March 29, 2001

Mr. Bert Hatton
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Mr. Hatton:

Water Use Permit Application
EP 7,8 (Well Nos. 2202-15 to 20)
Waipahu-Waiawa Ground Water Management Area, Oahu

From a March 28, 2001 telephone conversation with my staff, we understand that you wish to withdraw the above-referenced application (WUPA No. 459).

This application, which proposes use of EP 7,8 as the primary water source for golf course and urban landscape irrigation at the Ewa Villages project, was deferred on October 22, 1997 until a decision is made on the possible modification of the Waipahu-Waiawa sustainable yield estimate. Although a decision to adopt a new sustainable yield for the aquifer was made on March 15, 2000, processing of this water use permit application was suspended because of the possibility of using reclaimed water to supply irrigation needs. At this time, we understand that reclaimed water is currently supplying the development and so this application should be voided. We further understand that a water use permit application to use EP 7,8 as an emergency backup irrigation source is planned. We look forward to receiving the new application for backup use.

If you have any questions, please contact Lenore Nakama at [redacted].

Sincerely,

LINNEL T. NISHIOKA
Deputy Director

LN:ky
CLOSED Yel 100

SEE FOLDER FOR
APPLICATION ON TO 22 + 220L-03 TO 14
(LEP. 19 battery)
FOR WVP, UFO
THE ESTATE OF JAMES CAMPBELL
October 1, 1999

Ms. Linell Nishioka
Deputy Director
Commission on Water Resource Management
State of Hawaii
P. O. Box 621
Honolulu, HI 96809

Dear Linell:

Ewa Pump ("EP") 3/4 (2102-02, 2102-04 to 22), EP 5/6 (2202-03 to 14),

Thank you for the opportunity to provide further information regarding diversified agriculture
demands for water in the Ewa Plain area. As we understand, the standard on which
diversified agricultural water needs in the Ewa Plain area are being compared is the diversified
agricultural usage rate in the Waiahole decision.

The Waiahole decision used 2,500 gallons per acre per day ("GPAD") and characterized this
number as "conservative", and "nearer the lower range of estimates". As you know from our
previous correspondence, we have used 3,500 gpad.

We believe 3,500 gpad is justifiable for the lower Ewa area. To show why the higher usage
rate is warranted, we have retained Hawaii Agriculture Research Center ("HARC") to analyze
differences between the lands served by Waiahole water and the lands served by the Ewa
pumps. Their analysis is attached. Their quantification and discussion of the differences
focuses on the following points:

- Higher pan evaporation in the Ewa area
- Measured changes over time in pan evaporation
- Higher salinity in the pump water
- More sunlight and less rainfall in Ewa more conducive to multiple cropping

We hope that you will consider the information in the HARC analysis in the preparation of
your recommendations.

If you have any questions, please call Bert Hatton at [redacted]

Very truly yours,

[Signature]
Donna B. Goth
Director, Hawaii Properties

Attachment
jak:010364000K10061
Analysis of the Agricultural Water Requirement for Ewa

Prepared by

Robert V. Osgood, Ph.D. and Frederick C. Meinzer, Ph.D.

Hawaii Agriculture Research Center (HARC)

September 23, 1999
Justification for a Higher Water Allocation for Agricultural Lands in Ewa Irrigated by Wells Compared to Lands Irrigated by the Waiahole Ditch

1. Pan evaporation is a measure of potential evapotranspiration (ET). Historical and current pan evaporation data have been used to predict crop water requirement. Based on published figures (Pan Evaporation State of Hawaii, Department of Land and Natural Resources, August 1985), potential evaporation from the Ewa land is greater than that for land served by the Waiahole Ditch. To compare the potential ET among sites, data from pan evaporation stations were sorted based on latitude (Table 1 and Fig 1). Those stations above 21° 23' 18" are above the H1 Freeway and represent lands on Waiahole water, while those fields below this latitude represent Ewa fields. A plot was also made using elevation in place of latitude with the same outcome. The Waiahole sites had an average annual pan evaporation of 72.2 inches compared to 85.6 inches in the Ewa sites. Thus, a 16 percent greater allocation of water should be given to the Ewa sites based on elevated pan evaporation alone.

2. Based on the Hawaii Agriculture Research Center (HARC) evaporation pan at Kunia (740.4), which has been read since 1962, there was a dramatic increase in pan evaporation following the reduction and subsequent complete elimination of sugarcane as a crop in the region and the increased urbanization in the immediate up-wind fetch (Fig 2). Urbanization is a factor because there is increased paving and roofing and air conditioning, all of which contribute to higher temperature. It is likely that potential evaporation has increased throughout Ewa and Kunia as a result of less land in crops and increased urbanization. As a result, crops grown in these regions will require more water than originally calculated based on the historical pan data. Based on the HARC Kunia data, evaporation has increased by about 13 percent over the last 30 years. These data support a higher allocation of water for both the Ewa and Waiahole Ditch-served lands.

3. The Ewa pump water has a higher salt content than the Waiahole water and this will require periodic leaching rounds and generally more water will be required. Good drainage is also a requirement. Without drainage, the application of additional water will be detrimental to crop production. Additional allocation will be needed for the leaching rounds under well-drained conditions.

4. More favorable weather in Ewa in the winter months is more conducive to multiple cropping, thus increasing the potential for higher water use. Pioneer Hi-Bred Seed, Garst and other seed companies are expanding operations on Oahu. It is expected that much of the new acreage will be in the Ewa region owing to good winter growing conditions, thus increasing the likelihood of multiple cropping and greater water use.

5. The Ewa region has a lower rainfall compared to Kunia, implying a higher allocation of water for compensation. Lower rainfall in Ewa and therefore higher sunlight also make the region more desirable for crop production during the winter.
Table 1  Pan Evaporation Data for Ewa and Walahole Ditch Sites
Data sorted by latitude

<table>
<thead>
<tr>
<th>Number</th>
<th>Name</th>
<th>Location</th>
<th>Elevation</th>
<th>Evaporation</th>
</tr>
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<tr>
<td></td>
<td></td>
<td>latitude</td>
<td>feet</td>
<td>Inches</td>
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<tr>
<td>Walahole pan sites</td>
<td></td>
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<tr>
<td>820</td>
<td>PRI</td>
<td>212800</td>
<td>700</td>
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<td>690</td>
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<td>Dole 4104</td>
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<td>680</td>
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<td>825</td>
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<td>816.3</td>
<td>UH Benchmark</td>
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<td>Millani WTP</td>
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<td>740.3</td>
<td>Fd 18</td>
<td>212318</td>
<td>150</td>
<td>80.1</td>
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Average for Walahole 72.9

Ewa pan sites | Reservoir 9 | 212236 | 210 | 84.5 |
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</thead>
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<td>212054</td>
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<td>741</td>
<td>Ewa Mill</td>
<td>212038</td>
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<td>727</td>
<td>Pump 10</td>
<td>212018</td>
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<td>751</td>
<td>Rock Pile</td>
<td>212000</td>
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<td>702.2</td>
<td>Observatory</td>
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<td>702</td>
<td>USGS</td>
<td>211812</td>
<td>10</td>
<td>74.6</td>
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Average for Ewa 86.4
Fig 1. Comparison of Pan Evaporation in Ewa and Central Oahu (Waiahole Ditch Irrigated) Sites

Latitude

Evaporation (Inches)

60.0
70.0
80.0
90.0
100.0

Ewa
Mean = 86.4 Inches

Waiahole
Mean = 72.9 inches

211500 212000 212500 213000 Latitude
Annual Pan Evaporation for
HARC Kunia Substation (740.4)
1964-1998

Figure 2
THE ESTATE OF JAMES CAMPBELL

LETTER OF TRANSMITTAL

TO: Mr. Eric Hirano
Commission on Water Resource Management
Department of Land & Natural Resources
1151 Punchbowl Street, Room 227
Honolulu, HI 96813

DATE: August 3, 1999

RE: Pumpage Data

□ Overnight Courier  □ Mail  □ Hand Delivered  □ FAX

THE FOLLOWING IS/ARE TRANSMITTED HEREWITH:

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<th>DATE</th>
<th>DESCRIPTION</th>
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<td>7/22/99</td>
<td>Pumpage Data</td>
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</table>

□ For your information  □ Per our conversation
□ At your request       □ For correction
□ For recording/filing  □ For signature and return
□ For necessary action  □ For signature and forward as noted
□ For review and comment □
□ Approved as noted

REMARKS: These are the pumpage data from Bert Hatton that you called me about this morning.

COPY:

By: George Hiu
Manager
Planning and Engineering
EP 5/6 Allocation - 5.208 MGD

Chart 1

[Graph showing EP 5/6 Allocation from July 1995 to March 1999 with GPD and 12 Mo Avg lines]
EP 3/4 Allocation - 3.304 MGD

GPD
12 Mo Avg

EP 7/8 Allocation - 6.113 MGD

- GPD
- 12 Mo Avg

Chart 3
EP 15/16 Allocation - 12.154 MGD

- GPD
- 12 Mo Avg
EP 10 Allocation - 5.010 MGD

- GPD
- 12 Mo Avg
THE ESTATE OF JAMES CAMPBELL

July 30, 1999

HAND DELIVERED

Ms. Linnell Nishioka
Deputy Director
Division of Water Resource Management
Department of Land & Natural Resources
1151 Punchbowl Street, Room 227
Honolulu, HI 96813

Dear Ms. Nishioka:

Subject: Current and Anticipated Uses for The Estate of James Campbell Ewa Wells
EP-10 (2006-1 to 11) and EP-15/16 (2202-21)

The purpose of this letter is to fulfill your request for information regarding current and anticipated non-domestic uses from the above mentioned wells owned by The Estate of James Campbell (the “Estate”). Your staff has been most kind to inform us of the process now taking place regarding the revocation or partial revocation from certain wells due to periods of non-use. We hope this information will facilitate the development of your recommendations to the Water Commission.

General

The Estate has invested significant amounts of capital in upgrading the above mentioned facilities in order to lease out its agricultural land makai of the H-1 Freeway. Our tenants have also invested significantly in the upgrade of existing infrastructure as well as building state of the art packing facilities. Over the past four years, we have been able to lease out all arable acres in this area to several tenants who have begun the process of fully utilizing this land. In addition, the State of Hawaii has finalized several arrangements with some of these same tenants to utilize State land in the area for farming which is solely dependent on water from the sources discussed in this letter. Additional State land formerly in sugar cultivation in this area may also be used for agriculture.

The information contained herein addresses not only the 12-month moving averages (“12 mav”) for these systems and where the water is utilized, but also addresses increasing demands on existing systems, current plans in progress for upgrading the system as well as other planned and potential uses. We hope that you will give careful consideration to our planned and anticipated uses as well as our current uses as you formulate your recommendations for partial revocations.
The following discussion of each facility is summarized in Table 1 (see attached).

**Station 18**

The attached maps indicate the location of Station 18. This facility is not a well location but is a critical location to conceptually understand our irrigation network in context of the individual pumps mentioned later in this letter. As originally conceived by Oahu Sugar, this is a location where waters from EP5, EP3, EP8 and EP15 converge and can be redistributed to multiple locations. The redesign of this station has taken advantage of and generally preserved this design concept. Station 18 does not provide complete fungibility of water use from the primary pumps but allows, through various valving scenarios, primary areas of service for each pump and backup areas of service. Attachment 1 is a schematic diagram of the current system layout, which is revised from time to time, to take advantage of additional operating scenarios.

We request serious consideration be given toward combining EP5, EP3, and EP8 as a single well field with a single allocation for agricultural uses.

**Ewa Pump 5 (Wells 2202-3 to 14)**

This facility has 3,500 gpm of installed capacity and is the primary irrigation source for about 1,347 acres of diversified agricultural land as indicated on Map 1 (see attached). The current 12 mav is 1.81 mgd. An additional 0.22 mgd (12 mav) also services this area from EP15. We have designed this area for a demand of 3,500 gallons per acre per day ("gpad") resulting in a total demand of 4.71 mgd.

The current 12 mav for EP5 is about 1.81 mgd. We have seen an increase of intensity of use of the water from this system as the farmers use more of the land more intensively. We expect this increase to continue over the next three to four years leveling off near the 4.71 mgd.

Map 2 shows the agricultural lands where EP5 serves as a backup to other pumps. No demand has been attributed to EP5 for this purpose.
Ewa Pump 3 (Wells 2102-2 to 22)

The current capacity of the pumping unit at EP3 is about 1,050 gpm (1.51 mgd). This facility is the primary source for about 587 acres of diversified agricultural land as shown on Map 1. The demand in this area is calculated also at 3,500 gpad for a total demand expected at 2.04 mgd. (These 587 acres are supplemented by flows from EP8, see discussion below.)

The agricultural lands served include 404 acres owned by the State of Hawaii and currently farmed by Aloun Farm, Inc. ("Aloun"). The remaining 183 acres is owned by the Estate and is also utilized by Aloun. Aloun has just recently begun the process of bringing this area into cultivation. This facility has a small 12 mav at 0.11 mgd because water use is just beginning in this area. In May of this year, usage of the facility was at about 0.56 mgd. It is expected that it may take three to five years to fully bring this area into full production.

Map 2 shows the area where EP3 serves as a backup to other pumps. No water usage has been attributed in Table 1 for this backup purpose for EP3. Map 3 shows where EP3 (as well as EP8) will be able to backup EP5 once anticipated booster modifications are made to Station 18.

Ewa Pump 8 (Wells 2202-15 to 20)

The installed capacity at EP8 is about 2,300 gpm. The facility currently has three functions. The first is the delivery of water to a reservoir at the Ewa Villages Golf Course; the second is the supplemental delivery of water to the EP3 primary use area; and the third is as a backup water source for the EP5 primary service area.

The current 12 mav for EP8 is 0.75 mgd. The majority of the water use during this period was providing water to the Ewa Villages Golf Course reservoir. Within the next year or two, it is expected that the Ewa Villages Golf Course will convert to the use of R1 treated water from the Honouliuli Sewage Treatment Plant.

EP8 has and will serve as a critical backup to EP5 during times when EP5 is partially or totally out of service. Table 1 reflects an estimate of back up service to the EP5 area at about 3% of the time for an average of 0.14 mgd. Table 1 also reflects the critical supplemental flows anticipated to be provided by EP8 to the EP3 primary area to meet the eventual demand of 3,500 gpad. This supplemental flow is calculated to be 0.54 mgd.

Table 1 reflects a potential use of EP8 water for the Navy’s West Loch lands comprising some 1,044 acres. The land is currently partially served by the Navy well on site (EP23,
Well 2001-01). Indications are that approximately 1.2 mgd of additional fresh water is needed at the site to supplement the Navy well for the full utilization of the property for diversified agricultural purposes. We have conducted preliminary engineering investigations and have identified EP8 as the likely candidate for service into this Navy area. This area was served by all wells mentioned earlier and a pipeline still exists to the area.

Table 1 also shows a potential use of about 1.4 mgd for 400 acres of State owned land situated west of the proposed North/South Road alignment. This demand amount was calculated at 3,500 gpm. One of our tenants is currently working with the State to utilize this area.

**Ewa Pump 15 (Well 2202-21)**

The Estate is reviewing converting this facility to potable use.

**Ewa Pump 10 (Wells 2006-1 to 11)**

The current installed pumping capacity at the EP10 pumping facility is 2,400 gpm (3.43 mgd) consisting of three 800 gpm submersible pumps. This facility is the primary source of irrigation water for 330 acres of arable land shown on Map 5. The Estate has recently entered into an agreement with Aloun to cultivate these areas. The soil in this area is of poorer quality generally consisting of stony ground, coral outcrops and soil mix. It is expected that the tenant in this area will take five to seven years to fully develop the land. The demand calculated for this usage at 3,500 gpd is 1.16 mgd.

Table 1 also reflects three additional planned and potential uses of water from this facility. The first item is a potential use by Chevron Products Company (“Chevron”) of 1.44 mgd for use at its refinery to replace potable Board of Water Supply use. This is the subject of a current petition before you at this time. The second potential use involves the use by Grace Pacific Corp. (“Grace Pacific”) of about 0.10 mgd for washing manufactured sand at its coral stockpile operation near Barbers Point Harbor. This potential use would require approval from the Commission.

The third planned use is for the second Ko Olina golf course. There is currently a pending application by Ko Olina for 1.636 mgd which includes this second golf course which can be easily and economically served by EP10. Table 1 reflects 0.75 mgd for this second golf course.
Tax Maps

For your convenience, we have also added Table 2 together with tax maps indicating where the water is used by parcel.

Crops

The Water Commission staff has asked us to report on the crops produced from the lands served by these wells. Part of the new paradigm for agriculture is, of course, the change from monoculture to "multiculture" in certain areas such as the areas served by the wells mentioned here. Additionally, the farmers do not assign a particular crop to a particular field. A particular field or plot of land sees a moveable feast of crops driven by the farmers' anticipation of market needs.

Also, not all lands remain in cultivation at all times. Fields are generally fallow for some period after a particular crop has been harvested. The fallowing is for the purpose of insect and weed control but also, again, may be driven by market and other factors. The list below shows the crops that are growing or have been grown on the lands mentioned above:

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<tr>
<th>American Parsley</th>
<th>Corn</th>
<th>Korean Daikon</th>
<th>Red Leaf Lettuce</th>
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<td>Anaheim Chiles</td>
<td>Green Jalepeno</td>
<td>Korean Melons</td>
<td>Romaine Lettuce</td>
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<tr>
<td>Bell Peppers</td>
<td>Peppers</td>
<td>Lemon Grass</td>
<td>Seed Corn</td>
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<td>Bitter Melon</td>
<td>Green Leaf</td>
<td>Limes</td>
<td>Sweet Onions</td>
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<td>Bush &quot;String&quot; Beans</td>
<td>Lettuce</td>
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<td>Butter Lettuce</td>
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<td>Cantaloupe</td>
<td>Head Lettuce</td>
<td>Long Squash</td>
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<td>Honeydew Melon</td>
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<td></td>
<td>Kabocha Pumpkin</td>
<td>Radish</td>
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</table>

The farmers on these lands also report to us that other crops are under consideration.
Ms. Linnell Nishioka
July 30, 1999
Page 6

Thank you for this opportunity to provide information on our wells and lands in this area. If you have any questions please call George Hiu or Bert Hatton.

Very truly yours,

Donna B. Goth
Director, Hawaii Properties

cc: Bert Hatton (w/encl.)
George Hiu (w/encl.)

Enclosures (as listed below)

Table 1  Summary of Existing, Planned and Potential Uses
Attachment 1  Schematic of Station 18
Map 1
Map 2
Map 3
Map 4
Map 5
Table 2
Tax Map 9-1-18
Tax Map 9-1-17
Tax Map 9-1-16
Tax Map 9-1-10
Tax Map 9-1-14
Tax Map 9-1-15

jck:Ol036400\K10060
# TABLE 1

**ESTATE OF JAMES CAMPBELL**

**EWA PUMPS EXISTING AND ANTICIPATED NON-DOMESTIC USAGE**

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<thead>
<tr>
<th>Pump</th>
<th>Well Number</th>
<th>Current Allocation MGD</th>
<th>Approximate Current 12 MAV MGD</th>
<th>Planned and Potential Add1 Uses MGD</th>
<th>Total Estimated Demand MGD</th>
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<td>11.03</td>
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existing 30" D.I. pipeline (not used)

From EP 5 / 6

From EP 8

Install Air / Vacuum Release Assembly

Repair As Required

From EP 3 / 4 Pumping Station

Install BFV

Install Connection

Cap All Outlets

Repair As Required

To Fields 022 / 024, 023, 025, 026 / 028 & 030

To Fields 054 / 055

To Fields 052 / 050

To Field 029

EP 18
TABLE 2

ESTATE OF JAMES CAMPBELL
WATER USE BY WELLS AND TAX MAP KEY

P = primary
S = supplemental
B = backup
I = in progress, application pending, planned or potential use

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* Gross area is area of parcel except where noted as a portion.
Arable acres are used in all agricultural demand calculations.
November 26, 1997

Mr. George Hiu
The Estate of James Campbell
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hiu:

Subject: Water Use Permit for Wells at EP 7 and 8

This is in response to the letter dated October 24, 1997, from James A. Russell to Randy Wong regarding the water use permit for wells at Ewa Pump 7 and 8.

As you may be aware, we are unable to comply with your request to cease irrigation of landscaped areas in Ewa Villages. The conversion to a potable source is cost prohibitive and therefore, ceasing irrigation immediately will have a significant impact on our revitalization efforts in Ewa Villages. In addition, it is the policy of the Board of Water Supply to require the use of nonpotable water for irrigation when such a source exists.

It was our understanding through earlier discussions with you, and most recently by working with Mr. Russell on the submission of the water use permit application to preserve the water allocation for Campbell Estate, you were cognizant of the fact that the golf course irrigation lake, which is fed with water from EP 7 and 8, would serve as the water resource for the urban landscape. Our water master plan, a copy of which was provided to you, details the use of the golf course lake for irrigation of the urban common areas.

According to our discussions with the staff at the Commission on Water Resource Management, action on the imposition of a fine will be deferred until January 1998 when a study of the status of the new sustainable yield will be completed. Commission staff has also advised that we should look into alternate methods of irrigation during this period and report our efforts to the Commission which we will complete. There may be a possibility that the Commission may grant a stay of enforcement based on the hardship required to convert the water source from EP 7 and 8 to another facility.
November 26, 1997

We have contacted the Board of Water Supply who has referred us to Section 1-112 of their regulations which requires the use of nonpotable water for landscaped areas if a source is available. On a long range basis, the City has begun engineering work on the construction of a pipeline system from Honouliuli to the golf course. We will keep you apprised of any ongoing efforts or developments in this area.

We would like to work with you to explore feasible alternatives and will meet at your convenience.

If you have any questions, please call Avis Kamimura at

Sincerely,

ROBERT AGRES, JR.
Director

cc: Lenore Nakama, CWRM
Joe Kaakua, BWS
Ms. Donna Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Notice of Action
Water Use Permit Application for Well Nos. 2202-15 to 20
Waipahu-Waiawa Ground Water Management Area, Oahu

This letter serves as your official notice of action by the Commission on Water Resource Management (Commission) on your application for a water use permit for EP 7, 8 (Well Nos. 2202-15 to 20).

By a unanimous vote of the Commission at their meeting of October 22, 1997, the Commission deferred action on your application until a decision is made on the possible modification of the Waipahu-Waiawa sustainable yield estimate in the Water Resources Protection Plan.

If you have any questions, please contact Lenore Nakama at [Blank]

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss

c: Mr. Robert Agres, Jr.
City and County of Honolulu, Department of Housing and Community Development
THE ESTATE OF JAMES CAMPBELL

October 24, 1997

VIA FACSIMILE AND MAIL

Mr. Randy Wong
Department of Housing
and Community Development
City and County of Honolulu
650 South King Street, 5th Flr.
Honolulu, HI 96813

Dear Mr. Wong:

The Commission on Water Resource Management ("CWRM") staff is recommending that the Estate be fined $1,000 per day for unauthorized water use in irrigating landscape areas near the Ewa Villages Golf Course.

Our agreement with the City involves delivering water to the Ewa Villages Golf Course pond for golf course use only. The Estate has no knowledge of or control of water use beyond that point.

This letter is a follow up of my telephone conversation with you on the morning of October 22, 1997 in which I requested that you immediately cease irrigation of the landscaped areas with water from EP-8. Additionally, you were told that if the Estate received any fines from CWRM for unauthorized water use in landscape irrigation, the Estate will seek to recover the cost of any fines they are assessed as a result of any unauthorized use of water by the City.

Further, it was suggested that you contact Lenore at CWRM staff to discuss and help resolve your irrigation problems.

Would you please respond in writing to the Estate with your plan of action to correct this deficiency.

Very truly yours,

James A. Russell
Agriculture Leasing Specialist

cc: Wouter Nicolai
    George Hiu

jck:01036400W10018
THE ESTATE OF JAMES CAMPBELL
1001 Kamokila Blvd * Kapolei, HI 96707
Fax No:  [Redacted]

FACSIMILE TRANSMITTAL

DATE: October 24, 1997
TO: Lenore Nakama
COMPANY: Commission on Water Resource Management
FAX NUMBER: [Redacted]
RE: EP-8
FROM: Jim Russell

Number of pages (including cover sheet): 2
Hard copy to follow: Yes ☒ No ☐

If you do not receive all of the pages, please call Jo Ann Kaneshiro at [Redacted] as soon as possible.

Comments:
VIA FACSIMILE AND MAIL

October 24, 1997

Mr. Randy Wong
Department of Housing
and Community Development
City and County of Honolulu
650 South King Street, 5th Flr.
Honolulu, HI 96813

Dear Mr. Wong:

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Our agreement with the City involves delivering water to the Ewa Villages Golf Course pond for golf course use only. The Estate has no knowledge of or control of water use beyond that point.

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Further, it was suggested that you contact Lenore at CWRM staff to discuss and help resolve your irrigation problems.

Would you please respond in writing to the Estate with your plan of action to correct this deficiency.

Very truly yours,

James A. Russell
Agriculture Leasing Specialist

cc: Lenore Nakama, CWRM
Wouter Nicolai
George Hiu

jek:010364001K10018
APPLICATIONS FOR WATER USE PERMITS
Requests for New Uses
Waipahu-Waiawa Ground Water Management Area, Oahu

APPLICANT(S):
(Well No. 2603-01)
Hawaii Country Club
P.O. Box 966
Wahiawa, HI 96786

(Well Nos. 2202-15 to 20)
City and County of Honolulu
Department of Housing and Community Development
650 S. King Street, 5th Floor
Honolulu, HI 96813

LANDOWNER(S):
Same

The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

LOCATION MAP: See Exhibit 1

BACKGROUND:
1. Hawaii Country Club (Well No. 2603-01)

On December 10, 1979, a Declaration of Existing Water Withdrawal and Use was filed with the Board of Land and Natural Resources (BLNR) by Hawaii Country Club (HCC) for the existing irrigation use of ground water from Well No. 2603-01 for HCC’s golf course.

On April 11, 1980, the BLNR certified the existing use from Well No. 2603-01 at 0.220 mgd.

On July 15, 1981, BLNR staff conducted a field investigation to verify the declared existing use.

Item 5
On May 17, 1989, the Commission on Water Resource Management (Commission) approved adjustments to water use permits in the Pearl Harbor Water Management Area. Included in this action was HCC's Well No. 2603-01.

On September 26, 1996, a completed water use permit application was received from HCC to modify and increase the permitted use quantity from 0.220 mgd to 1.0 mgd for irrigation of the golf course. The applicant has since clarified that the requested amount was based on a ballpark figure for reasonable golf course water usage, but that they are only requesting enough water to enable HCC to improve the irrigation system so that they can remain competitive with new golf courses in the Pearl Harbor and Ewa areas that have previously received much higher water allocations from the Commission.

On December 18, 1996, the Commission deferred action on the application pending additional information from the staff regarding golf course development on Oahu and reasonable golf course water usage.

On January 27, 1997, the staff provided the Commission with two (2) reports related to golf course development and water usage, one prepared by the City Department of Land Utilization, and the other by the Office of State Planning. A brief background for the studies and a summary of major conclusions/recommendations was also provided (Exhibit 2).

On February 18, 1997, the Commission again deferred action on the application to the next regular meeting on Oahu when a representative for the applicant could be present.

With the concurrence of the applicant, the application was not included on the Commission's next meeting on Oahu, on May 14, 1997, so that objections from the Office of Hawaiian Affairs (OHA) could be addressed.

On May 30, 1997, OHA formally withdrew their objections, provided that the Commission approves an increase of 180,000 gpd only, on an interim five-year basis, subject to the special conditions recommended by the staff in the February 18, 1997 submittal.

2. Department of Housing and Community Development (DHCD)/The Estate of James Campbell (Campbell Estate) (Well Nos. 2202-15 to 20)

In a letter dated January 25, 1995, Campbell Estate notified the Commission of the transfer of the water use permit (WUP No. 124) for EP 7,8 (Well Nos. 2202-15 to 20) from Oahu Sugar Company, Ltd. (OSCo) to Campbell Estate. The allocation is 6.113 mgd for agricultural and domestic uses on former OSCo lands.

Permits may be transferred under §174C-59 HRS provided that "[t]he conditions of use of the permit, including, but not limited to, place, quantity, and purpose of the use, remain the same". [emphasis added]

On March 2, 1997, the Commission staff requested that Campbell Estate disclose any non-agricultural uses of the source, including other irrigation uses (ie. landscape, golf courses, etc.) prior to transfer of the above permits.
On March 16, 1995, Campbell Estate informed the Commission that EP 8 was providing nonagricultural water uses for: continuance of the domestic supply to Ewa Villages, the Child & Family Service and the City's new Ewa Village Golf Course. The average daily nonagricultural use from the source was estimated to be 1.85 mgd.

At the time of the transfer request, it was unclear as to whether golf course irrigation was considered an agricultural water use. The staff considered that the conditions of the other domestic uses remained the same because: 1) the Commission did not attach specific locations of use to specific water use permits for each of the former OSCo sources (rather all OSCo sources were permitted for use on all OSCo fields), it is therefore not possible to further restrict use locations without a modification of the permits, and 2) domestic use is allowed under the WUP No. 124 for EP 7 and 8.

On April 6, 1995, the Commission informed Campbell Estate that the water use permit transfer had been completed.

On July 11, 1995, Campbell Estate informed the Commission that the domestic water service to Ewa Villages was discontinued around the end of March, 1995. Campbell Estate confirmed that the Ewa Villages Golf Course irrigation use was ongoing and that the average daily non-agricultural use of EP 7,8 had been reduced to about 1.0 mgd.

On October 16, 1995, the Commission issued Order Number 10 in the Waiahole Ditch Contested Case Hearing, confirming a previous order made in the case that "... a change from agriculture to golf course would be a change in use."

Further, on July 17, 1996, the Commission established a permittee's need to modify an agricultural water use permit to allow for golf course irrigation (Waikake Golf Club WUP No. 436, submittal of July 17, 1996).

On September 10, 1996, the Commission staff notified Campbell Estate that, in light of the above rulings by the Commission, an application to modify the water use permit for EP 7,8 from agricultural to golf course irrigation use should be made.

On October 9, 1996, Campbell Estate submitted a modification application for 1.5 mgd for golf course and urban landscape irrigation uses.

On November 18, 1996, the Commission staff acknowledged receipt of the application and requested that mapped information for proposed use areas be provided to complete the application.

On November 27, 1996, Campbell Estate submitted an amended modification application.

The application was accepted as complete and noticed in the December 23 and 30, 1996 issues of the Honolulu Advertiser.

On December 31, 1996, Campbell Estate submitted a slightly revised modification application for 1.142 mgd.
On January 17, 1997, the City and County of Honolulu, Planning Department, submitted review comments that the City was unable to determine the consistency of the proposed use with the land use designation (ie. zoning).

On January 30, 1997, the Commission staff forwarded DLU's review comments to Campbell Estate and informed the applicant that the application would be considered incomplete pending the submittal of additional information that adequately describe and locate the proposed use areas.

On February 18, 1997, the Commission approved the staff's recommendation to defer action on the application to the next regular meeting on Oahu following the submittal of adequate information regarding the proposed uses and review by DLU.

On March 3, 1997, Campbell Estate submitted a revised application for 1.144 mgd together with a master plan of the Ewa Villages Revitalization project. Campbell Estate advised that any specific questions on the new information should be directed to the City and County, Department of Housing and Community Development (DHCD), the landowner at the proposed use locations.

On March 21, 1997, pursuant to the Commission's action in the Waiahole Ditch Contested Case Hearing to require all end use landowners to be joint applicants, the Commission staff requested that DHCD provide an authorized signature as co-applicant for the proposed permit and outlined specific questions regarding the proposed use based on field investigations on January 9, 1997 and March 12, 1997 (Exhibit 3). The field investigation report documented current urban landscape irrigation uses, which is a change in use and a violation of EP 7,8's agricultural and domestic water use permit. Because of the potential violation, the Commission staff requested that a response be submitted within thirty (30) days and informed the applicant that the application would be considered incomplete pending their response.

On April 18, 1997, DHCD submitted a slightly revised application along with information to clarify the proposed use. Some of the discrepancies appear to be the result of the ongoing subdivision and resultant TMK changes in the area. DHCD informed the Commission that our request for daily water consumption reports, broken down for the golf course vs. other urban irrigation, had been forwarded to the Department of Parks and Recreation, who administers the irrigation system.

On May 9, 1997, the Commission staff sent the new information to DLU for review and comment.

On May 19, 1997, DLU informed the Commission that the development of the Ewa Villages Revitalization Project, including the golf course, was authorized under City Council Resolution No. 93-01 CD-1, providing exemptions from County zoning regulations.

On July 11, 1997, the Commission staff contacted DHCD to inform them that the metered use information had not yet been provided by the Department of Parks and Recreation and that the application would be scheduled for Commission action as soon as the data were submitted.

On August 20, 1997, DHCD informed the staff that no consumption data had been stored.
ANALYSIS/ISSUES:

Section 174C-49(a) of the State Water Code establishes seven (7) criteria that must be met to obtain a water use permit. An analysis of the proposed permit in relation to these criteria follows:

(1) Water availability

Through the Hawaii Water Plan, the Commission has adopted 119 mgd as the sustainable yield for the Waipahu-Waiawa Aquifer System. Individual existing water use permits in this aquifer system are shown in Exhibit 4. A summary of the current ground water conditions in the aquifer is provided in Table 1:

Table 1. Waipahu-Waiawa Aquifer System

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<th>ITEM</th>
<th>WAIPAHU-WAIWA WAIWA AQUIFER SYSTEM (mgd)</th>
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<tr>
<td>Sustainable Yield</td>
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<td>Reservation to DHHL</td>
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<td>Less: Pending Completed Applications/Petitions²</td>
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<td>EPWDC, Well Nos. 2302-07 to 09</td>
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<td>Hawaii CC, Well No. 2603-01</td>
<td>0.780 mgd</td>
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<td>Honolulu BWS (Reservation)³</td>
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<td>State DHHL (Additional Reservation)</td>
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<td>Subtotal (Potential Available Allocation)</td>
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<td>Current 12-MAV (as of 5/97)</td>
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¹ Shown in Exhibit 4.
² Does not include portions of applications that are already covered under an existing permit: Hawaii CC, WUP No. 112 for 0.220 mgd
  DHCD/Campbell Estate, WUP No. 124 for 6.113 mgd
³ Honolulu BWS reservation request is being revised to exclude use areas covered under existing allocation (and may include new areas in the recently approved Ewa Development Plan).
The first issue is the apparent lack of available ground water to meet all future competing demands. Table 1 shows that there is currently 8.603 mgd of water available for allocation, while pending requests for water use permits/water reservations total 29.443 mgd (including Honolulu BWS' reservation request that is currently being revised).

A second issue is the cessation of Oahu Sugar Company (OSCo) irrigation practices on lands overlying the aquifer and the associated decrease in return irrigation recharge (40% to 60% of applied irrigation water) that is expected to result in a lower sustainable yield.

The staff is currently engaged in ground water modelling using the U.S. Geological Survey's RASA ground water model to further refine our estimate of the aquifer's sustainable yield given the loss in return irrigation recharge. We plan to complete the modelling work in January, 1998.

Given the present uncertainty in the aquifer's current and future sustainable yields and the competing demands for water, the staff recommends that the Commission defer action on all pending requests in the Waipahu-Waiawa Aquifer System until a decision is made on a new sustainable yield number for the aquifer.

(2) Reasonable-beneficial

Section 174C-3 HRS defines "reasonable-beneficial use" is

"...the use of water in such a quantity as is necessary for economic and efficient utilization, for a purpose, and in a manner which is both reasonable and consistent with the state and county land use plans and the public interest".

1. Hawaii Country Club (Well No. 2603-01)

HCC is proposing to expand the golf course irrigation system to include areas of the course that are not presently being watered. HCC has a permitted use of 0.220 mgd. HCC's original request was for an additional 0.780 mgd to meet its expected increase in irrigation water demand. HCC has since indicated that they would be satisfied with an allocation equal to their pumping capacity of 0.446 mgd, or any increase in water allocation such that they are able to remain competitive with newer golf courses that have since been constructed. Water from the well is also used for the restaurant's potable water supply and at the pro shop. The Department of Health regulates the source as a non-transient, non-community water system.

On October 2, 1996, the staff conducted a field investigation at HCC. The field investigation report documented a 310 gpm capacity pump in the well. The maximum pumping capacity at present is 446,400 gpd (assuming 100% efficiency and continuous pumping). An application to install a larger permanent pump would need to be approved by the Commission in order to pump greater than 0.446 mgd.
The guideline for golf course turf irrigation is 4,000 gpd/ac (Domestic Consumption Guideline for Schools, Parks on Oahu in Water Systems Standards, 1985). About 100 acres of the 128.7 acre parcel are irrigated. Using this guideline, an irrigation requirement of 400,000 gpd is justified.

An issue is whether potable quality water should be used for irrigation. The application is for the use of basal ground water for golf course irrigation. Since the course lies above the basal aquifer, staff believes that short-term use of potable quality water for irrigation is a beneficial use at this time. The Commission has approved water use permits for the use of potable quality water for irrigation of crops and golf courses in the past. Staff believes that the determination of beneficial use is site-specific; for example, where it is (over a potable water aquifer?), whether it is a separate irrigation system, and what alternatives are available. Staff also believes that if an aquifer is fully allocated, the determination of beneficial use may change and uses previously deemed beneficial may have to be revisited to decide among competing interests.

A graph of the pumpage at Well No. 2603-01 is shown in Exhibit 5. Currently, HCC usage is about 0.177 mgd (twelve-month moving average withdrawal as of May, 1997). However, Exhibit 5 shows that the twelve-month moving average withdrawals consistently exceeded the 0.220 mgd allocation for the well in 1996. An HCC representative stated that they did not understand that they were not to exceed the allocation. This is understandable since no permit document was issued under either the BLNR or Commission.

A water use permit was never issued to HCC, and there is no record of a written notice of the action to regulate withdrawals at the source. Given these circumstances, the staff is not recommending that any fines be imposed for the prior overpumpage violation.

2. DHCD/Campbell Estate (Well Nos. 2202-15 to 20)

The proposed water use is for the Ewa Villages Revitalization Project that was authorized under City Council Resolution No. 93-01 CD-1 to provide affordable housing and other beneficial amenities for the community. The proposed modification would authorize 826,400 gpd to be used to continue to irrigate the existing Ewa Villages Golf Course and an additional 318,000 gpd for new and current urban landscape irrigation uses. A graph of current pumpage is shown in Exhibit 6.

The golf course irrigation requirement was estimated using the Commission's guideline of 4,000 gpd/ac. It is the staff's understanding that golf course metered data have not been stored, although meters are in place. Although the golf course irrigation use has commenced under the existing agricultural and domestic water use permit, the staff is not recommending that it be considered a willful violation subject to fines because the Commission did not clearly establish that golf course turf irrigation was not a form of agriculture at the time that the change in use was disclosed to the staff over a year ago.
The applicant is also requesting approval to use water for urban landscape irrigation. The field investigations on January 9, 1997 and March 12, 1997 documented that water is currently being used for landscape irrigation. The staff will recommend that the Commission find the current permittee, Campbell Estate, in violation of the WUP No. 124 because of the change in use from agriculture/domestic to urban landscape irrigation and subject to a fine of up to $1000 per day. This recommendation will be made at the time that this application is submitted for final action by the Commission (after a decision is made on the sustainable yield).

These proposed uses are for nonpotable needs on the Ewa Caprock. EP 7,8 is a potable basal source that has historically been used for domestic supply. The City has plans to initiate an effluent reuse program over the Ewa Caprock Aquifer, which contains brackish water unsuitable for drinking. On March 13, 1996, the Commission adopted the following policy statement on water reclamation:

"It is the policy of the Commission on Water Resource Management (Commission) to promote the viable and appropriate reuse of reclaimed water in so far as it does not compromise beneficial uses of existing water resources.

I. Ewa Caprock

Recognizing that reclaimed water is a valuable resource in the Ewa Plain and reuse will be championed by the Commission. It is the policy of the Commission that the water resources of the Ewa Caprock Aquifer will be allocated only for nonpotable uses."

Because reclaimed water will be available for use on the caprock in the near future, the staff will recommend that any permit for use of EP 7,8 for the Ewa Villages Project be a short duration permit with an expiration date coincident with the availability of reclaimed water.

The Honolulu BWS also recommends using effluent water when that resource becomes available. BWS assisted DHCD with the development of three (3) caprock wells. However, the yield was lower than expected and the wells have since been capped. BWS recommends that the applicant also consider blending the well water with effluent. The staff supports this recommendation to meet the longer term irrigation needs of the golf course and urban landscape.

(3) Interference with other existing legal uses

1. Hawaii Country Club (Well No. 2603-01)

There are no other wells within a mile of Well No. 2603-01 (Exhibit 1). Standard Condition 3.c. provides for modification of the water use permit in the event that this proposed future use should interfere with other existing legal uses.
2. DHCD/Campbell Estate (Well Nos. 2202-15 to 20)

The source, which has historically provided large quantities of irrigation and domestic water, has an existing use permit for 6.113 mgd. Modification of 1.144 mgd of the permitted use from agriculture to golf course irrigation/urban landscape irrigation, which are all irrigation uses, should not result in any further impacts to other existing legal uses.

(4) Public interest

1. Hawaii Country Club (Well No. 2603-01)

Section 174C-2 states that the Water Code shall be liberally interpreted to obtain maximum beneficial use of the State's waters for purposes such as irrigation and commercial uses. Reasonable-beneficial water use for public recreation is an objective that is declared to be in the public interest. The proposed commercial/irrigation use of water for public recreation is deemed to be in the public interest, provided that the use complies with the provisions of §174C-49(a) HRS.

2. DHCD/Campbell Estate (Well Nos. 2202-15 to 20)

In addition to the preceding public interest argument, the City Council approved the Ewa Villages Revitalization Project pursuant to Resolution No. 93-01 CD-1 to provide affordable housing and other beneficial amenities for the community.

(5) State & county general plans and land use designations

These proposed uses are consistent with the state and county general plans and land use designations.

(6) County land use plans and policies

These proposed uses are consistent with county land use plans and policies.

(7) Interference with Hawaiian home lands rights

All permits are subject to the prior rights of Hawaiian home lands. The Department of Hawaiian Home Lands (DHHL) and the Office of Hawaiian Affairs (OHA) have reviewed these applications.

1. Hawaii Country Club (Well No. 2603-01)

On December 2, 1996, DHHL submitted an objection to the application because it may interfere with DHHL's pending request for additional water reservation.
On May 29, 1997, DHHL submitted a letter withdrawing their objection if the Commission approves the staff’s recommendation to increase the water use by 0.180 mgd, rather than the requested 0.780 mgd, under an interim five year permit and provided that the special conditions in the February 18, 1997 staff submittal are attached.

2. DHCD/Campbell Estate (Well Nos. 2202-15 to 20)

OHA has expressed concern regarding this application (Exhibit 7). We have clarified with OHA staff that the modification process is essentially identical to the water use application process, whereby the Commission’s decision is based on the merits of the new request.

OHA’s second concern is regarding the quality of water requested. We have explained to OHA staff that, because the source produces potable quality water, the application indicated potable water. However, we support OHA’s position that nonpotable water should be used for nonpotable needs wherever possible.

RECOMMENDATION:

Staff recommends that the Commission defer action on the water use permit applications for Hawaii Country Club (Well No. 2603-01) and DHCD/Campbell Estate (Well Nos. 2202-15 to 20) until a decision is made on the possible modification of the Waipahu-Waiawa sustainable yield estimate in the Water Resources Protection Plan.

Respectfully submitted,

RAE M. LOUI
Deputy Director

Attachment(s): A (Water Use Permit Detailed Information)

Exhibit(s):
1 (Location Map)
2 (Summary of Golf Course Development on Oahu, July 1989 and Golf Course Development in Hawaii, January 1992)
3 (March 21, 1997 Letter from Rae M. Loui to Robert Agres, Jr.)
4 (Existing Water Use Permits and 12-Month Moving Average Withdrawal)
5 (Graph of pumpage at Well No. 2603-01)
6 (Graph of pumpage at Well Nos. 2202-15 to 20)
7 (January 8, 1997 OHA Review Comments)
WATER USE PERMIT DETAILED INFORMATION

Source Information

AQUIFER: Waipahu-Waiawa System, Pearl Harbor Sector, Oahu

Sustainable Yield: 119 mgd
Existing Water Use Permits: 110.397 mgd
Available Allocation: 8.603 mgd
Total of other pending allocations: 29.443 mgd

WELL(S): (see Attachment B)

Use Information

1. Well No. 2603-01
   Quantity Requested: 1,000,000 gallons per day.
   Existing Type of Water Use: Golf Course Irrigation
   Place of Water Use: 94-1211 Kunia Rd. at TMK:
   Reported Water Usage: 0.177 gpd

2. DHCD/Campbell Estate
   Quantity Requested: 1,144,400 gallons per day.
   (Proposed modification of WUP No. 124)
   Existing Type of Water Use: Golf Course and Urban Landscape Irrigation
   Place of Water Use: Ewa Villages Revitalization Project 9-1-Various

ATTACHMENT A
Staff Submittal  

Reported Water Usage:  

Waipahu-Waiawa Aquifer System  
Current 12-Month Moving Average Withdrawal (See Exhibit 4):  

Public Notice  

In accordance with HAR §13-171-17, a public notice was published in the Honolulu Advertiser on November 22 and 25, 1996 (for Well No. 2603-01) and on December 23 and 30, 1996 (for Well Nos. 2202-15 to 20). Copies of the notice were sent to the Mayor's office. Copies of the completed application were sent to the Honolulu Board of Water Supply, Department of Planning, Department of Land Utilization, Department of Health, Department of Hawaiian Home Lands, Office of Hawaiian Affairs, the various Divisions of the Department of Land and Natural Resources, and other interested parties for comments. Written comments and objections to the proposed permit were to be submitted to the Commission by December 9, 1996 and January 14, 1997, respectively.

Objections  

The public notice specifies that an objector meet the following requirements: (1) state property or other interest in the matter; (2) set forth questions of procedure, fact, law, or policy, to which objections are taken; (3) state all grounds for objections to the proposed permits, (4) provide a copy of the objection letter(s) to the applicant, and (5) submit objections meeting the previous requirements to the Commission by December 9, 1996 (for Well No. 2603-01) or January 14, 1997 (for Well Nos. 2202-15 to 20).

To the best of staff's knowledge there are no objectors who have property interest within the Waipahu-Waiawa Aquifer System or who will be directly and immediately affected by the proposed water use.

Briefs in Support  

Responses to objections, or briefs in support, regarding the application are required to be filed with the Commission ten (10) days after an objection is filed and, presumably, copies are served to the applicant. No briefs in support were filed with the Commission.

Field Investigation  

The source (Well No. 2603-01) and existing use at Hawaii Country Club were investigated on July 15, 1981, October 2, 1996, and December 30, 1996. EP 7,8 and the uses at Ewa Villages were investigated on January 9, 1997 and March 12, 1997.
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**ATTACHMENT B**
Well Nos. 2202-15 to 20

EXHIBIT 1
Golf Course Development on Oahu, City & County of Honolulu, July 1989

BACKGROUND:

On March 8, 1989, the Honolulu City Council adopted Resolution No. 89-91 and Ordinance No. 89-36, relating to the development of golf courses. Resolution 89-91 requested the Department of Land Utilization to assess various issues related to golf course development:

- The need for additional golf courses as recreational resources for the residents of Honolulu.
- The possibility of establishing locational criteria for the establishment of new golf courses.
- The impact of golf course development on the availability of both potable and nonpotable water sources.
- The potential adverse impacts of the use of herbicides and pesticides in golf course management.
- The potential impact of golf course development on land now in active agricultural use.
- The relationship between the development of more golf courses and the cost of housing.
- The possibility of establishing definitive criteria to be used by the City in the processing of proposals for golf courses.

SUMMARY:

- Over 40 golf courses (18-holes) are either under construction, nearing construction, or have been proposed in the City and County of Honolulu since the latter part of 1986.
- The conversion of agricultural land for golf course development raises significant policy issues, yet there has been no opportunity for policy-level review of many of the proposed golf courses located in agricultural-zoned areas.
- Review of golf course applications is done as permit applications are filed, which does not allow for comprehensive and cumulative analysis of the impacts of several golf courses relative to one another or to other land use and water supply demands.
- Golf courses can serve more than a recreational function, especially when integrated into a larger master-planned development, they can preserve or create scenic vistas, provide natural drainage, protect important cultural or environmental resources and make economic use of land which physical constraints discourage more intensive usage.
- At present, Honolulu nearly meets the National Golf Foundation’s recommended standard of one public golf course per 50,000 population (factoring in the daily visitor count). To meet this standard, 5 additional public courses will be needed by 2010 to keep pace with projected increases in resident and visitor population.
The City should expect to pay approximately $16,000,000 to purchase and develop a golf course site of about 175 acres. Annual maintenance will be about $800,000.

If golf course development is primarily oriented to visitor use, rather than resident use, the potential demand for new courses could be viewed as insatiable, limited only by the availability of irrigation water, suitable sites, land prices and restrictions imposed by government.

Results of a recreational user profile survey indicate that municipal golf courses are used by the least number of respondents and are the least valued for recreational opportunities, compared to other City recreational facilities.

Golf course irrigation requirements are substantial, consuming as much or more than 1 mgd for an 18-hole course, depending on microclimate. When potable water is used, there is direct competition with residential and other urban uses.

Chlorinated secondary sewage effluent is a potential source of irrigation water.


BACKGROUND:

Senate Concurrent Resolution No. 192, 1991, requested the Office of State Planning to study golf course development in Hawaii, including the cumulative environmental, social, and economic impacts.

RECOMMENDATIONS:

Overall Recommendations - Before purchasing or developing a parcel of land for a potential golf course, the potential landowner/developer should expect to pass two "screens". The first is a "go/no go" decision based on 3 criteria: 1) State Land Use District Classifications; 2) County Planning, Zoning, and Ordinances; and 3) Physical resources, such as aquifers, watersheds, wetlands, critical habitats, etc. If the proposed golf course is a "go" based on the above, the second screen would consist of any conditions that may be appropriate for the site.

Landuse Recommendations - based in part on proposed revisions to Chapter 205, HRS.

Urban District.
A golf course that serves as an accessory facility to major uses, such as hotels, commercial complexes, and housing, should be permissible only in the Urban District.

Agricultural District.
Alternative A: Golf course development should be allowed by special use permit in the new Open Space District, but not in Agricultural, Rural, or Conservation Districts.
Alternative B: Golf course development should not be a permissible use in the Agricultural District, except in counties with populations below 200,000, by special permit in exceptional situations.

EXHIBIT 2
Conservation District.
Golf courses should not be allowed in the Conservation District.

Rural District Lands.
The Rural District should be governed the same as agricultural districts.

Physical Resources Recommendations

Do not allow golf course construction on sensitive sites (ie. steep slopes, highly erodible soils, etc)

Require each EIS statement to consider the cumulative impacts of all portions of a golf course development in a regional area for a period of at least five years before the proposed project and projections for five years after its construction.

Amend the law to ensure that all golf course proposals trigger the environmental assessment requirements.

Finalize and implement the State Ground Water Protection Plan.

Recommendations on conditions (as appropriate), information management, and financing measures have not been summarized here. Refer to pages 102 to 106 of the report for specific recommendations.
Mr. Robert Agres, Jr., Director
City and County of Honolulu
Department of Housing and Community Development
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Agres:

Water Use Permit Application for Well Nos. 2202-15 to 20
Waipahu-Waiawa Ground Water Management Area, Oahu

The Estate of James Campbell (Campbell) has submitted a water use permit
application for use of 1.144 million gallons per day for Well Nos. 2202-15 to 20 for golf
course and landscape irrigation at Ewa Villages. On March 4, 1997, we received a letter
from Campbell indicating that any specific questions regarding the proposed uses should be
directed to the City and County of Honolulu, Department of Housing and Community
Development (DHCD).

With regard to revised Exhibit "C" (March 3, 1997 revision), we have the following
questions and comments based on our January 9, and March 12, 1997 field investigations:

1. The existing water use permit for Well Nos. 2202-15 to 20 (WUP No. 124) is for
agricultural use on former Oahu Sugar Co., Ltd. lands. Any non-agricultural uses,
such as golf course and landscape irrigation, are not permitted uses of the wells.

2. The request for the Golf Course Club House indicates 2.40 acres at TMK 9-1-17:83.
Parcel 83 is only 9,576 square feet (0.220 acres).

3. The request for Renton Road 1A & 1B indicates TMKs 9-1-17:por. 4, 49. Parcel 49
has been dropped from the updated TMK: 9-1-17 "retraced 10/24/96". The
application information should be updated to conform to current TMKs.

4. The request for Commercial use indicates TMKs 9-1-17:por. 39, 68. Please confirm
that the proposed future Commercial use will be on portions of parcels 39 and 68,
and not on portions of parcels 39 and 46.

5. The request for Multi-Family Area 1 indicates that it is located on TMKs 9-1-17:39,
68. These parcels are not in accord with the locations referred to in "Exhibit F",
Master Plan, Ewa Villages Revitalization Project. Does this request include "Area I"
which appears to be adjacent to the cemetery? If so, please list the appropriate
TMKs.

EXHIBIT 3
Mr. Robert Agres, Jr.
Page 2
MAR 2 1997

6. Is there any irrigation water from EP 7 & 8 being used on landscape along the housing areas in TMK 9-1-97 or in TMK 9-1-101 (other than future uses in parcels 73, 74 & 75)?

7. The request for Railroad R.O.W. indicates TMK 9-1-17:por. 49. Parcel 49 has been dropped from the updated TMK. The application information should be updated to conform to current TMKs.

8. We understand that there are two (2) separate computers located adjacent to the storage reservoir on the golf course that control the irrigation of the golf course (the Toro 8000 system) and the irrigation of the landscaped areas of Ewa Villages on City property (the MIR 5000 system). Daily water consumption reports and historical use records (if back computer data has been stored) apparently can be generated even if the flow meter component has not been purchased. Please provide water consumption reports or flow meter data for the separate systems of golf course irrigation and landscape irrigation for the Ewa Villages area. It is our understanding that the golf course can be irrigated by either system; however, please provide as much information as is available to separate the actual water usage for the golf course and for the municipal landscaping.

9. As the landowner at proposed use locations indicated on the attached water use permit application, your signature as co-applicant for the proposed water use permit is required.

Because there are current unpermitted uses of the wells, we request that you submit the required information and items within thirty (30) days from the date of this letter. The subject water use permit application will be considered incomplete pending our receipt of a written statement and authorized signature indicating that DHCD is joint applicant for the water use permit and your response to the other questions and comments listed above.

If you have any questions, please contact Lenore Nakama at [contact information]

Sincerely,

[Signature]

RAE M. LOUI
Deputy Director

LN:ss
Attachment

c: The Estate of James Campbell

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<td>123</td>
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**EXHIBIT 4**
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<th>Wup No.</th>
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<tr>
<td>58</td>
<td>7/11/85</td>
<td>HONOLULU BWS</td>
<td>2400-04</td>
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<td>2.100</td>
<td>0.220</td>
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<tr>
<td>68</td>
<td>8/22/86</td>
<td>HONOLULU BWS</td>
<td>2400-05</td>
<td>WAIAPAHI II</td>
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<tr>
<td>68</td>
<td>8/22/86</td>
<td>HONOLULU BWS</td>
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<td>WAIAPAHI II</td>
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<tr>
<td>439</td>
<td>6/5/86</td>
<td>HONOLULU BWS</td>
<td>2400-09</td>
<td>WAIAPAHI III</td>
<td>0.027</td>
<td>0</td>
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<tr>
<td>439</td>
<td>6/5/86</td>
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<td>2400-10</td>
<td>WAIAPAHI III</td>
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<td></td>
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<td>351</td>
<td>10/19/94</td>
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<td>2400-11</td>
<td>WAIAPAHI III</td>
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<td>10/19/94</td>
<td>C&amp;C DHCD</td>
<td>2400-12</td>
<td>WAIAPAHI III</td>
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<td>351</td>
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<td>2400-13</td>
<td>WAIAPAHI III</td>
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*Notes:*

- **Well Names:** WAIAPAHI I, WAIAPAHI II, WAIAPAHI III
- **Well Numbers:** 2400-04, 2400-05, 2400-06, 2400-09
- **WUP 12-MAV Values:** 2.100, 2.657, 0.027
- **Diff Values:** 0.220, 0, 0

**Exhibit 4**
<table>
<thead>
<tr>
<th>Wup No.</th>
<th>Approved</th>
<th>Applicant</th>
<th>Well No</th>
<th>Well Name</th>
<th>WUP (mgd)</th>
<th>12-MAV (mgd)</th>
<th>Diff</th>
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<tbody>
<tr>
<td>165</td>
<td></td>
<td>Available</td>
<td>SY</td>
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<td>110.397</td>
<td>49.725</td>
<td>60.67</td>
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</table>

EXHIBIT 4
Hawaii Country Club Monthly Pumpage
Well No. 2603-01

months (latest data 03/97)

pumpage (mgd)

0.35
0.3
0.25
0.2
0.15
0.1
0.05

Jan 94
Jan 95
Jan 96
Jan 97

monthly pumpage  12-MAV  permitted allocation
Monthly Pumpage
EP7,8 (Well Nos. 2202-15 to 20)

Date (latest data 5/97)

Monthly pumpage  12-MAV  allocated amount
Mr. Michael D. Wilson  
Commission on Water Resource Management  
P.O. Box 621  
Honolulu, HI 96809

Dear Mr. Wilson:

Thank you for the opportunity to review the Water Use permit application for The Estate of James Campbell for Wells 2202-15 to 20. Campbell Estate is seeking a modification of an existing 6.1 mgd water use permit to allow 1.5 mgd to be used in golf course operations at Ewa Villages.

The Office of Hawaiian Affairs (OHA) has some serious concerns regarding this water use permit application. First, OHA urges the Commission to handle the water request as a new application and to grant the water use permit based on the merits of the new request. OHA strongly believes that water use permits are not transferable. Otherwise water originally allocated for agricultural use could be easily diverted to other uses. Furthermore, OHA views the modification of water use permits as a vehicle of water use monopoly and perpetuation.

Second, the water requested should be for non-potable rather than drinking water, at least for the golf and landscaping operations. OHA urges the Commission to ask the applicant to amend the water use permit application to reflect the above concerns. Please contact me, or Luis A. Manrique (please redact) should you have any questions on this matter.

Sincerely yours,

Martha Ross  
Deputy Administrator

LM:lm

EXHIBIT 7
MEMORANDUM FOR THE RECORD
FROM: Lenore
SUBJECT: WUPA for 2202-15 to 20

Contacted Avis Kamimura of DHCD on 7/11/97 to let her know that we still haven't received the metered data from Parks & Rec. She said she would follow up with them. Told her that we would schedule the application for action as soon as we receive the data. She said OK.

8/20/97 Avis called. Parks & Rec doesn't have any back data.
May 15, 1997

Honorable Michael D. Wilson, Chairperson
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Water Use Permit Applications for the
Estate of James Campbell, Well Nos. 2202-15 to 20

Enclosed are comments from the Department of Land Utilization (DLU) on the subject application. They were received after we transmitted Planning Department comments to you on January 17, 1997.

Should you have any questions, please call Eugene Takahashi of our staff at

Yours very truly,

PATRICK T. ONISHI
Chief Planning Officer

PTO: lh
Attachment
MEMORANDUM

TO:      PATRICK T. ONISHI, CHIEF PLANNING OFFICER
          PLANNING DEPARTMENT

FROM:    JAN NAOE SULLIVAN, DIRECTOR
          DEPARTMENT OF LAND UTILIZATION

SUBJECT: WATER USE PERMIT APPLICATION

Applicant: The Estate of James Campbell
Tax Map Key(s): 9-1-17: 04
Type of Use(s): Golf Course and Landscaping
Well No(s): 2202-15 thru 20

The proposed use on the above-referenced tax map key(s) has been reviewed. We find that:

• The project area is currently zoned R-5 Residential and AG-1 Restricted Agricultural Districts.

• The Land Use Ordinance does not permit this use in either of these zoning districts. However, development of the Ewa Villages Revitalization Project, including the golf course, was authorized under City Council Resolution No. 93-01 CD-1 (attached). This Resolution provides exemptions from County zoning regulations.

• The project is not within the Special Management Area.

The proposed project has been reviewed for the purpose of providing the above information and does not imply a recommendation of approval by this Department. Should you have any questions, please contact the Environmental Review Branch at

JAN NAOE SULLIVAN
Director of Land Utilization

JNS:am
attach.

g:ewa.ask
a:ewa.as9
RESOLUTION

AUTHORIZING EXEMPTIONS FROM REQUIREMENTS RELATING TO PLANNING, ZONING CONSTRUCTION STANDARDS FOR SUBDIVISIONS, DEVELOPMENT AND IMPROVEMENT OF LAND AND CONSTRUCTION OF HOUSING UNITS THEREOF FOR THE EWA VILLAGES REVITALIZATION PROJECT IN EWA, OAHU;


WHEREAS, the Department of Housing and Community Development of the City and County of Honolulu is requesting certain exemptions pursuant to Sections 46-15.1, 201E-210 and 201E-215, Hawaii Revised Statutes ("HRS") to enable the development of real property located in Ewa, Oahu and identified by Tax Map Key Numbers 9-1-16: 25 (por) and 9-1-17: 4 (por), 39, 46-49 (por) and 9-1-43: 160; and

WHEREAS, such real property comprises approximately 630 acres to be known as the Ewa Villages Revitalization Project as shown on the map attached to this resolution and made a part of it (the "Project"), and

WHEREAS, the City Council of the City and County of Honolulu appropriated funds for the land acquisition, planning and engineering and construction of the Project by Ordinance Numbers 89-75, 90-53, 91-32 and 92-78; and

WHEREAS, the primary goals of the Project are to provide affordable homeownership opportunities for the current residents of Ewa Villages and to preserve the historic character of the Villages where feasible; and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

WHEREAS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions and rules relating to planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon pursuant to Sections 46-15.1, 201E-210 and 201E-215 of the Hawaii Revised Statutes; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the exemptions do not adversely affect the public health, safety and welfare; now, therefore,
RESOLUTION

BE IT RESOLVED that the Council of the City and County of Honolulu authorize the following exemptions for the Project:

1. Exemption from Ordinance 81-80 as amended, Ewa Development Plan Land Use and Public Facilities map to permit:
   a. Development of a municipal golf course in an Agricultural District.
   b. Development of various single family residences in an Agricultural District.
   c. Development of the proposed municipal district park in Public/Quasi Public and Commercial Districts.
   d. Development of a multifamily residential area in Agricultural and Recreation Districts.
   f. The proposed boundaries, land uses and acreages as established in the Ewa Villages Master Plan rather than those at Section 24-3.2.(b)(2) for the Ewa Villages Special Area.
   g. Height limit for the golf course clubhouse to be 44 feet instead of the 25-foot limit in Section 24-(b)(g).

An exemption is required now to proceed with Project implementation. However, these changes to the Development Plan will be proposed by an amendment under the formal development plan process.

2. Exemption from Zoning Map No. 12 Ewa Beach and Sections 5.20, 5.40, 5.50 and 5.80 of the Land Use Ordinance (LUO) to permit the following proposed uses:
   a. Development of a municipal golf course in an AG-1 Agricultural District.
   b. Development of single family housing in an AG-1 Agricultural District and a B-1 Business District.
c. Development of low density multifamily housing in an AG-1 Agricultural District and R-5 Residential District.

d. B-1 Neighborhood Business use to permit the development of a commercial area in an R-5 Residential District.

e. Development of a district park in an R-5 Residential District and A-1 Low Density Apartment District.

f. Development of single family housing in a B-1 Neighborhood Business District.

3. Exemption from the following development standards for the new construction of infill houses and the rehabilitation of the existing homes in the Villages in order to create subdivision lots for conveyance to the residents. These development standards are found at Section 5.40 Residential Districts and Section 3.70 Parking Requirements in the LUO:

a. Front, side and rear yard requirements provided a minimum spacing of ten (10) feet shall be observed between new and existing dwelling structures.

b. Parking requirements to permit less than the required two parking spaces per dwelling unit.

c. Lot coverage requirements to permit deviation from the 50% maximum building area.

d. Minimum lot area, lot width and depth to permit subdivision of lots around existing homes and structures.

4. Exemption from development standards pertaining to the construction of the golf course in the following sections of the LUO:

a. Section 3.160 to exempt the Project from the Plan Review Use for the municipal golf course.

b. Section 5.10-2 to exempt the design of the golf course from requirements and standards for golf course development under P-2 Preservation District.
RESOLUTION

5. Exemption from the following standards for subdivision development in Chapter 22 of the Revised Ordinances of Honolulu, 1978, Subdivision of Land and the corresponding sections contained in the Subdivision Rules and Regulations, 1973, as amended:

a. Section 22-2.3(a) to permit non-standard street light fixtures to be installed to preserve the historic appearance of the roadways. All other standard specifications for street lights will be observed.

b. Section 22-3.9 to permit the acceptance by dedication of streets in the existing Ewa Villages which will not meet the standards for street widths in subdivisions contained in Section 4-405 of the Subdivision Rules and Regulations. Road widths in the villages will be 20 feet to preserve the existing front yards and the rural character of the streetscape. Also to permit tree planters to be constructed in the center of street turnarounds in the new market housing subdivision areas.

c. Section 22-4.1 to permit all of the residential subdivisions to be constructed without sidewalks and with rolled curbs to preserve the historic character of the existing villages and of the new housing areas.

d. Section 22-5.1 to permit utility lines to be installed on overhead poles only in the existing villages to preserve its rural character.

6. Exemption from the Subdivision Rules and Regulations to permit construction of improvements to Renton Road and other major access roads, subdivisions "A", "B" and "G" as noted on the construction plans for the Project and the golf course prior to submission of a subdivision application. The exemption will also apply to the rehabilitation of the existing dwelling units in the villages.
RESOLUTION

BE IT FURTHER RESOLVED that the Department of Housing and Community Development is directed to comply with the provisions stated in Section 201E-215, Hawaii Revised Statutes ("HRS") and is directed to adopt rules which shall include the provisions stated in Section 201E-215(a) HRS and the first paragraph of Section 201E-215(b) HRS and may adopt rules which may include the provisions stated in the second paragraph of Section 201E-215(b) HRS and any other provisions deemed necessary and appropriate; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project shall not substantially deviate from any documents herein that indicate the plans and intentions for the Project; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City Council, the City and County of Honolulu, its officials, or employees on account of actions taken to review and approve the preliminary and final plans and specifications, and to grant these exemptions herein or in relation to the Project; and

BE IT FURTHER RESOLVED that the exemptions from ordinances and codes, and the conditions under which such exemptions are authorized, as specified in this resolution, shall be included in any sales documents relating to the Project, in the original deed, and in any subsequent deed and shall be recorded with the Bureau of Conveyances; and
BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and is directed to transmit copies of this resolution to the Department of Housing and Community Development.

INTRODUCED BY:
GARY GILL/BR

DATE OF INTRODUCTION:
January 4, 1993
Honolulu, Hawaii

<table>
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</tr>
<tr>
<td>AYE NO AVE</td>
</tr>
<tr>
<td>DeSOTO</td>
</tr>
<tr>
<td>DOO</td>
</tr>
<tr>
<td>FELIX</td>
</tr>
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<td>HOLMES</td>
</tr>
<tr>
<td>KIM</td>
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<tr>
<td>MANSHO</td>
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<tr>
<td>MIRIKITANI</td>
</tr>
<tr>
<td>MORGADO</td>
</tr>
<tr>
<td>GILL</td>
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Reference: D-1
Report No. H-47
Resolution No. 93-01 CD-1

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

RAYMOND K. PUA
CITY CLERK

GARY GILL
CHAIR AND PRESIDING OFFICER

Dated JAN 27 1993
TO: Ms. Jan Sullivan, Director
Department of Land Utilization

FROM: Michael D. Wilson, Chairperson
Commission on Water Resource Management

SUBJECT: WATER USE PERMIT APPLICATION
Waipahu-Waiawa Ground Water Management Area, Oahu

We previously transmitted for your review and comment a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. On January 23, 1997, we received your comments, indicating that you were unable to determine whether the proposed uses are consistent with the underlying zoning because of inadequate information.

On March 21, 1997, we transmitted additional information from the applicant describing the location and nature of the proposed uses with a request for your review and comment. As of May 9, 1997, we have not received your response.

On April 21, 1997, the applicant submitted amended information regarding the proposed uses (attached). Please refer to this new information to complete your review. Specifically, we request that you inform us of the current zoning designation for the TMK parcel, or portion thereof, for the proposed use area(s) and, secondly, whether the current zoning designation is appropriate for the proposed water use. Please respond by returning this cover memo along with your review comments by May 30, 1997.

If you have any questions or would like to request an extension of the review period for this application, please contact Lenore Nakama at

LN:ss
Attachment(s)

Response:

( ) The proposed water use(s) is consistent with the current zoning designation(s).
( ) Comments attached

Contact Person: Phone:

Signed: Date:
April 18, 1997

Ms. Rae M. Loui, Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Ms. Loui:

Subject: Water Use Permit Application for
Well Nos. 2202-15 to 20
Waipahu - Waiawa Ground Water Management Area

This is in response to your letter dated March 21, 1997, regarding the subject water use permit application for use of 1.144 million gallons per day for the irrigation of the Ewa Villages golf course and landscaped community areas.

The following information is provided in response to the corresponding question/comment in your letter.

2. Parcel 9-1-17: 83 on the tax maps has been specifically designated for the golf course clubhouse structure. Our request for water use for the golf course clubhouse should also include areas in a portion of TMK: 9-1-17: 75 which is the golf course. A revised listing is attached.

3. According to the City's Real Property Assessment Section which administers the tax maps, Renton Road has no designation since it is a public road. The revised listing addresses this change.

4. The future commercial area will be sited on portions of Parcel 46 and will include Parcel 39. Parcel 68 is part of Ewa Mahiko Park. This area has not been subdivided as yet, which has contributed to the discrepancy. The revised listing reflects this adjustment.

5. The reference to the multifamily area should have been delineated as "Multifamily/Area I." The first area has
not been subdivided and encompasses a portion of Parcels 46 and 67. Area I is located next to the cemetery and is also designated for multifamily use. Please see the revised listing for the appropriate TMKs.

6. The only other area that will be irrigated with water from EP7 and 8 is the Village Green Park located at TMK: 9-14-097: 103 and 104 as indicated in the listing.

7. The railroad right-of-way will engage portions of TMK Parcels 9-1-17: 3 and 55. The listing has been revised as such.

8. Your request for daily water consumption reports for golf course and community landscaping irrigation has been forwarded to the Department of Parks and Recreation who administers the irrigation system. Information in this regard is forthcoming and will be transmitted under separate cover.

9. A written statement is attached for your use.

We apologize for any confusion resulting from the recent subdivisions of certain areas in Ewa Villages and the lack of subdivision in others. We appreciate your cooperation and patience in processing this application.

Please call Avis Kamimura at [redacted] if you have any questions or need further information.

Sincerely,

ROBERT AGRES, JR.
Director

Attachments

cc: Jim Russell, Campbell Estate
    Heide Madrigal, DPR
## EWA VILLAGE NON-POTABLE WATER REQUIREMENTS

**REVISED:** APRIL 16, 1997

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<th>ACRES</th>
<th>TAX MAP KEY</th>
<th>USES</th>
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<td>18-hole municipal golf course</td>
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<td>126 unit subdivision</td>
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<td>Multi-Family/Area I</td>
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<td>90 units in Area I; 300 units in Multi-family area</td>
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<tr>
<td>Ewa Mahiko District Park</td>
<td>80,000</td>
<td>20.00</td>
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<td>District Park</td>
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<tr>
<td>Village Green</td>
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<td>9-1-97:103,104</td>
<td>Community passive park</td>
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<td>Palm Court</td>
<td>5,000</td>
<td>1.25</td>
<td>9-1-101:74</td>
<td>Community passive park</td>
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<td>Post Office</td>
<td>400</td>
<td>0.10</td>
<td>9-1-101:75</td>
<td>Postal office to serve immediate community</td>
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<tr>
<td>Bachelor’s Quarters</td>
<td>1,400</td>
<td>0.35</td>
<td>9-1-101:73</td>
<td>10 unit rental apartment project</td>
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<tr>
<td>Hale Kipa/Supervisor’s House</td>
<td>8,000</td>
<td>2.00</td>
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<td>3 single-family homes to provide special needs housing</td>
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<td>Railroad R.O.W.</td>
<td>16,400</td>
<td>4.10</td>
<td></td>
<td>Bike path extending from Ft. Weaver to North/South road</td>
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</table>

Total Gallons Per Day at 4,000 Gal Per Acre Per Day: 1,144,400 / 286.10
Water Use Permit for Well Nos 2202 - 15 to 20
Waipahu - Waiawa Ground Water Management Area, Oahu

The Department of Housing and Community Development of the City and County of Honolulu is a joint applicant for the above referenced water use permit for golf course and landscape irrigation at Ewa Villages.

ROBERT AGRES, JR., DIRECTOR
Department of Housing and Community Development
5/10/97 Tim Russell called. May be sending in revised TMK into a little late. Should be OK.
Ms. Rae M. Loui, Deputy Director  
Commission on Water Resource Management  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Ms. Loui:

Subject: Water Use Permit Application for  
Well Nos. 2202-15 to 20  
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Water Use Permit for Well Nos 2202 - 15 to 20
Waipahu - Waiawa Ground Water Management Area, Oahu

The Department of Housing and Community Development of the City and County of Honolulu is a joint applicant for the above referenced water use permit for golf course and landscape irrigation at Ewa Villages.

ROBERT AGRES, JR., DIRECTOR
Department of Housing and Community Development
# Ewa Village Non-Potable Water Requirements

**Revised:** April 16, 1997

<table>
<thead>
<tr>
<th>User</th>
<th>Gallons/Day</th>
<th>Acres</th>
<th>Tax Map Key</th>
<th>Uses</th>
</tr>
</thead>
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Total Gallons Per Day at 4,000 Gal Per Acre Per Day: 1,144,400 286.10
not been subdivided and encompasses a portion of Parcels 46 and 67. Area I is located next to the cemetery and is also designated for multifamily use. Please see the revised listing for the appropriate TMKs.

6. The only other area that will be irrigated with water from EP7 and 8 is the Village Green Park located at TMK: 9-14-097: 103 and 104 as indicated in the listing.

7. The railroad right-of-way will engage portions of TMK Parcels 9-1-17: 3 and 55. The listing has been revised as such.

8. Your request for daily water consumption reports for golf course and community landscaping irrigation has been forwarded to the Department of Parks and Recreation who administers the irrigation system. Information in this regard is forthcoming and will be transmitted under separate cover.

9. A written statement is attached for your use.

We apologize for any confusion resulting from the recent subdivisions of certain areas in Ewa Villages and the lack of subdivision in others. We appreciate your cooperation and patience in processing this application.

Please call Avis Kamimura at [redacted] if you have any questions or need further information.

Sincerely,

ROBERT AGRES, JR.
Director

Attachments

cc: Jim Russell, Campbell Estate
Heide Madrigal, DPR
Mr. Robert Agres, Jr., Director  
City and County of Honolulu  
Department of Housing and Community Development  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813  

Dear Mr. Agres:  

Water Use Permit Application for Well Nos. 2202-15 to 20  
Waipahu-Waiawa Ground Water Management Area, Oahu  

The Estate of James Campbell (Campbell) has submitted a water use permit application for use of 1.144 million gallons per day for Well Nos. 2202-15 to 20 for golf course and landscape irrigation at Ewa Villages. On March 4, 1997, we received a letter from Campbell indicating that any specific questions regarding the proposed uses should be directed to the City and County of Honolulu, Department of Housing and Community Development (DHCD).  

With regard to revised Exhibit "C" (March 3, 1997 revision), we have the following questions and comments based on our January 9, and March 12, 1997 field investigations:  

1. The existing water use permit for Well Nos. 2202-15 to 20 (WUP No. 124) is for agricultural use on former Oahu Sugar Co., Ltd. lands. Any non-agricultural uses, such as golf course and landscape irrigation, are not permitted uses of the wells.  

2. The request for the Golf Course Club House indicates 2.40 acres at TMK 9-1-17:83. Parcel 83 is only 9,576 square feet (0.220 acres).  

3. The request for Renton Road 1A & 1B indicates TMKs 9-1-17:por. 4, 49. Parcel 49 has been dropped from the updated TMK: 9-1-17 "retraced 10/24/96". The application information should be updated to conform to current TMKs.  

4. The request for Commercial use indicates TMKs 9-1-17:por. 39, 68. Please confirm that the proposed future Commercial use will be on portions of parcels 39 and 68, and not on portions of parcels 39 and 46.  

5. The request for Multi-Family Area 1 indicates that it is located on TMKs 9-1-17:39, 68. These parcels are not in accord with the locations referred to in "Exhibit F", Master Plan, Ewa Villages Revitalization Project. Does this request include "Area I" which appears to be adjacent to the cemetery? If so, please list the appropriate TMKs.
6. Is there any irrigation water from EP 7 & 8 being used on landscape along the housing areas in TMK 9-1-97 or in TMK 9-1-101 (other than future uses in parcels 73, 74 & 75)?

7. The request for Railroad R.O.W. indicates TMK 9-1-17:por. 49. Parcel 49 has been dropped from the updated TMK. The application information should be updated to conform to current TMKs.

8. We understand that there are two (2) separate computers located adjacent to the storage reservoir on the golf course that control the irrigation of the golf course (the Toro 8000 system) and the irrigation of the landscaped areas of Ewa Villages on City property (the MIR 5000 system). Daily water consumption reports and historical use records (if back computer data has been stored) apparently can be generated even if the flow meter component has not been purchased. Please provide water consumption reports or flow meter data for the separate systems of golf course irrigation and landscape irrigation for the Ewa Villages area. It is our understanding that the golf course can be irrigated by either system; however, please provide as much information as is available to separate the actual water usage for the golf course and for the municipal landscaping.

9. As the landowner at proposed use locations indicated on the attached water use permit application, your signature as co-applicant for the proposed water use permit is required.

Because there are current unpermitted uses of the wells, we request that you submit the required information and items within thirty (30) days from the date of this letter. The subject water use permit application will be considered incomplete pending our receipt of a written statement and authorized signature indicating that DHCD is joint applicant for the water use permit and your response to the other questions and comments listed above.

If you have any questions, please contact Lenore Nakama at

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
Attachment
c: The Estate of James Campbell
TO: Ms. Jan Sullivan, Director
Department of Land Utilization

FROM: Michael D. Wilson, Chairperson
Commission on Water Resource Management

SUBJECT: WATER USE PERMIT APPLICATION
Waipahu-Waiawa Ground Water Management Area, Oahu

We previously transmitted for your review and comment a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. On January 23, 1997, we received your comments, indicating that you were unable to determine whether the proposed uses are consistent with the underlying zoning because of inadequate information.

The applicant has submitted additional information describing the location and nature of the proposed uses (attached). The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Notice of this application was published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached application. Specifically, we request that you inform us of the current zoning designation for the TMK parcel, or portion thereof, for the proposed use area(s) and, secondly, whether the current zoning designation is appropriate for the proposed water use. Please respond by returning this cover memo along with your review comments by April 21, 1997.

If you have any questions or would like to request an extension of the review period for this application, please contact Lenore Nakama at [Contact Information]

LN:ss
Attachment(s)

Response:

( ) The proposed water use(s) is consistent with the current zoning designation(s).
( ) Comments attached

Contact Person: _______________________________ Phone: __________________

Signed: _______________________________ Date: __________________
### Ewa Village Non-Potable Water Requirements

**REVISED: MARCH 3, 1997**

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**Total Gallons Per Day at 4,000 Gal Per Acre Per Day**

**Notes:**
- **Gallons/DAY**:
- **ACRES**:
- **TAX MAP KEY**:

**Comments:**
- **Incorporated since they started growth in July 95**
- **Existing**
- **To be landscaped**
- **Future use**
- **In progress**

**From Field Map:**
- **Being irrigated**:
- **Comments**
Nonagricultural Water Use of Campbell Estate’s EP 7 & 8 State Wells 2202-15 to 20 by the City & Co. of Honolulu Ewa Villages Golf Course & Ewa Villages landscaping
FIELD INSPECTION CHECKLIST

PART I. GENERAL

Insp. Dates: see below

Present: 5/11/94 Hugh Morita, Oahu Sugar, Richard Jinnai, Susan Swanson, DWRM

1/9/97 Jim Russell, Campbell Estate & Susan Swanson, DWRM

Reason for inspection: GWMA Permit Application, Well File: 2202-15 to 20 and Water Use Declaration File Refs: CAMPBELL EST. and OAHU SUGAR CO.

Report filed under CAMPBELL EST.; Cross reference report to: Oahu Sugar Co. (out of business)

PART II: DESCRIPTION OF WATER SOURCE

Type of Source: Battery of six wells connected by a header system, not valved off to isolate specific wells. See the attached map for well locations. EP 7 is nearer two wells while EP 8 (electric 200 hp) draws from the side of the pump pit with four wells on it. EP 8 (diesel 200 hp) withdraws water adjacent to EP 7 (350 hp). The pumps are located in a central open pit next to the old Fort Weaver Road. It is interesting that EP 8 has a history of having lower chlorides than EP 7. Hugh Morita, irrigation engineer at Oahu Sugar Co. reported that the pumps were run at the same time, and as a normal operating procedure, no valves were shut or opened to reduce the chlorides.

Latitude of Source: 21-22-04
Longitude of Source: 158-02-12
Approximate elevation (from topo map): 80’ at the top of the open pump pit.

State Well #: 2202-15 to 20 Size of casings: 12”

Two primary pumps present: Both electrically powered Allis Chalmers
EP 7 is 350 hp with a reported capacity of 7000 gpm
EP 8 is a 200 hp with a capacity of 2800 gpm
There is a diesel backup pump also known as EP 8. The outflow from this pump (when and if operated) is not recorded on a meter. When Oahu Sugar Co. was in operation, there had been a meter of the diesel pump which has since been removed.

How often is the water taken? As needed in 1/97. The Ewa Villages Golf Course personnel call Campbell Estate to fill the common reservoir that supplies the City & County’s Ewa Villages Golf Course and Ewa Villages landscaping whenever the water level becomes low.

Tax Map Key at the source:
Does the declarant (CAMPBELL EST.)
1) Operate and maintain the source? YES
2) Own the land at the source? YES
3) Use the water from this source? Campbell Estate has arrangements to provide water to various users.
4) Own the land where the water is used? Determining ownership of the various land parcels is a complicated task. The City and County is redeveloping the area, building new homes, etc.
PART III. USE OF WATER

1. **Tax Map Key(s) where the water is used:** See attached list. Some of the TMK's given do not reflect the most recent parcel renumbering. The City & County of Honolulu owns the golf course. The City is building housing for resale to individual owners.

2. **What is the water used for?** Irrigation of golf course and miscellaneous landscaping along medial strips, common areas, parks to be developed, commercial areas to be developed and areas adjacent to the post office and other buildings that will later be landscaped. It is difficult to verify the acreage. The City gave parcel locations for some of the portions in irrigated areas but listed them with total acreages lumped together using old tax map key designations. Since the subdivisions, many of the tax key maps have been redrawn and there are also discrepancies in comparing the map and the TMK listings.

   There were several new subdivisions of housing in Ewa Villages that did not appear to be on the list, for example the new houses being built east of Park Row, north of the post office.

   I don't know how complete or accurate the acreage the City & County submitted is. The landscaped areas in Ewa irrigated from EP 8 are many small strips, patches, corners, etc. and the description of more small to large areas to be irrigated that are months or years from actual construction.

   If for irrigation, how many acres are being irrigated?** Campbell Est. submitted a listing by the City and County listing 286.1 acres of land to be irrigated by EP 8. See above for more details.

   **Any other users of this well have not been documented. More documentation may be done when Campbell Estate's WUPA comes up for periodic review.

   **Type of irrigation method? sprinkler

   If used as potable water, how many people drink the water? none since Oahu Sugar went out of business. It was previously a source of inexpensive for plantation users. The system was almost 100 yrs old and reportedly the distribution system was not up to current BWS standards.

   How many houses does it serve? none

   Was this private water system monitored by the Dept. of Health? Yes, until the potable uses ceased before the well reverted back to Campbell Estate.
3. Is the quantity of water use being measured? **There is a meter on the pipeline from the electric EP 8 pump, no meter measuring water from the backup EP 8 pump and another meter that measures the outflow from EP 7 (currently not in use).**

Method of measurement: flow meters

Briefly describe meter by brand, serial #, reading, size of pipeline

Verified By: Susan Swanson Date submitted: 3/17/97

Campbell Estate Monthly Withdrawal
EP 8 (Well Nos. 2202-15 to 20)
Campbell Estate Monthly Withdrawal
EP 8 (Well Nos. 2202-15 to 20)

Date (latest data 12/96)

Date

1995

May

1996

May

Pumpage (mgal/day)

0

0.5

1.0

1.5

2.0

2.5

3.0

3.5

4.0

Oahu Sugar Co
Still reporting

Golf course
"grow-in"
period starts

--- monthly pumpage --- 12-MAV

Data from Neil
SKS
Fujis
March 3, 1997

Ms. Rae M. Loui
Deputy Director
Commission on Water Resource Management
P. O. Box 621
Honolulu, HI 96809

Dear Ms. Loui:

Additional Information for Water Use Permit
for EP-7/8 (Well Nos. 2202-15 to 20)

We acknowledge receipt, on January 31, 1997, of your letter requesting additional information for our Water Use Permit application for EP-7/8 (Well Nos. 2202-15 to 20).

In response to your request, the City Department of Housing and Community Development ("DHCD") submits the attached revised Exhibit "C" together with a master plan of the Ewa Villages Revitalization project which shows the location of the different sites involved (new Exhibit "F").

Any specific questions by CWRM or DLU on the above new information, should be addressed directly to Ms. Avis Kamimura, DHCD, at [redacted]. If you have other questions involving the water use application, please call Jim Russell of the Estate at [redacted].

Very truly yours,

[Signature]
Donna B. Goth
Director, Hawaii Development

Enclosures
# EWA VILLAGE NON-POTABLE WATER REQUIREMENTS

**REVISED:** MARCH 3, 1997

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Golf Course

Area A

Golf Course Clubhouse

Area B

Palm Court

Bachelor's Quarters

Supervisor's Houses

Area I

Golf Course

North South Rd.

Commercial

Renton Road

Railroad Row

Multi-family Area

MASTER PLAN

EW A VILLAGES REVITALIZATION PROJECT

FOR CITY & COUNTY OF HONOLULU • DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Ms. Rae M. Loui
Deputy Director
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Enclosures

jck:01036400\K10012

March 3, 1997
## Ewa Village Non-Potable Water Requirements

**Revised:** March 3, 1997

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<td>Golf Course Club House</td>
<td>9,600</td>
<td>2.40</td>
<td>9-1-17:83</td>
<td>Clubhouse to service the golf course</td>
</tr>
<tr>
<td>Renton Road 1A &amp; 1B</td>
<td>18,800</td>
<td>4.70</td>
<td>9-1-17:por. 4, 49</td>
<td>Main arterial through project</td>
</tr>
<tr>
<td>Commercial</td>
<td>16,000</td>
<td>4.00</td>
<td>9-1-17:por. 39, 68</td>
<td>Neighborhood commercial area of small shops/offices</td>
</tr>
<tr>
<td>North South Road</td>
<td>38,000</td>
<td>9.50</td>
<td>9-1-17:por. 39, 68</td>
<td>Major east-west connector for Ewa</td>
</tr>
<tr>
<td>Subdivision “G” (Lincoln)</td>
<td>2,800</td>
<td>0.70</td>
<td>9-1-85:1-113</td>
<td>113 unit subdivision</td>
</tr>
<tr>
<td>Subdivision “A”</td>
<td>3,600</td>
<td>0.90</td>
<td>9-1-90:1-157</td>
<td>157 unit subdivision</td>
</tr>
<tr>
<td>Subdivision “B”</td>
<td>2,000</td>
<td>0.50</td>
<td>9-1-17:por. 4</td>
<td>126 unit subdivision</td>
</tr>
<tr>
<td>Multi-Family Area I</td>
<td>98,000</td>
<td>24.50</td>
<td>9-1-17:por. 39, 68</td>
<td>90 units in Area I; 300 units in Multi-family area</td>
</tr>
<tr>
<td>Ewa Mahiko District Park</td>
<td>80,000</td>
<td>20.00</td>
<td>9-1-17:por. 46, 47, 48, 51, 67</td>
<td>District Park</td>
</tr>
<tr>
<td>Village Green</td>
<td>18,000</td>
<td>4.50</td>
<td>9-1-97:103, 104</td>
<td>Community passive park</td>
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<td>Palm Court</td>
<td>5,000</td>
<td>1.25</td>
<td>9-1-101:74</td>
<td>Community passive park</td>
</tr>
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<td>Post Office</td>
<td>400</td>
<td>0.10</td>
<td>9-1-101:75</td>
<td>Postal office to serve immediate community</td>
</tr>
<tr>
<td>Bachelor’s Quarters</td>
<td>1,400</td>
<td>0.35</td>
<td>9-1-101:73</td>
<td>10 unit rental apartment project</td>
</tr>
<tr>
<td>Hale Kipa/Supervisor’s House</td>
<td>8,000</td>
<td>2.00</td>
<td>9-1-17:46, 67, 68</td>
<td>3 single-family homes to provide special needs housing</td>
</tr>
<tr>
<td>Railroad R.O.W.</td>
<td>16,400</td>
<td>4.10</td>
<td>9-1-17:por. 49</td>
<td>Bike path extending from Ft. Weaver to North/South road</td>
</tr>
</tbody>
</table>

**Total Gallons Per Day at 4,000 Gal Per Acre Per Day**

| Total Gallons Per Day | 1,144,400 | 286.10 |
Ms. Donna Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Notice of Action
Water Use Permit Application for Well No. 2202-15 to 20
Waipahu-Waiawa Ground Water Management Area, Oahu

This letter serves as your official notice of action by the Commission on Water Resource Management (Commission) on your application for a water use permit for EP 7,8 (Well Nos. 2202-15 to 20).

By a unanimous vote of the Commission at their meeting of February 18, 1997, the Commission deferred action on your application to the next regular meeting on Oahu following the submittal of adequate information regarding the proposed uses and review by the Department of Land Utilization (DLU).

As stated in our letter of January 30, 1997, we recommend that you contact DLU's Environmental Branch at [redacted] to determine the specific information necessary for DLU to complete their review. Please provide this information to us, and we will transmit it to DLU with a new request for review comments.

If you have any questions, please contact Lenore Nakama at [redacted]

Sincerely,

RAE M. LOUI
Deputy Director

LN:fc
LANDOWNER:
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

LOCATION MAP: See Exhibit 1

BACKGROUND:
On November 27, 1996, a completed water use permit application was received from The Estate of James Campbell (Campbell) by the Commission on Water Resource Management (Commission).

On December 10, 1996, Campbell was notified of the Commission’s acceptance of the application and copies of the application and public notice were sent for public and agency review.

Section 13-171-13(b) HAR states:

"Within sixty days after receipt of notice of a permit application, the county shall inform the commission if the proposed use is inconsistent with the county land use plans and policies."

Item 10
On January 23, 1997, comments were received from the Department of Land Utilization (DLU) that the consistency of the proposed use with the county land use designation (i.e. zoning) could not be determined because the application fails to delineate the location of the uses and provide adequate description of the uses. Consistency with county land use designations is a condition for a water use permit under §174C-49(a) HRS. DLU's comments were received within sixty (60) days of the county's receipt of the notice of the permit application.

On January 30, 1997, the Commission forwarded DLU's review comments to Campbell, advising them that the application would be considered incomplete pending the submittal of information that adequately describe and locate the proposed uses. The applicant is advised to work with DLU to determine the specific information necessary for DLU to complete their review.

RECOMMENDATION:

The staff recommends that the Commission defer action on the application to the next regular meeting on Oahu following the submittal of adequate information regarding the proposed uses and review by DLU.

Respectfully submitted,

RAE M. LOUI
Deputy Director

Exhibit(s) 1 (Location Map)
Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or inconsistencies with the programs, plans, and objectives specific to your division only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at

Contact Person: Dennis Imada  Phone: 
Signed: ANDREW M. MONDEN, Chief Engineer  Date: 2/12/97

LN:ss  Attachment(s)
Response:  ( ) We have no comments  ( ) We have no objections  (c) Comments attached
COMMENTS

We suggest that reasonable sources of irrigation (non-potable) water be investigated, prior to the use of a potable source.
Ms. Donna Goth  
The Estate of James Campbell  
1001 Kamokila Blvd.  
Kapolei, HI 96707

Dear Ms. Goth:

Water Use Permit Application  
EP 7, 8 (Well Nos. 2202-15 to 20)  
Waipahu-Waiawa Ground Water Management Area, Oahu

We are forwarding the review comments from the Planning Department and Department of Land Utilization (DLU), City and County of Honolulu, on the subject application.

DLU has commented that they are unable to complete their review of the proposed uses for consistency with the underlying zoning until adequate description and location of the proposed uses are provided.

Pursuant to § 174C-49(a)(5) HRS, consistency with county land use designations (i.e., zoning) is a condition for a water use permit. As zoning consistency cannot be determined based on the application information provided, your application will be considered incomplete pending our receipt of additional information that adequately describe and locate the proposed uses.

We recommend that you contact DLU’s Environmental Review Branch at [Redacted] to determine the specific information necessary for DLU to complete their review. Please provide this information to us, and we will transmit it to DLU with a new request for review comments.

If you have any questions, please contact Lenore Nakama at [Redacted]

Sincerely,

[Signature]
RAE M. LOUI  
Deputy Director

LN:ss
Enclosure
OMISSION ON WATER RESOURCE MANAGEMENT

FROM: __________ DATE: ________ SUSPENSE DATE __________

TO: __________ INIT. __________ TO: __________ INIT. __________ FOR: __________ PLEASE: __________

BAUER, G. __________ LOUI, R. __________ Approval __________ See Me
CHING, F. __________ NAKAMA, L. __________ Signature __________ Review & Comment
FUJII, N. __________ NAKANO, D. __________ Information __________ Take Action
HARDY, R. __________ OHYE, M. __________ Type Final __________ Type Draft
HIGA, D. __________ SAKODA, E. __________ File __________
HIRANO, E. __________ SUBIA, S. __________ Xerox ___ copies
ICE, C. __________ SWANSON, S. __________
IMATA, R. __________ UWAIN, J. __________
JINNAI, R. __________ YODA, K. __________
KUNIMURA, I. __________

2/27/97

2/27/97

Was this page copied? The pump test results for both wells, I ran the results for the step test and got preliminary numbers for K + T. Both wells are good producers, though 200% too high at and a low producer. If the wells were located a little further, they would be reduced.

Yes, attached are the files which contain pump test data. Should the water up grade to high productivity? 0.1

Please provide comments to DHD.
Mr. Michael D. Wilson, Chairperson  
Department of Land and Natural Resources  
State of Hawaii  
P. O. Box 621  
Honolulu, Hawaii  96809

Dear Mr. Wilson:

Subject: Water Use Permit for Campbell Estate EP 7 & 8 (Wells 2202: 15-20)

Thank you for the opportunity to comment on this water use permit. The Board of Water Supply policy is to require golf courses to use nonpotable water if available. We assisted the Department of Housing and Community Development with three exploratory wells into the caprock. We believe a suitable source already exists for golf course irrigation of the tolerant variety of bermuda grass known as seaside paspallum. When secondary treated effluent becomes available from Honouliuli STP, substitution for or blending with the caprock well water can be considered.

If you have any questions, please contact Chester Lao at [redacted].

Very truly yours,

[Signature]

RAYMOND H. SATO  
Manager and Chief Engineer

cc: Cheryl D. Soon, Planning Department

Pure Water... our greatest need – use it wisely
TO: Honorable Kali Watson, Chairperson  
Department of Hawaiian Home Lands  
Honorable Lawrence Milke, Director  
Department of Health  
Attn: Mr. Dennis Tulang  
Attn: Mr. William Wong  
Honorable Clayton H. W. Hee, Chairperson  
Office of Hawaiian Affairs  
Ms. Esther Ueda, Executive Officer  
Land Use Commission  
Mr. Raymond Sato, Manager & Chief Engineer  
Honolulu Board of Water Supply  
Attn: Mr. Chester Lao  
Attn: Mr. Barry Usugawa  
Mrs. Cheryl D. Soon, Chief Planning Officer  
Planning Department  

FROM: Michael D. Wilson, Chairperson  
Commission on Water Resource Management  

SUBJECT: Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu  

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached application for any conflicts or inconsistencies with the land use designations, plans, policies, programs, or objectives specific to your organization or department only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [phone number redacted].

Response: 

☐ We have no comments  
☐ We have no objections  
☐ Comments attached  

Contact Person: Chester Lao  
Phone: [phone number redacted]  
Signed: [signature]  
Date: [date redacted]
January 17, 1997

Honorable Michael D. Wilson, Chairperson
Commission on Water Resource Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Water Use Permit Application for The
Estate of James Campbell, Well Nos. 2202-15 to 20

This is in response to your memorandum dated December 10, 1996. We have reviewed the subject application and provide the comments below for your consideration.

- We understand that the proposed use of the potable water will be for an interim period until such time as the City finds another water source for irrigation of the Ewa Villages Golf Course and Landscaping.

- Although the existing golf course operation is not consistent with the Agriculture designation on the Ewa Development Plan Land Use Map (DPLUM), the Ewa Villages project (including the Golf Course) has 201E exemption from the City’s Development Plans.

- Section 24-1.15.(b)(3)(E) of the City’s Development Plan Common Provisions provides guidelines for the development of golf courses which place a high priority on the use of non-potable water for irrigation of golf courses. The Oahu Water Management Plan also contains policies and strategies for the use of non-potable water sources for the irrigation of golf courses and the reuse of treated wastewater effluent for irrigation wherever feasible. We recommend the development and use of available non-potable water sources for irrigation as soon as possible. The Ewa Villages Golf Course should also consider the use of the reclaimed water from the Honouliuli Wastewater Treatment Plant when that becomes available.
The Department of Land Utilization (DLU) indicated that they were unable to determine whether the proposed uses are consistent with the underlying zoning. We recommend that a map clearly delineating the proposed uses be submitted to DLU for review and comment. (See attached memorandum from DLU.)

Should you have any questions, please call Eugene Takahashi of our staff at [redacted].

Sincerely,

CHERYL D. SOON
Chief Planning Officer

Attachment

cc: Honorable Jeremy Harris, Mayor
(Mayor's Control #28913)
January 14, 1997

MEMORANDUM

TO:       CHERYL D. SOON, CHIEF PLANNING OFFICER
           PLANNING DEPARTMENT

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

SUBJECT:  WATER USE PERMIT APPLICATION

Applicant  :  The Estate of James Campbell   
Tax Map Key(s):  9-1-17: various parcels and 
                 9-1-90: 1 thru 157
Type of Use(s):  Golf course and landscaping for various 
                 projects
Well Nos.    :  2202-15 to 20

We have reviewed the above-referenced Water Use Permit Application 
and are unable to determine whether the proposed uses are 
consistent with the underlying zoning as the application fails to 
delineate the location of the uses and provide adequate description 
of the uses.

Should you have any questions, please contact the Environmental 
Review Branch at

PATRICK T. ONISHI
Director of Land Utilization

PTO:am

g:wuc.ask
a:wuc.as9
Ms. Donna B. Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Water Use Permit Application for Well Nos. 2202-15 to 20
Waipahu-Waiawa Ground Water Management Area, Oahu

For your review and record, we are forwarding the review comments from the Office of Hawaiian Affairs on the subject application.

If you have any questions, please contact Lenore Nakama at [红acted]

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
Attachment
Mr. Michael D. Wilson
Commission on Water Resource Management
P.O. Box 621
Honolulu, HI 96809

Dear Mr. Wilson:

Thank you for the opportunity to review the Water Use permit application for The Estate of James Campbell for Wells 2202-15 to 20. Campbell Estate is seeking a modification of an existing 6.1 mgd water use permit to allow 1.5 mgd to be used in golf course operations at Ewa Villages.

The Office of Hawaiian Affairs (OHA) has some serious concerns regarding this water use permit application. First, OHA urges the Commission to handle the water request as a new application and to grant the water use permit based on the merits of the new request. OHA strongly believes that water use permits are not transferable. Otherwise water originally allocated for agricultural use could be easily diverted to other uses. Furthermore, OHA views the modification of water use permits as a vehicle of water use monopoly and perpetuation.

Second, the water requested should be for non-potable rather than drinking water, at least for the golf and landscaping operations. OHA urges the Commission to ask the applicant to amend the water use permit application to reflect the above concerns. Please contact me, or Luis A. Manrique should you have any questions on this matter.

Sincerely yours,

Martha Ross
Deputy Administrator

LM:lm
TO: Honorable Kali Watson, Chairperson
Department of Hawaiian Home Lands
Honorable Lawrence Milke, Director
Department of Health
Attn: Mr. Dennis Tulang
Attn: Mr. William Wong
Honorable Clayton H. W. Hee, Chairperson
Office of Hawaiian Affairs
Ms. Esther Ueda, Executive Officer
Land Use Commission
Mr. Raymond Sato, Manager & Chief Engineer
Honolulu Board of Water Supply
Attn: Mr. Chester Lao
Attn: Mr. Barry Usugawa
Mrs. Cheryl D. Soon, Chief Planning Officer
Planning Department

FROM: Michael D. Wilson, Chairperson
Commission on Water Resource Management

SUBJECT: Water Use Permit Application
Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for
The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a
modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course
and landscaping irrigation at Ewa Villages. Public notice of this application will be published in
the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached
application for any conflicts or inconsistencies with the land use designations, plans, policies,
programs, or objectives specific to your organization or department only. Please respond by
returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an
extension of the review period for this application, please contact Lenore Nakama at

LN:ss
Attachment(s)

Response:

() We have no comments
() We have no objections
X Comments attached

Contact Person: Luis A. Nanciique
Phone:

Signed: Luis O. Casig
Date: 01/08/97
Ms. Donna B. Goth  
The Estate of James Campbell  
1001 Kamokila Blvd.  
Kapolei, HI  96707

Dear Ms. Goth:

Water Use Permit Application for Well Nos. 2202-15 to 20  
Waipahu-Waiawa Ground Water Management Area, Oahu

For your review and record, we are forwarding the review comments from the Honolulu Board of Water Supply on the subject application.

If you have any questions, please contact Lenore Nakama at [redacted]

Sincerely,

[Signature]

RAE M. LOUI
Deputy Director

LN:ss
Attachment

c: City and County of Honolulu, Dept. of Housing and Community Development
January 2, 1997

Mr. Michael D. Wilson, Chairperson
Department of Land and Natural Resources
Commission on Water Resource Management
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Water Use Permit for Campbell Estate EP 7 & 8
(Wells 2202-15 to 20)

Thank you for the opportunity to comment on the water use permit. The Board of Water Supply’s policy is to require golf courses to use nonpotable water if available. We assisted the Department of Housing and Community Development with three exploratory wells into the caprock. We believe a suitable source already exists for golf course irrigation of the tolerant variety of bermuda grass known as seaside paspallum. When secondary treated effluent becomes available from Honouliuli STP, substitution for or blending with the caprock well water should be considered.

If you have any questions, please contact Chester Lao at

Very truly yours,

RAYMOND H. SATO
Manager and Chief Engineer

Enclosures

cc: Mayor Jeremy Harris
Ms. Rae M. Loui
Deputy Director
Commission on Water Resource Management
P. O. Box 621
Honolulu, HI 96809

Dear Ms. Loui:

Additional Information for Water Use Permit
Application for EP-7/8 (Well Nos. 2202-15 to 20)

We acknowledge receipt, on December 10, 1996, of your letter requesting additional information for our Water Use Permit application for EP-7/8 (Well Nos. 2202-15 to 20).

In response to your request, the City Department of Housing and Community Development submitted the attached slightly revised Exhibit “C”. Areas included in the present Exhibit are all scheduled to be irrigated with non-potable water.

The estimated irrigation requirements have been revised to conform with the standard guideline of 4,000 gallons per acre per day for golf course turf irrigation. Accordingly, the total amount of water required is now estimated to be 1.142 mgd instead of the 1.500 mgd originally estimated.

Although water meters are included in the Exhibit “C” areas, the City has not yet begun the reading of meters. They do plan to start meter reading fairly soon, however, which will enable monitoring of actual water use.

If you have any further questions concerning this water use application, please contact Jim Russell at [Redacted]

Very truly yours,

[Signature]

Donna B. Goth
Director, Hawaii Development

Enclosure

jck:010364000K10010
### EWA VILLAGE NON-POTABLE WATER REQUIREMENTS

**REVISED: DECEMBER 27, 1996**

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**Total Gallons Per Day at 4,000 Gal Per Acre Per Day**

- **1,142,000**
- **285.50**
THE ESTATE OF JAMES CAMPBELL

TELECOPY TRANSMISSION COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Lenore Nakama  FAX (808) 587-0219
LOCATION: Commission on Water Resource Management
FROM: Jim Russell
RE: Additional Info. on EP-715 as Requested
DATE: 12/31/96

NUMBER OF PAGES (INCLUDING COVER SHEET): 3
We are transmitting from a Canon Fax L770. Fax Number: [redacted]
Hard copy to follow: Yes [X] No

If you do not receive all of the pages, please call Jo Ann Kaneshiro at [redacted] as soon as possible.

bic:01001700/F10029/7/9/93
THE ESTATE OF JAMES CAMPBELL

December 31, 1996

Ms. Rae M. Loui
Deputy Director
Commission on Water Resource Management
P. O. Box 621
Honolulu, HI 96809

Dear Ms. Loui:

Additional Information for Water Use Permit
Application for EP-7/8 (Well Nos. 2202-15 to 20)

We acknowledge receipt, on December 10, 1996, of your letter requesting additional information for our Water Use Permit application for EP-7/8 (Well Nos. 2202-15 to 20).

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Although water meters are included in the Exhibit “C” areas, the City has not yet begun the reading of meters. They do plan to start meter reading fairly soon, however, which will enable monitoring of actual water use.

If you have any further questions concerning this water use application, please contact Jim Russell at [phone number].

Very truly yours,

[Signature]
Donna B. Goth
Director, Hawaii Development

Enclosure

jdi:010364000K10010
## EWA VILLAGE NON-POTABLE WATER REQUIREMENTS

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<td>North South Road</td>
<td>38,000</td>
<td>9.50</td>
<td>9-1-17:por. 39, 68</td>
</tr>
<tr>
<td>Subdivision &quot;G&quot;</td>
<td>2,800</td>
<td>0.70</td>
<td>9-1-17:por. 49</td>
</tr>
<tr>
<td>Subdivision &quot;A&quot;</td>
<td>3,600</td>
<td>0.90</td>
<td>9-1-17:por. 157</td>
</tr>
<tr>
<td>Subdivision &quot;B&quot;</td>
<td>2,000</td>
<td>0.50</td>
<td>9-1-17:por. 4</td>
</tr>
<tr>
<td>Multi-Family Area I</td>
<td>98,000</td>
<td>24.50</td>
<td>9-1-17:por. 39, 68</td>
</tr>
<tr>
<td>Ewa Mahiko District Park</td>
<td>80,000</td>
<td>20.00</td>
<td>9-1-17:por. 46, 47, 48, 51, 67</td>
</tr>
<tr>
<td>Village Green</td>
<td>18,000</td>
<td>4.50</td>
<td>9-1-97:103, 104</td>
</tr>
<tr>
<td>Palm Court</td>
<td>5,000</td>
<td>1.25</td>
<td>9-1-101:74</td>
</tr>
<tr>
<td>Post Office</td>
<td>400</td>
<td>0.10</td>
<td>9-1-101:75</td>
</tr>
<tr>
<td>Bachelor's Quarters</td>
<td>1,400</td>
<td>0.35</td>
<td>9-1-101:73</td>
</tr>
<tr>
<td>Hale Kipa and Houses</td>
<td>8,000</td>
<td>2.00</td>
<td>9-1-17:46, 67, 68</td>
</tr>
<tr>
<td>Railroad R.O.W.</td>
<td>16,400</td>
<td>4.10</td>
<td>9-1-17:por. 49</td>
</tr>
</tbody>
</table>

Total Gallons Per Day at 4,000 Gal Per Acre Per Day: 1,142,000  285.50
TO: Honorable Kali Watson, Chairperson  
Department of Hawaiian Home Lands  

Honorable Lawrence Miike, Director  
Department of Health  
Attn: Mr. Dennis Tulang  
Attn: Mr. William Wong  

Honorable Clayton H. W. Hee, Chairperson  
Office of Hawaiian Affairs  

Ms. Esther Ueda, Executive Officer  
Land Use Commission  

Mr. Raymond Sato, Manager & Chief Engineer  
Honolulu Board of Water Supply  
Attn: Mr. Chester Lao  
Attn: Mr. Barry Usugawa  

Mrs. Cheryl D. Soon, Chief Planning Officer  
Planning Department  

FROM: Michael D. Wilson, Chairperson  
Commission on Water Resource Management  

SUBJECT: Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu  

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.  

We would appreciate your review of the proposed use that is described in the attached application for any conflicts or inconsistencies with the land use designations, plans, policies, programs, or objectives specific to your organization or department only. Please respond by returning this cover memo form by January 14, 1997.  

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [redacted].  

LN:ss  
Attachment(s)  

Response:  

\(\checkmark\) We have no comments  
\(\checkmark\) We have no objections  
\(\checkmark\) Comments attached  

Contact Person: Bill Wong  
Phone: [redacted]  

Signed: Bill Wong  
Date: 1/12/97
December 30, 1996

MEMORANDUM

TO: Rae M. Loui, Deputy Director
Commission on Water Resource Management

FROM: Don Hibbard, Administrator
State Historic Preservation Division

SUBJECT: Application for Water Use Permit, Waipahu-Waiawa Ground Water Management Area, O‘ahu for Estate of James Campbell for Well No. 2202-15 to 20
Honouliuli, ‘Ewa, O‘ahu

Thank you for the opportunity to review this project. The applicant proposes to use water from an existing source. Since an approved permit will not authorize any ground disturbing activities we believe that there will be "no effect" on historic sites.

EJ:jen
December 17, 1996

To: Lenore Nakama, Staff  
Commission on Water Resources Management

From: Dennis Tulang, Chief  
Wastewater Branch

Subject: Well Construction Permit Application for  
Waipahu-Waiawa Ground Water Management Area, Oahu  
(Well No. 2202-15 thru 20)  
TMK: (1) 9-1-17: 04

We have reviewed the well construction permit application for Well No. 2202-15 - thru 20 submitted by your office and our records show an individual wastewater system (IWS) - septic tank in the vicinity. Please find attached our "IWS Data Profile - County of Oahu" database worksheet stating the existence of an IWS on the property.

For details, please call Mr. Johnny Ong, Planning/Design Section Engineer of the Wastewater Branch at telephone [redacted] Please refer to IWS File # 2990.

Attachments: IWS Data Profile - County of Oahu, File 2990  
TMK 9-1-17: 04

lk
TO:  
Honorable Kali Watson, Chairperson  
Department of Hawaiian Home Lands  

Honorable Lawrence Milke, Director  
Department of Health  
Attn: Mr. Dennis Tulang  
Attn: Mr. William Wong  

Honorable Clayton H. W. Hee, Chairperson  
Office of Hawaiian Affairs  

Ms. Esther Ueda, Executive Officer  
Land Use Commission  

Mr. Raymond Sato, Manager & Chief Engineer  
Honolulu Board of Water Supply  
Attn: Mr. Chester Lao  
Attn: Mr. Barry Usugawa  

Mrs. Cheryl D. Soon, Chief Planning Officer  
Planning Department  

FROM:  
Michael D. Wilson, Chairperson  
Commission on Water Resource Management  

SUBJECT: Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu  

Transmitted for your review and comment is a copy of a water use permit application for  
The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a  
modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course  
and landscaping irrigation at Ewa Villages. Public notice of this application will be published in  
the Honolulu Advertiser issues of December 23 and 30, 1996.  

We would appreciate your review of the proposed use that is described in the attached  
application for any conflicts or inconsistencies with the land use designations, plans, policies,  
programs, or objectives specific to your organization or department only. Please respond by  
returning this cover memo form by January 14, 1997.  

If you have any questions, require additional information, or would like to request an  
extension of the review period for this application, please contact Lenore Nakama at  

LN:ss  
Attachment(s)  

Response:  

( ) We have no comments  
( ) We have no objections  
& Comments attached  

Contact Person: Lori N. Kajiwara  
Phone:  

Signed: Lori N. Kajiwara  
Date: 12-16-96
TMK #: 9-01-017:004  FILE #: 2990-
OWNER: ALOUH FARMS/CAMPBE ESTATE
LOT LOCATION: 91-2002 FORT WEAVER ROAD EWA
REMARK:

********** DATES **********
SUBMIT DATE: 06/24/96  PLAN APPROVAL DATE: 08/09/96
REVIEWED BY: JO  INSPECTION DATE: / /
SYSTEM APP'D DATE: / /

***** TECHNICAL DATA *****
TREATMENT TYPE: SEPTIC TANK  DISPOSAL Via: BED
USE FOR: 2 BEDROOMS  DESIGNED BY: CHING
PERCOLATION: 2 min/in  CAPACITY: 1250 gal.

PRESS ANY KEY TO CONTINUE.
TO: Honorable Kali Watson, Chairperson
Department of Hawaiian Home Lands

Honorable Lawrence Miike, Director
Department of Health
Attn: Mr. Dennis Tulang
Attn: Mr. William Wong

Honorable Clayton H. W. Hee, Chairperson
Office of Hawaiian Affairs

Ms. Esther Ueda, Executive Officer
Land Use Commission

Mr. Raymond Sato, Manager & Chief Engineer
Honolulu Board of Water Supply
Attn: Mr. Chester Lao
Attn: Mr. Barry Usugawa

Mrs. Cheryl D. Soon, Chief Planning Officer
Planning Department

FROM: Michael D. Wilson, Chairperson
Commission on Water Resource Management

SUBJECT: Water Use Permit Application
Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached application for any conflicts or inconsistencies with the land use designations, plans, policies, programs, or objectives specific to your organization or department only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at

Response: 

(#) We have no comments
(#) We have no objections
(#) Comments attached

Contact Person: Esther Ueda

Phone: __________________________

Signed: ________________________________ Date: 12/13/96
Mr. Michael D. Wilson, Chairperson  
Commission on Water Resource Management  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Subject: Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu  
The Estate of James Campbell  
Wells No. 2202-15 to 20

We have reviewed the subject water use permit application, as transmitted by your memorandum dated December 10, 1996, and have the following comments to offer:

1) We confirm that the location of Wells No. 2202-15 to 20, identified as TMK: 9-1-17: por. 4, is within the State Land Use Agricultural District.

2) We confirm that the location of the proposed water use are within the following State Land Use Districts:

<table>
<thead>
<tr>
<th>District</th>
<th>TMK</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf Course</td>
<td>9-1-17: 75</td>
<td>Agricultural/Urban</td>
</tr>
<tr>
<td>G.C. Club House</td>
<td>9-1-17: 85</td>
<td>Urban</td>
</tr>
<tr>
<td>Elementary School</td>
<td>9-1-17: 02</td>
<td>Urban</td>
</tr>
<tr>
<td>Renton Road</td>
<td>9-1-17: por. 4, 49</td>
<td>Urban</td>
</tr>
<tr>
<td>Commercial</td>
<td>9-1-17: por. 39, 68</td>
<td>Urban</td>
</tr>
<tr>
<td>North-South Road</td>
<td>9-1-17: por. 39, 68</td>
<td>Urban</td>
</tr>
<tr>
<td>Area G</td>
<td>9-1-17: por. 49</td>
<td>Urban</td>
</tr>
<tr>
<td>Area A</td>
<td>9-1-90: 1-157</td>
<td>Urban</td>
</tr>
<tr>
<td>Area B</td>
<td>9-1-17: por. 4</td>
<td>Urban</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>9-1-17: por. 39, 68</td>
<td>Urban</td>
</tr>
<tr>
<td>Ewa Mahiko Park</td>
<td>9-1-17: por. 46, 47, 48, 51, 67</td>
<td>Urban</td>
</tr>
<tr>
<td>Railroad R.O.W.</td>
<td>9-1-17: por. 49</td>
<td>Urban</td>
</tr>
<tr>
<td>Village Green</td>
<td>9-1-17: por. 4</td>
<td>Urban</td>
</tr>
</tbody>
</table>
We have no further comments to offer at this time.

Thank you for the opportunity to provide comments on the subject application.

As requested, please find enclosed the cover memorandum for the subject application.

If you have any questions in regards to this matter, please feel free to contact me or Leo Asuncion of my staff at

Sincerely,

ESTHER UEDA
Executive Officer

EU:th
encl.
TO:             Aquatic Resources  
                Forestry and Wildlife/Natural Area Reserve System  
                Historic Preservation  
                Land Management  
                State Parks

FROM: Rae M. Loui, Deputy Director Commission on Water Resource Management

SUBJECT: Request for Comments  
Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or inconsistencies with the programs, plans, and objectives specific to your division only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [redacted].
Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or inconsistencies with the programs, plans, and objectives specific to your division only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [Contact Information].

Response:

( ) We have no comments
( ) We have no objections
( ) Comments attached

Contact Person: [Name]
Signed: [Name]
Date: [Date]
MEMORANDUM

TO: Rae M. Loui, Deputy Director  
Commission on Water Resource Management

FROM: Bill Devick, Acting Administrator  
Division of Aquatic Resources

SUBJECT: Comments on Application for a Water Use Permit, Waipahu-Waiawa Groundwater Management Area, Ewa, Oahu  TMK: 9-1-17: 04

The applicant, The Estate of James Campbell, proposes to withdraw 1,500,000 gallons of water per day from the Waipahu-Waiawa Water Management Area on Oahu. The water will be withdrawn from an existing well site with a well and pump system and used for irrigational purposes.

The Division of Aquatic Resources has no objection to this request since the proposed project and construction of the new well site is not expected to have significant adverse impact on aquatic resource values in this area. However, the applicant should take precautions to prevent contaminants such as drill cuttings, cutting extraction medium, sediment, pollutants, petroleum products and debris from possibly entering the aquatic environment. In addition, we suggest that site work be scheduled for periods of minimal rainfall and lands denuded of vegetation be replanted or covered as quickly as possible to control erosion.
TO: Aquatic Resources  
Forestry and Wildlife/Natural Area Reserve System  
Historic Preservation  
Land Management  
State Parks  

FROM: Rae M. Loui, Deputy Director  
Commission on Water Resource Management  

SUBJECT: Request for Comments  
Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu  

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or inconsistencies with the programs, plans, and objectives specific to your division only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama.

Response:

( [ ] We have no comments  
( [ ] We have no objections  
( Comments attached

Contact Person:  
Signed:  
Phone:  
Date: 12/13/96
Ms. Donna B. Goth  
The Estate of James Campbell  
1001 Kamokila Blvd.  
Kapolei, HI 96707

Dear Ms. Goth:

We acknowledge receipt, on November 27, 1996, of additional information to complete the water use permit application for EP 7, 8 (Well Nos. 2202-15 to 20).

A preliminary review of the application indicates several issues regarding the proposed water use:

1. Please establish the net irrigated acreage at each TMK, or portion thereof, listed on your amended Table 1 (received November 27, 1996). Areas that are not irrigated should be represented in your application.

2. The irrigation requirement appears high in relation to our guideline (4,000 gallons/acre/day for golf course/turf irrigation). Are the individual end uses at Ewa Villages metered? Please establish whether the amounts listed are based on metered usage or estimated usage.

We are planning to schedule the application for Commission action at the January 19, 1996 meeting. We request that you respond to this letter by January 1, 1996, so that the information can be incorporated in the staff's submittal.

Enclosed is a copy of the public notice for your permit application that will be published in the Honolulu Advertiser issues of December 23 and 30, 1996. Please be aware that there may be objections to your application. If objections are made, the objector is required to file such objections with the Commission and is also required to send you a copy of the objections. You, or any other party, may respond to objections by filing a brief in support of your application with the Commission within ten (10) days of the filing of an objection. You, or the other party, must also send a copy of the response to the objector.

If you have any questions, please contact Lenore Nakama at [Contact Information]

Sincerely,

RAE M. LOUI  
Deputy Director

LN:ss  
Enclosure
Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or inconsistencies with the programs, plans, and objectives specific to your division only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [contact information removed].

LN: ss
Attachment(s)

Response:

( ) We have no comments
( ) We have no objections
( ) Comments attached

Contact Person: ___________________________ Phone: ___________________________

Signed: ___________________________ Date: ___________________________
TO: Other Interested Parties

FROM: Rae M. Loui, Deputy Director, Commission on Water Resource Management

SUBJECT: Request for Comments
   Water Use Permit Application
   Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the attached application for any conflicts or interferences with the programs, plans, and objectives of the organization or agency that you represent. Written objections should be made in accordance with Section 13-171-18 of our Administrative Rules and must be filed by the January 14, 1997 deadline.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [ ]

LN:ss
Attachment(s)

Response:

( ) We have no comments
( ) We have no objections
( ) Comments attached

Contact Person: __________________________ Phone: __________________________

Signed: __________________________ Date: __________________________
TO:  
Honorable Kali Watson, Chairperson  
Department of Hawaiian Home Lands

Honorable Lawrence Miike, Director  
Department of Health  
Attn: Mr. Dennis Tulang 
Attn: Mr. William Wong

Honorable Clayton H. W. Hee, Chairperson  
Office of Hawaiian Affairs

Ms. Esther Ueda, Executive Officer  
Land Use Commission

Mr. Raymond Sato, Manager & Chief Engineer  
Honolulu Board of Water Supply  
Attn: Mr. Chester Lao  
Attn: Mr. Barry Usugawa

Mrs. Cheryl D. Soon, Chief Planning Officer  
Planning Department

FROM:  
Michael D. Wilson, Chairperson  
Commission on Water Resource Management

SUBJECT:  
Water Use Permit Application  
Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached application for any conflicts or inconsistencies with the land use designations, plans, policies, programs, or objectives specific to your organization or department only. Please respond by returning this cover memo form by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [phone number].

LN:ss  
Attachment(s)

Response:

() We have no comments  
() We have no objections  
() Comments attached

Contact Person: ____________________________ Phone: ____________________________

Signed: ____________________________ Date: ____________________________
TO: Mr. Patrick Onishi, Director
Department of Land Utilization

FROM: Michael D. Wilson, Chairperson
Commission on Water Resource Management

SUBJECT: WATER USE PERMIT APPLICATION
Waipahu-Waiawa Ground Water Management Area, Oahu

Transmitted for your review and comment is a copy of a water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20. The applicant is requesting a modification of the existing agricultural use permit to allow 1.5 mgd to be used for golf course and landscaping irrigation at Ewa Villages. Public notice of this application will be published in the Honolulu Advertiser issues of December 23 and 30, 1996.

We would appreciate your review of the proposed use that is described in the attached application (i.e. line item 6 or Table 1). Specifically, we request that you inform us of the current zoning designation for the TMK parcel, or portion thereof, for the proposed use area(s) and, secondly, whether the current zoning designation is appropriate for the proposed water use.

We have attached a TMK map(s) that covers the proposed use area(s). Where water is proposed for use on only a portion of a TMK parcel, or on parcels with multiple zoning, the proposed use area(s) has been clearly delineated on the attached map. Please respond by returning this cover memo along with your review comments by January 14, 1997.

If you have any questions, require additional information, or would like to request an extension of the review period for this application, please contact Lenore Nakama at [Phone Number].

LN:ss
Attachment(s)

Response:

( ) The proposed water use(s) is consistent with the current zoning designation(s).
( ) Comments attached

Contact Person: ___________________________ Phone: ___________________________

Signed: ___________________________ Date: ___________________________
Honorable Jeremy Harris, Mayor
City & County of Honolulu
City Hall
Honolulu, HI 96813

Dear Mayor Harris:

Notice of an Application for Water Use Permit
Waipahu-Waiawa Ground Water Management Area, Oahu

In accordance with the Department of Land and Natural Resources Administrative Rules, Section 13-171-17(a), we are sending you a copy of the public notice for the water use permit application for The Estate of James Campbell for Well Nos. 2202-15 to 20, which will be published in the Honolulu Advertiser.

In addition, Section 13-171-13(b), of our Administrative Rules, states:

"Within sixty days after receipt of notice of a permit application, the county shall inform the commission if the proposed use is inconsistent with the county land use plans and policies."

We have attached a copy of the application for your review and would appreciate receiving your comments, within the next sixty (60) days, on whether this water use is consistent with county plans and policies.

Very truly yours,

Michael D. Wilson
Chairperson

Enclosures
PUBLIC NOTICE

Application for Water Use Permit
Waipahu-Waiawa Ground Water Management Area, Oahu

The following application for water use permit has been received and is hereby made public in accordance with Department of Land and Natural Resources Administrative Rules 13-171, "Designation and Regulation of Water Management Areas."

EP 7, 8 (Well No. 2202-15)
Applicant: The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Date Completed Application Received: November 27, 1996
Aquifer: Waipahu-Waiawa System, Pearl Harbor Sector, Oahu
Water Source: EP 7, 8 Well (Well Nos. 2202-15 to 20) at Ewa, Oahu, Tax Map Key 9-1-17:4
Quantity Requested: 1,500,000 gallons per day.
New Water Use: Irrigation supply for golf course and landscaping
Place of Water Use: Ewa Villages, Ewa, Oahu at Tax Map Key: 9-1-17:various

Written objections or comments on the above application may be filed by any person who has property interest in any land within the hydrologic unit of the source of water supply, any person who will be directly and immediately affected by the proposed water use, or any other interested person. Written objections shall: (1) state property or other interest in the matter (provide TMK information); (2) set forth questions of procedure, fact, law, or policy, to which objections are taken; and (3) state all grounds for objections to the proposed permit. Written objections must be received by January 14, 1997. Objections must be sent to 1) the Commission on Water Resource Management, P.O. Box 621, Honolulu, Hawaii 96809 and 2) the applicant at the above address.

COMMISSION ON WATER RESOURCE MANAGEMENT

RAE M. LOUI, Deputy Director, for
MICHAEL D. WILSON
Chairperson

Dated: DEC 10 1996

Publish in: Honolulu Advertiser issues of December 23 and 30, 1996
Ms. Rae M. Loui  
Commission on Water Resource Management  
P. O. 621  
Honolulu, HI  96809  

Dear Ms. Loui:  

Water Use Permit for EP-7/8 (Well No. 2202-15 to 20)  

We acknowledge receipt of your November 18, 1996 letter requesting additional information for our water use permit application for EP-7/8 (Well No. 2202-15 to 20).

The information requested has been reviewed with both Estate tax personnel and with City and County staff. Our findings are that portions of the table in Exhibit “C”, supplied to us by the City, contained TMK designations that were incorrect. The City is sending us a revised table for Exhibit “C”, and we will in turn supply you with 15 copies of the new Exhibit “C”.

You will note that all of the areas involved on the new Exhibit “C” are located on TMK 9-1-17; as a result, the shaded area on the TMK 9-1-17 that was already submitted by the Estate is correct. None of this water is to be used in TMK 9-1-16, therefore, it is not necessary to submit a copy of TMK 9-1-16, as requested in your latest letter.

If you have any questions, please contact Jim Russell at [blank].

Very truly yours,

Donna B. Goth
Director, Hawaii Development
<table>
<thead>
<tr>
<th>USE</th>
<th>GALLONS/DAY</th>
<th>ACRES</th>
<th>TMK</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOLF COURSE</td>
<td>1,000,000</td>
<td>206.6</td>
<td>9-1-16: POR 46, 47, 48, 54, 55, 9-1-17: POR 4, 36, 37, 38</td>
</tr>
<tr>
<td>GOLF COURSE CLUB HOUSE</td>
<td>13,900</td>
<td>2.2</td>
<td>9-1-17: POR 4</td>
</tr>
<tr>
<td>ELEMENTARY SCHOOL</td>
<td>57,500</td>
<td>9</td>
<td>9-1-17: 2</td>
</tr>
<tr>
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RANDY2A/EWWATER/10-7-98
Ms. Donna B. Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Application for a Water Use Permit
Waipahu-Waiawa Ground Water Management Area, Oahu

We acknowledge receipt, on October 9, 1996, of your water use permit application for EP 7, 8 (Well Nos. 2202-15 to 20). We also acknowledge receipt of the $25.00 filing fee and additional required information to support your application on October 30, 1996.

However, your application is still incomplete. Please clearly delineate the parcels, or portions thereof, at which water is proposed for use at TMK 9-1-16. We have attached what we believe to be the appropriate property tax map for your convenience. We also request that 15 copies be submitted.

Upon receipt of the mapped information, your application will be processed, and you will receive a copy of the public notice and any further information regarding your application status.

If you have any questions, please contact Lenore Nakama at [phone number]

Sincerely,

[Signature]
RAE M. LOUI
Deputy Director

LN:ss
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**REMARKS:**

LINE (1) WELL NO. 2202-15 TO 20 (WUPA)

LINE (2)

LINE (3)

LINE (4)

**THE ESTATE OF JAMES CAMPBELL**

**THE ESTATE OF JAMES CAMPBELL**

1001 KAMOKILA BOULEVARD

KAPOLEI, HAWAII 96707

**DATE**

OCT 30 96

**CHECK NO.**

62859

**AMOUNT**

25.00

**TO THE ORDER OF**

Commission on Water Resource Management

P. O. Box 621

Honolulu, HI 96809

**PLEASE DETACH BEFORE DEPOSITING CHECK**

**MAIN OFFICE**

BANK OF HAWAII

HONOLULU, HAWAII 59-102

1213

**VOID AFTER 90 DAYS**
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</table>

10/21 will submit maps 3/25.09 at 10/29.
1/15 left msg for Jim, need time map for 9-1-16 too.
Ms. Rae M. Loui  
Deputy Director  
Commission on Water Resource Management  
P. O. Box 621  
Honolulu, HI  96809

Dear Ms. Loui:

from Agriculture to Golf Course and Landscaping Irrigation Use

On September 10, 1996, the Commission on Water Resource Management ("CWRM") responded to our letter of July 11, 1995 and requested the Estate submit an application to modify the EP-7/8 water use permit to include golf course irrigation use for the water being supplied to Ewa Villages Golf Course (see Exhibit "A").

In our letter of July 11, 1995, we informed CWRM that the Estate would be continuing to supply about 1.0 mgd of non-agricultural use water from EP-7/8 for irrigation of the Ewa Villages Golf Course on an interim basis (see Exhibit "B").

As a result of earlier discussions with the City, the Estate had learned that water would be needed for landscaping in the Ewa Villages area, in addition to that needed for the golf course. The total water required by the City is 1.500 mgd (see Exhibit "C" - received from Randy Wong of the City’s Department of Housing and Community Development).

To accommodate the City’s needs, the application submitted herewith is requesting that the EP-7/8 water use permit be modified to allow for 1.500 mgd of the allocated agricultural use water to be used for irrigation of the Ewa Villages Golf Course and adjacent landscaped areas under City control.

The current water permit for EP-7/8 is for 6.113 mgd. If the modification of the water use permit to meet non-agricultural needs of the Ewa Villages areas is approved by CWRM, a balance of 4.613 mgd permitted use allocation will remain for irrigation of former Oahu Sugar Co. agricultural lands.

It is our understanding that the City will be initiating an effluent reuse program over the Ewa caprock aquifer. In the event the City finds another water source for irrigation of their Ewa Villages facilities, this 1.500 mgd will revert back to the Estate for continued agricultural use.
Ms. Rae M. Loui  
October 9, 1996  
Page 2

If you have any questions, please contact Jim Russell at [redacted]

Very truly yours,

[Signature]

Donna B. Goth  
Director, Hawaii Development

Enclosure

jck:01036403\K10001
Ms. Donna Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Your letter of July 11, 1995 notified us of the current use of EP 8 (Well Nos. 2202-15 to 20) for irrigation supply for the Ewa Villages Golf Course. Please be advised that golf course irrigation is not a permitted use of the source.

At the time that we received your letter, we were unsure whether golf course irrigation was permitted under an agricultural use permit. More recently, on July 17, 1996, the Commission established a permittee's need to modify an agricultural water use permit to allow for golf course irrigation (Waikele Golf Club Application to Modify Water Use Permit, submittal of July 17, 1996).

In light of the recent ruling by the Commission, we request that you submit an application to modify the water use permit from agricultural to golf course irrigation use within thirty (30) days from the date of this letter. We have enclosed an application form for your use.

If you have any questions, please contact Lenore Nakama at [redacted].

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
Enclosure
The Estate of James Campbell

July 11, 1995

Ms. Rae Loui
Deputy Director
Commission on Water Resource Management
P. O. Box 621
Honolulu, HI 96809

Dear Ms. Loui:

Re: EP-8 Water Use

In accordance with your letter of April 6, 1995, regarding non agricultural uses of water from ground water sources transferred from Oahu Sugar Co. to the Estate of James Campbell, we wish to inform you that EP-8 is no longer providing domestic water to Ewa Villages. We are not aware of the exact cut off date of the Ewa Villages water service from EP-8. We believe it was sometime around the end of March 1995. It should be noted, however, that the Ewa Villages Golf Course will still be receiving irrigation water from EP-8. Consequently, the average daily non agricultural use from EP-8 should now be reduced to about 1.0 MGD.

The City is aware that it needs to find a permanent irrigation source for the Ewa Villages Golf Course in place of EP-8. We will inform you of changes to the non agricultural use of water from EP-8 as we become aware of them.

If you have any questions, please call George Hiu at 674-3289.

Very truly yours,

Donna B. Goth
Director, Hawaii Development

ks:01034600/K10189
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APPLICATION FOR WATER USE PERMIT

PERMITTEE INFORMATION

1. (a) APPLICANT
   Firm/Name: The Estate of James Campbell
   Contact Person: Donna B. Goth
   Address: 1001 Kamokila Boulevard
   Phone
   Fax

   (b) LANDOWNER OF SOURCE
   Firm/Name: The Estate of James Campbell
   Contact Person: Donna B. Goth
   Address: 1001 Kamokila Boulevard
   Phone
   Fax

SOURCE INFORMATION

2. WATER MANAGEMENT AREA:
   Waipahu/Waianae
   ISLAND: Oahu

3. (a) EXISTING WELL/DIVERSION NAME AND STATE NUMBER:
   EP-7/8 (Well Nos. 2202-15 thru 20)
   (b) PROPOSED (NEW) WELL/DIVERSION NAME:
   EP-7/8
   (c) LOCATION:
      Address:
      Tax Map Key 9.1.17:04
      (Attach a USGS map, scale 1"=2000", and a property tax map showing source location referenced to established property boundaries.)

4. SOURCE TYPE (check one):
   • Stream
   • Well
   • Other (explain)

5. METHOD OF TAKING WATER (check one):
   • Open-pipe
   • Well & Pump
   • Diverted Surface
   • Other

USE INFORMATION

6. LOCATION OF PROPOSED WATER USE: (If possible, show on same maps as source location. Otherwise, attach similar maps)
   (a) PUC-Regulated System
   (b) Proposed use of water is:
      • Existing
      • New
      • Both existing & new uses
   (c) Tax Map Key: 9.1.17:04
      (If location of use is over multiple TMKs, please complete Table 1 on back of application)
   (d) Address:
   (e) Current State Land Use District(s):
      • Urban
      • Agriculture
      • Conservation
      • Rural
   (f) Current County Zoning District(s):

7. QUANTITY OF WATER REQUESTED:
   1,114,940 gallons per day (averaged over 1 year)
   1,559,000 (μc 1/14/14 FAY)

8. METHOD OF MEASUREMENT:
   • Flowmeter
   • Open-pipe
   • weir
   • Orifice
   • Other

9. QUALITY OF WATER REQUESTED:
   • Fresh
   • Brackish
   • Salt
   • Potable
   • Non-Potable

10. PROPOSED USE:
    • Municipal (including hotels, stores, etc.)
    • Individual Domestic
    • Irrigation
    • Industrial
    • Other

11. TOTAL NUMBER OF RESIDENCES TO BE SERVED:

12. TOTAL ACRES TO BE IRRIGATED AND TYPE OF CROP:
    • 204 acres Golf Course, Landscaping
    • 24 hours per day

13. PROPOSED TIME OF WATER WITHDRAWAL OR DIVERSION:
    (daytime hours of operation, ex. 7 a.m. to 2 p.m.)

14. APPLICANT MUST ESTABLISH THAT THE PROPOSED USE OF WATER:
    (a) Can be accommodated with the available water source.
    (b) Is a reasonable-beneficial use as defined in section 13-171-2, HAR. (see backside of this application)
    (c) Will not interfere with any existing legal use.
    (d) Is consistent with the public interest.
    (e) Is consistent with state and county general plans and land use designations.
    (f) Is consistent with county land use plans and general policies.

15. REMARKS, EXPLANATIONS: (see backside of this application)

NOTE: Signing below indicates that the signatories understand and swear to that: 1) the information provided on this application is accurate and true to the best of the their knowledge; 2) Item 14 is the responsibility of the applicant prior to Commission approval; 3) If necessary, further information may be required before the application is considered complete; 4) If a water use permit is granted by the Commission, this permit is subject to prior existing permits, uses, changes in sustainable yields and instream flow standards, reserved uses as defined by the Commission, and Hawaiian Home Lands future uses; and 5) Upon permit approval, a water shortage plan must be submitted by the applicant should the Commission require one.

Applicant (print)
The Estate of James Campbell
Signature Donna B. Goth, Director, Hawaii Asset Management
Date

Landowner (print) The Estate of James Campbell
Signature Donna B. Goth, Director, Hawaii Asset Management
Date

WUAP FORM (8/27/86)
"Reasonable-beneficial use" means the use of water in such a quantity as is necessary for economic and efficient utilization, for a purpose, and in a manner which is not wasteful and is both reasonable and consistent with the state and county land use plans and the public interest.

15. **REMARKS, EXPLANATIONS (cont'd):**

To the best of my knowledge, the proposed use will meet all of these conditions.

The current water use permit at EP-7/8 is 6.113 mgd for agricultural use. As required by CWRM, the Estate is submitting this application requesting modification of this permit to allow for 1.500 mgd to be used for irrigation of Ewa Villages Golf Course and adjacent landscaped areas under City control. The balance of 4.613 mgd remains for irrigation of former Oahu Sugar Co. agricultural lands as required by the Estate. At such time as the City finds another water source for irrigation of the Ewa Villages facilities, this 1.500 mgd will revert back to the Estate for continued agricultural use.

### TABLE 1. MULTIPLE TMKs TO USE REQUESTED WATER

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**TOTAL GPM**
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The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

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In light of the recent ruling by the Commission, we request that you submit an application to modify the water use permit from agricultural to golf course irrigation use within thirty (30) days from the date of this letter. We have enclosed an application form for your use.

If you have any questions, please contact Lenore Nakama at

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
Enclosure
February 20, 1996

MEMORANDUM FOR THE RECORD

FROM: Glenn Bauer

SUBJECT: Basal Sources Which Supplied the Ewa Caprock

I spoke with Hugh Morita today regarding the Ewa Planation (Oahu Sugar) sources which supplied cane growing over the Ewa caprock, which includes both the alluvial and coralline portions.

He indicated that EP 3 & 7 went by pipe to Field 57. There it split, some of the water going to EP 23 and some towards the old Ewa Mill. EP 4 & 6 went by pipe to Booster Pump 18 at the mauka corner of Field 55 at elevation 120 ft. There the water irrigated all fields makai. EP 5 went by pipe along Pipeline Road, west of Ft. Weaver Rd, and discharged into a ditch at elevation 140-160 and irrigated cane makai of the ditch. EP 8 was for domestic use. EP 2 remained around the Honouliuli Golf Course area. EP 15 & 16 irrigated cane in the Honouliuli area. Water from this source was not transported to EP 23.
THE ESTATE OF JAMES CAMPBELL

July 11, 1995

Ms. Rae Loui
Deputy Director
Commission on Water Resource Management
P. O. Box 621
Honolulu, HI 96809

Dear Ms. Loui:

Re: EP-8 Water Use

In accordance with your letter of April 6, 1995, regarding non agricultural uses of water from ground water sources transferred from Oahu Sugar Co. to the Estate of James Campbell, we wish to inform you that EP-8 is no longer providing domestic water to Ewa Villages. We are not aware of the exact cut off date of the Ewa Villages water service from EP-8. We believe it was sometime around the end of March 1995. It should be noted, however, that the Ewa Villages Golf Course will still be receiving irrigation water from EP-8. Consequently, the average daily non agricultural use from EP-8 should now be reduced to about 1.0 MGD.

The City is aware that it needs to find a permanent irrigation source for the Ewa Villages Golf Course in place of EP-8. We will inform you of changes to the non agricultural use of water from EP-8 as we become aware of them.

If you have any questions, please call George Hiu at [redacted]

Very truly yours,

Donna B. Goth
Director, Hawaii Development

ks:010346000K10189
JUL 11 1995

Ms. Donna B. Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Water Use Permit Applications
Waipahu-Waiawa and Ewa-Kunia Ground Water Management Areas, Oahu

We have confirmed, with George Hiu of your staff, that you no longer wish to proceed with the water use permit applications that were submitted on May 9 and 20, 1994, for the following sources in the Waipahu-Waiawa and Ewa-Kunia ground water management areas:

EP 5, 6 (Well Nos. 2202-03 to 14)
EP 7, 8 (Well Nos. 2202-15 to 20)
EP 15, 16 (Well No. 2202-21)
EP 10 (Well Nos. 2006-01 to 11)

As such, please find enclosed the original applications which we are returning to you for your record. A copy of your applications will be kept in our files.

If you have any questions, please contact Lenore Nakama at [redacted]

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
Attachments
Ms. Donna B. Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Thank you for disclosing the non-agricultural uses of water being supplied by the following groundwater sources:

EP 3, 4  (Well Nos. 2102-02, 04 to 22)
EP 5, 6  (Well Nos. 2202-03 to 14)
EP 7, 8  (Well Nos. 2202-15 to 20)
EP 10   (Well Nos. 2006-01 to 11)
EP 15, 16  (Well No. 2202-21)

The water use permits for these sources have been transferred from Oahu Sugar Company to The Estate of James Campbell, effective December 26, 1994. Please inform us when the non-agricultural uses of EP 8 are discontinued or if you should become aware of any other non-agricultural uses of these facilities.

If you have any questions, please contact Lenore Nakama at

Sincerely,

RAE M. LOUI
Deputy Director

LN:ss
March 13, 1995

Ms. Rae M. Loui  
Deputy Director  
Commission on Water Resource Management  
P. O. Box 621  
Honolulu, HI 96809

Dear Ms. Loui:

Re: Your Letter of March 2, 1995, regarding transfer of Water Use Permits for EP 3, 4; EP 5, 6; EP 7, 8; EP 10; and EP 15, 16

Thank you for informing us that the transfer of the Water Use Permits for the above referenced facilities will be complete upon our disclosure of any existing nonagricultural uses being accommodated by these facilities.

At the present time, only EP 8 is providing nonagricultural water uses. This facility has historically been used by Oahu Sugar Company to provide Ewa Villages with domestic water. In addition to Ewa Villages, there are other users such as Child & Family Service and the City’s new Ewa Village Golf Course that are also being served by the domestic system connected to EP 8. The estimated present average daily nonagricultural use from EP 8 is 1.85 mgd. Oahu Sugar Company has informed their domestic consumers that they need to connect to another domestic supply system as soon as possible because the plantation domestic system will be shut down after Oahu Sugar Company ceases operations. We will inform you when these nonagricultural uses from EP 8 are discontinued.

We are not aware of any other existing nonagricultural uses of water being provided by the subject facilities. However, we will notify you should we become aware of other nonagricultural uses that are being provided by these facilities.

If you have any questions, please call George Hiu at

Very truly yours,

Donna B. Goth  
Director, Hawaii Development

ks:01034600\K10164
Ms. Donna Goth
The Estate of James Campbell
1001 Kamokila Blvd.
Kapolei, HI 96707

Dear Ms. Goth:

Thank you for your letter of January 25, 1995 informing us of the transfer of water use permits for five (5) groundwater sources in the Pearl Harbor Groundwater Management Area from Oahu Sugar Company to The Estate of James Campbell, effective December 26, 1994.

Our records show that adjustments to the allocations specified in the water use permits for these sources were approved at the Commission on Water Resource Management (Commission) meeting of January 16, 1992. The water use permit for Well Nos. 2202-15 to 20 was further modified at the October 19, 1994 Commission meeting. At present, the allocations for these permits are as follows:

- EP 3, 4 (Well Nos. 2102-02, 04 to 22) 3.304 mgd
- EP 5, 6 (Well Nos. 2202-03 to 14) 8.000 mgd
- EP 7, 8 (Well Nos. 2202-15 to 20) 6.113 mgd
- EP 10 (Well Nos. 2006-01 to 11) 5.010 mgd
- EP 15, 16 (Well No. 2202-21) 12.154 mgd

Pursuant to the January 16, 1992 Commission action, please be advised that these water use permits will be subject to review and possible adjustment in 1995.

Permits may be transferred under Section 174C-59 provided that "[t]he conditions of use of the permit, including, but not limited to, place, quantity, and purpose of the use, remain the same." Accordingly, your letter states that the conditions of use will remain the same in that the lands previously irrigated for agriculture will continue to be irrigated by these sources. If there are any non-agricultural uses of these sources, including other irrigation uses (i.e. landscape, golf courses, etc.), we request that these uses be identified for each source. Please submit this information in writing no later than March 20, 1995. If there are no non-agricultural uses, please confirm this in writing by the March 20, 1995 deadline. The transfer of the above permits will be complete upon receipt of your written response.
Lastly, enclosed please find our official water use report form. Please use this form to report your monthly total water usage. Monthly water use reporting is a condition of the water use permits and is required under Administrative Rule 13-168-7.

If you have any questions, please contact Lenore Nakama at [redacted]

Sincerely,

[Signature]

RAE M. LOUI
Deputy Director

LN:ss

Enclosure

c: Bert Hatton, Oahu Sugar Co.
    George Hiu, The Estate of James Campbell
MONTHLY GROUND WATER USE REPORT FOR

THE ESTATE OF JAMES CAMPBELL
1001 KAMOKILA BLVD.
KAPOLEI, HI 96707

Month of __________ 19__

Date Measurement(s) Taken

INSTRUCTIONS: Please TYPE OR PRINT CLEARLY. Complete this form to report total monthly ground water use, and, if required, other information from each of your well sources. Mail to: Commission on Water Resource Management, P.O. Box 631, Honolulu HI 96809. For assistance, please call Oahu only) or 1-800-468-4544 (neighbor islands).

<table>
<thead>
<tr>
<th>State Well No.</th>
<th>Well Name</th>
<th>Quantity Pumped (gallons)</th>
<th>Method of Measurement</th>
<th>Chloride (mg/l)</th>
<th>Temp. (°F)</th>
<th>Water Level (ft. above sea)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2102-02, 04 to 22</td>
<td>EP 5.4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2302-02 to 14</td>
<td>EP 5.6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2302-16 to 20</td>
<td>EP 7.8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2302-01 to 11</td>
<td>EP 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2302-21</td>
<td>EP 10,10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other comments or additional information:

Submitted by (print) _____________________________ Title _____________________________
Signature _____________________________ Date _____________________________
Letters of Intent between The Estate of James Campbell and Potential Tenants of Estate Agricultural Lands in Kunia and East Kapolei Areas

This letter will document that Letters of Intent to farm agricultural lands owned by the Campbell Estate have been agreed upon and signed with potential new tenants on 4,378 acres of irrigable lands in the Kunia and East Kapolei areas.

Potential new tenants with signed Letters of Intent are:

Aloun Farm
Del Monte Fresh Fruit
ICI Seeds
Larry Jeffs

Negotiations are being finalized for another 270-acre parcel of land in East Kapolei. Although the Letter of Intent has not yet been signed, this land will be farmed during 1995.

Early occupancy of these lands by the new tenants prior to the end of the OSCo lease on June 30, 1995 has been discussed on many occasions with OSCo. This concept is contingent on availability of irrigation water for these lands.

Since the content of these Letters of Intent are confidential, The Estate of James Campbell is using this means to assure you that commitments have been made (and are being made) for these lands.

Sincerely,

[Signature]

Wouter Nicola
Manager, Agriculture/Natural Resources
Ms. Donna Goth  
The Estate of James Campbell  
1001 Kamokila Blvd.  
Kapolei, HI 96707  

Dear Ms. Goth:  

Water Use Permit Applications  
Waipahu-Waiawa and Ewa-Kunia Ground Water Management Areas, Oahu  

We acknowledge receipt, on May 9, 1994 and May 20, 1994, of your applications for water use permit for the following sources in the Waipahu-Waiawa and Ewa-Kunia ground water management areas:  

- EP 5,6 (Well Nos. 2202-03 to 14)  
- EP 7,8 (Well Nos. 2202-15 to 20)  
- EP 15,16 (Well No. 2202-21)  
- EP 10 (Well Nos. 2006-01 to 11)  

As was discussed during our meeting on July 1, 1994, the following items should be submitted to support your applications:  

1. A signed letter agreement from Oahu Sugar Co. to transfer the allocations described in the subject applications to Campbell Estate, effective within 90 days.  
2. Signed letters of intent from future tenants that identify the TMK at which the water is to be used, estimated irrigable acreage, estimated use per acre (ie. gpd/acre), and the projected date on which actual use of the wells will begin.  
3. Property tax maps that show the locations of the source and specific locations of the proposed water use within each TMK.  
4. The $25 filing fee for each of your four applications (total amount due is $100).
5. A document that confirms the zoning for TMK 9-1-17:4 is appropriate for agriculture uses. Our records indicate that this parcel is zoned R-5.

Upon receipt of the requested information, we will continue to process your applications. You will receive a copy of the public notice and any further information regarding the status of your applications.

If you have any question, please contact Lenore Nakama at [redacted]

Sincerely,

[Signature]

RAE M. LOUI
Deputy Director
May 2, 1994

Ms. Rae M. Loui  
Deputy Director  
Commission on Water Reservoir Management  
Dept. of Land & Natural Resources  
P. O. Box 621  
Honolulu, HI 96809

Dear Ms. Loui:

Application for Water Use Permit  
Well No. 2202-15 through 20

This application is to provide for a continuation in use of this water for irrigation of various agricultural crops on Campbell Estate lands. Well No. 2202-15 through 20 (EP-7, 8) has been supplying water for agricultural irrigation during the past 95 years.

Water from this well is currently allocated to Oahu Sugar Company, Ltd. for irrigation of sugar cane, but the company is phasing-out of sugar operations by June 30, 1995. Campbell Estate must be in a position to provide irrigation water for an orderly transition to new tenants for diversified agricultural cropping.

It is anticipated that 100 percent of the water use application will be used over the next four years.

If you have any questions, please contact George Hiu at [redacted]

Very truly yours,

Donna B. Goth  
Director, Hawaii Development

jk:01002200\K10295

Enclosure
APPLICATION FOR WATER USE PERMIT

Ground Water or Surface Water

PERMITTEE INFORMATION

1. (a) APPLICANT
   Firm/Name: The Estate of James Campbell
   Contact Person: Donna Goth
   Address: 1001 Kamokila Boulevard, Kapolei, HI 96707

(b) LANDOWNER OF SOURCE
   Firm/Name: The Estate of James Campbell
   Contact Person: Donna Goth
   Address: 1001 Kamokila Boulevard, Kapolei, HI 96707

SOURCE INFORMATION

2. WATER MANAGEMENT AREA: Matilhale/Kaiawa
   ISLAND: Oahu

3. (a) EXISTING WELL/DIVERSION NAME AND STATE NUMBER: EP-7, B; Well No. 2202-15 through 20
   (b) PROPOSED (NEW) WELL/DIVERSION NAME: EP-7, 8
   (c) LOCATION: Address: 1001 Kamokila Boulevard, Kapolei, HI 96707
   Tax Map Key: 2 - 1 - 17: 5

4. SOURCE TYPE (check one): Stream
   (b) Well & Pump
   (c) Other (explain)

5. METHOD OF TAKING WATER (check one): artesian
   (b) Dike-confined
   (c) Diverted Surface
   (d) Other (explain)

USE INFORMATION

6. LOCATION OF PROPOSED WATER USE: (If possible, show on same map as source location. Otherwise, attach similar maps)
   (a) Proposed use of water is: Existing
   (b) Tax Map Key: 2 - 1 - 17: 4
   (c) Address: 1001 Kamokila Boulevard, Kapolei, HI 96707
   (d) Current Land Use District: Urban
   (e) Current County Zoning Code: AG-1

7. QUANTITY OF WATER REQUESTED: 4,134,000 gallons per day (averaged over 1 year)

8. METHOD OF MEASUREMENT:
   (a) Flowmeter
   (b) Open-plate
   (c) Well
   (d) Office
   (e) Other (explain)

9. QUALITY OF WATER REQUESTED:
   (a) Fresh
   (b) Brackish
   (c) Salt
   (d) Potable
   (e) Non-Potable
   (f) Other (explain)

10. PROPOSED USE: Municipal (including hotels, stores, etc.)
    (b) Individual Domestic
    (c) Irrigation
    (d) Industrial
    (e) Military
    (f) Other (explain)

For questions 12 & 13: If multiple TMKs are involved, please complete Table 1 on back of application.

11. TOTAL NUMBER OF RESIDENCES TO BE SERVED: 689
    (a) Agriculture
    (b) Various

12. TOTAL ACRES TO BE IRRIGATED AND TYPE OF CROP:
    (a) (acre)
    (b) (crop)
    (c) (daytime hours of operation, ex. 7 a.m. to 2 p.m.)

13. PROPOSED TIME OF WATER WITHDRAWAL OR DIVERSION:
    24 hours per day

14. APPLICANT MUST BRIEFLY DESCRIBE FOLLOWING POTENTIAL RESTRICTIONS ON WATER USE:
    (a) Impact on Sustainable yield (?): None
    (b) Instream Flow Standards affected (?): None
    (c) Hawaiian Home Lands use affected (?): None
    (d) Other existing legal uses affected (?): None
    (e) Other (pending permits, EIS, etc.) (?): None

15. REMARKS, EXPLANATIONS:
    This is a continuation in use of this water for irrigation and is the only source of irrigation water we have.
    EP-7, 8 has been supplying irrigation water to
    (if more space is needed, continue on back side)

NOTE: Signing below indicates that the applicant understands that, if a water use permit is granted by the Commission on Water Resource Management, a permit is subject to prior existing permitted use, changes in current regulations, and current flow standards, revised use as defined by the Commission, and Hawaiian Home Lands future use. In addition, applicants understand that; once permit approved, a water management plan must be submitted to the Commission before one.

Applicant (Print): The Estate of James Campbell
Date: ___________
Signature: __________________________
Landowner (Print): The Estate of James Campbell
Date: ___________
Signature: __________________________

For Official Use Only:
Date Received: ___________
Date Accepted: ___________
Hydrologic Unit No.: ___________
Diversion Works No.: ___________
State Well No.: ___________

Department of Land and Natural Resources
State of Hawaii
COMMISSION ON WATER RESOURCE MANAGEMENT
OFFICE OF LAND AND NATURAL RESOURCES

For Official Use Only:
Date Received: ___________
Date Accepted: ___________
Hydrologic Unit No.: ___________
Diversion Works No.: ___________
State Well No.: ___________

Department of Land and Natural Resources
State of Hawaii
COMMISSION ON WATER RESOURCE MANAGEMENT
OFFICE OF LAND AND NATURAL RESOURCES
The estimated water requirement of 6,000 gallons per day per acre (GPD/acre) is an approximate average of water consumption for the wide variety of crops that will be grown on these lands. As indicated in Table 4-4 "Oahu Water Requirements Forecast for Selected Crops" (see Attachment 1), the range in GPD/acre water requirements for some of our potential crops is as follows:

<table>
<thead>
<tr>
<th>Crop</th>
<th>GPD/Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Feed and forage</td>
<td>7,700</td>
</tr>
<tr>
<td>2) Solanaceous and cucurbit crops</td>
<td>6,700</td>
</tr>
<tr>
<td>3) Leafy vegetables</td>
<td>4,725</td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>6,375</strong></td>
</tr>
</tbody>
</table>

The arithmetic average of this grouping is 6,375 GPD/acre, so it appears that our estimated water requirement of 6,000 GPD/acre is in line with stated crop requirements.

The two columns in Table 4-4 that are of interest to Campbell Estate are "Crop" and "Gal/Ac/Day". The rest of the table refers to a forecast of acres per crop and MGD per crop up through 2010. These figures do not include our diversified agricultural cropping areas from ex-OSCo sugar lands.

### TABLE 1. MULTIPLE TMKs TO USE REQUESTED WATER

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>TMK</th>
<th>CURRENT COUNTY ZONING CODE</th>
<th>UNITS of NET ACRES</th>
<th>GPD/UNIT of GPD/Acre</th>
<th>TOTAL GPD</th>
<th>% OF TOTAL TO BE USED OVER NEXT 4 YEARS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well No. 2202-15 thru 20</td>
<td>9-1-17:4</td>
<td>AG-1</td>
<td>689</td>
<td>6,000</td>
<td>4,134,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

9-1-17:4
1,667.04 AC
95 (rev'd)
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Actual</td>
<td>MGD</td>
<td>MGD</td>
<td>MGD</td>
<td>MGD</td>
</tr>
<tr>
<td>SUGARCANE a/</td>
<td>6,800</td>
<td>24,300</td>
<td>165.24</td>
<td>24,355</td>
<td>165.81</td>
<td>21,981</td>
</tr>
<tr>
<td>PINEAPPLE b/</td>
<td>1,000</td>
<td>13,002</td>
<td>13.00</td>
<td>13,398</td>
<td>13.40</td>
<td>12,229</td>
</tr>
<tr>
<td>AQUACULTURE II</td>
<td>35,000</td>
<td>403</td>
<td>14.51</td>
<td>470</td>
<td>16.93</td>
<td>550</td>
</tr>
<tr>
<td>FLORICULTURE &amp; NURSERY TOTAL b/c/d/</td>
<td>7,400</td>
<td>403</td>
<td>3.65</td>
<td>427</td>
<td>3.18</td>
<td>614</td>
</tr>
<tr>
<td>FOLIAGE PLANTS</td>
<td>5,000</td>
<td>144</td>
<td>0.72</td>
<td>177</td>
<td>0.89</td>
<td>202</td>
</tr>
<tr>
<td>DENDROBIUM ORCHID</td>
<td>3,500</td>
<td>67</td>
<td>0.23</td>
<td>65</td>
<td>0.23</td>
<td>78</td>
</tr>
<tr>
<td>PROTEA</td>
<td>2,250</td>
<td>9</td>
<td>0.02</td>
<td>10</td>
<td>0.02</td>
<td>12</td>
</tr>
<tr>
<td>BANANA u</td>
<td>3,019</td>
<td>540</td>
<td>1.63</td>
<td>588</td>
<td>1.77</td>
<td>711</td>
</tr>
<tr>
<td>GUAVA d/</td>
<td>4,400</td>
<td>373</td>
<td>1.64</td>
<td>408</td>
<td>1.79</td>
<td>461</td>
</tr>
<tr>
<td>MACADAMIA NUTS b/</td>
<td>4,400</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>PAPAYA d/</td>
<td>5,000</td>
<td>46</td>
<td>0.23</td>
<td>83</td>
<td>0.32</td>
<td>70</td>
</tr>
<tr>
<td>PASSION FRUIT</td>
<td>10,000</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>SEEDPRODUCTION</td>
<td>281</td>
<td>1.33</td>
<td>280</td>
<td>1.32</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td>AQUACULTURE III</td>
<td>241</td>
<td>1.62</td>
<td>274</td>
<td>1.84</td>
<td>330</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** Received from Rae M. Loui, Commission on Water Resource Management - 2/17/94

This guideline was prepared by the Dept. of Agriculture and is included in the Oahu Water Management Plan.
Dear Mr. Hayashida:

Water Use Permit Transfer Request from Oahu Sugar Co. EP 8 to BWS

On July 20, 1993 we received a request for transfer of water use from OSCo’s EP 8 to BWS for the purpose of supplying the existing Ewa Village Community. From discussions between BWS, OSCo., CWRM staff it appears the following items need to be clarified:

The BWS source to be assigned for this water use permit transfer request. The Hoaheae, Kunia I, and Waipahu I well sites have been identified as possible sites.

The transfer amount of 700,000 gpd for the Ewa Village Community needs to be justified for this existing use. As we understand, OSCo. cannot and has not separately metered the community’s use. Therefore, we are unsure whether the requested transfer amount is reasonable for the existing use and need more information, specifically the number of existing units that are presently serviced.

As such, please provide information which answers these concerns.

If you have any questions, please contact Roy Hardy at [redacted] or Lenore Nakama at [redacted]

Sincerely,

RAE M. LOUI
Deputy Director
MINUTES OF THE MEETING OF THE
COMMISSION ON WATER RESOURCE MANAGEMENT

DATE: January 16, 1992
TIME: 9:00 a.m.
PLACE: Kalanikukou Building
Board Room, Room 132
1151 Punchbowl Street
Honolulu, Hawaii

ROLL CALL Chairperson Paty called the meeting of the Commission on Water
Resource Management to order at 9:09 a.m.

The following were in attendance:

MEMBERS: Chairperson William Paty
Dr. Michael Chun
Mr. Robert Nakata
Mr. Richard Cox
Dr. John Lewin

EXCUSED: Mr. Guy Fujimura

STAFF: Mr. Manabu Tagomori
Mr. George Matsumoto
Mr. Edwin Sakoda
Mr. Glenn Bauer
Ms. Sherrie Samuels
Mr. Roy Hardy
Mr. William Rokeby
Ms. Sharon Kokubun

COUNSEL: Mr. William Tam

OTHERS:
Mr. A. Morisako
Mr. Jim Eychaner
Mr. Barry Ching
Mr. Tom Nance
Mr. Dan Jenkins
Mr. Jim Wriston
Mr. Max Shoura
Mr. Brian Burke
Mr. Shigeru Yoshizaki
Mr. Rich Pedrina
Ms. Helen Garrigan
Mr. Samuel Keala, Jr.
Mr. Gen Morita
Mr. Futomu Kuji
Mr. A. Locricchio
Ms. Majorie Ziegler
Ms. Mary Prothro

Mr. Rick Fontaine
Mr. Chester Lao
Mr. David Martin
Mr. Michael Burke
Mr. Hugh Morita
Mr. Dan Lum
Mr. Cheng Hsin Chang
Mr. Tim Ayau
Ms. Francine Duncan
Mr. Raymond Pedrina
Ms. Shari Bernobis
Mr. Bob Inose
Mr. Nama Morita
Mr. Teoni Black
Ms. Clara Ods
Ms. Donna Wong
Ms. Shannon Wood

(Although items are shown in a numerical order, some items were moved up to
accommodate the applicants.)

ITEM 1
Mr. Sakoda revised the recommendation on the request of Oahu Sugar Company because they were not comfortable with the words "interim permits":

"That the Commission approve the reduction of OSCo's allocation by 9.76 mgd to 60.62 mgd subject to the condition that water use permits issued according to the proposed revised schedule shall be [interim permits] subject to review and adjustment by 1995."

Mr. Sakoda stated that staff's main concern was that the permits be reviewed by 1995.

Mr. Cox mentioned that this was a substantial decrease from what was given earlier. He understood OSCo still used a large amount of surface water licensed from the state and asked if that was lost would OSCo need to go back to their original approval for water use. He asked OSCo's representative for their comments.

Mr. Michael Burke said they could live with the reallocation as amended by staff. In the numbers on the pump by pump allocation, as the numbers become tighter there would be a need for flexibility between pump allocations. The possibility of the state withdrawing their water would remove substantial water from the Waiahola System.

Mr. Cox recalled that the BWS hasn't always followed their pump by pump allocations and asked Mr. Sakoda if formal or informal adjustments had been made. Mr. Hardy replied that allocations and needs were matched as much as possible but adjustments need to be made from time to time. The numbers are not absolute in the sense that in a month by month pumpage, the numbers given are yearly averages. Hopefully, within the time period the numbers would remain within the averages. When reviews were made of all the major water users, OSCo stood out as having the most "cushion". In discussions with OSCo, they agreed upon the reduction to the present allocations.

Chairperson Paty asked where pumps 15 and 16 were located. These pumps had the biggest reduction from 19 to 10 mgd. Mr. Burke said those pumps were just mauka of H-1, between Waipahu and Mānaulo. These pumps irrigate the Ewa plains, which partially supply the Kapolei City and Kapolei Village area. Pumps 3-8 all work together with 15 and 16 as one major system. As long as there is flexibility in the total amount it would be a workable number for OSCo.

Mr. Martin submitted testimony and recommendations (see attached). He asked for the Commission’s view on the concerns expressed.

Chairperson Paty understood that they would like to see broader distribution of discussion. Mr. Martin replied that that was correct, a broader distribution of discussion and recognition of other rights that may need to be discussed.

Mr. Nakata asked if people are standing in line for this water. Mr. Hardy asked if Mr. Nakata meant as far as actual applications for water use, there were none at this time. Although staff has been asking for information regarding updates for future demands.

Mr. Nakata felt NHAC’s recommendation was appropriate and that the Commission should look at it.
Dr. Lewin asked for the status of applications to the County regarding future water use in that area because the Commission has heard some concerns that there are applications for water exceed what can be provided. Mr. Hardy said he can't answer for the County in so far as what's available in the Hawaii Water Plan because that is more of a long-term plan.

Chairperson Paty recognized that by cutting the use down by 9 mgd does not mean there will be 9 mgd for someone else to use. New wells should be developed and utilized.

Mr. Tagomori commented that like the West Hawaii area, there have been numerous discussions with the BWS in terms of what kind of applications are being requested for their system. Discussions are also ongoing among the major landowners about their water needs. Much of this information is in the Oahu Water Use and Development Plan and it is being reviewed. If there is to be a reallocation, there will be a formal process through the Commission.

Chairperson Paty wanted to assure that Mr. Nakata's concern that NHAC's suggestion be incorporated in the Plan. Mr. Tagomori replied that public hearings and other processes will be followed.

Mr. Cox asked if the reduction of total approved uses to 185 mgd by 1995 was still being looked at. Mr. Tagomori said they are looking at such a plan.

Unanimously approved with the amendment proposed by Mr. Sakoda and with the understanding that there is some flexibility on individual pumps for OSCo and that staff start looking at long-range plans as suggested (Cox/Chun).

**ITEM 7**

**STATE OF HAWAII DEPARTMENT OF TRANSPORTATION, APPLICATION FOR A STREAM CHANNEL ALTERATION PERMIT, UHELEKAWAWA STREAM, WAIPOUILL KAUA'I**

Referring to the Division of Aquatic Resources preference for an overstream installation if possible, Dr. Lewin asked how it would affect the Commission's general policy in terms of the trade-offs in reducing construction costs to developers versus a policy which mitigates environmental effects that could occur.

Ms. Samuels stated that under the Instream Program a policy statement and management plan is currently being developed. A draft including recommended policy will be available for the Commission sometime this year.

Mr. Cox recalled approving the installation of the sewer system and asked if that project should be coordinated with this project so as not to cause disturbances to the stream at two different times. Mr. Matsumoto stated that the coordination is currently taking place. Mr. Cox stated that he did not notice any referral to coordination of projects in the recommendations. Ms. Samuels said it was not added because she was told the agencies involved were coordinating the matter.

Dr. Chun suggested the representative for the Department of Transportation (DOT) could possibly make a statement to that effect.

Mr. Harold Yoshizaki SEY Engineers, representing the applicant, responded to the DAR's preference for overstream utility lines coordination between
Chairperson and Members
Commission on Water Resource Management
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Revision of Oahu Sugar Company's
Ground-Water Use Permits
Pearl Harbor Water Management Area, Oahu

Background

On May 17, 1989, the Commission on Water Resource Management (CWRM) approved adjustments to water use permits in the Pearl Harbor Water Management Area (PHWMA) to comply with the CWRM's April 19, 1989 revisions to the PHWMA sustainable yields. The adjustments provided for a 5-year reallocation plan which incorporated the conversion of sugar cane cultivation to urban development as well as the estimated Oahu Sugar Co. (OSCo.) optimum basal ground-water demand.

Staff Review of Existing Water Uses

Staff reviewed existing water use patterns and authorized uses for all major water users within the PHWMA. Additionally, the sugar cane land conversion to urban land schedule was reviewed. Discussions and meetings were held with all major users to verify information on water uses. Based upon staff review it is evident that additional water use reductions could be applied to OSCo.'s authorized uses. Under current operations, sugar cane land taken out of production has occurred as scheduled and as anticipated from the May 17, 1989 CWRM action. Under current crop conditions, which reflect the 1989 reallocation plan, OSCo. basal ground-water requirements are currently 60.62 million gallons per day (mgd). This is 9.76 mgd below OSCo.'s scheduled 1992 authorized use from the 1989 5-year plan. OSCo. has agreed that 60.62 mgd would be adequate for their uses in the foreseeable future.

A well-by-well reduction of water use permits has been discussed with OSCo. to achieve the least amount of negative impact to them. The attached table shows the readjusted allocations by wells.
RECOMMENDATION:

That the Commission approve the reduction of O3Co.'s allocation by 9.76 mgd to 60.62 mgd subject to the condition that water use permits issued according to the proposed revised schedule shall be subject to review and adjustment by 1995.

With understanding that water use permits issued subject to review and adjustment by 1995.

Respectfully submitted,

[Signature]

MAIJO G. AKITA
Manager-Chief Engineer

Attachment

APPROVED FOR SUBMITTAL:

[Signature]

WILLIAM W. PATY, Chairperson
## DWRM ALLOCATION SCHEDULE (mgd)

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*OSC: Oahu Sugar Company*
December 6, 1991

Mr. Manabu Tagomori
Deputy Director
Commission on Water Resource Management
Department of Land and Natural Resources
P. O. Box 373
Honolulu, HI 96809

Dear Manabu:

Enclosed are a listing of fields actually withdrawn from Oahu Sugar Company's demise by Campbell Estate via Area and Rental Agreements and a list of basal well by well pumpage requirement to total 60.62 MGD when our present allocation is readjusted.

If any other information is required, please give me a call.

Very truly yours,

W. D. Balfour, Jr.
Vice President and Manager

WDB:yk

enclosures
OAHU SUGAR COMPANY, LTD.
Recommended Distribution of Revised 60.62 MGD
Basal Groundwater Allocation

**Koolau Sub-area:**

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<td>WP7A,7B,7C</td>
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**Waianae Sub-area:**

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**TOTAL:** 60.620 MGD
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State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Water and Land Development
Honolulu, Hawaii

June 10, 1982

Chairman and Members
Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Gentlemen:

RESUBMITTAL
Terms of Water Withdrawal and Use Permits

The Department's Administrative Rules on ground water control require that the Board specify the period or duration of permits and the commencement and completion dates for the construction of ground water sources. After investigation and study of this matter, DONALD is ready to make specific recommendations for adoption by the Board of Land and Natural Resources.

The Ground Water Use Law specifies that permits may be issued up to a maximum of 50 years and allows for extension of the permit after one-half of the permit period has lapsed. The staff is recommending that the duration of each permit be established at twenty (20) years with a review every five years by the Board to determine compliance with provisions of the permit. The staff feels that 20 years is a reasonable time for regulating ground water withdrawals and uses at this early stage of the program. As the Department gains experience in ground water regulation, the duration of the permits may be reviewed and adjusted as appropriate in the future.

On the commencement and completion dates, the staff recommends that a period of 24 months be established for completing the development of the ground water source. This construction period is a reasonable time for drilling, testing, and for the installation of permanent pumps and controls to fully bring the ground water source into operation. The period may be extended upon a showing of good cause and good faith performance. The permit and construction dates should commence on the date the permit is issued by the Department.

It is recommended that the above terms be standardized for all water withdrawal and use permits issued by the Board, subject to adjustments required by the Board for any permit.

RECOMMENDATION:

That the Board establish the terms of ground water withdrawal and use permits at 20 years from the date of issuance of the permit with a five-year Board review to determine compliance with the provisions of the permit and that the development of the ground water source be completed within 24 months from the date of permit issuance for all permits issued by the Board, subject to adjustments required by the Board for any permit.

Respectfully submitted,

ROBERT T. CHUCK
Manager-Chief Engineer

ITEM D-1

Approve for Submittal

SCUL CHU ONO, Chairman
Chairman and Members
Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

RESUBMITTAL
(Deferred Item D-2 of March 28, 1980 meeting)

Certification of Water Withdrawals and Uses
Pearl Harbor Ground Water Control Area, Oahu

The Pearl Harbor Ground Water Control Area (GWCA) which includes the Ewa and Wahawa judicial districts, was designated for State regulation by the Board of Land and Natural Resources (BLNR) in September 1979 under authority of Chapter 177, HRS, and the Department of Land and Natural Resources (DLNR) Regulation 9. The regulatory procedures call for the BLNR to certify existing water withdrawals and uses and to issue permits for new ground water developments in the Pearl Harbor Ground Water Control Area.

The users of water within the Pearl Harbor Ground Water Control Area have submitted records of pumpage to the Department and from these submissions the annual withdrawals and maximum daily pumpage for individual wells and/or well fields are tabulated as shown in the attached "Certification of Water Withdrawals and Uses" which is made a part hereof. As a result, the following is recommended for certification of existing uses:

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<td>Board of Water Supply</td>
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<td>U.S. Navy</td>
<td>21.350</td>
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<td>U.S. Army</td>
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<td>Private</td>
<td>5.855</td>
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<td>115.000</td>
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<tr>
<td>Total</td>
<td>224.413</td>
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</table>

Oahu Sugar Company submitted figures which exceeded the 115 mgd listed above but because their submission represents unmeasured pumpages, the Department's staff is recommending that 115 mgd be certified. Oahu Sugar, in the meantime, will investigate the matter and if deemed necessary will request that the Board hold a hearing as is allowed under Section 6.4 of Regulation 9 of the Department of Land and Natural Resources.

RECOMMENDATION:

That the Board certify the existing uses and quantity of withdrawal for each well as indicated in the attached "Certification of Water Withdrawals and Uses" dated April 11, 1980 which reflects the recommended withdrawal quantity as follows: Board of Water Supply at 78.95 mgd; U.S. Navy, 21.35 mgd; U.S. Army, 5.455 mgd; Private, 5.855 mgd; and Oahu Sugar Company, 115.0 mgd; subject to the provisions of applicable laws and rules and regulations.

Respectfully submitted,

ROBERT T. CHUCK
Manager-Chief Engineer

APPROVED FOR SUBMITTAL:

SUSUMU ONO, Chairman
MOTION

Based on the submittal of the staff dated April 11, 1980, I move that the Board approve the issuance of conditional certification to the major users of the ground water who have filed the prescribed declarations, in the amounts recommended by the staff in its submittal dated April 11, 1980, subject to the following:

1. Submission by each user of a water use plan, meeting the management objectives and policies of the Board, within 3 months from the issuance of such objectives and policies by the Board in the State's water management plan.

2. Approval of the water use plans by the Board.

3. Review of the conditional certification within the next 3 years.

4. Reduction in the quantity of water conditionally certified in the event that such water is not being beneficially used as defined by law or that the water use plan is not being implemented effectively.

5. Adjustment in quantity, in the case of Oahu Sugar, upon the installation of a new and more accurate metering system, but in no event will said adjustment exceed the amount of the 1979 withdrawal as contained in the declared use attached to the submittal.
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<th>User/Source</th>
<th>State Well No.</th>
<th>Total Wells</th>
<th>Use</th>
<th>Source Capacity (mgd)</th>
<th>3-year Average (mgd)</th>
<th>1979 Use (mgd)</th>
<th>Maximum Daily Withdrawal (mgd)</th>
<th>Total Annual Withdrawal (mgd)</th>
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<td>Waipua Wells</td>
<td>2100-04 to 04</td>
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<td>Mem.</td>
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**Subtotal (In-District):** 43 Wells

- Export to Ewa-Waianae
  - Naikuana shaft: 2364-03, 09, 33 Mem.: 22.00, 12.600, 14.000, 18.970, 5,812.900 (14.586)
  - Kealakekua Wells: 2350-02, 09, 33 Mem.: 4.00, 1.970, 1.900, 2.140, 736.200 (1.790)
  - Kalama Wells: 2353-09 to 14, 0 Mem.: 12.00, 10.930, 11.750, 12.020, 4,585.700 (21.755)
  - Puanana Wells: 2477-05, 06, 08 to 12, 0 Mem.: 12.80, 12.900, 11.770, 16.840, 6,149.000 (21.753)
  - Kekaha Walahe Wells: 2357-22, 24, 3 Mem.: 5.00, 8.600, 7.330, 9.100, 368.200 (1.130)
  - Waikanae Wells: 2356-06, 09, 04, 3 Mem.: 3.14, 0.370, 0.300, 3.160, 100.000 (0.350)
  - Kealakekua Walahe Wells: 2355-01, 02, 03, 3 Mem.: 3.00, 1.170, 1.100, 3.060, 481.200 (1.100)

**Subtotal (Export to Ewa-Waianae):** 23 Wells

- Export to Honolulu
  - Kamehameha I: 2392-01 to 04, 4 Mem.: 18.00, 8.560, 9.210, 18.750, 1,756.000 (4.658)

**Subtotal (Export to Honolulu):** 10 Wells

**TOTAL (Board of Water Supply):** 76 Wells

- Export to Ewa-Waianae
  - 23 Wells

- Export to Honolulu
  - 44 Wells

- TOTAL
  - 76 Wells

A8
<table>
<thead>
<tr>
<th>User/Source</th>
<th>State Well No.</th>
<th>Total Wells</th>
<th>DECLARED EXISTING USE</th>
<th>Source Capacity (mgd)</th>
<th>5-year Average (mgd)</th>
<th>1970 (mgd)</th>
<th>PReserved Use</th>
<th>Withdrawal Use</th>
<th>Maximum Body (mgd)</th>
<th>Total Annual (mgd)</th>
<th>Average Body (mgd)</th>
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<td>Navy</td>
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<td>(324.413)</td>
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Withdrawal to be certified shall be equal to the existing pump capacity.
PUMP 10, 11, & 12 WELLS

Official No. of Wells ....................... 276A to K (old 228A to K)
Total No. of Wells .......................... 11
Total Depth of Wells ..........................
Average Depth of Wells ....................
Altitude .................................... 40 ft.

<table>
<thead>
<tr>
<th>Pump</th>
<th>Official No.</th>
<th>Plantation No.</th>
<th>Depth</th>
<th>Diameter</th>
<th>Casing</th>
<th>Drilled In</th>
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<td>1908</td>
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<td>12</td>
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<td>69</td>
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<td>155</td>
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<td>1913</td>
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PUMP NO. 7 WELLS

Official No. of Wells ......................... 263A to F (old 220A to F)
Total No. of Wells .......................... 6 (Casing A and E, 107 ft B, C, D, 116 ft F. 107 ft)
Total Depth of Wells ......................... 2,850 ft.
Average Depth of Wells ...................... 475 ft.
Capacity of Pump #7 .........................
Altitude ...................................... 46 ft.
B.M. Brass plate on wall of pit marked 24.96 ft.

Official Plantation Drilled

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<th>Official No.</th>
<th>Plantation No.</th>
<th>Size</th>
<th>Depth</th>
<th>Casing</th>
<th>Drilled In</th>
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<td>116</td>
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<td>116</td>
<td>1900</td>
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<td>108</td>
<td>1900</td>
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PUMP NO. 5 & 6 WELLS

Official No. of Wells .......... 259A to L (old 219A to L)
Total No. of Wells, Pump #5 ... 6 (1832 ft.)
Total No. of Wells, Pump #6 ... 6 (1349 ft.)
Total Depth of Wells .......... 3,681 ft.
Average Depth of Wells .......... 306.75 ft.
Capacity of Pump #5 ............ 8.7 MGD
Capacity of Pump #6 ............ 12.5 MGD
Altitude ...................... 50 ft.
Approx. lift of Pump #5 ........ 123 ft.
Approx. lift of Pump #6 ........ 106 ft.

WELLS
(Casing 70 ft.)

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<th>Total Depth</th>
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<td>1896</td>
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<td>1896</td>
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PUMP NO. 3 & 4 WELLS

Official No. of Wells .................. 264A to T
Total No. of Wells, Pump #3 ............... 12 (5,249 ft.)
Total No. of Wells, Pump #4 ............... 8 (2,998 ft.)
Total Depth of Wells ..................... 8,247.25 ft.
Average Depth of Wells .................. 412.36 ft.
Capacity of Pump #2 ..................... 12.5 MGD
Capacity of Pump #4 ..................... 12.5 MGD
Altitude ................................. 44 ft.
B.M. Brass plate on wall of pit marked 20.87 ft.

<table>
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* E. P. Co. Record 1891
** E. P. Co. 405