

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of

) DOCKET NO. A00-734

)

CASTLE & COOKE HOMES HAWAII, INC.
and PACIFIC HEALTH COMMUNITY, INC.

) FINDINGS OF FACT,
) CONCLUSIONS OF LAW, AND
) DECISION AND ORDER

To Amend the Agricultural Land Use
District Boundary into the Urban Land Use
District for Approximately 1,247.983 Acres of
Land at Waipio and Waiawa, O`ahu, Hawai`i,
TMKs: 9-4-06: 1, 2, por. 3, por. 29; 9-5-03:
por. 1, por. 2, por. 4; and 9-6-04: 21

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This is to certify that this is a true and correct
copy of the document on file in the office of the
State Land Use Commission, Honolulu, Hawaii.

JUN 27 2002

Date

Anthony J. Chung
Executive Officer

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AND DECISION AND ORDER

FILED JUN 27 10 11 AM '02
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HONOLULU, HAWAII

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_____)	

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER

CASTLE & COOKE HOMES HAWAII, INC., a Hawai`i corporation ("Co-Petitioner Castle & Cooke"), and PACIFIC HEALTH COMMUNITY, INC., a Hawai`i corporation ("Co-Petitioner Pacific Health") (collectively "Co-Petitioners"), filed a Petition For Land Use District Boundary Amendment on November 14, 2000, pursuant to chapter 205, Hawai`i Revised Statutes ("HRS"), and chapter 15-15, Hawai`i Administrative Rules ("HAR"), to amend the State land use district boundary to reclassify approximately 1,247.983 acres of land at Waipio and Waiawa, O`ahu, Hawai`i, identified as Tax Map Key Nos. 9-4-06: 1, 2, por. 3 and por. 29; 9-5-03:por. 1, por. 2, and por. 4; and 9-6-04:21 (collectively the "Property"), from the State Land Use Agricultural

District to the State Land Use Urban District for a residential and health care community development ("Project").

The Land Use Commission of the State of Hawai`i ("Commission"), having heard and examined the testimony, evidence and arguments of counsel presented during the hearings and the proposed findings of fact, conclusions of law, and decision and order filed by Co-Petitioners and the Sierra Club, Hawai`i Chapter ("Sierra Club"), and the responses to the proposed findings of fact, conclusions of law, and decision and order filed by the Office of Planning ("OP"), the Mililani/Waipio/Melemanu Neighborhood Board No. 25 ("Neighborhood Board"), the City and County of Honolulu Department of Planning and Permitting ("DPP"), and Co-Petitioners, hereby makes the following findings of fact, conclusions of law, and decision and order:

FINDINGS OF FACT

PROCEDURAL MATTERS

1. On November 14, 2000, Co-Petitioners filed a Petition For Land Use District Boundary Amendment ("Petition").
2. On January 30, 2001, Co-Petitioners filed a First Amended Petition.
3. On May 21, 2001, Co-Petitioners filed a Second Amended Petition.
4. Co-Petitioner Castle & Cooke is a Hawai`i corporation and a wholly owned subsidiary of Castle & Cooke, Inc. Co-Petitioner Pacific Health is a Hawai`i corporation that was organized through the support of The Wahiawa Hospital Association, a Hawai`i non-profit corporation ("WHA").

5. By letter dated December 5, 2000, the Executive Officer of the Commission (“Executive Officer”) deemed the Petition defective pursuant to section 15-15-50(f), HAR.

6. By letter dated June 7, 2001, the Executive Officer deemed the Petition a proper filing as of June 1, 2001, upon review of the additional information submitted by Co-Petitioners.

7. On June 26, 2001, the Neighborhood Board filed a timely Application To Intervene.

8. On June 26, 2001, the Sierra Club filed a timely Petition To Intervene.

9. On July 9, 2001, the Office of Planning filed a Statement Of Position Of The Office Of Planning In Partial Support Of The Petition.

10. On July 18, 2001, and by a written Order dated August 13, 2001, the Commission granted the Neighborhood Board’s Application To Intervene.

11. On July 18, 2001, and by a written Order dated August 13, 2001, the Commission granted the Sierra Club’s Petition To Intervene, provided that the scope of its intervention be limited to the environmental and infrastructural issues raised in its Petition To Intervene.

12. On July 27, 2001, the Commission held a prehearing conference on the Petition, which was attended by all parties.

13. On August 3, 2001, the DPP filed a Statement Of Position Of The Department Of Planning And Permitting, City And County Of Honolulu.

14. On August 7, 2001, the Sierra Club filed a Motion To Stay Proceedings In Castle & Cooke Homes Petition To Remove Over 1200 Acres Of Land From The Agricultural District Until HRS Chapter 343 Is Complied With (“Motion To Stay”).

15. On August 21, 2001, the Commission issued a Stipulated Prehearing Order concerning the timely submission of witness lists, exhibit lists, and exhibits, pursuant to section 15-15-57, HAR.

16. On September 6, 2001, and by a written Order dated September 26, 2001, the Commission denied the Sierra Club’s Motion To Stay.

17. On September 6, 2001, the Commission took a field trip to the Property.

18. On September 6 and 7, 2001, the Commission conducted a hearing on the Petition pursuant to a public notice published on June 11, 2001, in the Honolulu Star-Bulletin and HS&CPN.

19. On September 6, 2001, the Commission entered into evidence correspondence from Edward T. Teixeira, Vice Director of Civil Defense, dated July 3, 2001. The following individuals testified as public witnesses: Doug Fabrey, Rodger McClosky, State Representative Marcus Oshiro, and Todd Anderson.

20. On September 20, 2001, the Commission continued the hearing on the Petition. The Commission entered into evidence correspondence from Annette Yamaguchi dated September 7, 2001.

21. On October 18 and 19, 2001, the Commission continued the hearing on the Petition. On October 18, 2001, the Commission entered into evidence correspondence from State Senator Cal Kawamoto, dated September 17, 2001; and Pearl Johnson dated October 12, 2001. On October 18, 2001, the following individuals provided public testimony: Pearl Johnson, Lisa Mitchell, and Pi'ilani Kaopuiki.

22. On November 15 and 16, 2001, the Commission continued the hearing on the Petition. On November 15, 2001, the Commission entered into evidence postcards from Scott Crawford, Kim Murphy, Caroline Rice, Eric Graf, Marilyn Gates, David J. Iacobucci, Pearlie Ching, Randy Ching, Michelle A. Johnson, and Annette Kaohelaulii. On November 16, 2001, Donna Wong provided public testimony. The Commission entered into evidence postcards from Nelson Ho and Steve Tearney.

23. On January 17, 2002, the Commission continued the hearing on the Petition. The Commission entered into evidence correspondence from Richard Weigel, Toshi Takata, Michele Nihipali, Steve Tearney, and William Hong. The Commission also entered into evidence postcards from Nelson Ho, Steve Tearney, Dr. John R. Heidel, Marian Heidel, Jacquelyn Gonzales, Candy Good, Jared Franklin, Randy Pans, Scott Simmons, Summer Terry, Dave Adamson, Jean Y. Aoki, Pamela Banse, Lauren Brewer, Joe Baisley, Melind Doyle, Danielle Gadiscra, Elizabeth Rockerd, James

Sonnenburg, Robin U. Loomis, Marilyn Gates, Grant Ible, Linda Johnson, S. Raubo, Celeste N. King, Brittany Carter, John Kendzie, Ana Villavicencio, Martha Walters, Mona Warstme, John Gutrich, and Lisa Keala Carter. The following individuals provided public testimony: Randy Ching, Margaret Broaddus, William Reese Ligget, Richard Weigel, Shaunti Kiehl, Eric Matsumoto, William Hong, Kristine Davidson, Albi Mateo, and Jeanette Nekota.

24. On January 31, 2002, the Commission continued the hearing on the Petition. The Commission entered into evidence correspondence from Laura Brown. The Commission also entered into evidence postcards from C.A.S. Bebb, Steve Novak, Robert Harris, Kekula Crawford, Harriet Miyasaki, Charles N. Ogata, L. Soma, Gayla Tarumoto, Clara Okazaki, Georgia Tien, James Waddington, and Daniel Vivnig. Darrlyn Bunda provided public testimony.

25. On February 7, 2002, the Commission continued the hearing on the Petition.

26. On March 7, 2002, the Commission continued the hearing on the Petition. The Commission entered into evidence postcards from Laureen Lever, James Hane, William Reese Liggett, Pete Merrifield, A.R. Bento, Justin Fong, Sharon E. Reilly, Judith Buffington, Annette Kaohelaui`i, Maile Sakamoto, Elizabeth L. Weatherford, Vernon E. Knight, Joanne Ogata, Jon Ogata, Sandra Perez, Marie Riley, Thomas W. Rolfe, Carol Sakamoto, Daniel Sakamoto, David C. Stafford, Vince Soeda, Chas Woods, D. Gilson, Gail Kong, Hazel Twelke, Zoener Nemeec, and L. Young. The following

individuals provided public testimony: William Edward Murphy, III; and Robert D. Harris. The Commission subsequently closed the hearing on the Petition, subject to the submittal by the parties of promotional materials relating to the proposed University of Hawai'i site at Mililani Mauka. On March 22, 2002, Co-Petitioner Castle & Cooke filed the requested materials regarding the site. On April 1, 2002, the Neighborhood Board filed its materials regarding the site.

27. On April 26, 2002, Co-Petitioners filed a Motion For Time Extension For Land Use Commission To File Findings Of Fact And Conclusions Of Law ("Motion For Time Extension").

28. On May 3, 2002, the Commission met in Hilo, Hawai'i, to consider adoption of the Commission staff's Proposed Findings Of Fact, Conclusions Of Law, And Decision And Order ("Proposed Decision And Order") for service upon the parties. At the meeting, the Commission granted Co-Petitioners' Motion For Time Extension¹ and deferred action on the adoption of the Proposed Decision And Order.

29. On June 12, 2002, the Commission met in Honolulu, Hawai'i, to consider adoption of the Commission's Proposed Decision And Order for service upon the parties.² Following discussion, the Commission adopted the Proposed Decision And Order, with amendments, for service upon the parties.

¹ The time within which the Commission is required to file findings of fact, conclusions of law, and decision and order in the docket was extended for 90 days, up to and including August 30, 2002.

² Following the May 3, 2002 meeting, the Commission staff's Proposed Decision And Order was thereafter referred to as the Commission's Proposed Decision And Order.

DESCRIPTION OF PROPERTY

30. The Property is located in Waipio and Waiawa, O`ahu, and consists of 1,247.983 acres of land in three separate areas which are referred to as the "Koa Ridge Mauka Area," "Waiawa Area," and "Koa Ridge Makai Area," respectively, and identified by Tax Map Key number as follows:

<u>Area</u>	<u>No.</u>	<u>Tax Map Key No.</u>	<u>Area</u>	<u>Subtotal</u>
<u>Koa Ridge Mauka Area</u>	1	9-4-06: Por. 3	485.530	485.530
		9-5-03: Por. 1		
		9-5-03: Por. 2		
		9-5-03: Por. 4		
<u>Waiawa Area</u>	2	9-6-04:21	73.368	190.893
	3	9-4-06: Por. 29	117.525	
<u>Koa Ridge Makai Area</u>	4	9-5-03: Por. 1	38.997	
		9-5-03: Por. 4		
	5	9-4-06: Por. 1 9-4-06: Por. 3	437.967	
	6	9-4-06: Por. 2	90.214	
	7	9-4-06: Por. 2	1.009	
	8	9-4-06: Por. 2	1.562	571.560
		9-4-06: Por. 1	1.811	
Total Acreage				1247.983

31. The Koa Ridge Mauka Area is situated above the H-2 Freeway and is presently accessible by a pineapple road along the length of the Koa Ridge Makai Area. The upper fields are not irrigated. The lower portion of the Koa Ridge Mauka

Area was irrigated via Waiahole Ditch water, which was pumped into an irrigation system. Dole Food Company Hawaii ("Dole") has ceased replanting pineapple at the Koa Ridge Mauka Area and has relocated pineapple production to other fields in Helemano between Wahiawa and Waialua that are closer to Dole's central packing plant. Co-Petitioner Castle & Cooke leases several residences and horse pasturage lands to private tenants in the upper area of the Koa Ridge Mauka Area.

32. The Waiawa Area is located east of the H-2 Freeway, near the Waipio Interchange. The Waiawa Area is accessible from the Waipio Interchange of the H-2 Freeway via a road to Mililani Memorial Park. Mililani Memorial Park is located on the north side of the Waiawa Area. Panakauahi Gulch is along its western boundary, with a smaller gulch along the northwest boundary. Waiawa has been fallow since 1992.

33. To the south of the Waiawa Area is the proposed Waiawa Gentry project, which is currently in the State Land Use Urban District. These lands are designated in the City and County of Honolulu's Central O`ahu Development Plan for Commercial, Mixed Use, Low Density Apartment, and Residential use.

34. The Koa Ridge Makai Area is bordered by Ka Uka Boulevard and Waipio Business Park to the south, Kamehameha Highway and the Central O`ahu Regional Park site across Kamehameha Highway to the southwest, Kipapa Gulch to the west and north, and the H-2 Freeway to the east. Although approximately 60 acres in the north section of Koa Ridge Makai remain in pineapple cultivation, these fields are

no longer being replanted. Dole plans to relocate pineapple operations from these fields to former sugarcane lands at Helemano. Approximately 40 acres of the Koa Ridge Makai Area are being leased for seed corn cultivation.

35. Existing communities of Mililani and Mililani Mauka are located to the west and northwest of the Property and Waipio Gentry is located to the south of the Property. In an adjacent area, Co-Petitioner Castle & Cooke also leases land in the southern fork of Kipapa Gulch to several small farming operations.

36. The primary access to the Property is via Kamehameha Highway and the H-2 Freeway.

37. The Property is owned in fee simple by Co-Petitioner Castle & Cooke. Co-Petitioner Castle & Cooke has entered into an agreement to sell to Co-Petitioner Pacific Health's sole shareholder, WHA, approximately 210 acres of land in the southern portion of the Koa Ridge Makai Area, which is to be developed by Co-Petitioner Pacific Health as the Pacific Health Center. The Pacific Health Center area comprises Tax Map Key No. 9-4-06:por. 2 and a 100+-acre portion of Tax Map Key No. 9-4-06:por. 1. By letter dated October 27, 2000, Co-Petitioner Castle & Cooke authorized Co-Petitioner Pacific Health to be a Co-Petitioner for reclassification of the Pacific Health Center area.

38. Temperatures in the O`ahu area leeward of the Ko`olau Range, where the Property is located, are generally very moderate with average daily temperatures ranging from 65°F to 85°F. Rainfall is relatively moderate to wet with an average of 50 to 100 inches per year, depending on elevation.

39. Elevations within the Property range from 440 feet above mean sea level (“MSL”) in the Koa Ridge Makai Area to 1,100 feet MSL in the Koa Ridge Mauka Area. Slopes within the Property are generally in the 0 to 5 percent slope range, with some steeper sections near the edges of the adjacent gulches.

40. The United States Department of Agriculture Soil Conservation Service classifies soils within the Property as: Helemano silty clay (HLMG); Lahaina silty clay (LaB, LaC3), Manana silty clay loam (MoB, MoC, MoD2), Manana silty clay (MpB, MpC, MpD), Molokai silty clay loam (MuB), Paaloa silty clay (PaC), and Wahiawa silty clay (WaA, WaB, WaC). Descriptions of these soils are as follows:

a. The Helemano series consists of well-drained soils on alluvial fans and colluvial slopes on the sides of gulches. The surface layer is dark reddish-brown silty clay, approximately 10 inches thick. Permeability is moderately rapid. Runoff is medium to very rapid and erosion hazard is severe to very severe. A portion of the Koa Ridge Makai Area in Kipapa Gulch consists of Helemano silty clay, 30 to 90 percent slope.

b. The Lahaina series consists of well-drained soils on uplands. These soils developed in material weathered from various igneous rocks. The Lahaina silty

clay, 3 to 7 percent slopes, (LaB) subseries is found on smooth uplands. The soils are medium acid in the surface layer and slightly acid to medium acid in the subsoil. Permeability is moderate, runoff is slow, and the erosion hazard is slight. This soil is found on the Koa Ridge Makai Area. The Lahaina silty clay, 7 to 15 percent slopes, severely eroded (LaC3) subseries is similar but is characterized by medium runoff and severe erosion hazard. This soil subseries is found in the Koa Ridge Makai Area.

c. The Manana silty clay loam series consists of soil on smooth slopes on the uplands of O`ahu. The surface layer is a dark-reddish brown silty clay loam approximately eight inches thick and the subsoil is strongly acid to extremely acid. On the 2 to 6 percent slope soils found at the Koa Ridge Mauka Area, runoff is slow and the erosion hazard is slight. On the 6 to 12 percent slope soils found at the Koa Ridge Mauka Area and Koa Ridge Makai Area, permeability is moderately rapid, runoff is medium, and the erosion is moderate. On the 12 to 25 percent slope soil found at the Koa Ridge Mauka Area, runoff is rapid and the erosion hazard is severe.

d. The Manana silty clay series consists of well-drained soils on the uplands of O`ahu. These soils developed in material weathered from basic igneous rock. Runoff is slow, and the erosion hazard is slight on the 3 to 8 percent slope soils. Runoff is medium and the erosion hazard is moderate on the soils with 15 to 25 percent slope. These soil types are found on all three areas comprising the Property.

e. The Molokai silty clay loam series consists of well-drained soils on uplands. Runoff is slow to medium and erosion hazard is slight to moderate on this soil. These soils formed in material weathered from basic igneous rock and on slopes ranging from nearly level to moderately steep. This soil type is found at the Koa Ridge Makai Area.

f. The Paaloa silty clay series consists of well-drained soils on the uplands of O`ahu. These soils are developed in an old alluvium and residuum derived from basic igneous rock. This soil type is strongly acid to very strongly acid. Permeability is moderately rapid. Runoff is slow to medium and the erosion hazard is slight to moderate. This soil type is found at the Koa Ridge Mauka Area.

g. The Wahiawa silty clay series consists of well-drained soils on the uplands of O`ahu. These soils developed in a residuum and old alluvium derived from basic igneous rock. Permeability is moderately rapid and runoff is slow on slopes up to 8 percent. This soil type predominates at the Koa Ridge Makai Area. Wahiawa subseries soils are also found at the Koa Ridge Mauka Area and the Waiawa Area.

41. The University of Hawai`i Land Study Bureau Detailed Land Classification for the island of O`ahu designates most of the soils on the Property with a "B" overall productivity rating, with Class "A" soils being predominant in the Waiawa Area. "D" and "E" productivity ratings, which are less productive soil types, are found in the upper Koa Ridge Mauka Area and along the peripheries of the Koa Ridge Makai

Area and Koa Ridge Mauka Area. Soils rated "A" have the highest productivity rating potential and soils rated "E" have the lowest potential.

42. The State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i classification system classifies most of the Koa Ridge Makai and Waiawa Areas and about one-half of the Koa Ridge Mauka Area as "prime agricultural land." About one-half of the Koa Ridge Mauka Area is designated "unique agricultural land." Portions of the Waiawa Area are classified as "other important agricultural land."

43. The United States Federal Emergency Management Agency's flood insurance rate maps designate the entire Property in Zone D, in which flood hazards are undetermined.

PROPOSAL FOR RECLASSIFICATION

44. The Project is a master-planned community, consisting of a residential development and a major employment center - the Pacific Health Center - within the residential development, together with appurtenant and supporting amenities including parks, recreational centers, schools, day care centers/churches, neighborhood commercial businesses, and supportive infrastructure improvements. Co-Petitioner Castle & Cooke will be the master developer, including developer of the residential component, and Co-Petitioner Pacific Health will be the developer of the Pacific Health Center.

45. The following is a summary of land uses for each area of the

Property as presented by Co-Petitioners:

<u>LAND USE</u>	<u>KOA RIDGE MAKAI</u>	<u>WAIAWA</u>	<u>KOA RIDGE MAUKA</u>	<u>TOTALS</u>
SF Residential (ac.)	250	128	341	719 ac.
units ³	1,500	768	2,046	4,314
MF Residential (ac.)	44.5	18	61	123.5 ac.
units ³	645	324	885	1,854
Elementary School (ac.)	12	0	12	24 ac.
Sites	1	0	1	2
Park (ac.)	15	10	16	41 ac.
Sites	1	1	2	4
Church/Day Care (ac.)	5	2	7	14 ac.
Sites	1	1	2	4
Recreation Center (ac.)	4	2	2	8 ac.
Sites	1	1	1	3
Commercial (ac.)	12	0	10	22 ac.
Pacific Health Center (ac.)	210	0	0	210 ac.

Acreages do not include circulation and unimproved open space.

46. Co-Petitioner Castle and Cooke proposes to address the housing needs of low income, low-moderate income, and gap groups by providing 10 to 30 percent of the total number of residential units developed on the Property for affordable housing as will meet the affordable housing guidelines of the City and County of Honolulu.

³Unit numbers are approximate only. Co-Petitioner Castle & Cooke proposes to develop between 6,000 to 7,500 single-family and multi-family units, with densities of 6 units per acre for single-family units and 14-1/2 to 18 units per acre for multi-family units.

47. Co-Petitioner Castle & Cooke anticipates commencing development of the Koa Ridge Makai Area with construction of off-site infrastructure improvements in 2005-2006.

48. Development of the Waiawa Area is proposed to be timed to coincide with the development of the Gentry Waiawa project. The two developments would require development of common infrastructure facilities. A definitive timeframe for the development of the Gentry Waiawa off-site infrastructure has not been established.

49. Development of the Koa Ridge Mauka Area is not expected to commence until after 2020. Development of the entire Project would occur over a 20 to 25-year period.

50. Co-Petitioner Pacific Health proposes to develop the Pacific Health Center as a major quasi-public facility in Central O'ahu. The Pacific Health Center is conceived as a medical mall, which is a series of buildings for separate health care providers that are grouped together to support each other and create a synergy and leverage of one operator or facility to another, similar to the concept of a shopping mall. The medical mall will be designed around an open pedestrian walkway. A unique feature of the medical mall concept will be the ability to have a medical research complex and an in-patient population in proximity in the same complex.

51. At the center of the medical mall will be the proposed Wahiawa-Central Oahu Health Center, a traditional hospital with medical and surgical beds,

diagnostic and treatment facilities and ambulatory surgery units, to be operated by Wahaiawa-Central Oahu Health Center, Inc. Other major components of the Pacific Health Center will be:

- A physicians' office building.
- The Pacific Sports Medicine and Research Center, a medical-based hospital-affiliated health and fitness center.
- The Pacific Wellness Center, a center for complimentary medicine.
- The Pacific Cardiac Institute, which will focus on non-invasive alternatives to treatment of heart disease.
- The Pacific Adolescent Center, which will focus on primary prevention of adolescent risk behavior.
- The Pacific Saging Center, which will address the health needs of senior citizens.
- The Pacific Woman's Center, which will address the specific health needs of women.
- The Pacific Biotechnology Institute, which will lead to medical research and education partnerships.

52. Co-Petitioner Pacific Health proposes to develop the Pacific Health Center in three phases. Phase 1 of the Pacific Health Center, to be developed on approximately 80 acres, includes the diagnostic and treatment facilities of the Wahaiawa-Central Oahu Health Center, a physicians' office building, an in-patient hospital, out-

patient treatment facilities, the Pacific Sports Medicine and Research Center, the Pacific Wellness Center, a Pacific Health Mall, and senior facilities to be developed under the auspices of Pacific Saging Center, Inc. Phase 2, to be developed on the remainder of the Pacific Health Center area, will include expansion of the Wahiawa-Central Oahu Health Center, an additional physicians' office building, and expansion of the Pacific Wellness Center and the Pacific Health Mall, both commenced in Phase 1 of the Project. Phase 2 will also include the Pacific Cardiac Institute, an adolescent rehabilitation center, additional facilities for Pacific Saging Center, including skilled nursing and long-term care, assisted living, and biomedical education and research facilities. Phase 3 will include further expansion of all of these facilities and a Hawaiian healing institute. Co-Petitioner Pacific Health proposes to commence construction of Phase 1 in 2002, and complete development of the Pacific Health Center within ten years after the Commission's approval of the Petition.

53. The following is a summary of the building and land areas proposed for the Pacific Health Center as represented by Co-Petitioner Pacific Health:

**PACIFIC HEALTH CENTER
SUMMARY OF BUILDING AND LAND AREAS**

FACILITY	BUILDING FLOOR AREA	LAND AREA (ACRES)
Wahiawa-Central Oahu Health Center, Inc.		
A. Diagnostic and Treatment	100,000	7.50
B. Physicians' Office Building (includes geriatric center)	200,000 135,000	15.00 5.50

C. Warehousing and Distribution		
Inpatient Hospital (includes Pacific Women's Center)	300,000	16.67
Pacific Sports Medicine & Research Center		9.50
A. Fitness Center	63,000	
B. Clinical Services and Medical Offices	19,900	
Pacific Cardiac Institute, Inc.	50,000	4.00
Pacific Adolescent Center, Inc.	25,000	3.00
Pacific Wellness Center, Inc.		
A. Pacific Health Mall (Healthy Lifestyle Retail Center, Dental Clinic, Blood Bank, etc.)	48,000	16.60
B. Family Support Center	30,000	
C. Pacific Wellness Center - Center for Alternative Medicine	30,000	
	15,000	
TOTAL HEALTH CARE FACILITIES	1,015,900	77.77
Pacific Saging Center, Inc.		
A. Hospice	15,000	2.00
B. Skilled Nursing & Long-Term Care	45,000	3.50
C. Assisted Living Center		11.50
D. Alzheimer Center & Nursing Home	90,000	3.50
E. Hawaiian Healing Gardens	45,000	8.40
TOTAL SENIOR CARE FACILITIES	195,000	28.90
Pacific Biotech Institute, Inc.	200,000	12.00
Other Health Community Facilities		
A. Medical Education	200,000	12.00
B. Medical Research	200,000	12.00
C. Oncology Center	100,000	6.00
TOTAL EDUCATION & RESEARCH FACILITIES	700,000	42.00

TOTAL BUILDING DEVELOPMENT AREA	1,910,900	148.67
Site Circulation and Common Space		27.01
Gulch Area		16.00
CCHH Easements (excluding pedestrian walkways & HECO)		18.32
TOTAL COMMON AREA ACREAGE		61.33
TOTAL BUILDING GROSS SQUARE FEET & ACREAGE	1,910,900	210.00

54. The following is a summary of the costs estimated by the Co-Petitioners for the Project:

<u>Construction Cost</u> (millions)	<u>DEVELOPMENT AREA</u>			
	<u>Koa Ridge</u> <u>Makai</u>	<u>Koa Ridge</u> <u>Mauka</u>	<u>Waiawa</u>	<u>Total</u>
On-site Subtotal	\$60.4	\$81.2	\$28.9	
15 percent Contingency	9.1	12.2	4.3	
8 percent Design	5.5	7.4	2.7	
On-Site Total	\$75.0	\$100.8	\$35.9	\$211.7
Off-site Subtotal	\$102.1	\$96.2	\$25.1	
15 percent contingency	15.3	14.4	3.7	
8 percent Design	9.5	8.9	2.3	
Off-Site Total	\$126.9	\$119.5	\$31.1	\$277.5
Pacific Health Center Building Cost	\$284.2			
Site Development Cost	62.9			
Total	\$347.1	NA	NA	\$347.1
GRAND TOTAL	\$549.0	\$220.3	\$67.0	\$836.3

CO-PETITIONERS' FINANCIAL CAPABILITY TO UNDERTAKE THE PROPOSED DEVELOPMENT

55. A consolidated balance sheet for Co-Petitioner Castle & Cooke showed \$1,121,641,000 in assets and \$562,465,000 as total liabilities as of June 30, 2000.

56. The development of the residential community on the Property will be financed under Co-Petitioner Castle & Cooke's general borrowing capacity.

57. As a new corporation, Co-Petitioner Pacific Health does not have a financial statement. The financial statements for Co-Petitioner Pacific Health's sole shareholder, WHA, for the year ended June 30, 1999, list net assets of \$15,264,762.

58. In the 1999 session, the Hawai'i State Legislature passed eight bills into law that authorized a total of \$147 million in special purpose revenue bonds for the development of the Pacific Health Center. The House Bill ("HB") numbers and the amounts authorized are shown below:

HB 970 \$15 million in special purpose revenue bonds for the Pacific Cardiac Institute

HB 971 \$37 million in special purpose revenue bonds for Wahiawa General Hospital

HB 972 \$40 million in special purpose revenue bonds for the Wahiawa Central Oahu Health Center, Inc.

HB 973 \$30 million in special purpose revenue bonds for the Pacific Sports Medicine & Research Center

HB 1257 \$5 million in special purpose revenue bonds for the Pacific Wellness Center

HB 1616 \$5 million in special purpose revenue bonds for the Pacific Women's Center

HB 1617 \$10 million in special purpose revenue bonds for the Pacific Saging Center

HB 1621 \$5 million in special purpose revenue bonds for the Pacific Community Health & Wellness, Inc.

59. Each of the components of the Pacific Health Center will be developed separately through partnerships or collaborations with other health and wellness providers and health care facility developers. In addition to the financing provided by the issuance of special purpose revenue bonds, the developer of each component of the Pacific Health Center will provide the balance of the financing through loans, equity, grants, financing through additional special purpose revenue bonds, or other financing.

STATE AND COUNTY LAND USE PLANS AND PROGRAMS

60. The Property is currently designated in the State Land Use Agricultural District, as reflected on the Commission's official map, 0-9 (Waipahu).

61. The City and County of Honolulu's Central O'ahu Development Plan designates the Property as Agriculture, and the Property is classified in the Ag-1 Restricted Agricultural Zoning District.

62. The DPP's Final Review Draft Central O'ahu Sustainable Communities Plan designates a portion of the Koa Ridge Makai Area generally corresponding to the proposed site of the Pacific Health Center for medical park, and the remainder of the Koa Ridge Makai Area for residential and low density apartment. The Waiawa Area is also designated for residential and low density apartment. The Koa Ridge Mauka Area is designated for agriculture. The Central O'ahu Sustainable

Communities Plan is being prepared pursuant to a City Charter requirement intended to help guide public policy, investment, and decision-making over the next 25 years. The DPP expects to complete its work on the Central O`ahu Sustainable Communities Plan and forward the plan to the Planning Commission for review and recommendation to the City Council in 2002. When approved by the City Council, the Central O`ahu Sustainable Communities Plan will replace the Central O`ahu Development Plan as the policy guide for land use decision-making in Central O`ahu.

63. The Property is not within the City and County's special management area.

NEED FOR THE PROPOSED DEVELOPMENT

64. The Prudential Locations, Inc., prepared a study of housing demand for Central O`ahu, which analyzed housing demand for the next 20 to 30 years. The study examined population growth based on State of Hawai`i Department of Business, Economic Development and Tourism's projections, which indicated that there would be a growth in population of 73-76,000 between 2000 and 2010 and another growth in population of 68-70,000 between 2010 and 2020 on O`ahu.

65. There are approximately 13,000 residential units in Central O`ahu that are planned by other landowners or developers but have not been constructed. Based on the projected population increases in Central O`ahu, it is anticipated that a portion of the residential units proposed by Co-Petitioner Castle & Cooke would address the projected demand. Not all of the 13,000 residential units are likely to be

constructed since some of these developments are owned by entities who are adverse to homebuilding or face cost structures and market conditions that present substantial obstacles for their financing.

66. Historic sales figures and marketing and absorption data indicate that Central O`ahu is a desirable place to live. The proposed residential units are intended to provide housing opportunities for a range of Hawai`i residents, including employees of the Pacific Health Center, with differing incomes and family sizes.

67. Wahiawa General Hospital was founded in 1944 by 25 Wahiawa residents who organized the WHA to take over the operation of a military hospital from the U.S. Army at the site of the former Wahiawa Elementary School.

68. Wahiawa General Hospital presently consists of 49 medical-surgical beds, 10 geriatric-psychology beds, and 103 skilled nursing beds. Wahiawa General Hospital is presently staffed by approximately 130 physicians in various medical specialties and 535 employees. Wahiawa General Hospital presently sponsors the family practice residency program of the University of Hawai`i John A. Burns School of Medicine.

69. In the mid-1980s, the WHA's board, medical staff, and community became concerned about the future of Wahiawa General Hospital. In the late 1980s, paradigm shifts were occurring in health care. The federally mandated diagnostic related groupings imposed a predetermined reimbursement amount for each hospital

procedure, resulting in a reduction in revenues. Medical insurers imposed similar reimbursement constraints, resulting in a further reduction in revenues.

70. The initial impetus for the creation of the Pacific Health Center was the need to replace the existing Wahiawa General Hospital facility, which was constructed in 1958. Wahiawa General Hospital's present physical space is functionally obsolete. There is no room for expansion on the four-acre campus. Floor-to-ceiling heights in the main hospital building are too low to accommodate interior renovation. The costs of renovating the present structure (\$37 million) would exceed the cost of building a new structure (\$36 million).

71. In developing its vision of the Pacific Health Center, the WHA Board was attracted to the Baylor University Medical System model. The Baylor Health Care System is an integrated multi-facility health care organization that utilizes strategic affiliations and partnerships with other health care providers to deliver care throughout suburban Dallas and Northeast Texas. Baylor employs a hub and spoke system to make its services available to clients within this large service area. In 1999, the WHA retained Baylor Health Enterprises as a consultant to assist in its health care planning process for Central O'ahu.

72. Baylor Health Care System prepared a market assessment for the Pacific Health Center. Wahiawa, Mililani, Pearl City, and Waipahu comprised the primary service area. Haleiwa, Waialua, and Kunia provided a secondary service area. The study assumed that by 2004, an additional 2,000 homes would be completed in

Central O`ahu. Based on a household size of 3.0, this would account for an increase of 6,000 additional people in Central O`ahu. Based on the demographics of the primary service area and the anticipated residential growth, there is a growing demand for both in-patient and out-patient health care services in the area.

73. WC Advisors, Inc.; Craig Patton Consulting; Matthews Marketing, LLC; and Financial Resource Group, LLC, prepared a situational analysis, which evaluated the external environment in which the Pacific Health Center will operate. The demand for health care services in Central O`ahu is growing due to the aging of the population, the projected population growth, and the residential development proposed by Co-Petitioner Castle & Cooke. There is an estimated demand for 392 additional acute hospital beds by the year 2025. The number of patients discharged from hospitals on O`ahu is estimated to increase by 18,213 discharges by 2025.

SOCIO-ECONOMIC IMPACTS

74. SMS Research and Marketing Services, Inc., assessed the socio-economic impacts of the Project. Because the Project is conceived in response to anticipated urban growth, it is not expected to attract new residents from outside of Hawai`i. The Project would contribute to the growth of a regional community in Central O`ahu, providing housing and health care services. The population increase in Central O`ahu as a result of the Project will have impacts upon schools, transportation, and other governmental supported facilities and services.

In addition to the average annual direct employment of approximately 360 jobs in construction, which will itself generate revenues in the form of excise taxes, corporate income taxes, and personal income taxes, the Project at full build-out would contribute approximately 4,560 jobs. Approximately 2,800 of these jobs would be at the Pacific Health Center. This job creation does not take into consideration indirect job creation due to an increase in spending levels. In addition to job creation, upon full build-out the Project is anticipated to contribute approximately \$3.9 million per year in real property taxes, based on current levels of assessment and tax rates. Based on the assessment, government costs incurred as a result of the Project are not expected to exceed the revenues derived. The government costs associated with development of the Project consist primarily of school development and roadway improvements. Co-Petitioners are expected to contribute a fair-share of the costs of such school development and roadway improvements.

IMPACT ON RESOURCES OF THE AREA

Agricultural Resources

75. Dole presently cultivates approximately 60 acres of pineapple and has leased approximately 40 acres to a tenant, who cultivates seed corn in the Koa Ridge Makai Area. Dole intends to relocate all of its pineapple cultivation to Helemano, where Dole has less expensive land and water resources available for cultivation. Dole has other lands, which are available for the cultivation of other crops. Other constraints on farming in the Koa Ridge Makai Area are the difficulty in transporting heavy

equipment to cultivate these areas, the inability to conduct night operations and to use dairy manure for compost because of the proximity to nearby urban areas, a high level of manganese in the soil, and a reduced allocation of water from the Waiahole Ditch by the Commission on Water Resource Management ("COWRM"). Development of the Project, combined with development of other approved and proposed projects in Central O`ahu, will eliminate the possibility of using the Property for diversified agriculture, but will not adversely affect growth of diversified agriculture on O`ahu.

76. Due to the closure of Oahu Sugar Company, Limited, and Waialua Sugar Company, ample land is available on O`ahu for diversified agriculture. Since 1968, approximately 236,200 acres of land have been released from plantation agriculture on O`ahu while the net gain in land for diversified crops has increased by approximately 38,500 acres.

77. Land is not the limiting factor to the growth of diversified agriculture in Hawai`i. The primary limiting factor is the size of the market for crops that can be grown profitably in Hawai`i. Other limiting factors to increased production in diversified agriculture include unfavorable climate, pests, low nutrients in the soil, availability of water, high labor costs, and transportation costs.

Flora and Fauna

78. Evangeline Funk, Ph.D., Botanical Consultants, conducted a survey of flora and fauna resources in 1996 for the Property. Dr. Funk re-surveyed the Property in 1999. The Property consists of former pineapple fields or gulches

adjoining pineapple fields. The gulches support a mixed flora of native and introduced trees. Native trees comprise a small percentage of the vegetation and are primarily found at higher elevations. No plant species classified as an endangered or threatened species by the U.S. Fish and Wildlife Service nor any plant species proposed as a candidate for listing as an endangered or threatened species were detected on the Property. The Project is not expected to have a significant adverse impact on the botanical resources of the Property.

79. No evidence of any bird or animal species classified as an endangered or threatened species by the U.S. Fish and Wildlife Service nor any species proposed as a candidate for listing as an endangered or threatened species were detected on the Property. All bird and animal species observed on the Property were exotic species common to Hawai'i, with the exception of the golden plover, which is a native migratory bird.

Archaeological and Cultural Resources

80. Cultural Surveys Hawaii, Inc., conducted an archaeological inventory survey and an impact assessment of Hawaiian traditional customs and practices relative to the Property. The Property is set well back from the coast, has no surface water, and no unique topographic features. There were no commoner land claims within the Property. There is no evidence that Hawaiians ever utilized the land for gathering or any cultural or religious purposes. If any structural remains of an

archaeological or historical nature ever existed on the Property, pineapple cultivation has long since erased any evidence of any such sites.

One isolated artifact (the tang section of a finished basalt adz) was observed in the Koa Ridge Makai Area. Careful examination of the area for other artifacts or archaeological materials revealed no additional materials. No archaeological sites were identified on the Property. The only historic site identified on the Property was the Waiahole Ditch, which runs across the upper portion of the Koa Ridge Makai Area and the lower corner of the Koa Ridge Mauka Area. Cultural Surveys Hawaii, Inc., recommended that appropriate mitigation measures be taken if the development of the Project will impact the Waiahole Ditch.

Groundwater Resources

81. The Project is located within the Waipahu-Waiawa Aquifer System, one of four aquifer systems which comprise the Pearl Harbor Groundwater Management Area ("PHGMA"). Water development and groundwater use within the PHGMA is regulated by the COWRM through the issuance of three types of permits: water use, well construction, and pump installation. These permits from the COWRM will be required before groundwater can be developed as a source of supply for the Project.

82. The sustainable yield for the Waipahu-Waiawa Aquifer System is presently 104 million gallons per day ("MGD"), which was established by the COWRM in 2000. Presently, the COWRM has allocated approximately 82.5 MGD to various wells

and uses in the Waipahu-Waiawa Aquifer System. Although the remaining unallocated supply is 21.5 MGD (104 MGD - 82.5 MGD), actual use is approximately 52.5 MGD or about 30 MGD (82.5 MGD - 52.5 MGD) less than the allocated supply. About 24 of the 30 MGD of allocated but unused supply has been allocated to the Board of Water Supply ("BWS"). The capacity that the Project would use could come from either the unallocated 21.5 MGD or the 24 MGD unused allocation to the BWS, or both.

Based on these potential supplies, a sufficient amount of water supply is anticipated to be available for the Project.

83. Under current BWS policy for new developments, the BWS holds a bulk allocation from which it allocates water supply to developments. These water use allocations are granted in incremental amounts as construction plans are approved or building permits are obtained as long as the BWS has a bulk allocation from which to draw.

84. The residential portion of the Project will generate an average daily water demand of approximately 1.18 MGD at the Koa Ridge Makai Area, 0.57 MGD at the Waiawa Area, and 1.56 MGD at the Koa Ridge Mauka Area.

85. Phase 1 of the Pacific Health Center will generate an average daily water demand of approximately 0.5 MGD. Co-Petitioner Pacific Health will be able to obtain temporary water service from the BWS's existing Waipio Heights reservoir for Phase 1 of the Pacific Health Center. Permanent water service for the Pacific Health

Center will be available upon completion of Co-Petitioner Castle & Cooke's planned water distribution system.

86. The water requirements for the entire Project at full build-out would be approximately 3.76 MGD.

87. The sustainable yield for the Waipahu-Waiawa Aquifer System is based, in part, on the Koa Ridge Mauka Area remaining in agriculture. If the Koa Ridge Mauka Area were reclassified for urban use, the COWRM and/or the BWS, as appropriate, might need to re-evaluate the sustainable yield.

88. Recharge lost to the Waipahu-Waiawa Aquifer could be significant if the Koa Ridge Mauka Area were developed. Any development of hard surfaces on the Property may adversely affect the water recharge rate; however, since the Koa Ridge Mauka Area receives the highest rainfall, 50 to 80 inches or greater, this could significantly affect the aquifer recharge. A change in use of an area that has more than 50 inches of rainfall annually might affect water recharge.

Recreational Resources

89. There are currently no parks or recreational facilities within the Property. Parks located in neighboring communities such as Mililani, Waipio, and Waipahu serve the population. The Project will increase demand for recreational facilities in the region. The Project is proposed to provide a total of up to 41 acres of community and neighborhood parks within the Property. Co-Petitioner Castle & Cooke has transferred 269 acres to the City and County of Honolulu for the development of

the Central O`ahu Regional Park, which will serve the Project and other communities in Leeward and Central O`ahu. The Project is also proposed to include recreation centers to serve their immediate communities.

Scenic Resources

90. The Property offers several scenic viewpoints. The Koa Ridge Mauka Area, in particular, provides an exceptional open space view. The Project will alter the existing views from the H-2 Freeway from underdeveloped or agricultural lands to urban forms. Most distant views of the Ko`olau and Wai`anae Mountain Range ridgelines as well as views of Pearl Harbor from the H-2 Freeway will not be impeded.

ENVIRONMENTAL QUALITY

Noise

91. D. L. Adams Associates prepared a noise assessment for the Project. The Property is generally exposed to daytime ambient noise levels of 44 to 55 decibels ("dBA") due primarily to traffic, wind, and occasional distant aircraft fly-bys. Ambient noise levels rise along the eastern boundary of the Koa Ridge Makai Area to 66 to 78 dBA due to the proximity of the H-2 Freeway. Ambient noise levels exceeding State of Hawai`i standards may be addressed through appropriate mitigative measures such as landscaping and sound attenuation.

Air Quality

92. B. D. Neal & Associates prepared an air quality study of the Project. Ambient air quality of the Property and the surrounding communities is anticipated to

be adversely impacted from fugitive dust during the construction phase. An effective dust control plan that would include watering of active work areas and the use of wind screens in sensitive areas must be implemented to insure compliance with State regulations. Following construction, motor vehicles entering, exiting and transiting the Project, will result in a long-term increase in air pollution emissions on the Property. Estimates of current and future levels of ambient concentrations of carbon monoxide at intersections in the vicinity of the Property were compared. During worst case conditions, the present 1-hour and 8-hour carbon monoxide concentrations are probably within the national ambient air quality standards, but that slight exceedences of the more stringent State standards are possible. Because the State standards for carbon monoxide are set at such stringent levels, it is likely that the standards are currently exceeded at many locations in the State that have even moderate traffic volumes.

93. Based on the relatively small increases in predicted concentrations from the Project's traffic and continued compliance with national standards, air quality mitigation measures for long-term traffic related impacts from the proposed Project are unnecessary.

ADEQUACY OF PUBLIC SERVICES AND FACILITIES

Transportation and Traffic

94. Wilbur Smith Associates prepared a traffic study for the Project. Kamehameha Highway, Ka Uka Boulevard, and the H-2 Freeway provide the primary vehicular access to and from the Property.

95. The study evaluated the transportation impacts based on four scenarios: 2020 Without Project⁴, 2020 With Project⁵, Buildout Year (2030 or beyond) Without Project⁶, and Buildout Year (2030 or beyond) With Project⁷. Certain roadway modifications and improvements that were planned as part of the Project were considered. These included:

- Koa Ridge Interchange – Located near the present pineapple road overpass approximately 1.6 miles north of the Waipio interchange, this will provide access to the H-2 Freeway for the northern portion of the Koa Ridge Makai Area, and would provide a secondary access for travel between the Pacific Health Center and the communities north of Kipapa Gulch.
- Koa Ridge Parkway – Spine roadway through the Koa Ridge Makai Area, connecting to the planned Koa Ridge Interchange and Ka Uka Boulevard. The four-lane Parkway would intersect Ka Uka Boulevard near the present connection with the agricultural road.

⁴ Scenario considered development of the Central O’ahu Regional Park, the Waipio Costco store, buildout of Waikele, partial development (64 percent) of Gentry Waiawa, and background growth in regional and local traffic.

⁵ Scenario considered full development of the Koa Ridge Makai and Waiawa development areas in addition to the 2020 Without Project forecast.

⁶ Scenario considered the completion of the Gentry Waiawa development. It did not include an assessment of conditions on the H-1 and H-2 Freeways given the high degree of uncertainty of growth outside the study area and the travel characteristics in 2030 and beyond.

⁷ Scenario considered full development of the Project in its entirety in addition to the Buildout Year Without Project forecast.

- Ka Uka Boulevard – The widening to three through lanes in each direction, as planned for the Waipio interchange area as part of the Gentry Waiawa development, would be extended to the Koa Ridge Parkway intersection.

- Koa Ridge Parkway Intersection with Ka Uka Boulevard – The intersection would be constructed with double left-turn lanes from eastbound Ka Uka Boulevard onto Koa Ridge Parkway and from Koa Ridge Parkway onto Ka Uka Boulevard.

- Waiawa Collector Road – Extension of four-lane collector roadway north from Ka Uka Boulevard to the northern end of the Waiawa Area. This roadway would intersect Ka Uka Boulevard at the planned junction with Road F in the Gentry Waiawa development.

- Other collector roads and local streets – Provide access to and circulation within the Pacific Health Center and the residential areas.

All scenarios resulted in impacts to peak hour traffic volumes, peak hour traffic conditions at key intersections, and freeway traffic conditions.

96. The Year 2020 With Project scenario was projected to adversely impact the morning peak hour at the Kamehameha Highway intersections with Ka Uka Boulevard and with Waipahu Street. In the afternoon peak hour, the forecast traffic volumes were projected to approach or exceed capacity at the following intersections: Ka Uka Boulevard-Northbound H-2 Ramps, Ka Uka Boulevard-Moaniani Street, Ka Uka Boulevard-Koa Ridge Parkway, Kamehameha Highway at Ka Uka Boulevard,

Kamehameha Highway at Lumiaina Street, and Kamehameha Highway at Waipahu Street. Proposed mitigation measures include restriping the center lane to allow left-turns at the Ka Uka Boulevard at H-2 Freeway Southbound Off-Ramp/Moaniani Street; adding a left-turn lane on Koa Ridge Parkway and widening Ka Uka Boulevard to receive additional lane movement; providing a second left-turn lane on the southbound approach of Kamehameha Highway; and restriping the center lane of the `Ewa bound approach of Ka Uka Boulevard.

97. Impacts to traffic conditions on the H-2 Freeway were expected between the Waipio and Waiawa interchanges. The Project was anticipated to worsen southbound travel conditions in the morning peak hour and northbound travel conditions in the afternoon peak hour.

98. Impacts to traffic conditions on the H-1 Freeway were expected on the eastbound H-1 lanes in the afternoon peak hour. The estimated capacity of this segment of the H-1 reflects the closure of an eastbound lane to provide a westbound contra-flow HOV lane in the afternoon. The level of service during the afternoon peak hour would be improved if an additional eastbound lane were provided or not removed for the HOV lane. The Department of Transportation ("DOT") will be studying the potential improvements to the H-1 Freeway and the Waiawa interchange in a later phase of an ongoing study to extend the additional westbound lane from the present Pearlridge terminus. The study will consider improvements to the eastbound

travel direction as well as potential modifications to the planned Zipper lane to mitigate traffic impacts of the HOV lanes.

Impacts to traffic conditions on the H-1 Freeway west of the Waiawa interchange during the afternoon peak hour were also expected. Specifically, the eastbound section of the H-1 Freeway from Paiwa Street to the Waiawa interchange would slightly exceed capacity, based on the closure of two lanes for the afternoon contra-flow Zipper lane. These impacts would lessen if an additional eastbound lane were provided or if the HOV lane were provided without removal of an eastbound lane.

99. The Koa Ridge and Waipio interchange ramps were not anticipated to be adversely impacted by the Project. However, actions that could be taken to optimize operating conditions at the Koa Ridge interchange include construction of a “trumpet” type interchange and addition of STOP or traffic signal controls when Koa Ridge Parkway is extended into the Koa Ridge Mauka Area. Actions at the Waipio interchange could include greater use of public transportation and ride-sharing; designing the layout of the road system to facilitate bus service; providing convenient pedestrian linkages to transit stops; and optimizing traffic operations along Kamehameha Highway and Road F to improve that route as access from the H-1 Freeway to the Waiawa Area.

100. The Buildout Year (2030 or beyond) With Project scenario would impact afternoon peak hour traffic at most of the key intersections along Ka Uka

Boulevard, along with Lumiaina and Waipahu Streets along Kamehameha Highway. Potential mitigative actions to address the forecasted traffic impacts to the Ka Uka Boulevard-Northbound H-2 Ramp intersection include the provision of a third left-turn lane on the northbound off-ramp approach and the construction of a loop off-ramp in the northeast quadrant of the interchange for the movement from the northbound H-2 Freeway onto 'Ewa bound Ka Uka Boulevard. The intersection of Ka Uka Boulevard and Road F could be improved with the addition of a second through lane on the southbound approach for traffic exiting the Waiawa Area. Improvements to the Ka Uka Boulevard-Moaniani Street intersection could include widening of the southbound off-ramp approach to provide two left-turn lanes; a through lane; and a right-turn lane and addition of a lane to the eastbound Ka Uka Boulevard from Moaniani Street to the southbound on-ramp to permit a free right-turn from Moaniani Street or a fourth through lane to eastbound Ka Uka Boulevard.

101. For the Ka Uka Boulevard-Koa Ridge Parkway intersection, a third left-turn lane on the southbound approach of Koa Ridge Parkway for the Koa Ridge Makai Area traffic traveling to the Waipio interchange is proposed to mitigate impacts on traffic. With respect to the Ka Uka Boulevard-Kamehameha Highway intersection, proposed mitigation measures include a second left-turn lane for the left-turn movement from southbound Kamehameha Highway onto eastbound Ka Uka Boulevard and restriping of the center lane on the 'Ewa bound approach of Ka Uka

Boulevard to permit use by both through traffic to the Central O`ahu Regional Park and by traffic turning left onto southbound Kamehameha Highway.

102. The Waipio interchange would be adversely impacted, with poor levels of service. Improvements to the Waipio interchange include continuation of those actions proposed to optimize operating conditions at the interchange in 2020.

103. DeShazo, Tang & Associates, Inc., prepared a traffic impact analysis report of the impact of the proposed Pacific Health Center on traffic in the surrounding areas. This analysis did not take into account the residential and other developments proposed by Co-Petitioner Castle & Cooke.

104. Access to the Pacific Health Center will be from Ka Uka Boulevard. Koa Ridge Parkway, a proposed major spine roadway, will connect the land uses within the Pacific Health Center to Ka Uka Boulevard. Internal roadways will provide circulation throughout the Pacific Health Center. Koa Ridge Parkway and the internal roadway system will be constructed north of Ka Uka Boulevard as the various phases of the Project are completed.

105. Since the filing of the Petition, there have been several developments:

- The intersection of Ka Uka Boulevard with the H-2 freeway southbound off ramp and Moaniani Street has been signalized.

- The first phase of the Central O'ahu Regional Park has been completed. Lane configurations for the intersections of Kamehameha Highway with Ka Uka Boulevard and Waipio Uka Street have been constructed.

- The development program for the Pacific Health Center has been finalized.

106. The Pacific Health Center would adversely affect projected traffic conditions only at the intersections of Ka Uka Boulevard and the H-2 Freeway northbound and southbound on ramps and off ramps. Development of the Pacific Health Center would not adversely affect traffic conditions at the other seven intersections that are adjacent to or in the vicinity of the Pacific Health Center.

107. The traffic projected to be generated by the Pacific Health Center will have a nominal impact upon the other roadways and intersections in the area and no adverse effect on regional commuting traffic outside of the immediate area. Mitigation measures are proposed at specified locations to relieve localized problems. These include the following:

- Ka Uka Boulevard at H-2 northbound ramp
 - Phase 1. No improvements are required.
 - Phase 2. By 2007, construction of an exclusive right turn lane for the northbound H-2 off ramp should be constructed with or without development of the Pacific Health Center.

- Phase 3. By 2010, the addition of a second eastbound left turn lane on Ka Uka Boulevard and a second eastbound through lane become necessary with or without development of the Pacific Health Center.

- Ka Uka Boulevard at H-2 Southbound Ramp/Moaniani Street

- Phase 1 and Phase 2. No improvements are required.

- Phase 3. By 2010, an exclusive southbound left turn lane and a second southbound right turn lane should be constructed from the southbound H-2 off ramp at its intersection with Ka Uka Boulevard.

- Ka Uka Boulevard at Koa Ridge Parkway

- Phase 1. By 2004, on Ka Uka Boulevard an eastbound left turn storage bay and westbound right turn lane should be constructed. The southbound approach of Koa Ridge Parkway to Ka Uka Boulevard should provide two left turn lanes and a right turn storage bay. This intersection should be signalized.

- Phase 2. By 2007, a third lane should be constructed on the southbound approach of Koa Ridge Parkway to Ka Uka Boulevard and designated for right turns only.

- Phase 3. By 2010, the three southbound lanes of Koa Ridge Parkway should be striped as left turn lanes and a new right-turn lane should be constructed. A second westbound right-turn lane should be constructed on Koa Ridge Parkway providing access to Ka Uka Boulevard.

- Ka Uka Boulevard

- Phase 1 and Phase 2. No improvements are required.
- Phase 3. By 2010, Ka Uka Boulevard should be widened to a six-lane

divided road between Koa Ridge Parkway and the intersections with the northbound H-2 interchange ramps.

108. Co-Petitioner Castle & Cooke is a member of the Leeward O`ahu Transportation Management Association, which is an organization of developers and landowners that has been working with the DOT to address Central O`ahu and West O`ahu transportation matters on a region-wide basis.

109. The City and County of Honolulu is currently studying a Bus Rapid Transit mass transit system. To facilitate a mass transit system, the Project will include a park-and-ride facility and bus stops. The Project design would take into consideration ease of accessibility from the residential areas and the Pacific Health Center to major streets used by public transit.

110. In October 2001, the O`ahu Metropolitan Planning Organization released its "Transportation for Oahu Plan 2025," which is a multi-modal long-range plan that documents ground transportation developments selected for federal funding for a minimum time horizon of 20 years. The plan's forecast includes traffic generated by the Koa Ridge Makai and Waiawa Areas but not the Koa Ridge Mauka Area.

111. The Neighborhood Board has expressed concern over the ability of the regional transportation infrastructure to accommodate the traffic generated by the Project at the time of occupancy for the proposed residential units.

Water Service

112. Tom Nance Water Resource Engineering prepared a potable water supply report for the Project. The proposed water system for the Koa Ridge Makai Area calls for two water service zones: an 820-foot system and a 595-foot system. The two water service zones would be hydraulically connected so that the upper zone can provide standby capacity for the lower zone. The upper service zone will require a 2.5 million gallon (“MG”) reservoir at the 820-foot elevation. This reservoir is to be located within the Koa Ridge Mauka Area. Also planned for the Koa Ridge Makai Area are three 905-gallons-per-minute (“gpm”) wells.

113. The water system for the Koa Ridge Mauka Area calls for two water service zones: a 1,265-foot system and a 995-foot system. The two water systems would be hydraulically connected so that the upper zone can provide standby capacity for the lower zone. The upper service zone would require a 1.0 MG reservoir at a site east of the area at the 1,265-foot elevation. Two 630-gpm capacity wells would need to be constructed in the Koa Ridge Mauka Area. The lower service zone would require a 2.5 MG reservoir situated at the 995-foot elevation located in the area. Three 600-gpm wells would also be constructed in the Koa Ridge Mauka Area.

114. A single water service zone is proposed to serve the Waiawa Area. A 1.5 MG reservoir to be located at the 785-foot elevation would be needed in the Waiawa Area. An 890-gpm well would also be constructed in the Waiawa Area.

115. The Project's proposed source wells may have an adverse impact on wells which lie downgradient of the Property. There are seven well stations downgradient of the Property, in Waipio Heights and Waipahu, having a total pump capacity of approximately 40 MGD. Interception of flow at the proposed well locations reduces the flow to existing BWS wells and may cause increased salinity and loss of capacity to meet existing demands.

116. The BWS recommended that the COWRM conduct groundwater modeling analyses to evaluate the potential impact of well pumpage upon the BWS's existing wells.

Wastewater

117. Engineering Concepts, Inc., prepared an infrastructure improvements report for the Project. The Koa Ridge Makai Area would generate an average of 1.043 MGD of wastewater. The Waiawa Area would generate an average of 0.33 MGD of wastewater. The Koa Ridge Mauka Area would generate an average of 1.0 MGD of wastewater. On-site pump stations within the Koa Ridge Makai, Koa Ridge Mauka, and Waiawa Areas will be required to convey the wastewater flows within the Property to the existing gravity trunk sewer transmission lines. These sewer transmission lines running from the Property along Ka Uka Boulevard and Uke'e Street to the Waipahu Wastewater Pump Station (roughly 8,000 linear feet) are currently transporting wastewater at design capacity and are not adequate to transport additional wastewater anticipated from the proposed residential community and the Pacific

Health Center. Wastewater generated from neighboring Central O'ahu communities is conveyed to the Honouliuli Wastewater Treatment Plant ("WWTP") via the Waipahu Wastewater Pump Station. The capacity of the Honouliuli WWTP is currently 27 to 29 MGD; plant capacity is limited by the solids handling capacity. Expansion of the solids handling capacity to 38 MGD is expected to be completed around 2006, with the construction of anaerobic digesters. New connections to the Honouliuli WWTP are allocated on a "first come, first served" basis. Co-Petitioners propose to assist in the expansion and upgrade of these sewer transmission lines to improve their capacity to handle wastewater generated by the residential component of the Project and the Pacific Health Center. Upgrades to the Waipahu Wastewater Pump Station are currently under construction. With such upgrades and improvements, the capacity of the Waipahu Wastewater Pump Station will increase to an average flow capacity of 17 MGD. This capacity will be available on a first come, first served basis according to City and County procedures. If additional capacity at the Honouliuli WWTP is necessary based on additional growth, the City and County would prepare a facilities plan. Although expansion plans for the Waipahu Wastewater Pump Station did not take into consideration the amount of wastewater estimated to be generated by the Project, the expansion capacity of the Waipahu Wastewater Pump Station may be sufficient to initially pump the wastewater anticipated to be generated by the Koa Ridge Makai Area and the Waiawa Area.

118. The Project will require construction of a new trunk sewer transmission line (rather than expanding existing sewer lines).

Drainage

119. The Property is generally located on plateaus separated by streams and gulches, which are tributaries of Waikele Stream and Waiawa Stream. Grading of present and former pineapple fields has established current on-site drainage patterns. Storm runoff is directed in various routes to be discharged into adjacent gulches and streams. Kipapa Gulch discharges into Waikele Stream, which travels through developed areas in Waipahu before discharging into West Loch. Waiawa Stream traverses sections of Pearl City to its outlet in Middle Loch.

120. The City and County of Honolulu's rules relating to storm drainage standards in terms of flood control and water quality will require construction of on-site detention/retention basins in gullies along the fringes of the Project prior to discharge into the adjacent gulches and streams.

Solid Waste

121. The Project is anticipated to generate approximately 39 tons of solid waste per day. The City and County will provide curbside refuse pickup service to single-family residences. Multi-family residences will typically hire a private waste company to collect and dispose of refuse. The Pacific Health Center facilities are estimated to generate 2 to 3 tons of non-hazardous solid waste per day in its acute care facilities, physicians' office building, and sub-acute care facilities. A private refuse

collection company will serve the facilities. Disposal of all non-hazardous solid waste from residential and medical facilities will primarily occur at the City and County's H-POWER facility.

122. The Pacific Health Center acute care facilities, sub-acute care facilities, and physicians' office building are estimated to generate approximately 908 pounds of infectious or hazardous waste per day. Collection, transfer, and disposal of infectious and hazardous wastes will be contracted to a private collection company. Medical hazardous wastes are usually treated by steam sterilization, shredding, and/or incineration prior to disposal. It is anticipated that the Pacific Health Center will employ similar methods to dispose of its medical waste.

Schools

123. Since the Property is undeveloped, there are no schools on the Property. The number of schools in the Property would be based on the Department of Education's ("DOE") fair-share formula, which takes into account the number of residential units that are developed. A 12-acre site for an elementary school to serve the reclassified area is proposed within the Koa Ridge Makai Area. Although their locations have not yet been determined, it is also contemplated that a new middle school to serve the reclassified area and high school to serve the region would have to be developed.

124. The DOE has not determined which schools students from the Project would attend.

125. When planning the construction of schools, it is the DOE's policy to plan for the stabilized enrollment over the long term, which is the enrollment once the community reaches a normal mix of population ages and generations. Most new communities will tend to have younger families at the outset. The DOE handles peak enrollment throughout the State by constructing temporary portable classrooms and by adopting a multi-track calendar.

126. Mary Ann Selander and Laura Brown, residents of Mililani, testified that they experienced problems and hardships associated with school overcrowding, implementation of multi-track school programs, and a lack of appropriate space planning for developing elementary, middle, and high school facilities in the Mililani area. The Neighborhood Board has expressed concern about the ability of the public school infrastructure to accommodate the student population generated by the Project at the time of occupancy for the proposed residential units.

127. Co-Petitioner Castle & Cooke has been discussing with the DOE options for satisfying its fair-share requirements for schools to serve the Property.

Police and Fire Protection

128. The Property is within the jurisdiction of the City and County of Honolulu Police Department's Districts 2 and 3 (Pearl City and Wahiawa Districts). The Project will impact existing police services. The Project will require increases in staffing and modification to facilities. The existing stations may have to be expanded or another facility may be required for this and other developments in the area.

129. The Property is served by the Mililani Fire Station, Mililani Mauka Fire Station, and the Waikele Fire Station. The Project should provide a water system where all appurtenances, hydrant spacing and fire flow requirements meet the BWS standards and a fire department access road to within 150 feet of the first floor of the most remote structure.

Emergency Medical Services

130. The Project will increase the demand on existing emergency medical services, but such services are also proposed to be provided at the Pacific Health Center. City and County ambulance units from Waipahu Fire Station, St. Francis Medical Center West, and at the proposed Pacific Health Center could provide emergency medical services to the Project. There is a recognized need for an additional ambulance unit to serve the Central O`ahu area. The City and County's Emergency Services Department is working with the DOH and the Legislature to fund at least one additional ambulance station in the Mililani Mauka or Waipio areas in the next few years, prior to development of the Project.

Electrical Power and Telecommunication Services

131. Ronald N. S. Ho & Associates, Inc., prepared an electric and communications system report for the Project. Electrical power, telecommunication services and cable television service are anticipated to be available for the Project.

COMMITMENT OF STATE FUNDS AND RESOURCES

132. Government costs incurred as a result of the Project are not expected to exceed the revenues derived. The government costs associated with development of the Project consist primarily of school development and roadway improvements. Co-Petitioners are expected to contribute a fair-share of the costs of such school development and roadway improvements.

CONFORMANCE TO URBAN DISTRICT STANDARDS

133. The Koa Ridge Makai Area and Waiawa Area meet the standards applicable to establishing the boundaries of the State Land Use Urban District set forth in section 15-15-18, HAR, as follows:

The Koa Ridge Makai Area and Waiawa Area are adjacent to lands characterized by "city - like" concentrations of people, structures, streets, urban level of services and other related land uses. The Koa Ridge Makai Area is directly across Ka Uka Boulevard from the new Tony Group Automotive Center and the Costco Waipio Warehouse. The Waiawa Area is contiguous to the Gentry Waiawa development. The Koa Ridge Mauka Area is not contiguous to any urban developments or urban-designated lands.

The Pacific Health Center will create a new center of trading and employment. The Pacific Health Center is projected to generate approximately 2,800 additional jobs upon full build-out, and is intended to be a major new employment center.

Basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection are available or will be made available as part of the development of the Koa Ridge Makai Area and the Waiawa Area. Co-Petitioners propose to provide off-site infrastructure for these areas with connections to existing and new infrastructure systems.

The Koa Ridge Makai Area and Waiawa Area will provide sufficient reserve areas for foreseeable urban growth in Central O`ahu.

The Koa Ridge Makai Area and Waiawa Area include lands with satisfactory topography and drainage, and are reasonably free from the danger of flood, tsunami, unstable soil conditions, and other adverse environmental effects.

The Koa Ridge Makai Area and the Waiawa Area are in an appropriate location for new urban concentrations and have been designated for future urban development on the DPP's Final Review Draft Central O`ahu Sustainable Communities Plan. The Koa Ridge Mauka Area has not been designated for future urban development. The Plan designates the Pacific Health Center area as a medical park, which is a major public facility planned for Central O`ahu.

The Koa Ridge Makai Area and the Waiawa Area do not include lands, the urbanization of which will contribute towards scattered spot urban development or which would necessitate unreasonable investment in public infrastructure.

The Koa Ridge Makai Area and Waiawa Area do not include lands with a general slope of 20 percent or more, except for portions characterized as gulches, which will remain undeveloped. Design and construction controls to be imposed on gulch areas will be adequate to protect the public health, welfare, and safety and the public's interests in the aesthetic quality of the landscape.

CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE HAWAII STATE PLAN; RELATIONSHIP WITH APPLICABLE PRIORITY GUIDELINES AND FUNCTIONAL PLANS

134. The reclassification of the Koa Ridge Makai Area and Waiawa Area generally conforms to the following applicable goals, objectives, policies, and guidelines of the Hawai`i State Plan:

Section 226-5 Objectives and policies for population.

Section 226-5(b)(1). Manage population growth statewide in a manner that provides increased opportunities for Hawai`i's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.

The Koa Ridge Makai Area and Waiawa Area are located in Central O`ahu on land designated in the DPP's Final Review Draft Central O`ahu Sustainable Communities Plan for public facilities - medical park (the Pacific Health Center) and residential and low density apartment (Koa Ridge Makai Area and Waiawa Area). The DPP is projecting growth in population of an additional 25,000 people in 11,000 new homes in master-planned residential communities from 2000 to 2025 and the creation of at least 26,000 new jobs in Central O`ahu over the same time period.

Section 226-6 Objectives and policies for the economy in general.

Section 226-6(a)(1). Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.

Section 226-6(a)(2). A steadily growing and diversified economic base that is not overly dependent on a few industries.

The residential development proposed for the Koa Ridge Makai Area and Waiawa Area will generate short-term construction-related jobs over their development timeframe. The Pacific Health Center will provide a significant number of jobs, over 10 percent of the Central O`ahu projected job growth, at all skill levels. Many of these positions will be for highly-trained health care professionals. The Pacific Health Center will also assist Hawai'i to become a leading center for health care and wellness in the Pacific.

Section 226-13 Objectives and policies for the physical environment - land, air, and water quality.

Section 226-13(b)(7). Encourage urban developments in close proximity to existing services and facilities.

The Koa Ridge Makai Area and Waiawa Area are surrounded by established urban communities (Mililani, Mililani Mauka, Waipio Gentry, Crestview) with existing services and facilities and a major new proposed community (Gentry's Waiawa development).

Section 226-19 Objectives and policies for socio-cultural advancement - housing.

Section 226-19(a)(1). Greater opportunities for Hawai`i's people to secure reasonably priced, safe, sanitary, livable homes located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals.

Section 226-19(a)(2). The orderly development of residential areas sensitive to community needs and other land uses.

Section 226-19(b)(3). Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

Section 226-19(b)(5). Promote design and location of housing development taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.

Co-Petitioner Castle & Cooke's residential development in the Koa Ridge Makai Area and Waiawa Area will provide residential units in a variety of densities, styles, and unit types for sale to buyers and residents with a range of incomes, including affordable housing opportunities in accordance with State and County guidelines and requirements. The topography of the Koa Ridge Makai Area and Waiawa Area is generally flat to gently sloping, providing excellent home sites with access to existing/planned public facilities and services.

Section 226-20 Objectives and policies for socio-cultural advancement - health.

Section 226-20(b)(1). Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.

When completed according to plans presented to the Commission, the Pacific Health Center will include the Wahiawa-Central Oahu Health Center, a physicians' office building, the Pacific Sports Medicine and Research Center, the Pacific Wellness Center, the Pacific Cardiac Institute, the Pacific Adolescent Center, the Pacific Saging Center, the Pacific Women's Center, and the Pacific Biotechnology Institute. The philosophy of the Pacific Health Center is to create a community in which wellness and a healthy lifestyle are emphasized in addition to the prevention and treatment of physical and mental health problems. One planned facility, the Pacific Adolescent Center, will emphasize the primary prevention of adolescent risk behavior, including suicide and substance abuse.

Section 226-21 Objectives and policies for socio-cultural advancement - education.

Section 226-21(b)(2). Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

Co-Petitioner Castle & Cooke will work with the DOE to meet the school requirements generated by the residential development. The Pacific Health Center will include facilities for medical education and research.

Section 226-104 Population growth and land resources priority guidelines.

Section 226-104(b)(12). Utilize Hawai`i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environmental and the availability of the shoreline, conservation lands, and other limited resources for future generations.

The Pacific Health Center will help accommodate and create employment opportunities at a major public facility, and the residential units will help accommodate O`ahu's projected population growth, while protecting environmentally sensitive areas, conservation lands, and rural lifestyles in other communities.

135. The reclassification of the Koa Ridge Makai Area and Waiawa Area generally conforms to the functional plans in the following program areas: housing and health.

CONFORMANCE WITH COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

136. The proposed reclassification of the Koa Ridge Makai Area and Waiawa Area generally conforms to the policies and objectives of the Coastal Zone Management Program, chapter 205A HRS, as follows:

Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Although not located on the coast, public parks for the residents of the Koa Ridge Makai Area and Waiawa Area in the form of neighborhood and community

parks will be provided. Recreation centers for the development's residents will also be provided.

Historic Resources

Objective: Protect, preserve, and where desirable, restore those natural And man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

The Koa Ridge Makai Area and Waiawa Area have been subjected to extensive agriculture-related land modification during the last century, and there are no known prehistoric archaeological resources within either area. The only historic-era archaeological site is a portion of the Waiahole Ditch System (State Site No. 50-80-09-2268), a modern ditch which runs across approximately 3,600 feet of the Koa Ridge Mauka and Koa Ridge Makai Areas. The Project is not expected to have an impact on the ditch. Although the proposed developments will not alter this structure, the State Historic Preservation Division of the Department of Land and Natural Resources will be consulted prior to construction around the site to identify any appropriate mitigative measures.

Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Some views from the H-2 Freeway of what is presently agricultural fields or undeveloped areas will be altered. Long-range views of the Ko`olau and Wai`anae

Ranges will not be significantly affected. Views of the southern shore of O`ahu from H-2 Freeway will not be affected.

The Koa Ridge Makai Area and Waiawa Area have minimal slope (generally less than 5 percent) and will not require extensive alteration of the existing landforms. Minor fill work may take place at the heads of a few gulches to create more efficient land development areas.

Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Grading and drainage for the development will comply with the DOH Administrative Rules and City and County ordinances and standards. Storm runoff from the development areas will be discharged into streams and gulches that are tributaries of Waikele Stream and Waiawa Stream. Drainage system improvements for the proposed developments will be designed to comply with the applicable ordinances and with the City and County's latest drainage standards, which will provide detention/retention design requirements for such proposed developments.

Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Infrastructure and utility improvements necessary to support the development will be provided.

Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

All structures and the drainage system will comply with all flood zone criteria. Construction of on-site detention/retention basins will minimize the potential impacts of flooding and erosion upon water quality. The Koa Ridge Makai Area and Waiawa Area are not within the tsunami inundation zone.

Managing Development

Objective: Improve the development and review process, communication and public participation in the management of coastal resources and hazards.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Planning for the proposed developments included consultation with representatives of several Central O`ahu Neighborhood Boards and community organizations at evening meetings over a period of five years. Minutes summarizing main points of the meetings were produced and distributed to those representatives of the participating organizations.

Beach Protection

Objective: Protect beaches for public use and recreation.

The proposed drainage structures will not interfere with public recreational and waterline activities, or result in beach erosion.

Marine Resources

Objective: Implement the State's ocean resources management plan.

Reclassification of the Koa Ridge Makai Area and Waiawa Area will not affect the State's implementation of its ocean resources management plan. These areas are approximately 2.5 miles from the coastline at their nearest point. Potential impacts to the coastal zone including storm drainage and wastewater disposal will be mitigated by compliance with the National Pollutant Discharge Elimination System permit requirements and the treatment of wastewater prior to deep ocean discharge, respectively.

CONFORMANCE WITH THE CITY'S GENERAL PLAN

137. The Koa Ridge Makai Area, which includes the planned Pacific Health Center, is consistent with and supports the policies of the Health and Education section of the General Plan by providing health care facilities that are accessible to both employment and residential centers. The development of this area is also consistent with the policies of the Economic Activity section of the General Plan by promoting employment opportunities that would encourage the growth and diversification of O'ahu's economic base and development of small businesses and larger industries that

will contribute to the economic and social well-being of O`ahu residents. The proposed residential portions of the Koa Ridge Makai Area and Waiawa Area are consistent with the policies of the Housing section of the General Plan by offering a variety of homes and encouraging the production of affordable housing.

138. The DPP's Central O`ahu Sustainable Communities Plan details how the policies in the General Plan can be accomplished. The Koa Ridge Makai Area and Waiawa Area are within the Urban Community Boundary of the Final Review Draft Central O`ahu Sustainable Communities Plan. The Koa Ridge Mauka Area is outside of this boundary. The purpose of the boundary is to protect prime and unique agricultural lands and to retain open space and views while supporting economic diversification.

PROJECT PHASING

139. The Project is proposed over the course of three 10-year increments. Within the first 10-year period, it is envisioned that development of the Pacific Health Center and partial development of the residential, commercial, and other uses in the Koa Ridge Makai Area will occur. Phase I of the Pacific Health Center is expected to be completed and in operation in 2003. Phases II and III of the Pacific Health Center are anticipated to be completed in 2006 and 2009, respectively. Construction of the off-site infrastructure for the residential development in the Koa Ridge Makai Area is expected to begin in 2004, with the first delivery of homes occurring in 2008. In the second 10-year increment, residential development in the Koa Ridge Makai Area would

continue. Development of the Waiawa Area is tied to the timing of the Gentry Waiawa development and infrastructure improvements.

RULING ON PROPOSED FINDINGS OF FACT

Any of the proposed findings of fact submitted by Co-Petitioners or other party not already ruled upon by the Commission by adoption, or rejected by clearly contrary findings of facts, are hereby denied and rejected.

Any conclusion of law improperly designated as a finding of fact should be deemed or construed as a conclusion of law; any finding of fact improperly designated as a conclusion of law should be deemed or construed as a finding of fact.

CONCLUSIONS OF LAW

1. Pursuant to chapter 205, HRS, and the Hawai`i Land Use Commission Rules under chapter 15-15, HAR, and upon consideration of the Land Use Commission decision-making criteria under section 205-17, HRS, this Commission finds upon a clear preponderance of the evidence that the reclassification of the portion of the Property designated as the Koa Ridge Makai Area, consisting of approximately 571.560 acres of land at Waipio, O`ahu, Hawai`i, and identified as TMK Nos: 9-4-06: 1, 2, por. 3 and 9-5-03: por. 1 and por. 4, and the Waiawa Area, consisting of approximately 190.893 acres of land at Waipio and Waiawa, O`ahu, Hawai`i, and identified as TMK Nos: 9-4-06:por. 29 and 9-6-04:21, from the State Land Use Agricultural District to the State Land Use Urban District for a residential and health care community development, subject to the conditions in the Order below, conforms to the standards for establishing

the Urban District boundaries, is reasonable, is not violative of section 205-2, HRS, and is consistent with the Hawai`i State Plan as set forth in chapter 226, HRS, and with the policies and criteria established pursuant to sections 205-17 and 205A-2, HRS.

2. Based upon the clear preponderance of the evidence, the reclassification of the portion of the Property designated as the Koa Ridge Mauka Area, consisting of approximately 485.530 acres of land in the State Land Use Agricultural District located at Waipio, O`ahu, Hawai`i, and identified as TMK Nos: 9-4-06: por. 3 and 9-5-03: por. 1, por. 2, and por. 4, is not reasonable, is violative of section 205-2, HRS, and is not consistent with the Hawai`i State Plan as set forth in chapter 226, HRS, nor with the policies and criteria established pursuant to sections 205-17 and 205A-2, HRS, because the Koa Ridge Mauka Area i) is located outside of the Urban Community Boundary of the City and County of Honolulu's Final Review Draft Central O`ahu Sustainable Communities Plan, and is designated for agriculture; ii) is not contiguous to any urban developments or urban-designated lands; and iii) does not constitute a reserve area for foreseeable urban growth as its development schedule is primarily designated within the 2020 to 2030 timeframe. Reclassification should therefore be denied.

3. Article XII, Section 7, of the Hawai`i Constitution requires the Commission to protect native Hawaiian traditional and customary rights: The State reaffirms and shall protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua`a tenants who

are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778, subject to the right of the State to regulate such rights.

4. There were no archaeological sites encountered during the archaeological inventory survey and none are known to exist in the Koa Ridge Makai Area or the Waiawa Area. Only one artifact was observed in the Koa Ridge Makai Area, and the find was an isolated occurrence.

5. The Koa Ridge Makai Area and Waiawa Area are set well back from the coast, have no surface water, and no unique topographic features. There were no commoner land claims within the Koa Ridge Makai Area and Waiawa Area. There is no evidence that native Hawaiians utilized the Koa Ridge Makai Area and Waiawa Area for gathering or any cultural or religious purposes.

6. Article XI, Section 1, of the Hawai`i Constitution requires the State to conserve and protect Hawai`i's natural beauty and all natural resources, including land, water, air, minerals and energy sources, and to promote the development and utilization of these resources in a manner consistent with their conservation and in furtherance of the self-sufficiency of the State.

7. There are no endangered or threatened species of flora nor any proposed as a candidate for listing as an endangered or threatened species in the Koa Ridge Makai Area and Waiawa Area.

8. There are no endangered or threatened species of fauna nor any proposed as a candidate for listing as an endangered or threatened species in the Koa Ridge Makai Area and Waiawa Area.

9. The ambient air quality of the Koa Ridge Makai Area, Waiawa Area, and the surrounding communities is anticipated to be adversely impacted from fugitive dust during the construction phase of the development. A dust control plan that would include watering of active work areas and the use of wind screens in sensitive areas will be employed to minimize the potential for fugitive dust emissions.

10. Based on the relatively small increases in predicted concentrations from the development's traffic and continued compliance with national standards, air quality mitigation measures for long-term traffic related impacts from the development are unnecessary.

11. The development will alter the existing views from the H-2 Freeway. Most distant views of the Ko`olau and Wai`anae Mountain Range ridgelines as well as views of Pearl Harbor from the H-2 Freeway will not be impeded. The Koa Ridge Mauka Area, which provides an exceptional open space view, will remain in the Agricultural District.

12. The development of the Koa Ridge Makai Area and Waiawa Area will generate additional demands on the Waipahu-Waiawa Aquifer System, which currently has a sustainable yield of 104 MGD. Based on the unallocated and unused

supply of water from the Waipahu-Waiawa Aquifer System, a sufficient amount of water is anticipated to be available for the development of the Koa Ridge Makai Area and Waiawa Area.

13. Recharge lost to the Waipahu-Waiawa Aquifer System could be significant if the Koa Ridge Mauka Area is developed because of its high rainfall. The Koa Ridge Mauka Area will remain in the Agricultural District.

14. Article XI, Section 3, of the Hawai`i Constitution requires the State to conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands.

15. Development of the Koa Ridge Makai Area and Waiawa Area will eliminate the possibility of using these areas for diversified agriculture but will not adversely impact growth of diversified agricultural on O`ahu. However, there is ample agricultural land available on O`ahu for diversified agriculture because of the closure of the sugar companies. The Koa Ridge Makai Area and Waiawa Area have constraints on farming, such as the difficulty in transporting heavy equipment to cultivate these areas and the inability to conduct night operations and to use dairy manure for compost because of the proximity to urban areas. The Koa Ridge Mauka Area, which consists of prime and unique agricultural land, will remain in the Agricultural District.

16. Article XI, Section 7, of the Hawai`i Constitution states that the State has an obligation to protect the use of Hawai`i's water resources for the benefit of its people.

17. The Koa Ridge Makai Area and Waiawa Area are located within the Waipahu-Waiawa Aquifer System, one of four aquifer systems, which comprise the PHGMA. Water development and groundwater use within the PHGMA is regulated by the COWRM through the issuance of three permits: water use, well construction, and pump installation. These permits from the COWRM would be required before groundwater is developed as a source of supply for the Koa Ridge Makai Area and Waiawa Area.

DECISION AND ORDER

IT IS HEREBY ORDERED that the portion of the Property being the subject of Docket No. A00-734 filed by Co-Petitioners Castle & Cooke and Pacific Health, and designated as the Koa Ridge Makai Area, consisting of approximately 571.560 acres of land in the State Land Use Agricultural District located at Waipio, O`ahu, Hawai`i, identified as TMK Nos: 9-4-06: 1, 2, por. 3 and 9-5-03: por. 1 and por. 4, and the Waiawa Area, consisting of approximately 190.893 acres of land in the State Land Use Agricultural District located at Waipio and Waiawa, O`ahu, Hawai`i, identified as TMK Nos: 9-4-06:por. 29 and 9-6-04:21, and approximately shown on Exhibit "A," attached hereto and incorporated herein by reference ("reclassified area"),

shall be and are hereby reclassified to the State Land Use Urban District, and the State land use district boundaries shall be amended accordingly.

Based upon the findings of fact and conclusions of law stated herein, it is hereby determined that the reclassification of the Koa Ridge Makai Area and Waiawa Area will not significantly affect or impair the preservation or maintenance of natural systems and habitats or the valued cultural, historical, agricultural, and natural resources of the area.

IT IS HEREBY FURTHER ORDERED that the reclassification of the Koa Ridge Makai Area and Waiawa Area from the State Land Use Agricultural District to the State Land Use Urban District shall be subject to the following conditions:

1. **Affordable Housing.** Co-Petitioner Castle & Cooke shall provide affordable housing opportunities for low, low-moderate, and moderate income residents of the State of Hawai`i in accordance with applicable affordable housing requirements of the City and County of Honolulu. The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between Co-Petitioner Castle & Cooke and the City and County of Honolulu.

Co-Petitioner Castle & Cooke shall give employees at the Pacific Health Center, who are otherwise eligible for such affordable housing opportunities, a priority for such affordable housing, subject to applicable laws.

2. **Public School Facilities.** Co-Petitioner Castle & Cooke shall contribute to the development, funding, and/or construction of public school facilities, on a fair-share basis, as determined by and to the satisfaction of the Department of Education ("DOE"). Terms of the contribution shall be agreed upon, in writing, by Co-Petitioner Castle & Cooke and the DOE prior to the Co-Petitioner Castle & Cooke obtaining county rezoning. The educational contribution agreement shall provide, on a fair-share basis, land and/or equivalent in-lieu contributions to be applied toward one (1) elementary school and one (1) middle school to serve the reclassified area, and one (1) high school to serve the region. The educational contribution agreement shall also set forth the location of a 50-acre high school within or outside of the reclassified area, as well as the terms of the transfer of the 50 acres to the State of Hawai`i. Co-Petitioner Castle & Cooke shall file the educational contribution agreement with the Commission upon its execution.

No occupancy shall occur for the dwelling units in any increment until such time as reasonable and appropriate public school facility infrastructure has been constructed or has otherwise been provided in the project area to accommodate projected student enrollment from said increment.

3. **Wastewater Facilities.** Co-Petitioners shall participate in the funding and construction of adequate wastewater treatment, transmission and disposal facilities to serve the reclassified area, on a fair-share basis, as determined by the City and County of Honolulu and the State Department of Health.

4. **Transportation.** Co-Petitioners shall participate in the funding, design and construction of local and regional transportation improvements and programs necessitated by the proposed development, on a fair-share basis, and as determined and approved by the State Department of Transportation (DOT), and the City and County of Honolulu, Department of Transportation Services, including: studies of regional transportation requirements initiated by the Department of Transportation; dedication at no cost to the State of Hawai'i of rights-of-way to the State and/or County; donation of lands for park-and-ride facilities; and establishment of bikeways and/or lanes.

Co-Petitioners shall prepare an updated traffic impact analysis report for their respective projects. Each traffic impact analysis report shall identify the traffic impacts attributable to the proposed project, other approved developments, and other major anticipated developments in the region and recommended mitigation measures. The reports and recommended mitigation measures shall be reviewed and approved by the State Department of Transportation and the City and County of Honolulu Department of Transportation Services and filed with the Commission upon their approval.

5. **Civil Defense.** Co-Petitioners shall, on a fair-share basis, fund and construct adequate civil defense measures serving the reclassified area as determined by the State of Hawai'i Department of Defense, Office of Civil Defense.

6. **Archaeological Inventory Survey.** Co-Petitioners, as their respective interests appear, shall have an archaeological inventory survey of the reclassified area conducted by a professional archaeologist. The findings shall be submitted to the State Department of Land and Natural Resources, Historic Preservation Division in report format for adequacy review. The Historic Preservation Division shall verify in writing to the Commission that the survey report is acceptable, that significant evaluations are accepted, and that mitigation commitments, if any, are acceptable.

7. **Historic Preservation Mitigation Plan.** Co-Petitioners, as their respective interests appear, shall submit a detailed historic preservation mitigation plan for review by the Historic Preservation Division, if significant historic sites are present and the Historic Preservation Division requires preparation of such a plan. This plan may include preservation and archaeological data recovery subplans (detailed scopes of work). The Historic Preservation Division shall verify in writing to the Commission that the plan has been successfully executed.

8. **Unidentified Finds.** Co-Petitioners, as their interests appear, shall stop work in the immediate vicinity should any previously unidentified human burials, archaeological or historic sites such as artifacts, marine shell concentrations, charcoal deposits, stone platforms, pavings or walls are found. Co-Petitioners, as their interests appear, shall immediately notify the Historic Preservation Division. The Historic Preservation Division shall determine and approve the significance of these finds. The

Historic Preservation Division may permit subsequent work to proceed with an archaeological clearance when it finds that mitigative measures have been implemented.

9. **Waiahole Ditch Easements.** Co-Petitioner Castle & Cooke shall coordinate with the Agribusiness Development Corporation and the Department of Land and Natural Resources State Historic Preservation Division to develop appropriate measures to maintain and protect the existing easements within Koa Ridge Makai relating to the Waiahole Ditch.

10. **Air Quality Monitoring.** Co-Petitioners shall participate in an air quality monitoring program if required by the State Department of Health.

11. **Sound Attenuation.** Co-Petitioners, as their interests appear, shall be responsible for implementing sound attenuation measures to reduce noise levels from vehicular traffic in the affected lands adjacent to the H-2 Freeway to levels consistent with State of Hawai`i standards.

12. **Notification of Potential Nuisances.** Co-Petitioners, as their interests appear, shall notify all prospective buyers and or lessees of the reclassified area of potential odor, noise and dust pollution resulting from adjacent agricultural uses.

13. **Provisions of the Hawai`i Right to Farm Act.** Co-Petitioners, as their interests appear, shall notify all prospective buyers and/or lessees of the reclassified area that the Hawai`i Right to Farm Act, Chapter 165, Hawai`i Revised

Statutes, limits the circumstances under which pre-existing farm activities may be deemed a nuisance if there are any Agricultural District Lands adjacent to the reclassified area.

14. **Drainage Improvements.** Co-Petitioners shall fund the design and construction of drainage improvements required as a result of the development of the reclassified area to the satisfaction of appropriate State and County agencies.

15. **Integrated Solid Waste Management Plan.** Co-Petitioners shall cooperate with the State Department of Health and City and County of Honolulu Department of Environmental Services to conform to the program goals and objectives of Chapter 342G, Hawai'i Revised Statutes, and the City and County of Honolulu's approved integrated solid waste management plan in accordance with a schedule and timeframe satisfactory to the State Department of Health. Co-Petitioners shall, in coordination with appropriate State and County government agencies, assist in the planning and promotion of solid waste recycling facilities, including recycling bins in public places, such as schools and parks and the Pacific Health Center, within the proposed development.

16. **Medical Waste Disposal.** Co-Petitioner Pacific Health and its lessees will explore available existing technologies for the disposal of medical waste to be generated by the Pacific Health Center. Co-Petitioner Pacific Health will submit a status report to the Commission regarding the proposed methods for disposal of medical waste to be generated by the Pacific Health Center prior to commencement of

occupancy of the first building in the Pacific Health Center. Co-Petitioner Pacific Health shall arrange or require its tenants and lessees to arrange for the safe and proper disposal of medical waste.

17. **Water Resources Allocation and Permits.** Prior to approval of the first smaller lot subdivision application (not including bulk, large lot subdivision) within the Koa Ridge Makai Area and Waiawa Area, respectively, Co-Petitioners, as their respective interests appear, shall prepare a water master plan for such area, as applicable, for the City and County of Honolulu Board of Water Supply's review and approval. Each water master plan shall set forth the estimated use and all water source, storage, and transmission facilities required to serve the area covered thereby.

Prior to groundwater being developed and used as a source of supply for each phase of development of the Koa Ridge Makai Area and Waiawa Area, respectively, Co-Petitioners, as their respective interests appear, shall obtain from the COWRM a Well Construction Permit and/or a Pump Installation Permit and a Water Use Permit for such phase.

Prior to issuance of the first building permit for each phase of development of the Koa Ridge Makai Area and Waiawa Area, respectively, Co-Petitioners, as their respective interests appear, shall obtain from the City and County of Honolulu Board of Water Supply and the COWRM, as appropriate, water allocation for the dwellings, buildings, or facilities within such phase. Co-Petitioners shall participate, on a fair-share basis, in the funding and construction of adequate

water source, storage, and transmission facilities and improvements to accommodate the proposed development. Water source, storage and transmission facilities and improvements shall be coordinated and approved by appropriate State and County agencies.

Co-Petitioners, as their respective interests appear, shall assist and participate in a study to evaluate the potential impacts of new wells to serve the area on down gradient BWS wells, as required by the COWRM and the BWS.

18. **Established Access Rights Protected.** Co-Petitioners shall preserve any established access rights of native Hawaiians who have customarily and traditionally used the reclassified area for access to other areas in order to exercise subsistence, cultural, and religious practices.

19. **Soil Erosion and Dust Control.** Co-Petitioners shall implement applicable best management practices to reduce or eliminate soil erosion and effect dust control measures during and after the development process to the satisfaction of the State Department of Health.

20. **Water Conservation Measures.** Co-Petitioners, where feasible, shall implement water conservation measures such as use of indigenous and drought tolerant plants and turf and incorporate such measures into common area landscape planting. Co-Petitioners shall research and address the availability and use of nonpotable water for irrigation and developing a dual water system.

21. **Energy Conservation Measures.** Co-Petitioners, where feasible, shall implement energy conservation measures such as use of solar energy and solar heating and incorporate such measures into the proposed development.

22. **Compliance with Representations to the Commission.** Co-Petitioners as their respective interests appear, shall develop the reclassified area in substantial compliance with the representations made to the Commission, including medical center use in the Koa Ridge Makai Area and residential, commercial, public facility, park, church/daycare, public recreation and education in other areas in the Koa Ridge Makai Area and Waiawa Area. Failure to so develop the reclassified area may result in reversion of the reclassified area to its former classification, or change to a more appropriate classification.

23. **Notice of Change to Ownership Interests.** Co-Petitioners, respectively, shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the reclassified area, prior to development of the reclassified area. This condition shall be satisfied by the giving of notice only, and shall not require approval by the Commission.

24. **Annual Reports.** Co-Petitioners shall each timely provide without any prior notice, annual reports to the Commission, the Office of Planning, the City and County of Honolulu Department of Planning and Permitting, and intervenors in connection with the status of the development proposed for the reclassified area, and Co-Petitioners' respective progress in complying with the conditions imposed. The

annual report shall be submitted in a form prescribed by the executive officer of the Commission. The annual report shall be due prior to or on the anniversary date of the Commission's approval of the Petition.

25. **Release of Conditions Imposed by the Commission.**

Co-Petitioners shall seek from the Commission full or partial release of the conditions provided herein as to all or any portion of the reclassified area upon evidence acceptable to the Commission of satisfaction of these conditions.

26. **Recording of Conditions.** Co-Petitioners shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to section 15-15-92, Hawai`i Administrative Rules.

IT IS HEREBY FURTHER ORDERED that the portion of the Property designated as the Koa Ridge Mauka Area, consisting of approximately 485.530 acres of land in the State Land Use Agricultural District located at Waipio, O`ahu, Hawai`i, identified as TMK Nos: 9-4-06: por. 3 and 9-5-03: por. 1, por. 2, and por. 4, and approximately shown on Exhibit "A," shall remain within the State Land Use Agricultural District.

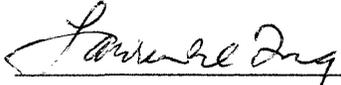
ADOPTION OF ORDER

The undersigned Commissioners, being familiar with the record and proceedings, hereby adopt and approve the foregoing ORDER this 27th day of June, 2002. This ORDER and its ADOPTION shall take effect upon the date this ORDER is certified and filed by this Commission.

LAND USE COMMISSION

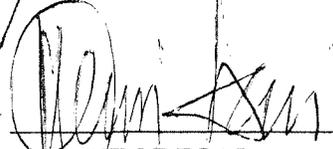
STATE OF HAWAII

By 
MERLE A. K. KELAI
Chairperson and Commissioner

By 
LAWRENCE N.C. ING
Vice Chairperson and Commissioner

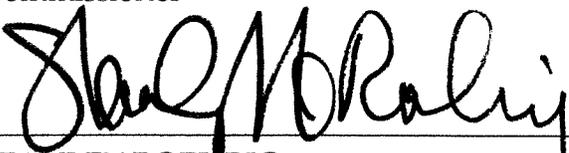
By (EXCUSED)
P. ROY CATALANI
Commissioner

By 
BRUCE A. COPPA
Commissioner

By 
PRAVIN DESAI
Commissioner

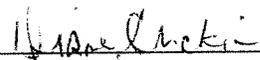
By 
ISAAC FIESTA, JR.
Commissioner

By (OPPOSED)
M. CASEY JARMAN
Commissioner

By 
STANLEY ROERIG
Commissioner

By (ABSENT)
PETER YUKIMURA
Commissioner

APPROVED AS TO FORM:


Deputy Attorney General

Filed and effective on
June 27, 2002

Certified by:

Executive Officer

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A00-734
)	
CASTLE & COOKE HOMES HAWAII, INC.)	CERTIFICATE OF SERVICE
and PACIFIC HEALTH COMMUNITY, INC.)	
)	
To Amend the Agricultural Land Use)	
District Boundary into the Urban Land Use)	
District for Approximately 1,247.983 Acres of)	
Land at Waipio and Waiawa, O`ahu, Hawai`i,)	
TMKs: 9-4-06: 1, 2, por. 3, por. 29; 9-5-03:)	
por. 1, por. 2, por. 4; and 9-6-04: 21)	
_____)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Findings of Fact, Conclusions of Law, and Decision and Order was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by certified mail:

DEL. DAVID W. BLANE, DIRECTOR
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CERT. DR. RANDALL SUZUKA
Pacific Health Community, Inc.
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Wahiawa, Hawai`i 96786

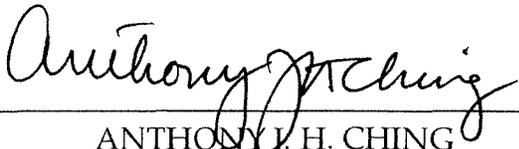
CERT. HARRY A. SAUNDERS
Executive Vice President and Chief Operating Officer
Castle & Cooke Homes Hawaii, Inc.
P. O. Box 898900
Mililani, Hawai`i 96789-8900

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95-155 Waikalani Drive
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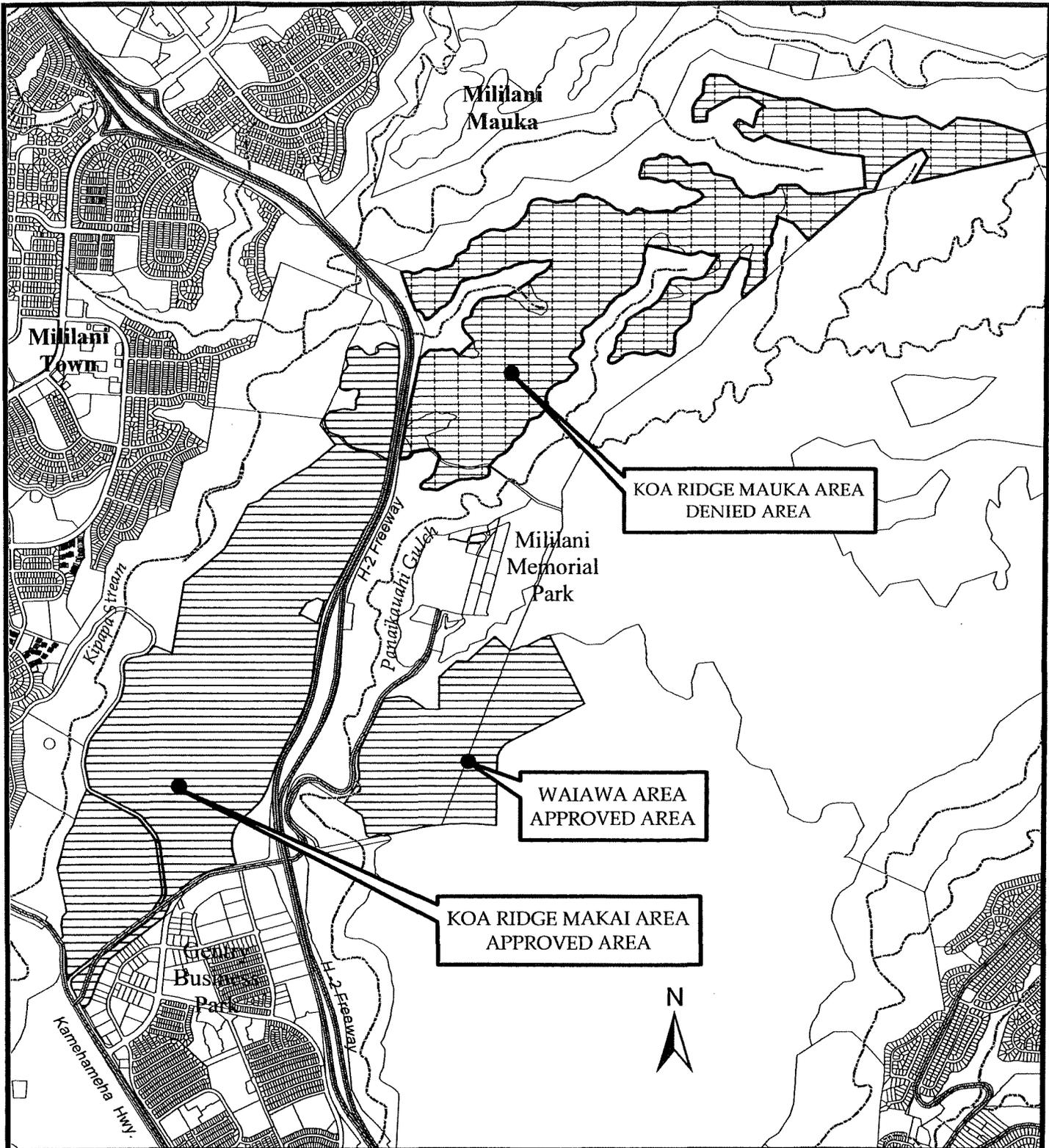
CERT. JEFF MIKULINA, DIRECTOR
Sierra Club, Hawai`i Chapter
P. O. Box 2577
Honolulu, Hawai`i 96803

DEL. RICHARD G. POIRIER
95-584 Naholoholo Street
Mililani Town, Hawai`i 96789

DATED: Honolulu, Hawaii, this 27th day of June, 2002.



ANTHONY J. H. CHING
Executive Officer



**A00-734 CASTLE AND COOKE HOMES HAWAII, INC. AND
PACIFIC HEALTH COMMUNITY, INC.**

LOCATION MAP

KOA RIDGE MAKAI AREA

APPROVED AREA - Tax Map Key No.: 9-4-06: 1, 2, por. 3; 9-5-03: por. 1 & por. 4

WAIAWA AREA

APPROVED AREA - Tax Map Key No.: 9-4-06: por. 29; & 9-6-04: 21

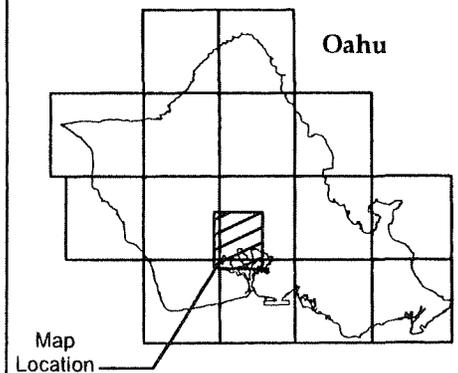
KOA RIDGE MAUKA AREA

DENIED AREA - Tax Map Key No.: 9-4-06: por. 3; 9-5-03: por. 1, por. 2, and por. 4

Waipio and Waiawa, O'ahu, Hawai'i

Scale: 1" = 1,000 ft.

EXHIBIT "A"



Map
Location