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CASTLE & COOKE HOMES HAWAII, INC.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAI`I

In the Matter of the Petition of	DOCKET NO. DR10-42
CASTLE & COOKE HOMES HAWAII, INC.	PETITION FOR DECLARATORY ORDER TO DESIGNATE IMPORTANT AGRICULTURAL LANDS; VERIFICATION; EXHIBITS "A" – "D"
For Declaratory Order to Designate Important Agricultural Lands for approximately 902.066 acres at Waialua, Wahiawa, and Waikele, Oahu Hawai`i.	

PETITION FOR DECLARATORY ORDER TO DESIGNATE IMPORTANT AGRICULTURAL LANDS

Comes now, Petitioner CASTLE & COOKE HOMES HAWAII, INC. ("Petitioner"), by and through its attorneys, MATSUBARA – KOTAKE, and respectfully petitions the Land Use Commission of the State of Hawai`i ("Commission") to issue a declaratory order designating approximately 902.066 acres of land at Waialua, Wahiawa, and Waikele, Oahu, Hawai`i ("Property"), more particularly described

below, as Important Agricultural Lands ("IAL") pursuant to §§ 205-44 and 45 of the Hawai`i Revised Statutes ("HRS") and §§ 15-15-98 and 99 of the Hawai`i Administrative Rules ("HAR"). In support of this Petition, Petitioner alleges and avers as follows:

I. Petition Content Requirements.

Contents requirement for Petition for Declaration Order pursuant to HAR § 15-15-99:

A. Name, address and telephone number of Petitioner. Petitioner CASTLE & COOKE HOMES HAWAII, INC. is a Hawai`i corporation, whose address is 100 Kahelue Avenue, Second Floor, Mililani, Hawai`i, 96789, and telephone number is (808) 548-4890. Benjamin M. Matsubara, Curtis T. Tabata, Wyeth M. Matsubara and the law firm of Matsubara - Kotake have been appointed to represent the Petitioner pursuant to HAR Section 15-15-35(b). All correspondence and communications in regard to this Petition shall be addressed to, and served upon, Benjamin M. Matsubara, Matsubara - Kotake, 888 Mililani Street, 8th Floor, Honolulu, Hawai`i 96813.

B. Signature of each petitioner. This petition is signed below by Petitioner's attorney who is authorized to sign and file this petition on Petitioner's behalf.

C. Designation of specific question. Whether the lands identified by Petitioner in this Petition should be designated as IAL pursuant to HRS §§ 205-44 and 45.

D. Statement of Petitioner's interest in the subject matter and reason for the submission. Petitioner's corporate affiliates who have authorized this petition are the owner in fee simple of those lands located on the island of Oahu, Hawai`i, and more specifically identified and described on Exhibit "B" attached hereto ("Property"). Petitioner requests the Commission designate the Property as IAL pursuant to HRS §§ 205-44 and 45.

E. Statement of Petitioner's position or contention. It is Petitioner's position that the Property meets the qualifications for designation as IAL under HRS § 205-44, and that the Commission should issue a declaratory order designating the Property as IAL pursuant to HRS § 205-45.

F. Memorandum of authorities, containing a full discussion of reasons and legal authorities in support of Petitioner's position. HRS § 205-45(c) provides that the petition for declaratory order designating IAL shall be submitted in accordance with subchapter 14 of the Commission's rules and the requirements contained in HRS § 205-45(c). The petition for declaratory order content requirements under subchapter 14 are found at HAR § 15-15-99 and are discussed in Sections A-F herein. The requirements of HRS § 205-45(c) include the following:

1. Tax Map Key Numbers and verification and authorization from the applicable landowners. Petitioner seeks to designate as IAL approximately 902.066 acres of land on the island of Oahu, Hawai`i. Attached hereto and incorporated herein

by reference as Exhibit "B" is a report identifying the location, Tax Map Key Numbers and acreage of the Property. Ownership of the lands identified by Tax Map Key Numbers stated in Exhibit "B" are held by Petitioner's corporate affiliates. Attached hereto and incorporated herein by reference as Exhibit "C" are the deeds, recorded documents and title reports verifying ownership of the Property. Attached hereto and incorporated herein by reference as Exhibit "D" are the land-owners' authorization for the filing of this petition.

2. Proof of qualification for designation as IAL under HRS § 205-44. HRS § 205-44(c) provides the standards and criteria to identify IAL. HRS § 205-44(a) provides that lands identified as IAL need not meet every standard and criteria listed in HRS § 205-44(c); rather, lands meeting any of the criteria in HRS § 205-44(c) shall be given initial consideration, provided that the designation of IAL shall be made by weighing the standards and criteria with each other to meet the constitutionally mandated purposes in article XI, section 3, of the Hawai'i Constitution and the objectives and policies for IAL in section 205-42 and 205-43.

Attached hereto and incorporated by reference herein as Exhibit "A" is the Agricultural Lands Assessment of Proposed Important Agricultural Lands on Oahu for Castle & Cooke Homes Hawaii, Inc. which describes and illustrates the characteristics of the Property.

The standards and criteria for identifying IAL pursuant to HRS § 205-44(c) are as follows:

a. Land currently used for agricultural production. The Property consists of four separate parcels which are referred to as Waialua, Mililani South, Dole Plantation and Whitmore. Approximately 56% (505 acres) of the proposed IAL lands are currently used for agricultural production. The remainder of the proposed IAL were historically in pineapple or sugar cane cultivation.

The Waialua property (TMK 1-6-8-006:010 por.), consisting of 242 acres, is currently entirely under cultivation and is being leased to six independent farms for the growing of a wide variety of diversified crops: tropical flowers, daikon, tomatoes, okra, long beans, bitter melon, ti leaves, banana, taro, sweet potato, eggplant, sweet peppers, wing beans, sequa, pumpkin, basil, green onion, crown flower, bozo, squash, dragon fruit, asparagus, sweet onion, potatoes, seed corn, peppers and zucchini. Prior to being used for diversified agriculture, the Waialua property was used for growing sugar cane for nearly 100 years from 1898 until the closure of Waialua Sugar Company in 1996.

The Mililani South property (TMK 1-9-4-003:002), consisting of 232 acres, is also completely under cultivation for diversified agriculture and leased to Mililani Ag Park, LLC. Mililani Ag Park, LLC cultivates approximately 60 acres with sweet potatoes, field grown trees, logan, and bananas. The remaining 172 acres are sub-leased to approximately 50 independent farmers who collectively grow bananas, basil, beets,

Chinese cabbages, chives, daikon, eggplants, green onions, kale, lemongrass, long beans, mushrooms, okra, onions, peanuts, pumpkins, seed corn, squash, tapioca, taro, tomatoes, toon (taro), wing beans, yams, ornamental trees, ornamental shrubs, ground cover, mondo grass, and turf grass. Prior use of Mililani South was for the cultivation of pineapple until the early 1990's.

The Dole Plantation property (TMK 1-6-4-004:007), consisting of 223 acres, has the majority of its acreage in use for the Tanada Reservoir and gulch which serves as an important irrigation source for current agricultural activities and drainage. Approximately 14% (31 acres) are in active cultivation of diversified agriculture, including pineapple, plumeria, bananas, mango, star fruit, a'ali'i, bromelaids, cacao, 'iliahi, koa, lychee, moa, ohi`a lehua, papaya, pukiawe, rambutan, ti leaf and tuberose. Pineapple was grown on the property for over 100 years beginning in the early 1900's.

The Whitmore property (TMK 1-7-1-002:032 por.), consisting of 205 acres, is not currently in active agricultural production. The Whitmore property was used for the cultivation of pineapple for nearly 100 years until 2001, and is currently being evaluated for agricultural uses including seasonal crops, sugar cane, biofuel crops, forestry, and ranching. See Exhibit "A" and Figures 2A, 2B and 2C of Exhibit "A", Agricultural Production maps for the Property.

b. Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel- and energy-producing crops. The

University of Hawai`i, Land Study Bureau ("LSB") developed the Overall Productivity Rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage and stoniness. Based on this, approximately 40% of the Property is rated "A" and approximately 37% of the Property is rated "B". Approximately 21% of the Property is rated "C", "D", "E" and approximately 2% is not classified, comprising lands that include essential elements of the active agricultural operation, such as the Tanada reservoir. See Exhibit "A" and Figures 3A, 3B and 3C of Exhibit "A", LSB's Agricultural Soils Productivity Ratings for the Property. Solar radiation received by the Property is described in the Solar Radiation Maps, as shown in Figures 4A, 4B and 4C of Exhibit "A".

c. Lands identified under agricultural productivity ratings systems, such as the agricultural lands of importance to the State of Hawai`i (ALISH) system adopted by the board of agriculture on January 28, 1977. In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawai`i ("ALISH"). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other", with all remaining lands termed "Unclassified". When utilized with modern farming methods,

"Prime" agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other" agricultural lands include those that have not been rated as "Prime" or "Unique". The ALISH system classifies approximately 46% of the Property as "Prime", 10% as "Unique", and 19% of the Property as "Other". The balance of the Property, while not classified by ALISH, includes areas that are farmed or contain essential elements of the active agricultural operations, such as the Tanada Reservoir and Gulch. See Exhibit "A" and Figures 5A, 5B and 5C of Exhibit "A", ALISH Maps.

d. Land types associated with traditional native Hawaiian agricultural uses, such as taro cultivation, or unique agricultural crops and uses, such as coffee, vineyards, aquaculture, and energy production. Approximately 56% of the Property is currently being cultivated in diversified agriculture, including taro and ti leaf. Most of the Property was in pineapple or sugar cane cultivation for close to 100 years. See Exhibit "A" and Figures 2A, 2B and 2C of Exhibit "A", Agricultural Production maps for the Property.

e. Lands with sufficient quantities of water to support viable agricultural production. Located within the Dole Plantation property is the 158 million gallon capacity Tanada Reservoir and gulch which supplies irrigation water to

the Dole Plantation property and neighboring lands including over 500 acres of Dole Food Company agricultural lands, 40 acres of diversified agriculture at Helemano Plantation and to 1,965 acres of Dole Food Company pineapple lands. The gulch is west of and adjacent to the reservoir and serves an important drainage function by receiving water flow from neighboring upper east lands and overflow from Tanada Reservoir via a spillway.

The Waialua property is serviced by the Dole Pump 1 which also serves adjacent Dole lands. The Dole Pump 1 capacity is 6 million gallons per day, and the Waialua property's water consumption is approximately 1.2 million gallons per day.

The Mililani South property receives its water from the Waiahole Ditch system which lies just north of the site. The current allocation available for Mililani South is 1.18 million gallons per day, and actual usage is approximately 0.88 million gallons per day.

The Whitmore property is without current water allocation, but is adjacent to the Whitmore Village municipal water system, access to which would require Board of Water Supply approval. See Exhibit "A" and Figures 6A, 6B and 6C of Exhibit "A", Agricultural Infrastructure/Water Resources maps.

f. Land whose designation as Important Agricultural Lands is consistent with general, development, and community plans of the County. The Property's agricultural classification is consistent with the North Shore Sustainable

Communities Urban Land Use Map and Central Oahu's Sustainable Communities Urban Land Use Map. Additionally, the Property is situated within the State Agricultural District. See Exhibit "A" and Figures 7A, 7B and 7C of Exhibit "A", North Shore and Central Oahu Sustainable Communities maps, and Figures 8A, 8B and 8C of Exhibit "A", State Land Use maps.

g. Land that contributes to maintaining a critical land mass important to agricultural operating productivity. Petitioner seeks to designate approximately 902.066 acres of land as IAL on Oahu, approximately 56% of which are currently used for diversified agriculture and the remaining lands constitute a reserve for additional diversified agriculture when the need arises. Petitioner proposes to designate as IAL four separate parcels ranging in size from 205 acres to 242 acres. These distinct land masses are relatively flat and strategically located in central and north Oahu to provide appropriately sized farm operations in close proximity to existing highways and water sources which are ideally suited to accommodate the cultivation of diversified agriculture for local markets. Unlike monocrops, diversified agriculture is normally comprised of smaller farms, and a critical land mass important to diversified agricultural operating productivity does not require a single contiguous land mass.

h. Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power. Existing infrastructure servicing the Property include irrigation systems, roadways and

transport systems, and markets and necessary facilities to support diversified agriculture. See Exhibit "A" and Figures 6A, 6B and 6C of Exhibit "A", Agricultural Infrastructure/Water Resources maps.

3. The current or planned agricultural use of the area sought to be designated as IAL. As described above the majority of the Property is used for diversified agriculture and the remaining areas constitute a reserve for future diversified agricultural uses. See Exhibit "A" and Figures 2A, 2B and 2C of Exhibit "A", Agricultural Production maps.

II. Waiver of 85/15 Reclassification Incentive

Petitioner is not seeking a reclassification of land pursuant to HRS 205-45(b) in conjunction with this Petition to designate IAL. Furthermore, Petitioner hereby voluntarily waives any and all rights to assert, claim or exercise any credits pursuant to HRS § 205-45(h), as effective as of the date of this petition, that may be earned by Petitioner in the event of and as a result of this Petition being granted. This waiver is limited to the use of credits for the sole purpose of reclassifying other lands that are not the subject of this Petition to the Urban, Rural or Conservation Districts pursuant to HRS § 205-45(h), as effective as of the date of this petition, and shall not apply to any other credits, incentives, rights or privileges that Petitioner may possess now or in the future, whether known or unknown, which are hereby expressly reserved.

Based on the foregoing, Petitioner respectfully requests that the Commission find that the Petition meets the standards for designating Important Agricultural Lands pursuant to HRS §§ 205-44 and 45, and designates the Property as Important Agricultural Lands.

DATED: Honolulu, Hawai`i, December 29, 2010.

Of Counsel:
MATSUBARA – KOTAKE
A Law Corporation

BENJAMIN M. MATSUBARA
CURTIS T. TABATA
WYETH M. MATSUBARA
Attorneys for Petitioner
CASTLE & COOKE HOMES HAWAII, INC.

VERIFICATION

Laura Kodama, being first duly sworn, on oath, deposes and says that she is Director of Planning and Development of Castle & Cooke Homes Hawaii, Inc., and as such is authorized to make this verification on behalf of said corporation; that she has read the foregoing petition and knows the contents thereof; and that the same are true to the best of her knowledge, information and belief.

Dated: Honolulu, Hawai`i, Dec. 27, 2010.

Laura Kodama

LAURA KODAMA
Castle & Cooke Homes Hawaii, Inc.
Its Director of Planning and
Development

Subscribed and sworn to me
this 27th day of December 2010

Rhonda Biffle

Name Rhonda Biffle
Notary Public, State of Hawai`i
My commission expires: 8/3/2010

RHONDA BIFFLE NOTARY PUBLIC No. 08-271 STATE OF HAWAII

Rhonda Biffle, First Circuit Doc Date: 12/27/10
Pages: 1 Doc. Description: Verification

Rhonda Biffle 12/27/10
Notary Signature Date
NOTARY CERTIFICATION

RHONDA BIFFLE NOTARY PUBLIC No. 08-271 STATE OF HAWAII

EXHIBIT A

Agricultural Lands Assessment

of

Proposed Important Agricultural Lands on Oahu

for

Castle & Cooke Homes Hawaii, Inc.

December 23, 2010

EXHIBIT "A"

Introduction/Purpose

An Agricultural Lands Assessment was prepared for Castle & Cooke Homes Hawaii, Inc. to support a Petition for Declaratory Order to Designate 'Important Agricultural Lands' ('IAL') on Oahu.

HRS § 205-44(c) provides the standards and criteria to identify IAL. HRS § 205-44(a) provides that lands identified as IAL need not meet every standard and criteria listed in HRS § 205-44(c); rather, lands meeting any of the criteria in HRS § 205-44(c) shall be given initial consideration, provided that the designation of IAL shall be made by weighing the standards and criteria with each other to meet the constitutionally mandated purposes in article XI, section 3, of the Hawaii Constitution and the objectives and policies for IAL in section 205-42 and 205-43. The standards and criteria of section 205-44(c) are as follows:

1) Land currently used for agricultural production;
2) Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel and energy-producing crops;
3) Land identified under agricultural productivity rating systems, such as the Agricultural Lands of Importance to the State of Hawaii (ALISH) system adopted by the Board of Agriculture on January 28, 1977;
4) Land types associated with traditional native Hawaiian agricultural uses, such as taro cultivation, or unique agricultural crops and uses, such as coffee, vineyards, aquaculture, and energy production;
5) Land with sufficient quantities of water to support viable agricultural production;
6) Land whose designation as important agricultural lands is consistent with general, development and community plans of the county;
7) Land that contributes to maintaining a critical land mass important to agricultural operation productivity;
8) Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water or power.

See Table 1 for the standards and criteria that apply to the proposed IAL lands. The following exhibits were prepared to qualify and quantify the agricultural lands being proposed to be designated 'IAL'.

Figure 1: Location Map

The location of proposed IAL lands on Oahu are depicted on Figure 1. There are four proposed IAL areas located in Waialua, Dole Plantation, Whitmore and Mililani South totaling approximately 902.066 acres of land.

Figures 2A, 2B & 2C: Existing Cultivated / Farmed Land

Of the proposed IAL lands, approximately 56% (505 acres) of the lands is actively used for diversified agriculture. Diversified agricultural practices provide for lands used in active cultivation, as well as lands constituting portions for water irrigation systems and lands that remain temporarily fallow to allow soil to regain its fertility.

Waialua, TMK No. 1-6-8-006:010 (portion) (Figure 2A), consisting of approximately 242 acres, is all under cultivation and currently leased by six farms.

- Fifty-50 Farmers, LLC occupies approximately 62 acres and grows tropical flowers (ginger, bird of paradise, heliconia), daikon, tomatoes, okra, long beans, and bitter melon;
- Hawaii Food Products leases approximately 47 acres and cultivates ti leaves, banana, taro, and sweet potato;
- Keoseng leases approximately 25 acres and grows eggplant, bitter melon, okra, sweet peppers, wing beans, sequa, and pumpkin;
- King & I Corp. occupies approximately 13 acres and grows basil, green onion, crown flower, bozo (lei flower), eggplant, tomatoes, long beans, pumpkin, and squash;
- Mokuleia Farm Hui, LLC/Choeum Chuon leases approximately 32 acres and cultivates tomatoes, banana, taro, squash, long beans, pumpkin, and dragon fruit;
- Twin Bridge Farms, Inc. leases approximately 64 acres within the proposed IAL and grows asparagus, sweet onion, potatoes, seed corn, tomatoes, squash, eggplant, peppers, and zucchini.

Sugarcane was grown on this land for nearly 100 years from 1898 until the closure of the Waialua Sugar Company in 1996. Future plans for the proposed Waialua IAL lands are designating it as IAL and continued farming of diversified agriculture crops.

Dole Plantation, TMK No. 1-6-4-004:007 (Figure 2B), consisting of approximately 223 acres, has approximately 14% (31 acres) in cultivation of diversified agricultural uses such as pineapple, orchards, and a botanical garden grown by Dole Plantation. The orchards include plumeria, bananas, mango and star fruit. The botanical garden includes a'ali'i, bromeliads, cacao, 'iliahi, koa, lychee, mango, moa, ohi'a lehua, papaya, pukiawe, rambutan, ti leaf, and tuberose. Pineapple was grown on the land for over 100 years beginning in the early 1900's. This land is suitable to grow vegetable crops, tree crops, livestock ranching, and pasture lands.

The 192 acres of land not in cultivation includes the 158 million gallon Upper Helemano Reservoir (also known as Tanada Reservoir) which impounds water from the upper east region via Helemano Ditch and is an essential component of Petitioner's and surrounding agricultural operations as a water source for irrigation and drainage. The upper gulches to the east of the reservoir serve as a watershed for the reservoir. The irrigation supply provided by the Tanada Reservoir is distributed from the Tanada Reservoir irrigation pump to serve the needs of the 31 acres in diversified agriculture at Dole Plantation, 503

acres of the neighboring land owned by Dole Food Company, Inc., and 40 acres in diversified agriculture at Helemano Plantation. An additional 1,965 acres in pineapple owned by Dole Food Company, Inc. also receives water from Tanada Reservoir through a pump and distribution system that is referred to as Pump #26, located on Dole Food Company, Inc. lands to the west, as well as water from Wahiawa Reservoir via the Wahiawa Ditch which is pumped to the Pump #26 irrigation system.. The lower gulch to the west receives water from the neighboring upper east lands and drains into Poamoho Stream. The gulch serves an essential function to the Tanada Reservoir as it includes an irrigation ditch that receives overflow from the Tanada Reservoir via a spillway. The spillway is a culvert located between the reservoir and the lower gulch. The proposed Dole Plantation IAL lands are to be dedicated as IAL for continued diversified agriculture use.

Whitmore, TMK No. 1-7-1-002:032 (portion) (Figure 2B), consisting of approximately 205 acres is currently leased to Dole Food Company, Inc. and not in cultivation. Historically, pineapple was grown on the land for nearly 100 years until 2001. The proposed Whitmore IAL lands are to be dedicated as IAL and available to be farmed or leased for diversified agriculture. The land has potential for agricultural uses such as cultivation of seasonal crops (e.g. pineapple), sugar cane, biofuel crops, forestry, livestock ranching, and pasture lands.

Mililani South, TMK No. 1-9-4-003:002 (Figure 2C), consisting of approximately 232 acres is under cultivation and leased to Mililani Ag Park, LLC. Historically, the land was initially cultivated with sugar and later replaced with pineapple until the early 1990's. Currently the land supports diversified agricultural uses. Mililani Ag Park, LLC cultivates approximately 60 acres with sweet potatoes, field grown trees, logan, and bananas. The remaining 172 acres are sub-leased to approximately 50 tenant farmers. Of the 50 farmers, 10 farm between 5-45 acres each, and 40 occupy between .5 – 4 acres each. Collectively they grow bananas, basil, beans, beets, Chinese cabbages, chives, daikon, eggplants, green onions, kale, lemongrass, long beans, mushrooms, okra, onions, peanuts, pumpkins, seed corn, squash, tapioca, taro, tomatoes, toon (taro), wing beans, yams, ornamental trees, ornamental shrubs, ground cover, mondo grass, and turf grass. Future plans for the proposed Mililani South IAL lands is designation as IAL and continued leasing for farming of diversified agriculture.

Figures 3A, 3B & 3C: Agricultural Soils Productivity Ratings

The Detailed Land Classification System and Agricultural Land Productivity Ratings by the Land Study Bureau (LSB), University of Hawaii are based on a five-class productivity rating system using the letters A, B, C, D, and E, with A representing the class of highest productivity and E the lowest.

Waialua – Nearly 100% of the proposed Waialua IAL lands are rated A (57% or 138 acres), B (43% or 103 acres), with a fraction of a percent or less than an acre rated E, and a fraction of a percent or 1 acre unclassified (Figure 3A).

Dole Plantation - Approximately 38% (84 acres) of the proposed Dole Plantation IAL lands are rated B. The approximate 51% rated C (10 acres) and E (105 acres) are gulches that either serve as a watershed to the reservoir or provide essential drainage, including overflow water from the spillway of the Tanada Reservoir. The balance of the proposed IAL (approximately 11% or 24 acres) not classified by LSB is the Tanada Reservoir which is the source of water for the adjacent agricultural uses (Figure 3B).

Whitmore – Approximately 63% (130 acres) of the proposed Whitmore IAL lands are rated B. 37% (75 acres) rated E are gulch lands utilized for drainage (Figure 3B).

Mililani South – Approximately 97% (225 acres) of the proposed Mililani South IAL lands are rated A (88% or 203 acres) and B (9% or 22 acres). The less than 3% (7 acres) rated D or E is a gulch that provides drainage (Figure 3C).

Figures 4A, 4B & 4C: Solar Radiation

Based on the Sunshine Maps prepared in 1985 by the State Department of Planning and Economic Development, Energy Division and the State Department of Business, Economic Development and Tourism, 1992, of the proposed IAL lands approximately 46% (413 acres) receive an annual average of 400 calories per square centimeter per day and 53% (480 acres) receive an annual average of 450 calories of solar energy per square centimeter per day.

Waialua – 100% of the proposed 242-acre Waialua IAL lands receive an annual average 450 calories of solar energy per square centimeter per day (Figure 4A).

Dole Plantation - Approximately 50% (111 acres) of the proposed Dole Plantation IAL lands receive an annual average of 400 calories per square centimeter per day and 50% (112 acres) receive an annual average of 450 calories of solar energy per square centimeter per day (Figure 4B).

Whitmore – Approximately 96% (196 acres) of the proposed Whitmore IAL lands receive an annual average of 400 calories per square centimeter per day and 4% (9 acres) receive an annual average of 350 calories of solar energy per square centimeter per day (Figure 4B).

Mililani South - Approximately 46% (106 acres) of the proposed Mililani South IAL lands receive an annual average of 400 calories per square centimeter per day and 54% (126 acres) receive an annual average of 450 calories of solar energy per square centimeter per day (Figure 4C).

Figure 5A, 5B & 5C: Agricultural Lands of Importance to the State of Hawaii (ALISH)

The Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system was developed in 1977 by the State Department of Agriculture and prepared with the assistance of the Soil Conservation Service, U.S. Department of Agriculture, and the

College of Tropical Agriculture, University of Hawaii. The system consists of the mapped identification of three broad classes of agricultural lands, including Prime Agricultural Land, Unique Agricultural Land, and Other Important Agricultural Land. This system identifies lands not only in current agricultural use but also lands with high value for future use.

Waialua - Approximately 32% (77 acres) of the proposed Waialua IAL lands are classified as Prime, and 66% (160 acres) as Other. The balance representing 2% (5 acres) of the proposed IAL lands are not classified under ALISH. (Figure 5A)

Dole Plantation - Approximately 42% (93 acres) of the proposed Dole Plantation IAL lands are classified as Prime, less than 1% (2 acres) as Unique, and 57% (128 acres) as Unclassified. The Unclassified lands include essential elements of the active agricultural operation, such as the Tanada Resrvoir and the gulches that combined are an essential water source and drainage system, and are not classified under ALISH (Figure 5B).

Whitmore - Approximately 16% (33 acres) of the proposed Whitmore IAL lands are classified as Prime, and 45% (92 acres) as Unique. The balance of 39% (80 acres) of the proposed IAL lands include essential gulches for drainage and are not classified under ALISH (Figure 5B).

Mililani South - Approximately 90% (209 acres) of the proposed IAL lands are classified as Prime, and less than 4% (9 acres) as Other. The balance representing 6% (14 acres) of the proposed IAL lands are farmed and/or include gulches that provide drainage, and are not classified under ALISH (Figure 5C).

Figures 6A, 6B & 6C: Agricultural Infrastructure and Water Resources

Waialua – The Dole Pump 1 is the source of water for the proposed Waialua IAL lands (Figure 6A). The Dole Pump 1 also serves adjacent Dole lands. The capacity for Dole Pump 1 is 6 million gallons per day (Waialua Sugar Company Registration of Well and Declaration of Water Use, May 22, 1989). During the 12-month period of November, 2009 to October, 2010, 438 million gallons was drawn from Dole Pump 1 (Dole Food Company pump records).

Dole Plantation – The source of water for the proposed Dole Plantation IAL lands is the Upper Helemano (Tanada) Reservoir with a storage capacity of approximately 158.55 million gallons (Waialua Sugar Company Registration of Stream Diversion Works, May 22, 1989). Water from the Tanada Reservoir is distributed via two pump distribution systems: 1) the Tanada Reservoir Irrigation Pump and 2) Pump #26. The Tanada Reservoir is now owned by Castle & Cooke Properties, Inc. and cooperatively maintained by Dole Food Company Hawaii, a division of Dole Food Company, Inc., and Castle & Cooke Properties, Inc. (Figure 6B).

Whitmore – The water source for the proposed Whitmore IAL lands is rainfall which averages around 60 inches annually (Figure 6B). Municipal supply from the adjacent Whitmore Village is also available subject to Board of Water Supply approval.

Mililani South – Irrigation water for the proposed Mililani South IAL lands is pumped from the Waiahole Ditch system which lies just north of the site. The current allocation available for Mililani South is 1.18 million gallons per day or 430 million gallons annually. Actual use in the 12-month period from August 2009 to July 2010 averaged 0.88 million gallons per day or 320 million gallons annually at Mililani South based on meter reading reports from the State Agribusiness Development Corporation (Figure 6C).

Figures 7A, 7B & 7C: Community Plans

The proposed IAL lands are all designated Agriculture on the July, 2000 North Shore Sustainable Communities Plan Land Use Map, and the December, 2002 Central Oahu Sustainable Communities Plan Land Use Map.

Figures 8A, 8B & 8C: State Land Use District Boundary Map

Based upon the State Land Use District Boundary Maps, all the proposed IAL lands are within the Agricultural District. Where the proposed IAL lands are contiguous to the Urban District boundary, the proposed IAL boundary follows the Urban District boundary.

Table 1

Castle & Cooke Important Agricultural Lands (12-6-10)

Koa Ridge, LLC										
Description	**TMK**	**Acres**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Waialua	(1) 6-8-006-010	242.085	X	X	X		X	X	X	X
Dole Plantation	(1) 6-4-004-007	222.634	X	X	X		X	X	X	X
Whitmore	(1) 7-1-002:032	205.593		X	X		rain	X	X	X
Mililani South	(1) 9-4-003-002	231.754	X	X	X		X	X	X	X
Total		**902.066**								

Legend	
1	Land currently used for agricultural production
2	Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel and energy producing crops
3	Land identified under agricultural productivity rating systems, such as the Agricultural Lands of Importance to the State of Hawaii (ALISH) system adopted by the Board of Agriculture on January 28, 1977.
4	Land types associated with traditional native Hawaiian agricultural uses, such as taro cultivation, or unique agricultural crops and uses, such as coffee, vineyards, aquaculture, and energy production.
5	Land with sufficient quantities of water to support viable agricultural production.
6	Land whose designation as important agricultural lands is consistent with General, Development, and Community Plans of the County.
7	Land that contributes to maintaining a critical land mass important to agricultural operating productivity .
8	Land with or near support infrastructure conducive to agricultural productivitiy, such as transportation to markets, water or power.

Castle & Cooke Homes Hawaii
LIST OF IAL MAPS

NEW Fig. No.	Old Fig. No.	Proposed IAL Area	Theme/Title
1		all areas	Location Map
2A	1a	Waialua 333	Agricultural Production
3A	1b	Waialua 333	Agricultural Soils Productivity Ratings (*LSB ratings)*
4A	1c	Waialua 333	Solar Radiation
5A	1d	Waialua 333	Agricultural Lands of Importance to the State of Hawai'i (ALISH)
6A	1e	Waialua 333	Agricultural Infrastructure/Water Resources
7A	1f	Waialua 333	North Shore Sustainable Communities Urban Land Use Map
8A	1g	Waialua 333	State Land Use Map
2B	3a	Whitmore / Dole Plntn	Agricultural Production
3B	3b	Whitmore / Dole Plntn	Agricultural Soils Productivity Ratings (*LSB ratings)*
4B	3c	Whitmore / Dole Plntn	Solar Radiation
5B	3d	Whitmore / Dole Plntn	Agricultural Lands of Importance to the State of Hawai'i (ALISH)
6B	3e	Whitmore / Dole Plntn	Agricultural Infrastructure/Water Resources
7B	3f	Whitmore / Dole Plntn	North Shore Sustainable Communities Urban Land Use Map/ Central O'ahu Sustainable Communities Urban Land Use Map
8B	3g	Whitmore / Dole Plntn	State Land Use Map
2C	2a	Mililani South	Agricultural Production
3C	2b	Mililani South	Agricultural Soils Productivity Ratings (*LSB ratings)*
4C	2c	Mililani South	Solar Radiation
5C	2d	Mililani South	Agricultural Lands of Importance to the State of Hawai'i (ALISH)
6C	2e	Mililani South	Agricultural Infrastructure/Water Resources
7C	2f	Mililani South	Central O'ahu Sustainable Communities Urban Land Use Map
8C	2g	Mililani South	State Land Use Map
B1		Waialua	TMK Plat
B2		Dole Plantation	TMK Plat
B3		Whitmore	TMK Plat
B4		Mililani South	TMK Plat

Map Code:

1 Index Map
2 Agricultural Production
3 Agricultural Soils Productivity Ratings (*LSB ratings)*
4 Solar Radiation
5 ALISH
6 Agricultural Infrastructure/Water Resources
7 SCPs
8 State Land Use

A Waialua
B Whitmore/Dole Plantation
C Mililani South