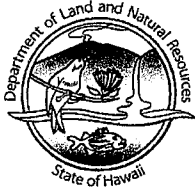


DAVID Y. IGE  
GOVERNOR OF  
HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

REF: OCCL: TF

CDUA: OA-3898

Acceptance Date: June 21, 2022  
180-day Exp. Date: December 18, 2022

Brian Takeda  
R.M. Towill Corporation  
2024 North King Street, Suite 200  
Honolulu, HI 96819

Jun 21, 2022

Dear Mr. Takeda:

**NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION**  
Conservation District Use Application (CDUA) File No. OA-3898  
**(BOARD Permit)**

This acknowledges the receipt and acceptance for the processing of your client's CDUA for the proposed public use and project consisting of constructing a new 1.0-million-gallon (MG) reservoir as well as the demolition of the existing 2.0 MG reservoir. The proposed Board of Water Supply (BWS) Kapaa 272' Reservoir Replacement project is located at 1691 Mokapu Boulevard, Portion of Kailua, Oahu, Tax Map Key (TMK): (1) 4-2-017:016. The subject property is approximately 2.262-acres and lies within the General Subzone of the State Land Use Conservation District.

The applicant is proposing to construct a new pre-stressed concrete 1.0 MG reservoir which is proposed to be approximately 34ft tall with a diameter of 77ft 8in. Once the new 1.0 MG reservoir is installed and operating, the applicant is proposing to demolish the existing 2.0 MG reservoir, which is approximately 44ft tall with a diameter of 111ft 2in, down to its foundation. Additionally, the proposed project includes the following summary of work to be performed:

- Excavate into the hillside to accommodate location of new reservoir including construction of shotcrete slope protection.
- Provide all necessary pipes, valves and other appurtenances including drainpipes as needed.
- Provide electrical, mechanical and other appurtenances as needed.
- Construct a 12-ft perimeter road around the new reservoir and integrate it with the existing perimeter road for the existing reservoir.
- Connect new reservoir to existing water and drainage system.

- Modify the existing on-site controls to accommodate new reservoir.
- Conduct leakage test, clean, and disinfect prior to putting new reservoir in-service.
- Paint new reservoir.

After reviewing the application, the Department finds that:

1. The proposed use is an identified land use in the General Subzone of the Conservation District, pursuant to Hawaii Administrative Rules (HAR), §13-5-22 P-6 **PUBLIC PURPOSE USES** (D-1) Not for profit land uses undertaken in support of a public service by an agency of the county, state, or federal government, or by an independent non-governmental entity, except that an independent non-governmental regulated public utility may be considered to be engaged in a public purpose use. Examples of public purpose uses may include but are not limited to public roads, marinas, harbors, airports, trails, water systems and other utilities, energy generation from renewable sources, communication systems, flood or erosion control projects, recreational facilities, community centers, and other public purpose uses, intended to benefit the public in accordance with public policy and the purpose of the conservation district. Please be advised, however, that this finding does not constitute approval of the proposal;
2. Pursuant to HAR, §13-5-40 of, a Public Hearing will not be required;
3. In conformance with Hawaii Revised Statutes (HRS), Chapter 343, as amended, and HAR, Chapter 11-200.1-16 **Exemption lists.**, the BWS and their agents believe that the proposed Kapaa 272' Reservoir Replacement project is exempt from the preparation of an Environmental Assessment and Impact Statement. The BWS and their consultants believe the proposed project is exempted under Exemption Class #2: *Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced.* The BWS and their agents have consulted with the Office of Conservation and Coastal Lands (OCCL) regarding the HRS, Chapter 343 compliance and the OCCL has concurred the proposed use is exempt from the filing of an Environmental Assessment; and,
4. The subject area does not appear to be located in the Special Management Area.

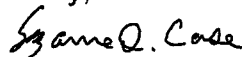
Further, the OCCL offers the following comments on the CDUA:

1. What are the related appurtenances to support the new 1.0MG reservoir? If called out in the "Construction" section on page 4(or 6) of the application, please identify those numbers/items.
2. Approximately how much grading, grubbing, excavating, and trenching is proposed? Approximately how much hardscaping is being proposed?
3. Approximately how much crushed aggregate will be utilized?
4. Application states: Construction of the proposed project is expected to begin in April 2022 or following the completion of the environmental entitlements for the project. Is there a new target start date for the proposed project?
5. Pages 43 and 44 contain ground photos of existing structures at the site. On page 157, there appears to be an aerial photo of the property calling out some of the existing structures. Can you provide OCCL with a similar photo/map calling out existing structures in relation to the proposed project and approvals cited in COR: OA 21-100?
6. Does BWS and R.M. Towill have an update regarding BWS' 6E submission and determination from SHPD?

The CDUA OA-3893 for the proposed BWS Kapaa 272' Reservoir Replacement project will be submitted for publication in the next available issue of the Environmental Review Program publication of *The Environmental Notice*. This CDUA will be submitted to the Board of Land and Natural Resources for their consideration after all reviews and evaluations of the proposal have been made.

We are returning your check (#54514 - \$250.00) for the public hearing fee as a public hearing will not be required. Should you have any questions, please contact Trevor Fitzpatrick of our Office of Conservation and Coastal Land at (808) 798-6660 or [trevor.j.fitzpatrick@hawaii.gov](mailto:trevor.j.fitzpatrick@hawaii.gov).

Sincerely,



Suzanne D. Case, Chairperson  
Board of Land and Natural Resources

c: Oahu Board Member  
CWRM/DOFAW/ODLO/ENG/DOCARE/OHA/ERP  
City and County of Honolulu, DPP/DDC/DES  
Honolulu Fire Department  
Honolulu Police Department  
Kaneohe Neighborhood Board No. 30  
Kailua Neighborhood Board No. 31

MC