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2012 NOV 30 P 2:30
LAND USE COMMISSION
STATE OF HAWAII

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. DR12-48
)	
GROVE FARM COMPANY, INCORPORATED)	PETITION FOR DECLARATORY ORDER TO DESIGNATE
)	IMPORTANT AGRICULTURAL
For Declaratory Order to Designate Important Agricultural Lands)	LANDS; VERIFICATION; EXHIBITS
for approximately 11,026.2 acres at Ha'upu and Lihu'e, Kaua'i, Hawai'i.)	"A" – "F"
_____)	

**PETITION FOR DECLARATORY ORDER
TO DESIGNATE IMPORTANT AGRICULTURAL LANDS**

Comes now, Petitioner GROVE FARM COMPANY, INCORPORATED ("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 11,026.2 acres of land at Ha'upu and

Lihu'e, Kaua'i, 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 GROVE FARM COMPANY, INCORPORATED is a Hawai'i corporation, whose address is 3-1850 Kaumuali'i Highway, Lihu'e, Hawai'i, 96766, and telephone number is (808) 245-3678. 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 § 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 is the owner in fee simple of those lands located in Lihu'e and Petitioner's corporate affiliate who has authorized this petition is the owner of those lands in Ha'upu, and more specifically identified and described on Exhibits "B" and "D" 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 11,026.2 acres of land on the island of Kaua'i, Hawai'i. Attached hereto and incorporated herein

by reference as Exhibits "B" and "D" are reports 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" is held by Petitioner and land identified by Tax Map Key Numbers stated in Exhibit "D" is held by Petitioner's corporate affiliate. Attached hereto and incorporated herein by reference as Exhibit "E" are the deeds and Kauai County real property tax records verifying ownership of the Property. Attached hereto as Exhibit "F" is the landowner authorization for the filing of this petition for the Ha`upu lands.

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 State Constitution and the objectives and policies for IAL in section 205-42 and 205-43.

Attached hereto and incorporated by reference herein as Exhibits "A" and "C" are the Agricultural Lands Assessment for both the Lihu'e and Ha`upu lands and 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.

Lihue Lands: The Lihue lands are comprised of approximately 10,266.2 acres. Approximately 5,999.6 acres is in active and future agricultural production, including biomass, ranching, diversified agriculture, and livestock. The remaining acreage includes ravines which facilitate drainage and are essential for agricultural production. The Property was formerly used for sugar cane cultivation for approximately 100 years. See Exhibit "A" and Figure 2 of Exhibit "A", Current and Future Agricultural Operation map.

Ha`upu Lands: The Hau`pu lands are comprised of approximately 760 acres. Approximately 415.2 acres is comprised of Waita Reservoir, the largest manmade reservoir in the state with a capacity of 2.1 billion gallons of agricultural irrigation water. Waita Reservoir is a valuable agricultural resource providing irrigation water to approximately 3,700 acres of agricultural lands in the region, including 1,533 acres of lands already designated as Important Agricultural Lands in Mahaulepu. The remaining 344.8 acres is mostly in active ranching operations. See Exhibit "C" and Figure 2 of Exhibit "C", Current and Future Agricultural Operation map.

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. Approximately 14% of the Lihue lands are rated good or fair, and approximately 21% of the non-reservoir lands in Ha`upu are rated good or fair. See Exhibit "A" and Figure 3 of Exhibit "A", Land Study Bureau - Detailed Land Classification, and Exhibit "D" and Figure 3 of Exhibit "D", Land Study Bureau - Detailed Land Classification. Solar radiation received by the Property is described in the Solar Radiation Map, as shown in Figure 4 of Exhibit "A" and Figure 4 of Exhibit "D".

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 17.2% of the Lihu`e lands as "Prime", 16.3% as "Other", and 66.4% as not in ALISH. For the non-reservoir lands in Ha`upu, the ALISH system classifies approximately 41.4% of the lands as "Prime", 33.6% as "Other", and 25% as not in ALISH. See Exhibit "A" and Figure 5 of Exhibit "A", ALISH Map, and Exhibit "C" and Figure 5 of Exhibit "C", ALISH Map.

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. On October 21, 2011, Petitioner signed the lease option agreement (to August 2015) with Hawaii BioEnergy LLC ("HBE") to lease a portion of the proposed IAL. HBE plans to implement the Biomass to Energy project within the next five years. If the HBE option is exercised, the term of the lease is for a total of 30 years. See Exhibit "A".

e. Lands with sufficient quantities of water to support viable agricultural production. The Property has access to irrigation water, including onsite and offsite water sources and water transmission distribution system. See Exhibit "A" and Figure 6 of Exhibit "A", Agricultural Infrastructure and Water Resources map, and

Exhibit "C" and Figure 6 of Exhibit "C", Agricultural Infrastructure and Water Resources map.

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 Kaua'i General Plan. Additionally, the Property is situated within the State Agricultural District. See Exhibit "A" and Figures 7 and 8 of Exhibit "A", Kaua'i General Plan map and State Land Use Districts map, and Exhibit "C" and Figures 7 and 8 of Exhibit "C", Kaua'i General Plan map and State Land Use Districts map.

g. Land that contributes to maintaining a critical land mass important to agricultural operating productivity. Petitioner seeks to designate approximately 11,026.2 acres of land as IAL on Kaua'i.

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 agriculture. See Exhibit "A" and Figure 6 of Exhibit "A", Agricultural Infrastructure and Water Resources map, and Exhibit "C" and Figure 6 of Exhibit "C", Agricultural Infrastructure and Water Resources map.

3. The current or planned agricultural use of the area sought to be designated as IAL. The current and future agricultural operations include biomass, ranching, diversified agriculture, and livestock. See Exhibit "A" and Figure 2 of Exhibit "A", Current and Future Agricultural Operation map, and Exhibit "C" and Figure 2 of Exhibit "C", Current and Future Agricultural Operation map.

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, November 30, 2012.



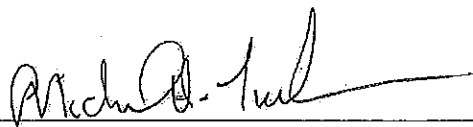
Of Counsel:
MATSUBARA – KOTAKE
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INCORPORATED

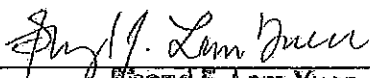
VERIFICATION

Q Michael Tresler, being first duly sworn, on oath, deposes and says that he is the Senior Vice President of Grove Farm Company, Incorporated, and as such is authorized to make this verification on behalf of said corporation; that he has read the foregoing Petition and knows the contents thereof; and that the same are true to the best of his knowledge, information and belief.

Dated: Lihue, Kauai, Hawai'i, NOV 29 2012


MICHAEL TRESLER
Grove Farm Company, Incorporated
Its Senior Vice President

Subscribed and sworn to me
this 29th day of NOV. 2012

13 
Name Cheryl E. Lam Yuan
Notary Public, State of Hawai'i
My commission expires: 12/16/2013

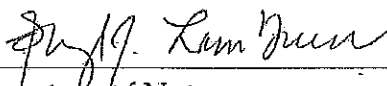
NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)	
Document Identification or Description: Petition for Declaratory Order to Designate Important Agricultural Lands; Verification	
Doc. Date: <u>NOV 29 2012</u>	No. of Pages: <u>1</u>
Jurisdiction: <u>Fifth</u> Circuit (in which notarial act is performed)	
 Signature of Notary	<u>NOV 29 2012</u> Date of Certificate
<u>Cheryl E. Lam Yuan</u> Printed Name of Notary	(Official Stamp or Seal)

EXHIBIT A

Agricultural Land Assessment
for
Grove Farm Company, Incorporated
Līhu'e, Kaua'i

November 2012

Prepared for: Grove Farm Land Company,
Incorporated
3-1850 Kaunuali'i Highway
Līhu'e, HI 96766

Prepared by: PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Introduction/Purpose

To support a Petition for Declaratory Order to Designate 'Important Agricultural Lands' ('IAL'), an Agricultural Lands Assessment was prepared for lands owned by Grove Farm Company, Incorporated (hereinafter called "Grove Farm Company") on Kaua'i.

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.*

Located Northwest of Līhu'e Town and mauka of Kaumuali'i Highway, approximately 10,266 acres of Līhu'e mauka lands owned by Grove Farm Company are proposed to be designated IAL. The following assessment provides an overview of the various characteristics of the proposed Grove Farm Company IAL. The attached exhibits (Figure 1 through Figure 8) illustrate and quantify the land characteristics.

Agricultural History of Grove Farm Company Līhu'e Mauka Lands

The 10,266-acre Grove Farm Company IAL lands are made up of lands from two plantations, Līhu'e Plantation and Grove Farm. Both plantations were major players in Hawai'i's coveted sugar industry beginning in the mid-1800s. As sugar cane operations ceased in the mid-1990s, former sugar lands were leased out for other agricultural activities. Thus the proposed IAL lands are historically an agriculturally significant place. Below are the brief chronicle summaries of the sugar production history of the two plantations.

Līhu'e Plantation

In 1849, Līhu'e Plantation originated as a partnership between Charles Reed Bishop, Judge William L. Lee, and Henry A. Peirce of Boston. The name of the company was Henry A. Peirce & Co. The site of the first sugar mill was selected in the valley of the Nawiliwili stream. In 1859, a new partnership was formed and the name changed to Līhu'e Plantation Company.

In 1866, the original 3,000 acres of Līhu'e Plantation was increased by 300 acres at Ahukini. And in 1872, approximately 17,000 acres at Hanamā'ulu were added which included an excellent water source. Līhu'e Plantation expanded again in 1916 with purchase of 6,000-acre Princeville Plantation.

In 1922, American Factors, Ltd. (AMFAC) acquired control of Līhu'e Plantation with purchase of stock shares. In 1933, Līhu'e Plantation became sole owners of Makee Sugar Company and the two companies merged.

World War II affected on Līhu'e Plantation, as it did on all other plantations. Līhu'e Plantation started to diversify by growing other food crops to feed the growing population of the islands which includes the military.

In 1974, Līhu'e Plantation leased land from Grove Farm Company and continued sugar operations till 2000 when sugar production were ceased at Līhu'e Plantation.

In 2001, the remaining portion of Līhu'e Plantation was purchased by Stephen M. Case.

Grove Farm

In 1864, George N. Wilcox leased and then purchased Grove Farm from Judge Herman Widemann. In 1881, Princess Ruth Ke'elikolani sold some adjoining lands, which grew the acreage by about a factor of 10.

Grove Farm flourished under the leadership of George N. Wilcox. Many modernizing changes occurred throughout the plantation, from the construction of an innovative water irrigation system to the creation of new cultivating machinery and planting methods to the use of the first sugar cane seed planter in the State. George N. Wilcox died in 1933 and Grove Farm was left to nieces and nephews.

Same as other plantations, in 1941, Grove Farm became immersed in the ongoing war effort. Lands and facilities were diverted from sugar to military uses.

In 1948, Grove Farm purchased the 3,000-acre Kōloa Plantation and its sugar mill.

After nearly a century of independent sugar production, Grove Farm ceased sugar cultivation in 1974 and leased its Kōloa Lands, as well as the Kōloa Mill, to McBryde Sugar Company and its Līhu'e lands to Līhu'e Plantation. From 1974 until 1996,

McBryde Sugar Company continued the sugar production. In September of 1996, McBryde Sugar Company had their last harvest and the Līhu'e Mill closed. In 2000 Līhu'e Plantation ceased its sugar operations.

In 2000, Grove Farm was purchased by Stephen M. Case.

Figure 1: Regional Context

Figure 1 is a regional context map created with the aerial photograph image which covers the lands in Ahupua'a's of Ha'ikū, Nāwiliwili, Kalapakī, and Hanamā'ulu. The proposed Grove Farm IAL boundary is illustrated on the map.

Figure 2: Current and Future Agricultural Operations

As described above, the area proposed to be designated IAL has a long history of agricultural usage. In the mid-1990s, as sugar production ceased in eastern Kaua'i, a majority of the former sugar lands were then leased for cattle ranching, tree farming, and the growing of diversified agricultural crops such as corn, bananas and taro. According to Grove Farm's lease records, currently, there are twenty tenants leasing approximately 6,000 acres land within the proposed IAL lands and the uses include ranching, silviculture (biomass), and diversified agriculture.

Figure 2 illustrates and lists the current tenants and the uses on the proposed IAL lands. Also illustrated on Figure 2, approximately 9,890 acres of the proposed IAL lands are included in an Option Agreement with Hawaii BioEnergy LLC (HBE). HBE is a consortium of some of the largest landowners in the State: Grove Farm Company, Inc., Kamehameha Schools, and Maui Land and Pineapple Company, Inc. and other partners include leaders from the venture capital community: Vinod Khosla, Ohana Holdings, and Finistere Ventures. Their mission is to reduce Hawai'i's energy costs, greenhouse gas emissions, and dependence on imported fossil fuels. Their interest in the land is for the purpose of growing biomass, which will be converted into oil or electricity. The growing of biomass to produce energy will perpetuate agriculture and the land's long tradition of providing for Hawai'i's residents.

On October 21, 2011, Grove Farm Company signed the lease option agreement (to August 2015) with HBE to lease a portion of the IAL lands. HBE plans to implement the Biomass to Energy project within the next five years. If the HBE option is exercised, the term of the lease is for a total of 30 years.

Figure 3: Agricultural Soils Productivity Ratings

The Detailed Land Classification System and Agricultural Land Productivity Ratings by the Land Study Bureau (LSB), University of Hawai'i 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.

As illustrated in Figure 3, about 0.3% of the proposed IAL lands are rated B, 13.5% are rated C, 29.0% are rated D, and 56.4% are rated E. Although the lands have relatively

low productivity ratings, then these lands have historically been very productive lands suitable for sugar production and more recently, diversified agriculture.

Figure 4: Solar Radiation

Based on the Sunshine Maps prepared in 1985 by the State Department of Business, Economic Development and Tourism, formerly known as the State Department of Planning and Economic Development, Energy Division, approximately 45% of the proposed IAL lands receive an annual average of 300 calories of solar energy per square centimeter per day and 53% of the IAL lands receive an annual average of 350 calories of solar energy per square centimeter per day. The balance of the lands receives an annual average of 400 calories of solar energy per square centimeter per day. These levels of solar radiation are very beneficial towards supporting diversified agricultural uses.

Figure 5: 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. The system was primarily, but not exclusively, based on the soil characteristics of lands and existing cultivation. There are three classes of ALISH lands – Prime, Unique, and Other. Approximately 33.5% of the proposed IAL lands are classified in ALISH: 17.2% Prime ALISH and 16.3% Other ALISH. The balance of the proposed lands is not classified under ALISH classification but includes essential elements of the active agricultural operation, such as watershed, reservoirs and drainage ways.

As noted above under Current and Future Agricultural Uses, approximately 9,890 acres (96%) of the proposed IAL lands are assessed by HBE and under the lease Option Agreement with HBE for its future bioenergy project.

Figure 6: Agricultural Infrastructure and Water Resources

The Agricultural Infrastructure and Water Resources Map (Figure 6) presents the whole water system that serves the proposed IAL lands. It includes onsite and off-site water sources and the water transfer and distribution system.

The proposed Grove Farm Company IAL lands contain important irrigation systems and three reservoirs. The first system begins at Papuaa Reservoir and travels east through flumes, ditches, and tunnels to irrigate agricultural lands in Puhi and Līhu'e. The system also provides water to Puakea Golf Course. Papuaa Reservoir is fed by Papuaa Stream, which is diverted water from Kamo'oloa Stream.

Another system is the Upper Līhu'e Ditch System, which is fed by Waiahi Stream and carries water from the Waiahi area to the lower Līhu'e areas and Puhi. This system is used to irrigate the majority of Grove Farm Company's Līhu'e lands.

Hanamā'ulu Ditch receives water from the South Fork of Waiahi Stream. It carries water to Kapaia Reservoir and to the State Lands. Kapaia Reservoir services Grove Farm Company's land in Kalepa area as well as the lands makai of the reservoir. Kapaia

Reservoir is the source of water for Grove Farm Company's Surface Water Treatment Plant, which provides up to 3 million gallons of drinking water. Water is also drawn from the reservoir to cool the Kaua'i Island Utility Cooperative's (KIUC) power plant and also helps feed the nearby Aii Reservoir.

Halenānahu Reservoir is filled with water diverted from an upstream ditch off of Halenānahu Stream. The reservoir was used to irrigate nearby lands, but the irrigation system is no longer functioning.

In addition to the exiting reservoirs and irrigation system, the proposed IAL lands also receive an average of 65 to 120 inches of rain annually. Therefore, the proposed IAL lands have sufficient quantities of water to support viable agricultural production.

Figure 7: Kaua'i General Plan

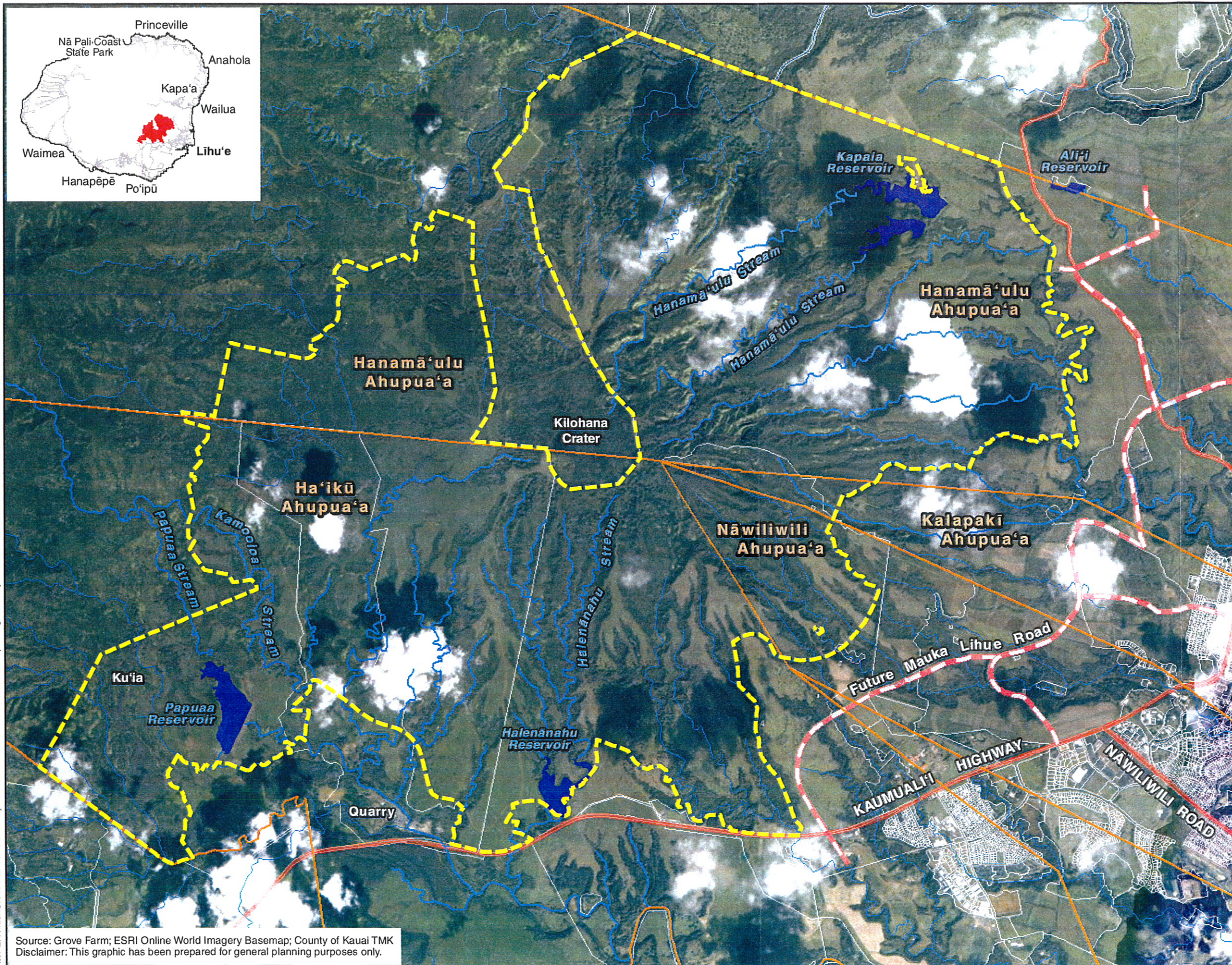
The General Plan of the County of Kaua'i is a policy document that is intended to help guide development for the enhancement and improvement of life on Kaua'i. It was last updated in 2000 and provides the County's vision for Kaua'i and establishes the strategies to help achieve that vision.

According to the 2000 General Plan Update and the Līhu'e Planning District and Kōloa-Po'ipū-Kalaheo Planning District Land Use Maps published in this document, a little more than one half of the proposed IAL lands in east are covered by the two maps. Within the map coverage, the proposed IAL lands are designated as Agriculture and Open. As noted, the Ha'ikū and Ku'ia lands are not illustrated on the 2000 General Plan land use maps.



As provided for under the community growth policies of the General Plan, the Līhu'e-Puhi region is envisioned as the primary urban center for Kaua'i. Thus, the proposed IAL is planned to provide sufficient lands to support the urban expansion of Līhu'e and Puhi. Also, to reflect this land use policy, the General Plan has conceptually planned for a Future Mauka Road that would help support the expansion of the Līhu'e-Puhi community. As noted on Figure 7, a proposed adjustment to the Mauka Līhu'e Road on the western is illustrated. This proposed highway connection to Kaumuali'i Highway is at a location with suitable topography and would function well in relation to long-term community growth.

Figure 8: State Land Use District Boundary Map

Referencing the 2011 State Land Use District Boundary prepared by State of Hawai'i Land Use Commission, the proposed IAL lands are illustrated to confirm that all the proposed IAL lands are within the Agricultural District. Where the proposed IAL lands are contiguous to the Conservation District boundary, the proposed IAL boundary follows the Conservation District boundary.



LEGEND

-  Proposed IAL Designation
-  Ahupua'a Boundary

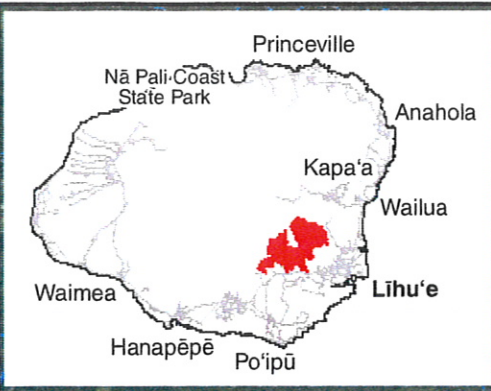


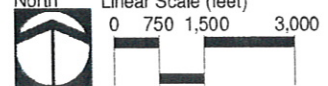

FIGURE 1 DATE: 11/28/2012

Regional Context Map

LĪHU'Ē IAL

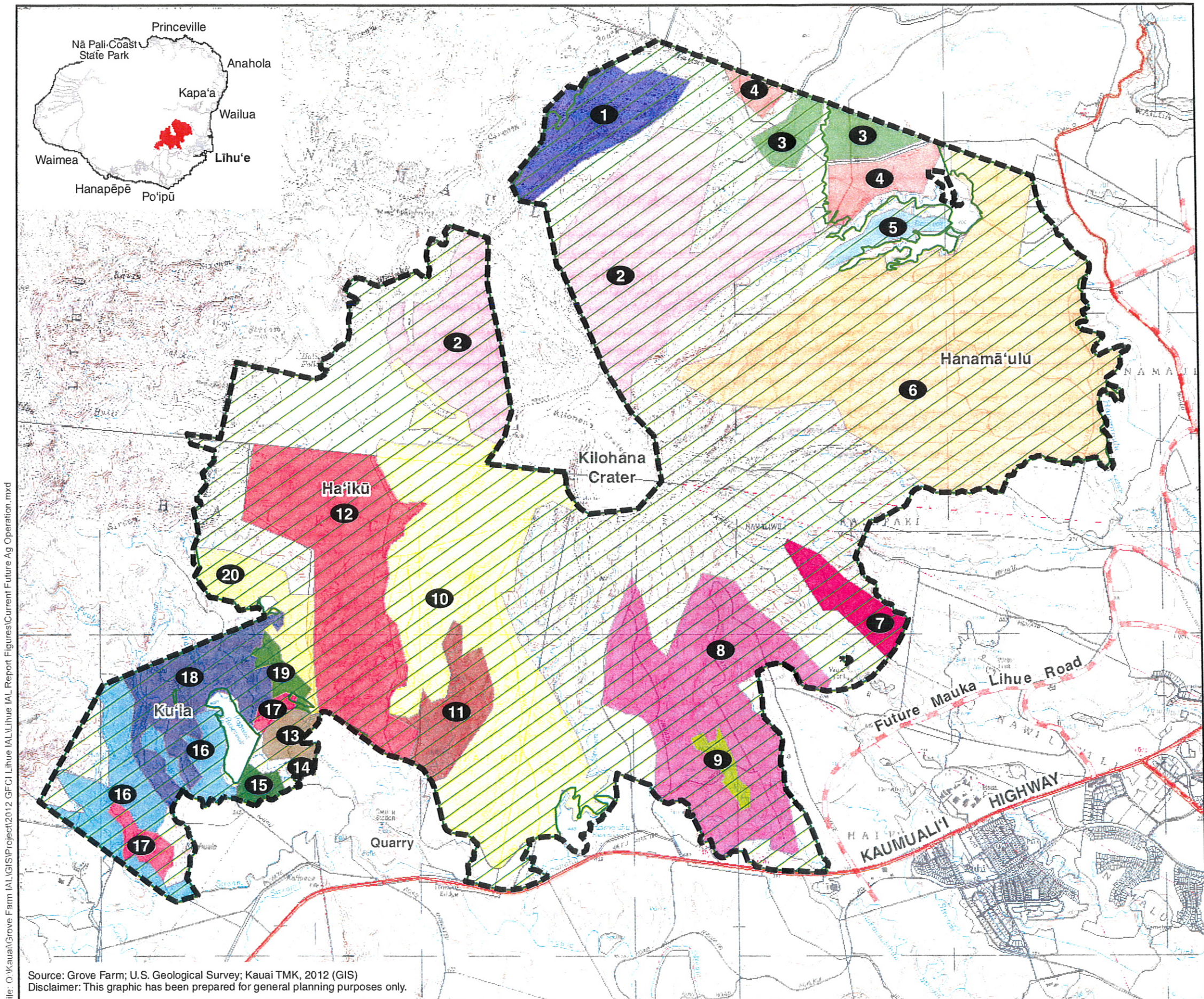
Grove Farm Land Company
 North
 Island of Kaua'i

Linear Scale (feet)
 0 750 1,500 3,000

File: Q:\Kauai\Grove Farm IAL\GIS\Project\2012_GFCL Lihue IAL\Lihue IAL Report Figures\Regional Context.mxd

Source: Grove Farm; ESRI Online World Imagery Basemap; County of Kauai TMK
 Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

- Proposed IAL Designation
- HBE Lease Lands (± 9,890 acs.)

Telants	Current Uses	Approximate Acres
1, HBE	Biomass	125.0
2, HBE / Medeiros	Biomass Ranching	930.0
3, Malina	Ranching	123.0
4, Sanchez	Ranching	110.0
5, Nakamoto	Ranching	43.0
6, Sakugawa	Ranching	1,530.0
7, Bukoski	Ranching	44.0
8, Shimogawa	Ranching	610.0
9, Matias	Ranching	36.5
10, Medeiros	Ranching	950.0
11, Reid	Diversified Ag.	79.7
12, Kauai Pheasant	Ranching	583.9
13, Peralta, Lam Yuen	Ranching Diversified Ag.	42.1
14, Phelps	Livestock Diversified Ag.	14.3
15, Brun & Taala	Ranching Diversified Ag.	30.5
16, Hawaiian Mahogany	Biomass	273.0
17, Ingram	Ranching	57.0
18, Pavao	Ranching	250.0
19, Bukoski	Ranching	37.7
20, DeCosta	Ranching	130.0
Total		5,999.6

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCL Lihue IAL\Report Figures\Current Future Ag Operation.mxd

Source: Grove Farm; U.S. Geological Survey; Kauai TMK, 2012 (GIS)
 Disclaimer: This graphic has been prepared for general planning purposes only.

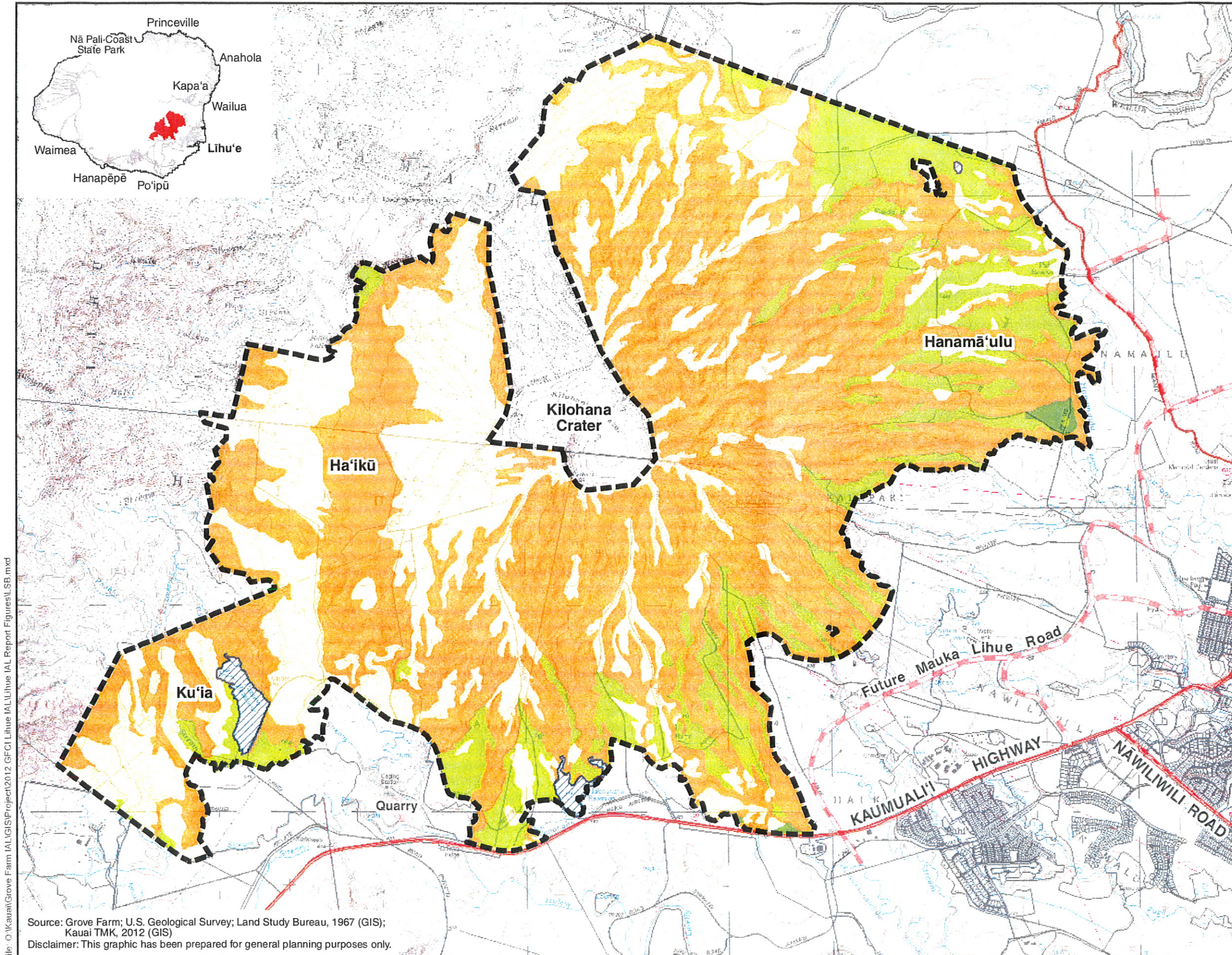
FIGURE 2 DATE: 11/27/2012

Current and Future Agricultural Operation

LĪHU'Ē IAL

Grove Farm Land Company North Island of Kauai

Linear Scale (feet)
 0 750 1,500 3,000



LEGEND

- Land Classification
- B (Good)
 - C (Fair)
 - D (Poor)
 - E (Very Poor)
 - N (Not in LSB)
 - Proposed IAL Designation

	Proposed IAL (ac.)	%
A (Very Good)	-	-
B (Good)	31.3	0.3%
C (Fair)	1,387.7	13.5%
D (Poor)	2,978.0	29.0%
E (Very Poor)	5,789.7	56.4%
Not in LSB	79.6	0.8%
Total :	10,266.2	100%

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCL Lihue IAL\Lihue IAL Report Figures\LSB.mxd

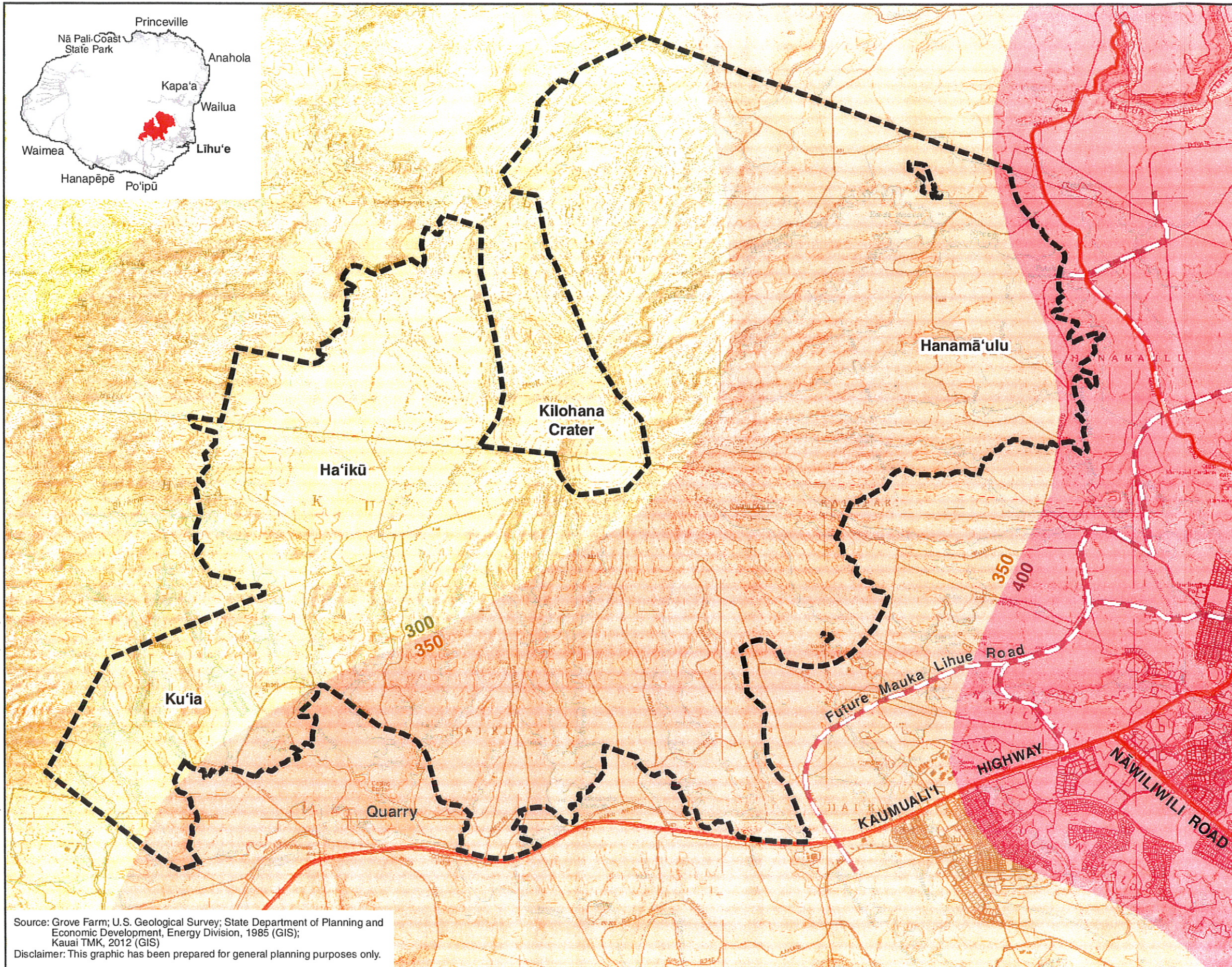
Source: Grove Farm; U.S. Geological Survey; Land Study Bureau, 1967 (GIS);
Kauai TMK, 2012 (GIS)
Disclaimer: This graphic has been prepared for general planning purposes only.

FIGURE 3 DATE: 11/6/2012

**Land Study Bureau -
Detailed Land Classification**

LĪHU'Ē IAL

Grove Farm Land Company Island of Kaua'i
North Linear Scale (feet)
0 750 1,500 3,000



LEGEND

Solar Radiation
(cal/sq.cm./day)

- 250
- 300
- 350
- 400


 Proposed IAL Designation

FIGURE 4 DATE: 11/6/2012

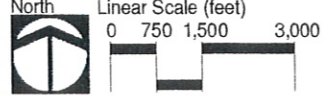

Solar Radiation

LĪHU'E IAL

Grove Farm Land Company Island of Kauai

North Linear Scale (feet)

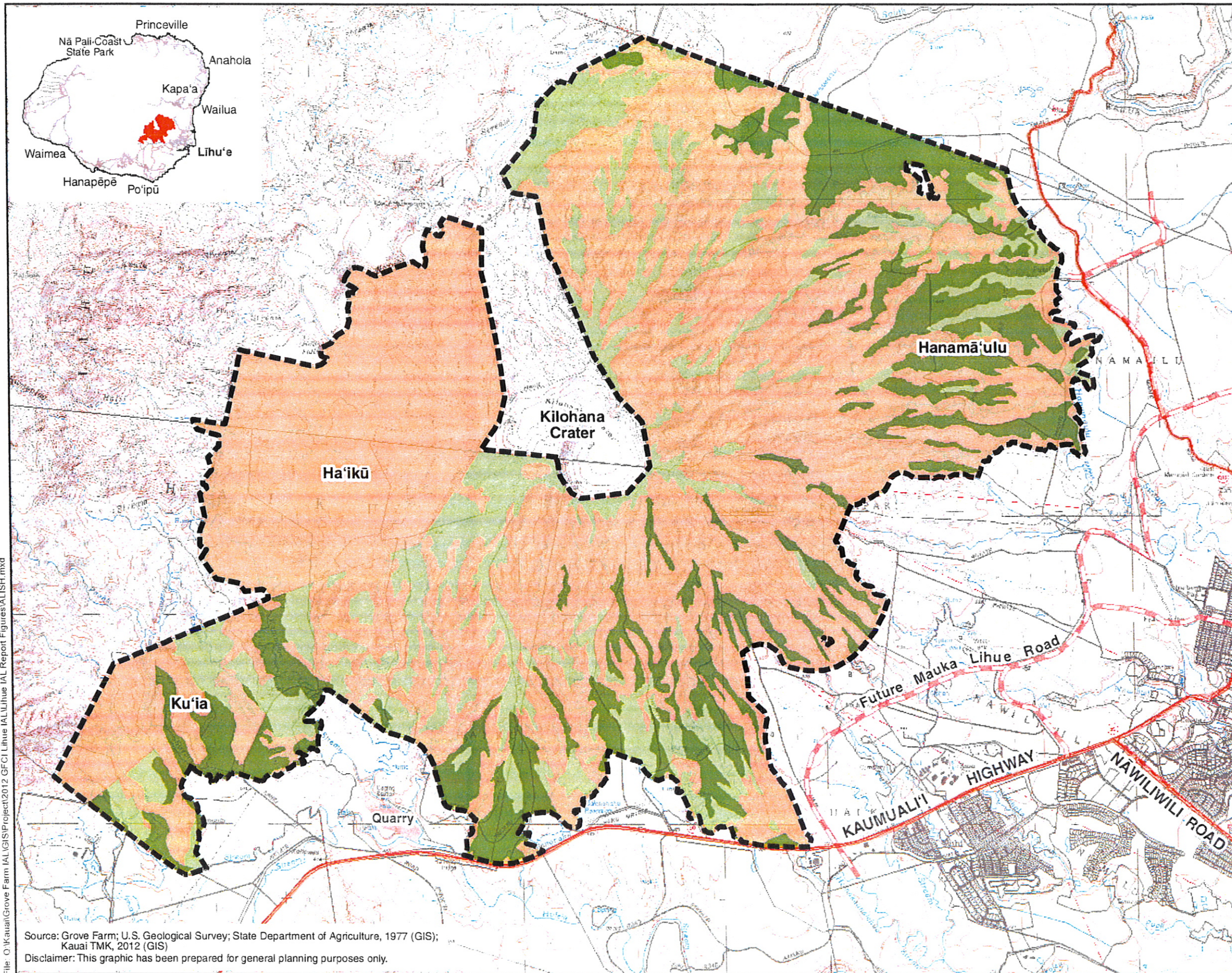
0 750 1,500 3,000

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCL Lihue IAL\Lihue IAL Report Figures\Solar Radiation.mxd

Source: Grove Farm; U.S. Geological Survey; State Department of Planning and Economic Development, Energy Division, 1985 (GIS); Kauai TMK, 2012 (GIS)

Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

ALISH Types

- Prime ALISH
- Other ALISH
- Not in ALISH

Proposed IAL Designation

	Proposed IAL (ac.)	%
Prime	1,768.1	17.2%
Other	1,676.9	16.3%
Not in ALISH	6,821.2	66.4%
Total	10,266.2	100%

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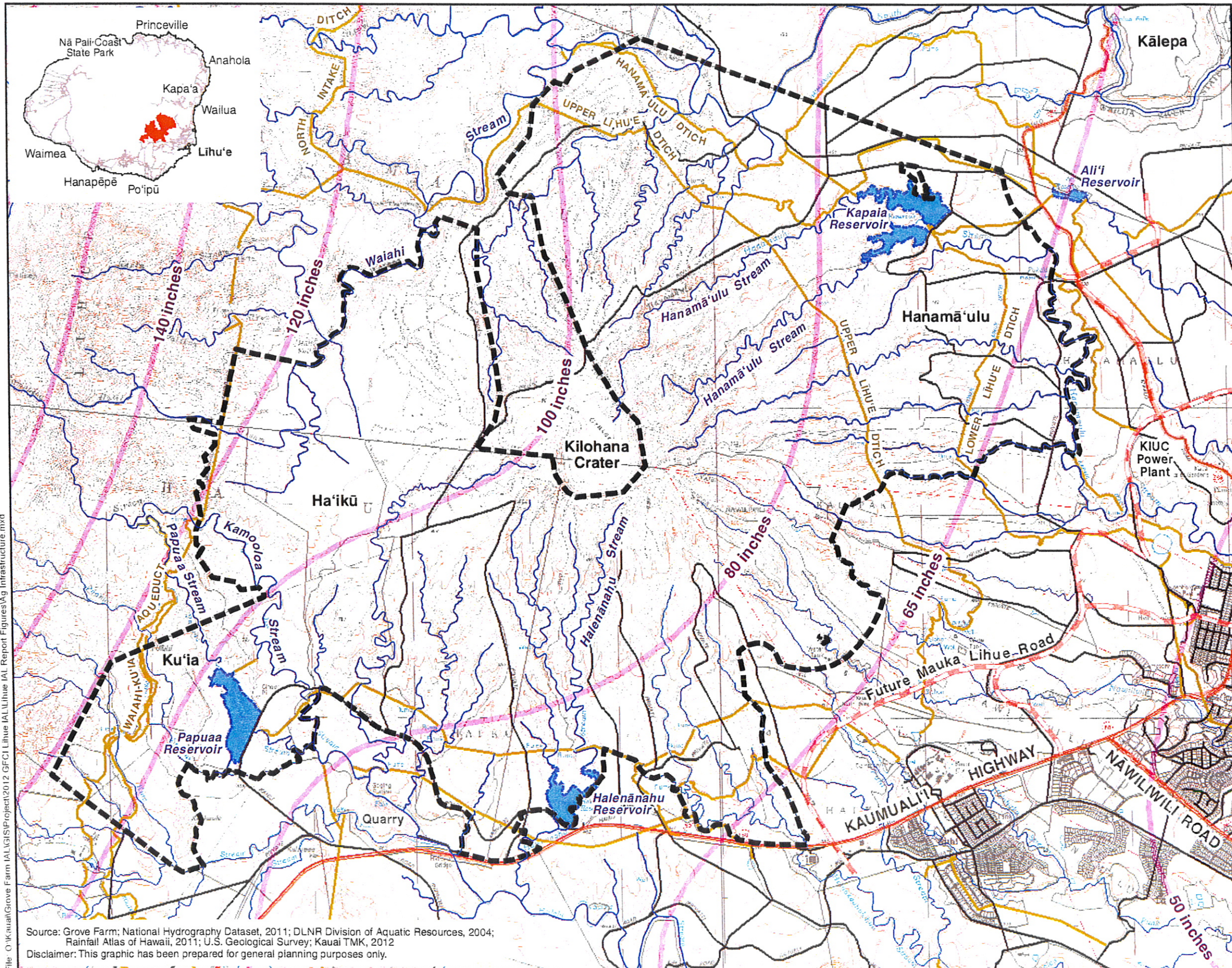
Source: Grove Farm; U.S. Geological Survey; State Department of Agriculture, 1977 (GIS); Kauai TMK, 2012 (GIS)
 Disclaimer: This graphic has been prepared for general planning purposes only.

FIGURE 5 DATE: 11/6/2012
 Agricultural Lands of Importance to the State of Hawai'i

LĪHU'E IAL

Grove Farm Land Company
 North
 Linear Scale (feet)
 0 750 1,500 3,000

Island of Kaua'i



LEGEND

- Reservoirs
- Streams
- Ditches / Siphons / Flumes
- Average Annual Rainfall (inch)
- Proposed IAL Designation

FIGURE 6 DATE: 11/29/2012

Agricultural Infrastructure and Water Resources

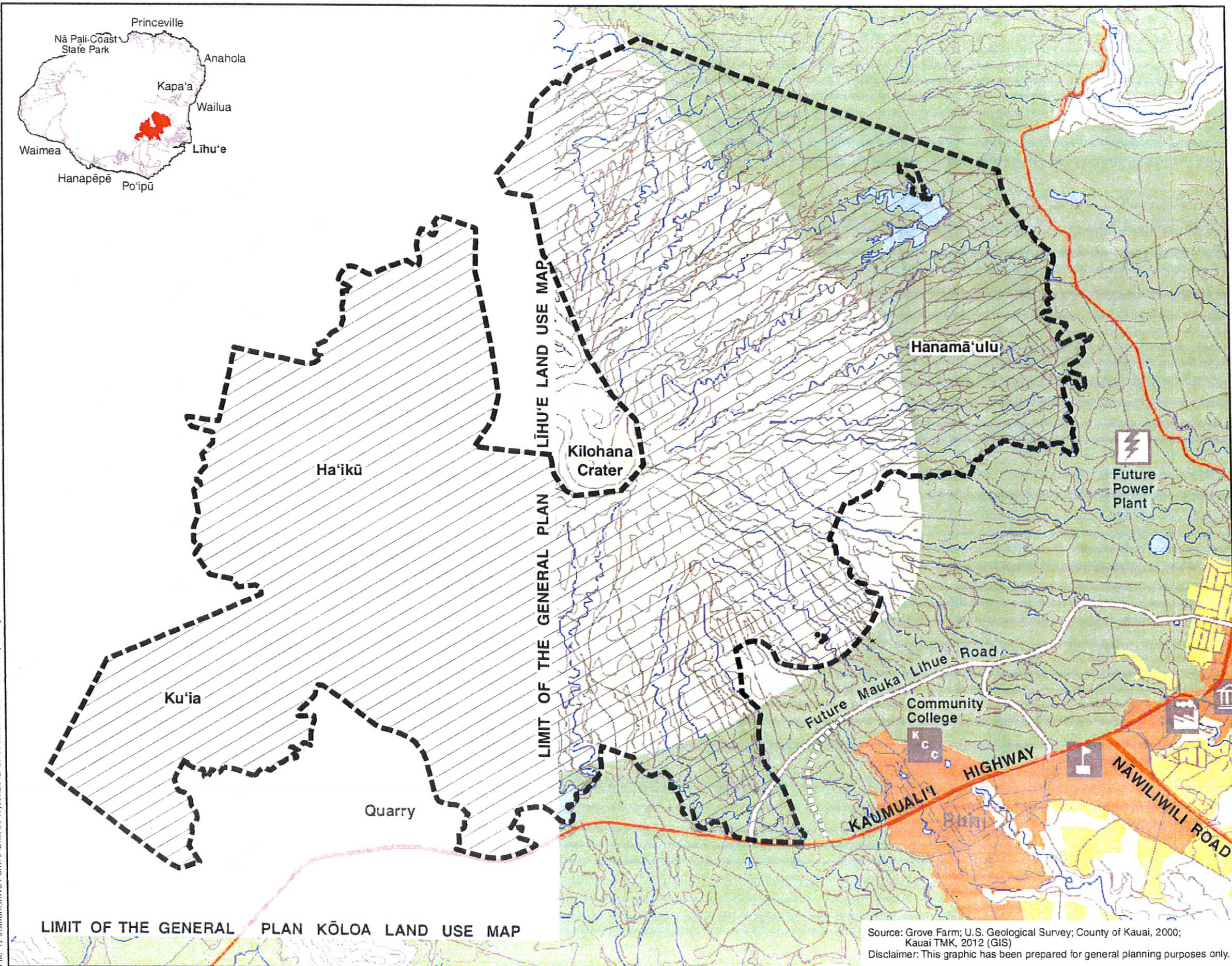
LĪHU'Ē IAL

Grove Farm Land Company
 North Linear Scale (feet)
 0 750 1,500 3,000
 Island of Kauai

Source: Grove Farm; National Hydrography Dataset, 2011; DLNR Division of Aquatic Resources, 2004; Rainfall Atlas of Hawaii, 2011; U.S. Geological Survey; Kauai TMK, 2012
 Disclaimer: This graphic has been prepared for general planning purposes only.

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCT Lihue IAL\Report Figures\Ag Infrastructure.mxd

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCL Lihue IAL\Report Figures\Kauai General Plan.mxd



- LEGEND**
- Open
 - Agriculture
 - Urban Center
 - Residential Community
 - Proposed IAL Designation
 - Proposed General Plan Mauka Lihue Road
 - Proposed Adjustment to General Plan Mauka Lihue Road

FIGURE 7 DATE: 11/6/2012

Kaua'i General Plan

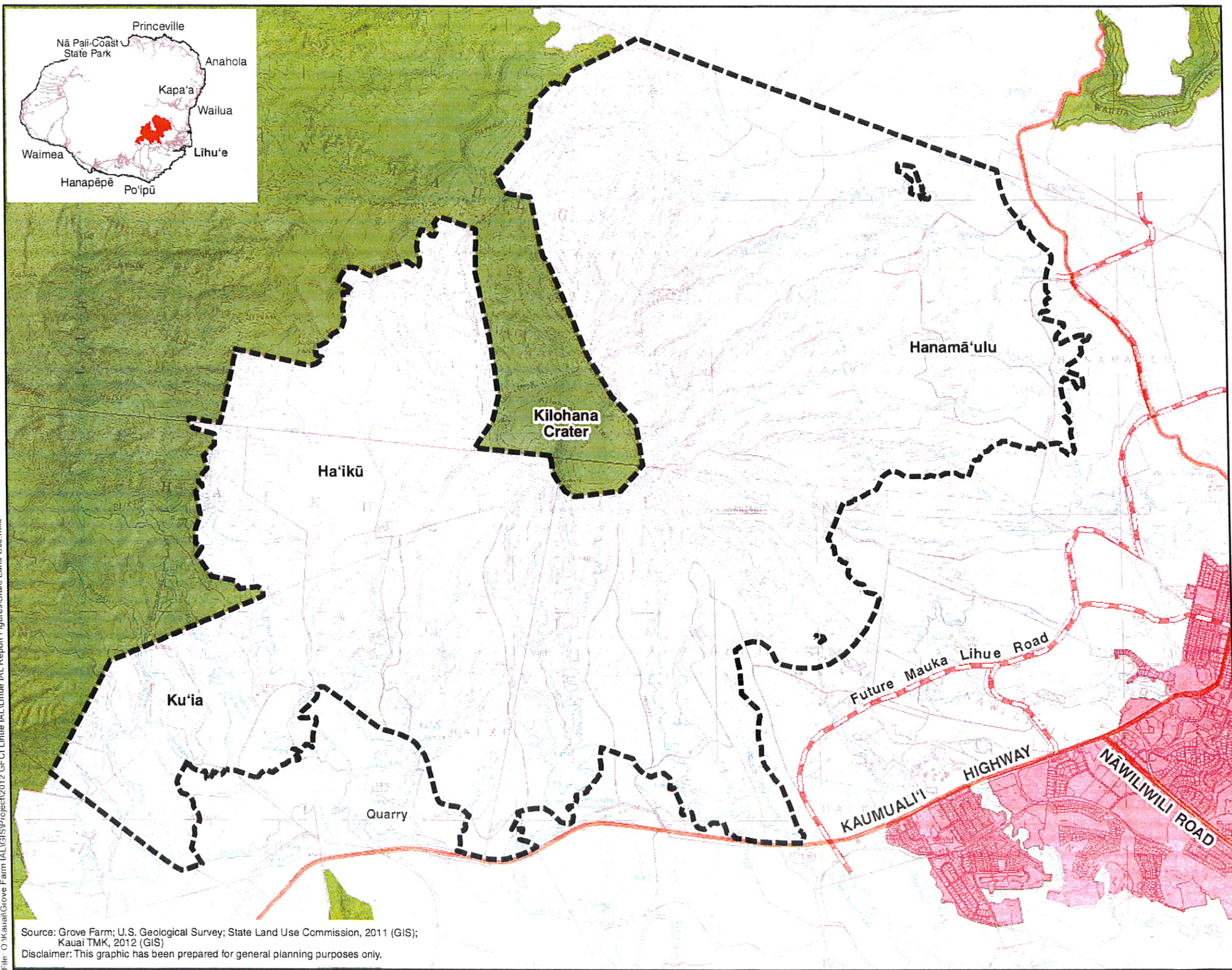
LĪHU'E IAL

Grove Farm Land Company Island of Kaua'i
 North Linear Scale (feet)
 0 750 1,500 3,000

Source: Grove Farm; U.S. Geological Survey; County of Kauai, 2000; Kauai TMK, 2012 (GIS)
 Disclaimer: This graphic has been prepared for general planning purposes only.

LIMIT OF THE GENERAL PLAN KŌLOA LAND USE MAP

LIMIT OF THE GENERAL PLAN LĪHU'E LAND USE MAP



LEGEND

State Land Use Districts

- Agricultural
- Conservation
- Rural
- Urban

Proposed IAL Designation

FIGURE 8 DATE: 11/6/2012

State Land Use Districts

LĪHU'Ē IAL

Grove Farm Land Company Island of Kaua'i

North Linear Scale (feet)

0 750 1,500 3,000

File: O:\Kauai\Grove Farm IAL\GIS\Project\2012 GFCL Lihue IAL\Report Figures\State Land Use.mxd

Source: Grove Farm; U.S. Geological Survey; State Land Use Commission, 2011 (GIS); Kauai TMK, 2012 (GIS)
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