

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A86-600
WAITEC DEVELOPMENT, INC.)	
)	WAITEC DEVELOPMENT, INC.
To Amend the Agricultural Land Use)	
District Boundary into the Urban)	
Land Use District for approximately)	
691.5 acres at Hoaeae and Waikele,)	
Ewa, Oahu, Tax Map Key Nos.:)	
9-4-02: 30, Portion of 01 and)	
Portion of 17)	
_____)	

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

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WAITEC DEVELOPMENT, INC.)	WAITEC DEVELOPMENT, INC.
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_____)	

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND DECISION AND ORDER

Waitec Development, Inc., a Hawaii corporation (hereinafter referred to as "Petitioner") filed this Petition on March 7, 1986, pursuant to Section 205-4, Hawaii Revised Statutes, as amended, and the Rules of Practice and Procedure of the Land Use Commission, State of Hawaii, to amend the land use district boundary for approximately 691.5 acres of land situate at Waikele and Hoaeae, Ewa, Oahu, Tax Map Key Nos.: 9-4-02:30, portion of parcel 1 and portion of parcel 17, (hereinafter referred to as the "Property") from the Agricultural District to the Urban District for a planned residential community. The Land Use Commission (hereinafter referred to as the "Commission"), having heard and examined the testimony, evidence and argument of counsel, presented during the hearings, and the proposed findings of fact and conclusions of law, hereby makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

PROCEDURAL MATTERS

1. The Commission conducted hearings on the Petition on June 17 and 18, 1986, and June 27, 1986 at Honolulu, Hawaii, pursuant to notice published in the Honolulu Star-Bulletin on April 11, 1986.

2. On April 28, 1986, the Mililani/Waipio/Melemanu Neighborhood Board No. 25 filed a Petition for Intervention which the Commission granted by Order filed on May 21, 1986.

3. On May 29, 1986, the Commission held a prehearing conference at which time the parties exchanged exhibit lists and witness lists.

4. On June 17, 1986, Representative Mitsuo Shito, Cal Kawamoto, Robert Hirayama, Michael Luminele, Fausto Aguinaldo, Gerd Cobb-Adams, Sam Umale, Romeo Ramos, Pat McGough, Andy Anderson, Miles Ichinose, Rockwell Rogers, Joe Galindo, William Benz, Leroy Apopo, Francis Ah Loy, Lt. Victor Sibal and David Young testified as public witnesses.

DESCRIPTION OF THE PROPERTY

5. The Property is bounded on the south by the existing Village Park residential development, on the west by Kunia Road, on the east by Waikele gulch and on the north by sugarcane fields.

6. Robinson Estate is the fee owner of the Property and has consented to the petition for land use district boundary amendment. Petitioner has an agreement with Robinson Estate to

purchase the Property in fee simple.

7. Oahu Sugar Company (hereinafter "OSC") leases the Property to grow sugarcane. Petitioner has an option to purchase lease rights from OSC.

8. The elevation of the Property is approximately 310 feet to 440 feet above mean sea level and slopes northwest to southeast at about four to seven percent.

9. The Navy's Lualualei Magazine (Waikele Branch), which houses approximately 120 ammunition storage tunnels, is located within the Kipapa-Waikele Gulch abutting the eastern boundary of the Property.

10. The U.S.D.A Soil Conservation Service, Soil Survey Report for the Island of Oahu classifies the soil within the Property as Molokai silty clay loam, Helemano silty clay, and Lahaina silty clay.

The Molokai series consist of well-drained soils on uplands, formed in material weathered from basic igneous rock. They are nearly level to moderately steep and exhibit low shrink-swell potential. Molokai silty clay loam with 3 to 7 percent slopes (MuB) is found primarily on the eastern and southern portion of the Property. Runoff is slow to medium and the erosion hazard is slight to moderate. These soils are used for sugar cane, pineapple, pasture, wildlife habitat, and homesites.

Molokai silty clay loam with 0 to 3 percent slopes (MuA) are found on smooth slopes on the western portion of the

Property. In a representative profile the surface layer is dark reddish-brown silty clay loam about 15 inches thick. The subsoil, about 57 inches thick, is dark reddish-brown silty clay loam that has prismatic structure. Permeability is moderate, runoff is slow, and the erosion hazard is slight. Molokai silty clay loam with 7 to 15 percent slopes (MuC) and 15 to 25 percent slopes (MuD) occur in linear patterns along the eastern half and along the southeast edge of the Property. Runoff is medium to rapid and the erosion hazard is moderate to severe.

Lahaina silty clay with 3 to 7 percent slopes (LaB) exhibit many of the same characteristics of the Molokai silty clay loam.

Helemano silty clay soils with 30 to 90 percent slopes (HLMG) are on the sides of V-shaped gulches, small areas of rock outcrop, steep stony land, and eroded spots. Permeability is moderately rapid, runoff is medium to very rapid, and the erosion hazard is severe to very severe. In a representative profile the surface layer is dark reddish-brown silty clay about 10 inches thick. The subsoil, about 50 inches thick, is dark reddish-brown and dark-red silty clay that has subangular blocky structure.

11. The Department of Agriculture in its Agricultural Lands of Importance to the State of Hawaii classification system classifies the Property as prime agricultural land.

12. The Land Study Bureau in its master productivity rating classifies the Property as Class A or B (irrigated) and

Class D or E (non-irrigated).

13. The Federal Insurance Administration in its flood insurance rate map indicates that the Property is in Zone C, a zone of minimal flooding.

PROPOSAL FOR DEVELOPMENT

14. Petitioner proposes to develop a planned residential community consisting of approximately 3,000 residential units to be sold in fee simple. Petitioner proposes to offer a mix of units with varying lot sizes, floor areas and prices.

15. Petitioner also proposes to develop commercial/ industrial areas. The commercial area will consist of a shopping center anchored by a supermarket or drug store, and a variety of stores. The industrial area is proposed to provide light industrial business space.

16. Petitioner will dedicate three park sites totaling 21.0 acres for public park to the City and County of Honolulu (hereinafter the "County") and a 6.9 acre private recreation facility to include an indoor recreation center, meeting area and swimming pool for the project's residents.

17. Petitioner will develop an 18-hole golf course to provide open space and greenery, and allow the development of prime frontage lots.

18. Petitioner will dedicate approximately 30 acres of the Property to the County to allow County construction of approximately 480 low-moderate income rental units.

19. The following table summarizes the land use plan for the proposed project:

<u>Land Use</u>	<u>Acreage</u>
Residential	398.6
Rental Units (County)	30.0
Commercial/Industrial	28.7
Golf Course	168.2
Private Parks	6.9
Public Parks	21.0
School	6.0
Circulation	<u>32.1</u>
TOTAL	691.5

20. Petitioner proposes to fund and develop the following off-site improvements: improvements to Kunia Road, Kunia Interchange and various adjacent intersections; additional reservoirs, well and water treatment facilities at the existing Kunia Well II site, construction of booster pump stations, transmission and storage facilities; and a new trunk sewer main.

21. Petitioner proposes to price prime housing units which have golf course frontage or views between \$165,000 to \$295,000. Starter and traditional units will be priced from \$120,000 to \$165,000. Petitioner proposes to provide approximately 240 attached units to be priced at approximately \$100,000 per unit.

22. Petitioner estimates the total project will cost \$66,200,000.00 including \$24,200,000.00 for infrastructure improvements and \$42,000,000.00 for on-site costs of the residential and commercial areas.

23. Petitioner plans to commence construction immediately upon receipt of all governmental approvals.

Petitioner anticipates that at an absorption rate of 430 units per year, the project will be completely sold within seven years.

PETITIONER'S FINANCIAL CAPABILITY TO
UNDERTAKE THE PROPOSED DEVELOPMENT

24. Petitioner's balance sheet as of January 31, 1986, lists total assets of \$18,247,970.00 and a net worth of \$18,247,970.00.

25. Petitioner is owned by Mr. Vance Miller, Jr., who has a net worth exceeding \$30,000,000.00.

STATE AND COUNTY PLANS AND PROGRAMS

26. The Property is classified Agricultural on the State Land Use District Boundary Map.

27. The County's General Plan designates the Central Oahu Development Plan area as an urban fringe area to contain 12.8 to 14.2 percent of Oahu's population by 2005.

28. Petitioner estimates the proposed Project will house approximately 10,000 residents. The project's population plus the expected population to be accommodated in other proposed developments in Central Oahu, plus the existing population in Central Oahu would exceed the County's General Plan maximum population guideline for Central Oahu.

29. The County's Central Oahu Development Plan Land Use Map designates 591.5 acres of the Property for Agricultural use and 100 acres for Residential and Park use.

30. The County's zoning designation for the Property is AG-1 (Agriculture).

NEED FOR THE PROPOSED DEVELOPMENT

31. Petitioner's marketing consultant, Chaney, Brooks and Company projects a housing shortage of 2,210 to 3,097 units by 2005.

32. Petitioner's consultants pointed out that the vacancy rates for housing units for sale in Waipahu is one-fifth of the islandwide vacancy rate. Also, that the crowding or doubling up in residences was significantly higher in Waipahu than for Oahu.

33. Petitioner anticipates that the proposed project will be able to capture a fair share of the market demand because it has the momentum of an on-going project, a track record of obtaining financing, infrastructure availability, and the provision of affordable housing.

34. Petitioner states the existing Village Park is currently selling at approximately 500 units per year. Petitioner anticipates the proposed project will have a higher absorption rate than the existing Village Park because a wider variety of houses will be offered, and the lots will be sold in fee simple, as opposed to the existing Village Park's leasehold lots.

35. Petitioner anticipates that at present market levels, the existing village Park will be out of inventory in one year.

36. Petitioner identified a need for light industrial/business park type uses in the Waipahu area. Petitioner has

received inquiries regarding the commercial industrial area and does not anticipate the proposed commercial/industrial area to cause an exodus or relocation of businesses from Waipahu town.

37. Petitioner estimates the proposed project will generate approximately 710 new jobs in addition to the approximately 400 persons currently employed by the existing Village Park.

38. Petitioner estimates the proposed project will generate net revenues of approximately 1.1 million dollars to the State annually, and 4.5 million dollars to the County annually.

39. Various community groups, including the Waipio Neighborhood Board No. 22, the Village Park Athletic Association, Waipahu 2000 Community Council, and the Waipahu Business Association testified in support of the proposed development.

IMPACT UPON RESOURCES OF THE AREA

Agricultural Resources

40. The Property lies in the Kunia portion of OSC's plantation.

41. The State Departments of Planning and Economic Development and Agriculture opposed the reclassification of the Property which they feel can be characterized as the prime of the prime agricultural lands in the State. The Department of Agriculture points out that the Property would qualify as "Important Agricultural Land" under the proposed Land Evaluation

and Site Assessment Commission's recommended criteria for important agricultural land.

42. Amfac, which owns OSC, developed a survival plan to address major losses that OSC incurred in 1981, and to reevaluate its sugar operations based on the outlook for sugar prices which is largely dependent on federal price supports for sugar. In its plan, Amfac envisions a smaller plantation and is considering a switch from a double to a single processing line to obtain increased efficiency based on a smaller operation.

43. Petitioner anticipates that acreage requirements for OSC will be decreased due to higher sugar yields and a shift to a smaller operation using one rather than two processing lines and in turn free roughly one-half of OSC land from sugar cultivation.

44. OSC has a history of increasing sugar cane yields and anticipates further increases in the future. Petitioner anticipates higher sugar yields will result in decreased land requirements.

45. Amfac does not anticipate the proposed project will adversely affect the economic viability of OSC.

46. Petitioner proposes to pay \$1,000,000.00 to Oahu Sugar Company to buy its remaining lease and to assist OSC in relocating roads, irrigation ditches and pumping stations. OSC will not have to pay any additional expenses as a result of the proposed project.

47. Petitioner states the proposed project will not result in the layoff of sugar workers. OSC will accommodate employment losses by attrition.

48. Petitioner does not anticipate that development of the Property will adversely affect OSC's use of Waiahole ditch irrigation water.

Flora and Fauna

49. Sugarcane has been cultivated on the Property since the early 1900's, effectively removing the original flora, and reducing the possibility that rare and endangered plant species exist on the Property.

Air Quality

50. Petitioner anticipates overall air quality impacts to include: (a) a long-term net reduction in particulates due to the displacement of sugarcane operations on the Property; and (b) a long-term net increase in carbon monoxide and other exhaust from construction activities.

51. Petitioner proposes to mitigate short-term, construction-related impacts through adherence to established construction standards, guidelines, and practices.

Archaeological/Historical Resources

52. Chiniago, Inc. conducted an archaeological reconnaissance of the Property and found no evidence of past utilization of the Property in the form of structural or midden remains.

Recreational Resources

53. Petitioner will dedicate three park sites on the Property to the County totaling approximately 21.0 acres, construct a 6.9 acre private recreation facility for the project's residents, and develop an 18-hole golf course.

Noise

54. Petitioner anticipates sources of noise on the Property will be from vehicular traffic along the cane haul road and Kunia Road. Petitioner will construct sound barrier walls along the perimeter of the lots and add additional insulation to units affected by excess noise per recommendations of a sound engineer.

Water Quality

55. Approximately 40% of the Property presently drains into Waikele Stream, and ultimately into Pearl Harbor.

Petitioner does not anticipate the development of the Property to alter water quality of the Waikele stream hydrological basin.

Hazards

56. The Property is adjacent to the Naval Magazine in Waikele Gulch where sensitive arms, ammunition and explosives are received, renovated, maintained, stored, and issued. The U.S. Department of the Navy recommended approximately 140 acres of the Property bordering the Naval Magazine Waikele Branch be left in agriculture.

57. The Navy's blast zone or Explosives Safety Quantity Distance (ESQD) varies with the net explosive weight in the Naval Magazine. The blast zone emanating from the Naval Magazine has changed over the years. The Navy is still examining the precise location of the required safety zone which may be resolved within one year.

ADEQUACY OF PUBLIC SERVICES AND FACILITIES

Water Service

58. Petitioner projects the proposed project will require 2.764 million gallons of potable water per day (mgd).

59. The Property is located in the Pearl Harbor Ground Water Control Area and requires State Board of Land and Natural Resources (BLNR) approval for water allocation to serve the proposed project.

60. Petitioner proposes to construct an additional reservoir, well, and water treatment facilities at the existing Kunia Well II site to accommodate approximately 1,000 units within the 340 foot elevation. To meet the water needs of the remainder of the proposed project, the Petitioner proposes to construct two booster pump stations, a new reservoir, and transmission lines.

61. The Board of Water Supply stated that they had no objection to the petition.

62. The groundwater to be consumed by residents in the proposed project has traces of chemical contamination. Activated carbon water purifying facilities have been and will

continue to be constructed for the project.

63. The State Director of Health must approve all new sources of potable water serving a public water system. New or substantially modified public water distribution systems must be approved by the Director.

Roadway and Highway Services and Facilities

64. Kunia Road, a two-lane roadway, borders the west side of the Property. That portion of the roadway fronting the existing Village Park subdivision has 5 lanes including exclusive turning lanes into the subdivision.

H-1 Freeway runs along the southern boundary of the existing Village Park subdivision. The Kunia Interchange provides access to the H-1 Freeway.

65. Petitioner estimates that an additional 4,180 vehicles will be added to the transportation network for the area upon full development of the Property.

66. Petitioner proposes to widen Collector Street #1, widen Kunia Road, implement traffic signal modifications, provide additional lanes to ramp intersections and signalize one ramp intersection to ensure that Kunia Road and Kunia Interchange will have adequate vehicular capacities.

67. The State Department of Transportation has raised concerns regarding the highway improvements necessary to accommodate traffic from the proposed project and states that it is essential that the Petitioner continue coordination with them as the project is further developed.

68. The State Department of Transportation has begun its program to improve traffic conditions in the Central Oahu region. This program provides short, medium and long range plans for traffic improvements and anticipates that these improvements will allow additional development to occur in Central Oahu without aggravating the traffic situation.

69. Petitioner will participate in the Department of Transportation's rideshare program and plans to set aside a parking area on-site for ridesharing purposes.

Wastewater

70. Petitioner's proposed project will generate approximately 1.4 mgd of wastewater.

71. The County Department of Public Works confirmed that existing sewers are adequate for only the first 1,000 housing units of the project.

72. Petitioner proposes to provide a new trunk sewer main from the Property to the existing Waipahu sewage pump station. Wastewater will be pumped from the station to the Honouliuli wastewater treatment plant.

73. Petitioner states that the capacities of the Waipahu Sewage Pump Station and the Honouliuli Wastewater Treatment Plant are adequate to handle the expected flows from the proposed project.

Schools

74. Petitioner's proposed project would generate sufficient students to justify the opening of a new elementary

school site at the existing Village Park school site. Grade school students from the existing Village Park and from the proposed project would continue to attend Kanoelani Elementary school until the opening of the new school.

75. Waipahu Intermediate and High Schools have sufficient capacity to accommodate the new students from the proposed project.

76. Petitioner has reserved a second elementary school site within the Property to be set aside for three years, should the Department of Education find that the need arises for a second school.

Health Care Services

77. Health care facilities in the Waipahu region include the Waipahu Clinic and the Punawai Clinic. The nearest hospital services are available at Wahiawa General hospital. These facilities will be adequate to serve the residents of the proposed project.

Electrical and Telephone Services

78. Hawaiian Electric Company will provide electrical service to the project.

79. Hawaiian Telephone Company will provide communication service to the project.

Fire and Police Protection Services

80. The nearest fire station is located at Waipahu Industrial Park. A new fire station is being considered in the Waikele area. Petitioner believes the two fire stations would

be adequate to serve the proposed project.

81. A police substation is located in Pearl City. Additional personnel and vehicles are required in order to maintain adequate police services for the Property.

Solid Waste Disposal

82. Petitioner estimates the proposed project will generate a maximum of approximately 30 tons of solid waste per day. County refuse collectors will serve single family residences, and apartment units can be served by either county or private collectors.

83. Petitioner does not anticipate the light industrial uses to generate hazardous wastes or contaminants.

INCREMENTAL DISTRICTING

84. Petitioner proposes to complete substantial portions of the on-site and off-site infrastructure for the project and most of the proposed residential units within five years of the Commission's approval.

CONFORMANCE TO STATE LAND USE DISTRICT REGULATIONS

85. Petitioner's proposed project is located near several employment centers including the Pearl Harbor/Airport, Ewa, and Schofield/Wahiawa areas. The Property is also conveniently located near to the proposed secondary urban center at Ewa, and the proposed High Technology Park at Mililani.

86. The proposed commercial, industrial and golf course areas within the project site will generate new employment opportunities.

87. Petitioner's proposed project is in close proximity to facilities and services existing at Village Park and Waipahu Town.

88. Petitioner's proposed project will help alleviate the projected housing shortage.

89. The Property is highly suitable for development. The topography is relatively flat and non-stony, the land is not prone to flooding or other natural hazards, and the soils are relatively stable. Portions of the Property, containing slopes in excess of 20%, will be left in open space.

90. The Property is contiguous to the existing Village Park Urban District.

CONFORMANCE WITH AREAS OF STATEWIDE CONCERN:
Section 205-17(3), Hawaii Revised Statutes

91. There are no native or endangered species habitats within the vicinity of the Property. The Waikele Stream habitat will not be adversely affected by the proposed project.

92. There are no valued cultural, historical or scenic resources within the Property.

93. Urbanization of the Property will not adversely affect the economic viability of OSC which conducts agricultural operations on the Property and nearby agricultural lands.

94. Petitioner proposes to offer a mix of housing types to attract diverse income groups. A large portion of the proposed project is targeted for entry-level homebuyers. The project will also contain approximately 30 acres that will be

dedicated to the County for construction of rental units for low-moderate income groups.

CONFORMANCE TO THE HAWAII STATE PLAN

95. Petitioner's proposed development conforms with the following objectives, policies and priority directions of the Hawaii State Plan:

Sections 226-19(a)(1), 226-19(b)(2)(3), HRS
Delivery of a variety of affordable housing units.

The proposed project will provide a mix of affordable fee simple homes. The majority of these homes will be sold to entry-level homebuyers. Affordable rental units will also be provided on-site through the combined efforts of the Petitioner and the County.

96. Section 226-19(a)(2), 226-19(b)(5), HRS
Suitable location relative to employment and public facilities.

The Property is located near major employment centers including Honolulu/Pearl Harbor, the proposed secondary urban center at Ewa, Schofield/Wahiawa, and the proposed High Technology park at Mililani.

97. Section 226-7(a)(1), 226-7(a)(2), 226-7(b)(2), HRS
Impact on the viability of sugar, pineapple, and diversified agriculture.

The proposed project will not affect the viability of OSC, nor will it require the layoffs of any sugar workers.

98. Section 226-104(c)(2) and (4), HRS
Presence of critical habitats on the proposed site.

There are no native or endangered species habitats or archaeological sites within the Property.

99. Section 226-5(b)(3), HRS
Adequacy of support services and facilities

Petitioner will provide the necessary support facilities for sewer, water, roads and drainage.

RULING ON PROPOSED FINDINGS OF FACT

Any of the proposed findings of fact submitted by the Petitioner or the other parties not adopted by the Commission herein, or rejected by clear contrary findings of fact herein, are hereby denied and rejected.

CONCLUSIONS OF LAW

Pursuant to Chapter 205, Hawaii Revised Statutes, as amended, and the Rules of Practice and Procedure and District Regulations of the State Land Use Commission, the Commission finds upon a preponderance of evidence that the reclassification of approximately 547.5 acres, a portion of the Property, which is the subject of the Petition, Docket No. A86-600 by Waitec Development, Inc., from the Agricultural District to the Urban District at Waikele and Hoaeae, Ewa, Oahu, Hawaii, Tax Map Key Nos.: 9-4-02: portion of parcel 30, portion of parcel 1, and portion of parcel 17, for residential, commercial/industrial and golf course uses, subject to the conditions stated in the Order, conforms to the standards established in the State Land Use District Regulations, is reasonable and non-violative of Section 205-2, Hawaii Revised Statutes, and the Hawaii State Plan, as set forth in Chapter 226, Hawaii Revised Statutes, as amended.

The Commission further concludes that the reclassification of the portion of the Property which is

encumbered by the Navy's blast zone, approximately 144 acres, is not reasonable and is violative of Section 205-2, HRS and Chapter 226, HRS, and shall be retained in the Agricultural District.

ORDER

IT IS HEREBY ORDERED that a portion of the Property, which is the subject of Docket No. A86-600 filed by Waitec Development, Inc., consisting of approximately 547.5 acres at Waikele and Hoaeae, City and County of Honolulu, Island of Oahu, and identified as Oahu Tax Map Key No. 9-4-2: portion of parcel 30, portion of parcel 1, and portion of parcel 17, and also approximately identified on Exhibit A attached hereto and incorporated herein, shall be and the same is hereby reclassified from the Agricultural District into the Urban District and the State Land Use District Boundaries are amended accordingly, subject to the following conditions:

1. Petitioner shall provide housing opportunities for low and moderate income Hawaii residents by offering for sale or rent on a preferential basis on its own or in cooperation with either or both the Hawaii Housing Authority and the City and County of Honolulu, a number of residential units equal to ten percent (10%) of the residential units to be developed on the Property, to residents of the State of Hawaii of low or moderate family income as determined by standards promulgated by the Hawaii Housing Authority and/or the City and County of Honolulu from time to time. The preferential residential units shall be

developed on the Property and shall be offered for sale at prices not exceeding prices that enable such purchasers to qualify for and obtain State-assisted financing (e.g. Act 105 or Hula Mae) or Federally-insured or assisted financing (e.g. FHA Section 245 Program) intended to encourage home ownership for low and moderate income families.

2. Petitioner shall coordinate the development with the Department of the Navy to insure that no residential units are constructed within the Naval Magazine Waikale Branch blast Zone. Further the Petitioner shall construct a berm which shall be appropriately landscaped at the minimum height of 10 feet in the area bordering the western end, the designated blast zone area, to insure that residents would be sheltered from adverse effects such as soundwaves, any turbulence, fragmentations in the event unexpected explosions do occur.

3. Petitioner shall, in coordination with the State Department of Land and Natural Resources, Department of Health, and the Board of Water Supply, provide an adequate supply of potable water and the necessary transmission system to the Property.

4. Petitioner shall fund all costs for highway and access improvements for the proposed development as required by the State Department of Transportation.

5. The Commission may fully or partially release these conditions as to all or any portion of the Property upon timely motion, and upon the provision of adequate assurance of satisfaction of these conditions by the Petitioner.

IT IS HEREBY FURTHER ORDERED that the balance of the Property in the Petition, Docket No. A86-600, consisting of approximately 144 acres situate at Waikele and Hoaeae, Ewa, Oahu, Hawaii, Tax Map Key Nos.: 9-4-02: portion of parcel 30 and portion of parcel 1, and also approximately identified on Exhibit A attached hereto and incorporated herein, shall be and hereby is denied reclassification into the Urban District and shall remain in the Agricultural District.

DOCKET NO. A86-600 - WAITEC DEVELOPMENT, INC.

Done at Honolulu, Hawaii, this 24th day of October
1986, per motions on September 23, 1986 and October 21, 1986.

LAND USE COMMISSION
STATE OF HAWAII

By J.P. Tacbian
TEOFILO PHIL TACBIAN
Chairman and Commissioner

By Frederick P. Whittemore
FREDERICK P. WHITTEMORE
Vice Chairman and Commissioner

By R. B. F. Cho
RICHARD B. F. CHOY
Commissioner

By Robert S. Tamaye
ROBERT S. TAMAYE
Commissioner

By Winona E. Rubin
WINONA E. RUBIN
Commissioner

By Lawrence F. Chun
LAWRENCE F. CHUN
Commissioner

By Everett L. Cuskaden
EVERETT L. CUSKADEN
Commissioner

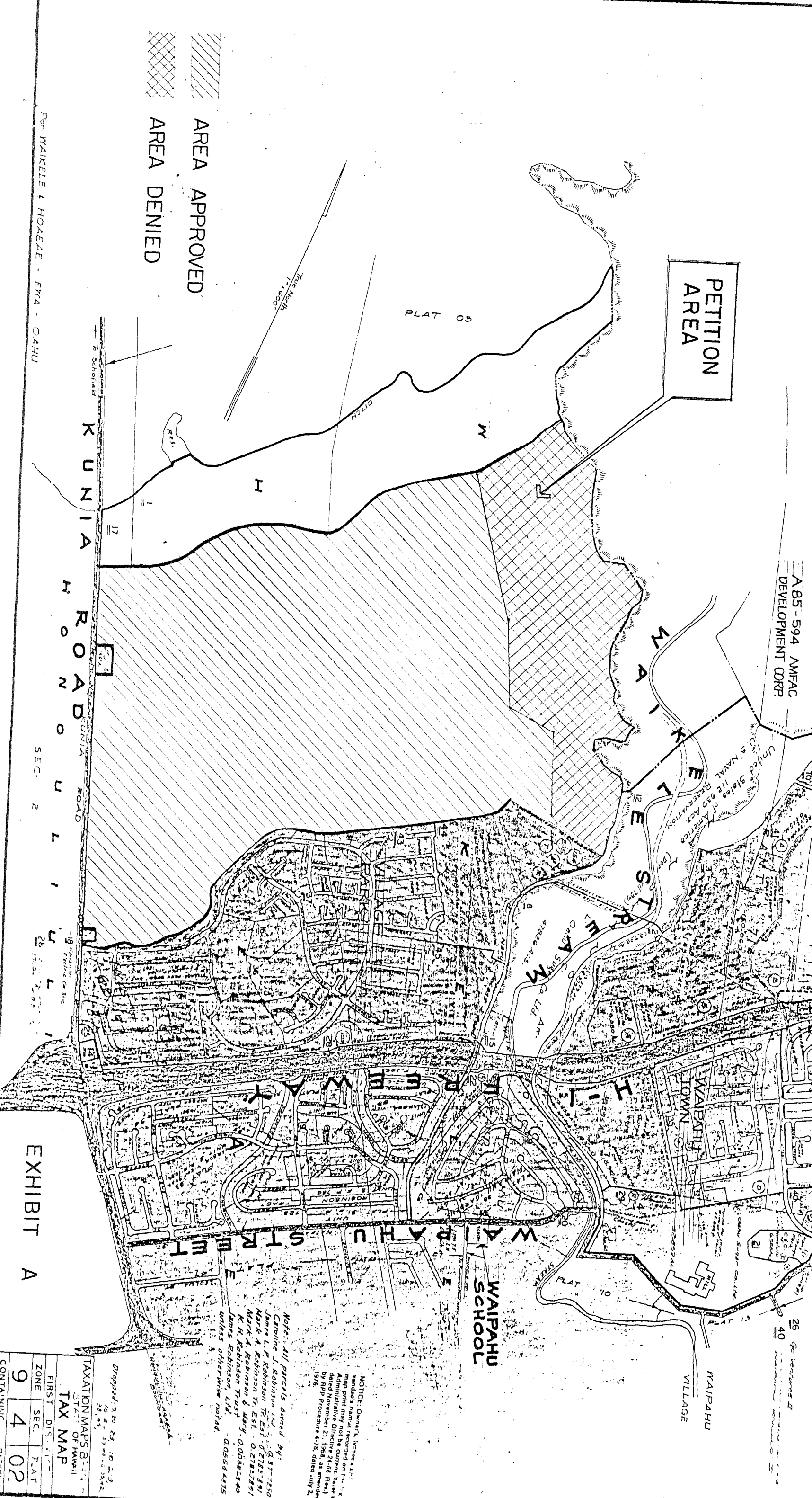
By Toru Suzuki
TORU SUZUKI
Commissioner

A85-600 WAITEC DEVELOPMENT INC

A85-594 AMFAC DEVELOPMENT CORP.

PETITION AREA

AREA APPROVED
AREA DENIED



Pop. WAIKELE & HOAEEAE - EMA - OAHU

EXHIBIT A

NOTICE: Owner, Vendor & Lender's names recorded on this map print may not be current. Refer to Administrative Office (line 24-66 Rev.) dated November 21, 1968, as amended by RPP Procedure 478, dated July 2, 1978.

Note: All parcels owned by:
Caroline J. Robinson Ltd., O-5772205
James L. P. Robinson Tr. Est., O-7278-391
Mark A. Robinson & Mary, O-21823891
K. H. Robinson Trust, O-0088-5440
James Robinson, Ltd., O-0568-4375
unless otherwise noted.

Droped: 9.20 23 10.2.13
1/2 3 2 47 48 13.42
36 45

TAXATION MAPS B-2-11
STATE OF HAWAII
TAX MAP

FIRST DIS.	SEC.	PLAT
9	4	02

CONTAINING PARCELS

BEFORE THE LAND USE COMMISSION
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Map Key: 9-4-02: 30 Portion of 01)
and 17)

DOCKET NO. A86-600
WAITEC DEVELOPMENT, INC.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use Commission 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:

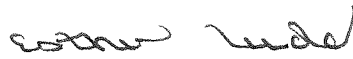
KENT M. KEITH, Director
Department of Planning and Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

DONALD A. CLEGG, Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

ROY Y. TAKEYAMA, Esq.
JAN NAOE SULLIVAN, Esq.
1188 Bishop Street, Suite 3404
Honolulu, Hawaii 96813

SAMUEL S.H. LEE, Chairperson
Mililani/Waipio/Melemanu Neighborhood Board No. 25
P. O. Box 3116
Mililani Town, Hawaii 96789

DATED: Honolulu, Hawaii, this 24th day of October 1986.



ESTHER UEDA
Executive Officer

DOCKET NO. A86-600 - WAITEC DEVELOPMENT, INC.

A copy of the Land Use Commission's Decision and Order was served upon the following by regular mail on October 24, 1986.

EVERETT KANESHIGE, Deputy Attorney General
Department of the Attorney General
465 South King Street, Room 200
Honolulu, Hawaii 96813

RICHARD D. WURDEMAN, Corporation Counsel
Department of the Corporation Counsel
City and County of Honolulu
3rd Floor, City Hall
Honolulu, Hawaii 96813

JOHN P. WHALEN, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

JACK K. SUWA, Chairman
Department of Agriculture
1428 South King Street
Honolulu, Hawaii 96814

CRAIG CHAMPION, Executive Vice-President
Waitec Development, Inc.
828 Fort Street Mall, 6th Floor
Honolulu, Hawaii 96813

ROBINSON ESTATE
Rush, Moore, Craven, Kim and Stricklin
20th Floor, 745 Fort Street
Honolulu, Hawaii 96813