANAGEMENT AREA ORDINANCE
CHAPTER 25, ROH
Environmental Assessment (EA)/Determination
Finding of No Significant Impact ✓

Recorded Owner: Pacific Shopping Mall c/o Thomas Properties
Applicant : BHP Petroleum Americas (Hawaii), Inc.
Agent : AM Partners, Inc.
Location : 87-2070 Farrington Highway, Nanakuli, Oahu
Tax Map Key : 8-7-08: por. 12
Request : Special Management Area Use Permit
Proposal : Development of a new gas dispensary,
convenience store with internal food
specialty retailer, car wash and replacement
of three (3) underground fuel storage tanks
and accessory uses.

Determination : A Finding of No Significant Impact is Issued

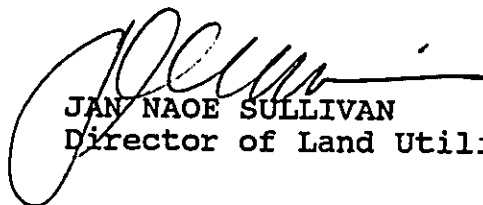
Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

64

The Honorable Gary Gill, Director
Page 2
May 14, 1997

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Steve Tagawa of our staff at 523-4817.

Very truly yours,



JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
Encls.

g:fea118.sht

1997-06-08-0A-PEA-BHP Gas Express
Luakuaiei Station (SMA)

JUN 8 1997
FILE COPY



'97 APR 28 AM 10 17

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Final Environmental Assessment And
Special Management Area Permit Application

BHP GAS EXPRESS STATION NUMBER 46

87-2070 Farrington Highway
Nanakuli, Oahu, Hawaii

Applicant:
BHP Hawaii Inc.

Accepting Authority:
Department of Land Utilization

Agent:
AM Partners, Inc.

April 1997

'97 APR 28 AM 10 17

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Final Environmental Assessment And
Special Management Area Permit Application

BHP GAS EXPRESS STATION NUMBER 46

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April 1997

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I. PROJECT SUMMARY

APPLICANT: BHP Petroleum Americas (Hawaii) Inc.
Edwin Maeda, Project Manager
Designated Applicant Contact

P.O. Box 3379
Honolulu, Hawaii 96842

Phone: 547-3152
Fax: 547-3796

AGENT: AM Partners, Inc.
Taeyong M. Kim, Associate
Designated contact

1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Phone: 526-2828
Fax: 538-0027

PROJECT NAME: BHP Gas Express Lualualei
Station Number 46

PROJECT LOCATION: 87-2070 Farrington Highway
Nanakuli, Hawaii 96792

TAX MAP KEY: 8-7-8: por. 12

LOT AREA: 246,363 square feet (5.656 ac.)

FEE OWNER: Pacific Shopping Mall
c/o Thomas Properties
1600 Kapiolani Boulevard, Suite 608
Honolulu, Hawaii 96814-3801

ZONING: B-2 Business District

DEVELOPMENT PLAN: Commercial

DEVELOPMENT PLAN AREA: Waianae

STATE LAND USE: Urban

CURRENT LAND USE: Existing Gas Express station and surrounding shopping center complex

NATURE OF DEVELOPMENT: The proposed project consists of development of a new gas dispensary, convenience store with an internal food specialty retailer, car wash structure, replacement of 3 underground fuel storage tanks and accessory uses.

VALUATION OF DEVELOPMENT: Approximately \$795,000

DATE OF APPLICATION: November 26, 1996

II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

A. Project Location

The proposed action is located on the site of an existing BHP Gas Express Station in Lualualei, Waianae District, Oahu, Hawaii. Specifically, the project site is located on 87-2070 Farrington Highway and is identified as Tax Map Key: 8-7-8: por. of 12. The project site is readily identified as fronting the Pacific Shopping Mall. The entire parcel is presently in commercial use as a shopping center complex. The subject project consist of a portion of the complex and is not connected to the main shopping center structure.

B. Project Description

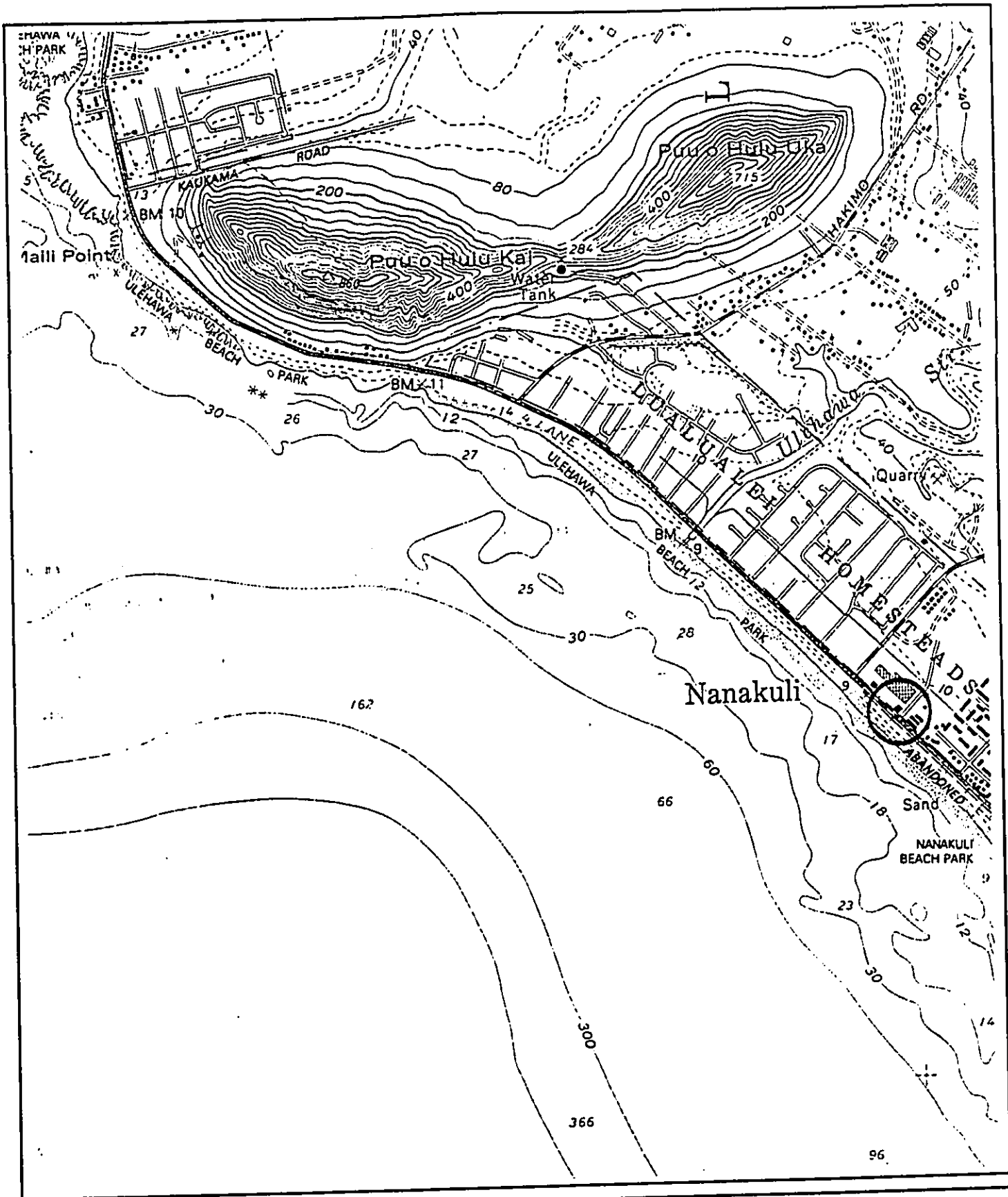
The proposed action consists of the construction of a 2,051 square foot freestanding Gas Express convenience store, a new 1,177 square foot automated car wash facility, and a new dispenser area with freestanding canopy. This replacement facility is intended to provide additional retail space and services and consequently, better service to patrons and increased business opportunities to the owner. No non-station related services will be lost or displaced as the proposed expansion will occur entirely within the area of the existing facility and adjacent access corridor.

Entry and Dispenser Area

Entry and egress to the project area will remain at the present location. The principal ingress and egress is located off of Farrington Highway via a single curb cut. This entry also provides access to the shopping center parking area which also provides a secondary means of entry to the dispensers.

The dispenser area will be reoriented from its present configuration. Presently the dispenser isles are located parallel to Farrington Highway resulting in perpendicular access of the Farrington Highway access. Presently three long islands with 6 dispensers and 12 fueling locations are located on site.

The proposed configuration will orient the isles in a manner more perpendicular with Farrington Highway resulting in less conflicting internal circulation since a single access aisle will result in less crossing traffic. This configuration also provides a new storage lane for the proposed car wash facility. The new configuration will consist of four smaller dispenser islands with 4 dispensers and 8 fueling locations.

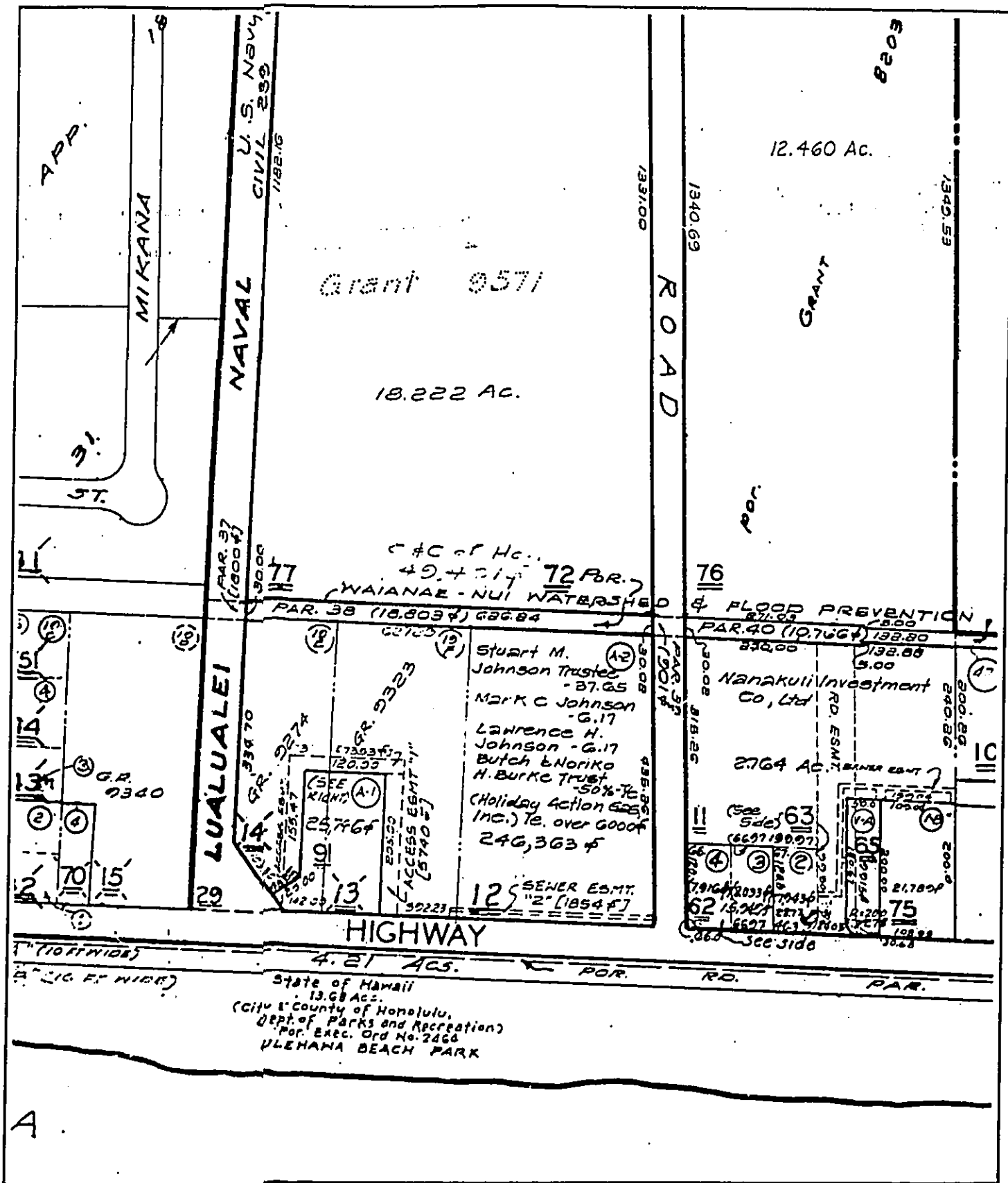


BHP GAS EXPRESS LUALUALEI NO. 46
 87-2070 Farrington Highway

LOCATION MAP

November 1996

AM Partners, Inc.



BHP GAS EXPRESS LUALUALEI NO. 46
 87-2070 Farrington Highway

TAX MAP

November 1996

AM Partners, Inc.

The canopy for the dispenser area is now planned as a free standing structure. The previous canopy was attached to the main building resulting in the appearance of a single large structure. The proposed separate canopy will create two separate masses which should decrease the overall scale of the project improvements. This separation area also creates an opportunity to provide additional parking closer to the main convenience store building and to provide outdoor seating which was previously unavailable.

The areas beneath the canopy will be covered with concrete paving which the aisle and other circulation areas will be covered with AC paving. The canopy structure itself will consist of concrete and metal structural material with a metal roof and painted in a light color.

Underground Storage Tanks

Three existing underground storage tanks (USTs) will be replaced under the proposed project. The existing tanks will be removed and replaced by new tanks in conformance with Title 40 Part 280 of the Code of Federal Regulations as administrated by the State Department of Health. All tank areas will be covered with concrete paving.

Main Building

Presently, the existing service structure consists of a corrugated steel kiosk which houses the dispenser cashier and also serves as both open and enclosed storage. Approximately 1,470 square feet are enclosed by walls or fencing however the approximately 3,900 square feet is located under roof.

The proposed store and control center structure will essentially be sited on the same location as the existing structure but will be reconfigured and expanded. The 2,051 square foot structure will consist of a central kiosk which will serve both the C-store and gas dispensers, retail sales floor, coolers, food preparation areas, storage, and an ice cream novelty concession.

Dedicated parking fronting the main entrance will be provided as well as an outdoor dining/rest area for store and gas service patrons.

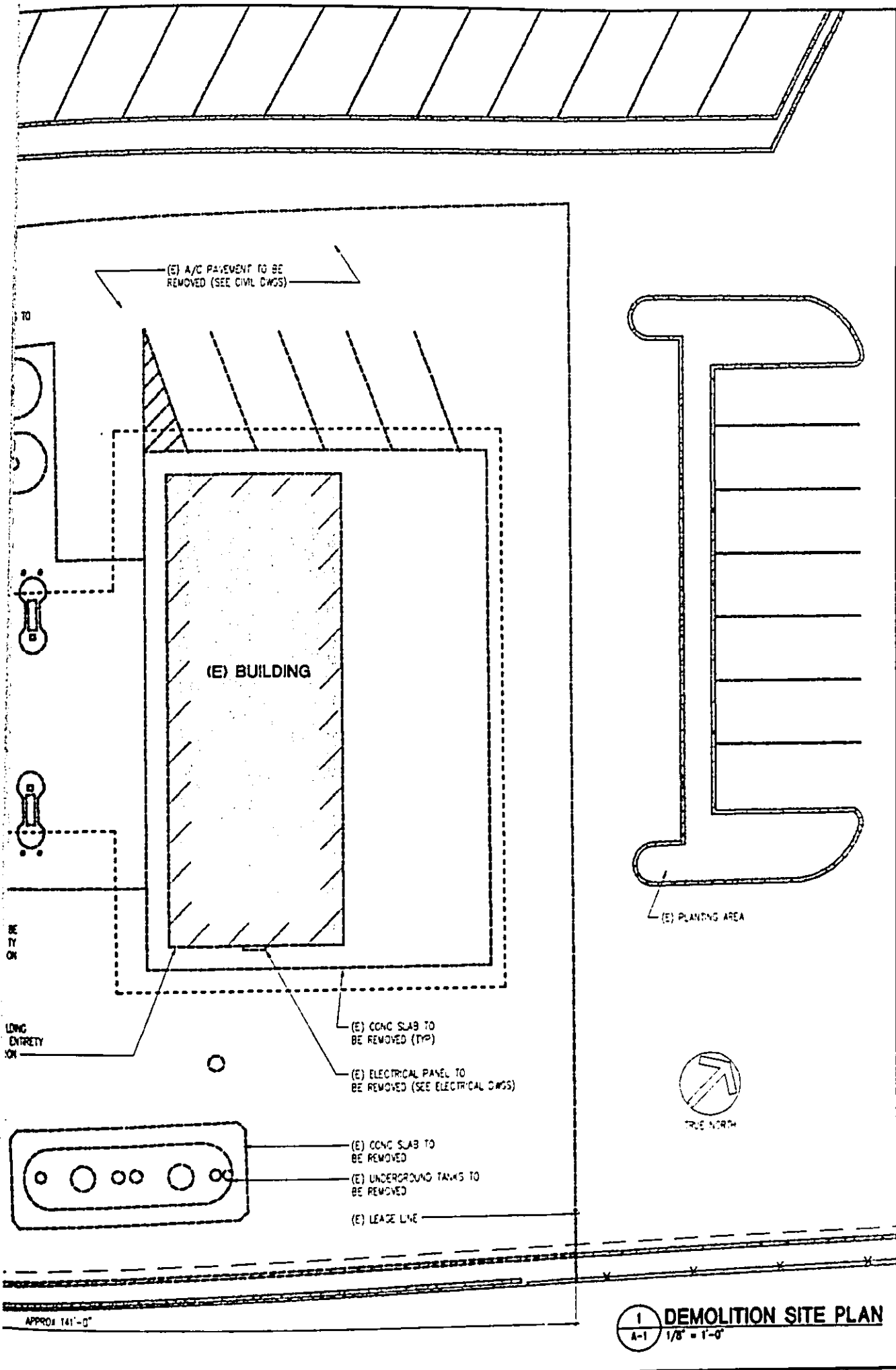
The building will be constructed of metal framing with an exterior finish system which will be pre-mixed with a light color. A flat metal roof will be used to cover the structure. Existing landscaping located along the project boundaries and curb dividers maybe supplemented by additional plantings in relocatable planters.

Automated Car Wash Facility

A new feature to the site will consist of an automated car wash. This 1,177 square foot structure will be constructed and similarly finished as the main building and canopy structure. Internally, the car wash will use a reclaimed washwater system which will centrifuge-out solids. Rinse water will consist of clean potable water.

C. Project Objective

The proposed improvement is planned principal for customer service reasons. The additional convenience store space and the automated car wash will greatly enhance the level of service provided by the subject Gas Express station. Located along a major arterial, the convenience demands for refreshments by residents, beach goers and transient visitors can be accommodated from a central and convenient location. The decreased canopy will also result in a less massive structure from the street resulting in a sense of lower scale, less visually obstructive development.



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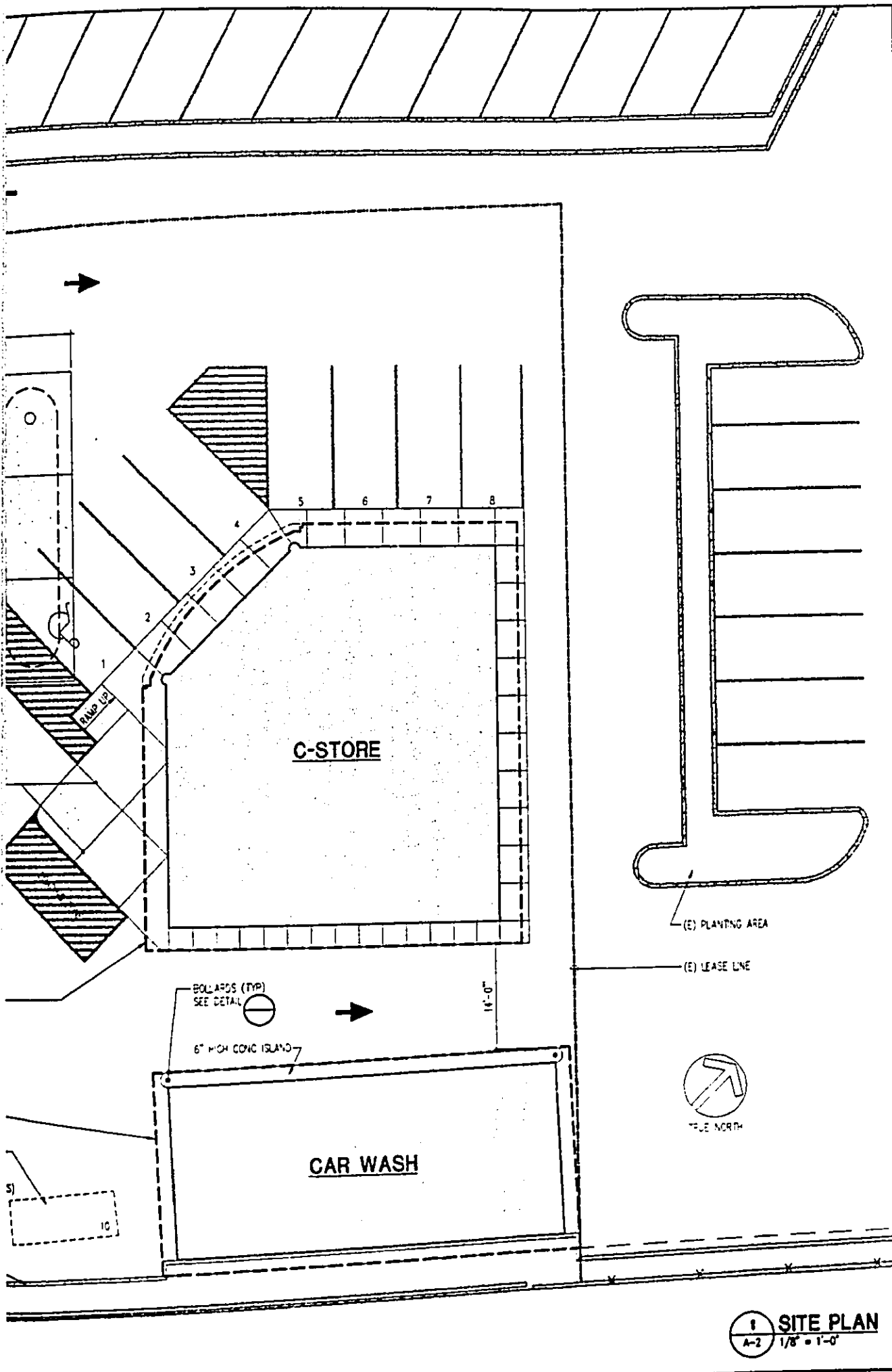
As required as defined in Title 19, Chapter 10, Section 1.2(a) of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

Reviewed:

BHP GAS EXPRESS
LUALUALEI
87-2070 FARRINGTON HIGHWAY
WAIANAIE, OAHU, HAWAII

DEMOLITION SITE PLAN

Job No: 96118.10
Drawn by:
Date:
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Revisions:

**BHP GAS EXPRESS
LUALUALEI**

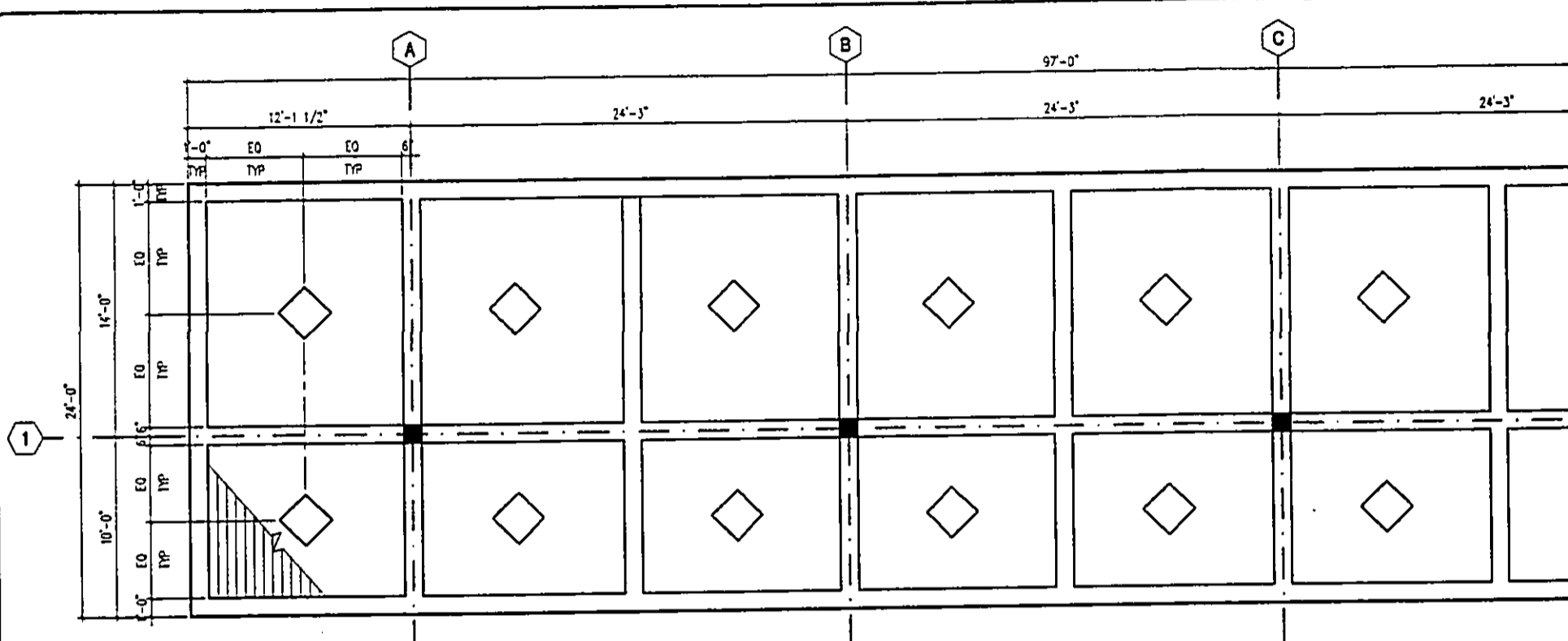
**87-2070 FARRINGTON HIGHWAY
WAIANAE, OAHU, HAWAII**

SITE PLAN

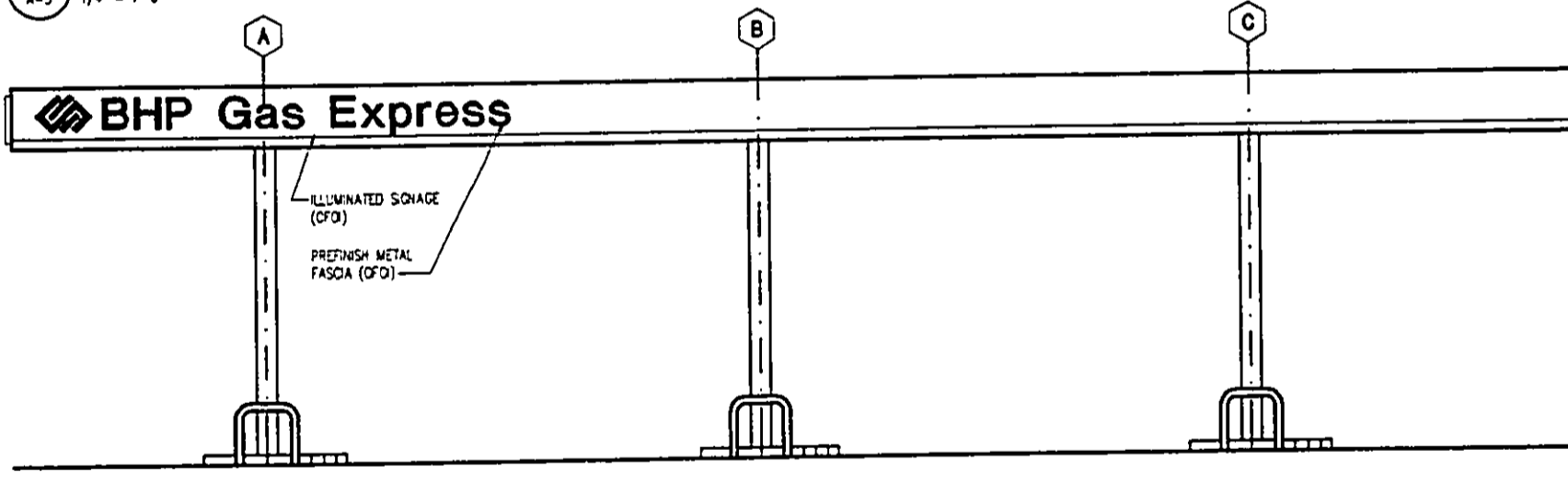
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1 SITE PLAN
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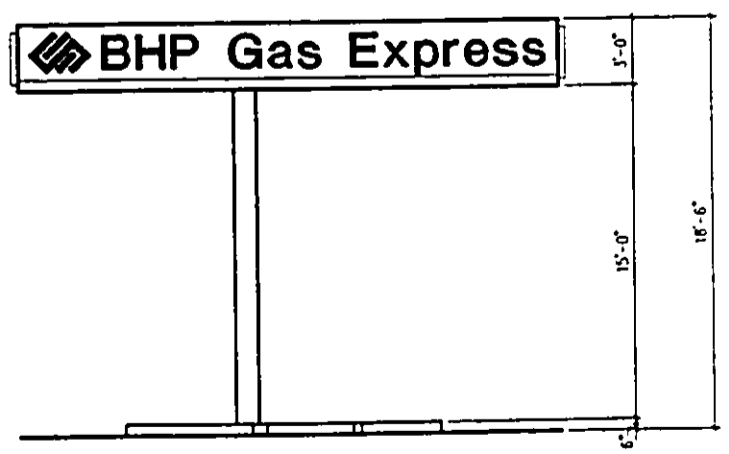
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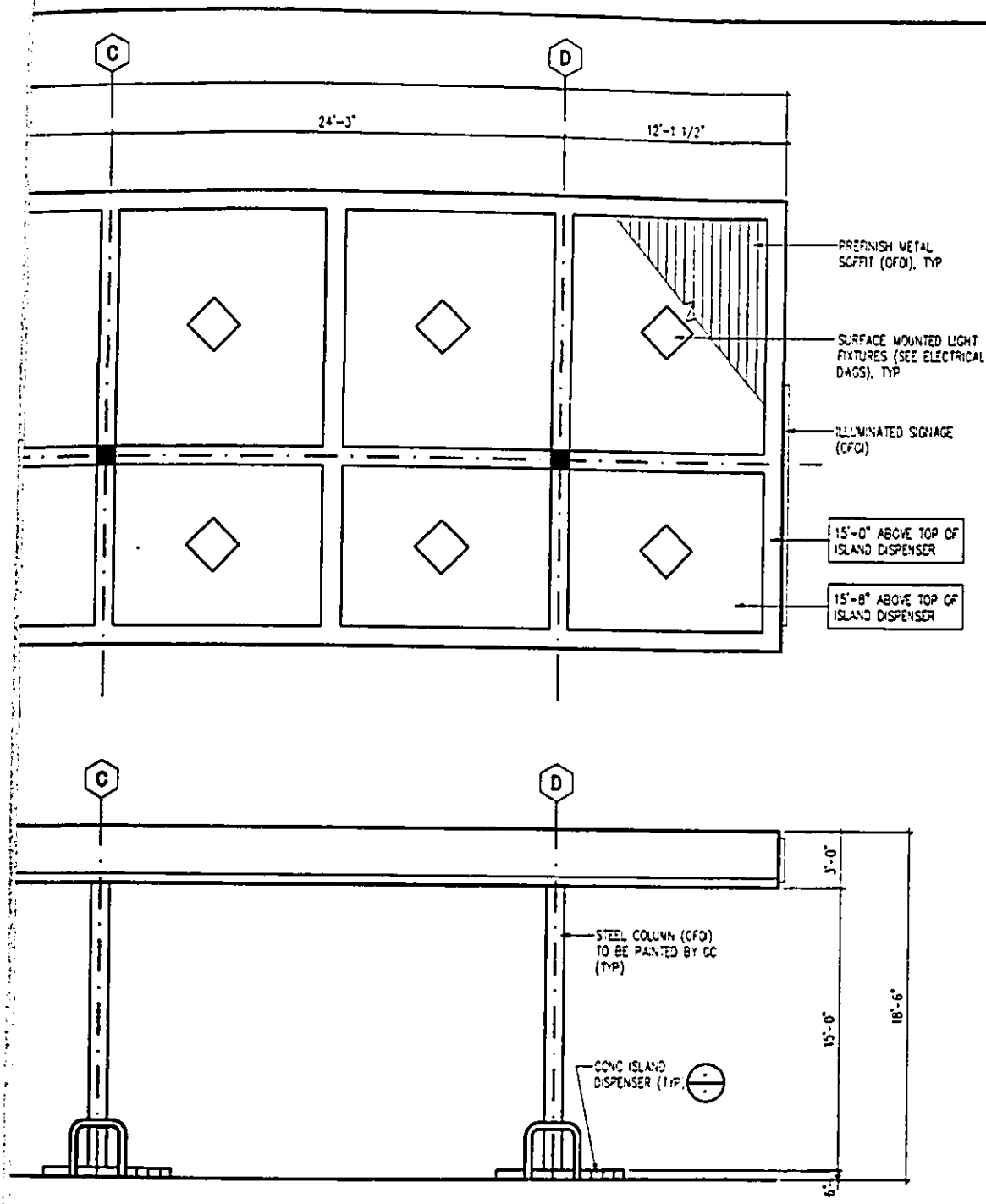
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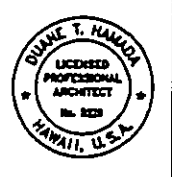
2 CANOPY WEST ELEVATION (EAST O.H.)
 A-3 1/4" = 1'-0"



3 CANOPY SOUTH ELEVATION (NORTH O.H.)
 A-3 1/4" = 1'-0"



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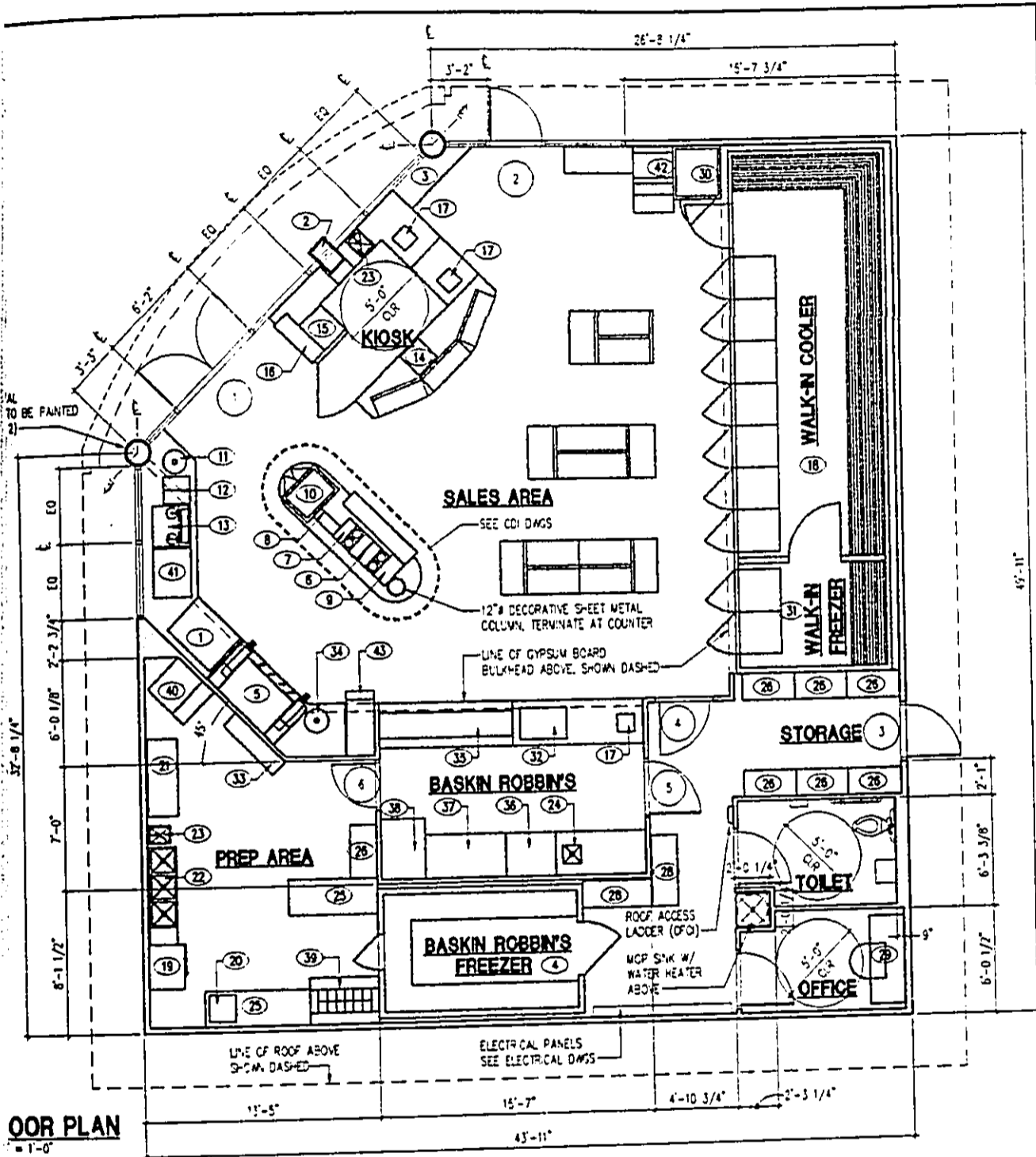
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Revisions:

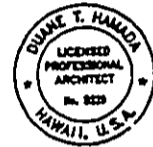
**BHP GAS EXPRESS
LUALUALEI**
87-2070 FARRINGTON HIGHWAY
WAIANA'E, OAHU, HAWAII

**CANOPY REFLECTED
CEILING PLAN
ELEVATIONS**

Job No: 96118.10
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96813
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FAX: (808) 538-0027



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Approval as defined in Title 19, Chapter 10, Section 1.0(4) of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

Revisions:

**BHP GAS EXPRESS
LUALUALEI**
87-2070 FARRINGTON HIGHWAY
WAIANAE, OAHU, HAWAII

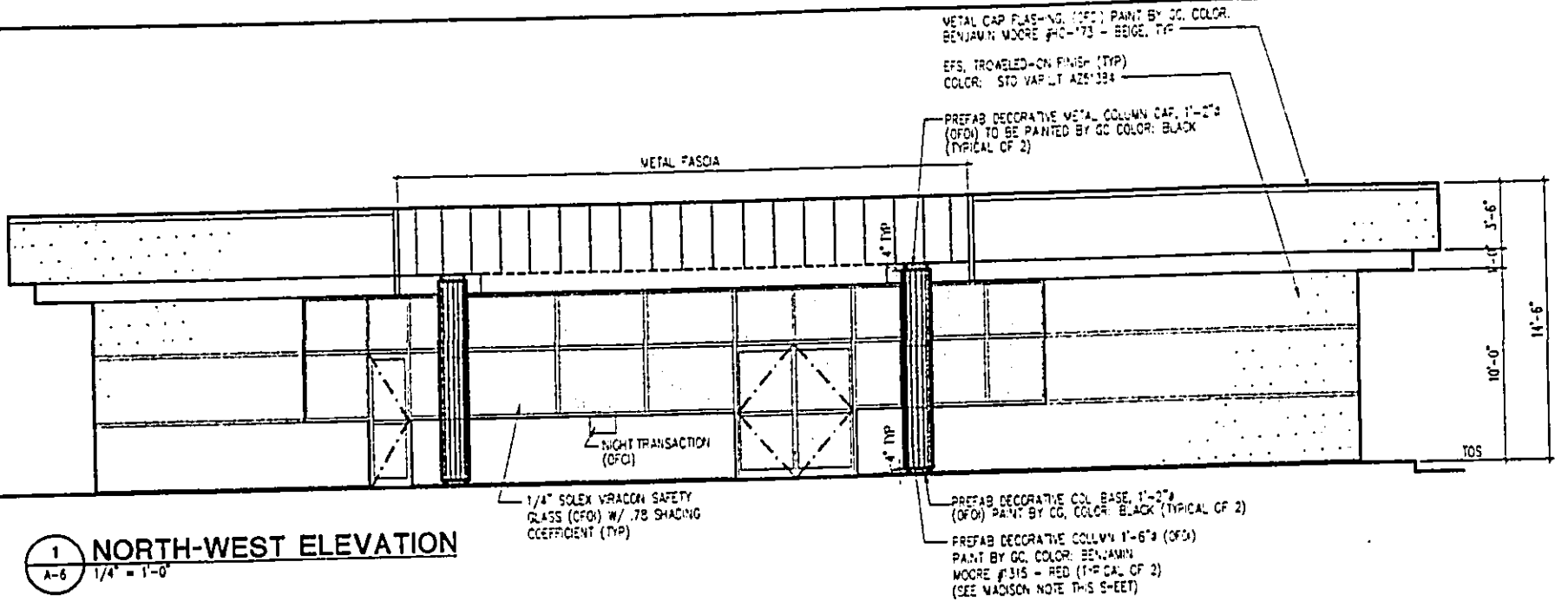
**FLOOR PLAN
EQUIPMENT SCHEDULE**

Job No: 96118.10
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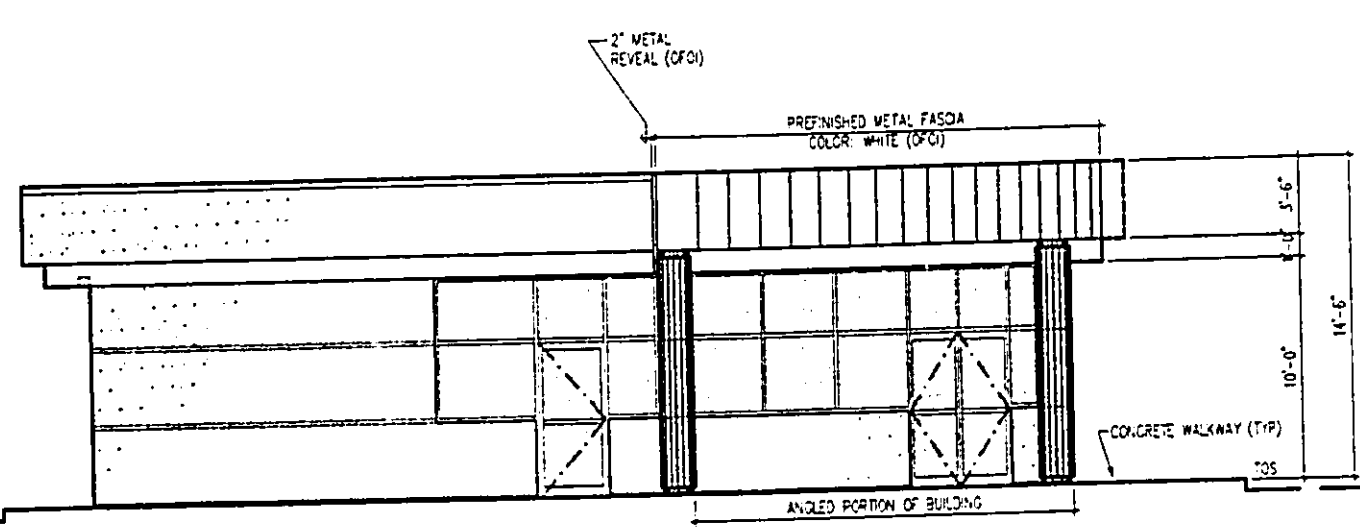
(FOR REFERENCE ONLY ALL EQUIPMENT AND CASEWORK BY OTHERS, UNLESS NOTED OTHERWISE) FOR FURTHER INFORMATION ALSO SEE CDJ GROUP INC. DRAWINGS

EQUIPMENT #	DESCRIPTION	EQUIPMENT #	DESCRIPTION	EQUIPMENT #	DESCRIPTION
1	DELI CASE	16	48" H SHELVING	31	WALK-IN FREEZER
2	MOUNT TRANSACTION DRAWER (CFO)	17	REGISTER	32	4 HEAD FOUNTAIN
3	NEWSPAPER DISPLAY	18	WALK-IN COOLER	33	12" SHELVING
4	WALK-IN FREEZER (BASKIN ROBBINS)	19	1/2 OVEN	34	COLD REFILL MUG DISPLAY
5	POST MIX	20	SHRINK WRAP	35	ICE-CREAM DIPPING CABINET
6	COFFEE MACHINE	21	BAG-IN-A-BOX	36	SYRUP RAIL
7	COFFEE GRINDER	22	3 COMP SINK	37	BACKBAR COUNTER
8	AIR POTS	23	HAND SINK	38	SPLENDOR BLEND SYSTEM
9	CAPPUCCINO MACHINE	24	SINK	39	4" BANE MARIE
10	BAKERY CASE	25	PREP TABLE	40	ICE MACHINE
11	HOT REFILL MUG DISPLAY	26	36" SHELVING	41	HOT HOOD MERCHANDISER
12	CHILI AND CHEESE	27	WALK-IN COOLER	42	ATM
13	CONDIMENT STATION	28	48" SHELVING	43	ICE MACHINE
14	MANIPULA STEAMER	29	DEEP		
15	SAFE	30	FREEZER (1 DOOR)		

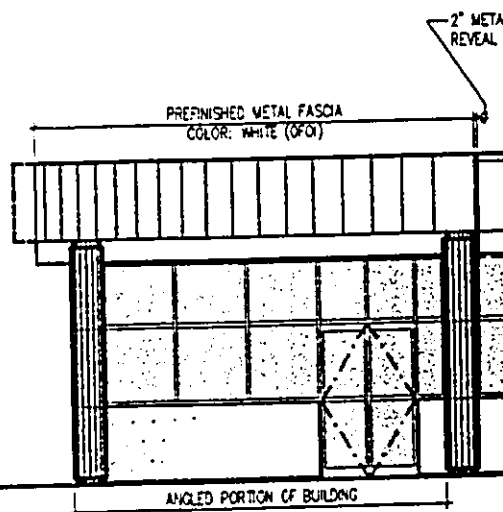
A. V. G. ARCHITECTS - 1011 - 4TH ST. N.W. - SEASIDE, CALIF. 92134



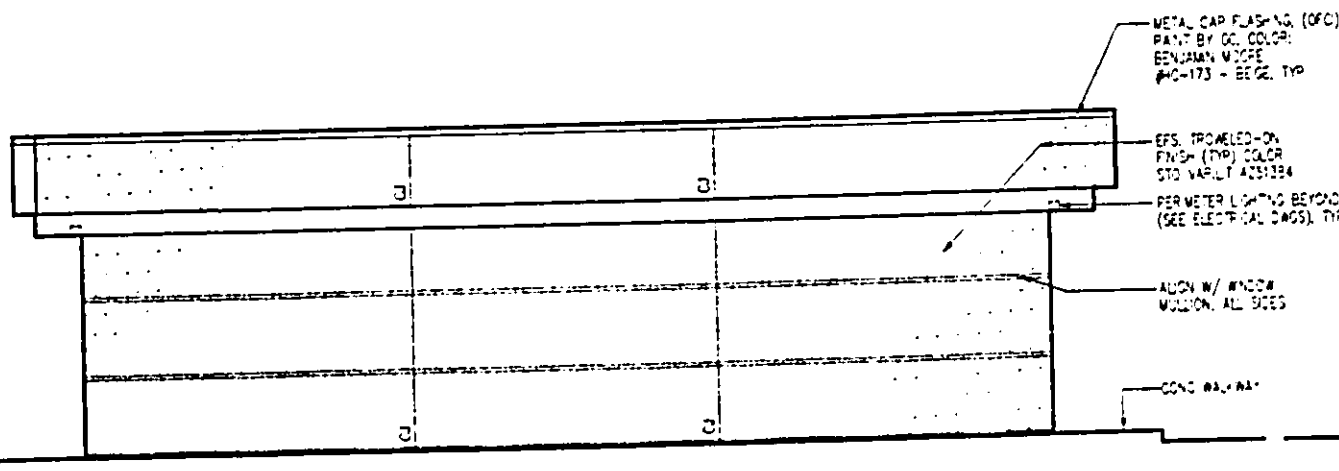
1 NORTH-WEST ELEVATION
A-6 1/4" = 1'-0"



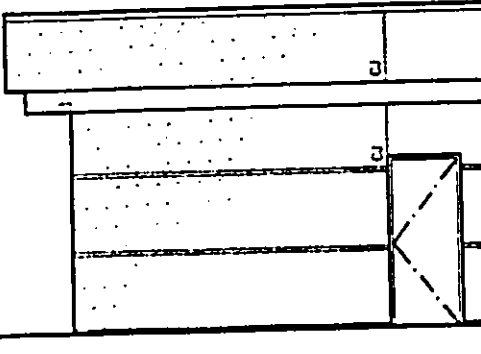
2 NORTH ELEVATION
A-6 1/4" = 1'-0"



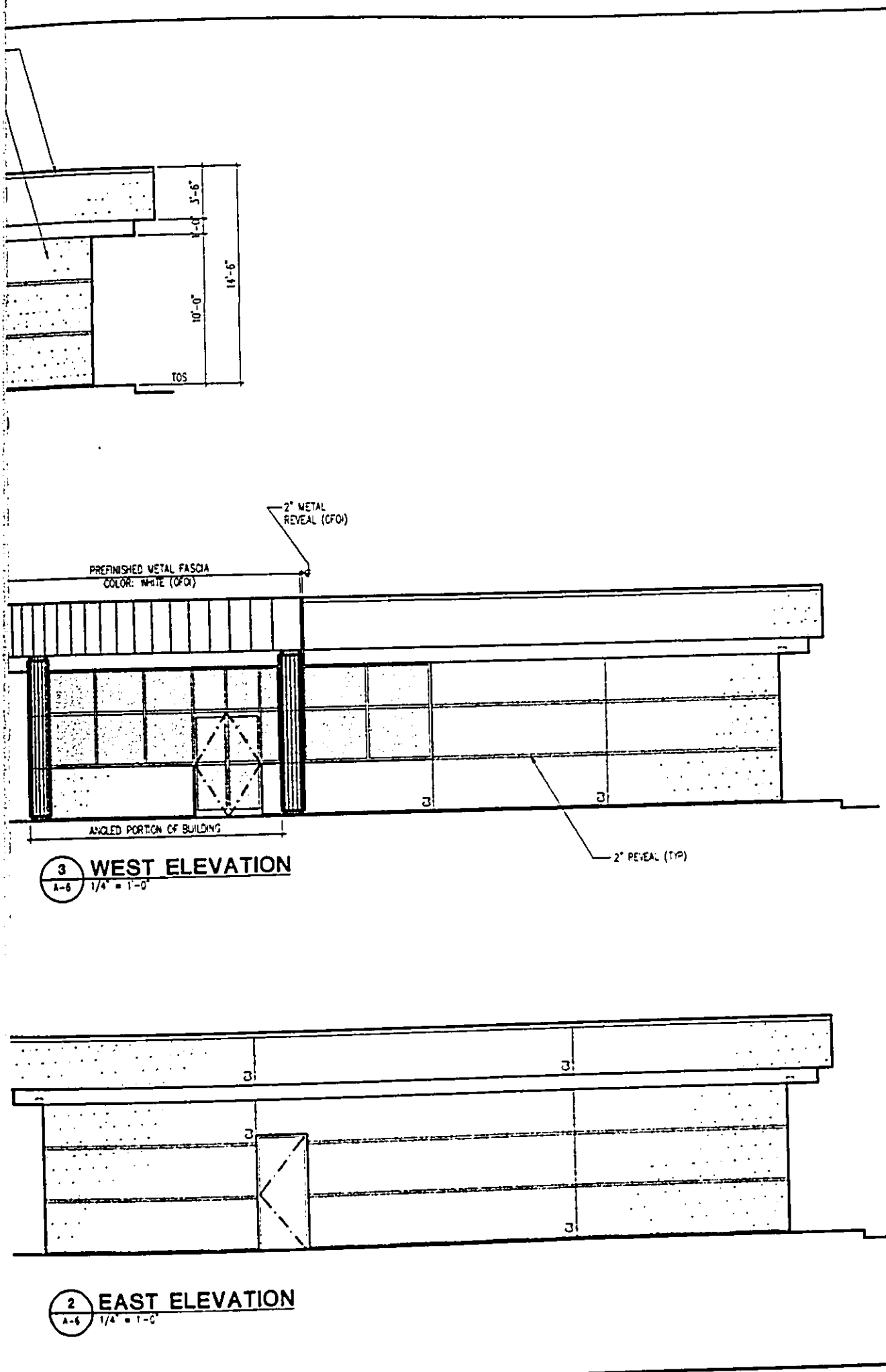
3 WEST ELEVATION
A-6 1/4" = 1'-0"



2 SOUTH ELEVATION
A-6 1/4" = 1'-0"




2 EAST ELEVATION
A-6 1/4" = 1'-0"



3 WEST ELEVATION
A-6 1/4" = 1'-0"

2 EAST ELEVATION
A-6 1/4" = 1'-0"




Partners Inc.

architecture
planning
interiors
graphics

1164 Bishop Street
Suite 1000
Honolulu, Hawaii
96813

TEL: (808) 526-2428
FAX: (808) 538-0027



DUANE T. HAMADA
LICENSED PROFESSIONAL ARCHITECT
No. 8228
HAWAII, U.S.A.

This work was prepared by me or under my supervision. Construction of this project will be per my observation.

Supervision as defined in the H.R. Chapter 10, Section 1.2(1) of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

Revisions:

BHP GAS EXPRESS
LUALUALEI

87-2070 FARRINGTON HIGHWAY
WAIANAЕ, OAHU, HAWAII

C-STORE EXTERIOR ELEVATIONS

Job No: 96118.10

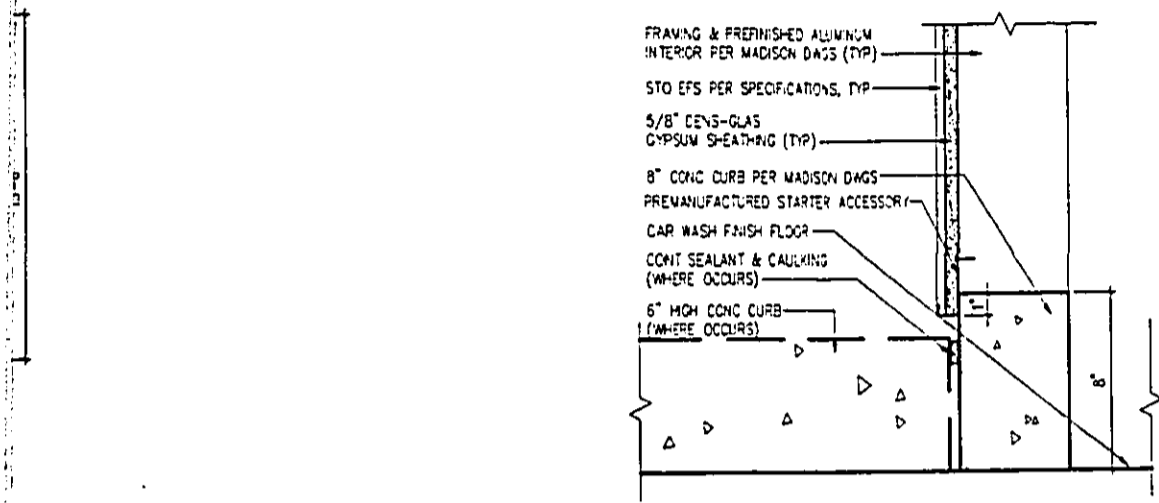
Drawn by:

Date:

Drawing No:

A-6

of _____ Sheets



8 CURB DETAIL
A-7 3" = 1'-0"

AL CAP FLASHING (OFC)
BY CC. COLOR:
AMY MOORE
173 - BDOE, TYP

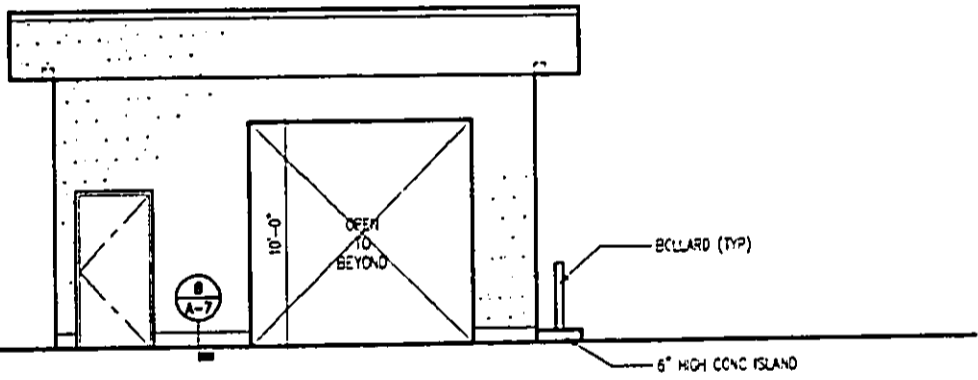
SS FOR PERIMETER
FINISH BEYOND (TYP)

TRONEL-ON
M (TYP) COLOR:
VARIET A25138+

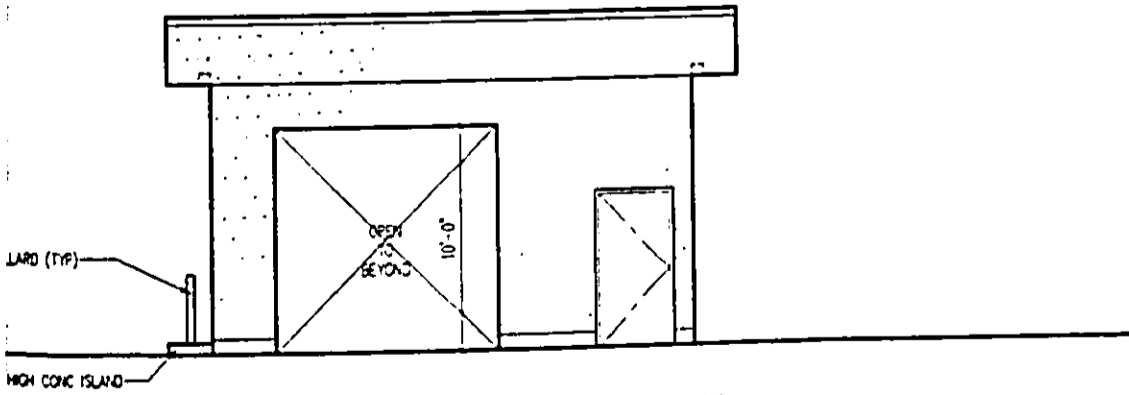
ARD (TYP)

6" HIGH CONC CURB
IT TO MATCH
ADJACENT SURFACES (TYP)

6" HIGH CONC ISLAND



3 CAR WASH EAST ELEVATION
A-7 1/4" = 1'-0"



4 CAR WASH WEST ELEVATION
A-7 1/4" = 1'-0"

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96813
TEL: (808) 526-2828
FAX: (808) 538-0027



This work was prepared by me
or under my supervision
in accordance with the
requirements of the laws
of the State of Hawaii.
I am a duly Licensed
Professional Architect
in the State of Hawaii.
Duane T. Hamada
Architect

Revisions

BHP GAS EXPRESS
LUALUALEI
87-2070 FARRINGTON HIGHWAY
WAIANAE, OAHU, HAWAII

CAR WASH FLOOR PLAN
EXTERIOR ELEVATIONS, DETAILS

Job No: 96118.10
Drawn by:
Date:
Drawing No: A-7
of Sheets

III. DESCRIPTION OF ANTICIPATED IMPACTS

A. Environmental Setting

The project site is located on a relatively flat parcel of land 246,363 square feet (5.656 acres) in size. An existing cashier/office/storage building of approximately 1,470 square feet with a connected canopy with 2 dispenser isles and 6 dispensers is located on-site. The site is completely paved in concrete and asphalt.

No natural features exist on site except for grass and flowering shrubs located around the project site and a few palm and shade trees dispersed throughout the area. Minimal landscaping is located along the perimeter of the adjacent parking lot.

The general project area is heavily urbanized and all adjacent lots are also covered by structures or paving. The project block is fully developed.

1. Archaeological, Botanical and Fauna Resources

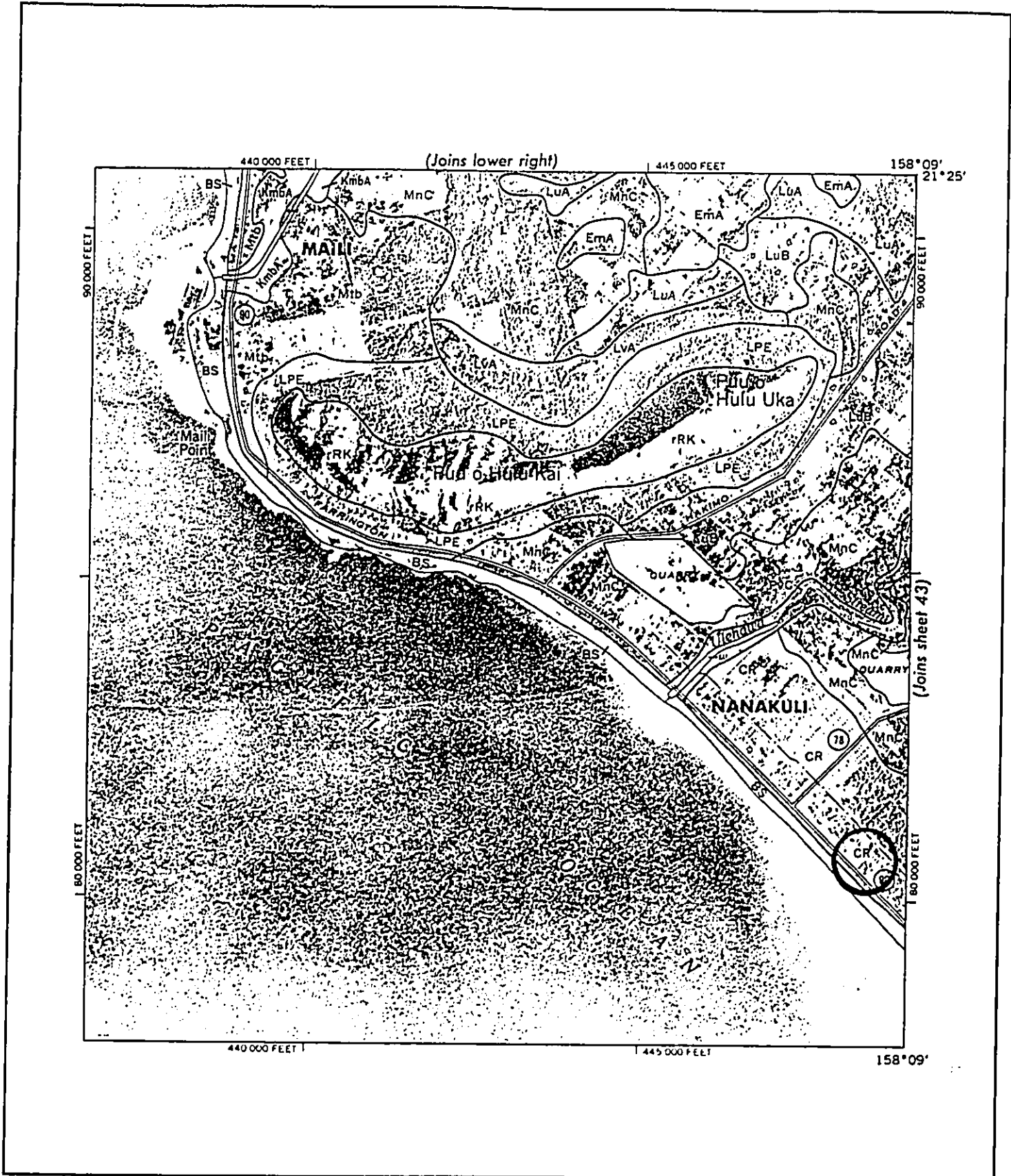
Due to the extensive improvement of the subject property and its surrounding commercial uses, significant historic sites and endangered species are not anticipated to be located within the project site.

2. USDA Soil Survey Report

The project site is located on soils classified as CR Coral Outcrop on Map 36 of the USDA Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. This series consists of coral or cemented calcareous sand that is suitable for urban development. The project site will require only minimal excavation for foundation work and tank replacement and is not expected to be affected by the underlying soil type.

3. Hydrologic Hazards and Resources

According to Panel 150001 0100 C of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is located in Zone AE (EL 11), an area of within the 100 year flood zone with a base flood elevation of 11 feet, and Zone D, an area where flood hazards are undetermined. As depicted in Panel 0100C the mauka boundary of Farrington Highway is located in Zone VE (EL13) and coastal flood area with a velocity hazard up to base elevation of 13 feet. This area is not proposed for structural development and should not be affected by this classification.



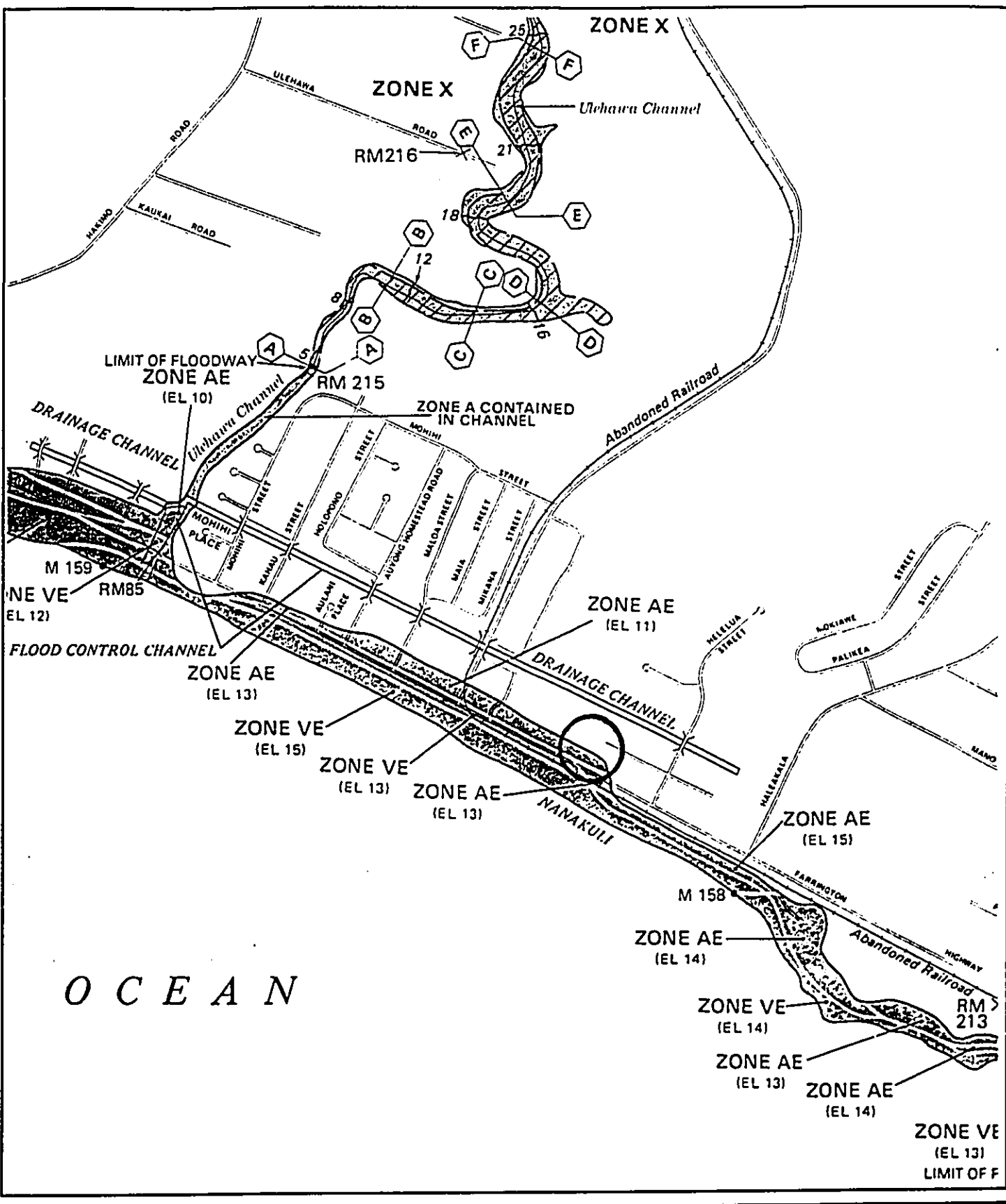
BHP GAS EXPRESS LUALUALEI NO. 46
87-2070 Farrington Highway

SOILS MAP

November 1996

AM Partners, Inc.

DOCUMENT CAPTURED AS RECEIVED



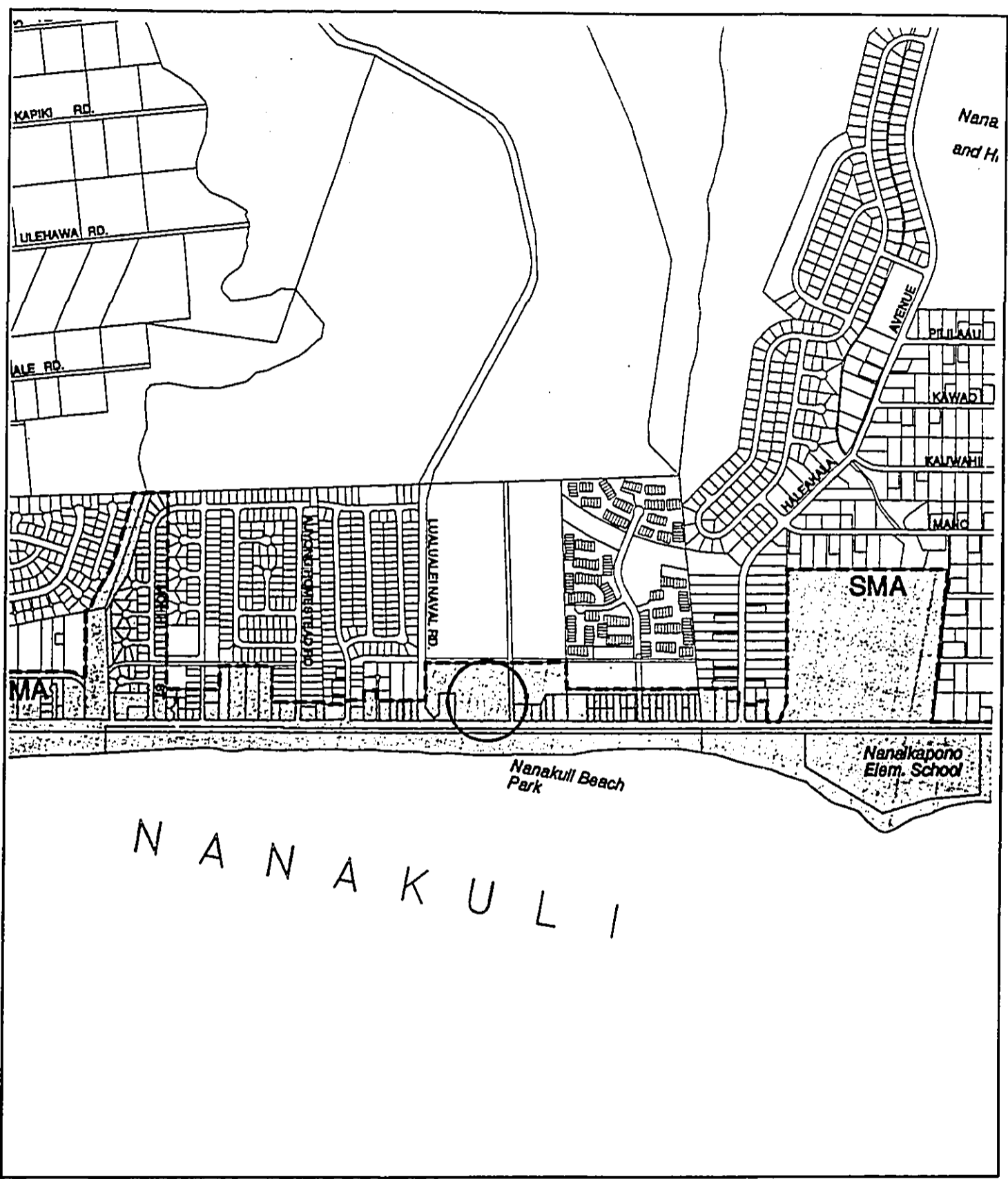
BHP GAS EXPRESS LUALUALEI NO. 46
87-2070 Farrington Highway

FIRM MAP

November 1996

AM Partners, Inc.

DOCUMENT CAPTURED AS RECEIVED



BHP GAS EXPRESS LUALUALEI NO. 46 **SMA MAP**
 87-2070 Farrington Highway

April 1997 AM Partners, Inc.

Under Chapter 205A, Hawaii Revised Statutes, the project site is located within the Special Management Area and is consequently subject to all applicable SMA regulations.

Civil Defense Tsunami Inundation Maps have determined the site to be outside the vulnerable tsunami inundation area (GTE Hawaiian Tel).

4. Surrounding Uses

The project site is part of a large shopping center complex and is located on the south-west corner of the parcel adjacent to Farrington Highway. Nanakuli Beach is located across the street to the west, the Nanakuli Food Giant supermarket is located directly to the south, and residential areas are located to the north and east. A freestanding McDonald's convenience food outlet and a freestanding Napa auto parts retailer are located on the project parcel.

5. Infrastructure

Vehicular access to the project site is located off Farrington Highway directly fronting the dispensers and through the shopping center parking lot. Existing access points will continue to be utilized after completion of the proposed improvements.

6. Utilities

The project will continue to be serviced by existing waterlines. Demand for this service is not expected to vary significantly from the existing use. The Department of Wastewater Management has also indicated that the municipal wastewater system is available and has the capacity to accommodate the proposed project.

The site is presently naturally drained to Farrington Highway, a State Highway. Sidewalk berms act as retaining barriers fronting the facility but do not drain into a drainage system. No County storm drainage facilities are available in the area, consequently areas along Farrington Highway are subject to flooding during heavy rains. Swales and percolation surfaces located on both sides of the heavily crowned highway serve as the principal drainage systems. Peak storm flows ultimately pond along the makai side of Farrington Highway.

No increases in storm water runoff are expected from the proposed improvements and the project will be reviewed for conformance with City Ordinance 96-34 regarding peak runoff.

It is expected that the existing private refuse collection service will continue to service the project location.

Telephone and electrical services at the project site shall continue to be provided by GTE Hawaiian Tel and the Hawaiian Electric Company.

7. Public Facilities

The proposed project is not expected to have any impact on public facilities including schools, parks, police, fire or emergency medical services.

B. Relationship to Plans, Codes and Ordinances

The project site is zoned B-2 Business District. The existing and proposed use is consistent with the intent of this zoning designation.

The State Land Use Commission Boundary Maps identify the project site as being within the Urban area.

The project site is also located within the Special Management Area. This document is prepared as prescribed in the Special Management Area Use Permit Petition requirements.

An environmental assessment is required for this action as specified in the Special Management Area rules.

The City and County of Honolulu Planning Department has indicated that there are no publicly or privately funded public facilities improvements designated within the general project area.

C. Probable Impact on the Environment

The proposed project is anticipated to improve the site conditions over the existing site environment. These improvements will occur as a result of the replacement and improvement of storage and dispensing facilities to meet the most current standards. The addition of an automated car wash which will use reclaimed water may also result in some water conservation in comparison with owner delivered home carwashes. The proposed action will also, in effect, provide long-term socio-economic benefits by providing improved service to customers. Long-term benefits will also accrue from additional tax revenues which may be obtained from the additional sales generated by the proposed project.

D. Adverse Impacts Which Cannot be Avoided

Adverse impacts which cannot be avoided are generally related to short-term construction impacts. These impacts which cannot be avoided can be minimized by sound construction practices, adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable County agencies including the Police Department in the event that traffic patterns will be disrupted by the use of heavy equipment.

E. Alternatives to the Proposed Action

No alternatives were considered for this project. Non-action is not considered a desirable alternative due to the continuation of a condition which could be improved with minimal or no adverse environmental impact.

F. Mitigation Measures

Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures to be put into effect include general good housekeeping practices and schedule maintenance to avoid a prolonged construction period. The contractor will be directed to use best management practices (BMP) wherever applicable.

G. Irreversible and Irrecoverable Commitment of Resources

Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials used for new construction may have salvage value however it is unlikely that such efforts will not be cost-effective. The expenditure of these resources is off-set by gains in construction related wages, increased tax base, increased property value and tertiary spending.

IV. RELATIONSHIP TO CHAPTER 205A

The proposed project is not expected to have any significant adverse environmental impact or result in any greater impact than those existing through the operation of the existing facility. Intensity of use is not expected to significantly increase however benefits to customers will improve with the additional services and conveniences provided by the expanded retail space. The project conforms with the intent of Chapter 205A, Hawaii Revised Statutes.

As prescribed by the Special Management Area Rules, the project will have only negligible or no impact on natural resources within the coastal zone areas.

A. Recreational Resources

The project will not have any direct impact on any recreational resources as the proposed action will occur entirely within a commercial district within the urban area.

B. Historical and Natural Resources

The project site have been extensively developed and it is highly unlikely that and historic or prehistoric artifacts exist on-site. In the event that any archaeological remains are uncovered during construction, all work will cease and the State Historic Preservation Officer will be notified.

No natural resources such as endangered flora or fauna exist on-site. The project site is not a likely habitation site for such species due to the heavily urbanized surrounding areas.

C. Scenic and Open Space Resources

The project site is not within an area recognized as an example of natural beauty. The project area is heavily developed with commercial buildings and does not provide view opportunities to any exceptional view resource.

Impact on open space will be minimal. The proposed expansion will increase floor area but will be visually offset by the smaller canopy structure which is the more visually dominant element.

D. Coastal Ecosystems

The project property is located directly across from Nanakuli Beach. Runoff from the project site presently flows into the State Highway where it percolates or is diverted into other areas. No direct runoff impacts to the ocean are expected.

E. Economic Uses

The proposed use will provide additional customer conveniences at a location within the commercial district and may consequently decrease the need for travel to obtain similar goods and services. This addition is considered as an appropriate economic use within the Special Management Area.

F. Coastal Hazards

According to Panel 150001 0100 C of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is located in Zone AE (EL 11), an area of within the 100 year flood zone with a base flood elevation of 11 feet, and Zone D, an area where flood hazards are undetermined. As depicted in Panel 0100C the mauka boundary of Farrington Highway is located in Zone VE (EL13) and coastal flood area with a velocity hazard up to base elevation of 13 feet. This area is not proposed for structural development and should not be affected by this classification.

V. FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated in Section 11-200-12, EIS Rules, Significance Criteria; in determining whether an action may have a significant effect on the environment every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or if conflict exists.

- Involves a loss or destruction of any natural or cultural resource

The proposed action will occur on an existing developed site and will not impact and natural areas or cultural resources.

- Curtails the range of beneficial uses of the environment

The proposed improvements will not curtail the beneficial uses of the environment. The purpose of the proposed action will increase benefit to users of the facility and will if effect contribute positively to the environment by decreasing potential traffic which might be generated by users seeking the same services offered by the project in different locations.

- Conflicts with the State's long-term goals or guidelines as expressed in Chapter 344, HRS

The new carwash facility will use recycled water which will significantly reduce potable water and detergent use in contrast to single use and uncontrolled quantities used in typical residential car washing.

- Substantially affects the economic or social welfare of the community or state

The proposed action will have minimal or no impact on the economic or social welfare of the community or state. Potential benefits will include additional employment opportunities created by the operation and maintenance of the facility as well as additional tax revenues which will be generated by the new services and by secondary spending.

- Substantially affects public health

The proposed improvements are not expected to have any direct impact on public health.

- Involves substantial or adverse secondary impacts, such as population changes or effects on public facilities

The proposed action will not produce substantial secondary impacts resulting in population changes or significant increases in public facilities. Water consumption will increase over the existing facility as a result of an additional preparation sink and from the carwash. However, the net area use may potentially decrease from the carwash addition.

- Involves substantial degradation of environmental quality

A significant portion of the proposed action is to improve environmental quality particularly in the area of subsurface environmental integrity. New underground storage tanks will ensure the continued safety and quality of the project grounds.

- Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions

The proposed action is not a first phase of, or related to, any larger action. The cumulative effect of the project are disclosed in this document and do not involve any planned future actions which will cumulatively impact the environment.

- Affect a rare, threatened or endangered species, or its habitat

The proposed action will not affect any rare, threatened or endangered species of flora or fauna. The site is essentially devoid of any plant material and is not a habitat for any endangered life forms.

- Detrimentially affect air or water quality or ambient noise levels

The proposed action will not directly impact air quality or water quality. Ambient noise levels will increase as a result of the new cashwash facility however noise generated by the facility will meet FHWA acceptable levels within the property boundaries and will not adversely impact any residential or sensitive environments.

Minimal impacts on air quality and noise are anticipated during construction but will be limited by normal construction practices.

- Affect scenic vistas and viewplanes identified in County or State plans or studies

The proposed action will not affect any scenic vistas or viewplanes. The project is located within an urbanized shopping center which has a makai view towards the ocean. The proposed improvements will not impact this view.

- Require substantial energy consumption

The project will not significantly increase energy consumption and may in fact result in some energy savings by providing services and amenities previously not available in a single location.

Based on the above stated criteria and impact/compliance discussion, as well as the comments received during the Draft Environmental Assessment review period

VI. COMMENTS RECEIVED DURING THE PRE-ASSESSMENT CONSULTATION PHASE

Agencies with ministerial or specific interest regarding the proposed project were contact for their early comments regarding the proposed project. Parties contacted are listed below. Those providing responses are marked by an asterisk (*).

Planning Department *
City and County of Honolulu

Department of Land Utilization
City and County of Honolulu

Department of Parks and Recreation
City and County of Honolulu

Department of Public Works *
City and County of Honolulu

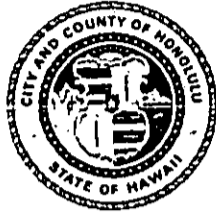
Department of Transportation Services
City and County of Honolulu

Department of Wastewater Management *
City and County of Honolulu

Honolulu Police Department
City and County of Honolulu

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 96-278

November 13, 1996

Mr. Taeyong M. Kim
Associate
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Mr. Kim:

Subject: Preparation of Draft Environmental Assessment (DEA)
BHP Gas Express Lualualei
TMK: 8-7-08: 12

In response to your letter of October 29, 1996, we provide the following comments:

1. The DEA should address drainage impact and City Ordinance 96-34 for controlling peak runoff.
2. Improvements to Farrington Highway may be required by the State Department of Transportation.
3. The DEA should address whether runoff goes to the State Highway or the City drainage system. The DEA should also discuss implementation of best management practices (BMPs) during construction to mitigate pollution.

Should you have any questions, please contact Mr. Alex Ho,
Environmental Engineer, at 523-4150.

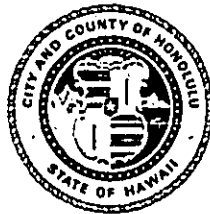
Very truly yours,

A handwritten signature in cursive script, appearing to read "Alex Ho", is written over the typed name of Kenneth E. Sprague.

KENNETH E. SPRAGUE
Director and Chief Engineer

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO, P. E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

In reply refer to:
WCC 96-125

November 18, 1996

Mr. Taeyong M. Kim
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Mr. Kim:

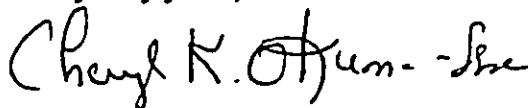
**Subject: Preparation of Draft Environmental Assessment
BHP Gas Express Lualualei
87-2070 Farrington Highway, Nanakuli, Oahu
TMK: 8-7-008:Por. 012**

In reference to your letter dated October 29, 1996, regarding the subject project, the municipal wastewater system is available and adequate to accommodate the proposed improvements. These improvements call for the demolition of existing structures, and to replace them with a modernized gas dispensary, automated car wash and a consolidated convenience store and Baskin & Robbins Ice Cream retail outlet. For the automated car wash, we recommend a system that recycles 100% of its water.

This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form. This project is also liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Mr. Scott Gushi of the Service Control Branch at 523-4886.

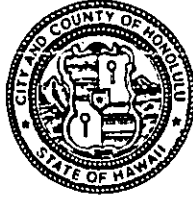
Very truly yours,


FELIX B. LIMTIACO
Director

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4711 • FAX: (808) 523-4950

JEREMY HARRIS
MAYOR



CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

MH 11/96-2186

November 20, 1996

Mr. Taeyong M. Kim
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Mr. Kim:

Preparation of Draft Environmental Assessment (DEA) for
BHP Gas Express Lualualei, Nanakuli, Oahu, TMK: 8-7-008: 012

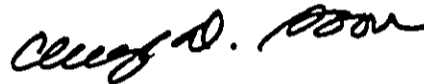
In response to your request, we have reviewed the existing/proposed site plans and have the following comments to offer:

1. The DEA should disclose that the subject site is designated for Commercial use on the Waianae Development Plan Land Use Map.
2. The DEA should also disclose that there are no publicly funded nor privately funded public facilities improvements designated in the general vicinity on the Waianae Development Public Facilities Map.
3. According to the Community-Panel Number 150001 0100 C, Flood Insurance Rate Map (revised September 28, 1990), the subject site is within Zone AE (Flood Hazard Area Inundated by 100-Year Flood) which has a base flood elevation of approximately 11 feet. This information should be included in the DEA, which should further disclose the potential flooding onsite, existing drainage conditions, proposed drainage improvements and mitigative measures.

Mr. Taeyong M. Kim
AM Partners, Inc.
November 20, 1996
Page 2

Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

Sincerely,



CHERYL D. SOON
Chief Planning Officer

CDS:ft

cc: Office of Environmental Quality Control

VII. COMMENTS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT CONSULTATION PHASE

The Draft Environmental Assessment (DEA) for the proposed project was published in The Environmental Notice on January 23, 1997. Comments were received from the following agencies and organizations during the Draft Environmental Assessment comment period. Responses have been prepared by the planning consultant and follow each comment letter.

STATE AGENCIES

Department of Health
Department of Land and Natural Resources
Department of Land and Natural Resources, Historic Preservation Division
Department of Transportation
Office of Environmental Quality Control
Office of Hawaiian Affairs

COUNTY AGENCIES

Board of Water Supply
Fire Department
Planning Department
Police Department

FEDERAL AGENCIES

Department of the Army, Corps of Engineers

COMMUNITY ORGANIZATIONS

Sierra Club, Hawai'i Chapter



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

MEMO TO
ATTENTION OF

January 21, 1997

Planning and Operations Division

Mr. Patrick T. Onishi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Thank you for the opportunity to review and comment on the Special Management Area (SMA) Permit Application and Draft Environmental Assessment (DEA) for the BHP Gas Express Station No. 46, Nanakuli, Oahu (TMK 8-7-8: por. 12). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. The information provided in the SMA and DEA does not identify any specific activities involving work in waters of the U.S.; therefore, a DA permit is not required at this time. In the future, if the applicant proposes activities in, near or having the potential to affect jurisdictional waters, consultation should take place with our Operations Branch. Please contact Mr. Farley Watanabe for further information at 438-9258 (extension 14) and refer to file number 970000072.

b. The flood hazard information provided on page 11 of the DEA is correct.

Sincerely,

Paul Mizue
Paul Mizue, P.E.
Acting Chief, Planning
and Operations Division

97-00401

17 JAN 29 PM 1 40

U.S. ARMY CORPS OF ENGINEERS
FORT SHAFTER, HAWAII



architecture
planning
interiors
graphics

4 April 1997

Department of the Army
Pacific Ocean Division
Corps of Engineers
Attn: Paul Mizue, Acting Chief Planning and Operations Division
Fort Shafter, Hawaii 96858-5440

PROJECT: BHP Gas Express Luahale Station No. 46
SUBJECT: Corps of Engineers Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Mizue,

Thank you for your comments of 21 January 1997 regarding the subject project. We offer the following in response to your comments:

1. Thank you for your confirmation that the subject project will not require a DA permit.
2. Thank you for your confirmation that the flood information provided on page 11 of the Draft Environmental Assessment is correct.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Tae Yong M. Kim

Tae Yong M. Kim
Associate

TJK
970404

cc Department of Land Utilization

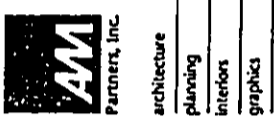
1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027

CITY AND COUNTY OF HONOLULU
POLICE DEPARTMENT
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 • AREA CODE (808) 528-3111

JEREMY HARRIS
MAYOR



MICHAEL S. NAKAMURA
CHIEF
LEE DONOHUE
DEPUTY CHIEF



4 April 1997
Police Department
Attn: Michael S. Nakamura, Chief of Police
801 South Beretania Street
Honolulu, Hawaii 96813

OUR REFERENCE BS-TL

January 21, 1997

97 JAN 23 AM 11 52
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION
FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT
SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA

This is in response to your memorandum of January 8, 1997, requesting comments on the subject project for the BHP Gas Express Luualaei Station No. 46, file number 96/SHA-118(ST).

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA
Chief of Police

BY Eugene Uemura
EUGENE UEMURA, Assistant Chief
Administrative Bureau

PROJECT: BHP Gas Express Luualaei Station No. 46
SUBJECT: Police Department Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Chief Nakamura,
Thank you for your comments of 21 January 1997 regarding the subject project. We understand that the proposed project will not have any significant impact on the operations of the Honolulu Police Department.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taeyong M. Kim
Associate

TMK
970904

cc Department of Land Utilization

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027

FIRE TOWN
CITY AND COUNTY OF HONOLULU
3375 KOAHIKA STREET, SUITE 4425
HONOLULU, HAWAII 96819-1869

91-0851



January 31, 1997

PERMIT MARKING
SECTION

ANTHONY J. LOPEZ, JR.
FIRE CHIEF
ATULIO E. LEONARDO
FIRE SAFETY COM. P.



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planning
interiors
graphics

4 April 1997

Fire Department
Attn: Anthony J. Lopez, Jr., Fire Chief
3375 Koaopaka Street, Suite H425
Honolulu, Hawaii 96819-1869

PROJECT: BHP Gas Express Lualualei Station No. 46
SUBJECT: Fire Department Comments on Environmental Assessment and Special Management Area Permit Application

Dear Chief Lopez,

Thank you for your comments of 31 January 1997 regarding the subject project. We understand that the Fire Department has no objections to the issuance of the Special Management Area Permit.

The facility will conform to Article 79 of the Fire Code of the City and County of Honolulu. Tank permits will be obtained from the Honolulu Fire Department for the underground tanks being installed for the project.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taeyong M. Kim
Associate

TMK
970404

cc: Department of Land Utilization

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ANTHONY J. LOPEZ, JR., FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH
PROJECTS WITHIN THE SPECIAL MANAGEMENT AREA

PROJECT : BHP GAS EXPRESS LUALUALEI STATION NO. 46
LOCATION : 87-2070 FARRINGTON HIGHWAY, NANAKULI, OAHU
TMK : 8-7-08: POR. 12
PLANNER : STEVE TAGAWA

We have reviewed the environmental assessment and special management area permit application and have no objections with the issuance of the permit.

Construction plans should be routed to the Building Department for plans review prior to construction. The facility shall conform to Article 79 of the Fire Code of the City and County of Honolulu. Tank permits shall be issued by the Honolulu Fire Department for the underground tanks being installed at the site.

If you need additional information, please contact Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/CW:hh

1164 Bishop Street - Suite 1000 - Honolulu - Hawaii 96813
Phone (808) 526-2828 - Fax (808) 518-0027

97 JAN 29 PM 1 21

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH BERTANIA STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

January 23, 1997

Patrick T. Onishi
Director of Land Utilization
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

SUBJECT: Historic Preservation Review Chapter 6E-42 Draft Environmental Assessment (DEA) and Special Management Area Permit Application: BHP Gas Express Lualualei Station No. 46. Nanakuli, Wai'anae, O'ahu
IMK: 8-7-08:12

Thank you for the opportunity to review this project which proposes construction of a replacement facility in an existing shopping center complex. No one known to be historic sites at this location and due to the extensive development of the area it is unlikely that historic sites would be found. Therefore, we believe that this project will have "no effect" on historic sites.

In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

EJ:k

97-00552
LAND UTILIZATION DIVISION
BOARD OF LAND AND NATURAL RESOURCES

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH BERTANIA STREET, 6TH FLOOR
HONOLULU, HAWAII 96813



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4 April 1997

Department of Land and Natural Resources
State Historic Preservation Division
Attn: Don Hibbard, Administrator
33 South Bertania Street, 6th Floor
Honolulu, Hawaii 96813

PROJECT: BHP Gas Express Lualualei Station No. 46

SUBJECT: State Historic Preservation Division Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Hibbard,

Thank you for your comments of 23 January 1997 regarding the subject project. We understand that there are no known historic sites within the project location due to the extensive development within the area, therefore, DLNR believes that the project will have "no effect" on historic sites.

In the event that any historic sites, including human burials, are uncovered during construction, all work will stop and the SHPD will be notified.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.



Taeyong M. Kim
Associate

TAK
970404

cc: Department of Land Utilization

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-8180
FAX (808) 533-2714

97-0854

FEB 11 10 22 AM '97

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

JEREMY HARRIS, MANAGER
WALTER O. WATSON, JR., CHIEF ENGINEER
MARGARET H. SATO, MANAGER AND CHIEF ENGINEER
KAZUHIKO KAWADA
MELISSA Y. LUNA
FOREST C. ALPERT

BARBARA MAJSTANION
MANAGER AND CHIEF ENGINEER

February 11, 1997

TO: JAN SULLIVAN, ACTING DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: STEVE TAGAWA

FROM: ~~BARBARA MAJSTANION~~
~~MANAGER AND CHIEF ENGINEER~~
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JANUARY 8, 1997 ON THE DRAFT ENVIRONMENTAL ASSESSMENT, CHAPTER 25, ROH, FOR THE BHP GAS EXPRESS STATION NO. 46, NANAKULI OAHU, TMK: 8-7-08; PORTION 12.

Thank you for the opportunity to review and comment on the proposed replacement gas station project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
3. A 4-inch domestic water meter and a 8-inch fire meter are currently serving the site. There is an existing approved reduced pressure principle backflow prevention assembly (RP) after the existing 4-inch meter.
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required after any new services to the property.

If you have any questions, please contact Barry Usagawa at 527-5235.



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44 April 1997

Board of Water Supply
Attn: Raymond H. Sato, Manager and Chief Engineer
630 South Beretania Street
Honolulu, Hawaii 96843

PROJECT: BHP Gas Express Luualalei Station No. 46
SUBJECT: Board of Water Supply Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Hayashida,

Thank you for your comments of 11 February 1997 regarding the subject project. We have reviewed your comments and offer the following responses:

1. We understand that the existing off-site water system is presently adequate to accommodate the proposed project.
2. Water availability for the project will be determined when the Building Permit Application is submitted for BWS review and approval. Water System Facilities Charges will be issued upon availability of water.
3. A 4-inch water meter and 8-inch fire meter serve the site. An approved RP backflow preventer is located after the existing 4-inch meter.
4. Fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. Construction drawings will be provided to BWS for review and approval in the event that a three inch or larger meter is required.
6. RP backflow prevention assemblies will be required for any new services to the property.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,

Taejong M. Kim
Associate

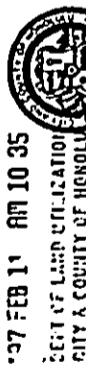
cc: Department of Land Utilization

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 535-0027

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET 8TH FLOOR HONOLULU HAWAII 96813 3017
PHONE (808) 527-4111 FAX (808) 527-4950

91-00857



PERMIT MARKS

FEB 11 AM 10 35
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

PATRICK T. ONISHI
CHIEF PLANNING OFFICER
DONALD L. MURPHY
PLANNING DEPARTMENT
MH 11/97-0055



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4 April 1997

Planning Department
Attn: Patrick T. Onishi, Acting Chief Planning Officer
650 South King Street, 6th Floor
Honolulu, Hawaii 96813-3017

PROJECT: BHP Gas Express Lualualei Station No. 46
SUBJECT: Planning Department Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Onishi,

Thank you for your comments of 6 February 1997 regarding the subject project. We have reviewed your comments and offer the following responses:

1. The Final Environmental Assessment will be revised to include additional discussion on the existing storm runoff conditions "downstream" of the project site.
2. The proposed improvements will be constructed above the flood elevations described in the Draft Environmental Assessment. This will be described further in the Final Environmental Assessment as will drainage systems and mitigation measures.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Tatyong M. Kim
Associate

TAK
970904

cc Department of Land Utilization

PTO:js

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027

MEMORANDUM

TO: JAN NAOE SULLIVAN, ACTING DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: PATRICK T. ONISHI, ACTING CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) AND SPECIAL
MANAGEMENT AREA USE PERMIT (SMP) APPLICATION FOR BHP
GAS EXPRESS LUALUALEI STATION NO. 46, 96/SMA-118,
87-2070 FARRINGTON HIGHWAY, NAKAKULI, OAHU, HAWAII,
TAX MAP KEY: 8-7-8: POR. 12

In response to your department's request of January 8, 1997, we have reviewed the subject DEA/SMP application and have the following comments to offer:

1. According to section III.A.6. Utilities, page 7, "No increases in storm water runoff are expected from the proposed improvements and the project will be reviewed for conformance with City Ordinance 96-34 regarding peak runoff."
The FEA should disclose the current impacts of runoff to areas (i.e. Farrington Highway and Nankai Beach Park) downstream of the proposed project.
2. Please refer to item 3 of our pre-assessment comment letter dated November 20, 1996, which is included in section V of the DEA/SMP application. Given that the site's elevation is 10 feet or less, the Final Environmental Assessment (FEA) should disclose whether or not there is a potential for flooding onsite. The FEA should further disclose if there are any proposed drainage improvements and mitigative measures.

Should you have any questions, please contact Matthew Higashida of our staff at 527-6056.

PATRICK T. ONISHI
Acting Chief Planning Officer

91-00643



17 FEB 3 PM 2 15

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
CITY & COUNTY OF HONOLULU, 1869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JAN 31 1997

RECEIVED
DIRECTOR
DEPARTMENT OF TRANSPORTATION
CITY & COUNTY OF HONOLULU

WEEKLY MEETING
HWY-PS
2:30 PM



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4 April 1997

Department of Transportation
Attn: Kazu Hayashida, Director
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

PROJECT: BHP Gas Express Luahalei Station No. 46

SUBJECT: Department of Transportation Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Hayashida,

Thank you for your comments of 31 January 1997 regarding the subject project. We understand that the proposed project is not anticipated to have a significant effect on Farrington Highway. As requested, construction plans will be submitted to the Department of Transportation for any work to be done within Farrington Highway.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taeyong M. Kim
Associate

TMK
970404

cc Department of Land Utilization

Mr. Patrick T. Onishi, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment and Special Management Area Permit,
BHP Gas Express Luahalei Station No. 46, Nanakuli, Oahu
TMK: 8-7-8; Por. 12

The proposed reconstruction project for the BHP Gas Express Station No. 46 is not anticipated as having a significant effect on Farrington Highway, our State highway facility. Please have the applicant submit construction plans for work done within Farrington Highway.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 671
HONOLULU, HAWAII 96813

FEB 12 1997

LD-NAV
REF.: EABHPSI.RCM

Honorable Jan Sullivan
Acting Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

SUBJECT: Review ; Environmental Assessment and Special Area Permit Application
Applicant : BHP Hawaii Inc.
Project : BHP Gas Express Luualaei Station No. 45
Location : 87-2070 Farrington Highway, Nanakuli, Oahu
TMK : 1st/ 8-7-081 POL- 12

FEB 11 1997

MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DUMMET & COLWELL-GRANUM
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4 April 1997

Department of Land and Natural Resources
Attn: Michael D. Wilson, Chairperson
P.O. BOX 621
Honolulu, Hawaii 96809

PROJECT: BHP Gas Express Luualaei Station No. 46
SUBJECT: Department of Land and Natural Resources Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Wilson,

Thank you for your comments of 12 February 1997 regarding the subject project. We are in receipt of the State Historic Preservation Division's comments and have addressed them directly to the Division Administrator. We understand that your office has no other comments at this time.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Tasyong M. Kim
Associate

TMK
970404

cc Department of Land Utilization

Aloha,

MICHAEL D. WILSON

c: Michael H. Nekoba, Esq.

HAWAII Earth's best!

The Department of Land and Natural Resources has no other comments to offer on the subject matter at this time. Should you have any questions, please feel free to contact Nick Vaccaro of the Land Division at 587-0438.

Thank you for the opportunity to review and comment on the Environment Assessment and the Special Management Area Permit Application for the proposed project.

Our State Historic Preservation Division by separate letter dated January 23, 1997 (DOC NO: 9701EJ27), transmitted to your office the following comments: "Due to the extensive development of the area it is unlikely that historic sites would be found. We believe that this project will have 'no effect' on historic sites. In the unlikely event that historic sites, including human burials, are uncovered during routine construction activities, all work in the vicinity must stop and the Historic Preservation Division must be contacted at 587-0047."

97-01015

FEB 21 PM 2:12

DEPT. OF LAND & NATURAL RESOURCES
CITY & COUNTY OF HONOLULU



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLAHU DRIVE, SUITE 400
HONOLULU, HAWAII 96813-3219
PHONE (808) 594-1844
FAX (808) 594-1845

February 06, 1997

Mr. Patrick T. Onishi
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Onishi:

Thank you for the opportunity to review the Environmental Assessment (EA) and Special Management Area Permit Application for the BHP Gas Express Lualualei Station No. 46, Manakuli, Island of Oahu. BHP Hawaii Inc. intends to expand and improve the facilities of an existing gas station and convenient store. Three existing underground tanks will be replaced under the proposed project.

Based on the information contained in the EA, the Office of Hawaiian Affairs (OHA) has no objections at this time to the proposed project. The project apparently bears no significant adverse impacts upon surrounding urban and commercial areas. No known archaeological remains exist and the proposed expansion will not significantly affect the existing landscape. But OHA has some concerns about the limited information on the station's underground gasoline storage facilities. Specifics are lacking on proposed fuel storage and transfer facilities, handling of gasoline and other materials, and mechanisms for detecting and remediating soil contamination. OHA urges the preparers to address the issue of potential soil contamination with specific language to answer the following questions.

- What are the reasons for replacing the current underground tanks?
- Has the station ever had a case of soil contamination due to a broken underground pipeline or a leaking tank? If so, how was soil contamination handled?

Letter to Mr. Onishi
Page two

- Is there a monitoring system in place for detecting gas spills?
- Is there a package of remediation procedures in place in the likelihood of soil contamination?

Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis A. Manrique, should you have any questions on this matter.

Sincerely yours,
Martha Ross
Martha Ross
Deputy Administrator

LM:lm

4 April 1997



Office of Hawaiian Affairs
Attn: Martha Ross, Deputy Director
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813-5249

architecture
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graphics

PROJECT: BHP Gas Express Luahale Station No. 46

SUBJECT: Office of Hawaiian Affairs Comments on Environmental Assessment and Special Management Area Permit Application

Dear Ms. Ross,

Thank you for your comments of 6 February 1997 regarding the subject project. We understand that you have no objections at this time regarding the proposed project but do have some questions regarding the underground storage tanks to be replaced. We offer the following in response to your comments:

1. The existing underground tanks will be replaced with improved storage tanks which will comply with the federal Underground Storage Tank regulations, 40 CFR Part 280 and will provide corrosion and secondary containment protection.
2. The project site does not have any record of soil contamination due to broken underground pipelines or leaking tanks according to the Phase I Environmental Site Assessment conducted in 1995 for the project site.
3. A new electronic tank monitor will be installed with the new tanks. The tank monitor will provide continuous tank and line leak detection.
4. In the event that soil contamination is determined on-site, generally approved remediation measures will be implemented to clear the site. These measures may include but are not limited to bioremediation, soil replacement or aeration. All methods will result in soils that are acceptable within Federal remediation guidelines and the Department of Health UST technical guidelines.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taeyoung M. Kim
Associate

TMK
970404

cc: Department of Land Utilization

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 518-0027



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96811

February 14, 1997

97-006/epo

Ms. Jan T. Sullivan
February 14, 1997
Page 2

97-006/epo

Hazardous Waste

This facility has two 8,000-gallon and one 10,000-gallon gasoline underground storage tanks (USTs) that are regulated under the federal UST regulations (40 CFR Part 280). BHP Gas Express must comply with federal regulation on release response, modification or removal of the tanks.

The Department of Health (DOH) Underground Storage Tank Section of the Solid and Hazardous Waste Branch has developed a detailed Technical Guidance Manual for Underground Storage Tank Closure and Release Response (August 1992) and updates. These documents will assist responsible parties, consultants and contractors in complying with the federal UST closure requirements and release response requirements as found in Title 40, Part 280 of the Code of Federal Regulations.

If you have any questions concerning these comments, please call Jose Ruiz of our Underground Storage Tank Section at 586-4226.

Sincerely,

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

C: HWB
HMB

LAWRENCE WHEELER
DIRECTOR OF HEALTH

In Reply, Please Refer to

Ms. Jan T. Sullivan, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) AND SPECIAL
MANAGEMENT AREA PERMIT APPLICATION (96/SHA-118)
Project: BHP Gas Express Station #46
Applicant: BHP Hawaii Inc.
Location: 87-2070 Farrington Highway, Nanakuli,
Oahu, Hawaii
TRK: 8-7-08: por. 12

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

Wastewater

At this time, we have no objections to the proposed construction of a 2,051 square foot free-standing Gas Express convenience store, a new 1,177 square foot automated car wash facility, and a new dispenser area with free-standing canopy, as there is adequate wastewater treatment and disposal capacity in the municipal sewer system and disposal capacity in the Honolulu's Department of Wastewater Management.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions regarding these matters, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.



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4 April 1997

State of Hawaii
Department of Health
Attn: Bruce S. Anderson, Ph. D.
Deputy Director for Environmental Health
P. O. Box 3378
Honolulu, Hawaii 96801

PROJECT: BHP Gas Express Luahale Station No. 46
SUBJECT: Department of Health Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Anderson,

Thank you for your comments of 14 February 1997 regarding the subject project. We offer the following in response to your comments:

1. We understand that you have no objections at this time to the proposed project as there is adequate wastewater treatment and disposal capacity.
2. We understand that the underground storage tanks are regulated by the federal UST regulations (40 CFR Part 280). We understand that the DOIH Underground Storage Tank Section has developed technical guidelines for UST closure and release response. These documents will be referred to during the tank closure and replacement process.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taeyong M. Kim
Associate

TJK
970404

cc: Department of Land Utilization

1164 Bishop Street, Suite 1000, Honolulu, Hawaii 96813
Phone (808) 524-2828, Fax (808) 538-0027



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

218 SOUTH BERTLANDA STREET
HONOLULU, HAWAII 96813
TELEPHONE: (808) 546-1100
FACSIMILE: (808) 546-1100

February 24, 1997

GARY GILL
DIRECTOR

Ms. Jan Sullivan
February 24, 1997
Page 2

If you have any questions, call Jeyan Thirugnanam at 586-4185.

Sincerely,

Gary Gill
Gary Gill
Director

c: AM Partners

Ms. Jan Sullivan
Director of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment for the BHP Gas Express
Lualualei Station No. 46

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please describe the condition of the existing underground storage tanks. Are they leaking? If so, please describe the extent of the contamination and the scope of the proposed clean-up.
2. In the future, as the shoreline begins to erode, the State and/or City may wish to preserve the sandy beach at Ulehaha Beach Park by relocating Farrington Highway mauka. Any plans to relocate the highway away from the shoreline could impact the proposed improvements. Therefore, please consider the alternative of locating the proposed facilities as far mauka as possible to minimize any future conflict.
3. Please describe whether any nearby residential homes may be impacted by noise from the proposed automated car wash facility. Please disclose any mitigation measures to minimize this impact.
4. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the 1996 Hawaii EIS Rules.



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4 April 1997

Office of Environmental Quality Control
Attn: Gary Gill, Director
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

PROJECT: BIIP Gas Express Luahalei Station No. 46

SUBJECT: Office of Environmental Quality Control Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Gill,

Thank you for your comments of 24 February 1997 regarding the subject project. We offer the following in response to your comments:

1. A Phase I Environmental Site Assessment was conducted for the project site in 1995. Based on the findings of the report, the tanks on the project site have undergone UST piping and leak detector testing since 1991. Additionally, NDE Environmental Corporation tightness testing performed on 9 September 1996 confirmed that the tanks and lines pass the federal leak detection criteria.
2. While we understand that shoreline erosion and Uiehawa Beach Park protection are important public concerns, this issue is beyond the scope of the proposed project and it's applicable regulatory constraints. The proposed facilities have been located as far from the shoreline as possible under the existing physical constraints and lease conditions allow while maintaining required service efficiency and internal traffic circulation.
3. The proposed car wash system will have minimal, if any, noise impacts on residences. The shopping center and other facilities lie to the north and north-west, Farrington Highway and the beach lie to the west, south and south-east, and the adjacent supermarket lies to the east. All of these structures block, diminish or produce countervailing noise which attenuate or mask noise impacts on area residents which are located much further away.

The enclosed car wash facility will provide a significant amount of noise attenuation in the western and eastern directions. The dryer assembly, which is the primary noise producer, is located on the northern end of the facility. Noise emanating from the dryer will be most noticeable in the mauka direction which does not include any nearby residential areas. The adjacent mauka and easterly properties are either vacant, used for storage, or consist of service areas for the adjacent commercial use.

Based on an interpolation of data from a noise analysis conducted for the same model dryer, acceptable noise levels used by the Federal Housing Administration and the Federal Highways Administration will be obtained at approximately 120 feet

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027

from the dryer location. Consequently, acceptable noise levels will be reached far closer to the dryer with only minimal impact on any residential area.

4. Reasons supporting the determination will be included in the Final Environmental Assessment document as Section V.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
AM Partners, Inc.

Taryong M. Kim
Associate

TMK
970404

cc Department of Land Utilization



O'AHU GROUP
 SIERRA CLUB, HAWAII CHAPTER
 P.O. Box 2577, Honolulu, Hawaii 96803
 Phone: (808) 538-4416

Steve Tagawa
 Department of Land Utilization
 (VIA FAX: 527-6743)

Dear Mr. Tagawa,

RE: BHP Gas Express SMA at Farrington Highway

Please consider the following issues in deciding whether to grant an SMA use permit for the BHP station on Farrington Highway in Manakuli.

- 1) **Runoff.** According to the draft environmental assessment, runoff presently flows into the State Highway where it percolates or is diverted into other areas. Although, the DEA does not say so, clearly this runoff goes to the ocean which is just across the street. It would not be unusual for soapy water from the car wash to runoff across the street and into the ocean. Soapy runoff or runoff filled with petroleum products should not wind up in our coastal waters. DJJ must proposed appropriate mitigation. Such mitigation could include a requirement that all water be discharged into sewage systems for appropriate treatment; that the station treat its own waste prior to disposal; or that all runoff flow towards an on-site vegetated settling basin.
- 2) **Flood threat.** Do we want to have gasoline stored in a flood hazard area? It appears that the gas pumps will be located in this hazardous area. We believe that this is an inappropriate risk to our coastal waters -- and to public health -- in the likely event of a flood.
- 3) **Sea level rise.** Sea level is rising relative to the Hawaiian Islands. This causes the retreat of our beaches and coastline. Eventually, Farrington Highway will need to be relocated or moved slightly mauka. To facilitate the inevitable, it would be logical to require that a buffer between the highway and the station be set aside.

Each of these issues must be carefully considered pursuant to HRS chapter 205A in considering this application.

Sincerely,

 David Kino Frankel
 for the O'ahu Group

4 April 1997

Oahu Group
 Sierra Club, Hawaii Chapter
 Attn: David Kino Frankel
 P. O. Box 2577
 Honolulu, Hawaii 96803

PROJECT: BHP Gas Express Luahalei Station No. 46
 SUBJECT: Sierra Club Comments on Environmental Assessment and Special Management Area Permit Application

Dear Mr. Frankel,

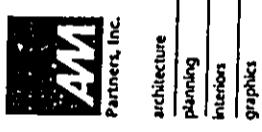
Thank you for your comments of 24 February 1997 regarding the subject project. We offer the following in response to your comments

- 1) As stated in the Draft Environmental Assessment, the proposed automated carwash is self-contained and will not result in any soapy water leaving the carwash system. The proposed wash system will recycle wash water consequently, no runoff will be flow into the street or into the nearby beach.
- 2) The tanks and pumps are located within FIRM Zone AE (EL. 11). The project area subject to improvement will be filled to elevate the site and structures above the 11 foot elevation in conformance with the Federal Emergency Management Act Flood Insurance Rate Map. This will minimize or eliminate any impacts to the coastal waters or public health in the event of a flood.
- 3) Your suggestion of a buffer area between the project site and the shoreline, including the relocation of Farrington Highway, are state and county issues which are beyond the scope of the proposed project.

Your letter and this response will be included in the Final Environmental Assessment to be produced for the subject project. Again, thank you for your comments.

Sincerely,
 AM Partners, Inc.

 Taeyong M. Kim
 Associate



architecture
 planning
 interiors
 graphics

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 CITY & COUNTY OF HONOLULU

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cc Department of Land Utilization