

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES COMMISSION ON WATER RESOURCE MANAGEMENT

APPLICATION FOR GROUND WATER USE PERMIT FOR PROPOSED NEW USE IN A DESIGNATED GROUND WATER MANAGEMENT AREA

FORM GWUPA-N Application for New Use ☐ Application to Modify WUP No. For Official Use Only:

For detailed instructions on filling out this application form completely, refer to the attached instructions. Incomplete applications will not be accepted for processing.

	dodono. moo				<u> </u>							
The	following must be	attached before this	s application	is accepted as	s complete	:		deal and broke	ala 4k	ama af tha -	uad man	
	Property tax ma	linute Series USGS p, showing source l of the source(s) and	ocation refer	renced to estat	olished pro	репу роц	ndaries.	eleo ano inclu	ue ine n	aille oi the q	uau map.	acceptable beauty
Not	e 1* in accordanc	FORMATION with HRS § 1740 ble Interest or estate	51(1), the la	indowner shall that is the wat	be the joi er source	nt applicar of the perr	it in the ever nitted water.	nt the applicar	nt is a le	ssee: license	e, develop	erorany
1. /	APPLICANT'S INF	ORMATION	A STATE OF THE STA			2. 800	JRCE LAND	OWNER'S IN	IFORM/	ATION		
	ne/Company		Contact Pe	erson		Name/	Company			Contact P	erson	
Ka	ala Ranch 2 LLC		Mike Piets	ch		Ka'ala	Ranch 2 LLC			Mike Piets	ch	
Mai	ling Address	,				Mailing	Address					
P.0). Box 2196 Honol	ulu, Hl 96805				P.O. B	ox 2196 Hor	nolulu, HI 968	05			
Pho	пе	Fax	E-m	nail		Phone		Fax		E-m	ail	
S	DURCE INFO	RMATION										
3. I	SLAND											
	Oahu	MANAGEMENT A	DEA			4A. S	USTAINABL	ANDOWNER'S INFORMATION any Contact Person Mike Pietsch Dess Description of the Architecture of the Arch				
4. (Mokuleia	MANAGEMENTA	REA			47	USTAINABLE YIELD FOR ITEM 4 17 MGD TMK Flowmeter installed? O27 O10 Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No Yes, date installed / / District Plat Parcel No No Yes, date installed / / District Plat Parcel No No Yes, date installed / / District Parcel No Yes, date installed / / District Parcel No Yes, date installed / / District Parcel No Yes, date installed					
	SOURCE INFORM	IATION heets, if necessary.										·
	Well Number (if known)	Well Name		xisting or roposed?			TMK				r Installed	17
		Ka'ala Ranch 2	Pro	posed	6 zone	- 6 -			IX No			
					zone	sector	płat	parcel	□ No			
			·		zone	sector	plat	parcel	☐ No			
	-			-	zone	sector	plat	parcel	☐ No			
					zone	sector	plat	parcel	☐ No		-	
					zone	sector	plat	parcel	1	, date installed		′
P	ROPOSED U	SE INFORMA	TION SS	174C-51(4).!(5), (6), HR	S I						
6.	TOTAL QUANTI		QUESTED:				n Box M in It	em 11 (Table	1) of th	is application		
	PROPOSED USI			☑ Domestic		Industrial			1			
l ''	Check all that an	ply. Irrig:	ation	☐ Military		Municipa						
8.	LOCATION OF	PROPOSED WAT	ER HSE(S)	Show the local Item 11 (Table	ation of the	e propose n B) of this	d use on the application	same USGS	and TM	IK maps as t	he propose	ed source
th (2 st	ote 2: Signing be eir knowledge. Fu) if a water use p andards, reserved	fow indicates that the urther, the signatorion to be the commit is granted by uses as defined by	ne signatorie es understan the Commis	s understand and that: (1) if no ission, this pe	and affirm ecessary, rmit is sul valian Hor	that the infurther infoject to an	formation promation many existing lefuture uses;	ovided on this y be required egal uses, ch and (3) the a	anges in	n sustainable t is respons	yields ar ible for pa	nd instream flow aying the public applicant in the
-	APPLICANT	is a 100400; 110011300	,			10. SOUF	CE LANDO	WNER/JOIN	T APPLI	CANT (if app	olicable)	
	Signature	10. Put	-	. d.		Sign	Manual ature	O. Vin	L			
	Prets	-h				,					03	16-2021
	Mike Pietsh			5.16.	1021		ike Pietsch Name					ate
L	Print Name											

PROPOSED NEW USE OR MODIFIED USE INFORMATION

11. TABLE 1: LAND USE CONSISTENCY / EFFICIENCY OF USE (Attach additional copies, if necessary.)

DOM	LAND USE CONSISTENCY						EFFICIENC	Y OF USE		
PARTICLE VALET NUES COLOR NO. CONTROL PROPERTY IN TRUE, SOFTWAY FOR SEQUENCE TO COLOR NO. COLOR	Α	В	С	D	Е	F	G	Н		J
DOM	CATEGORY (See the Instructions for water use category descriptions.)	ATTACH THE FOLLOW NG: Property tax map, showing proposed location of use referenced to established property boundaries. Photograph of the area of proposed use.	USE	REQUIRED? Check the appropriate box and write in the date	ZONING	REQUIRED? Check the appropriate box and write in the date	NET			JUST FICATION FOR QUANTITY OF WATER REQUESTED (If applicable, attach additional sheets showing how the quantity was calculated.) For irrigation uses, fill in Table 2.
DOM	USES THAT REQUIRE POTA	BLE (DRINKING) WATER								
Yes, not acquired No No No No No No No N	DOM	6 6 027 010 parcel	AG	/ / ☐ Yes, not acquired ☐X No	AG1	/ / ☐ Yes, not acquired ☐X No	6	500	3000	6 Farm Dwellings
AGCRP 6 6 027 010 Fall Evenued AGCRP AGCRP 6 6 027 010 Fall Evenued AGCRP		zone sector plat parcel		/ / ☐ Yes, not acquired		/ / ☐ Yes, not acquired ☐ No				
Yes, date approved: Yes, date approved: Yes, not acquired		zone sector plat parcel		/ / ☐ Yes, not acquired		/ / ☐ Yes, not acquired				
AGCRP 6 6 027 010 Parcel AGCRP AGCORP A		zone sector plat parcel		/ / ☐ Yes, not acquired		/ / ☐ Yes, not acquired				
AGCRP 6 6 027 010 Parcel AGCRP AGCORP A			•	•	•		TOTAL PO	TABLE USE	к 3000	GPD
AGCRP 6	LISES THAT DO NOT DECLII	DE DOTARI E WATED								
AGRLI 6		6 6 027 010	AG	/ / Yes, not acquired	AG1	/ / Yes, not acquired	20 acres	1500/acre	30,000	20 acres Cacao
AGCRP \[\begin{array}{c c c c c c c c c c c c c c c c c c c	AGRLI		AG	/ / ☐ Yes, not acquired	AG1	/ / □ Yes, not acquired (X) No	70 acres	2400/acre	168,000	70 acres cattle grazing
AGCRP 6 027 010 AG 1/2 1/2 No AG No A	AGCRP		AG	/ / Yes, not acquired	AG1	/ / Yes, not acquired	20 acres	2000/acre	40,000	20 acres Tumeric
	AGCRP		AG	/ / Yes, not acquired	AG1	/ / Yes, not acquired	34 acres	3500/acre	119,000	34 acres Hemp
						TO	TAL NON-PC	TABLE USE	L 357000	GPD
TOTAL QUANTITY OF WATER REQUESTED (sum of total potable use and total non-potable use) = M 360,000 GPD			TOTAL QUAN	ITITY OF WATER REQU	JESTED (s	um of total potable use a	nd total non-p	otable use) =	M 360,000	GPD

Please explain if there are any limitations (e.g., legal, contractual) on the proposed water use(s) descr bed in Table 1. Ref. HRS § 174C-51(5).

None

PROPOSED NEW USE OR MODIFIED USE INFORMATION (continued)

12. TABLE 2: IRRIGATION INFORMATION

List all crops that will be grown, including landscape and golf course irrigation uses. Copy Table 2 and attach additional sheets to complete your list, if necessary.

Α	В	С	D	E	F	G	Н	I
TMK FOR PROPOSED LOCATION OF USE ATTACH THE FOLLOW NG: Property tax map with an outline around the area of each proposed irrigation use listed in this table. Photograph of the area of each proposed use.	CROP	TOTAL ACREAGE	NET IRRIGATED ACREAGE	BEGIN GROWTH PERIOD (month)	END GROWTH PERIOD (month)	RRIGATION SYSTEM (refer to instructions)	IRRIGATION PRACTICE (refer to instructions)	COMMENTS (Continue comments below, if more space is needed.)
6 - 6 - 027 : 010 - parcel	Cacao	144	20 acres	Jan	Dec	Multiple Sprinklers	Deficit Irrigation	
6 - 6 - 027 : 010 - parcel	Tumeric	144	20 acres	Jan	Dec	Multiple Sprinklers	Deficit Irrigation	
6 - 6 - 027 : 010 parcel	Hemp	144	34 acres	Jan	Dec	Multiple Sprinklers	Deficit Irrigation	
6 6 027 010 parcel	Grass	144	70 acres	Jan	Dec	Multiple Sprinklers	Deficit Irrigation	Grass for cattle grazing
zone sector plat parcel								
zone sector plat parcel								
zone sector plat parcel								
: zone sector plat parcel								
: zone sector plat parcel								
zone sector plat parcel								

Comments (continued from Column I). Please clearly indicate the crop (i.e., the row in table) these comments relate to.

OTHER PERTINENT	INFORMATION	
13. TABLE 3: ALTERNATIV	/ES ANALYSIS	
	A. Analysis of potable alternatives Attach additional sheets if necessary.	B. Analysis of non-potable alternatives Attach additional sheets if necessary.
Municipal sources	The Honolulu BWS does not have a source for potable water in this area.	There are no municipal agriculture water sources in the vicinity.
Wastewater reuse	Not an option for a potable water source.	Paala Kai WWTP is not far from the parcel. There are no transmission lines that could reach the property. This would be cost prohibitive to build the transmission lines. The lines would need to cross private properties.
Ditch system	Not an option for a potable water source. Too expensive for cleaning the water to an acceptable water quality for humans.	The Wahiawa ditch system water is available but is unreliable and intermittent. If it becomes more reliable, it may be considered an available source.
Desalinization	To expensive to drill through the potable water aquifer and it may contaminate the basal potable aquifer.	Too expensive to drill through the basal aquifer and the disposal of the brine may be difficult.
Surface water	Not an option for a potable water source. Too cost prohibitive for clean up to an acceptable water quality level.	The parcel borders Kaukonahua Stream but the water quality can be unknown at times for crops and or animals.
Conservation Measures	Regular maintenance and preventative maintenance. Monitor the flowmeters for leaks.	Regular maintenance and preventative maintenance. Monitor the flowmeters for leaks.
Other (specify)		
purposes such as domes uses. However, [b] add procreation of fish and waters of the State for m the public interest. Explain how the propose The request for water us the property borders Ka	tic uses, aquaculture uses, irrigation and other agriculture equate provision shall be made for the protection of trad wildlife, the maintenance of proper ecological balance are unicipal uses, public recreation, public water supply, agricultured uses and the consistent with items [a	re uses. There are no bodies of water on the property except hay actually enhance the water quality and quantity due to
Explain how the propose of the Hawaiian Homes (Commission Act.	Department of Hawaiian Home Lands, as provided in section 221
	lave any water reservations for this aquifer but we are aware and that at any time, this water use permit may be reduced o	e that all permits are subject to prior right of the Department of r revoked.
Explain how the propose The parcel was previous amount of water allocate	ANY EXISTING LEGAL USES and new use(s) of water will not interfere with any other existingly owned by Dole. There may have been prior groundwater ed. The recent purchase of this property did not include the force well (WCPIA) and groundwater use permit (GWUP).	use permits in which this parcel was included for the
_		
18. CHAPTER 343		

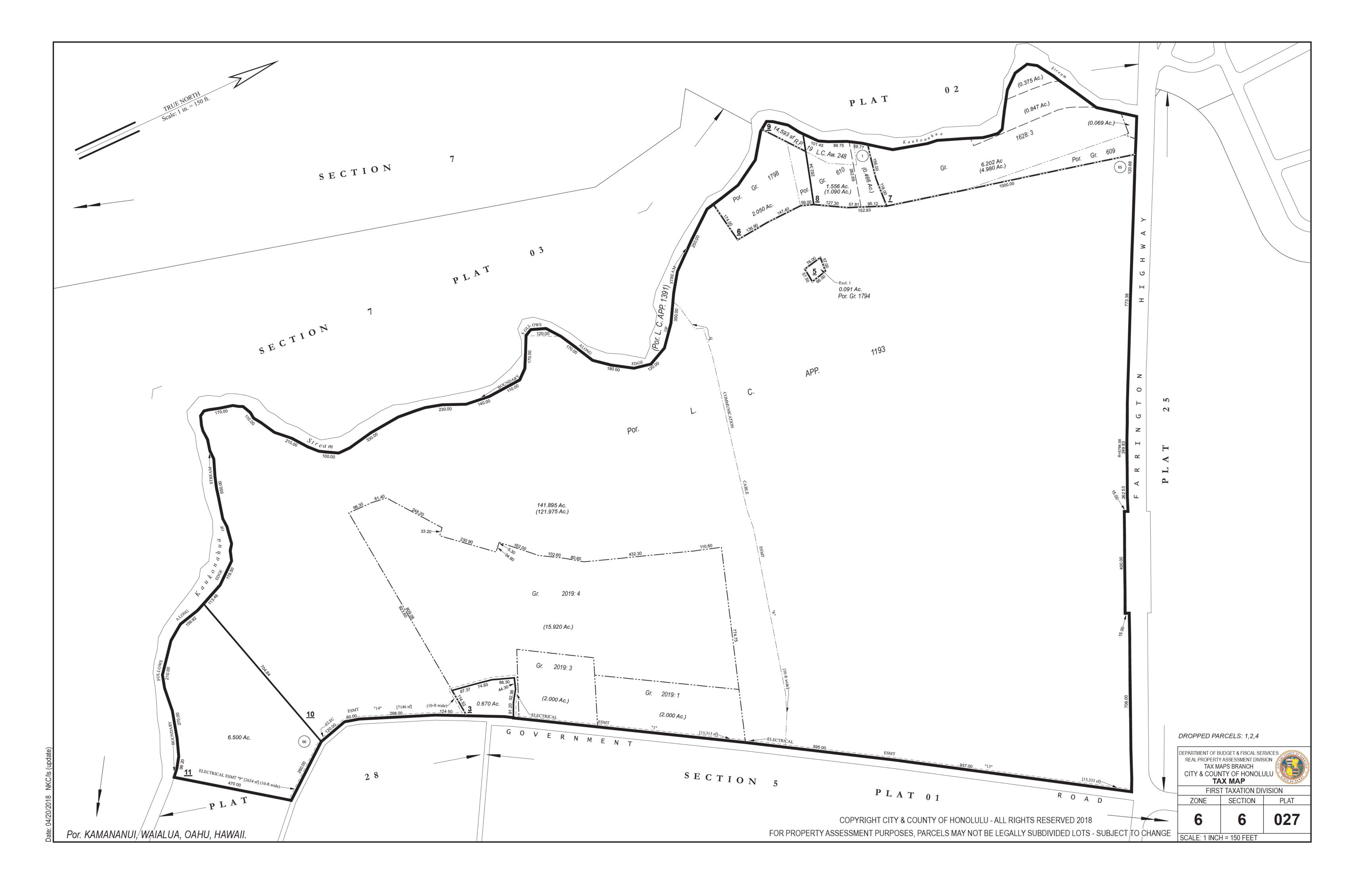
□ An Environmental Assessment was completed, and □ An Environmental Impact Statement was required and has been accepted (attach letter of acceptance). Publication date in The Environmental Notice:

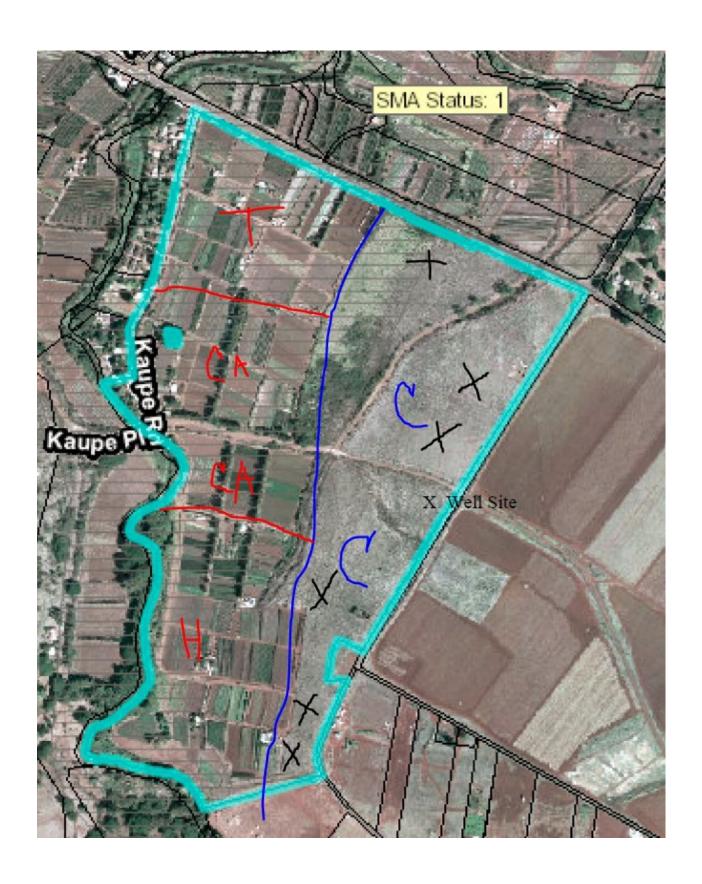
A wastewater treatment unit
 Waste-to-energy facility
 Landfill
 Oil refinery
 Power-generating facility
 None of the above 11 items

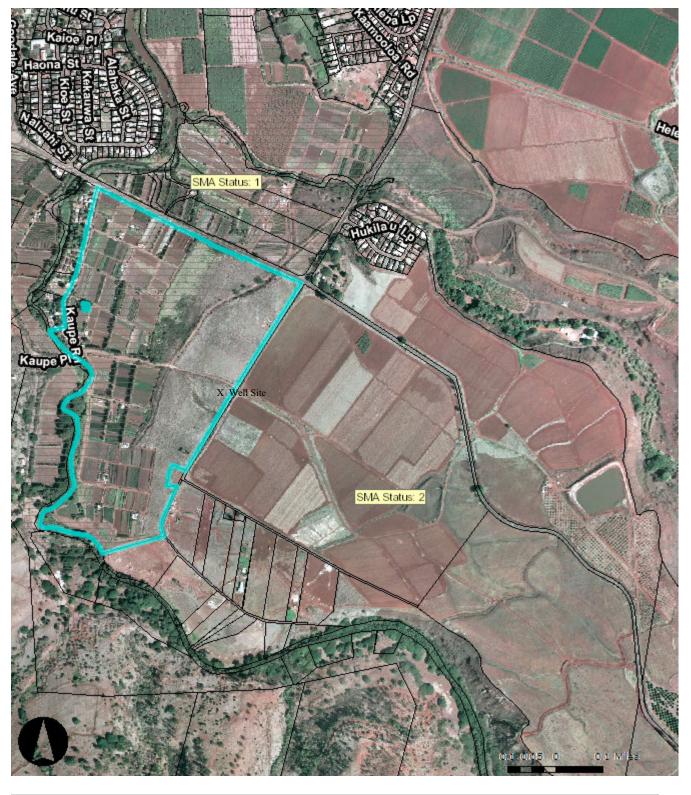
A Finding of No Significant Impact has been determined (attach letter). Publication date in The Environmental Notice:

This project proposes:

Use of state or county lands, or use of state or county funds
Use within a state conservation district
Use within a shoreline setback area
Use within a national or Hawaii registered historic site
Use within the Waikiki Special District
The construction, expansion or modification of helicopter facility







Tax Parcel	Tax Parcel	Special Management Areas ⊟In SMA
Kaala Ranch 2		Notes: Notes
Author: Your Name Date: 3/3/2021		Powered by ArcGIS Server 10 © City & County of Honolulu, All Rights Reserved, 2021 Note: Data represented on this map is not intended to replace site survey.

Copyright

1 of 2



Copies of DCCA Proof of Ownership Mike B. Pietsch is Member/Mgr of Oahu Real Estate Group LLC which is a Member/Mgr of Kaala Ranch 2 LLC.

Parcel Information

Parcel Number 660270100000 Location Address 66-603 KAUPE RD

Project Name Legal Information

LOT 65 121.975 AC. MAP 9 LCAPP 1193 GR. 2019:1 (2.00 AC.) GR. 2019:3 (2.00 AC.) GR. 2019:4 (15.92 AC.)

Property Class VACANT AGRICULTURAL; AGRICULTURAL

(Multiple Property Classes on Parcel)

Land Area (approximate sq ft)6,180,945Land Area (acres)141.8950

Plat Map PDF GIS Parcel Map

Owner Information

Owner Names

KA'ALA RANCH 2 LLC Fee Owner

Assessment Information

Œ	Show	Historical	Assessments

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2021	VACANT AGRICULTURAL	\$1,789,700	\$894,900	\$0	\$894,900	\$0	\$0	\$0	\$894,900	\$0	\$894,900
2021	AGRICULTURAL	\$3,219,100	\$298,300	\$0	\$298,300	\$32,400	\$0	\$32,400	\$330,700	\$0	\$330,700

Note: ** record has changed from the original certified value or from a previously posted value 2021 amended values not to be posted until new tax rates are processed on or after July 20.

How to calculate real property taxes

Appeal Information

	Appeal	Scheduled	
	Туре	Hearing Date	
Year	Value	subject to change	Status
2009	BOARD OF REVIEW	8/20/2009	Closed
2008	BOARD OF REVIEW	8/20/2009	Closed

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	5,000	0.1148	
AGRICULTURAL	2,966,044	68.091	Yes
AGRICULTURAL	223,071	5.121	
AGRICULTURAL	740,520	17	Yes
AGRICULTURAL	6,098	0.14	
VACANT AGRICULTURAL	2,240,212	51.4282	Yes

Department of Planning and Permitting (DPP)

Agricultural Assessment Information

Acres in Production	Agricultural Type	Agricultural Value
0.1148		\$250,000
68.091	5Y-3%	\$34,477
5.121		\$7,680
17	PAST	\$5,916
0.14		\$210
51.4282	Z5-50%	\$894,851

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

Residential Improvement Information

Eff Year Built

 Building Number
 1
 Living Area
 944

 Occupancy
 SINGLE-FAMILY
 Bedrooms
 2

 Framing
 WOOD/SINGLE WALL
 Full Bath
 1

 Year Built
 1928
 Half Bath
 0

1 of 4 3/3/2021, 4:49 PM

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DOCUMENTS CART: 0 Items

\$0.00

(/documents/order.html)

KA'ALA RANCH 2 LLC Back to search results

Domestic Limited Liability Company (IIc)

Begins with			V
			Search
All Company Info	Forms	Buy Available Docs	

General Info

	can purchase a Certificate of Good Standing for this business.
	Digital (PDF) for \$7.50
9	Printed for \$7.50
Ad	d to Cart
	Download company info as PDF (/documents/business.pdf?fileNumber=131340C5)
	Receive Reminders / Alerts (/documents/notifyLogin?fileNumber=131340C5)
	♣ Receive Annual Report Reminders (/documents/notifyLogin?fileNumber=131340C5)

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1 of 4 3/3/2021, 4:51 PM

MASTER NAME

KA'ALA RANCH 2 LLC

BUSINESS TYPE

Domestic Limited Liability Company (LLC)

FILE NUMBER

131340 C5

STATUS

Active

PLACE INCORPORATED

Hawaii UNITED STATES

REGISTRATION DATE

Jun 25, 2015

MAILING ADDRESS

154 WAILUPE CIR HONOLULU, Hawaii 96821 UNITED STATES

CONSENT NAME

KA'ALA RANCH LLC

PARTNER TERM

AT-WILL

MANAGED BY

MANAGER(S)

AGENT NAME

OAHU REAL ESTATE GROUP LLC

AGENT ADDRESS

154 WAILUPE CIR HONOLULU, Hawaii 96821 UNITED STATES

Annual Filings

2 of 4 3/3/2021, 4:51 PM

Filing Year	Date Received	Status
2020	Apr 24, 2020	Processed
2019	Jun 17, 2019	Processed
2018	Apr 26, 2018	Processed
2017	Apr 21, 2017	Processed
2016	Jun 30, 2016	Processed

Member/MGR

Name	ļĵ	Office [More info]	ţţ	Date	ŢĒ
OAHU REAL ESTATE GROUP LLC		MGR		Dec 15, 2020	

Other Filings

Date	↓₹	Description	Ţţ	Remarks	Ţţ
Dec 15, 2020		Amended / Restated		Amended / Restated	
Jun 25, 2015		Articles of Organization		Articles of Organization	

• Note: Transactions may be available for purchase. Please see the **Buy Available**Docs tab for additional information.

BREG DCCA | Contact us (http://cca.hawaii.gov/breg/contact/)
King Kalakaua Building

3/3/2021, 4:51 PM

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OAHU REAL ESTATE GROUP LLC

Back to search results

Domestic Limited Liability Company (Ilc)

Begins with			
			Search
All Company Info	Forms	Buy Available Docs	

General Info

Ju (can purchase a Certificate of Good Standing for this business.
	Digital (PDF) for \$7.50
0	Printed for \$7.50
Add	i to Cart
	Download company info as PDF (/documents/business.pdf?fileNumber=59683C5)
	Receive Reminders / Alerts (/documents/notifyLogin?fileNumber=59683C5)

Privacy - Terms

1 of 4 3/3/2021, 4:52 PM

MASTER NAME

OAHU REAL ESTATE GROUP LLC

BUSINESS TYPE

Domestic Limited Liability Company (LLC)

FILE NUMBER

59683 C5

STATUS

Active

PLACE INCORPORATED

Hawaii UNITED STATES

REGISTRATION DATE

Feb 25, 2008

MAILING ADDRESS

P O BOX 2196 HONOLULU, Hawaii 96805 UNITED STATES

PARTNER TERM

AT-WILL

MANAGED BY

MANAGER(S)

AGENT NAME

MICHAEL B. PIETSCH

AGENT ADDRESS

154 WAILUPE CIRCLE HONOLULU, Hawaii 96821 UNITED STATES

Annual Filings

Filing Year Date Received Status

2 of 4 3/3/2021, 4:52 PM

Filing Year	Date Received	Status
2021	Jan 4, 2021	Processed
2020	Feb 6, 2020	Processed
2019	Feb 8, 2019	Processed
2018	Jan 18, 2018	Processed
2017	Jan 26, 2017	Processed
2016	Jan 20, 2016	Processed
2015	Jan 20, 2015	Processed
2014	Jan 3, 2014	Processed
2013	Jan 3, 2013	Processed
2012	Jan 5, 2012	Processed
2011	Jan 14, 2011	Processed
2010	Jan 19, 2010	Processed
2009	Jun 9, 2010	Processed

Member/MGR

Name	ļĵ	Office [More info]	Ţţ	Date	ŢĒ
PIETSCH,MICHAEL B		MGR		Mar 11, 2014	

Other Filings

3 of 4 3/3/2021, 4:52 PM

traciesober@gmail.com

From:

Pietsch, Mike <mike@tghawaii.com> Tuesday, March 16, 2021 1:14 PM

Sent: To:

traciesober@gmail.com

Cc:

Aviles, Mary Ann; Pietsch, Mike

Subject:

Ka'ala Ranch 2 Permit

Attachments:

20210316084021161.pdf

This message was sent securely using Zix

Tax Map Key: (1) 6-6-027-010

66-603 Kaupe Rd., Waialua, Hawaii 96791

Ka'ala Ranch 2, LLC

I am the owner of the subject property and authorize Valley Well Drilling, LLC to act on my behalf in processing the attached application for a well construction/pump installation permit.

Mahalo, Mike



Mike B. Pietsch President & COO Office (808) 533-5632 | Cell (808) 294-0669 | Fax (808) 539-7774 235 Queen Street, Honolulu, HI 96813 | www.tghawaii.com



TITLE GUARANTY HAWAII









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