

# **KAMANANUI**

## **MINOR MODIFICATION TO CONDITIONAL USE PERMIT (MINOR)**

**(2019/CUP-18)**

**Prepared for:**

City and County of Honolulu  
Department of Planning and Permitting  
&  
Kaukonahua Ranch, LLC

**Prepared by:**



**September 2025**

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## LIST OF EXHIBITS

- Exhibit 1: Letter of Authorization
- Exhibit 2: Tax Map Key
- Exhibit 3: Tax Map Key Numbering Comparison
- Exhibit 4: Approved Conceptual Land Use Plan (CUP Exhibit C)
- Exhibit 5: Modified Conceptual Land Use Plan (Modified CUP Exhibit C)
- Exhibit 6: Modified Conceptual Gondola Technical Plans
- Exhibit 7: Letter from Manufacturer on Gondola Machinery
- Exhibit 8: Agricultural and Agribusiness Structures Comparison Table
- Exhibit 9: Approved Site Plans and Building Plans (CUP Exhibit E – Exhibit P)
- Exhibit 10: Modified Site Plans and Building Plans (Modified CUP Exhibits E - P)
- Exhibit 11: Modified Trail Accessibility Features Conceptual Plans (Examples of Conceptual Design and Specifications)
- Exhibit 12: Updated Engineering Reports (Water and Wastewater Demand)
- Exhibit 13: Updated Traffic Evaluation
- Exhibit 14: Updated Agricultural Master Plan

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**I. OVERVIEW**

**A. PROJECT NAME**

Kamananui

**B. APPLICANT**

Kaukonahua Ranch, LLC

**C. RECORDED FEE OWNER**

Kaukonahua Ranch, LLC

K View, LLC (to add)<sup>1</sup>

**D. AGENT**

PBR HAWAII & Associates, Inc.

Attn: Tom Schnell, Principal

1001 Bishop Street, Suite 650

Honolulu, HI 96813

Telephone: (808) 521-5631

See Letter of Authorization (Exhibit 1)

**E. PROPERTY INFORMATION**

Project Location: Waialua, O‘ahu, Hawai‘i (Exhibit 2)

Site Address: 65-603 Kaukonahua Road, Waialua, HI 96791

Current TMKs (2024): (1) 6-5-001:049, 050.0001 (to add)<sup>2</sup>, 052, & 053

(1) 6-7-003:002, 006 & 007

(1) 6-7-004:001 & 004 (Exhibit 2)

Original TMKs (2019): (1) 6-5-001:019, 034, 038, & 043<sup>3</sup>

(1) 6-7-003:002, 006 & 007

(1) 6-7-004:001 & 004 (Exhibit 3)

Lot Area: 2,326.97 acres

Existing Use: Agriculture

Approved Use: Agriculture/Agribusiness Activities

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<sup>1</sup> See Section C.7.c for more information on the recorded fee owners.

<sup>2</sup> This Minor Modification Application seeks to incorporate CPR Unit 1 of TMK (1) 6-5-001:050 into the project. See Exhibit 2 illustrating the updated TMK map and Section C.7.c for more information on related modifications.

<sup>3</sup> TMK parcel numbers have been modified by the County since the CUP approval. See Exhibit 3 illustrating a comparison of the revised TMK parcel numbering and Section C.7.c for more information on related modifications.

## **F. EXECUTIVE SUMMARY**

The following Minor Modification Application proposes refinements to Kaukonahua Ranch's Approved Conditional Use Permit (minor) issued in 2019. The proposed changes include thoughtful and comprehensive design improvements that aim to closely align primary agricultural activities with approved accessory uses. These modifications reflect years of experience, ground-truthing, agency input, and community feedback with respect to the Kaukonahua area, the Ranch, and the project as a whole.

### ***Ranch History & Update:***

Over the past 8 years, Kaukonahua Ranch has undergone dramatic changes and has been actively expanding its agricultural operations. Cattle ranching has grown from approximately 100 head of cattle at the time purchase in 2017 to approximately 200 head today. In addition, the Ranch has experimented with a variety of test crops and is currently growing star fruit, dragon fruit, papaya, bananas, mushrooms, ulu and agave, in addition to a native forestry program focused on Waianae Range koa, sandalwood and lama trees.

### ***Planning Update:***

The past several years have also seen in-depth master planning at the Ranch, including a revised Agricultural Master Plan (including grazing, forestry, silvopasture, and crop production), Archaeological Inventory Study, Ka Pa'akai Analysis, Wildlife Study, Threatened & Endangered Species Survey, Traffic Impact Assessment Report, Architectural and Civil Engineering, Gondola Engineering, and accessibility planning efforts.

Since 2017, the Ranch and neighboring lands have experienced three wildfires but continues to benefit from its vast ranching operations which is strategically removing fuel from the landscape, significantly reducing the risk of wildfire hazards to the Ranch and the surrounding community.

Particularly noteworthy in the revised Agricultural Master Plan are learnings from recent wildfires and the arrival of the coconut rhinoceros beetle to O'ahu. The Ranch led the creation of the Kaukonahua Valley Community Working group for the valley's Wildfire Mitigation Plan. Both the proliferation of the beetle and the threat of wildfire have influenced the mix and locations of the Ranch's primary agricultural uses, as well as the approved accessory agribusiness uses.

### ***Project Modifications:***

The minor modifications outlined in this Application also significantly reduce the overall footprint of the agribusiness project, namely the gondola and related buildings. Importantly, the gondola system and structures have been moved to more directly service the Ranch's prime agricultural areas and further minimize visual impacts, a concern voiced by the community. The total number of buildings on the Ranch have also been reduced by combining uses and streamlining primary agriculture and accessory uses under the same roof.

The modifications emphasize several community benefits with a strong focus on making the Ranch accessible, educational, and supportive of local needs and cultural practices. Historic and cultural



sites have also been identified via ongoing work with archaeological and cultural specialists ensuring that agribusiness uses properly protect and/or showcase those sites.

The Ranch aims to welcome O‘ahu residents and visitors for educational opportunities, cultural events, and recreational activities like agricultural tours via hiking and biking trails. Updated trail networks and viewing platforms have been planned with accessibility in mind, ensuring people of all ages and abilities can safely enjoy and learn from the landscape and interact with the Ranch’s agricultural activities.

The collective experience and insights gained over these years have helped form the basis for this minor modification application, which reflects evolving best practices in both sustainable agriculture and responsible land stewardship.

### **OVERVIEW OF MINOR MODIFICATIONS REQUESTED:**

The following provides a high-level overview of the proposed minor modifications to the uses approved by the Conditional Use Permit (CUP). These modifications aim to enhance the sustainability and productivity of the Ranch’s primary agricultural uses, streamline accessory activities, improve accessibility for the public, and minimize environmental and visual impacts, all while remaining compliant with the CUP’s intent and conditions.

#### **1. Gondola Design, Route, and Locations**

The gondola has moved to a lower elevation, enhancing direct access to agricultural areas (reforestation, agave cultivation, silvopasture, and cattle pastures).

- Relocated gondola to areas between topographical features that minimize visibility from public vantage points (with natural color palette and topographic concealment).
- Gondola design updated to comply with gondola manufacturer’s engineering standards.
- Lowered top station elevation from 1,700 to 1,256 feet.
- Reduced number of gondola towers from 18 to 8.
- Reduced total building area for gondola by 3,751 square feet (a 24.5% reduction).

#### **2. Hiking and Biking Trails and Accessibility Features**

Trail network and accessibility features have been updated per designers, accessibility experts, and archaeological consultants.

- Connected trails to updated gondola locations
- Improved safety and accessibility for diverse visitors, including keiki, kupuna, and those with mobility challenges (with handrails, viewing platforms with safety barriers, and pedestrian bridges in key areas).
- Provided access to agricultural and cultural sites while protecting historic sites.

### **3. Agricultural and Agribusiness Structures**

Agricultural and agribusiness structures have been combined, where possible, to streamline primary agricultural operations and accessory uses under the same roof.

- Reduced total building area by 5,609 square feet (11.2%) with total footprint of all structures equaling less than 1/1000<sup>th</sup> of the Ranch's total acreage.
- Reduced agribusiness structures from 20 down to 8
- Increased agricultural structures from 10 to 27
- At the main agribusiness center:
  - Reduced agribusiness structures from 18 to 4,
  - Increased agricultural building area by 5,256 square feet (148%)
  - Expanded outdoor agricultural areas by 42.9%.
  - Retail sales area limited to 500 square feet total
- At the mid-station:
  - Reduced total building area by 458 square feet (20.7%), and
  - Added first aid and storage facilities.
- At the top station:
  - Decreased agribusiness building area from 5,000 square feet to 4,860 square feet (2.8%).

### **4. Composting Toilet Facilities**

The top station's composting toilets will be replaced with traditional toilet facilities to improve sanitation.

- State of Hawai'i Department of Health compliant
- Packaged wastewater system with a redundant secondary system.
- Maintained composting toilets at the mid-station and valley sites.

### **5. Enhanced Vehicle Access and Driveway Improvements**

The relocation of the access driveway 675 feet south on Kaukonahua Road, incorporating an adjacent parcel (TMK 6-5-001:050:0001) via a Joint Development Agreement ("JDA"), will improve vehicle access per recommendation of Traffic Engineers conducting the Ranch's TIAR.

- Enhanced visibility and alignment with opposing subdivision driveways, per traffic engineering best practices.
- Improved turning lanes and improved bus maneuverability, complying with CUP Condition E.5.
- Use of the adjacent JDA parcel for agricultural and agribusiness activities, with controlled access to valley areas for staff and community members.

**SUMMARY**

All proposed modifications are minor, reasonable, and consistent with the CUP's intent to support primary agricultural uses, minimize visual and land use impacts, and enhance accessibility for agricultural and accessory agribusiness activities. The changes reduce the project's total building area and size, and lower the elevation of the gondola while improving functionality, safety, and compliance with the specific CUP conditions. Together, the proposed minor modifications prioritize preserving the land's agricultural heritage, expanding ecological and community benefits, and upholding a commitment to careful, sustainable stewardship for future generations.

## II. APPLICABILITY

*Applicants that have received any of the following types of permits, and would like to modify the approved plans, may apply for a Minor Modification.*

*Conditional Use Permit (CUP), Major and Minor*

*Plan Review Use Permit (PRU)*

*State Special Use Permit (SUP)*

*Cluster Housing, Country Cluster, and Agricultural Cluster Permits*

*Farm Dwellings - Agricultural Site Development Plan (ASDP)*

*Planned Development - Housing (PDH)*

*Planned Development - Apartment (PD-A)*

*Planned Development - Resort (PD-R)*

*Special District Permits (SDD), Major and Minor*

*Special Management Area Use Permit (SMP)*

*Existing Use Permit (EU)*

*Waiver (W)*

*Zoning Adjustment (ZA)*

*The main criterion in determining whether a project is considered major or minor is not necessarily the size of the project (proposed modification), but rather its potential impact on surrounding land uses. Minor modification requests must be reasonable, and consistent with the intent of the respective permit. They must not significantly increase the intensity or scope of the use, and must not create adverse land use impacts on the surrounding neighborhood. Projects that are determined by the DPP to have a major impact must apply for a new permit.*

### **Project Background:**

The Department of Planning and Permitting (DPP) issued a Conditional Use Permit permitting accessory agribusiness activities on the agricultural properties owned by Kaukonahua Ranch, LLC, and K View, LLC<sup>4</sup> (the Ranch) on May 28, 2019 (File No. 2019/CUP-18(ZS)) (the CUP). The CUP states:

*“The proposed accessory agribusiness activities are tours, involving hiking, biking, ATVs (about 12,650 total linear feet of trails); a gondola (about 9,000 linear feet) for transporting people, agricultural equipment and materials, and other cargo; ziplines (about 7,920 linear feet); demonstration gardens; greenhouses; story-telling; retail; take-away food and beverage sales; events (including educational, culinary, and community organization events); and possibly a farmers market [...] Pursuant to the foregoing Findings of Fact and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby APPROVES the application for a Conditional Use Permit (CUP)*

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<sup>4</sup> See Section C.7.c for more information on the recorded fee owners.

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*for agribusiness activities in the AG-1 Restricted Agricultural District and AG-2 General Agricultural District”<sup>5</sup>*

The CUP further states:

*“...Any modification to the Project and/or approved plans shall be subject to the prior review of and approval by the Director of the DPP. Minor modifications shall be processed in accordance with Land Use Ordinance Section 21-2.20(k).”*

Current agricultural uses include cattle ranching, crop production, and native forestry.

The approved agribusiness activities focus on providing O‘ahu residents and visitors with access to the Ranch’s agricultural initiatives and operations through agricultural tours, hiking, biking, educational opportunities, and preservation activities in previously inaccessible areas of O‘ahu.

Since DPP issued the CUP, the Applicant has invested heavily in developing and expanding agricultural uses on the Ranch, in compliance with Condition B.1 of the CUP. These investments in the Ranch’s agricultural expansion, land management goals, and ongoing planning have yielded more detailed and refined assessments of the Ranch’s agricultural potential and goals. They have also established the need for modifications to the concepts approved by the CUP for accessory agribusiness activities.

The Applicant has also sought and incorporated feedback from neighbors, community members, and Federal, State, and County agencies. Ground truthing by the Applicant’s operational staff, land management, forestry, ranching, agricultural, trail design experts, gondola manufacturers, and engineering experts, has provided clearer direction for cultivating agricultural uses and refinement of accessory agribusiness uses.

The Applicant’s efforts since DPP approved the CUP have provided clearer direction for the Ranch’s agricultural initiatives and uses and focused refinement of plans for the permitted agribusiness uses. These efforts have also helped establish the need for specific minor modifications to the conceptual plans approved by the CUP.

The CUP permits (among other things):

#### Agribusiness Activities:

- Tours (hiking, biking and ATVs);
- A gondola for transporting people, agricultural equipment, materials, and other cargo;
- Ziplines;
- Demonstration gardens;

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<sup>5</sup> See File No. 2019/CUP-18, Findings of Fact, Conclusions of Law, and Decision and Order, Section V. Decision and Order.

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- Greenhouses;
- Story-telling;
- Retail;
- Take-away food and beverage sales;
- Events (including educational, culinary, and community organization events); and possibly a farmer's market.

#### Agribusiness Structures<sup>6</sup>:

- Agricultural transportation system (gondola) structures<sup>7</sup>:
  - One 3,888 square feet main gondola pavilion located near other main agribusiness structures along Kaukonahua Road.
  - One 2,060 square feet mid-station gondola pavilion located in the central portion of the Property with access to valley agricultural operations and pastures.
  - One 5,000 square feet upper gondola pavilion with viewing decks, restrooms and support space with trail access to tour grazing, forestry, agroforestry, and crop production zones.
  - Gondola towers, with the tallest gondola tower reaching 69.75 feet in height.
- Agribusiness zipline structures
  - Four zipline structures for viewing the Ranch.
- Agribusiness pavilions:
  - One 4,950 square foot main pavilion with multi-purpose space for agricultural, agribusiness, and educational events and viewing/demonstration agricultural gardens.
  - One 1,096 square foot cultural pavilion structure with multi-purpose space for agricultural, cultural, and educational programs and events.
  - One 504 square foot entry pavilion welcoming agricultural workers and volunteers, as well as those touring the Ranch.

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<sup>6</sup> All structures are quantified in building area square feet (footprint).

<sup>7</sup> Agricultural transportation system includes gondola cabs designed for transporting equipment, tools, inventory, workers, and visitors to agricultural sites across Kaukonahua Valley for the primary uses of managing various agricultural initiatives, as well as the approved accessory use for agricultural tours of the Ranch.

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- Agribusiness support structures:
  - Two 1,536 square feet support structures with office spaces, storage, restrooms and commercial kitchen space.
  - Five 54 square feet restroom units with compostable toilets located near the upper valley structures.

Exhibit 4 shows the approved conceptual land use plan illustrating locations of agricultural uses and accessory agribusiness activities.

#### **Minor Modifications**

After considering crucial factors to expand agricultural uses and implement the approved agribusiness activities the Applicant is requesting minor modifications to improve and refine the agricultural and agribusiness uses permitted, as described in Section C (Project Description) below.

These requested modifications are minor and consistent with the standards set forth in the Land Use Ordinance §21-2.20(k) as they:

- Are reasonable and consistent with the intent of the respective permit;
- Do not significantly increase the intensity or scope of the use; and
- Do not create adverse land use impacts to the surrounding neighborhood.

The modifications proposed are based on more refined planning and operational information, including feedback and direction from agricultural, ranching, and forestry experts, wildfire mitigation specialists, the gondola manufacturer, trail planning specialists, and Applicant's architect, civil engineer, and traffic engineer; as well as ongoing consultations with agencies, community members, and elected officials.

Primary goals of the proposed modifications include:

- Ensuring that agricultural uses are sustainable, aligned with market conditions and that accessory agribusiness uses properly protect, support, and align with agricultural uses.
- Minimizing visual impacts and better aligning agricultural and agribusiness structures with updated agricultural operations and plans; and
- Improving accessibility to the Ranch's agricultural and agribusiness facilities for people of all abilities and age ranges.

### III. PRE-APPLICATION DETERMINATION

*For a preliminary determination regarding whether a project (proposed modification) is considered minor or major, you may call or meet with a planner in the Land Use Permits Division, or request a written determination from the Director of the DPP. However, please be advised that the DPP will make its final determination on the project (modification) status after the application has been accepted for processing.*

In preparation of this application, the Applicant and its representatives have met with DPP Land Use Approval Division staff to discuss the proposed modifications in relation to minor modification standards.

### IV. APPLICATION REQUIREMENTS

#### A. DPP MASTER APPLICATION

*Complete and submit the DPP Land Use Permits Division Master Application Form. Provide all requested information.*

A complete DPP Land Use Permits Division Master Application Form is provided at the beginning of this application.

#### B. FEES

*The fee is \$300 (non-refundable) for modifications to an approved CUP Minor (all others), EU, Waiver, Special District Minor, ZA (other than signs), exclusive agricultural site approval, and agricultural site development.*

The Applicant paid the \$300 application fee.

#### C. PROJECT DESCRIPTION

*Written explanation detailing the extent of the project (proposed modification).*

Written explanations detailing the minor modification requests are provided below. Exhibit 5, illustrating locations for proposed modifications. With this application, the Applicant requests the following minor modifications to the CUP:

##### 1. Modified Gondola Machinery Layout, Design, Route and Locations:

Modified alignment of the approved gondola route and stations to provide direct access to the most active and diverse agricultural lands on the Ranch.

**Discussion:** The Applicant requests a minor modification to realign the gondola route and relocate the gondola machinery to provide more direct access to the Ranch's agricultural initiatives at lower elevations. The structures associated with gondola machinery have also been modified to accommodate the revised and simplified gondola alignment and conform to engineering and use standards, per the gondola manufacturer. In early 2024, gondola



manufacturers were consulted to provide a more thorough assessment of the engineering feasibility and design of the approved gondola to maximize accessibility and use as an agricultural transportation system and an accessory agribusiness use. Modifications to the gondola machinery and towers will accommodate the new gondola locations and layouts, which are designed to comply with the specific conditions of the CUP and minimize visual impacts.

Site specific details from the gondola manufacturer require that the main agribusiness center site has adequate storage for maintenance, operational equipment, and gondola cabs (during extreme weather events that require all cabs to be fully sheltered off the cable line).

The modifications to the gondola route and locations will:

- Provide more direct access to active agricultural areas to maximize agricultural uses and meet the Ranch's goals and operational needs;
- Decrease the elevation of the top station location from approximately 1,700 feet to approximately 1,256 feet;
- Decrease the total number of gondola support towers required: from 18 towers to 8;
- Provide a direct (straight) gondola route with a less complex design;
- Nominally lengthen the route from 8,144 feet to 8,240 feet (This represents a nominal 1.18% increase in distance and remains under the approved length of "about 9,000 linear feet," as stated in the CUP);
- Minimize the total footprint of the gondola machinery by eliminating more than half of the approved towers and removing the mechanical equipment and structural spacing needed for a directional route turn at the mid station, enabling a reduced layout and decrease in overall profile;
- Further minimize visual impacts of the gondola route and mid and top stations by situating the mid and top stations in locations nestled between topographical features, further obscuring the stations from public vantage points;
- Provide direct transportation to the Ranch's more significant agricultural initiatives and sites, including agave cultivation plots, silvopastures,<sup>8</sup> cattle pastures, and reforestation worksites;

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<sup>8</sup> Silvopastures are an agroforestry practice that integrates trees, forages, and grazing livestock on the same land to produce a diversified range of products and provide environmental benefits. This intentionally managed system diversifies income with short-term profits from livestock and long-term gains from timber and other forest products. Key functions include enhanced animal comfort and performance through shade and windbreaks, improved soil health, reduced erosion, and increased biodiversity.

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- Enhance the use of the gondola for daily transport of agricultural staff, tools, equipment, cargo, materials, and products to the Ranch's agricultural operations and initiatives.

These route and station relocations necessitate several related modifications, as outlined in this application below. Exhibit 5 (Modified CUP Exhibit C-2) shows the revised route and lower elevations/new locations for gondola stations. See Exhibit 6 for technical gondola plans including elevations and cab design. These updated plans reflect the modified route to lower elevations.

The modified gondola machinery layouts and designs will:

- Decrease the total building area for gondola machinery and gondola support structures, including gondola cab storage, control rooms, and towers, by 3,751 square feet (representing a 24.5% decrease);
- Configure the gondola machinery to be independent from the agribusiness structures, to conform with gondola engineering best practices and standards (see Exhibit 7) and provide flexibility for the safe and sanitary transport of agricultural products, equipment, and materials;
- Include a natural color palette to blend with the topography and obscure the machinery, in compliance with the conditions of the CUP;
- Use site-specific topography at the top station and mid-station sites for natural visual concealment of the structures;
- Ensure all gondola machinery stations remain under the 25-foot height envelope;
- Ensure that the top station agribusiness structure will total less than 5,000 square feet in building area in compliance with the conditions of the CUP.

See Exhibit 8 for a comprehensive table showing the building area for all gondola machinery at the main agribusiness center, mid-station and top station sites with comparisons between the modifications and the approved CUP.

Exhibit 9 shows the approved conceptual plans for gondola machinery. Exhibit 10 shows the modified site plan renderings for gondola machinery at the main agribusiness center, mid-station and top station sites.

### **Compliance with Minor Modification Standards**

None of these proposed modifications increase the capacity, scope, or intensity of the agricultural transportation system and structures approved by the CUP.

- The modification relocates the top station closer to the active agricultural uses on the Ranch, which aligns more consistently with the intent of the CUP to provide access as an agricultural transportation system.
- The modified layouts, designs, route and locations of the gondola machinery are reasonable and consistent with the CUP's intent to minimize visual impacts while enabling more direct access to agricultural initiatives for a broader range of people, including workers, farmers, ranchers, volunteers, visitors, cultural practitioners, conservationists, etc.
- Revising the route and relocating the gondola stations to lower elevations will situate the approved agricultural/agribusiness structures in less visible locations, further minimizing visual impacts on the surrounding neighborhood.
- The modifications will not increase the intensity or scope of the approved accessory agribusiness uses and will not create adverse land use impacts to the surrounding neighborhood.
- The modification to the gondola route represents a change of approximately 1% of the approved length.
- The modification decreases the intensity of use by significantly reducing the number of gondola towers and the machinery footprint required by the alignment currently approved.
- While the scope, use, and primary functions of the gondola machinery structures remain relatively unchanged, these minor modifications will significantly reduce the total building area for gondola machinery structures and visual impacts.
- The modified design and layouts will enhance the gondola's agricultural utility without increasing the agribusiness intensity or capacity, by providing a more direct access to agricultural initiatives and agricultural activities, in conformance with state statute, the county LUO, and conditions of the CUP.

## **2. Modified Hiking and Biking Trails and Related Accessibility Features:**

Updated locations of the trail system and improved accessibility features for hiking and biking.

**Discussion:** Modifications to the network of access trails are needed based on the updated gondola locations. A thorough feasibility analysis by trail designers and accessibility experts informed these modifications.

The Applicant retained technical consultants to conduct assessments of the proposed conceptual trail network and incorporated their recommendations for maximizing accessibility and use, given various topographical features unique to the Ranch. This also aligns with early feedback received from the community on the accessory agribusiness uses, to provide access

to these previously inaccessible lands with accessibility features that support a diverse range of visitors and community members, including keiki, kupuna, and individuals with mobility challenges.

The updated trail network also provides alternative access for people choosing to not use the gondola to access mauka areas, valley crops, and cultural sites from the main agribusiness center site.

The Applicant has also been working with archeologists who are coordinating with the Department of Land and Natural Resources (DLNR) - State Historic Preservation Division (SHPD) to survey the Ranch and identify potential impacts to historic properties. The updated trail network reflects a refined plan based on this consultation (and other considerations) to ensure that any archaeological and cultural sites are preserved and protected in compliance with Condition B.8 of the CUP.

The proposed modification revises the trail network and improves accessibility features based on consultations with technical and archaeological consultants, including:

- An updated trail network that connects directly to agricultural initiatives across the Ranch from the modified gondola locations.
- Ten viewing platforms identified on the conceptual land use map (Exhibit 5):
  - The viewing platforms will be comprised of wooden structures with handrails.
  - The viewing platforms will all be low elevation platforms with one elevated platform limited to a maximum height of 15 feet above ground level.
  - The dimensions of the viewing platforms will range from approximately 409 square feet to approximately 936 square feet.
- Seven pedestrian bridges identified on the conceptual land use map (Exhibit 5)
  - The pedestrian bridges will be comprised of wooden materials with steel supports.
  - The length of the bridges will range from approximately 65 feet to 440 feet.

Consistent with the conditions in the CUP, all trail accessibility features will be designed and constructed with materials and colors that blend in with the landscape.

The modified trail network and accessibility features will provide:

- Improved access for agricultural workers and volunteers to upland pastures, silvopastures, forestry initiatives, ecological restoration zones, conservation areas in support of the Ranch's agricultural uses and ecological restoration efforts;

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- Enhanced functionality and accessibility to forestry and other agricultural sites for guided educational tours and recreational uses as an accessory use of walking, hiking, and biking across agricultural lands;
- Expanded opportunities for direct agricultural engagement and learning, particularly for individuals with limited mobility;
- Accessibility features such as handrails, viewing platforms with safety barriers, and pedestrian bridges in key areas where the terrain warrants enhanced safety protocols;
- Improved safety for people of all abilities and age ranges, from kindergarten children on field trips to kupuna participating in walking tours/hiking groups; and
- Enhanced connections for trail users across areas with steeper terrain, particularly in areas that would otherwise be challenging for many to access from the modified top station location.

Exhibit 11 provides a conceptual design and specifications for the planned viewing platforms and pedestrian bridges and photographs of similar structures. However, designs for the viewing platforms and pedestrian bridges have not been finalized at this time. Final technical drawings will be submitted for approval with the building permit applications.

See Exhibit 5 (Modified Exhibit C-3) for a map showing the locations of the enhanced accessibility features for the trail system. See Exhibit 11 for conceptual design plans and photographs providing examples of the anticipated accessibility structures.

### **Compliance with Minor Modification Standards**

None of these proposed modifications will increase the capacity, scope, or intensity of the trail network approved.

- The requested trail system modifications are reasonable and consistent with the CUP's intent to provide community members and visitors with safe and reasonable access to the Ranch via hiking and biking.
- The updated trail network is necessary to connect agricultural areas and trails to the new gondola station locations, promote accessibility, and enable viewing of the Ranch's agricultural initiatives and operations, particularly for those with differing levels of mobility.
- The updated trail network will better contain trail use by visitors, allowing better maintenance capacity, and ensure that the intensity and/or scope of the approved trail uses remains consistent with the CUP requirements.
- The updated trail network will not increase impacts to the surrounding neighborhood. The updated trails originating at the gondola stations are in areas largely within the central portions of the Ranch, far away from neighboring properties and roadways.

**3. Modified Agricultural and Agribusiness Structures:**

Modification of the location and design of proposed buildings and structures to better support the primary agricultural uses and better integrate accessory agribusiness activities.

**Discussion:** The original buildings and structures for agricultural and agribusiness activities were based on the preliminary agricultural plans and agribusiness concepts. Locations, building types, and architectural designs have been refined to reduce total number of buildings, reduce total building area, minimize visual impacts, and better align with agricultural operations at the Ranch. This was accomplished by designing more shared-use facilities for agricultural operations and accessory agribusiness uses. This modification request does not include structures approved for water tanks, water pumps, wastewater facilities, gondola machinery and zipline structures.

The modified agricultural and agribusiness structures will:

- Decrease the cumulative building area for all agricultural and agribusiness structures (not inclusive of gondola machinery) across the Ranch by 5,609 square feet (representing a decrease of 11.2%, from the approved 49,922 square feet to 44,313 square feet);
- Decrease the total number of agribusiness structures on the Ranch from 20 structures to 8 structures;
- Increase the total number of agricultural structures on the Ranch from 10 structures to 27 structures;

The increase in agricultural structures will support growth of new agricultural initiatives to further develop livestock, crop, forestry, and other agricultural initiatives. The decrease in the number of structures dedicated solely to agribusiness operations aligns with the need for agribusiness uses to be accessory to the Ranch's primary agricultural uses.

Exhibit 8 is a comparison table showing building area totals for all structures under both the approved plans and the updated plans with the proposed modifications.

The modified plan for the main agribusiness center site will:

- Reduce the total number of agribusiness structures from 18 to 4 structures (representing a 78% decrease);
- Maintain the same limit on total building area approved for retail use (maximum of 500 square feet);
- Decrease building area exclusively for agribusiness uses by 365 square feet (representing a 3.5% decrease)

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- Increase total building area exclusively for agricultural uses (greenhouses and agricultural storage) by 5,256 square feet (representing a 148% increase) to support expanded agricultural production at the main agribusiness center site;
- Increase total number of agricultural structures from 2 to 20 (representing a 900% increase) to support expanded agricultural production at the main agribusiness center site
- Provide appropriate kitchen and agricultural processing facilities to accommodate processing of food products that support both a farm-to-table café and a farmers' market;
- Offer adequate kitchen space at the main agribusiness center site to serve as a commissary and handling facility for processing and preparation of Ranch produce and food products, including quick-prep food items for the “grab & go” area at the top station;
- Provide appropriate indoor and outdoor seating, rest areas, and shelter for people.
- Decrease building area for seating and rest areas from the approved 4,950 square feet to 4,305 square feet (a decrease of 13%);
- Expand outdoor agricultural areas at the main agribusiness center site for demonstration, production, and cultivation from 14,800 square feet to 21,150 square feet (a 42.9% increase); and
- Offer more shared-use support facilities for agricultural operations and accessory agribusiness uses and at the main agribusiness center site, which includes:
  - Relocating some agricultural operations offices from the valley site to a shared-use building (identified as the Ranch Operations Offices on the site plan) to allow better staff and cargo access to the agricultural transportation system.
  - Relocating some agricultural processing facilities from the Valley Site to a shared-use space with the kitchen, to offer a more interactive agribusiness experience for viewing and consuming agricultural products grown on the Ranch.

The modified plan for the mid-station site will:

- Ensure the mid-station agribusiness structures are not visible from the surrounding areas with the new location;
- Feature a natural color palette and design that better blends with the surrounding topography.

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- Decrease total building area for all structures at the mid-station site by 458 square feet (a 20.7% decrease);
- Provide first aid facilities and agricultural storage not identified in the conceptual site plans for the mid-station;
- Reallocate building area previously approved for gondola storage to agribusiness support facilities, resulting in a decrease from 2,208 square feet to 1,750 square feet; and
- Retain the same approved uses and building area for restroom facilities (composting toilets) at the mid-station site.

The modified plan for the top station site will:

- Ensure that the top station agribusiness structure (independent of gondola machinery) will total less than 5,000 square feet in building area, in compliance with the conditions approved by the CUP;
- Decrease the total building area for the agribusiness structure at the top station site from 5,000 square feet to 4,860 square feet (a 2.8% decrease).<sup>9</sup>.

The modified plan for the valley site has been updated to:

- Reduce total number of greenhouses by outsourcing forestry seedlings and other agricultural cultivation requiring greenhouse production by utilizing the Ranch's existing relationship with the Hawai'i Agriculture Research Center (HARC) and their offsite greenhouses; and
- Relocate some agricultural support structures to the main agribusiness center site for closer proximity to the agricultural transportation system and expanded agricultural lands at that location.

The modifications to agricultural and agribusiness structures have been designed to meet compliance with conditions of the CUP and will:

- Minimize visual impacts;
- Provide adequate rest areas and sheltering space for people;

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<sup>9</sup>As confirmed by discussions with DPP staff and the DPP clarification letter dated March 12, 2024 (Reference # 2024/ELOG-201(JS)), "building area", as defined under Chapter 21 of the LUO, is the determining criteria for compliance with the CUP condition regarding the square footage of the top station structure. Second level floor areas are not calculated in the comparison of "building area" square footages; therefore, the comparative table (Exhibit 8) provides all structure areas based on "building area", as defined under the LUO.



- Ensure bus drop-off areas are adequately set back and screened from the roadway and neighborhood; and
- Provide functional floorplans, sound reduction, and storage spaces for sanitation operations.

See Exhibit 8 for a comprehensive table showing the total building area for each structure type at the agribusiness areas. The table provides a comparison of the modified areas with the currently approved CUP areas. Exhibit 8 also provides a detailed comparison of areas designated for demonstration crops, orchards, and other agricultural uses at the main agribusiness center site under the modified conceptual plan as described above.

The modified agricultural and agribusiness structure designs are consistent with the approved uses under the CUP and approved agribusiness activities under LUO Section 21-5.10A. See Exhibit 9 for the approved plans for agricultural and agribusiness sites and buildings. Exhibit 10 shows the updated conceptual plans for agricultural and agribusiness sites and buildings.

#### **Compliance with Minor Modification Standards:**

None of these proposed modifications will increase the capacity, scope, or intensity of the agribusiness structures approved by the CUP.

- The updated agribusiness structure designs better support both the primary agricultural uses and the accessory agribusiness activities. They are consistent with the CUP intent to minimize visual impacts of structures and provide adequate space and accessibility for the Ranch's agricultural uses and the permitted accessory agribusiness uses .
- The updated designs will not increase the total overall building area, intensity, or scope of accessory agribusiness uses and activities.
- The revised designs and layouts will support primary agricultural uses, improve the agribusiness experience, enhance sanitation for all users, minimize visual impacts on the surrounding neighborhood, and facilitate satisfaction of the bus drop-off and screening conditions in Section V.B.3.b of the CUP.

#### **4. Modification to Approved Composting Toilet Facilities:**

Modified wastewater facilities to service the top station.

**Discussion:** The Applicant requests a minor modification to the restrooms at the top station site to replace the approved composting toilets with traditional toilets.

Following consultation with civil engineers, it was determined that sanitation facilities for the top station site should be changed from composting toilets approved in the CUP to traditional toilets. Traditional restroom facilities will provide a more sanitary and desirable experience for all users.

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These modifications:

- Will comply with all standards set forth by State of Hawai‘i Department of Health (DOH);
- Will manage wastewater flows from the top station with a DOH-compliant, packaged wastewater system that meets all applicable quality levels and can be used for onsite irrigation purposes;
- Will provide a redundant secondary wastewater system to manage wastewater if the primary system is not functioning properly, which may consist of an evapotranspiration system or other options that satisfy all applicable DOH requirements; and
- Will not increase total wastewater demands for the project.

Based on calculations from civil engineering consultants, the following was determined for wastewater projections with the proposed modifications.

- The modified project will generate an average of approximately 11,162 gallons per day (gpd), with 10,682 gpd coming from the main agribusiness center site and 780 gpd from the top station site.
- The updated calculation represents a 16.5% decrease in expected average wastewater demand compared to the preliminary wastewater demand average of 13,375 gpd approved by the CUP.
- Wastewater flows from all agricultural and accessory agribusiness activities will remain below the applicable statutory limits. Therefore, these modifications do not trigger the need for preparation of an environmental assessment as the updated plans will decrease wastewater demand and remain below any statutory or other thresholds in compliance with the conditions of the CUP.

Regular wastewater monitoring will be conducted and documented after agribusiness operations commence to ensure wastewater demand remains below these limits. The mid-station site and valley agricultural operations will still use composting toilets, as approved under the CUP.

See Exhibit 12 for detailed reports from engineering consultants on the anticipated water and wastewater demands with the proposed modifications.

#### **Compliance with Minor Modification Standards:**

None of the proposed modifications will increase the capacity, scope, or intensity of the wastewater facilities approved by the CUP.

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- The modifications requested for wastewater facilities to service the top station site are reasonable and consistent with the intent of the CUP to provide adequate sanitation facilities.
- The modifications will not increase the intensity or scope of the accessory agribusiness activities.
- The accessory agribusiness activities at the top station site will remain unchanged with traditional restroom facilities and will provide a more sanitary and desirable experience for all users.
- Wastewater demand and overall use will remain well within or below already permitted levels.
- The modified wastewater facilities will not alter or intensify any land use impacts on the surrounding neighborhood beyond those already permitted.

#### **5. Joint Development Agreement and Incorporation of Adjacent Parcel for Enhanced Access and Driveway Improvements:**

Relocation of the access driveway to/from Kaukonahua Road (moving it approximately 675 feet south) with incorporation of the abutting parcel (TMK 6-5- 001:050:0001) for the primary agricultural uses and accessory agribusiness activities.

#### **Discussions:**

##### **Driveway Alignment**

The Applicant's traffic engineer has identified advantages to using the Ranch's existing easement access across the adjacent parcel for ingress and egress to/from Kaukonahua Road. This requires incorporation of the adjacent parcel to the CUP, updating the main agribusiness center site plan, and execution of a JDA to use the adjacent parcel for both the primary agricultural uses and accessory agribusiness activities.

The relocated driveway was proposed by the Ranch's traffic engineer during analysis of the easement on the adjacent parcel already in use by the Ranch for agricultural purposes. According to the traffic engineer, using the adjacent parcel and easement area for driveway access to/from Kaukonahua Road will:

- Enhance visibility for ingress and egress to/from Kaukonahua Road;
- Align the relocated driveway and any associated turning lanes with the access driveway for the subdivision on the other side of the road, directly opposite (aligning with traffic engineering best practices and goals specifically mentioned by the community for Kaukonahua Road);

- Better facilitate optimal turning movements to accommodate buses, in compliance with Condition E.5 of the CUP;
- Better facilitate optimal spacing to accommodate a left-turn acceleration lane, and/or a right-turn deceleration lane, if determined to be necessary, in compliance with Condition E.5 of the CUP; and
- Conform with all requirements set forth by the DPP-Traffic Review Branch (DPP-TRB), Department of Facility Maintenance, and Department of Transportation in compliance with Condition E of the CUP.

Based on updated traffic analysis, the estimated trip generation with the modification will be approximately 430 to 735 one-way vehicle trips per day. This is within the range of the original projections under the approved CUP, which estimated approximately 290 to 770 one-way vehicle trips per day. The updated projections are based on a more refined evaluation that reduces the maximum anticipated trip generation. The Ranch's traffic engineer has prepared relevant design documents for review by the various transportation agencies. Consultation with DPP-TRB will be conducted to determine the optimal layout for safe and uninterrupted traffic flows.

The proposed driveway relocation is consistent with the North Shore Neighborhood Board's request for alignment of access driveways along Kaukonahua Road. The final design for the driveway location and any needed turn lane configurations will be reviewed and approved by DPP-TRB. Note that Applicant's condition of providing a TIAR would contemplate this new driveway location.

See Exhibit 13 for a report from the traffic engineer providing analysis on the new location for driveway access.

### **Joint Development Agreement – Access to Ranch**

The Applicant currently utilizes the adjacent parcel for agricultural purposes. The Applicant and the adjacent parcel landowner have agreed to the terms of a JDA to incorporate the adjacent parcel and easement area for the primary agricultural uses and accessory agribusiness activities, in conformance with the conditions of the CUP.

The entrance to the Ranch's valley access road is an existing easement area on the adjacent parcel. The agreed upon terms of the JDA would authorize the Applicant to use this parcel for direct roadway access to the valley for operational purposes and create a new roadway to connect to the parking area.

This easement road to the valley is not open to public traffic but will be utilized for access to agricultural areas and accessory agribusiness activities within the Ranch, including the trail system, crop production areas, and protected cultural sites in the valley, without having to use the access gondola. These access points will be monitored and controlled to ensure safety and security for Ranch staff and provide affordable access to the Ranch for community members.

Affordability and safe access are key components of ensuring access to accessory uses for agribusiness and cultural activities for a wide variety of community members.

The Ranch's operational staff will continue to use the adjacent parcel for access to the valley road.

### **Compliance with Minor Modification Standards**

None of the proposed modifications related to driveway access and incorporation of the adjacent parcel will increase the capacity, scope, or intensity of the Project as approved by the CUP.

- The modifications requested above are reasonable and consistent with the intent of the CUP and facilitate compliance with Condition E of the CUP.
- The modifications will ensure that optimal traffic design is provided for access to agricultural operations and the permitted accessory agribusiness activities and facilitate compliance with Condition E of the CUP.
- The modifications will decrease the intensity and scope of the accessory agribusiness activities by minimizing impacts on local traffic and the surrounding neighborhood.

### **CUMULATIVE IMPACT ANALYSIS**

The Applicant will continue consultation with DPP and incorporate guidance on the requested modifications to ensure compliance with the criteria under the LUO for Minor Modifications.

The Ranch has worked with neighbors, community members, experts, officials, and consultants to ensure that the proposed modifications:

- a) Are consistent with the intent and purposes of the CUP as they:
  - i. Ensure satisfaction of CUP conditions, including the primary use of the gondola to access ranching, forestry, and other agricultural initiatives across the Ranch;
  - ii. Provide screening for bus drop-off areas as required by the CUP;
  - iii. Minimize visual impacts;
  - iv. Provide direct access to the Ranch for primary agricultural uses and accessory agribusiness uses, including hiking, biking, and educational tours;
  - v. Enhance and enable access for a broader range of individuals with various levels of mobility;
  - vi. Utilize revised layout and designs to help provide adequate space and accessibility for all users, including usable shelters and rest areas;

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- vii. Provide optimal sanitation facilities; and
  - viii. Minimize impacts on local traffic and the surrounding neighborhood.
- b) Decrease and/or maintain the intensity and scope of the approved accessory agribusiness activities by:
- i. Lowering the elevation and visibility of the gondola machinery and other structures at the top station site;
  - ii. Minimizing the visual impacts of the gondola machinery and station structures with topographical siting, decreased footprint, and incorporating architectural design elements to better obscure the structures;
- c) Reduce impacts on the surrounding neighborhood by incorporating all the modifications listed above.

### SUMMARY/CONCLUSION

Whether considered individually or collectively, the requested modifications are consistent with the purpose and intent of the CUP and do not increase or significantly or unreasonably alter the impact of the permitted uses. When considered collectively, the proposed modifications compound to minimize and reduce the overall impact of the agribusiness accessory uses. These modifications collectively result in significant decreases in the overall visual impact on surrounding neighborhoods.

All the requested modifications are designed to enhance and foster a robust agricultural operation with agribusiness accessory uses. The modifications comply with all the minor modification standards, and respect and incorporate important input and feedback received from the community, planners, agricultural experts, engineers, and various agencies.

The Applicant looks forward to providing DPP with any additional clarifications needed in consideration of the modifications requested in this application. Please contact Tom Schnell at (808) 521-5631, (808) 561-7978, or [tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com) with any questions or requests for additional information.

### D. DRAWINGS/PLANS

*Submit two (2) sets of fully dimensioned scaled drawings including a location plan, site plan, and building plans. Building plans shall include floor plans and exterior elevation drawings which indicate the extent of the project. All drawings/plans must be black line prints, drawn and prepared by a draftsman, architect, engineer, or similar professional. For document imaging purposes, provide one set with maximum dimensions of 11" x 17", and a second set with maximum dimensions not to exceed 24" x 36".*

Exhibit 5 and Exhibit 10 include a set of fully dimensioned scaled site plans and drawings (11" x 17") for the proposed project (modification). A full-sized set with maximum dimensions of 24" x 36" can be provided upon request.

## E. SUPPLEMENTAL INFORMATION

*Additional information which may be required to successfully process the application by the DPP.*

### **Supplemental Information on Agricultural Land Use Mix**

The agricultural land use plan and concept have been updated based on ground truthing, analysis of the Ranch's production capacities, and consultation with agricultural, ranching, forestry, agroforestry, conservation, and wildfire experts. The conceptual land use mix initially proposed was based on a preliminary conceptual plan developed before more comprehensive assessments were conducted by agricultural operators, experts, consultants, ranchers, and planners.

The updated conceptual land use plan is consistent with current and permissible agricultural uses under the LUO and the Ranch will always maintain active and permissible agricultural uses on the majority of the Ranch, as required by the CUP.

#### *Ranch History*

A large majority of the Ranch has been continuously used for cattle and livestock raising over many decades, and even stretching back to the 1800's. When the Applicant first purchased the Ranch, the existing medium-sized cattle herds and operations ranged across the Kaukonahua valley with little active management. Since then, the Ranch has brought on experienced cattle experts, increased cattle raising operations and expanded herd sizes and strategic grazing areas across the Ranch.

#### *Agricultural Mix Update*

Various portions of these grazing pastures will continue to be converted to forestry, agroforestry, silvopasture, agave cultivation, and floriculture via future partnerships with local farmers, and other primary agricultural uses.

The mix of agricultural uses across the Ranch will continue to be updated to reflect changing agricultural market conditions and opportunities. After receiving the approved CUP with the specific minimum criteria for areas used for cattle and forestry, the Applicant, in conjunction with agricultural experts from the HARC, started working on various initiatives and studies to determine the feasibility of implementing possible mixes of ranching, forestry, and agroforestry operations across the Ranch. The total building area for all structures is less than 1/1,000<sup>th</sup> of the Ranch's total land area.

Through this multi-year and multi-faceted ground truthing process, the Ranch's agricultural operators and experts determined that the environmental conditions in most of the areas conceptually designated for forestry and agroforestry are not conducive to the forestry and agroforestry production levels set by the CUP and are subject to wildfire risks at those required densities. However, these areas remain conducive to grazing operations in compliance with the production levels required by the CUP.

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In addition to the long history of successful cattle operations on the Ranch and surrounding areas, ongoing engagement with the Hawaiian Wildfire Management Organization has determined that grazing rotations in many of these areas would be significantly more beneficial to achieve regional wildfire mitigation goals. Strategic vegetation management with rotational grazing practices will substantially mitigate wildfire risks by reducing grassy and woody biomass across the Ranch.

#### *Updated Conceptual Agricultural Map*

The updated conceptual land use plan maintains a similar mix and variety of agricultural uses, including forestry, grazing, agriculture, agroforestry, and designated areas for ecological restoration and conservation. As shown in Exhibit 4 and Exhibit 5, all the conceptual land use zones approved under the CUP that were retained in the modified plan are consistent with the general area originally designated for these uses.

See Exhibit 5 for a detailed map illustrating the modified conceptual plan and Table 1 below for a comparison of the land use changes from the preliminary plan. The Applicant is submitting the Modified CUP Exhibit C (Exhibit 5) to replace CUP Exhibit C (Exhibit 4).

Table 1: Conceptual Land Use Comparison (Approximate Acreage)

<b>Conceptual Land Uses</b>	<b>2019</b>	<b>2025</b>	<b>Difference (+/-)</b>
Ecological Restoration & Conservation	258 acres	258 acres	No Change
Lower Conservation (2019) / Natural Areas (2025)	185 acres	547 acres	+362 acres
Forestry	611 acres	51.5 acres	-559.5 acres
Grazing	874 acres	1,284 acres	+410 acres
Traditional Agroforestry	322 acres	-	-322 acres
Agriculture	30 acres	40.5 acres	+10.5 acres
Ag Support Facilities	6 acres	6 acres	No Change
Main Agribusiness Center	14 acres	12 acres	-2 acres
Silvopasture	-	83 acres	+83 acres
Silvopasture with Agave Plots	-	18.5 acres	+18.5 acres
<b>Total</b>	<b>±2,300 acres</b>	<b>±2,300 acres</b>	<b>-</b>

Based on the changing nature of agricultural production practices, market conditions, and environmental factors, the Ranch's agricultural plans and operations will continue to develop in consultation with agricultural experts and Ranch operators. It is inevitable that the specific mix of agricultural land uses at the Ranch will continue to evolve and change, month by month and year over year, based on agricultural market conditions and opportunities, as well as the Ranch's evolving experience.

While the majority of the Ranch is anticipated to continue being used for ranching, crop cultivation, and forestry, it will require flexibility to adapt to varying soil, weather, growing conditions, and other factors that will dictate which kinds of agricultural uses are most feasible across the Ranch in the future. Whatever the agricultural mix may be in the future, the Ranch



will always maintain active and permissible agricultural uses on the majority of the Ranch, as required by the CUP.

*Updated Agricultural Initiatives*

HARC has provided an updated summary to the original conceptual agricultural master plan submitted with the 2018 CUP application based on key learnings of operating on the ranch since the preliminary plan was submitted (See Exhibit 14). This report highlights:

- Expanding agricultural activities in the immediate area of the proposed new top station of the gondola;
- Expanding grazing to support wildfire suppression (which has shown proven results during a multi-day wildfire event in June of 2025);
- Introducing silvopasture to large areas of grazing;
- Outreach to community farmers for leasing agricultural plots; and
- Adjustments to forestry lands based on accessibility, density risks, and concerns of clear-cutting and mulching large sections of land that would create visual scars as well as habitat for the coconut rhinoceros beetle (a new concern threatening agricultural lands that did not exist at the time of the original conceptual plan).

Further, the Applicant acknowledges that the commitment to maintain preservation and natural areas on the Ranch requires excellent stewardship for management of threatened and endangered species. The Ranch will continue to work closely with DOFAW to ensure crucial areas are left undisturbed and maintain watershed management practices to limit soil erosion, consistent with the Ranch's Soil Conservation Plan.

**Supplemental Information on Additional Parcels and Entities**

At the time of the CUP approval, the parcels on the east side of the valley, along Kaukonahua Road, were still owned by Kaukonahua Ho'ola, LLC. Kaukonahua Ho'ola, LLC consolidated and then re-subdivided the parcels (which resulted in new TMK numbers) and added the easement for access to the valley road, in favor of the Ranch and across the adjacent parcel.

Shortly thereafter, Kaukonahua Ho'ola, LLC re-subdivided the parcels and the easement and sold them to K View, LLC, an affiliate of Kaukonahua Ranch, LLC. Recently, another Kaukonahua Ranch, LLC affiliate, Kamananui Agribusiness, LLC, was established to hold the Ranch's operational agribusiness assets.

Given the above, the CUP should be updated to:

1. Reflect the new TMK parcel numbers assigned by the re-subdivision;
2. Include the adjacent parcel TMK number to the CUP (in conformance with the minor modification request above);
3. Include maps showing the easement and new driveway areas; and

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4. Add K View, LLC and Kamananui Agribusiness, LLC as Applicant/Landowner entities, along with Kaukonahua Ranch, LLC.

The TMK numbers for multiple parcels have been revised by the County since the original CUP was approved in 2019. Therefore, the CUP should reflect the following information to align with these revisions (in addition to the inclusion of the adjacent parcel for access and arrival):

*APPLICANT/LANDOWNERS: Kaukonahua Ranch, LLC*

*K View, LLC*

*Kamananui Agribusiness, LLC*

*LOCATION: Kaukonahua Road-Waialua (Exhibit A)*

*TAX MAP KEYS: 6-7-003: 002, 006, and 007*

*6-7-004: 001 and 004*

*6-5-001: ~~019, 034, 038, and 043~~ 049, 050:0001, 052, 053<sup>10</sup>  
and portion of Kaukonahua Stream*

*LAND AREA: ~~2,320.52 acres~~ 2,326.97 acres*

Additional information is provided from the Applicant's traffic engineer with an analysis to determine the optimal driveway entrance location. Their assessment of the easement on the adjacent parcel already in use by the Ranch is provided in this application, to assist DPP with processing the request for relocation of the driveway.

See Exhibit 13 for a memorandum from the traffic engineer, providing analysis on the new location for driveway access.

#### **Supplemental Information on Ka Pa'akai Analysis**

ASM Affiliates conducted a Ka Pa'akai analysis to identify potential impacts to native Hawaiian access and cultural practices. The Applicant will ensure that constitutional protections for Native Hawaiian rights are preserved.

The project has been designed to avoid protected resources. The Applicant will allow access to the Ranch for cultural practitioners in accordance with Native Hawaiian rights to cultural, natural, and historical resources as established by the Hawai'i Supreme Court in *Ka Pa'akai O Ka 'Aina v. Land Use Commission*.

The Applicant will continue consultation with DPP, SHPD, and others as needed to incorporate best practices and ensure compliance with the recommendations outlined by the Ka Pa'akai analysis.

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<sup>10</sup> TMK parcel numbers have been modified by the County since the CUP approval. See Exhibit 3 illustrating a comparison of the revised TMK parcel numbering.

## **F. ENVIRONMENTAL ASSESSMENT**

*If the project (proposed modification) is subject to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), the Environmental Impact Statement (EIS) law, please review the DPP's instructions for preparing and filing environmental disclosure documentation. These instructions are available online at [www.honolulu.gov/dpp](http://www.honolulu.gov/dpp). Documentation demonstrating compliance with Chapter 343, HRS is required.*

The agricultural uses and permitted agribusiness activities are not subject to the requirements of Chapter 343, HRS, the Environmental Impact Statement (EIS) law, and do not involve a Special Management Area Use Permit whereby an Environmental Assessment (EA) or EIS would be prepared pursuant to Chapter 25, Revised Ordinances of Honolulu (ROH).

All planned wastewater facilities associated with the agricultural and accessory agribusiness uses on the Ranch will comply with all applicable DOH regulations, as required by the CUP. The operational capacities and use of such facilities will remain below the applicable legal limits.

## **V. ELECTRONIC DOCUMENT SUBMITTALS**

*The submittal of electronic documents, either in whole or in part of this application, is encouraged; and, shall be at the sole discretion of the Applicant. Electronic document submittals shall adhere to the following specified formats: PDF (Adobe Reader 9 or earlier), JPEG, or Word (2003 or earlier). Electronic documents must be submitted on either CD or DVD. No individual electronic document shall exceed 15 megabytes in size; any electronic document involving a larger size must be broken down into smaller size files. ALL maps, drawings and /or plans must be drawn to an appropriate scale, and must include a graphic ("bar") scale accurately representing the applicable scale of the document.*

An electronic version of this application has been submitted to DPP.

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