

KAPAPALA RANCH

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November 6, 2025

Daniel E. Orodenker

Executive Officer

State of Hawaii Land Use Commission

P. O. Box 2359

Honolulu, HI 96804-2359

Dear Mr. Orodenker:

Subject: 2025 Annual Report for the State Land Use Commission

Docket No. SP98-392 Kapāpala Ranch

Project Background and Status

The SLUC, on October 28, 1998, approved our application allowing eco-tourism and overnight camping activities on approximately 23,941.902 acres of land designated within the State Land Use Agricultural District. We maintain our Agreement with Hawaii Forest & Trails and periodically have their guides bring guests to tour the Ranch.

The Ranch's lease is in the process of transferring from the Department of Land and Natural Resources, DLNR, to the Hawaii Department of Agriculture, HDOA, under 2003 Session Laws, Act 90. We anticipate the transfer to be completed in 2026.

Status of Activities Relating to Imposed Conditions

Condition 1: The Applicant, successors or assigns shall be responsible for complying with all of the stated conditions of approval.

Status: We have been and will continue to comply with all of the stated conditions of approval.

Condition 2: Overnight camping shall be limited to the areas of the Kapāpala Ranch Headquarters. Ainapo House, two remote wilderness sites, and the two new cabins

proposed to be constructed. The Applicant shall submit a plan which identifies any proposed overnight camping sites other than those referenced above. The plan shall be submitted to the Land Use Commission for review and approval prior to the use of the proposed new sites for overnight camping activities.

Status: We are not currently doing overnight camping although it may be offered again sometime in the future.

Condition 3: The Applicant shall comply with all applicable laws, rules, regulations, and requirements, including those of the County of Hawaii Fire Department.

Status: We have complied and will continue to comply with all applicable laws, rules, regulations, and requirements, including those of the County of Hawaii Fire Department.

Condition 4: The Applicant shall address the State Department of Health's concerns regarding whether the potable water system for the proposed overnight camping activity is a "public water system". The Applicant shall file the evidence of compliance with the Planning Department and the Land Use Commission prior to initiating the proposed eco-tourism activities.

Status: The Department of Health commented that the ranch property does not have an existing water service as it is beyond the service limits of the department's existing water system facility. If we offer camping again in the future, we will continue to haul in potable drinking water in approved containers. In a letter dated October 22, 2001 the County of Hawaii Planning Department stated that 'given the lack of existing County water service provided to these parcels and the rustic characteristics of the recreational services that you currently provide, hauling in potable water for consumption by your limited clientele provides sufficient compliance with this condition.

Condition 5: The Applicant shall submit plans for its wastewater system to the State Department of Health (DOH), Wastewater Branch, Honolulu, for review and approval prior to initiating overnight camping activities. The Applicant shall submit evidence of DOH approval to the Planning Department and Land Use Commission.

Status: We are not currently offering overnight camping.

Condition 6: The Applicant, as represented, shall allow the State Historic Preservation Division to conduct field inspections of the historic structures on the Property at reasonable times.

Status: We will allow the State Historic Preservation Division to conduct field inspections of historic structures on the property at any time. To date they have never contacted us.

Condition 7: The Applicant shall not erect or cause to be erected, any permanent tents or additional structures for any outdoor overnight camping activity.

Status: There is no overnight camping on the property at this time.

Condition 8: Any amendment to the proposed plan for overnight camping, including amendments to the location and number of campsites, shall be forwarded to the County Planning Commission. Upon favorable recommendation by the Planning Commission, the amendment shall be transmitted to the Land Use Commission for approval.

Status: If we seek any amendment to our proposed plan for overnight camping, including amendments to the location and number of campsites, we will forward such amendment request to the Planning Commission, who would upon favorable recommendation transmit the amendment request to the Land Use Commission.

Condition 9: The Applicant shall timely provide, without any prior notice, annual reports to the County of Hawaii Planning Commission and the Land Use Commission in connection with the status of the subject property and the Applicant's progress in complying with the conditions enclosed herein. The annual report shall be due prior to or on the anniversary date of the issuance of this decision and order. The annual report shall be submitted in a form prescribed by the executive officer of the Land Use Commission.

Status: We are providing here our annual report for 2025.

Condition 10: Should any unanticipated sites, including subsurface remains such as burials or cave shelters be encountered on the Property, work within the immediate affected area shall cease and the DLNR State Historic Preservation Division (SHPD) shall be immediately notified. Subsequent work within the affected area shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds the sufficient mitigative measures have been taken.

Status: To date, we have not encountered any unanticipated sites, including subsurface remains such as burials and cave shelters. Should we encounter any such sites, we will stop all work within the immediate affected area and notify the DLNR-SHPD.

Condition 11: The Applicant shall establish its overnight camping activity within two years from the date of this decision.

Status: Our overnight camping activity was established within two years of the date of the decision and order, and is currently on hold due to the current ranch livestock operations.

LUC-Orodenker

Please contact the undersigned should you require any further information regarding this project.

Sincerely,

KAPĀPALA RANCH

Lani C. Petrie
Owner

Cc: Hawaii Planning Commission, 101 Pauahi St., Ste 3, Hilo, HI 96720