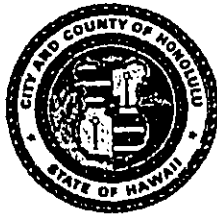


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498



FRANK F. FASI
MAYOR

MICHAEL N. SCARFONE
DIRECTOR

RONALD B. MUN
DEPUTY DIRECTOR

June 8, 1990

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

90 JUN 12 P 3:52

RECEIVED

Marvin T. Miura, Ph.D.
Director
Office of Environmental Quality
Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Negative Declaration
West Loch Estates Supplemental Land Acquisition
Tax Map Key: 9-1-21: 13

Please publish a Negative Declaration in the June 23 OEQC Bulletin for the subject project.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Handwritten signature of Michael N. Scarfone in cursive script.

MICHAEL N. SCARFONE
Director

Attachments

133

1990-06-23-0A-FA

ENVIRONMENTAL ASSESSMENT
FOR
WEST LOCH SUPPLEMENTAL LAND ACQUISITION

City and County of Honolulu
Department of Housing and Community Development
May 1990

ENVIRONMENTAL ASSESSMENT
FOR
WEST LOCH SUPPLEMENTAL LAND ACQUISITION

Proposed Action

The Department of Housing and Community Development (DHCD) proposes to acquire a 96,354 square foot (2.212 acres) parcel located adjacent to the West Loch Golf Course (see Exhibits 1 and 2). The specific use of the site will be determined later after further feasibility studies have been conducted.

Site Information

Location: Adjacent to West Loch Golf Course (former Asing Field in Ewa Beach)

Tax Map Key: 9-1-21: 13

State Land Use District: Urban

Development Plan Designation: Residential

Zoning: R-5 (Residential)

Special Management Area: Not in SMA

Flood Zone: 12% in Flood Zone X (100-year flood) and remainder of parcel is in Zone AE (17-foot elevation).

Existing Use: Vacant (former piggery)

Surrounding Uses: Residential, Commercial and Golf Course

Landowner: George Kahelekukona Trust Estate
Roman Catholic Church in the State of Hawaii,
Trustee

Estimated Acquisition Cost: \$259,000

Existing Site Conditions

The site is presently being cleared and grubbed. The site is irregular in shape. The lower 2/3 is rectangular, flat but depressed. The upper 1/3 is roughly triangular in shape, gently sloping toward the main body

of the parcel until a sudden drop of about 6-8 feet. The northern and eastern sides of the site are surrounded by a 6-foot high chain link fence. There seems to be a spring on the southern corner of the site, as running water was visible during the site inspection.

Access to the site is achieved from 91-2126 Old Fort Weaver Road, which is a dirt road paralleling the western to northwestern side of the site.

Alternatives Considered

No Action

The landowner, the Catholic Church, has discontinued its lease with its tenant, the piggery owner. Should this alternative be considered, the site would remain vacant or be redeveloped for other uses by the landowner.

Technical Characteristics

A master plan and environmental assessment will be prepared prior to the construction of any improvements.

Social Characteristics

The landowner will be compensated at the fair market value of the parcel.

The proposed action will not result in the displacement of any individuals or businesses, destroy or displace any community facilities or alter the demographic, employment and income profile of the surrounding area.

Applicable Land Use Controls

The parcel is located within the State Urban District, is designated for residential use on the City's Ewa Development Plan Land Use Map and zoned R-5 (Residential).

Amendments from one or more of these land use classifications may be required depending on the eventual use of the parcel.

The parcel is not in a special management area or shoreline setback area. The parcel, however, is in flood Zone AE (base flood elevation 17 feet) and Zone X (areas of 500-year flood/area of 100-year flood with average depth of less than one foot or with drainage area less than one square mile).

Description of the Environmental Setting

A. Soils, Slope, Erosion

The United States Soil Conservation Service classifies the soil at the site as Pearl Harbor Clay (Ph). The Pearl Harbor soil series consists of very poorly drained soils on nearly level coastal plains on the Island of Oahu. Elevations range from nearly sea level to five feet. The annual rainfall amounts to 18 to 40 inches.

Pearl Harbor clay occurs on low coastal plains adjacent to the ocean. In a representative profile, the surface layer is very dark gray, mottled clay about 12 inches thick. The subsoil, about 19 inches thick, is very dark gray and very dark grayish-brown mottled clay that has angular and sub-angular blocky structure. The substratum is muck or peat.

Permeability is very slow. Runoff is very slow to ponded, and the erosion hazard is more than slight.

Workability is very difficult.

B. Drainage and Water Resources

The upper 1/3 of the site is generally flat, gently sloping toward the bottom of the parcel until it drops suddenly (6 to 8 feet) into the main body. The remaining 2/3 of the site is also flat but is depressed about 6 to 8 feet below the road. The existing spring, standing water and marshy terrain in the southern edge of the parcel indicates probable drainage toward that end of the parcel. There are no rivers or lakes in the vicinity of the site but the Honouliuli Stream lies about 200 feet from the northernmost corner. A small area of the western to southwestern edge of the parcel lies in the 100-year floodplain.

C. Natural Resources

The site was recently cleared and devoid of all vegetation except for the free standing trees. No wildlife was observed during a field inspection.

D. Historical Sites

The parcel contains no sites which are listed on the State and National Registers of Historic Places. Should subsurface remains be uncovered during any future clearing or grading of the site, all work will be suspended and the State Office of Historic Preservation will be notified.

E. Natural Hazards

There is no evidence of unusual topographic features on the site that could produce risks from natural hazards such as geologic faults, volcanic activity or mudslides. A small section of the site lies in the 100-year floodplain.

F. Air Quality and Noise

The location of the parcel, adjacent to Old Fort Weaver Road, would suggest the presence of some vehicle generated noise and air pollutants. However, since the closest point of the parcel, which is 150 feet from the road, constitutes a very small percentage of the parcel it would appear that mitigative measures will not be necessary.

Summary of Potential Impact

The proposed action is anticipated to have no impact on the natural or human environment.

- . No construction or demolition activities are included in the range of activities addressed by this environmental assessment. Upon determination of a specific use for the parcel, another environmental assessment will be filed.
- . The proposed action will not result in the displacement of individuals or businesses.
- . The proposed action will have no impact on the natural environment and will have no impact on any community facilities or institutions.

Determination

An environmental impact statement is not required pursuant to Chapter 343, Hawaii Revised Statutes.

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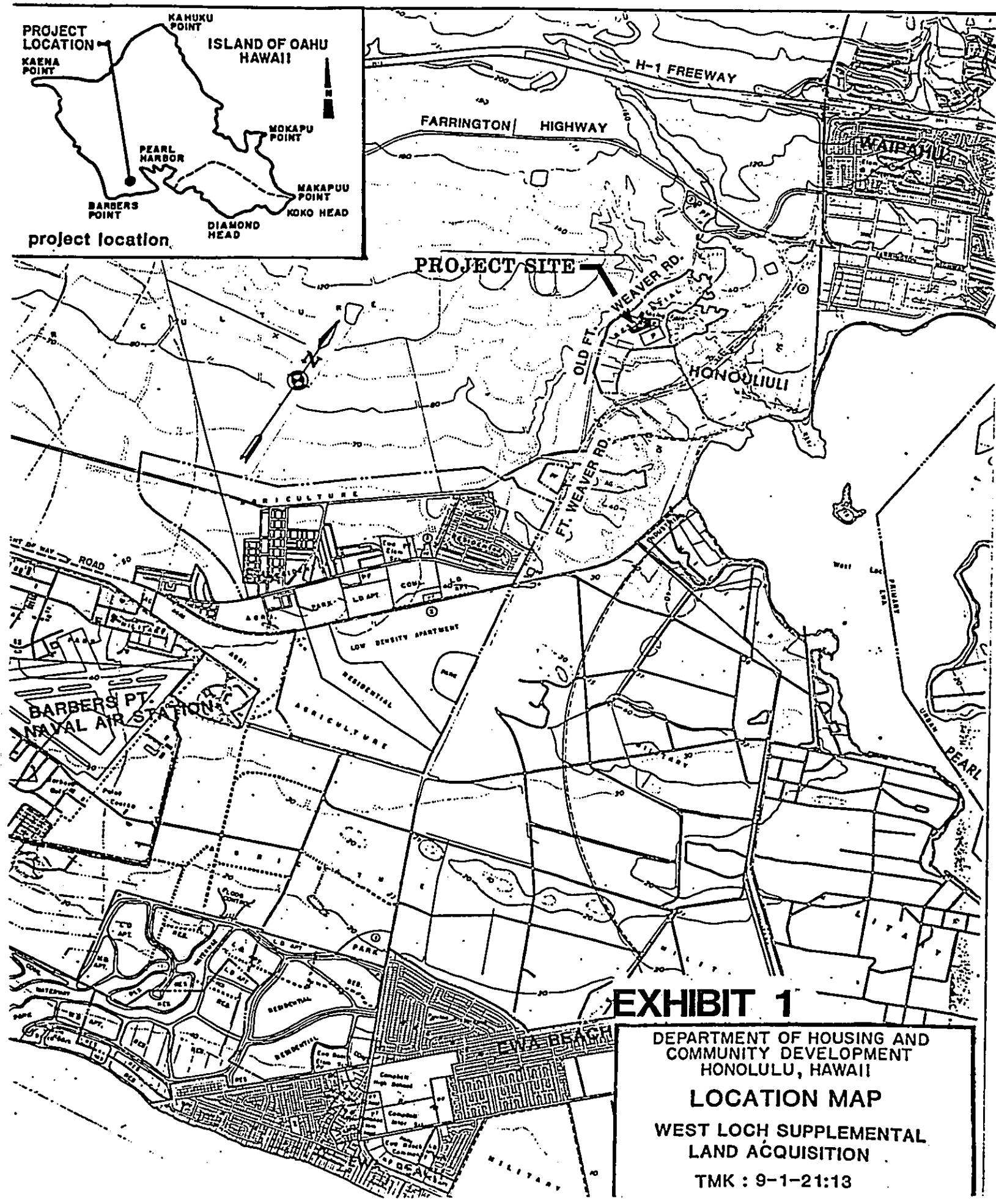


EXHIBIT 1

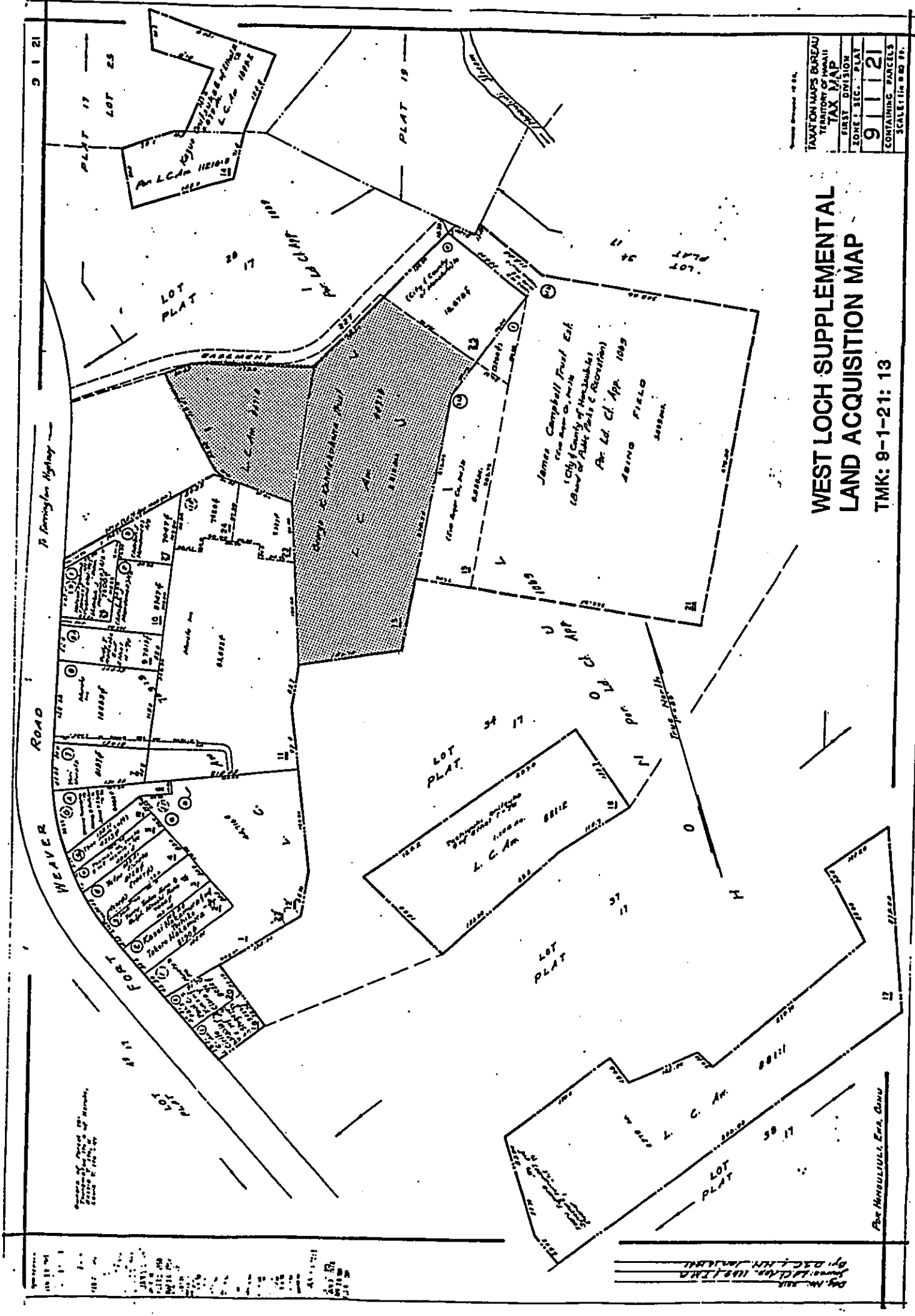
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
HONOLULU, HAWAII

LOCATION MAP

WEST LOCH SUPPLEMENTAL
LAND ACQUISITION

TMK : 9-1-21:13

DOCUMENT CAPTURED AS RECEIVED



WEST LOCH SUPPLEMENTAL
 LAND ACQUISITION MAP
 TMK: 8-1-21: 13

EXHIBIT 2