



FOCUS GROUP MEETINGS

LIST OF INVITED PARTICIPANTS: FOCUS GROUPS | JANUARY 2015

	Name	Affiliation
Farmers and producers	Brian Miyamoto	Hawaii Farm Bureau Federation
	Mark Suiso	Makaha Mangoes, Hawaii Tropical Fruit Growers
	Wayne Ogasawara	Mililani Agricultural Park
	Mama T. Trisha Gonsalves	Hawaii Organic Farmers Association, Down to Earth
	Clifford Migita	Waimanalo Agricultural Assn.
	Pamela Boyar	Hawai'i Farmers Union United
	Alec Sou	Aloun Farms
	Bud Gibson	Rocker G Livestock Co (Waimanalo)
	Melissa Zemen	Kunia Agricultural Park
Agricultural support and related industries	Pauline Sato	Agricultural Leadership Program
	Jean Brokish	Oahu RC&D Council
	Dave Ringuette	Windward Community College, GOFarm Hawai'i Program
	Jensen Ueda	UH-CTAHR Extension Agent
	Nathan Miranda	Windward Oahu Soil and Water Cons. District
Wholesalers and consumers	Claire Sullivan	Whole Foods , Purchasing/Public Affairs
	Russell Hata	Y. Hata
	Kacey Robello	Hawaii Farm Bureau Federation, Farmers Market Manager
	Kevin Vacarello	Sustain Hawaii, also Sweet Home Waimanalo
	Tish Uyehara	Armstrong Produce, Agribusiness Development Corporation
Environmental Interests	Steve Montgomery	Sierra Club
	Tim Vandever	Defend Oahu Coalition
	Sam Gon	Nature Conservancy
	Stephen Rafferty	Trust for Public Land
	Marti Townsend	Outdoor Circle
	Kioni Dudley	Friends of Makakilo
Community Organizations and Neighborhood Boards	Ted Radovich	UH-CTAHR Organic Farming, Waimanalo N.B.
	Jeanne Ishikawa, Chair	Wahiawa N.B.
	Antya Miller	North Shore N.B.
	Cynthia Rezentes	Nanakuli-Maili N.B, Chair
	Johnnie-Mae Perry, Chair	Waianae Coast N.B.
	Kent Fonoimoana	Koolau Loa N.B.
	Amy Leursen	Kahaluu NB
Landowners	John Morgan	Koolau Ranch
	James Nakatani	Agribusiness Development Corporation
	Bev Kaku	Castle and Cooke
	Steve Hoag	Hawaii Reserves Inc.
	Sidney Keliipuleole	Kamehameha Schools
Native Hawaiian Interests	Jeannin Jeremiah	Office of Hawaiian Affairs
	Michele Wilhelm	Kapalai Farms
	Nick Reppun	Kakoo Oihi
	Rick Barboza	Hui Ku Maoli Ola
	Trevor Atkins	Halau Ku Mana Charter School
	Puni Freitas	Kokua Kalihi Valley
Government Agencies	Sen. Russell Rudermann	Senate AG Committee Chair
	Rep. Clift Tsuji	House AG Committee Chair
	Russell Tsuji	DLNR Land Division

Date: December 24, 2014

To: Tim Hata, IAL Project Manager
Department of Planning and Permitting

From: Corlyn Orr / Scott Ezer

RE: Proposed Focus Group Members

This memorandum presents the roster of participants to be invited to the three focus group meetings (Project Scope of Work, Item C.2). This roster reflects input from TAC members, as well as consultations with DPP and the subconsultant team. Using the eight categories of agricultural interests identified during discussions with the TAC, the ideal number of participants allotted for each focus group is sixteen (see table below).

Distribution Of Focus Group Participants By Category	
Category	Number allotted per focus group
Farmers/producers	3
Ag support and related industry	2
Wholesalers/consumers	2
Environmental interests	2
Community organizations/NBs	2
Landowners	2
Native Hawaiian Interests	2
Government Agencies	1
PARTICIPANTS PER FOCUS GROUP	16

The process to develop the roster is summarized as follows:

1. Prepare a preliminary list of focus group candidates (31 names were presented at TAC Meeting #1)
2. Seek input from TAC members for suggestions of candidates/organizations (an additional 42 candidates were identified during TAC Meeting #1)
3. Review the candidate list with DPP and the subconsultant team (a total of 80 candidates were discussed on December 19, 2014)
4. Arrange candidates into focus groups, taking into consideration the number of interests allotted to each category and each candidates' affiliation and geographic area represented.

We are in the process of compiling contact information, and plan to call and invite focus group participants in January 2015.

		Focus Group 1	Focus Group 2	Focus Group 3	Alternates
Farmers and producers	1.	Mark Fergusson, Hawaii Organic Farming Assn.	Wayne Ogasawara, Mililani Agricultural Park	Bud Gibson, T&C Stables (Waimanalo)	1. Lee Bryant, May's Wonder Gardens, North Shore N.B. AG Committee
	2.	Brian Miyamoto, Hawaii Farm Bureau Federation	Alex Sou, Aloun Farms	Sharon Peterson Cheape, Petersons Upland Farm	2. Susan Matsushima, Alluvion, North Shore Econ. Vitality Partnership Co-
	3.	Mark Suiso, Hawaii Tropical Fruit Growers	Clifford Nigita, Waimanalo Farmers Association	Clifford Wong, Haleiwa luau leaf farmer	3. Melissa Zeman, Kunia Agricultural Park 4. Gary Maunakea Forth, MAO Farms 5. Fat Law, Fat Law's Farm HI
Ag support and related industry	4.	Pauline Sato, Agricultural Leadership Program	Kapua Sproat Fonoimoana, Windward O'ahu Soil and Water Cons. District	Dave Ringuette, WCC Agriculture Dept, GOFarm Hawai'i Program	1. Ted Tokunaga, Farm Credit Services
	5.	Jean Brokerish, Oahu RC&D Council	Jary Sugano, UH-CTAHR Extension Agent	Ron Kauhaahaa, Crop Protection Services (pesticides)	2. Stan Kodama, Waimanalo Feed Store 3. Jason Shitanishi, USDA Farm Service Agency, Farm Programs 4. Brian Kau, DOA AG Research Management Division
Wholesalers and consumers	6.	Kevin Vacarello, Sustain HI, Sweet Home Waimanalo	Conrad Nonaka, Culinary Institute of the Pacific	Ed Kenney, TOWN Restaurant	1. Mark Noguchi, The Pili Group, Mission Restaurant
	7.	Russell Hata, Y. Hata	Claire Sullivan, Whole Foods	Tish Uyehara, Armstrong Produce	
Environmental interests	8.	Deborah Ward, Sierra Club, AG/Conservation Comm.	Sam Gon, Nature Conservancy	Alexandria Avery, Outdoor Circle president	1. Doug Cole, N.S. Community Land Trust
	9.	Tim Vandever, Defend O'ahu Coalition	Lea Hong, Trust for Public Land	Kioni Dudley, Friends of Makakilo	2. Kyle Datta, Ulupono
Community organizations and NBs	10.	Ted Radovich, UH-CTAHR Organic Farming, Waimanalo N.B.	Waianae Coast N.B.	Cynthia Rezentes, Nanakuli-Maili N.B.	1. Amy Leursen, Kahaluu N.B.
	11.	Wahiawa N.B.	Antya Miller, North Shore N.B.	Koolau Loa N.B.	
Landowners	12.	John Morgan, Koolau Ranch	Carlton Ching, Castle and Cooke	Sidney Keliipuleole, Kamehameha Schools	
	13.	James Nakatani, Agribusiness Dev. Corp.	Eric Beaver, Hawaii Reserves Inc.	Neighborhood Board Rep.	
Native Hawaiian Interests	14.	Office of Hawaiian Affairs	Kanekoa Kukea-Shultz, Kakoo Oiwi	Trevor Atkins, Halau Ku Mana Charter School	
	15.	Dean Wilhelm, Kapalai Farms	Rick Barboza, Hui Ku Maoli Ola	Makahiapo Cashman, UH Ka Papa Loi o Kanewai	
Government Agencies	16.	Sen. Russell Rudermann, Senate AG Comm. Chair	Rep. Clift Tsuji, House AG Comm. Chair	Russell Tsuji, DLNR Land Division	

OTHER ALTERNATES
FARMERS/PRODUCERS
1. Pam Boyer, Hawaii Farmers Union United
2. Mike Buck, Waimanalo farmer/CWRM Board
3. Mel Matsuda, Kahuku Farms
4. Ron Wiedenbach, HI Fish Co., HI Aquaponics Aquaculture Association
5. Eric Enos, Kaala Farms
6. Greg Smith, Gunstock Ranch
7. Larry Jefts, Sugarland Farms, West O'ahu Soil & Water Conservation District Chair
AG SUPPORT AND RELATED INDUSTRIES
8. Lisa Zemen, South O'ahu Soil & Water Conservation District, Chair
9. Matthew Loke, UH-CTAHR Sustainability
10. Gordon Ogi, American Machinery
11. Bernadette Luncsford, USDA NRCS Field Office, District Conservationist
12. Susan Kubo, USDA NRCS Field Office, Civil Engineer
WHOLESALE/CONSUMERS
13. Kacey Robello, HI Farm Bureau, Farmers' Market GM
14. Alan Wong, Alan Wong's Restaurants
ENVIRONMENTAL INTERESTS
15. Murray Clay, Ulupono
16. Donna Wong, Hawaii's Thousand Friends, Kailua Neighborhood Board
NATIVE HAWAIIAN INTERESTS
17. Kihei Nahale'a, Papahana Kuaola
18. Puni Freitas, Kokua Kalihi Valley
GOVERNMENT AGENCIES
19. Jackie Kozal Thiel, Governor' Sustainability Coordinator



MEETING SUMMARY

Date: January 22, 2015 **HHF Project No.** 2014120

Time: 4:30-6:20 pm **Project Name:** O'ahu IAL Mapping Project

Location: Pacific Guardian Center
Makai Tower Conference Room **Recorded by:** Corlyn Orr
Reviewed by DPP: Feb. 12, 2015

Attendees: see attendance record

Subject: Small Group Discussion #1

The first of three small group discussions for the City's Important Agricultural Lands (IAL) Mapping Project was held on Thursday, January 22, 2015 at the Pacific Guardian Center, Makai Tower Conference Room (733 Bishop Street, Honolulu). The meeting was scheduled from 4:30 to 6:30 pm. The purpose of the meeting was to provide an overview of the project and allow for group discussion. Fifteen invited attendees were present (see attached attendance record). Meeting materials emailed to participants in advance of the meeting included a meeting agenda, project sheet, unofficial copy of Chapter 205 Hawai'i Revised Statutes (HRS), and an electronic link to the IAL Phase I Report. Hard copy of the PowerPoint presentation was passed out at the meeting.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer opened the meeting at roughly 4:35 pm with introductions of the project team. Kathy Sokugawa, DPP Planning Division Chief, followed with opening remarks. On behalf of DPP, Kathy thanked everyone for participating and emphasized the City's desire for a meaningful, efficient and transparent process. Following individual introductions, Peter Adler (meeting facilitator) summarized the goals for the meeting: (1) brief attendees on work done to date (2) gather comments and concerns for DPP consideration, and (3) prepare for the community meetings. Scott then reviewed the legislative history and statutory requirements for the IAL designation, the preliminary criteria maps, and the proposed community outreach process (see attached PowerPoint).

GROUP DISCUSSION

After Scott completed the presentation, Peter asked if there were any questions for information and/or clarification. Questions and responses are summarized as follows.

- Will this project have any influence on developing future AG policies for the City, or is this project limited to discussing the designation of AG lands? What is the link between this project and larger AG policies?
 - Although the project will focus on identifying land for IAL designation, the county is also required to address the IAL incentives. Other policy-related items discussed during the community outreach process will be documented in the final report.

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- Are there any landowners on O'ahu that have already designated 50% of their land IAL and will be exempted from this process?
 - No.
- Why are State-owned lands not being considered?
 - According to State law, the State DOA and DLNR are responsible for mapping IAL for State-owned land.
- Why would the State need to designate their lands as IAL? If one purpose for IAL is to qualify for incentives, what is the benefit of the IAL designation for the State?
 - This is a question for the State.
- Areas excluded from the study area were clarified:
 - (1) Areas south of Wahiawa and Mililani are federally-owned or in the State Urban District
 - (2) Kahalu'u, Kāne'ohe and Kailua are in the State Urban District

Peter then asked a series of questions. A summary of the questions and discussion is provided below.

QUESTION: Imagine the future of O'ahu's agricultural lands. What lands do you "see" 20, 30, 50 years out? Assuming that production methods and the types of crops grown will change, what will the footprint of O'ahu's agricultural land look like? How is the land base going to change?

- Urban agriculture will multiply, with gardens in residences and food crops growing in Honolulu's office towers and high-rise residential buildings. Agriculture will be integrated into urban living, the footprint will be larger, and the boundaries between urban and agriculture will blur together.
- Lands that are currently fallow and still transitioning from sugar and pineapple production, such as the Galbraith lands, will be in use. The large chunks of agricultural land will be retained, and be in active production. Landowners are waiting to see what happens. Hopefully, options will lead to AG as the best use, and lands will not be fallow. For example, Kamehameha Schools is diligent about implementing their agricultural plan, which would leave a large agricultural footprint on the North Shore.
- Larger land parcels will be divided into smaller pieces. This will depend on tax fees and ownership structures.
- Different types of crops will be grown, with different reasons for growing. For example, algae is being grown for energy in Wahiawa on fallow land.
- The agricultural footprint will be concentrated around Central O'ahu. These lands have all the elements needed for growing (e.g., soil, sunlight, water). The next step is to see who's going to use the larger chunks of land and promote agriculture. The land will stay in agriculture as long as the infrastructure needed for residential development is not built. There had been a proposal to build housing on the Galbraith lands, but there is no infrastructure to support development. Aquaponics, home gardens and other strategies will encourage self-sufficiency, but such efforts will supplement production coming from the largest chunks of land. No matter how much is produced on other islands, O'ahu will always have a market/locational advantage over the neighbor islands.

QUESTION: What data and information is missing that needs to be considered in this process? What was not considered by the TAC that needs to be considered?

- The water criteria map (Criterion #5 map) should identify lands that have access to R-2 recycled water because water from the Wahiawa Wastewater Treatment Plant/Wahiawa Reservoir used for irrigation purposes has been upgraded to R-2. Scott clarified that lands irrigated by recycled water are included in the Criterion #5 map, without specifically calling out the type or quality of irrigation water. There was general agreement that this should be highlighted in future conversations.
- How much of the community outreach process will focus on educating the public about the intent of the legislature? It is important that the general public understand the background/history and purpose of the IAL legislation. Considering that it will be difficult to convey all of this information through the community meetings, the website should be used as an information-sharing tool. UH Law School (2nd year seminar project) prepared an analysis of the legislation that may be a useful resource to include on the website.

QUESTION: There will be two general types of questions: (1) from people with agricultural expertise and experience farming; and (2) from members of the general public without agricultural experience. What are the hard questions that will be asked in this process?

- Why is the Ho'opili project area excluded from this process?
- How was the TAC selected? The TAC recommendations may be questioned because of the committee composition.
- What is IAL? The general public may have basic questions about the basic definition and concept of IAL. Budgetary constraints should not be a limiting factor for education and outreach.
- How can farmers access the lands identified as IAL?
- How does IAL benefit small farmers?
- How will IAL affect the community? What about the social, economic and environmental implications for surrounding communities? Agricultural communities in Wahiawa (e.g., Whitmore, Kunia) have expressed a desire for agricultural jobs and the ability to retain their rural lifestyles.
- What is the status of the incentives? Being able to speak with more certainty about the incentives may help to convey the potential benefits of the IAL designation.
- Possible questions may concern housing:
 - What is the impact to affordable housing? (Some will feel that affordable housing is more important than preserving agricultural land.)
 - Where are agricultural workers going to live? The long-range plan needs to include farm worker housing.
- How will the IAL designation affect land use? What can a landowner no longer do with their land if their property is designated IAL?
- Is it possible to consider lands currently occupied by the military? This would provide a back-up plan for the possibility that the military reduce their footprint and vacate their lands (e.g., Lualualei, Makua Valley, Schofield). Scott indicated that the law requires the counties to conduct periodic reviews of the IAL maps, and that any excess military lands are automatically placed in the P-2 Preservation zoning district.
- What are the implications of the IAL designation for gentleman estates? How will this discourage gentlemen estates?
- How much is this initiative going to cost the taxpayers? What are the costs of IAL? A loss in potential taxes is possible. However, this would result from the cost of paying for any incentives, not from the loss of property tax revenues (assuming that these lands are currently in agricultural

use and the tax structure stays the same). It may be possible that the economic and employment benefits from increasing agricultural production may outweigh the costs.

- Would IAL include flower crops? Scott clarified that IAL is not specific to food crops. The use of the land for agricultural production is important, not the type of crop grown (flowers, landscaping, turf growing are also included).

During the discussion, it was emphasized that the IAL designation is a land use regulatory/zoning mechanism that does not impose any restrictions on the use of the land, does not require that the land be farmed, and will not resolve other agricultural issues. IAL will provide a hierarchy within the State's Agricultural District to ensure that the most valuable agricultural lands are protected. Speculation to urbanize agricultural lands should disappear once lands are designated IAL, since it is more difficult to urbanize land that has an IAL designation. (For clarification, Chapter 205-50(f), HRS requires a 2/3 vote of the Land Use Commission or the county's decision-making body when reclassifying or rezoning lands from IAL. The legislature does not have jurisdiction to reclassify IAL.) Without the prospect of urbanization overshadowing these lands, large landowners may be more willing to make a long-term commitment to agriculture and offer small farmers long-term leases.

QUESTION: What are the difficult trade-offs of the IAL designation? What is at stake to be lost?

- Landowners whose lands are designated involuntarily under the county process may have a sense of lost opportunity costs.
- The ability to reclassify lands that have been designated as IAL will get more difficult. Landbanking (waiting for future development opportunities) should no longer be an issue, as there will be clarity about which lands are to be preserved for agricultural use.
- A possible gain may be an increase in the number of people interested in agriculture. Out-of-state entrepreneurs may be attracted to O'ahu to invest in new agricultural enterprises. Small and P/T farmers may find new opportunities to farm.

QUESTION: How would you address traditional native Hawaiian agricultural uses and unique crops (Criterion #4)? Are there other considerations that were not addressed?

- The type of crop grown is not as important as the economics. Farmers will grow certain crops if they can make money. If it is not commercially viable for the farmer, farming may still be relevant as a hobby.
- The map of Criterion #4 needs to identify historic/iconic lands used for kalo because the cultural significance of these areas is important. .

QUESTION: What are your thoughts about the proposed community outreach process? Do you have any advice or ideas for how to talk to a wider range of people?

- Ground rules are critical. Control the discussion, do not allow for redundancy, and limit the time given for individual comments. Keep the discussion focused, restate the meeting purpose often.
- Post a visual reminder of the meeting purpose and refer to it often.
- Be prepared to entertain the non-farming public and those with other agendas.
- None of the meeting attendees were involved with Kauai County's IAL project.

QUESTION: Are there any other issues, ideas or concerns to be considered?

- Is there any overlap between the City's IAL project and the Trust for Public Land's GreenPrint project? Are the two projects sharing information? The general public may express some confusion and fatigue, since both projects involve mapping.

- Engage the membership of both the Hawai'i Farm Bureau and the Hawai'i Farmers Union.
- A report from landowners who achieved IAL status would be helpful to understand the positive and negative consequences of IAL (e.g., case studies showing improved conditions such as lands in production, long-term leases, infrastructure investments, etc.)
- The motivation for the IAL designation is different for each landowner. Castle and Cooke sought the IAL designation to access the incentives because making agriculture more economically viable was important to them. Kamehameha Schools is seeking the IAL designation to demonstrate their long-term commitment to agriculture.
- Landowners are interested in knowing what incentives are already available, and when county incentives will be available. Incentives for employee housing, infrastructure improvements, and other types of investments to make farming more affordable are needed now.

Peter thanked everyone for attending, asked them to complete a brief questionnaire, and then closed the meeting. Meeting was adjourned at about 6:20.

ATTENDANCE RECORD

Invited Participants: Jean Brokish, Oahu Resource Conservation & Development Council (via Facetime)
Ian Hirokawa, DLNR Land Division
Jeanne Ishikawa, Wahiawā Neighborhood Board #26
Brian Miyamoto, Hawai'i Farm Bureau Federation
Steve Montgomery, Sierra Club
John Morgan, Kualoa Ranch
James Nakatani, Agribusiness Development Corp.
Wayne Ogasawara, Mililani Agricultural Park/Agricultural landowner
Senator Russell Ruderman, State Senate AG Committee Chair
Pauline Sato, Agricultural Leadership Foundation
Mark Suiso, Hawai'i Tropical Fruit Growers
Claire Sullivan, Whole Foods
Russell Tsuji, DLNR Land Division
Tim Vandever, Defend O'ahu Coalition
Michele Wilhelm, Kapalai Farms

Others: Randy Hara, DPP
Kathy Sokugawa, DPP Planning Division Head
Dr. Po-Yung Lai, City's AG Liasion
Scott Ezer, HHF Planners
Erin Higa, HHF Planners
Rob James, HHF Planners
Corlyn Orr, HHF Planners
Peter Adler, ACCORD3.0 Network
Bruce Plasch, Plasch Econ Pacific



MEETING SUMMARY

Date: January 28, 2015 **HHF Project No.** 2014120

Time: 4:30-6:30 pm **Project Name:** O'ahu IAL Phase 2

Location: Pacific Guardian Center
Makai Tower Conference Room **Recorded by:** Corlyn Orr
Reviewed by DPP: February 17, 2015

Attendees: see attendance record

Subject: Small Group Discussion #2

The second of three small group discussions for the City's Important Agricultural Lands (IAL) Mapping Project was held on Wednesday, January 28, 2015 at the Pacific Guardian Center, Makai Tower Conference Room (733 Bishop Street, Honolulu). The meeting was scheduled from 4:30 to 6:30 pm. The purpose of the meeting was to provide an overview of the project and seek feedback from the group. Ten invited attendees were present (see attached attendance record). Meeting materials emailed to participants in advance of the meeting included a meeting agenda, project sheet, unofficial copy of Chapter 205 Hawai'i Revised Statutes (HRS), and an electronic link to the IAL Phase I Report. Hard copy of the PowerPoint presentation was passed out at the meeting.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer opened the meeting at roughly 4:35 pm with introductions of the project team. Following individual introductions, Peter Adler (meeting facilitator) summarized the goals for the meeting: (1) brief attendees on work done to date; (2) gather comments and concerns for DPP consideration; and (3) prepare for the community meetings. Kathy Sokugawa, DPP Planning Division Chief, followed with opening remarks, which included thanking everyone for participating and highlighting the City's goal of preparing the IAL maps with as much community participation as possible. Scott then reviewed the legislative history and statutory requirements for the IAL designation, the preliminary criteria maps, and the proposed community outreach process (see attached PowerPoint).

After Scott completed the briefing, Peter asked if there were any questions for additional information and/or clarification. Questions and responses are summarized as follows.

- State-owned lands in Central O'ahu (i.e., former Galbraith Estate lands) have not been designated IAL.
 - State-owned lands were excluded from County consideration as provided in Chapter 205, HRS.
- Recycled water is accounted for in the map identifying lands with adequate water (Criterion #5). There should be a distinction between high-quality water and recycled R-2 water. The North Shore does not have an adequate water supply because the use of R-2 recycled water from Wahiawa Reservoir limits the types of crops that can be grown.

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- Response indicated that the process was blind to creating hierarchy for preferred crops. R-2 water is capable of supporting agricultural irrigation, but not directly on leafy food plants.
- How did you choose farmers for the Technical Advisory Committee?
 - Recommendations from different sources—including the City's agricultural liaison, individuals familiar with the AG industry, and DPP—were considered. Chapter 205, HRS also mandates the involvement of certain organizations (e.g., Hawai'i Farmers Bureau, State Office of Planning, Dept. of Agriculture, Commission of Water Resources Management). The goal was to involve a diverse cross-section of farming interests, such as small and large farmers, food producers, ranchers, nursery crops, landscapers, flower growers, etc.
- How easy will it be to modify or change the IAL designation? How firm will the boundaries be? The concern is that the City will not utilize the IAL classification to provide long-range guidance for future land use decisions, and that landowners will be able to modify the IAL classification like the DPs/SCPs and zoning can be changed.
 - The LUC is the authorizing body with jurisdiction to designate land IAL and change the IAL designation. It will be difficult to redesignate IAL, since it requires a two-thirds vote of the LUC (requiring 6-3 votes, as opposed to the standard 5-4 votes). Once the inventory of IAL is identified, DPP is hopeful that the regulatory mechanisms that promote agricultural use of the land will follow. An anticipated benefit of IAL is that it will discourage speculative land banking practices associated with short-term farming leases while landowners wait to develop the land for housing.
- How will the IAL designation affect agricultural land subdivisions? Will it still be possible to subdivide agricultural land into two-acre parcels and create gentlemen estates?
 - The intent of this project is to identify the baseline of important agricultural lands, and distinguish between the important lands and the lesser-quality agricultural lands. This is a discreet project to identify the land base that needs to be preserved and to answer the question about where agriculture should be on O'ahu. This will not resolve all existing agricultural issues, although it should ultimately result in future regulatory mechanisms to better manage the use of lands identified as IAL.
- Is there a mechanism to add additional IAL to the inventory in the future?
 - Yes, the law requires the counties to periodically review the IAL inventory. This is an important process because the face of agriculture is constantly changing. (Consider how much has changed in the past 30 years). Private landowners are also able to petition the LUC on their own. For example, Kamehameha Schools has filed an individual petition with the LUC to designate about 10,000 acres of their North Shore lands.
- Can the criteria maps be revised to remove the Urban Boundary filter? It would be interesting to see the qualities of all the land areas, especially since much of Windward O'ahu lands that are currently in agriculture are excluded from the map.
 - Areas excluded from mapping are in the State Urban District or designated for urban use by the county, as prescribed by state law. Several areas currently in agricultural use were

excluded from the study area because they are in the State Urban District; a large acreage in Kahalu'u was planned for urban/industrial development in the 1960s, and is in the State Urban District. Based on the current law, the State land use classification would have to be changed for land to be eligible for IAL under the county designation process.

- Including military lands in the process will be a concern. Lualualei and Mākua were active and productive agricultural areas before military occupation, and these areas represent large acreages that could be available for future agriculture, should the military decide to vacate.
- What is the timeframe for the next steps in the process?
 - The community meetings are tentatively targeted for April, followed by a written public comment period, and a second round of community meetings tentatively anticipated for Fall 2015. The goal is to complete the project within a year from now.

Peter then asked a series of questions. A summary of the questions and discussion is provided below.

QUESTION: Imagine the future of O'ahu's agricultural lands. Thinking broadly across the agricultural industry, what lands do you "see" two to three generations out? Even if production methods or the form or types of crops grown changes, what is needed for a good agricultural base on this island?

- Hawai'i Organic Farmers Association sees a substantial portion used for organic, sustainable farming to grow food to serve the island community. Even the farmers on the TAC are growing corn seed and crops for export, and not serving the needs of the island. We need a lot of land for farming. It's also profitable to support local agriculture because it creates jobs, and the money circulates in the local economy. Knowing what is being farmed on the lands designated IAL would be interesting.
- If the goal is self-sufficiency and sustainability, then the City should protect as much land as possible. Even if the industry is comprised solely of small organic farms (no large scale agriculture) and all farmers are growing edible crops, we still won't be able to grow enough food to sustain the current population, or the population 20-50 years from now. The county should use as many criteria as possible to designate as much land as possible. The additional 20,000 acres gained by using all the criteria is significant.
- Was ranching mapped in the top 3 criteria? Lands suitable for ranching may not meet the top 3 criteria. Is it necessary to add another criteria to specifically identify potential ranching land? Grazing lands are typically not high-quality agricultural lands used to grow food; they are typically found at higher elevations, without good soils and irrigation, and are not productive farmland.
 - For clarification, ranching was mapped as part of Criterion #1: Current AG Production.
- Was forestry included as current production?
 - No, most forestry activities on Oahu are in the State Conservation District, not the Agricultural District and the review precluded lands in the Conservation District, per Chapter 205, HRS. [Note: On the NIs, commercial forests are located within the Ag District.]

- The fear is that there will be lots of land for farming, but nobody to farm the land. It's not easy to be a farmer, it's even harder to be an organic farmer. We may lose farmers because the costs of production and food safety regulations are overly taxing, and it is hard to make money farming.
- The incentives are aimed at helping both landowners and farmers. Small immigrant farmers are only successful because the entire family works the farm. These farmers would especially benefit from incentives. Farmers would also benefit from longer-term leases, which would then help them qualify for loans.
- The quality of the soil is important for the overall success of agriculture. In this regard, incentives should encourage farmers to improve the health of the soil. This would provide for pest management, ensure that the soil has the proper nutrients to grow food, and also promote sustainable/organic farming. Promoting soil quality ensures that the land qualifies as IAL later.
- Climate change impacts, including sea level rise and changes in the water table, need to be considered for future generations. Taking into account sea level rise and the loss of coastal areas, the goal should be to maximize as much IAL as possible.

QUESTION: What would you do to balance the different factors involved in designating IAL? How would you balance the criteria? Are the top 3 criteria equal, or is there a balancing act to prioritize the criteria?

- The goal should be to designate as much land as possible. Make the boundaries as big as possible in case they shrink later.
- The process should identify future opportunities for lands that don't currently qualify for the IAL designation. People would benefit from a mechanism that identifies the limitations of the criteria and describes what might be necessary to add additional acreage to the inventory.

QUESTION: What are your thoughts about the proposed community outreach process? Do you have any advice or ideas for how to talk to a wider range of people? How would you structure the presentation?

- Make sure people are clear about what can be changed as a result of the community input. Ensure that people understand that their comments were received and considered; that the information and comments received through the community outreach process will be synthesized and presented to DPP for decision-making.
- It is inevitable that some groups will be upset that they were not invited to participate in the preliminary discussions to define and operationalize the criteria. Agriculture is a passion for many individuals, and people will bring their personal agendas and will want to discuss peripheral issues. Use storyboards; the presentation is overly long and technical. Be clear about the process and the constraints of the law. Start with the lands included in the study (i.e., state that military lands are not part of the discussion, identify lands not included in the study, and cite State law), explain what is covered by each criterion, be clear about what can be discussed (i.e., focus on mapping), and what's not open for discussion (i.e., not discussing GMO or pesticides).

People will want to know up front which lands are priority (i.e., start with recommendations and back into the supporting rationale). People appreciate knowing the boundaries for discussion.

- Maintain control of the meeting by keeping the discussion on topic. Listening stations are helpful to focus the discussion and encourage comments. The meeting should also include other venues where people can talk with somebody and ask questions, and leave written comments.
- Important that the message received at the community meetings is not filtered or diluted when passed up to the decision-makers.

QUESTION: How do you get balanced meeting attendance? How do we get farmers to show up?

- Farmers put in long hours during the day, and are too busy to attend night meetings. There will be other interests attending the meetings, not the actual farmers. Instead of trying to get farmers to come to meetings, go out to where the farmers are. Offer sessions that piggyback onto Hawai'i Farmers Union and Hawai'i Farm Bureau regular meetings, set up sessions at the farmers markets, and talk face-to-face with farmers. Relying on the internet/website, email and social media to communicate with farmers will not work. Old-fashioned outreach strategies, such as face-to-face communications and asking well-respected farmers to talk to other farmers about attending the meetings, are necessary. Another strategy is to ask the AG extension agents to help spread the word.
- Focus group participants can use their networks to help with meeting announcements.
- Phyllis Shimabukuro-Geyser is the newly-appointed Deputy Director for the Department of Agriculture. She runs an egg farm in Waianae, and is a good resource that should be consulted.
- The colors used on the draft maps should be adjusted. The color schemes are hard to distinguish (i.e., background colors are too similar to the polygon overlays).
- Engage young people in this process. Young people are the future of farming.
- Also engage the non-English speaking population, and be aware of the language barrier and the need for interpreters when noticing meetings and communicating at the actual meetings. The Thai Farmers Association is one of the farmers group to call upon for assistance.
- Multiple meetings in locations convenient to farm communities will make it easier for farmers to participate (e.g., West Side, North Shore).

Peter thanked everyone for attending, asked them to complete a brief questionnaire, and then closed the meeting. Meeting was adjourned at around 6:20.

Attendance Record

Invited Participants: Trisha "Mama T." Gonsalves, Down to Earth, Hawai'i Organic Farmers Assn.
Steve Hoag, Hawai'i Reserves
Bev Kaku, Castle & Cooke Homes Hawai'i
Clifford Migita, Waimānalo Agricultural Association
Antya Miller, North Shore Neighborhood Board
Stephen Rafferty, Trust for Public Land
Nick Reppun, Kako'o 'Ōiwi
Cynthia Rezentes, Nānākuli-Mā'ili Neighborhood Board, Mohala I Ka Wai
Kacey Robello, Hawai'i Farm Bureau
Kevin Vacarello, Sustain Hawai'i, Sweet Home Waimānalo, Pakala Moon Farm

Others: Randy Hara, DPP
Tim Hata, DPP
Kathy Sokugawa, DPP Planning Division Head
Scott Ezer, HHF Planners
Corlyn Orr, HHF Planners
Peter Adler, ACCORD3.0 Network
Bruce Plasch, Plasch Econ Pacific



MEETING SUMMARY

Date: February 4, 2015 **HHF Project No.** 2014120

Time: 4:30-6:30 pm **Project Name:** O'ahu IAL Mapping Project

Location: Pacific Guardian Center
Makai Tower Conference Room **Recorded by:** Corlyn Orr
Reviewed by DPP: February 20, 2015

Attendees: see attendance record

Subject: Small Group Discussion #3

The third small group discussion for the City's Important Agricultural Lands (IAL) Mapping Project was held on Wednesday, February 4, 2015 at the Pacific Guardian Center, Makai Tower Conference Room (733 Bishop Street). The meeting was scheduled from 4:30 to 6:30 pm. The meeting purpose was to provide an overview of the project and seek feedback from the group. Fourteen invited attendees were present (see attendance record). Meeting materials were emailed in advance of the meeting, including the meeting agenda, project sheet, unofficial copy of Chapter 205 Hawai'i Revised Statutes (HRS), and a link to the IAL Phase I Report. Hard copy of the PowerPoint presentation was passed out at the meeting.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Peter Adler (meeting facilitator) opened the meeting at roughly 4:35 pm with introductions of the project team. Following individual introductions of meeting attendees, Kathy Sokugawa, DPP Planning Division Chief, presented opening remarks. On behalf of DPP, Kathy thanked everyone for participating, emphasized the City's optimism about protecting agricultural lands through the IAL process, and asked the group to keep the discussion focused on the mapping exercise. Peter reviewed the meeting protocols, and summarized the goals for the meeting: (1) brief attendees on work done to date; (2) gather comments and concerns for DPP consideration; and (3) prepare for the community meetings. As part of the introductions, Peter referenced an article in the November 2014 edition of Hawai'i Business Magazine entitled "Can Hawai'i Feed Itself?"

Scott Ezer then reviewed the legislative history and statutory requirements for the IAL designation, the preliminary criteria maps, and the proposed community outreach process (see attached PowerPoint). After Scott completed the presentation, Peter asked the group if there were any questions for information and/or clarification. Questions and responses are summarized as follows.

- What does the law say about the 50% rule? Is it 50% of all landholdings (i.e., in both State Agricultural and Urban District), or is it 50% of lands strictly within the State Agricultural District?
 - The law exempts a landowner from the county's designation process if more than 50% of all their landholdings (excluding lands in the State Conservation District) has been designated IAL. Kamehameha Schools' petition that is currently pending LUC approval would meet the 50% incentive requirement.

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- What if the proposed rail system goes through an agricultural parcel? Does the designation change?
 - It was clarified that the rail route runs through lands in the State Urban District. Since it does not involve lands in the State Agricultural District, this would not apply.
- Does any of the land deemed eligible for IAL consideration qualify to produce certified organic farming? Why is this not a criteria?
 - The focus of the project is to identify high-quality farmland based on the characteristics of the land to ensure that the best land is available and continues to be available for agricultural use. The project is not interested in the type of products growing on the land (i.e., not discriminating against any type of farming activity or favoring one kind of farming over another).
- If the IAL designation is a planning tool, is it possible for this process to consider military lands that may be released in the future?
 - The law is specific that lands under Federal jurisdiction are not eligible for IAL designation under the county process. The law also states that the counties are required to conduct periodic reviews of the IAL maps, should military lands become available in the future they could be considered during subsequent IAL evaluations. In the interim, the City DP/SCPs would provide guidance for military lands returned to the community. There is also a provision in the zoning ordinance that any excess military lands are automatically placed in the P-2 Preservation zoning district once they leave federal ownership. This puts a check on possible redevelopment on the property without consideration by the City Council.
- How do landfills fit into IAL? The lands under PVT and Tropic Lands used to be productive agricultural lands.
 - The characteristics of the land in relation to the criteria are being considered. The mapping is not taking into account property ownership or the current use of the land.
- Although the law prohibits the counties from considering land in the State Urban District for IAL, lands in Kahalu'u that are in the State Urban District are currently being farmed and are zoned for agricultural use by the county. What process is available to designate these lands IAL?
 - The State's land use designation for Kahalu'u dates back to the 1960s when the City's long-range plans for Kahalu'u called for development of a deep-draft harbor, industrial, resort and residential uses. Considering that the City's DP/SCPs do not consider Kahalu'u as an area for future development, it might be timely to look at the possibility of redesignating this area to the State Agricultural District. However, this is outside the scope of this project.
- Why is land designated for urban use by the county—such as those lands under Ho'opili—not being considered? The City Council passed a resolution (City Resolution 12-23) requiring the IAL mapping process to consider "agriculturally productive lands within the urban growth boundary that are classified as prime agricultural lands, provided that adequate water supply is available."
 - The parameters for this technical mapping exercise are based on the requirements established by the state law. There will be other opportunities to raise this question, including before the City Council.

(After the meeting, the specific reference in Chapter 205, HRS was identified as Section 205-47, and reads as follows:

"[§205-47] Identification of important agricultural lands; county process. (a) Each county shall identify and map potential important agricultural lands within its jurisdiction based on the standards and criteria in section 205-44 and the intent of this part, *except* lands that have been designated, through the state land use, zoning, or county planning process, for urban use by the State or county.)

Peter then asked a series of questions. A summary of the questions and discussion is provided below.

QUESTION: What data and information is missing that needs to be considered in this process? What other information is needed?

- Piggeries and chicken farms are a part of agriculture that also needs protection. Livestock production needs a place in the future.
 - It was clarified that lands used for livestock production were included in the map of current agricultural production (Criterion #1 map). More specifically, the maps do not preclude piggeries and chicken farms.
- Lands at Mālaekahana are proposed for urbanization (Envision Lā'ie). It would be good to know the timing of the City's plans and policies regarding Envision Lā'ie. Bill 47/Ko'olau Loa SCP is pending City Council hearing, the General Plan Update is pending DPP review, and now the IAL mapping project is running concurrently.
 - It was noted that DPP does not control when bills are processed by the City Council.
- What LSB ratings are used in the map of Criterion #3: Productivity Rating Systems?
 - LSB Overall Productivity Ratings range from "A" Very Good to "E" Very Poor/Not Suitable. The A and B ratings were used to map Criterion #3.

QUESTION: Are there any questions or comments looking at this process from the Native Hawaiian perspective?

- The process seems appropriate at this time. May be possible to use the OHA newsletter *Ka Wai Ola* as a vehicle for community outreach.
- Was kalo the only traditional crop mapped? What about other traditional Native Hawaiian crops, such as sweet potato? In addition to traditional crops, consideration should be given to mapping lands known for traditional ways of farming, such as terraces, wetland crops, and gulches.
 - It was clarified that kalo was the only crop mapped based off the availability of data. Other crops were too difficult to map because data was not available.
- Has dryland kalo farming been mapped?
 - No, although mapping different Native Hawaiian crops was discussed by the TAC. With the exception of water-oriented crops such as wetland taro, traditional Hawaiian crops would be found on land with qualities that could support a number of other crop types.

- The TAC's low ranking of Criterion #4 is a reflection of the TAC's composition. This should be taken into consideration when looking at the priority criteria.
- The practice of gathering salt is both a cultural practice and an agricultural practice. Depending on how one chooses to define agriculture, salt can be viewed as a traditional Hawaiian crop.

QUESTION: Imagine the future of O'ahu's agricultural lands. What lands do you "see" two to three generations out? Even if production methods or the form or types of crops grown changes, what is needed for a good agricultural base on this island?

- Ranching provides benefits of land stewardship and fire control, and can make use of rocky, steep land with no water or value for growing crops or housing. In essence, the definition of a rancher is a grass farmer. Ranching fills a void and uses land that is not good for crop farming. There is room in IAL for ranching.
- Designating the land is vital to create a land base for future farmers. Less than 1% of college graduates currently pursue agricultural degrees. There are more people attending college today who are pursuing degrees in agriculture, but the majority of young people still do not want to be farmers.
- Who is providing funding for this project? It's concerning that there's an effort being made to map IAL now, almost 40 years after the initial concept of IAL was introduced.
 - IAL was added to the State Constitution as a result of the 1978 Constitutional Convention. In the early 1980s, the Department of Agriculture undertook the Land Evaluation and Site Assessment system (LESA) in an attempt to inventory IAL, however the LESA system was extremely complicated and was not accepted by the Legislature. This current mapping effort is funded by the City and County. The Legislature passed new laws in 2005/2008 which mandated the counties map IAL, without allocating any funding to the counties. Each county has to find their own funding.
- One approach is to designate as many acres as possible by applying all the criteria to get the maximum amount of land designated IAL. A second approach is more realistic and recognizes that while it may be desirable to designate as much acreage as possible, there are competing uses for the land. Within this context, it makes sense to honor the TAC's recommendations and take a liberal approach to applying the three priority criteria (i.e., Use any one of the three criteria; this seems to be a defensible way to maximize acreage).
- The phenomenon of using prime agricultural land for non-agricultural uses needs to be addressed. Wai'anae is losing prime agricultural land to solar farms because landowners are looking for ways to generate additional revenues. In response, it was noted that solar farms are currently permitted in the State Agricultural District, according to Chapter 205, HRS.
- Developing the county's incentives package is not part of this process at this time.
- Dr. James Brewbaker conducted a study of growing conditions and production yields that showed crops thrive in hot, lowland areas like 'Ewa/Ho'opili. The inventory of IAL should address environmental factors like rainfall, temperature, sunshine and cloud cover that affect growing

conditions. We need to have enough land within the low-lying coastal plains to balance where good crops grow.

- Address climate change considerations, including sea level rise, coastal inundation, higher salinity in the aquifer, changes in the water table, higher temperatures, changes in rainfall patterns, increased drought conditions, etc. Land will become more valuable as coastal areas are inundated.

QUESTION: In taking this conversation out to the community, what advice do you have for constructing the community meetings?

- Night meetings are easier because most people work during the day (e.g., Wai'anae Neighborhood Board starts at 7 pm). Fridays are bad days for meetings; afternoon meetings are also not convenient for working people. Have OLELO film the community meetings.
- Ask for assistance to notice meetings and spread the word. Use the project website, email lists and Neighborhood Boards to share information.
- Be sensitive and prepared for attacks. Criticism is inevitable.
- Education is key. Give people the tools to understand the project. Storyboards, definitions, examples and case studies are helpful, otherwise people will fall back on their own agenda. Keep meetings simple and use tangible examples; the presentation is too intellectual for a community meeting. Use a questionnaire to keep people engaged during the meeting.
- The TAC criteria mapping is logical and makes sense. However, the community will want to know how much they can weigh in on the criteria. When structuring the meetings, be up front with people about what the intent of the discussion is, what they can have input on, and what is not open for discussion. Frame the questions, and be clear on expectations for the community. Don't go into the meeting with the attitude that decisions are already made. People don't want to participate if they don't feel that their input is meaningful.
- People may want to talk about use considerations for lands designated IAL. The question could be structured around how the land should be used.
- Consider involving other groups in these conversations: small farming huis, Hawai'i Island Land Trust, North Shore Land Trust, Hawai'i Farmers Union, USDA NRCS, O'ahu Resource Conservation and Development Council.
- An in-depth news article published before the community meetings would be beneficial to generate interest in the project and educate the public.
- DPP's final report will be a set of recommendations for the City Council. Ideally, the final report will be a record of discussion and will summarize differing opinions and areas of conflict (e.g., state the recommendation, describe the process used to develop the recommendation, and summarize any opposing viewpoints). This may help the community feel like their opinions have been heard, even if it did not affect the outcome of the recommendations.

- Farmers will want to know how IAL will affect them, so it is important to highlight both the positive and negative impacts of IAL for farmers. Be mindful to structure the public campaign to gain supporters for the City Council and LUC processes.
- Considering the two separate requests to widen the scope of this study (to include lands in the State Urban District and military lands), there should be a place in the meeting to make suggestions about other subjects that need to be studied/addressed.
- The fear is that the IAL designation will promote urbanization on the non-IAL lands. Lands not designated IAL should not be deemed fair game for non-agricultural uses.

Before closing, Kathy asked meeting attendees to help keep the program on track and help manage community expectations. DPP cannot afford to delay or extend the process or have meetings hijacked by unrelated agendas. Everyone's help is needed to maintain focus on the mapping exercise.

Peter thanked everyone for attending, asked them to complete a brief questionnaire, and then closed the meeting. Meeting was adjourned at about 6:20.

Attendance Record

Invited Participants: Trevor Atkins, Hālau Kū Māna Charter School
Rick Barboza, Hui Kū Maoli Ola
Pamela Boyar, Hawai'i Farmers Union United
Kioni Dudley, Friends of Makakilo
Kent Fonoimoana, Ko'olau Loa Neighborhood Board
Bud Gibson, Rocker G Livestock Company
Jeannin Jeremiah, Office of Hawaiian Affairs
Sidney Keliipuleole, Kamehameha Schools
Amy Leursen, Kahalu'u Neighborhood Board
Nathan Miranda, Windward O'ahu Soil and Water Conservation District
Johnnie-Mae Perry, Wai'anae Coast Neighborhood Board
Ted Radovich, UH-CTAHR Organic Farming, Waimānalo Neighborhood Board
Marti Townsend, Outdoor Circle
Melissa Zemen, Kunia Agricultural Park

Others: Randy Hara, DPP
Kathy Sokugawa, DPP Planning Division Head
Scott Ezer, HHF Planners
Corlyn Orr, HHF Planners
Peter Adler, ACCORD3.0 Network
Bruce Plasch, Plasch Econ Pacific

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COMMUNITY MEETINGS



MEETING SUMMARY

Date: April 8, 2015

Time: 5:30-8:30 PM

Location: Mililani Mauka Middle School Cafeteria

Project Name: O'ahu IAL Mapping Project

Recorded by: Corlyn Orr

Reviewed by DPP: May 7, 2015

Attendees: see attendance record

Subject: Community Meeting

The first of three community meetings for the City's Important Agricultural Lands (IAL) Mapping Project was held on Wednesday, April 8, 2015 at Mililani Mauka Middle School Cafeteria. This was the first meeting in a series of three (the second would be in Kaneohe at Windward Community College on April 15, 2015 and the third in Kapolei on April 29, 2015). The meeting was scheduled from 5:30—8:30 PM, with an open house from 5:30—6:30 and a formal presentation and discussion session from 6:30—8:30. The meeting purpose was to present an overview of the project, answer questions and gather public input.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Peter Adler, meeting facilitator, called the meeting to order at roughly 6:35 pm. George Atta, Department of Planning and Permitting (DPP) Director, introduced Mayor Kirk Caldwell. Mayor Caldwell provided opening remarks, which included thanking attendees for taking time to attend the meeting and noting his personal commitment to IAL and his hopes that IAL will lead to more locally-grown food.

Following introductions of DPP staff and the planning team, Peter then reviewed the meeting agenda and the goal of the project to identify high-quality farmland for use by future generations. Scott Ezer, principal with HHF Planners, provided a 30-minute briefing that included an overview of the IAL mapping process and a summary of the criteria weighting methodology and the proposed highest-ranked criteria.

OPEN QUESTIONS

The briefing was completed at about 7:15 PM, and was followed by an open question-and-answer session. The following summarizes the main points of the discussion.

- What will happen on properties that are designated IAL? Will these lands be used for farming? Although the intent of the IAL initiative is to encourage farming and to make farming viable, designation cannot guarantee that the land will be farmed. IAL is a State land use designation; it does not affect the permitted uses allowed by the State land use law or County zoning.
- Small landowners may find pursuing IAL designation through the county process to be simpler and less costly than petitioning the Land Use Commission (LUC) as an independent landowner.
- Does the IAL designation prevent re-zoning or prohibit future development? IAL does not protect land to be held in agriculture for perpetuity. It makes land more difficult to urbanize (because more votes are required for the LUC to re-designate/urbanize).
- Why is the Planning Commission not shown in the process to review and approve the IAL maps? The state-mandated process only requires review by the City Council. Planning Commission review is not specified.

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- Will the County's zoning regulations be revised to encourage agricultural use of IAL? Will non-agricultural uses that are currently allowed on AG land such as churches and landfills be prohibited from IAL? DPP will be looking at the Land Use Ordinance (LUO) once the inventory of IAL is established. Because the State Agricultural district has been comprised of both high-quality AG lands and marginal lands that were not suitable for either the Urban or Conservation District, the IAL designation will define which areas will be primarily for agriculture. DPP anticipates changes to the land use rules at the State level, and would follow the direction of the LUC.
- What kind of outreach is being done to include small farmers in these discussions? It is extremely difficult to draw farmers into the process. Farmers are not willing to attend public meetings for a number of reasons, including the long hours worked, the language barrier when English is their second language, and that most small farmers do not own their land. In an ideal situation, outreach would include farm visits to engage farmers in the field. Following preparation of the draft IAL maps, DPP will be sending formal notice to landowners whose land is recommended for IAL. More small farmers may become involved in the process once the draft IAL maps are published.
- Will the property value of land with an IAL designation increase or decrease? IAL is a powerful policy statement about which lands should be considered for future development potential. Because the IAL designation does not affect State land use or County zoning or the permitted uses in those land use categories, land values should not change. However, because IAL-designated land will be more difficult to urbanize, these lands may not be as desired or highly-valued by potential developers. The IAL incentives may contribute to the affordability of owning and actively using AG land.
- Most of the land in Kāhala'u has been in the State Urban District since the 1960s when the City's plans called for major development in Kāhala'u. Although the City's policy for the second city was changed in the 1970s when growth was directed to Kapolei/Ewa, the land in Kāhala'u has not been taken out of the Urban District. Kāhala'u will remain in the Urban District until an effort is made to change it.
- The Department of Agriculture (DOA) and Department of Land and Natural Resources (DLNR) are responsible for designating IAL on State-owned land in the State AG District. The intent of the legislature was to have the State complete IAL mapping by 2010, then the individual counties would use the methodology provided by the State to complete the county mapping initiatives. Without adequate resources and staffing, the State has been unable to meet the mandate.
- What is the process to keep IAL in agricultural use, so that agricultural subdivisions on these lands do not become gentlemen estates? DPP is looking for a better enforcement model that provides for a higher level of scrutiny on IAL. The first step to developing that model is to know which lands need better regulations and enforcement.
- Community members concerned about protecting AG land want to know what kinds of controls will be in place to keep IAL as IAL, and to keep IAL actively used for agriculture.
- The transition from sugar and pineapple plantations to diversified AG has been slow. The potential for a prosperous AG industry is there, but developing the farmers with the entrepreneurial skills to farm independently is taking time. Programs that provide education and training to develop new farmers are in place and are helping to keep the AG industry alive, even though the process has been slow. Additional AG supports will follow once the industry

starts progressing. There is approximately 30,000 acres of usable AG land on O'ahu that is currently not being farmed. For the City, IAL is a necessary step towards ensuring that land is available for future farmers to farm.

- Is the Kunia Loa project included in the City's IAL designation process? Portions of it could be included, depending on how the criteria are used in the preparation of the draft IAL maps.
- Kamehameha Schools has taken a pro-active approach to position their Haleiwa lands to ensure that their lands are used for agriculture, which has included investing in planning and infrastructure improvements to support active agriculture.
- There are different interests wanting to protect agricultural land for aesthetic reasons: the Outdoor Circle promotes clean, green, beautiful spaces; the City protects scenic views; and the Trust for Public Land values open space. Consideration should be given to adding a new criteria that recognizes the aesthetic/open space value of agricultural land. This would be important for the visitor industry, since some agricultural activities can be industrial in nature (i.e., ugly) and not compatible with the visitor industry.

GROUP DISCUSSION

The original meeting agenda planned for small break out groups of between 10-15 people to encourage deeper conversations. Due to the small attendance and the relaxed atmosphere among meeting attendees, the discussion was conducted as one group. Peter facilitated the group discussion, and asked a series of questions. The following summarizes the main points of the discussion.

1. What are your highest hopes once IALs have been designated?

- Land will be used to produce food for our families.
- Land will be retained for open space value. It will look "nice," not developed. There will be a balance between greenery and housing/urban sprawl.
- IAL will be an on-ramp for new farmers to get on the land and establish farms.
- Agriculture will be sustainable and ecologically balanced. IAL will serve as the basis for a sustainable AG industry.
- AG interests will have a stronger voice in the community.
- Farmers will be financially successful.
- Soils will be healthy, lands will be thriving. Organically-based farming—not poison-based or chemically-dependent practices—will be the norm.
- Hydroponics will use marginal lands and will have adequate water supply.
- The younger generation will become more involved in farming. (The average age of the current farmer is roughly 60 years old.)

2. What challenges are uppermost in your mind?

- An economic structure that supports the industry needs to be in place.
- AG lands are being mis-used (e.g. gentlemen farms, non-agricultural uses like churches being allowed on AG land). Measures are needed to ensure that AG lands are used for AG.
- Definitions for mutually-supportive or potentially-compatible uses are lacking (e.g., sheep on solar farm)

- Need to address what will happen to marginal AG lands excluded from IAL.
- Need to address land use compatibility issues. What will happen on land adjacent to IAL parcels?
- If a property is not included in the draft IAL maps but is adjacent to a property that has been identified for IAL in the draft IAL maps, can that landowner ask DPP to add their property to the inventory of properties being considered for IAL?
- Developers have always found loopholes to use AG land for non-AG uses. Important that any loopholes in the law are closed law to ensure that the IAL process is not mis-used
- Politics involved in the designation process is a risk. Decision-making process needs to be structured to withstand political changes.

3. Looking ahead 3 generations (75 years), what lands will be needed for different kinds of agriculture?

- Hope is that a variety of crops will be planted, and that permaculture will be widely practiced.
- Take a broad, inclusive approach to IAL and expand the acreage as much as possible to include even the marginal lands. Goal is to preserve as much land as possible so that we do not foreclose on any unknown or unrecognized future opportunities.
- Buffer zones will be needed to address incompatible adjacent uses (e.g. piggeries and small livestock farms located next to residential areas). Such uses can negatively affect agricultural productivity.
- The possibility of future droughts and water shortages are concerning. Land should be set aside for additional water reservoirs to accommodate possible water shortages.
- AG lands should be used for food crops. Other uses (such as wind or solar farms) should only be allowed if they are compatible/secondary to food crops. Solar farms are seen as a convenient revenue-generating source for landowners, but should be considered a temporary (20+year) use that does not preclude active AG.
- Agriculture will need to be economically feasible for landowners and farmers.
- Accommodate the popularity of rooftop and backyard farming, even if they are not directly related to IAL.
- Address the cost of providing water. Water costs can make agriculture economically unfeasible.
- Fearful that AG land not designated as IAL will be urbanized and no longer available for future agricultural use. Is it possible to add additional criteria to include all of the study area as IAL?
- The City's challenge is to balance the demand to develop land for housing with the need to preserve agricultural land.

DOT RANKING

Each attendee was given three colored ½-inch "dots" when they signed in. Attendees were asked to place the dots next to the individual criteria they felt were the most important for IAL mapping. According to the results of the dot ranking exercise, the top 3 priority criteria were: Criteria 5-- Sufficient Water (13 dots), Criteria 1—Current AG production (8 dots); and Criteria 2—Soil qualities and growing

conditions (7 dots). These results, which are presented as follows, coincide with the 3 highest ranked criteria as recommended by the Technical Advisory Committee.

Dot Ranking Results

CRITERIA	NUMBER OF DOTS
1. Current AG production	8
2. Soil qualities and growing conditions	7
3. Productivity rating systems	1
4. Traditional or unique crops	3
5. Sufficient water	13
6. Consistency with county policies	0
7. Critical land mass	3
8. Proximity to infrastructure	1
9. Agricultural easements	0

ADJOURNMENT

In closing, Peter thanked everyone for attending, reviewed the different ways to participate in the process (i.e., project website and on-line map viewer, project email address to send comments and questions), and asked attendees to complete a short questionnaire. The meeting was adjourned at about 8:10 PM.

WRITTEN COMMENTS

No written comments were received.

ATTENDANCE RECORD

1. Donald Bunnell, Hale'iwa
2. Nicky Davison, Mililani
3. Rebecca Gonzales, Waialua
4. Elson Gushiken, ITC Water Management
5. Darrell Hamamura, Kamehameha Schools
6. Robert Hiromasa, Mililani
7. Bob Leinau, Hale'iwa
8. Makena Mason, West O'ahu Soil and Water Conservation District
9. Wayne Ogasawara, Mililani AG Park LLC
10. Kathleen Pahinui, North Shore Neighborhood Board No. 27
11. Stephen Rafferty, Trust for Public Land
12. Edith Ramiscal, Waialua Farmers' Co-op
13. Cynthia Rezentes, Nānākuli-Mā'ili No. 36 Neighborhood Board
14. Alice Rogers, Mililani
15. Tim Tybuszewski, North Shore Community Land Trust
16. Jensen Uyeda, UH-CTAHR Agricultural Extension
17. Cruz Vina , Pearl City Neighborhood Board No. 21
18. Steve Wendel, IPC

Mayor Kirk Caldwell
 Ray Soon, Chief of Staff
 Dr. Po Lai Yung, City's Agricultural Liaison
 George Atta, DPP Director
 Tim Hata, DPP Planner
 Curtis Lum, DPP Public Information Officer
 Kathy Sokugawa, DPP Planning Division Head
 Tara DePonte, HHF Planners
 Scott Ezer, HHF Planners
 Erin Higa, HHF Planners
 Rob James, HHF Planners
 Corlyn Orr, HHF Planners
 Joe Tamburello, HHF Planners
 Peter Adler, ACCORD3.0 Network
 Bruce Plasch, Plasch Econ Pacific



MEETING SUMMARY

Date: April 15, 2015

Time: 5:30-8:30 PM

Location: Windward Community College
Hale Akoakoa, Rooms 102-105

Project Name: O'ahu IAL Mapping Project

Recorded by: Corlyn Orr

Reviewed by DPP: May 7, 2015

Attendees: see attendance record

Subject: Community Meeting

The second of three community meetings for the City's Important Agricultural Lands (IAL) Mapping Project was held at Windward Community College on April 15, 2015. This was the second meeting in a series of three (the first was held on April 8, 2015 at Mililani Mauka Middle School Cafeteria and the third is scheduled for April 29, 2015 at Kapolei Hale). The meeting was scheduled from 5:30—8:30 PM, with an open house from 5:30—6:30 and a formal presentation and discussion session from 6:30—8:30. The meeting purpose was to present an overview of the project, answer questions and gather public input.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Peter Adler, meeting facilitator, called the meeting to order sharply at 6:30 PM. Art Challacombe, Department of Planning and Permitting (DPP) Deputy Director welcomed everyone and offered opening remarks, which included thanking attendees for taking time to attend the meeting, his personal affinity for on-going agricultural restoration efforts in He'eia, and a general statement about the importance of IAL. Following introductions of DPP staff and the planning team, Peter then reviewed the meeting agenda and the project goal to identify high-quality farmland for use by future generations. Scott Ezer, principal with HHF Planners, provided a 30-minute briefing that included an overview of the IAL mapping process and a summary of the criteria weighting methodology and the proposed highest-ranked criteria.

OPEN QUESTIONS

The briefing was completed at about 7:15 PM, and was followed by an open question-and-answer session facilitated by Peter. The scheduled agenda called for the second half of the meeting to be allotted to small group discussions (breakout sessions). Due to the volume of people wanting to ask questions, the majority of attendees indicated their preference to forego the small group discussion and instead use the time to continue the question-and-answer session. The following summarizes the main points of the discussion.

- The "51-49 rule" provides landowners who designate more than 50 percent of their landholdings island-wide (excluding lands in the State Conservation District) an exemption from the county IAL-designation process. The rule was intended to be an incentive for landowners to pursue IAL on their own, in advance of the county-designation process. For clarification, a landowner who voluntarily designates more than 50 percent of their landholdings as IAL could theoretically seek to urbanize the remaining 49 percent not designated IAL. The proposed Mālaekahana development is currently outside the City's Urban Growth Boundary, in which case Hawaii Reserves, Inc. (HRI) would have to get approvals for a number of different land use entitlements before being able to develop their lands. The first step would be move the Urban Growth Boundary so the project area is inside the UGB. If the project area remains outside the UGB, the existing agricultural designations would continue and no further land use permits could be

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pursued. If the project area is inside the UGB, the next step would be to petition the State Land Use Commission to change the land use designation from Agricultural to Urban, followed by a zone change at the county level.

- The "85/15 rule" is a process in the State law that allows a landowner to urbanize some land that would be included in the same petition submitted to designate lands for IAL. Following the 85/15 rule, a landowner with 100 acres of land could designate 85 acres (85 percent) for IAL, and the remaining 15 acres (15 percent) could be simultaneously reclassified from the State Agricultural District to Urban, provided the land was consistent with the county general plan and the sustainable communities plan (SCP) or development plan (DP) on O'ahu.
- Only land in the State Agricultural District is eligible for IAL. Most of Kāhala'u is being used for agriculture, but has been in the State Urban District since the 1960s when the City's policy called for developing Kāhala'u as the second city. Although the City's policy has changed and Kapolei/Ewa is now the second city, Kāhala'u remains designated for urban use. Petitioning the LUC is the only way to change the designation.
- There is no process for an individual or community group to petition the LUC for IAL designation on a parcel of land they do not own. The county-initiated process is how the community provides input about which lands they think should be considered for IAL.
- Since the 1977 General Plan, growth has been directed to Kapolei/Ewa, Central O'ahu, and the Primary Urban Center. Because the General Plan does not include maps that specify where urbanization should occur, the maps and growth boundaries in the sustainable communities plans (SCPs) and development plans (DPs) are being used to define the extent of O'ahu's urbanized areas. This project is consistent with the General Plan and the subsequent plans; land identified in the SCPs/DPs for urban use (i.e., land inside the Urban Growth Boundary) is not being considered in the IAL mapping. The project scope is limited to considering the criteria and standards established by the legislature; any discussion about the growth boundary relative to Mālaekahana is unrelated to this project.
- HRI will be destroying heiau and taking kuleana lands to access the proposed Mālaekahana development. The traditional practices and rights of Native Hawaiians are being threatened and violated. How is the IAL process protecting konohiki and kuleana lands? What is being done to help ensure the rights of Native Hawaiians, including konohiki and kuleana landowners, are protected? The IAL designation is focused on which lands to be secured for future agriculture, and is an additional layer of protection for AG uses. IAL will not take away land from a landowner, change the use of the land, or change a landowner's right to use their land. The state/county land use system treats kuleana lands like all other lands on the island, and these lands are not exempt from state land use classification or county zoning. Kuleana lands would be included in the IAL study area if they are in the State AG District.
- A landowner that identifies 51 percent of his property as IAL and wants to develop the non-IAL portion would still need to go through the permitting process before being able to develop. The 51-49 rule does not automatically give development rights for the non-IAL portion. Any development on the portion not designated IAL would need to be consistent with State and County land use plans, including: (1) approval from the LUC to change the State land use designation from the Agricultural District to the Urban District; (2) consistency with the General Plan; (3) designated for urban use in the County SCPs/DPs; and (4) zone change approval for urban use.

- There are two ways to change the Urban Growth Boundary in the SCPs/DPs: the first is during the City's five-year review process, and the second is for a landowner to submit an individual application. The City Council has the power to change/adopt the General Plan, the SCPs/DPs and zoning changes. Both the Ko'olau Loa SCP and Ko'olau Poko SCP five-year reviews are currently underway. To clarify, Ko'olau Loa SCP Revised Plan passed out of City Council Zoning and Planning Committee, and is waiting full hearing by the City Council (pending the General Plan Update). There are no growth boundaries in the General Plan, only growth policies. The growth boundaries are established in the SCPs/DPs.
- DPP is in the process of updating the General Plan. There is no growth policy under consideration in the General Plan Update that would create a loop hole for affordable housing. However, there is a standing state law that allows affordable housing projects approved by City Council to bypass the SCPs/DPs and zoning reviews in the name of affordable housing.
- DPP is aware of the landowner in Mālaekahana that is bulldozing wetlands. DPP has met with the U.S. Army Corps of Engineers to address the situation. The landowner was cited and told to remediate and restore the wetland, pending the threat of fines. This is a violation of Federal law.
- The reference to "75 years" in our discussion about the land agriculture will need in the future is for discussion purposes only. Although the standard is to plan and care for the land thinking about seven generations out, the 75-year horizon is being used because it is easier to visualize the future in the context of three generations.
- This is the only meeting scheduled for Windward O'ahu. It was suggested that Ko'olau Loa and Ko'olau Poko have separate meetings; there should be another meeting held just for Ko'olau Loa.
- The selection of TAC members seems to be biased towards individuals who require high soil quality, which may have influenced the outcome of the highest ranked criteria (e.g., soil quality was selected by the TAC as one of the important criteria). Soil quality is immaterial for hydroponics/aquaponics and aquaculture. These industries require a different set of criteria than traditional agriculture. For example, solar radiation is one of the important criteria for hydroponics, but the areas being considered by this process are in the less sunny areas of the island. Likewise, brackish water and sea water, which are useful for aquaculture, are not addressed by the criteria and have not been mapped.
- The TAC members were selected in consultation with DPP and the City's AG liaison. Criteria were not pre-determined, other than involvement in the AG industry, being a farmer or a landowner of AG land. Several of the organizations represented on the TAC were specified in the state law.
- Land designated for urban use by the State or County—such as the Ho'opili project which is within the City's UGB—cannot be considered for IAL. This is clearly stated in the state law. Although the City Council passed Resolution 12-23 to include agriculturally productive lands within urban growth boundaries, considering Ho'opili for IAL would be in violation of state law.
- Conscious effort was made to include representatives of different types of farming activities on both the TAC and focus groups. The TAC included both small and large farmers, taro farmers, nurseries, ranchers and landowners. Organic farmers were included in the focus group meetings.
- The process to incorporate lands designated as IAL and the other, non-designated agricultural lands into the General Plan and SCPs/DPs will follow after the county's IAL identification process is completed. The IAL inventory needs to be approved before DPP can consider revisions to the City's plans (i.e., the General Plan, SCPs/DPs) and policies (i.e., zoning, permit regulations). DPP

originally wanted to include the IAL designation process in the SCP/DP five-year reviews. Funding constraints, the level of detail required to apply the IAL standards and criteria, and a lack of community interest led to IAL being implemented separately from the SCP/DP revisions. DPP is not fast-tracking the IAL process to accommodate the SCP/DP revision schedules.

- There are a number of systemic flaws with the process: (1) the selection of individuals and organizations involved in discussions about the criteria (different organizations would have chosen different information to come with different outcomes); (2) kuleana lands and Native Hawaiian issues are not addressed; and (3) DPP is taking a disjointed approach to revising the General Plan, SCPs/DPs and IAL. There is no integration in the planning, and the community is unsure about how to give input into the different processes and also unsure about how decision-makers are using the community's input.
- During the time that passed between the 1978 Constitutional Convention and this current effort, a lot of the valuable agricultural lands on O'ahu has been developed. In excluding Ho'opili from consideration, DPP is cherry-picking and operating just to move the process along. There is no recognition in the process about what is needed for the community to be sustainable or the importance of agricultural productivity. DPP should be more pro-active in its recommendation to the City Council, and acknowledge the value of Ho'opili (e.g., lands are actively farmed, has good soil and solar conditions).
- The county is mandated with two responsibilities for IAL: mapping and developing incentives for farming. DPP will start on the incentives when resources are made available for such an effort.
- Planning for agriculture in Punalu'u with Kamehameha Schools was done with a number of different agencies and interests, including USGS, USACE, Board of Water Supply and Native Hawaiian farmers. The health of the underlying aquifer and the effects of chemicals and pesticides on the health of the land were primary objectives for the plan. Recommendations included opening up 'auwai, protecting the aquifer, and protecting submerged lands. Native Hawaiian traditions and practices, water quality and protection for submerged lands should be considered in the process to identify IAL. Cultural practitioners, as well as kuleana and konohiki landowners, should also be consulted and included in the IAL process.
- There are no AG-1 and AG-2 zoning designations that come out of this process. This project will not change zoning or allow for development; all this project will do is specify which lands should be set aside for agriculture and protected from urban development. Not being designated IAL does not mean that the land will be developed.
- Issue is that all AG land is important.
- If IAL does not get identified, the status quo will continue, and there will be no resolution for management of the State AG district. Without IAL, there will be no differentiating between good and poor AG land in the State AG district, and all lands will continue to be treated the same. In addition, there will be no state or county incentives for farming.
- The social expectation is that IALs will be used for food crops, not energy-producing crops (e.g., wind farms, solar farms). However, the law is silent on what kind of crops are grown and the type of agriculture the land is used for. While the intent of IAL is farming, there are no regulatory mechanisms to require that the land is used for food crops. This process is limited to specifying which lands need to be set aside. Changes to the state land use law and county zoning ordinance would be necessary to differentiate between energy-generating crops and non-food consumption AG.

- This process is flawed, and needs better integration with the county's other plans. More time is needed to develop a plan that can be supported by the community.
- The IAL designation provides an additional layer of protection for AG land because a super majority vote of the LUC is required to take IALs out of the State AG Land Use District.
- The effort to restore lo'i in He'eia is expanding agriculture from mauka to makai, and is utilizing the estuary. A new criteria should be added to recognize the estuary, if used to support agriculture. (Note: taro production is one of the criteria).
- A private landowner who does not want their property to be designated as IAL by the City's process would have to present their case to DPP and/or the City Council.
- The questions from the breakout sessions will be posted on the project website. Meeting attendees were encouraged to review the website and submit written comments via the project email address.

DOT RANKING

Each attendee was given three colored ½-inch "dots" when they signed in. Attendees were asked to place the dots next to the individual criteria they felt were the most important for IAL mapping. According to the results of the dot ranking exercise, two criteria that were written in by meeting attendees received more than half of all the dots:

- Hawaiian—Kuleana lands. All land important AG land (26 dots)
- All lands are important (13 dots)

Of the nine criteria that were reviewed by the project's technical advisory committee (TAC), the 3 criteria that received the most dots were: Criteria 1—Current AG production (15 dots); Criteria 5-- Sufficient Water (6 dots); and Criteria 2—Soil qualities and growing conditions (5 dots). These results, which are presented as follows, coincide with the 3 highest ranked criteria as recommended by the TAC.

Dot Ranking Results

CRITERIA	DOTS
1. Current AG production	15
2. Soil qualities and growing conditions	5
3. Productivity rating systems	2
4. Traditional or unique crops	1
5. Sufficient water	6
6. Consistency with county policies	1
7. Critical land mass	0
8. Proximity to infrastructure	0
9. Agricultural easements	0
10. Hawaiian—Kuleana lands. All land important AG land	26
11. All AG lands are important	13

ADJOURNMENT

In closing, Peter thanked everyone for attending, reviewed the different ways to participate in the process (i.e., project website and on-line map viewer, project email address to send comments and questions), and asked attendees to complete a short questionnaire. The meeting was adjourned at 8:30 PM.

WRITTEN COMMENTS

Written comments that were submitted during the meeting are documented below.

1. The City process ignores the laws established in 1978, 2005 and 2008. The slow process ignores AG land and production. Address the accuracies of timeline and criteria. IAL must take into account the historic process and uses.
2. The information is too ambiguous and extensive to appeal to the average person. The impact to this process eliminates average individuals to understand the impact social, cultural, political, economic. This process appears to be fair and informative, which it is not.
3. Land that meets any of the top criteria should be included. Access to infrastructure should be mapped/qualified somehow; lands without any could, while important, be far less likely to be brought into production. Some clearer discussion and diagrams of the planning layers across the state and what this discussion is about could help bound the range of discussion and keep things on track and in focus.
4. Hawaiian kuleana lands. All AG land is important. Coast=limu=Hawaiian icebox.
5. All AG lands are important. We all need more food as this island gets more populated, not less. We are boxing ourselves through "semantic interpretation" of "important" AG lands. We have problems with the list of technical group, especially LURF and lots of agriculture groups.
6. What is the real purpose and intent of IAL? Who benefits? State, corporations, US mainland developers—all except the citizens or general population. Why should landowners, farmers, kuleana landowners adopt IAL? How do they benefit long-term? Why this designation and who made up these laws? What and how do they benefit?
7. While I understand the law discludes all lands within the urban use boundary, I HIGHLY recommend that in the reports it be noted that lands within the urban use boundary should be eligible for consideration. For one, promoting agriculture within the urban area is important because it places the products in immediate proximity to consumers; this aids farmers by reducing transportation costs in the face of rising energy costs. Furthermore, AG within the urban area creates a feasibility for part-time farmers to exist, as they can live and work close together. From a farm-labor standpoint, this would hopefully foster an environment where more people can be involved in the production of their food, whether they are full-time, part-time or volunteers.

Attendance Record

1. Andrea Anixt, Ka'a'awa
2. Joseph Blanco, Honolulu
3. Jean Carroll, Kailua
4. Carleton Ching, Castle & Cooke
5. K.C. Connors, Ko'olau Loa
6. Robert Kealoha Domingo, Ka'a'awa Community Association
7. Ruby Edwards, Office of Planning
8. Kent Fonoimoana, Kahuku
9. Ken Furukawa, Hau'ula
10. Burt Greene, Hau'ula Community Association
11. Nama Hara, Kāne'ohe
12. Hunter Heavilin, APCRD
13. Didi Herron, Kahuku
14. Suzi Horan, Kāne'ohe
15. Choon James, Lā'ie
16. Rocky Kaluhiwa, Ko'olaupoko Hawaiian Civic Club
17. Jerry Kaluhiwa, Kako'o OIwi, Ko'olaupoko Hawaiian Civic Club
18. Sydney Keliipuleole, Kamehameha Schools
19. Dotty Kelly-Paddock, Hau'ula
20. Donna Kohls, Kāne'ohe
21. Crystal Kua, SunEdison
22. Ron Kubo, Kāne'ohe
23. Russell Lake, Kāne'ohe
24. C.N. Lee, UH-CTAHR
25. Diane Ley, USDA Farm Service Agency
26. Jenn Linton
27. Pauline MacNeil, Kailua
28. Ieti Maushau, Lā'ie
29. Fred Mencher, Mokulē'ia
30. Clifford Migita, Waimānalo
31. John Morgan, Kualoa Ranch
32. David Mulinix, Wai'anae Coast Comprehensive Health Center
33. Joshua Noga, Hau'ula
34. Liz Nelson, Kāne'ohe
35. Yvonne Nelson, Kāne'ohe
36. Flora Obayashi, Kahalu'u
37. Paula Ogami, Kāne'ohe
38. Christian Palmer, Windward Community College
39. Sherry Pollack
40. Bill Quinlan, Hale'iwa
41. Stephen Rafferty, Trust for Public Land
42. Nick Reppun, Kako'o OIwi
43. Brew Rudd, Hau'ula
44. Dan Taram, Friends of Mālaekahana

45. Siosifa Tiueti, TriFormYard Service
46. Dawn Wassson, Lā'ie
47. Harry Wassson, Lā'ie
48. Joe Wilson, Hale'iwa
49. Donna Wong, Hawai'i's Thousand Friends
50. Jane Yamashiro, Honolulu

Art Challacombe, DPP Deputy Director
Tim Hata, DPP
Kathy Sokugawa, DPP Planning Division Head
Tina Bushnell, HHF Planners
Tara DePonte, HHF Planners
Scott Ezer, HHF Planners
Rob James, HHF Planners
Corlyn Orr, HHF Planners
Joe Tamburello, HHF Planners
Peter Adler, ACCORD3.0 Network
Kem Lowry, ACCORD3.0 Network
Bruce Plasch, Plasch Econ Pacific



MEETING SUMMARY

Date: April 29, 2015

Time: 5:30-8:30 PM

Location: Kapolei Hale Conference Rooms A-C

Project Name: O'ahu IAL Mapping Project

Recorded by: Corlyn Orr

Reviewed by DPP: May 29, 2015

Attendees: see attendance record

Subject: Community Meeting

The third community meeting for the City's Important Agricultural Lands (IAL) Mapping Project was held at Kapolei Hale on April 29, 2015. This was the third and final meeting in a series of three (the first meeting was held on April 8th at Mililani Mauka Middle School Cafeteria; the second was held on April 15th at Windward Community College). The meeting purpose was to present an overview of the project, answer questions and gather public input.

Like the other two meetings, the Kapolei meeting was scheduled from 5:30—8:30 PM, with an open house from 5:30—6:30 and a formal presentation and discussion session from 6:30—8:30. Before the start of the meeting, a group organized outside Kapolei Hale on Ulu'ohia Street to demonstrate their opposition to the Ho'opili development proposal and the resulting loss of agricultural land. Since a number of individuals had received inaccurate information that Ho'opili would be on the meeting agenda, members of the planning team began explaining during informal conversations before and during the open house session that Ho'opili was not included in the study area because it was outside the State Agricultural District and that the meeting to discuss Ho'opili would be before the City Council Planning and Zoning Committee the following morning.

WELCOME, INTRODUCTIONS, AND OPEN COMMENTS

Peter Adler, meeting facilitator, called the meeting to order sharply at 6:30 PM. He asked the group to indicate by a show of hands who came to talk only about the Ho'opili proposal and who came to talk about all of O'ahu's agricultural lands. Of the 40 people in attendance at the time the question was asked, the majority of attendees indicated they were there because of Ho'opili.

George Atta, Department of Planning and Permitting (DPP) Director, then welcomed everyone and offered opening remarks, which included thanking attendees for taking time to attend the meeting, stating his personal commitment to completing the IAL mapping, and noting the importance of the IAL designation to the overall structure of land use policy and agriculture on O'ahu.

Following introductions of DPP staff and the planning team, Peter reviewed the house rules and opened the floor for comments about Ho'opili. Roughly 30 minutes were allotted for comments, in place of the formal presentation that was originally scheduled for the first part of the meeting. The following summarizes the main points of the speakers' comments. Although summarized, the record reflects as accurately as possible the comments expressed during the meeting.

- DPP's argument that this process cannot include lands designated for urban use (such as the Ho'opili project area) is incorrect. Ho'opili is the best AG land in the state (e.g., has the most sunshine, good growing conditions) and should be designated IAL. Resolution 12-23, passed by the City Council in 2012, directs DPP to consider lands within the urban growth boundary (UGB) that are classified as prime agricultural lands for IAL designation, provided that water is available. This policy established by the City Council overrides the State law.

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- The red ilima, which was once considered to be extinct, came back to life on the land being planned for Ho'opili. Protecting the Ho'opili project area from urban development preserves land for native species and wildlife, which runs far deeper than preserving agricultural land. The draft criteria maps do not take into account providing potential habitat for endangered species.
- Anywhere there is land available to grow food needs to be used to grow food because the island needs to be sustainable. The pre-fab sprawl needs to be stopped because every town looks the same. Development needs to get creative, and include art.
- Kanahili Cultural Hui is organized to research the history and culture of 'Ewa, and has written testimony in opposition to Ho'opili. Based on personal research with attorneys and state employees, the IAL process violates the State Constitution. The county's interest in completing the IAL mapping is to "check the box" so rail construction and the Ho'opili project can be expedited. The county should follow the process in the law: map the Ho'opili project area as IAL, and then have the developer petition the LUC to remove the IAL designation. Laura Thielen, the City's former AG liaison, said mapping would be easy since both ALISH and LSB maps show the Ho'opili project area as prime agricultural lands. The county's actions are unconstitutional, and need to be stopped in court like Sierra Club challenged the Koa Ridge project. IAL is a political process, not a scientific legal process like it is being presented.
- Besides the State Constitution and county's resolution, the process should recognize the right thing to do based on soil conditions, food security, health. There is a nation of people who are still here and have never been conquered. Listen to those people before you decide what to do.
- We talk about land being sacred. The aina feeds us. There was a time when food didn't have to be brought in from somewhere else. The more houses built, the less land there is for food.
- My goal for my life is to feed everyone. How am I supposed to do that when I can't even feed the people on the beaches or my family? We need this land.
- It seems that Ho'opili has been purposefully taken out of the inventory. DPP's job is to map IAL so the City Council has information to make good decisions. DPP needs to tell the City Council that Ho'opili land is good AG land. If the City Council knew that the land was good quality AG land, they may decide against developing Ho'opili.

RESPONSE: DPP has told the City Council that Ho'opili occupies good AG land. The quality of the land is not in question. There are other reasons for supporting Ho'opili.

- Thank you for taking action. People have come to this meeting because the process has taken too long. Designating IAL was added to the Constitution in the 1970s because development was rampant, and the Hawaiian voice came forward to preserve what was there. Waikiki was built on AG land; Kapahulu and Waikiki were lo'i before. IAL was supposed to be designated before anything was zoned for urban use. We wouldn't have this conflict now if urban development was planned around IAL.

DPP has to take care of this issue and complete the mapping before moving forward with new development like Ho'opili. If DPP acknowledges that Ho'opili should be mapped IAL and follows through with the constitutional mandate, everyone could move forward and support this project.

- The bottom line is to stop development and feed the people. My people have been here a long time; we need what we grow and we have to take care of our people. If we keep building, there won't be land for growing, we won't have food, we will die. Too much planning doesn't make sense. Grow food, not houses. Grow houses in Waikiki or grow upward. We want to stay here for the rest of our life, my children after me want to be here.

- Everything we say is falling on deaf ears. Decisions have already been made about Ho'opili. Our political leaders are putting profits ahead of the people they represent. Our political system is no longer the will of the people, but the will of the corporation where the bottom line is everything and people don't matter. The land under Ho'opili is sacred because this is the only land that turns four crops a year. Greedy corporations are going to destroy land that took thousands of years to create and give our kids a future that we don't want. We import too much of our food. Tell the powers to stop, back up, rethink, and give us back our land.
- The land they are considering paving over for housing is a gift of nature. We can't get prime agricultural land back once homes are built. A UH professor who specializes in soil quality said that the Ho'opili land is the best in the nation. Corporations will pay top dollar for the land because it has good sunshine, good quality water, and can grow four crops a year, unlike the mainland. Our politicians are going to throw it away for housing that local people cannot afford. O'ahu already has the worst traffic in the county; new houses will just make the traffic worse.
- We're importing food, and importing people and building houses to import those people. The problem is that the people being imported are not supporting local people. Redesignating this land for Ho'opili and paving it over only adds to our existing problems. We're not trying to add to the problem, we're trying to solve the problem. Who is going to listen to our opinions? It's up to us to inform other people and find a representative who is willing to listen and support us.
- By a show of hands, there are about 20 farmers in attendance.
- The majority of society's health problems stems from people's connection with food. My work at an organic farm is to affect change and help people live healthier, longer lives. Everyone needs to get their hands in the dirt and feel the land, which can't happen without land.
- The hypocrisy is that the project purpose is to identify high-quality farm land, yet prime agricultural land in central O'ahu is being left out. DPP will report that the process included community consultations, but the recommendations will not reflect people's opinion. Ho'opili would be included and mapped as IAL if the people's opinion mattered. City Council members need to hear the people's opinion to change Ho'opili.
- This former councilmember would be a direct witness in a lawsuit. The City Council adopted Resolution 12-23 by a unanimous vote based on agreement from DPP's then-director to map the land and agreement from Laura Thielen, the City's AG liaison at the time, that mapping could be done within one year. In 2011, the DPP director also indicated that the O'ahu General Plan would be completed within a year. Video recordings confirm these statements. The difference between the previous and current administrations is problematic.

PROJECT BRIEFING AND OPEN QUESTIONS

Peter summarized the project goals: to develop an island-wide inventory of agricultural resources to be preserved for future agriculture and to develop criteria to be used in the mapping process. Peter also reviewed the meeting agenda for the remainder of the meeting, which included a project briefing followed by a question-and-answer session. Meeting attendees were encouraged to stay and learn about the project and participate in the discussion about the island-wide inventory and the criteria.

At 7:20 PM, Scott Ezer, principal with HHF Planners, conducted the briefing. The presentation included an overview of the IAL mapping process, a summary of the criteria weighting methodology and a review of the highest-ranked criteria. The briefing was completed at about 7:45 PM, and was followed by a question-and-answer session facilitated by Peter. The following summarizes the main points of the discussion, and reflects as accurately as possible the speakers' comments as stated during the meeting.

- Ho'opili is part of Honouliuli, which has historically produced food and was one of the biggest lo'i on this side of the island. Historically, Kualoa and Honouliuli were the two places on O'ahu that were sought after and fought over because they were important areas for food production. If the purpose is to identify high-quality farm land like Ho'opili, it should logically be mapped. From an islandwide perspective, Ho'opili is the only land in danger of development and should be first to be mapped IAL. Other agricultural lands on O'ahu are not endangered. Why avoid it?

RESPONSE: The process to map IAL is driven by a legal mandate that does not allow for mapping lands already designated for urban use. Unfortunately, decision making about Ho'opili is beyond the scope of this project. The final report can only document the community's sentiments about where the high-quality farm land is located.

- This project has been done well. DPP has been thorough; all the pieces make sense. If everyone agrees that Ho'opili is high-quality farmland, why isn't anyone willing to stand up and map it?

RESPONSE: This is due to a basic difference in how people are interpreting the law. For DPP, the law says that land designated for urban use cannot be mapped. Legal policies at both the state and county level which already designate the land for urban use (i.e., State Land Use Districts and county Development Plans/Sustainable Communities Plans) need to be changed for this area to be included.

- Who is responsible for the decision to urbanize Ho'opili? Who does this group need to see to stop Ho'opili and have it included in the IAL mapping?

RESPONSE: The City's policies for how development has occurred on O'ahu date back to 1977 when the City Council adopted the General Plan (GP). In the 1960s, the GP identified Kahalu'u as the area to be urbanized first. In 1977, the City Council approved the policy to direct growth to 'Ewa and Central O'ahu. By the early 1980s, the first development plans were adopted, with Kapolei, 'Ewa and Central O'ahu identified for future urban use. The City Council continues to follow these policies when deciding what areas should be urbanized and granted zone changes. To be able to include Ho'opili in the IAL mapping process, approvals from both the State Land Use Commission and City Council to change the land use classification/zoning would be necessary.

- What is the basis for the urban growth boundary (UGB)?

RESPONSE: The UGB is established by the 'Ewa Development Plan, which was adopted in 1997. Changing the UGB requires community action to push for City Council approval.

- The Development Plans are supposed to be updated every five years. The 'Ewa Development Plan should have been reviewed every five years, and the UGB should have been moved to adjust for conditions at the time. How does excluding Ho'opili meet the stated project objective to "frame the long-term vision of high quality farmland that will be protected from future development and used for productive agriculture?"

RESPONSE: The eligibility requirements for IAL do not allow for including Ho'opili in this process. The stated project objective takes a broader, islandwide perspective and applies to areas that meet the eligibility requirements (i.e., within the State Agricultural District).

- All AG land should be looked at as part of the broader picture. Ho'opili is part of the larger broader picture. The City is trying to divert the public's attention away from the big picture by not addressing Ho'opili. We import most of our food, and what is grown is primarily for export (e.g., mac nuts and coffee). We should be tearing down developments to add more AG land.

- People making decisions about whether these lands are worth giving up don't have farming experience. How are the decision makers qualified to make good decisions?
- We implore you—the City's consultant—to recommend that this process include Ho'opili. This would avoid a future lawsuit and save the City a lot of money, as well as be extremely effective to raise food and help fulfill the stated project objective.

Peter then asked the group to respond to a question: What is the additional data or information that needs to come forward because the City finalizes its plan?

- When Aloun Farms relocated to 'Ewa, they had to experiment with different crops to find out which crops grew well and which didn't. Different plants need different conditions to grow well. Solar radiation (weather) and weather's effect on the types of crops that can be grown should be added as a criteria. As drafted, the current set of criteria maps do not take into account the growing conditions that are currently found among the warm, sunny areas with low-lying farmland along the 'Ewa plain. Growing conditions in Waimānalo, North Shore and the central slopes are different from 'Ewa. This is the only hot weather area to grow crops.
- The inference of designating certain land as IAL is that the other lands are not important and are vulnerable to future development.
- One of my childhood memories is of my father taking us to the cane fields and visiting the gardens cared for by the plantation workers. It was the best-tasting fruits and vegetables. Farmers should be farming that land because its good land.
- How can the City Council, the mayor and agricultural liaison be wrong about the legality of mapping IAL within the UGB? Is there a legal opinion that determined mapping IAL inside the UGB is unconstitutional? How can you assert it's against the law without a judicial order?
- There are other items that need to be included: cultural significance, spiritual value, and historical use of land (prior to its 20th century use for AG). The impact of this report on the future also needs to be considered because if this report does not look at Ho'opili, it does not matter. Make this project worth the time.
- What is the definition of "productive agriculture?" What types of crops are included? Does it include seed crops that are exported and grown using farming methods that pollute the water supply and soil? Does it address self-sufficiency and sustainable agriculture? National chemical corporations sat on the technical advisory committee, and are guiding this process.

RESPONSE: This process is looking at the physical conditions of the land and the qualifications of the land when the criteria are applied, not the types of crops being grown on the land. The goal for the IAL designation is to ensure that land is available for farming so farmers have land to farm. The law is not meant to control how the land is used or what farmers choose to grow.

- Land currently in production is one of the draft criteria. There are lands that are being held/banked (not currently in agriculture) that should be in production and used for diversified crops; these lands also need to be included in the mapping.

RESPONSE: We are asking for input on how the criteria should be applied. There are two approaches: apply the criteria strictly (e.g., land has to meet all of the priority criteria to be IAL) or take a broad approach with the criteria to designate as much land as possible.

- Who were the farmers on the technical advisory committee? Where are their farms? What is their relation to the areas being recommended for IAL designation?

RESPONSE: The "farmer" category included producers who used the land to grow. Small and large farmers were involved, including seed corn producers. It was not possible to have every farmer on the committee. (Note: The advisory committee roster is presented in the April 2014 Phase I Report posted on the project website).

- GMO fields are not agriculture. They are food-like substances that use registered pesticides. Soil contamination (resulting from pesticide use) should be added as a criteria. The goal should be locally-grown food. If farmers who served on the advisory committee use pesticides, their perspective is very narrow and different from what we want. We support a different form of agriculture: a future with healthy people and healthy land, organic food, no spraying. We want agriculture to grow food on live soil using water from healthy watersheds. Information about organic farming and the systemic changes needed to promote organic farming is missing from the study. Korea is a model for organic farming. The current approach is not holistic.
- The meeting coordinators are contracted by the City for a specific job. They have no authority to include Ho'opili and other urban lands in the mapping. The City Council has decision-making power to move the UGB and map Ho'opili as IAL. Meeting attendees need to organize and carry the momentum forward to the City Council. An upsurge of people can make a difference.
- By a show of hands, none of the meeting attendees support the mapping process as proposed. About three-fourths would support the process if Ho'opili were eligible for mapping as IAL.
- All properties zoned AG-1 should be designated IAL so land cannot be rezoned for churches or other non-farm activities. (County zoning is not currently a criteria.)
- All land in the State AG District should be included as IAL. Developers should be required to prove the land is not important instead of designating certain lands as important at the front end. All agricultural land should be included, regardless of the location of the UGB.
- This process is flawed because it clearly excludes some good AG land. Regardless of the flaws, delaying the entire process because of a single parcel is harmful for the future of the remaining AG land across the island. In weighing the consequences, it would be more productive to focus on enriching the process and expanding the inventory to include as much good, productive land as possible (i.e., focus the fight on things that can be controlled; do not throw this process out and end up with nothing protected). The best thing to do is to go to the source—the City Council or the legislature—to change the process. AG land in Wai'anae is being threatened. There are less farms in Wai'anae, and what remains needs to be protected from future urbanization.

DOT RANKING

Each attendee was given three colored ½-inch "dots" when they signed in. Attendees were asked to place the dots next to the individual criteria they felt were the most important for IAL mapping. According to the results of the dot ranking exercise, the one criteria that was written in by meeting attendees received almost 95% of the dots: Regenerative agriculture/organic (47 dots). The only other criteria that received dots was: Criteria 1—Current AG production (3 dots). The results of the dot voting are presented in the following table.

Dot Ranking Results

CRITERIA	DOTS
1. Current AG production	3
2. Soil qualities and growing conditions	0
3. Productivity rating systems	0
4. Traditional or unique crops	0
5. Sufficient water	0
6. Consistency with county policies	0
7. Critical land mass	0
8. Proximity to infrastructure	0
9. Agricultural easements	0
10. Regenerative agriculture (organic)	47

COMMENT STATION

Meeting attendees were encouraged to write their written comments on post-it notes and place them on a display board. Written comments are documented as follows.

- Buy local
- Less people, more food
- Import less
- Keep AG land AG land
- Keep the AG land in AG. DUH!
- Eat fresh local
- By giving them a chance to bring back the ahupua'a system in this present day!
- Grow food not houses
- Visit yo' farmers
- Befriend a farmer
- Politicians, stop taking bribes!
- Shop at farmer's markets
- Don't shop for can food!
- Be intentional with what you eat. Food = Medicine
- Grow
- Go to Kahumana's Farm Festival May 16th
- Help farmers, especially small farms to gain certification as organic (expensive)
- Help small farms to acquire food insurance in order to sell food to food markets (Foodland, Whole Foods)
- Eat smart. Whole organic food is the best medicine.

ADJOURNMENT

In closing, Peter thanked everyone for attending, reviewed the different ways to participate in the process (i.e., project website and on-line map viewer, project email address to send comments and questions, comment sheet, and meeting questionnaire). The meeting was adjourned at roughly 8:35 PM.

WRITTEN COMMENTS (Questionnaire)

Written comments that were submitted via the questionnaire during the meeting are documented as follows.

1. The island is one of the most densely populated places on the planet. If the government is "for the people" it would be an obvious decision to keep what little agriculture land that is left AGRICULTURAL. This bill is about money and development. This state should be about its people and its aina. Make the right decision.

IAL has been represented as a turmoil of indecision and lack of knowledge. The overabundant amount of plants that can grow in limitless varieties of climates cannot be deemed important or not. All plants are more important than urban development. High quality farmers can grow something in any situation, climate or location.

2. The State Condition Article II.3 details what are IALs = soils of A and B. This is exactly the soils out at Honouliuli which is in grave danger of being paved over by the project Ho'opili. This is a tragedy.

All AG land is IAL.

The particular land at Honouliuli is highest productivity category and should be protected both by the state Land Use Commission and the City and County of Honolulu.

Include Ho'opili in this map. City and County already told you to include it.

3. Mahalo for this meeting. Thank you for opening up for community mana'o and thank you for explaining this process.
4. I am writing as a citizen, kama'aina, mother, human. I am very saddened to know, that understand that the decision to build on our AG land has already been predetermined, even before we began this meeting. I have 2 children and we have visited Aloun farms, which is where Ho'opili housing is supposed to be built. We have visited this place even before my children were born, years before. Yes, I am saddened because we will no longer be able to visit this farm when Ho'opili is just housing. It seems to me that our county no longer cares about its people. What are businesses going to do when we can no longer support ourselves here on O'ahu when there is no longer agricultural land? How will my children survive? That is my question to you. How will my children survive? My grandchildren, your grandchildren. How will you sleep at night when this happens? The government will not support us. Please give us our AG lands back. I am sick of just sitting and listening. That's why I am here. I am here to make a difference as should everyone. Please reconsider using our precious AG land in 'Ewa. You will be destroying 40% of our agricultural land. Some of the best in the world, and you know it. Please reconsider building on this land and give it back to the farmers, my children, family descendants, and friends. Thank you.

Attendance Record

1. Kalani (Kahumana Farm) Wai'anāe
2. Claire Baldry (Kahumana Farm) Wai'anāe
3. Pat Beekman, 'Aiea
4. Charles Begeal, Wai'anāe
5. Tom Berg, 'Ewa Beach
6. John Bond, Kapolei
7. Donald Bunnell, Hale'iwa
8. Victoria Cannon, Makakilo
9. Miles Dawson (Kahumana Farm) Wai'anāe
10. Anthony Deluze, Ho'ola Hou ia Kalauoa
11. Michael Dennison (Kahumana Farm) Wai'anāe
12. Dr. Kioni Dudley, Kapolei
13. Ruby Edwards, State Office of Planning
14. Al Frenzel, Makaha
15. Danny Fulford (Kahumana Farm) Wai'anāe
16. Kelii Gannet (Kahumana Farm) Wai'anāe
17. Matt Gerkin, Hale'iwa
18. Kaipo Gora (Pae 'Āina Landscaping) Hale'iwa
19. Gina Hara, Kāne'ohe
20. Sanoé Iaca, Wai'anāe
21. Jeanne Ishikawa, Wahiawā Neighborhood Board No. 26
22. Chanel Kaleikini (Kahumana Farm) Wai'anāe
23. Sam Kapoi, Wai'anāe
24. Talyor Kellernan, Kunia
25. W. Ken Koike, Wai'anāe
26. Kristalena Lamore (Kahumana Farm) Wai'anāe
27. Noe Lopes, Wai'anāe
28. David Lopes, Wai'anāe
29. John Henry Martin, Wai'anāe
30. Summer Maunakea, Kunia
31. Catherine Page, 'Ewa Beach
32. Peter McDonald (Kahumana Farm) Wai'anāe
33. Joshua Morimoto (Kahumana Farm) Wai'anāe
34. David Mulinix, Kāne'ohe
35. Kaina Nakanealoha, Wai'anāe
36. Evan Paul (Kahumana Farm) Wai'anāe
37. Shari Quartero, Waipahu
38. Jebson Quartero, Waipahu
39. Marci Ramos
40. Travis Renshaw, Kapolei
41. Cynthia Rezentes, Nānākuli-Mā'ili Neighborhood Board No. 36
42. Charleen Salazar, Wai'anāe
43. Keanu Sanders (Pae 'Āina Landscaping) Wai'anāe
44. Jeanmarie Smith, Wai'anāe
45. Kymberly Sparrow
46. Thad Spreg, Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34
47. Diana Stefano, Wai'anāe
48. Mark Torreano, Waikiki

49. Jennifer Uphoff (Kahumana Farm) Wai'anāe
50. Victor Villanueva, Kahuku
51. Joycelee Walther
52. Earl Yamamoto, State Department of Agriculture
53. Christian Zukerman (Kahumana Farm) Wai'anāe

George Atta, DPP Director
Dr. Po-Yung Lai, Mayor's Agricultural Liaison
Tim Hata, DPP
Curtis Lum, DPP
Kathy Sokugawa, DPP Planning Division Head
Tara DePonte, HHF Planners
Scott Ezer, HHF Planners
Erin Higa, HHF Planners
Rob James, HHF Planners
Corlyn Orr, HHF Planners
Joe Tamburello, HHF Planners
Peter Adler, ACCORD3.0 Network
Bruce Plasch, Plasch Econ Pacific



MEETING SUMMARY

Meeting Date: Tuesday, January 10, 2017

Meeting Time: 6:00-8:30 PM

Location: Kapolei Middle School Cafeteria

Project Name: O'ahu IAL Mapping Project

Recorded by: Corlyn Orr

Reviewed by DPP Feb 16, 2017

Attendees: see attendance record

Subject: Community Meeting 2

This community meetings for the City's Important Agricultural Lands (IAL) Mapping Project was held at Kapolei Middle School on Tuesday, January 10, 2017. This was the first of two meetings to present the Draft IAL maps and explain the project.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer, meeting facilitator, called the meeting to order sharply at 6:30 PM. Following welcoming remarks and introductions of DPP staff and the planning team, Scott provided a project briefing.

QUESTION AND ANSWER SESSION

Meeting participants were asked to submit their questions in writing. Scott read each of the following questions out loud and provided a response. Both the questions and responses have been documented nearly verbatim to maintain both the accuracy and authenticity of the statement.

1. **Is this process about inventorying all AG land on O'ahu or just the prime or best soil AG being lands?**

RESPONSE: The process is beyond inventory. It's trying to identify parcels that meet the criteria that have been selected as the most important ones, as I went through in the presentation.

2. **What if my farm has already been professionally determined to be of poor quality soil? Will it still be included in this inventory?**

RESPONSE: I'll be the first one to tell you that our data is not perfect. There will be some errors and mistakes, and that's part of the purpose of making this a public process. If you feel that your land has been identified for IAL designation in error, we encourage you to let us know and let us know why you think that. Even to the point that if you want to remove your land from IAL designation, you should let the City know that as well.

3. **What are the benefits of having our land designated IAL?**

RESPONSE: As I mentioned earlier, the biggest advantage to a landowner is being able to take advantage of the incentives that have been already identified and adopted by the State Department of Agriculture (DOA). There is no harm in being designated IAL, other than if at some point in the future, if you want to urbanize your land, the required vote at the State Land Use Commission (LUC) would be 6 to 3 instead of 5 to 4.

4. **Is the money given to begin farming come as a loan or a grant?**

RESPONSE: I suggest you call the State DOA and ask them. I believe that information is available on our FAQs, and see how you might take advantage of those incentives.

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5. **What would our taxes be if our land is designated IAL? Will they go up?**

RESPONSE: I cannot answer that question specifically because I don't know. I doubt that taxes would go up. If you keep your land in agricultural designation, the County tax office will continue to tax you at an agricultural rate. There's also an opportunity--if you dedicate your land for agricultural purposes independent of any IAL designation--to get a reduction in your taxes.

6. **How do we say no to having our land designated IAL, and what happens if we do?**

RESPONSE: I think I provided you the opportunity and information necessary to contact the City and provide us comments if you don't want to be designated IAL. Even if you come up here tonight and you speak and you don't want your land IAL, that's wonderful, but because of the process involved, it's really important that you provide us with written request so that there's a record of what you asked for.

7. **Define "sufficient quantities of water."**

RESPONSE: When we were looking at land, if land was irrigated--there was a ditch, if the land had a well on it, if it there are many agricultural properties that use Board of Water Supply water with an agricultural rate and there's a record of those parcels with the BWS, that's how we determined "sufficient quantities of water."

8. **What is the timeline for the entire process? Would it be months or years?**

RESPONSE: I would hope that we are able a year from now to have maps before the City Council, if not sooner. I can't predict how long it would take for the City Council to consider everything, and then move it up to the State Land Use Commission (SLUC), or even for the SLUC to complete its' deliberations. This hasn't been done before. No county has come before us to do this. So we don't have a template, we don't have an outline. We're all learning as we go. It's a very complicated process, and I just can't answer that question.

Scott introduced Kathy Sokugawa, the Acting Director of DPP, and asked her to answer a question on accessory dwelling units (ADUs).

K. SOKUGAWA: Good evening everybody. Thank you so much for coming. I know everybody has very busy lives but you took the time to come out, and I'm so happy that you did because all of us in this room care about agriculture. Those of us at the city and at the state level are very anxious to formally, officially, finally adopt what we consider to be IAL on O'ahu. This is a 1978 state constitutional-- as you heard earlier--a 1978 constitutional mandate and here it is, 2016, and we just have draft maps now. We would like to totally get your feedback and listen to your comments. We are implementing the state law. We are not making up the rules by ourselves. We do have to--as Scott mentioned-- comply with the State parameters, and so that's what we are trying to do as part of this process. The question that I'm asked is about ADUs.

9. **If designated IAL, what happens if we want to remodel or improve the land specifically for ADUs?**

RESPONSE (K. SOKUGAWA): The mayor is very supportive of ADUs. Currently the law only provides that they be allowed in areas zoned residential. By definition, if your zoned agriculture you are not eligible for ADU. If your property is bigger than the minimum, and it's big enough for second dwelling, then of course you can build a second or third dwelling depending on your lot size. For now, the ADU program is only available in residential areas. I think there are a couple questions on this issue.

I have another question here that I hope I can put Department of Agriculture on the spot and ask for Earl Yamamoto to come up and answer this question about tax credits. In the meantime Scott will answer other questions.

10. What actions or data, if any, are the proposed landowners for IAL required to take before and after the designation process?

RESPONSE: If you're part of this process and your land is being recommended for designation as IAL, you don't have to do anything else. Your land will become part of the IAL process.

11. What was your process to determine what land is and should be IAL?

RESPONSE: I think I covered that in the presentation.

12. Are you saying that IAL protects land from big development?

RESPONSE: That's a very complicated question. There are a lot of different land use policies that come into play that are supposed to protect land from development. Part of that has to do with what's the land designated by County land use policies. County land use policies include the development plans, the sustainable communities plans, the General Plan, and also at the State level, whether the land is in Agricultural or urban. In order to get from AG to Urban, a landowner, a big developer, has to spend years going through the process to get some of those designations changed. In many cases, land has been designated for Urban use of one kind or another--could be residential, commercial, or industrial--on County policy maps for many, many years without that land ever being developed, but the long-range policy is for development. I know a lot of you have questions about that particular process, but the fact that the land is already designated or being proposed for designation for IAL already indicates that all of the land use policies at the county and state level require that that land be for agricultural purposes. Having the IAL designation is like putting a period at the end of that comment.

Scott introduced Earl Yamamoto, land use planner from the State DOA, to answer a couple of questions.

13. Your report to the 24th legislature indicates the tax credits expiring December 31st, 2017. Is there any plan to continue or extend the tax credits?

RESPONSE (E. YAMAMOTO): The IAL qualifying agricultural cost tax credits--otherwise known shorthand as the "tax credits"--does expire in the current tax year, which is 2017. By the year 2018, if the Legislature does not extend the tax credit, the last year for anyone to make claims with their qualified costs that are the expenditures made on their designated IAL, that comes to an end with the current year. There is legislation to extend it, I believe 10 years. It's an Administration proposal. As far as I know, it will be brought forward and be part of the administrative package from the Governor.

14. Will financing be through HDOA which provides 85% guarantee?

RESPONSE (E. YAMAMOTO): I believe this question has to do with the loan guarantee program. Basically the State DOA's agricultural loan program can, although we have not to my knowledge, we can guarantee a loan made by a commercial lending institution like a bank, to basically reduce their risk and encourage commercial lending activity on land designated IAL. I believe that's what the question is.

15. What mechanism was used to reduce the original eight criteria from 8 to 3?

RESPONSE: The language in the State law that identifies the criteria says that the counties must consider the eight criteria, but they don't have to be uniformly applied. In discussions within our Technical Advisory Committee, we went through a lengthy discussion process on which of the criteria were the most important. How do you even go about trying to apply those criteria to land? After many weeks and months of conversation, the advisory committee voted and went through an exercise that identified the three criteria that they thought were the most important. They had an opportunity--after that process--we went back to the advisory committee and asked them if they were sure about their findings, and they were. So that's how we went from eight to three.

16. Does this process go against the 1978 ConCon?

RESPONSE: The answer to this question is no.

17. If the new designation won't change/affect how I do things on my land, then why change the designation? Leave it as it is.

RESPONSE: The legislature felt that first of all they had to do something to comply with the Constitutional Amendment which required the counties to do something, which required the State to take some action. This is the implementation of that policy. The IAL process is really an opportunity for landowners to take advantage of some incentives to make improvements to their land. The position and the policy of the County is that this is a good thing, and it's a good agricultural policy.

18. Once land is designated IAL, can that designation be reversed?

RESPONSE: Yes it can. You have to go back to the LUC and have it taken out of the IAL designation.

19. I'm a landowner and hope to pass my property to my children. They will need to enlarge our existing home and possibly build an ADU to accommodate them. Would they be able to do this in the future?

RESPONSE: Kathy just answered a question on ADUs. ADUs are not allowed in the State Agricultural or the County agricultural districts. A farm dwelling on an agricultural-zoned lot in the City and County of Honolulu is allowed to have a footprint of 5,000 square feet. That means the house, garage, and any accessory uses or buildings to the house need to be limited to a footprint of 5,000 square feet. They can go up to 25 feet, which would be about two stories. There is no limitation on the floor area of the dwelling, it's just limited to a footprint.

20. What is the current and long-term future of the Waipi'o farms across from Costco Waipi'o, Koa Ridge?

RESPONSE: Koa Ridge has received an Urban Designation by the State LUC and has been zoned for residential and other uses by the City and County of Honolulu. The lawsuit in court, I can't predict what the court will make of that.

21. How does a landowner change the designation of the property as AG-2 if it is believed that it does not meet the criteria?

RESPONSE: Again, I recommend that you contact the City. Send us an email or call Tim, but we will ask you to provide some written documentation of why you feel your property should not be in IAL or why you want to pull it out of the process. A phone call or conversation will not be sufficient.

22. If I own one acre of land, can I designate a portion to IAL but not the entire property?

RESPONSE: It's possible. If you went in as an individual landowner, there's nothing in the law that has a limit or minimum size for designation as IAL. Any landowner can go in and petition the State LUC to be in IAL.

23. Can I refuse IAL designation as an individual landowner?

RESPONSE: You can ask to refuse, and I think it will be up the City and County DPP to consider your rationale for not. It's certainly your right to request that.

24. If I refuse, will I find myself subjected to higher taxes?

RESPONSE: That should not affect your tax rate.

25. How does this process protect konohiki, kuleana and DHHL land?

RESPONSE: Our process did not consider DHHL land because it's owned by the State of Hawai'i, and by law, the County is not allowed to consider DHHL land as part of this process. With respect to konohiki and kuleana lands, if the lands meet the requirements of any one of the three criteria, they are included as part of the IAL designation. I went through the maps in some detail, and there are a number of kuleana parcels that are included in the IAL designation.

26. Some properties in the 96792 Mā'ili area are not conducive for agricultural. They are only coral land. How is this to be resolved?

RESPONSE: Please let us know if you feel that lands have been designated in error. Again, I've provided multiple ways to go about doing that.

27. Are there any penalties for opting out of the IAL designation?

RESPONSE: No penalties. If you request to have your land pulled out and it's granted, it's a straight transaction.

28. I already have access to grants and farming classes, which I am taking advantage of. I also do all the good stewardship practices. Therefore, why should I add additional layers of government rules and regulations where I am already have the benefits IAL designation offers?

RESPONSE: Again, if you feel you don't want the IAL designation, please ask to be taken out.

29. You say no changes will be made to allowable uses. Is this a permanent promise that is in writing?

RESPONSE: I can promise you that as long as the land is designated Agriculture, the rules that apply to agricultural land will apply to your land. I can't predict what the City Council or the LUC will do 15 or 20 years from now with respect to land use policies. I can only tell you what I know is the practice today, and there is no intent to change what you're allowed to do.

30. It seems to me if farming was enforced in AG land with houses on it, IAL would not be needed.

RESPONSE: There's certainly an argument in favor of stricter enforcement of agriculture rules on agricultural land.

31. If a landowner submits comments to DPP regarding the draft IAL designations, what can be expected in response to the comments?

RESPONSE: You will receive a written response to your comment. First of all, all of the comments, all of these questions, all of these cards will eventually appear online. This will be a transparent process. Everything--my answers to those questions included--will be recorded online as well, so if you make a choice to contact DPP and submit comments to them about your land, then the Department will respond to your request or to your question.

32. Will this initiate a dialogue between the City and the landowner prior to DPP making its final recommendations to the Planning Commission and City Council?

RESPONSE: First of all, the Planning Commission is not involved. It would go directly to the City Council, and yes, this would initiate a dialogue.

33. For lands that have been identified as potential IAL based only on this soil type, as identified on the USDA Soil maps, if a landowner has information that the soil map is incorrect and unsuitable for agriculture, will the City consider that information in its final recommendation regarding IAL?

RESPONSE: Yes.

34. Why was Ho'opili not designated under HRS Chapter 205-44?

RESPONSE: I already covered that. I will repeat myself, and that is because Ho'opili had been designated for urban and residential uses on the County 'Ewa Development Plan and therefore it is not consistent with the determination of IAL under State law.

35. Why is Monsanto land designated when it's poisoned already?

RESPONSE: I don't have enough information on that one.

36. My property has mixed zoning. Will the portion not AG be affected?

RESPONSE: No. If you think it is, and you think an error has been made, I encourage you to contact DPP.

37. What is the significant difference in IAL vs. agricultural land designated AG-1 or AG-2 now?

RESPONSE: The basic difference is that the designation of IAL opens up opportunities to take advantage of incentives.

38. With IAL designation, will current laws regarding AG land be upheld and enforced?

RESPONSE: I can't promise what the City or DPP will do. I know they take agricultural policies very seriously, and they will do everything they can to ensure that AG land rules are upheld.

39. Who benefits from IAL designation, regarding legislation and the State DOA? Is there an IAL designation quota (in terms of the number of acres, I assume)?

RESPONSE: We tried to again be as inclusive as possible, and we let the chips fall where they may in terms of how the land was identified.

40. How will it be more difficult to get permits and redesignation of State land use?

RESPONSE: I already identified that it would take a 6 to 3 majority in the State LUC, instead of a 5 to 4 vote.

41. Can you give examples of what uses will be more difficult to get permission for?

RESPONSE: The only difficulty really would be to try and urbanize your land. If your land is zoned AG at the county level--again I repeat myself--but you are entitled to take advantage of all the benefits that agricultural zoning allows you. As long as you are pursuing a legal use or a use that's identified in the zoning code, you're good to go.

42. What uses are permitted on lands designated as IAL?

RESPONSE: The same uses that are currently allowed by County zoning or under the State Chapter 205.

43. What was the frequency noted in State law for review of IAL?

RESPONSE: I believe the language in the law says that the incentives are supposed to be reviewed every five years. I don't know if there's a requirement for the law itself to be reviewed.

44. Are you familiar with the letter to the Governor from FEMA to repeal the law on AG dwellings?

RESPONSE: I am not. We will get an answer to that, and it will be posted to the website.

45. The City and State expressed the need for sustainability yet they don't even know the amount of food and produce that is grown in the State of Hawai'i yearly.

RESPONSE: I don't understand the question.

The individual who submitted the written question gave an oral explanation and repeated the question: We talk about sustainability for the entire state of Hawai'i, yet we don't know how much produce and food all these farmers produce every year. How do we get accurate counts? Does the State have data that identifies how much of the food that we consume in Hawai'i is produced locally?

RESPONSE: We don't have the numbers. In past years, the rule of thumb has been that we import 90% of our food. We produce somewhere in the neighborhood of 30-35% of our produce, but a lot of the other food products--beef, milk, chicken, dairy, all of that stuff--is imported, so those are pretty rough numbers.

46. The findings of the advisory committee on what scientific studies are based? UH scientific studies? Are the source of the findings available to the public?

RESPONSE: The people that were on the advisory committee came from a pretty broad group of people. It included soil scientists, it included people from UH, farmers, it included a lot of different people, and the basis of the conversation was based on the collective knowledge of all of the members of the advisory committee. All of the minutes and findings from those conversations are posted on the website. We actually have a report from the Phase I part of this study that documents that question and it's all online. You're invited to go read that.

47. Is there a possibility that parcels zoned preservation that have been CPRed and been sold be designated as IAL?

RESPONSE: Probably not. If it's zoned preservation and/or it's in the State Conservation District, the law says we have to exclude those from consideration for IAL.

48. Is an IAL designation considered a "taking" in terms of limiting the use of one's lands?

RESPONSE: I would say not. I'm not an attorney, but I don't believe so.

49. Could you please list again what are the benefits to the landowner of having the land designated IAL and how these benefits differ from having AG land not designated IAL?

RESPONSE: The benefits are basically access to the incentives that have already been adopted by the State, and you suffer no other consequence.

50. What impact will IAL have on legally, non-conforming improvements on AG land?

RESPONSE: If they're legally non-conforming improvements, the IAL designation will have no effect.

51. I currently own a 5-acre zoned AG-1 lot and have been trying to get a permit for a barn for the past six months. Will voluntarily designating it IAL fast track getting my permit?

RESPONSE (K. SOKUGAWA): There's lots of answers to this one. Hopefully, you should get a permit before you even get the IAL because it's going to take a lot of months before we get to formalization of IAL. Off-line, after this, come and see me because I don't why you're having a difficulty. And actually, you might not even need a building permit. The State in its wisdom, chose to eliminate building permit requirements and building code requirements for certain agricultural structures. So if you qualify under those criteria, you may not even need a building permit. But I don't know the specific circumstances, so come see me after this and we can talk about it.

52. Who is responsible for giving the ok for all four of the major solar farms in Waianae that are on Prime farmlands?

RESPONSE (K. SOKUGAWA): That is partly the Legislature's decision by amending the State land use law on what is permitted on agricultural lands. It was felt that solar farms were a legitimate use for agricultural lands. Again, that was something the Legislature chose to do.

OPEN FORUM

1. Renee Ing: Thank you for allowing me to speak. My name is Renee Ing and I would like to give my comments about the IAL designation for Ho'opili and Koa Ridge. Climate change is causing ice to melt faster than we could imagine. The latest data is that in Antarctica, an iceberg the size of Delaware is poised to drop into the ocean, beginning to trigger the dropping of massive amounts of ice into the ocean, making climate change worse. Climate change is causing floods, water shortages, droughts, climate catastrophes worldwide, and is already making food production more difficult, raising our food prices, and in the future, they're predicting it will cause mass starvation and wars over resources. The military has been planning for these problems and their consequences for decades. In the olden days, Hawai'i fed our million people here from food grown on Hawai'i's lands and now 90% is imported? You know, as food shortages worldwide occur, that will affect us and Ho'opili and Koa Ridge produce 45% of our fresh fruit and vegetables. You are making a decision that affects whether our young people and future generations will be able to survive here with food to sustain them, or also because refugees from Hawai'i who can no longer afford to live here. With all due respect, in my opinion, like the military that has been planning for decades, you must now face the fact that we will have food problems in the future like the rest of the world. We want you to make a decision to keep Ho'opili and Koa Ridge lands that grow 45% of our fresh food in AG and give them IAL designation, making it possible for us to continue to grow our food into the future, instead of making a decision that in effect will drive more of us out of Hawai'i. Thank you.
2. Jim Brewer: Aloha. My name is Jim Brewer, and I have a television program called "Full Democracy" for 23 years on 'Ōlelo. On the show what we do is we look at the big picture and the long view. Tonight, I was hoping that this wasn't déjà vu all over again with Rail, because I came to Rail things and they said it wasn't a done deal yet, but we could tell, by the way they had all the pile of stuff, that it was a done deal. And we see something, that from \$1.3 billion dollars has turned into \$9.5 billion already. We predicted that, but we got no response. I hope we can get a response on saving Ho'opili. Ho'opili, it is just an abomination. I can't understand how the City and County can override the State by just doing an overlay, a planning overlay over it, and just change the law. That you have to her preserve the best of the best. Anyway. I came here first time in the 50s as a teenager in the Navy. I left the Navy in 1969 here in Hawai'i. I was on the USS Kamehameha, a fleet ballistic missile submarine, and I got out because....I really love this place. I have 34 great-grandchildren and I speak here as a great-grandfather of those grandchildren and their future. Thank you.
3. Jeff Cadavona: I own a parcel of 1.3 acres in Pūpūkea, and I came here with no knowledge of your process. Being here, I'm impressed by the presentation and you've given me the knowledge I need to go and present my information to submit to your office so I can get this issue settled, hopefully to my satisfaction. Again, I want to thank you again for making me well aware of what I can do to help myself to be a good citizen of Hawai'i. Aloha.
4. Al Frenzel: Aloha. My name is Al Frenzel. I come here to defend that Ho'opili should be designated as important agricultural land. As many people here state so far, do as well. This has been a long process that you are involved in, in this designation of IAL lands. It started as you know in '78. Unfortunately, nothing substantial occurred until 2014. Between '78 and 2014, all kinds of shenanigans were occurring at the Land Use Commission, politicians, Legislature, unions and developers. And so, the results of that, we end up seeing what is the best agricultural lands on O'ahu wind up being designated as urban use. Now, my opinion is that the State law does not prevent you from considering all lands on O'ahu to be designated IAL. It does not say you cannot assess and re-inventory urban land use back into IAL land. And that's what I ask you to do. I ask you to consider, I

ask you to have a section, instead of showing me time and time again, I want you to listen and have a point in their study that represents the large majority of akamai individuals here, that it is not too late for Ho'opili, the best agricultural land—that fits all those eight criteria and all your new three criteria—than any other land on O'ahu. Because some of you aren't going to have the opportunity to come up and speak, I would like everyone that supports Ho'opili as being designated IAL to please stand up and be recognized. Please stand up. Because you may not get a chance. Stand up and be noticed that you are here to save important agricultural lands on O'ahu. Thank you.

5. Dr. Kioni Dudley: Aloha everybody. My name is Dr. Kioni Dudley. I'd like you to know that some of what you've heard tonight is bullsh**. OK. The problem is that what you've been told is that Ho'opili cannot be considered. You know very good and well, that Resolution 23 given in 2012 by the City Council said, you must study Ho'opili and Koa Ridge in this process. You guys, you gotta get at it. Tonight I'm not here to really talk about that though. I'm here to tell you we still have possibilities to overturn the decision by the City to approve Ho'opili. And that's in the process right now. We have three different initiatives going on. We want you guys to hold off the completion of this study until we can get completely exhausted with all of our possibilities. We do think, we do think that we can overturn the decision which would then put us back into agricultural land rather than urban land, and then you could consider and put Ho'opili into the IAL inventory. We're just going to say, if you're going to be honest, hold off, damn it, until we get done.
6. Evelyn Souza: Good evening everybody. I'm so glad to see all of you here. My name is Evelyn Souza. I lived in the community for about 43 years, seeing this place as sugar cane and now it's beautiful. But there's a scar, and that's in the likes of Ho'opili. I have never sat in a meeting, and I thought this was kind of funny, and of course I'm Portuguese. My mother's pure Portuguese, my father Hawaiian/Chinese, and I'm proud of that. But she always used to have these kinds of tidbits, that I'll share with you. She told me, you know Evelyn, you have to have an open mind. OK. But not so open, girl, that your brains fall out. People. Our brains are not falling out, it's those others. And you know, Kathy Sokugawa is a real good friend of mine. She will go according to the letter of the law. The law says urban is what's proper for that piece of property, and I'm talking about Ho'opili. I could be talking about Koa Ridge, but Ho'opili is in our backyard. If the letter of the law says it has to be Urban, fine. But when you come to this meeting and they say you have identify the IAL, it's out of context. My notes say, to help farming be economically...and it's about activity. It's there, and it's to ensure that the best of O'ahu's high-quality farmland is protected and preserved for long-term agriculture. DUH. It's been there for years and years. OK. Here's another one, this is good. And this comes straight from the presenter. I don't mean to demean you, Mr. Ezer. The criteria. Fast tracking to the three that they've come down to—it's currently being used for agricultural produce, production, and has soil qualities, and then sufficient water. DUH. Again. So you know what, if we eliminated Ho'opili, you've just broken every criteria it is that identifies an IAL, don't you think. And you know what, you cannot tell this Portuguese lady who has not had her brains fall on the ground, that it cannot be reversed. Has anybody ever heard of eminent domain? We take the land back, we pay the people that have bought it in good faith. They wanted to build houses, but the land is more important, and that's where we should go. Eminent domain.
7. Michelle Hawes-Tomas: My name is Michelle Hawes-Tomas, and I have been an outspoken advocate against Ho'opili from almost the beginning, and I speak out for the future of my grandchildren and all the ancestors that come after me because that is the breadbasket of where they will be fed. In this basket is produce that is grown out on Ho'opili. If they had their way, this is what we will have left to gnaw on to feed our families. Bricks. I've been to many of these informational meetings, and that is

exactly what it is. I have also learned when they have the informational meetings, it's to tell you what is going to be done and not what you want done. So you need to understand that. Our City Council made it perfectly clear when they voted on Koa Ridge and also on Ho'opili what their plan is. What we want does not matter. This is already a done deal. Keoni said it, we're not going to say the word 'cause we all heard it loud and proud. It is what he said. This is the time we still have to say no because you know what, Ho'opili and Koa Ridge set the precedent for all the AG lands on this island. OK. They can take it, and they did, or they're going to try, but you know what? They say it ain't over until the fat lady sings, and I'm not singing tonight so it is NOT over. God bless everybody here and pray for the land because we need to be prayed for and we need that land to be prayed for. And I'm sorry, it's not your fault, you're just the messenger, but take a look at what the land represents, like it has been said. It meets all that criteria, every single, solitary thing, and this decision to tear that land up and turn it into that instead of that was made long before any of us was made aware of it. It has been bought and sold to the highest bidder by the greedy. Thank you.

8. Kaukaohu Wahiiani: Aloha mai kākou. Pehea 'oukou? Maika'i? A'ole? Nuha? For all you guys don't know where's Pu'e'a, that's Wai'anae Valley. I'm a kalo farmer with all my 'ohana over here. But I stand for all this mapping, O'ahu, important agricultural lands, OK, everybody says Ho'opili but before I go on the record, the next meeting at Hale'iwa, maybe you can have the testimonies come up first because the house was full. The house was full of people, now we gotta talk for two minutes, just like DOI, it's just like DOI rules already. So anyway, mapping O'ahu's important agricultural lands. To me, every agricultural land is important. But now we calling Ho'opili. But the word Ho'opili, it means to come together, to be pili. However, everybody calling that Ho'opili. It's Honouliuli everybody. It's Honouliuli. Like Michelle said, we cannot eat cement. We need to be sustainable, OK. Thank you. We need to be sustainable over here. We get almost 1 million people live on this 'āina already, ya, and we import almost 90% of our mea'ai from the mainland? We have a source that was one of our phrases in our culture, "nānā i ke kumu," to look to the source. Our ancestors, this is one of my kupuna right here, Auntie Dawn Wasson, and she going come up and she going kākou me. Anyway people, we got to stand fearless. We cannot be activists anymore. We gotta think sustainability. Profit, and this was one of my notes. We all learning as we go, since 1978. Come on. Why only now they implementing the laws from ConCon '78? The practice today is profit over people. Profit over people. If the people rise, they cannot stop us. So e ala. Mahalo Nui.
9. Dawn Wasson: Aloha kākou. My name is Dawn Wasson. I'm a kupuna from Ko'olau Loa, from the ahupua'a of Lā'ie. I live on kuleana land, 13.20 acres. My family has been on this land since 1804. 212 years about. It has been a struggle but you struggling since 1978. I support you folks. I think what you should do is, you should go back and look at the original land that was owned under a lonely old title. These people who bought it and sold it, whatever, they never owned the land. So that's one way you can go get it back. So go look. But I'm here tonight because of this thing called mapping by DPP. All of a sudden they say we're following the Constitution. The thing about this land is that this land is all of us. We—all of you and me—have a vested interest in Hawai'i, and to do that we must protect it from outsiders who come to look at one thing and that is money. We have to be self-sufficient and your land that was taken away from you has taken away the breadbasket of our survival and we must all stand together. Honouliuli, Ko'olau Loa. Mālama ka 'āina. Mahalo.
10. John Bond: Aloha. My name is John Bond. I'm a member of Kanehili Cultural Hui, and we're interested in the cultural history of the area. Things come in threes. I just like to quickly summarize what she was talking about, which is originally the land out here, Honouliuli, was highly farmed for kalo, and other properties—Kalo'i Gulch, Honouliuli Gulch—supported the largest population on

O'ahu of the native Hawaiians. It was THE place to live and be, and it was fabulous place in its day. Unfortunately the next phase happened, which was the Western culture came and it became 'Ewa Plantation. That same land was the richest plantation in the Hawaiian Islands, that's how fertile it was. Then the third phase happened, where the land is still farmed today, Aloun Farms and other contractors, still use the same water systems, aqueducts, flumes, the same parcels that were there from the plantation. 1939, I have the maps, It's all in place, everything. It's all turnkey, diversified agriculture today. You could not ask for a better location to have fresh vegetables coming to all the homes that people live in, the restaurants. It's the perfect concept, and they're going to destroy it. Now, the next three is that the soil is rich volcanic soil. Kona coffee, all the things you can think of, macadamia nuts. The Hawaiian island volcanoes spewed out all this super rich soil creating that environment. The next thing was that all the water springs that come out of the Waianae range all pop up there creating an ideal spring water environment. The third thing is the vast amount of sunshine we have out here. It is a perfect growing place. It's insanity to destroy a turnkey, totally set-up, perfect growing place. The markets are right next to the farmlands. It's just insanely stupid. OK. The reason why they picked those three criteria that they're talking about is that the farmers on that committee and people, rejected the idea that a political criteria should be involved in determining what is valuable farmland. So they picked the three, which is what the State Constitution Convention in 1978 was all about, and why they cleared up this idea when the City said we're going to develop the Western area. They wanted to make sure that you do not split the important agricultural land. That's what the '78 convention did. The people of that committee picked the top three criteria, and it was not political boundaries. It was what is truly the most important land. They're not following the Constitution and what the people on the committee said. To wrap it up, I will say that in 1975 when West Beach was the big development scheme, they never intended all of this to be developed. Tom Coffman, among other people, and Campbell Estate had decided that this was going to be open space and farmland out here. You could develop Kapolei, Kalaeloa going to be developed 8000 homes, Gentry's putting in another 11,000 homes. There's going to be another gigantic development next to Makakilo. Up here, you're going to have another 50 to 60,000 homes, not even counting what Ho'opili's going to do. It's insanity. OK, so this makes sense. It's a fraudulent process, and the resolution that was passed in 2012, and the City Council said you could have development and open farmland. You can have both. So we're not saying people shouldn't build homes out here. You need the farmland. Thank you.

11. Pat Beekman. Hi, I'm Pat Beekman. Just a resident, a life-long resident, born and raised in Hawai'i. My grandparents had a farm in Hilo so I know what farming is like. A University of Hawai'i professor who was a soil analyst specialist told me that the farmland at Ho'opili is the best land in the country. I think he said the world, but at least the country. And we're going to build houses over it? That's insanity. What we're seeing is government corruption in action. A developer comes over, he buys land that's zoned AG land, and he knows that by paying off the politicians, he's going to get it zoned urban and make a lot of money at our expense. We have to remember that Hawai'i is the most isolated land mass in the world for this size population. If we don't have enough farmland, what's going to happen if oil goes sky high like we've seen? Or this country is continually aggravating other foreign countries. We're the most warlike nation in the world. What's going to happen if we get nuclear war or the ships aren't able to come to Hawai'i? We won't have enough land to sustain ourselves with these current politicians that are selling off our rights. We're building housing that appeal to foreigners. We should be looking out for the people here, not somebody that wants to come and live in Hawai'i. The visas have been structured so that if a foreigner buys a condo or a house that's \$1 million dollars or more, I think that's the price, then they get a visa to stay here in Hawai'i. That's something else that we need to be aware of. The government should be looking out

for the people that are already here. Not for people that would like to be here. Basically I'd like to say that the land—only God can make the land. It was not made by humans. Once this is built over, we'll never get it back. It's a crying shame what's taking place right now.

12. Elaine Kam: Aloha everyone. I'm Elaine Kam. I brought my friend here who made a sign that I think is very meaningful. I made this sign. Yes, my grandchildren have motivated me to come here, all the way from East O'ahu. It took so much longer than we thought on the handi-van, but I'm really happy to have made it, and I thank my friend for accompanying me and helping me carry these four signs that Keoni Dudley motivated me to continue to do. This one says, "Don't let the foxes defend our hen houses," and you know what that means. How many of you agree? This one I thought was very good. My friend thought of this just within a second, "Can you eat a house? Not so well." Anyway, I just think that this land Ho'opili and Koa Ridge is a blessed, magical land with the sun shining and the terrain being such that we could have for crops a year. My goodness. We are so blessed. Why should we destroy something that was given to us? It's a very special precious gift, and I hope that everyone will come out and keep it as wonderfully sustainable that we need for our O'ahu residents. Thank you for your time. God bless.
13. Michelle Freitas: Good evening residents. I'm a proud citizen of this state, this beautiful state of Hawai'i. So you folks don't take a hold of what's happening to us right now? Remember people, we the ones that make the decisions. We the ones went vote to put all these people into office. They are not doing their job. They designate what they like. They take away what they like. I used to be a proud pig farmer. I had a big farm, but when I try sell my pigs, the State Weights Division had to investigate for us, because every time I take a delivery of pigs out there, it weighs the same weight. No way the truck, the gas, the air in the tires. They been ripping us off all the way to 1980. So when they tell you that they change laws and they have stuff set in stone, they've been screwing everybody over from long time ago. So if you guys all look upon what's happening to you, don't wait because this is going to get a whole lot worse. Because if they take that beautiful Ho'opili land, you guys, you never going to come out of Waianae. Or Kapolei, or Ewa. You best believe. Because they sucked us out for that Rail Project, everybody in this room knows that. So everybody got to take a stand and fight and help Ho'opili. That's all I got to say. Thank you.
14. Dr. Kioni Dudley: (2nd time). You know, one of the most important points about how Ho'opili is the full sun. We have to realize that you go to buy plants at Lowes, or Home Depot, there are plants that grow in the shade, and there are plants that grow in the sun. Plants that grow in the sun don't grow in the shade, and plants that grow in the shade don't grow in the sun. Now our problem here is that Ho'opili is the last piece of full sun land on this island. And its farmland. It's producing one-third of the crops for our local market. One-third of all the crops on O'ahu. When you put it together with Koa Ridge, that's 45% of all the crop land on O'ahu for our local market. That's what we're getting rid of. And that's what we can't afford to. When we get rid of this last piece of full sun land, we will never, ever, on this island be able to feed our million people an entire diet of food because we won't be able to grow the plants that grow in Ho'opili up higher in the rainy cloud covered lands near Wahiawa and on the North Shore. And everybody knows that. And they're lying to us about not knowing that. You know, I asked the head of the Department of Agriculture about a week ago, "am I crazy?" He said, "No Keoni, you are telling the truth." OK. We've got to hold on to Ho'opili. Do you realize climate change is changing the world? It's drying up crops everywhere. They are predicting, the United Nations is predicting, that we are going to have mass starvation in the world. There's going to be wars for food. We import 90% of our food. 90%. When there's no food for anybody, what are we going to do? How are we going to feed our million people? That's a real problem folks.

And these people who are taking away Ho'opili need to stop and realize what the hell they're doing to our people, now and future generations. Thank you.

15. Poka Laenui: I didn't sign up but after hearing this man speak, I'd like to speak. Aloha. My name is Poka Laenui. It was not my intention to come to speak, and I must say that this is the first time that I've come to a meeting where we have some public discussion about Ho'opili and at the same time we have this very important question about these very important areas to be designated. It seems like we have an elephant sitting in the room. On one side, the City folks will not see the elephant because you have already heard Scott say that Ho'opili is out of the question, as they have determined it. And then they have stolen this essentially public discourse by limiting speakers for only two minutes without really getting to the heart and soul of what this audience is looking for. The issue that they bring is very important, and we come here wanting to hear that issue. But they have not come to hear the issue of Ho'opili. This public discourse has essentially been hijacked by the waving of the sign for two minutes. Now, I can be persuaded one way or the other way. That's not what's important. What is important is that this has been a failure in the consultation of the general public and I wish, Scott, that you would take these words back to your office as well as to the City Council. This has not been a public process. We have been hijacked from being able to speak, to hear, to reason, to work through these things. You have already said Ho'opili and Koa Ridge are out of the question. I beg to differ, and I think this whole matter should be reconsidered. I've said essentially what I have to say. I'm sorry for having been interruptive. It's just that I couldn't not say anything and let this take place. Thank you.
16. Deborah Castro: I wasn't going to speak because I knew nothing was going on, but I know you. And I wish that they would have let you speak first, so I would have known what I was sitting through. But I am a little upset because what I think is going on. We are being designated under this plan. We don't want it, but they're making us designate it so they can take away the good stuff. This is wrong. What they are doing is to make it look good. Our land is not even agricultural, we don't have any of these criteria that they need. So why are we even being put in this? So something really needs to be done, and everybody that I heard speak says something has to be done, something has to be done. But nobody said what. What do you want us to do? What do you want us to do to make the change? How are we going to get the City Council out? Just a snap? Rise up? We're just a little bit. So somebody has to organize and say how are you going to do the rise up. We need some direction. Everybody's got good ideas but nobody's got a real plan, and that's why what's going to happen is they're going to win, because we are all talking now but we're all going home to our lives. That's all I want to say. I feel hijacked too.

ADJOURNMENT

The meeting was adjourned at roughly 8:25 PM.

Attendance Record

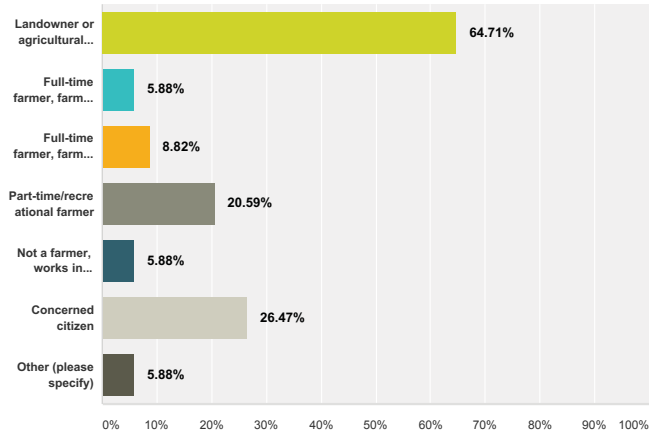
1. Ernest Adaniya, Wai'anae	2. Tomi Adaniya, Wai'anae
3. Mark Afuso, Mililani	4. Ralph Aona, Wai'anae
5. L. Gary Bautista, 'Ewa Beach	6. Pat Beekman, 'Aiea
7. J. Bennett, Waialua	8. John Bond, Kapolei
9. Pamela Boyar, Kailua	10. Jim Brewer
11. Leo Bright, Kapolei	12. Puanani Burgess, Wai'anae
13. Rex Cabahug, Wai'anae	14. Eugene C. Cabana, Waipahu
15. Jeff Cadanova, Wai'anae	16. Steve Camello, Kapolei
17. Deborah Castro, Wai'anae	18. Monte Castro, 'Aiea
19. Miriam Chang, Hale'iwa	20. Albert S. Chiappetta, Wai'anae
21. Alonza Cobbin, Wai'anae	22. Tamera Cobbin, Wai'anae
23. Raymond Cook, Wai'anae	24. Carla Cottrell, Wai'anae
25. Donna M. Costa, Wai'anae	26. Cathy Cozzens, Wai'anae
27. Deann Dano, Wai'anae	28. Pedro Dano, Wai'anae
29. Mike Dau, Waipahu	30. Laverne DeCoito, Wai'anae
31. Andy Dewees, Mililani	32. John Domen Jr., Wai'anae
33. John Dubiel, Hale'iwa	34. Mary Dubiel, Hale'iwa
35. Dr. Kioni Dudley, Kapolei	36. Bruse Eckmann, Honolulu
37. Ruby Edwards, State Office of Planning	38. Gilbert Egami, Wai'anae
39. Raymar H. Egami, Wai'anae	40. Rayleen Egami, Wai'anae
41. Ralph Ehni, Hale'iwa	42. Renee Ehni, Hale'iwa
43. David Figueira, Kapolei	44. Anne Figueira, Kapolei
45. Sophie Flores, Wai'anae	46. Jesse Foster, Wai'anae
47. Margaret Isaacs, Waianae	48. Mr. Byron Fujieki, Honolulu
49. Mrs. Byron Fujieki, Honolulu	50. Michelle Freitas, Wai'anae
51. Al Frenzel, Makaha	52. Raymond Galderia, Waipahu
53. Tony Gill, Honolulu	54. Andrew Gomes, Honolulu
55. Michelle Gorham, Kailua	56. Colleen Griffith, Wai'anae
57. Dustin Griffith, Wai'anae	58. HC&S Farm, Wai'anae
59. Bruce Hanohano, 'Aiea	60. Piilani Hanohano, 'Aiea
61. Craig Hara, Mililani	62. Michelle Hawes-Tomas, 'Ewa Beach
63. Mitsuko Hayakawa, Pearl City	64. Hattal Henry, Wai'anae
65. Hong Fang Gan, Wai'anae	66. Prasong Hsu, Kailua
67. Sunny Hsu, Kailua	68. Leslie Imaoka, Wai'anae
69. Renee Ing	70. John Ioane, Kapolei
71. James Jones, Wai'anae	72. Steve Joseph, Wai'anae
73. Frances Kama-Silva, Wai'anae	74. John Keawe, Kapolei
75. Amelia Kelly, Waipahu	76. Jonah Keohokapu
77. Bobbi-Lynn Kupihea-Char, Mililani	78. Poka Laenui, Wai'anae
79. G. Lee, 'Ewa Beach	80. Paula Lee, Honolulu
81. David Lopes, Hui Ku Like Kakou	82. Noe Lopes, Hui Ku Like Kakou
83. Catalina Lorenzo, Wai'anae	84. Jimmy Lorenzo, Wai'anae
85. Mary Lorenzo, Wai'anae	86. Stephen Lorenzo, Wai'anae
87. William Lyon, Wai'anae	88. Renato M., Wai'anae
89. Agnes Malate, Honolulu	90. Henry Mandac, Wai'anae
91. Jon Mano, 'Ewa Beach	92. Noe Mano, Wai'anae

93. Alvin S. Masuda, Wai'anae	94. James McCoy, Honolulu
95. Dean Minakami, Honolulu	96. Keevin Minami, 'Aiea
97. W.G. Minami, 'Aiea	98. Luciano Minerbi, Honolulu
99. Lisa Munger, Honolulu	100. Kailana Moa-Eli, Wai'anae
101. Akeo Nakazawa, Kailua	102. Jim Niermann, R.M. Towill
103. Lauro Nilo, Waipahu	104. Pacita Nilo, Waipahu
105. Faye Nishimura, 'Aiea	106. Francis Nitta, Waimanalo
107. Steven M. Nitta, Wai'anae	108. Jay Okada, Wai'anae
109. Owen K. Kaneshiro Farms LLC, Mililani	110. Marjorie L. Perreira, Wai'anae
111. D. Perry, Mililani	112. Doug Philpotts
113. Diana P. Puulei, Wai'anae	114. Joann Rapoza, Wai'anae
115. Julian Rapoza, Wai'anae	116. Jocelyn Rasquero, 'Ewa Beach
117. Dennis Sakuoka, Mililani	118. Pauline Sato, Honolulu
119. Sara Schnabel, Kapolei	120. Joseph Shacat, Honolulu
121. Phyllis Shimabukuro-Geiser, State Dept. of AG	122. Michael Shuman, Waipahu
123. Teresita Shuman, Waipahu	124. Sarah Simmons, Honolulu
125. Henry Silva, Wai'anae	126. J. Soares, Wai'anae
127. Faustino Somera, 'Ewa Beach	128. Patricia Sottile, Kapolei
129. Evelyn Souza, Kapolei	130. Allen Stack Jr., Honolulu
131. Elizabeth Stack	132. Mark Suiso, Makaha
133. David Tamala, Kapolei	134. Bernadette Tebia, Wai'anae
135. Gina U. Teixeira, Wai'anae	136. A. Timbreza, Wai'anae
137. Ronald Timbreza, Kapolei	138. Eustaquio Tubania, Wai'anae
139. Veronica Tubania, Wai'anae	140. Tony Turner, 'Ewa Beach
141. John Tussey, Wahiawā	142. E. Uno, Mililani
143. J. Valderama, 'Ewa Beach	144. Marilyn Valderama, 'Ewa Beach
145. Sheila Valdez, Waipahu	146. Kaukaohu Wahilani, Wai'anae
147. Terry Walden, Wai'anae	148. Carmela Watanabe, Wai'anae
149. Stanley Watanabe, Wai'anae	150. Steve Wendel
151. Ron Wise, Kapolei	152. Andrew Yamaguchi, Kailua
153. Earl Yamamoto, State Dept. of AG	154. Dole Yi, Wai'anae
Dr. Po-Yung Lai, Mayor's Agricultural Liaison	Kathy Sokugawa, DPP Acting Director
Curtis Lum, DPP	Tim Hata, DPP
Scott Ezer, HHF Planners	Eugene Takahashi, DPP
Rob James, HHF Planners	Erin Higa, HHF Planners
Bruce Plasch, Plasch Econ Pacific	Corlyn Orr, HHF Planners

IAL CM-2 Kapolei questionnaire

Q1 Which category best describes your affiliation to this project?

Answered: 34 Skipped: 1



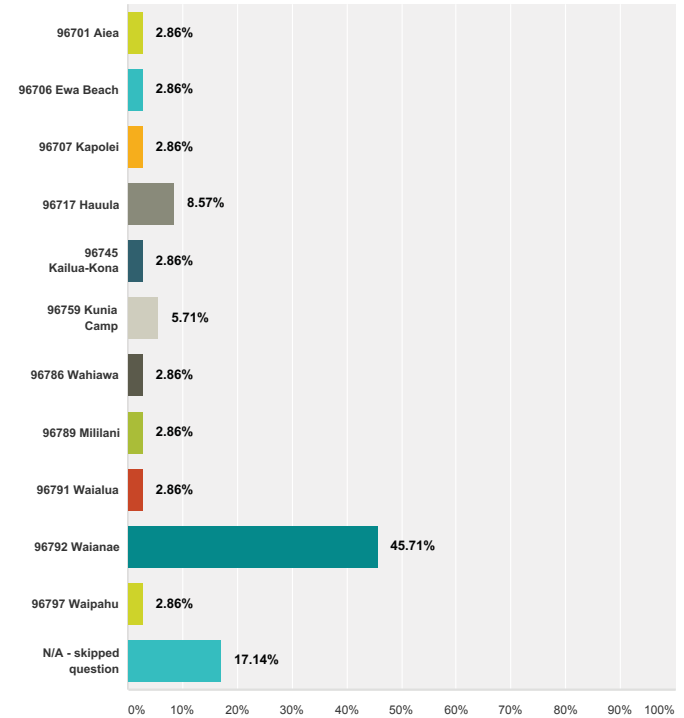
Answer Choices	Responses
Landowner of agricultural land	64.71% 22
Full-time farmer, farming on the land I own	5.88% 2
Full-time farmer, farming on leased land	8.82% 3
Part-time/recreational farmer	20.59% 7
Not a farmer, works in AG-related industry	5.88% 2
Concerned citizen	26.47% 9
Other (please specify)	5.88% 2
Total Respondents: 34	

#	Other (please specify)	Date
1	landowner	1/26/2017 12:08 PM
2	Developing diversified AG Plan	1/26/2017 11:57 AM

IAL CM-2 Kapolei questionnaire

Q2 What is the town and zip code where your agricultural land is located?

Answered: 35 Skipped: 0



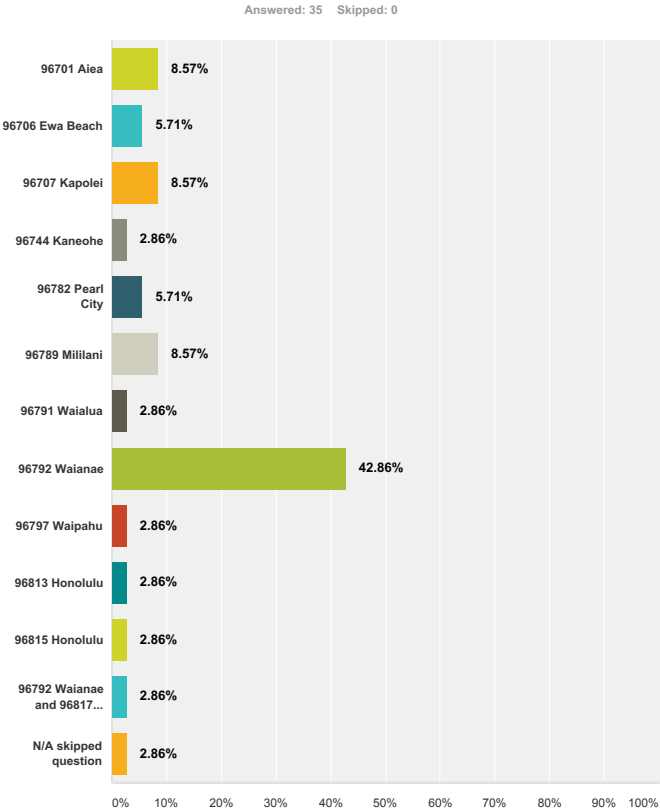
Answer Choices	Responses
96701 Aiea	2.86% 1
96706 Ewa Beach	2.86% 1
96707 Kapolei	2.86% 1
96717 Hauula	8.57% 3
96745 Kailua-Kona	2.86% 1
96759 Kunia Camp	5.71% 2
96786 Wahiawa	2.86% 1

IAL CM-2 Kapolei questionnaire

96789 Milliani	2.86%	1
96791 Waialua	2.86%	1
96792 Waianae	45.71%	16
96797 Waipahu	2.86%	1
N/A - skipped question	17.14%	6
Total		35

IAL CM-2 Kapolei questionnaire

Q3 What is the town and zip code that you live in?



Answer Choices	Responses
96701 Aiea	8.57% 3
96706 Ewa Beach	5.71% 2
96707 Kapolei	8.57% 3
96744 Kaneohe	2.86% 1
96782 Pearl City	5.71% 2

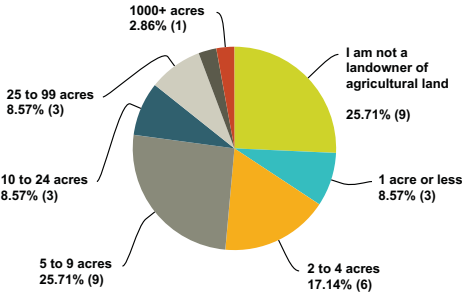
IAL CM-2 Kapolei questionnaire

96789 Milliani	8.57%	3
96791 Waialua	2.86%	1
96792 Waianae	42.86%	15
96797 Waipahu	2.86%	1
96813 Honolulu	2.86%	1
96815 Honolulu	2.86%	1
96792 Waianae and 96817 Honolulu	2.86%	1
N/A skipped question	2.86%	1
Total		35

IAL CM-2 Kapolei questionnaire

Q4 How much agricultural land do you own?

Answered: 35 Skipped: 0

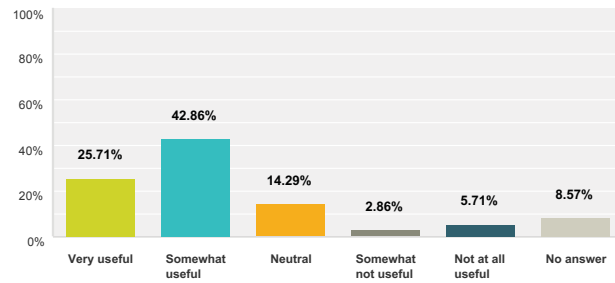


Answer Choices	Responses	
I am not a landowner of agricultural land	25.71%	9
1 acre or less	8.57%	3
2 to 4 acres	17.14%	6
5 to 9 acres	25.71%	9
10 to 24 acres	8.57%	3
25 to 99 acres	8.57%	3
100 to 499 acres	2.86%	1
500 to 999 acres	0.00%	0
1000+ acres	2.86%	1
Total		35

IAL CM-2 Kapolei questionnaire

Q5 How useful was this presentation to your understanding of the Important Agricultural Land designation?

Answered: 35 Skipped: 0

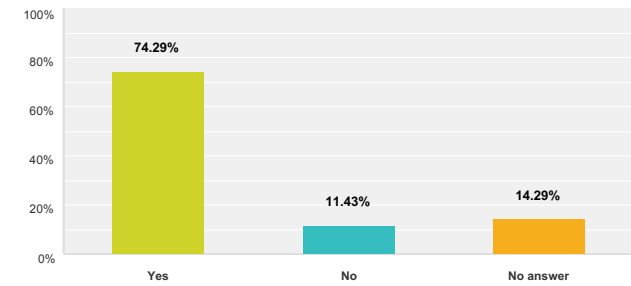


Answer Choices	Responses
Very useful	25.71% 9
Somewhat useful	42.86% 15
Neutral	14.29% 5
Somewhat not useful	2.86% 1
Not at all useful	5.71% 2
No answer	8.57% 3
Total	35

IAL CM-2 Kapolei questionnaire

Q6 Do you feel more educated about the IAL process and city's designation process because of this meeting?

Answered: 35 Skipped: 0



Answer Choices	Responses
Yes	74.29% 26
No	11.43% 4
No answer	14.29% 5
Total	35

IAL CM-2 Kapolei questionnaire

Q7 What remains confusing or unclear?

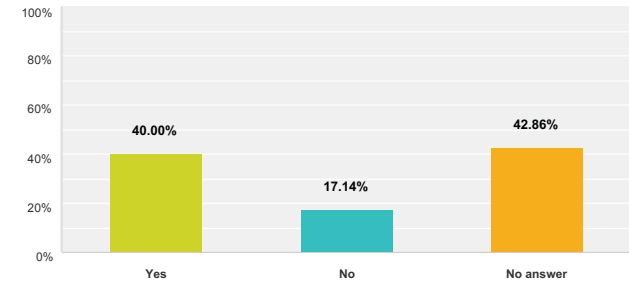
Answered: 15 Skipped: 20

#	Responses	Date
1	There is no real transparency here. What really is the real reason for the designation? It does not appear this new designation will increase agricultural production in Hawaii for independent sustainability.	1/26/2017 12:12 PM
2	Why did this process take so long (38 years)?	1/26/2017 12:11 PM
3	Will IAL protect AG land from "gentlemen" land use?	1/26/2017 12:10 PM
4	I will go to website for information. Need to speak into microphone.	1/26/2017 12:10 PM
5	Importance of IAL designation from what already exists.	1/26/2017 12:09 PM
6	Why would the State not designate Hoopili and Koa Ridge as IAL? Do they not have the power to pre-empt county decisions?	1/26/2017 12:06 PM
7	What does the State and or City get out of owners becoming or joining IAL? This question keeps being thrown back and forth but never answered.	1/26/2017 12:05 PM
8	I agree with the passionate, local and verbal attendance. Hoopili should have been included as IAL, and Koa Ridge too. I hope the state/powers that act, can enact this.	1/26/2017 12:05 PM
9	1. Use of State and Federal land for agriculture? 2. Impact of agricultural production outside of the designated ag lands. 3. Impact of backyard agriculture and urban agriculture in the future. 4. What about lands without good water supply? 5. Why is so much of this land fallow for so long? Could there be other issues/impediments?	1/26/2017 12:04 PM
10	Government corruption is clear!	1/26/2017 12:02 PM
11	Why IAL designation (as first suggested by the Constitutional amendment) was even an issue that came up. Because if enforcement of existing rules and regulations (like actually farming your AG land if you have a house on it) was done, IAL probably wouldn't be needed. I farm my land, when many other "gentlemen farmers" don't. It seems we are ignoring enforcement and just adding bureaucracy. Large corporations and landowners such as Castle and Cooke etc, are the only ones on the IAL (least at present) that I can tell. I hardly make any money and just farm for myself and friends. So tax incentives are not going to help me. What I need is access to farming machinery on a rental/loan basis, training to run it, etc. I am a woman farmer.	1/26/2017 12:01 PM
12	I would have liked to hear more of what the public's concerns were. I was not interested in all the information presented. Why has it come down to this?	1/26/2017 12:00 PM
13	This process should have been done prior to the Hoopili issue. Shame on the City government.	1/26/2017 11:58 AM
14	Why IAL is so important to the State	1/26/2017 11:57 AM
15	No trust that the official will protect the land.	1/26/2017 11:57 AM

IAL CM-2 Kapolei questionnaire

Q8 Were your concerns noted in the meeting discussion?

Answered: 35 Skipped: 0



Answer Choices	Responses
Yes	40.00% 14
No	17.14% 6
No answer	42.86% 15
Total	35

IAL CM-2 Kapolei questionnaire

Q9 If not, what are they?

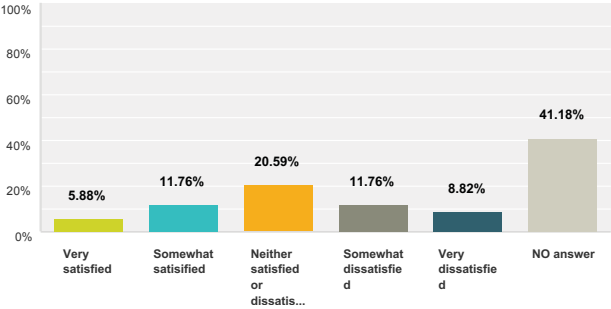
Answered: 8 Skipped: 27

#	Responses	Date
1	The county needs to address individual land owners, not through open forums.	1/26/2017 12:12 PM
2	Ewa Village. What's going to happen to urban land in Ewa Village?	1/26/2017 12:07 PM
3	What if I can no longer farm or can't lease the land for agriculture, what happens to its IAL designation?	1/26/2017 12:07 PM
4	Except for the points above. Why IAL designation (as first suggested by the Constitutional amendment) was even an issue that came up. Because if enforcement of existing rules and regulations (like actually farming your AG land if you have a house on it) was done, IAL probably wouldn't be needed. I farm my land, when many other "gentlemen farmers" don't. It seems we are ignoring enforcement and just adding bureaucracy. Large corporations and landowners such as Castle and Cooke etc, are the only ones on the IAL (least at present) that I can tell. I hardly make any money and just farm for myself and friends. So tax incentives are not going to help me. What I need is access to farming machinery on a rental/loan basis, training to run it, etc. I am a woman farmer. 2. I want to help our island be self-sufficient, one to combat problems such as global warming, etc. Two, because it seems the IAL designation program is more about FEELING we are doing something to protect farmland from urbanization, rather than actually make farmland owners produce/farm the land.	1/26/2017 12:01 PM
5	By the public, not the City and County.	1/26/2017 12:00 PM
6	No explanation as to what happens to AG land that is not part of the IAL.	1/26/2017 11:57 AM
7	My questions were read and answered.	1/26/2017 11:56 AM
8	Danced around the questions.	1/26/2017 11:54 AM

IAL CM-2 Kapolei questionnaire

Q10 If you own agricultural land included on the City's proposed IAL map, how satisfied are you with the proposed IAL designation?

Answered: 34 Skipped: 1



Answer Choices	Responses
Very satisfied	5.88% 2
Somewhat satisfied	11.76% 4
Neither satisfied or dissatisfied	20.59% 7
Somewhat dissatisfied	11.76% 4
Very dissatisfied	8.82% 3
NO answer	41.18% 14
Total	34

IAL CM-2 Kapolei questionnaire

Q11 Please explain your answer in the space below.

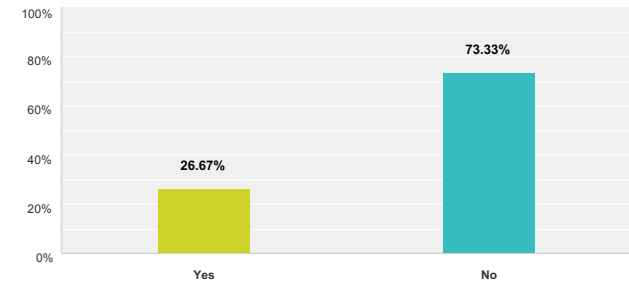
Answered: 5 Skipped: 30

#	Responses	Date
1	As an owner we do not want IAL designation. We will be submitting a letter in writing.	1/26/2017 12:12 PM
2	Will need to research this more.	1/26/2017 12:03 PM
3	I'm very satisfied. Thank you for informing me of the process to designate our property as IAL land.	1/26/2017 12:00 PM
4	There is AG land that is not used as AG land, yet the agencies that are supposed to be watching out for the AG land ignore the abuse of the lands.	1/26/2017 11:57 AM
5	We would like to improve on a product, crop on our property. Hopefully, we will be able to produce a selling crop with grants or funding after being proposed on IAL parcel. We would appreciate being able to attend classes in agriculture, crop production in our area.	1/26/2017 11:54 AM

IAL CM-2 Kapolei questionnaire

Q12 Have you visited the project website www.mapoahuagland.com?

Answered: 30 Skipped: 5

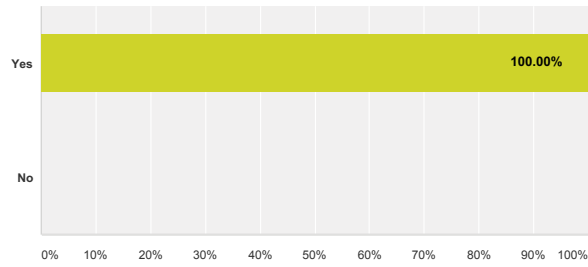


Answer Choices	Responses
Yes	26.67% 8
No	73.33% 22
Total	30

IAL CM-2 Kapolei questionnaire

Q13 Do you plan to visit the website and map viewer after this meeting?

Answered: 29 Skipped: 6

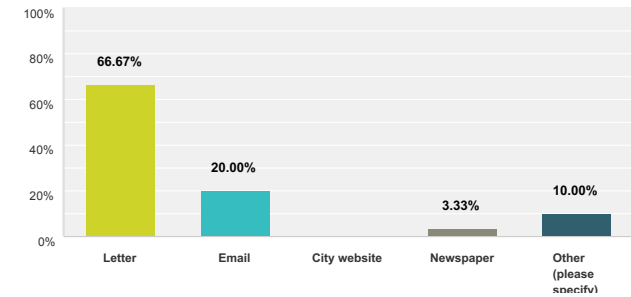


Answer Choices	Responses
Yes	100.00%
No	0.00%
Total	29

IAL CM-2 Kapolei questionnaire

Q14 How did you hear about this meeting?

Answered: 30 Skipped: 5



Answer Choices	Responses
Letter	66.67%
Email	20.00%
City website	0.00%
Newspaper	3.33%
Other (please specify)	10.00%
Total	30

#	Other (please specify)	Date
1	friend	1/26/2017 12:09 PM
2	Email from Kioni Dudley's list	1/26/2017 12:05 PM
3	left blank	1/26/2017 12:00 PM

IAL CM-2 Kapolei questionnaire

**Q15 Do you have any additional comments
or thoughts to share?**

Answered: 9 Skipped: 26

#	Responses	Date
1	I would like to know more on the possibility and process on requesting AG zone land to Urban/Res.	1/26/2017 12:12 PM
2	Stop lying to everyone.	1/26/2017 12:05 PM
3	I like Kioni Dudley's long term vision and dedication to what's right, appropriate and pono. Hope he gets some traction/progress. Good pragmatic idea to defer final IAL process. Thank you for hosting!	1/26/2017 12:05 PM
4	Please make it a point to enforce AG land owners with homes to farm. WHAT GOOD ARE THESE LAWS IF NOT ENFORCED? ENFORCE FIRST PLEASE AND ADD MORE DESIGNATION/RULES LATER PLEASE. Thank you for considering these points. Aloha!	1/26/2017 12:01 PM
5	Why not pay for people to move to where it is more sustainable to live? Rather than make everyone here suffer. Let the rich eat each other UP!	1/26/2017 12:00 PM
6	How many community meetings will be held before a final IAL mapping decision if finalized?	1/26/2017 11:58 AM
7	Thank you. Honouliuli = IAL	1/26/2017 11:57 AM
8	1. Meeting was very useful, found out the City officials can change land designation at any time. 2. What is to stop the Legislature from changing AG land anytime in the future? IAL is a set up for the future when they will change all other AG lands not part of IAL. Some day this will look like the mainland, no more Hawaii.	1/26/2017 11:57 AM
9	Please propose HOOPILI as IAL parcels. We have enough traffic leaving the West Coast.	1/26/2017 11:54 AM



MEETING SUMMARY

Meeting Date: Tuesday, January 17, 2017

Meeting Time: 6:00-8:30 PM

Project Name: O'ahu IAL Mapping Project

Location: Hale'iwa Elementary School Cafeteria

Recorded by: Corlyn Orr

Reviewed by DPP: February 16, 2017

Attendees: see attendance record

Subject: Community Meeting 2

This community meeting for the City's Important Agricultural Lands (IAL) Mapping Project was held at Hale'iwa Elementary School Cafeteria on Tuesday, January 17, 2017. This was the second of two meetings to present the Draft IAL maps and explain the project.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Kathy Sokugawa, Acting Director of the Department of Planning and Permitting (DPP) called the meeting to order at 6:30 PM, and offered welcoming remarks. Scott Ezer, meeting facilitator, then proceeded to share background information about himself, and introduce DPP staff and the planning team. Scott explained that lands approved for the Ho'opili and Koa Ridge developments could not be considered for IAL designation, and then proceeded with the project briefing.

Following the presentation, Scott introduced several public officials, including Senator Gil Riveire, Representative Sean Quinlan, and Earl Yamamoto, Planner from the State Department of Agriculture.

QUESTION AND ANSWER SESSION

Meeting participants were asked to submit their questions in writing. Scott read each of the following questions out loud and provided a response. Both the questions and responses have been documented nearly verbatim to maintain both the accuracy and authenticity of the statement. Due to meeting time constraints, not all of the questions were answered (SEE ATTACHMENT A for questions/responses that were not answered during the meeting)

1. Why is the Pūpūkea community, a primarily residential community, considered as a candidate for Important Agricultural Land designation?

RESPONSE: All of the land at Pūpūkea is designated—is zoned—Country by the County. Country allows agricultural use and residential use. The land is all in the State Agricultural District, and a decision was made by the City Administration to include the Pūpūkea lands in IAL. I want to emphasize that getting an IAL designation will not change the manner in which you enjoy the use of your property. The main downside to being designated IAL is that if you want to take your agricultural land and zone it for residential use—like you need to go to the State Land Use Commission or you need to get a Sustainable Communities Plan amendment or a zone change—instead of a simple majority on that vote, you need a two-thirds majority. IAL is not zoning. It's an opportunity. It's a category of agricultural land that allows a landowner to take advantage of incentives.

2. I have land that was purchased by my grandparents over 60 years ago and never used for farming. Why am I being forced to now use it in such a fashion?

RESPONSE: You don't have to use your land for agricultural purposes if you're designated IAL. You can continue to use your land as you currently use it.

*O'ahu IAL Mapping Project
Community Meeting 2, Hale'iwa Elementary School | January 17, 2017
Page 2 of 20*

3. What happens to my rental units on this property?

RESPONSE: If the rental units were constructed legally, and they're there in a manner that was done properly, there will be no change to the use of your rental units.

4. When they purchased the property, it was "Rural Protection."

RESPONSE: That's something that goes back to the 1950s and 1960s. We don't have that category anymore.

5. What criteria will be used when granting the tax break for farming IAL lands?

RESPONSE: If you make investment in your property and you feel you can take advantage of the IAL tax credit, you fill out the form prepared by the State Department of Tax. You fill it out and you submit it. The conversation occurs between the State Tax Department and the State Department of Agriculture about whether or not your request should qualify for the tax credit. That's how that occurs.

6. How would you guard against someone trying to game the system?

RESPONSE: Interesting question. I think we have to rely upon the folks at the Tax Department and the Department of Agriculture to make sure that it's a legitimate request.

7. If land becomes IAL, how does it affect the resale of my home?

RESPONSE: There should be no change to the value of your property. As I said, you will be allowed to continue the use of your property that you currently enjoy.

8. If it becomes AG land, must it be used for AG?

RESPONSE: I answered that. The answer is no.

9. What happens if only half the property is designated IAL, if it's AG/Residential?

RESPONSE: The area that is identified for IAL does not necessarily include the entire property. There are many instances when the IAL boundary only includes a portion of the property, so in that instance, the incentive would only be usable for that portion of the property in IAL.

10. How does rezoning affect future building on the land?

RESPONSE: Again, this is not zoning. You can still develop and build as you would under the existing AG-1 or AG-2 zoning.

11. Is there an option for private landowners to "opt out" or refuse IAL designation?

RESPONSE: If you do not want to be part of the process, we encourage you—and I believe there's instructions in your hand-out and there are also instructions on the FAQ on the website on what you need to do—to let DPP know you do not want to be in IAL. You have to give a good reason for not being in IAL, and it may or may not be granted, but you do have a right to ask to opt out. The process is in your handout, I believe, and the process is also in the FAQ that's on the website.

12. Are there maps that depict State and County AG lands?

RESPONSE: The maps that we have on the wall show the land that is owned by the State in the AG District. We do not have any printed maps of county-owned lands.

13. Too large of disparity between private and government lands proposed for IAL.

RESPONSE: As I said before, this process is not intended to include government lands.

14. How do I know if my land is designated IAL?

RESPONSE: If you received the letter in the mail from DPP that said your land is being considered, that's how you know. We mailed out almost 2,000 notices to landowners throughout O'ahu informing them of their potential designation, and the meetings and the process that we're going through today.

15. How will the IAL designation affect farm dwelling permitting for land already designated for AG?

RESPONSE: It would be the same process. You have to get a building permit for a farm dwelling, and you would be held to the responsibility of the law that says your unit is a farm dwelling. That's for both county and state law.

16. What am I able to construct on my IAL property?

RESPONSE: Anything that's allowed. If you're zoned AG-1, whatever's allowed in AG-1. If you're zoned AG-2, anything that's allowed in AG-2. If you're zoned Country, whatever's allowed in Country. The same rules apply even with the IAL designation.

17. I pay over \$1,000 an acre for property tax. Will the County reduce my taxes once my property is rezoned IAL?

RESPONSE: Probably not. There's a process where if you dedicate your land to agriculture, you get a significant tax break from property tax. So, if you're IAL and you're not farming now, and you want to farm, you can do that. You can get your incentives, and you can ask for the tax break from the real property folks.

18. Are the "benefits" on a first-come, first-served basis?

RESPONSE: No.

19. Do smaller, poorer farmers receive benefits before larger landowners?

RESPONSE: Doesn't matter how big or large your land is. Doesn't matter how rich or poor you are. If you've got the designation and qualify for the incentives, you're entitled to it. Castle & Cooke is entitled to the same process as somebody who owns one acre or less, and there are some properties that are less than one acre that are being proposed for IAL.

20. If land has voluntarily been placed in AG Preserve for a number of years, will it still go into IAL if it's on the map for IAL?

RESPONSE: Yes.

21. Can you include more small farmers and family farm landowners in your planning?

RESPONSE: Not sure what that means. Whether you thought they should be included in the process or in IAL? When we first made the map, we were blind, we didn't even look at property lines. We didn't care how big the property was. We didn't care who owned it. We just looked at the physical characteristics of the property and mapped those attributes.

22. From the presentation, small farmers were not represented well. Only one person on the list consulted.

RESPONSE: We had 11 farmers, and many of those farmers were small farmers that did own their property. The landowner that was represented on the advisory committee represented a number of the large landowners. Instead of having five large landowners, we had one representative for that group.

23. I purchased a property located on Hale'iwa Road next to a bridge. There's an existing structure on the property and there's also a ditch that runs in the middle. The land is unproductive at its present state because it gets flooded with brackish water when the river overflows and when it rains hard. In order to make it productive, massive truckloads of soil have to be brought in. The property is also next to a residential zone. Can my property be excluded as an IAL?

RESPONSE: I recommend highly that you get in contact with Tim, and discuss your situation with him.

24. I believe it is important to use our good farmland properly, but as much as I want to help that effort, I have no guarantee that later on the State can use IAL status to somehow encumber my property with more rules to make it harder to farm as a small farmer. Can you reassure me that this will not happen in the future?

RESPONSE: In my heart of hearts, I can't see that happening, but I can't predict what may or may not happen in the future. This legislation is intended to increase productivity, increase farming, increase the use of the land, and not to penalize any landowners, in particular small landowners.

25. What are the reasons besides non-suitable soil quality will be adequate reasons that IAL designation can be opted-out from?

RESPONSE: It's not farmed, it's never been farmed, the soils are bad, you have no water, you don't intend to ever farm, it's a small property, it's isolated. There's a number of different characteristics that you might qualify for. But again, each individual situation is unique, and will need to be discussed.

26. I, and another family, have a 5-acre AG land lot with a "CPR." None of the other lots can be developed as "family" farms, meaning no other dwellings can be built until the land is changed—it has to undergo some permitting at the County. Will the IAL designation make it harder for the other families to build, to get "site development" status?

RESPONSE: IAL designation should not interfere with the lawful use of your property, whether it's as a CPR, or as a subdivision, or anything else. There are rules on how many homes you can have on any single agricultural property, which is three. If you've already reached the maximum number, you can't put in anymore.

27. I believe Hawai'i has a unique farming problem in that the land is incredibly expensive. Why was "affordability" not given any concern in the identifying criteria?

RESPONSE: I didn't draft the legislation, so I can't speak for the folks that did that.

28. If only large landowners and corporations can really afford farmland, should that not be part of the IAL as your list has provided or be part of the sustainability plans or the IAL plans?

RESPONSE: The reason that mostly large landowners have taken advantage of IAL to date is because as large entities they're looking out to the future, they're ahead of the curve. There's also a provision in the IAL law that says, if you're a landowner—it doesn't matter how large or small—if you voluntarily put your land in IAL and more than 50% of your land, of all the land you own on O'ahu, is put into IAL, except any land that you own in the State Conservation District, this process cannot touch the rest of your land. So in fact, that is what Kamehameha Schools did. They took over 50% of the land that they own on O'ahu, and dedicated it—put it into IAL—so the rest of their land is excluded from this process. The Robinson Family Partners did the same thing on Kaua'i. A&B on Maui, Parker Ranch on the Big Island—they put land in IAL and whatever happens with the rest of the counties, they cannot be put in IAL.

29. Since the inducements for voluntarily allowing your land to be IAL are only tax breaks which require farmers to be making a substantial profit, will you consider other types of inducements that will actually benefit small farmers? Only large landowners have voluntarily designated their land as IAL. There are also classes being offered, but these are already farming classes that are currently being offered.

RESPONSE: As I said before, it doesn't matter whether you're making a profit or not. If you make an investment in your property, you're eligible to take that investment as a credit.

30. Once the IAL designation is made, how "iron clad" is the protection?

RESPONSE: You can always petition to come back out, but it's a lot harder to get out once you get in, so it would be considered fairly iron clad.

31. And then they go on to say, can it later be changed—like for Ho'opili?

RESPONSE: I think I made myself clear on how the law treats Ho'opili.

32. Once the IAL mapping is done, what steps would be implemented to prevent a future administration from bulldozing it and rezoning the AG lands for more urban growth?

RESPONSE: As I mentioned, there's a whole hierarchy of law. You have to start at the State Land Use Commission, you actually have to start with the North Shore Sustainable Communities Plan because if you're not consist within North Shore Sustainable Communities Plan, you can't go to the State Land Use Commission and your North Shore Sustainable Communities Plan makes a very strong statement about agriculture and its vitality and your desires as a community to keep the North Shore in agricultural use. I'm very proud to say that my firm—and myself and Cory—were the lead planners for the North Shore Sustainable Communities Plan that was adopted by the City Council in 2010, working with many of your friends and neighbors.

33. Given reasonable assumptions about agricultural productivity, how much land would be required to feed O'ahu's population if imports stopped?

RESPONSE: I'm sure you've all heard the seven-day rule, or many of you have, that the stores that we have, our grocery stores and markets, only have seven days of food. So what happens if there's some kind of a catastrophe and we cannot import? I'll tell you right now, we import about 90% of the food products that we consume on O'ahu. We are able to produce about 30-35% of the fresh produce that we consume on O'ahu. With respect to things like eggs, milk, meat and other specialty items, those are all imported. People always want to know, how much land do we need? Today there are approximately 40,000 acres of land that are zoned for agricultural use on O'ahu that are fairly good AG lands that are vacant and are not being farmed. So the question is, how do we get people on the land to farm those 40,000 acres? And I think that's one of the biggest challenges we face has an island community. To ensure that there are people that come with us and behind us that want to farm, because if nobody wants to farm, we don't get food.

34. Why did you NOT include Ho'opili and Koa Ridge in this?

RESPONSE: I already explained that.

35. Can an IAL parcel that consists of organic farming have a legal right to protect them from pesticide spraying by surrounding neighbors who share common boundaries?

RESPONSE: IAL is silent on pesticides. The State laws and rules governing the use of pesticides would prevail.

36. Why do we need to identify important AG lands? ALL AG lands are important.

RESPONSE: Yes they are.

37. Are you really going to listen to the people, or are you going through the motion?

RESPONSE: A lot of you know me, a lot of you don't. I've been in this business for almost 40 years. I've been a practicing planner in Honolulu since 1978. I worked for government. I've been in private sector for 29 years. I worked on the North Shore Sustainable Communities Plan, the Ko'olau Loa Sustainable Communities Plan, working on the General Plan Update, I'm working on this. I've represented a number of government agencies and private landowners with planning advice. I will let my reputation speak for itself and we are not going through the motion, and we do consider seriously all of the comments that are submitted.

38. Are you going to respect the O'ahu General Plan to keep Ko'olau Loa and the North Shore rural?

RESPONSE: I believe this question is probably geared for the Ko'olau Loa Sustainable Communities Plan (SCP), and like you I read in the paper—perhaps yesterday—that Councilmember Ikaika Anderson has announced that he will be moving the Ko'olau Loa SCP forward without the Envision project included in the SCP.

39. Who's on the IAL advisory panel and how were they picked?

RESPONSE: We spent a number of meetings with the City Department and the agricultural liaison for the City. We went through a list of over a hundred people that were farmers, people in the industry, people that contributed to writing the IAL law. We had two of the original drafters of the IAL bill on our advisory committee, so there was a collective decision-making by a number of people and that was how they were selected.

40. What are the names of the technical committee?

RESPONSE: They are posted on the website. You can see who they are by looking at the minutes.

41. If land is designated IAL, then taxation and utilities should be discounted to the landowner.

RESPONSE: There is already an opportunity for taxation. Utilities—if you are on the City potable water system and you are using potable water for AG use—you get a tremendous discount in the use of water.

42. Pay attention. Don't make government an issue like in Nebraska, Oregon and Nevada laws, like incidents like GOVT vs. PEOPLE violence. Issue of legal rights to property.

RESPONSE: We're not trying to restrict people's use of property.

43. How does this process work with the North Shore Sustainable Communities Plan yet to be implemented?

RESPONSE: The North Shore Sustainable Communities Plan, as I mentioned, was updated in 2009 and 2010 and adopted by the City Council at that time.

44. Does HFDC have the ability to supersede these determinations?

RESPONSE: HFDC is a State agency, and would be under the review of the State Department of Agriculture.

45. Will IAL designation help prevent or make enforcement easier of illegal vacation rentals?

RESPONSE: I don't think it will make it any easier. The City is trying to do what it can. IAL has no relationship to that.

46. For landowner initiated IAL, wouldn't it be a great incentive to lock property taxes permanently at the present rate?

RESPONSE: It's a good suggestion.

47. Do you have maps of areas using R-2 recycled water, especially for Wahiawa to Waialua/Hale'iwa?

RESPONSE: I'm not sure if we do, we might. If anybody does have those maps, I would like to see them.

48. Is the prime AG lands currently designated for Ho'opili development in the IAL designated area?

RESPONSE: No.

49. Why would the State not include the state land that is leased to farmers?

RESPONSE: They should and they need to get on their program to identify State-owned AG land. I have no control over what the Department of Agriculture and the Department of Land and Natural Resources does.

50. What percentage of O'ahu's lands are in each of the following zones: Urban, Agriculture, Conservation, Rural?

RESPONSE: Conservation is 41% of all land, AG is 33%, Urban is 26%. (NOTE: O'ahu has no Rural designated land.)

51. This community has resolved to define local food production for local consumption as the highest priority for agricultural land use. How does the current outline for IAL reflect the community's desire that AG land be protected for local food production?

RESPONSE: The law is silent on how the land is to be used. The purpose of the project is not to tell people how to use land, or how to farm, or what to farm. The purpose of the project is to identify the land that is the best AG land and let people make their own decisions about what to raise and what crops to raise.

52. Pūpūkea is zoned Country and some properties are AG.

RESPONSE: I think I already answered that.

53. Wouldn't it be better by the 3 criteria, not to water down the "Important" part of the IAL by lumping it all together whether 1, 2, or 3 criteria are met? A better solution may be to have separate designations: IAL 1, IAL 2, and IAL 3.

RESPONSE: That's an interesting proposition. Again as I mentioned, the consideration by the City Administration was to be as inclusive as possible and include as much land in the IAL designation as they could.

54. If you do not want to be IAL, must you write to DPP before March 31, 2017?

RESPONSE: I strongly recommend that.

55. AG land farmers have certain production requirements. Are these requirements for production or other requirements tied to IAL?

RESPONSE: No.

56. Will I lose my "Country" zoning status if my land is made IAL?

RESPONSE: No.

57. There is a stream on my property. Isn't the easement sufficient for assisting farming efforts?

RESPONSE: I'm not quite sure what question is. If you come see me after, I'll try to help you.

58. Is there a cap on the tax credit, a percentage limit for IAL tax credits?

RESPONSE: No, it's a dollar value.

59. Is funding for the IAL incentives already set aside or will funds need to be incorporated into future budgets?

RESPONSE: As I mentioned, the tax incentive is scheduled to sunset December 31 of this year. It's important that it be extended and the Department of Agriculture is working to make sure that happens.

60. How will a property being CPRed as County and now designated IAL be affected?

RESPONSE: It should not be affected.

61. What are the restrictions for employee housing under IAL?

RESPONSE: My recollection is you can only use 5% or 50 acres of the land, whichever is less, and then you would be limited to the number that would be allowed under the AG zoning.

62. Can I charge rent to my employees?

RESPONSE: Yes.

63. Can I charge part-time employees rent?

RESPONSE: Yes.

64. How many housing units can I build for employees?

RESPONSE: I just went over that.

65. I currently am required to "dedicate" my AG land for AG use every 10 years. Will this still be required as IAL?

RESPONSE: No, IAL will go on. The tax break for AG dedication will still be on the 10-year cycle.

66. How vulnerable does IAL leave a property to "eminent domain?"

RESPONSE: For those of you that don't know, eminent domain is the power of the government to condemn property for public use. If the government wants your land, and there's a public purpose for wanting your lands, and they want to buy it, they can go through eminent domain. They can't—they don't just get it. They have to pay you the market value for the property. IAL will have nothing to do with eminent domain.

67. The IAL designation allows 15% of the AG land to be rezoned for urban or residential use. Will this 15% rezoning clause be allowed for all this IAL-identified properties?

RESPONSE: You only get the opportunity for that 15% clause if you voluntarily dedicate your land to IAL. And then only the land that gets the special processing has to already be set aside for urban use.

68. Is Castle and Cooke with 679 acres paying only \$300 per year property taxes?

RESPONSE: I have no idea.

69. Where does the IAL designation go if accepted/granted? Owner's title report?

RESPONSE: Not sure. It would be identified by City land use records, and I'm not sure whether it would be included on your title report.

70. If the land is farmed and becomes productive, how will the government help in selling the products?

RESPONSE: Well, there's a number of different things going on. I know the State Department of Agriculture funds, supports, and encourages many programs to buy local. We see the benefits of that program on TV all the time. Most of our farmers markets are restricted to locally grown products. There's a rising consciousness of all people who live on O'ahu to buy local products. When we initially—we had some focus groups for this project—we had some members of the retail grocery industry, and we asked them this very question. What kind of percentage of local products do you put on your shelves? These were all the big-name grocers, and they said, "You know, we try we try to have about 30 to 40% of our produce locally grown by local farmers. We could double that. We just can't get our hands on the produce." And people are willing to pay more to buy local. That's been shown. There's been studies and the grocers support that and understand that. The question is getting production out of the land, and getting those products out of the ground and into groceries.

71. Will you have a designation for organic land?

RESPONSE: No, we aren't going to do that.

72. How many of these planners worked for Monsanto?

RESPONSE: Zero.

OPEN FORUM

Meeting participants wishing to speak during the Open Forum were asked to sign up in advance of speaking. Each speaker was given two minutes to speak. Those wishing to speak longer than two minutes were invited to sign up for a second turn, after all others had a chance to speak at least once. Each speaker's comments have been documented nearly verbatim to maintain the accuracy and authenticity of their statement.

1. Herman Ferreira: With all respect to everybody in this room, I come from Waiahole-Waikane. I couldn't understand why I received a map in the mail that this small portion of Waiahole-Waikane is included in this project. I don't understand because some big land developers in the back of Waiahole bought all this property to plant cocoa beans and all of this stuff, and it hasn't gone through. The water tunnels that move all of the water from Punalu'u to the opposite side of the island goes through Waiahole. I don't understand, maybe the Director can say this, why a meeting wasn't held in Waiahole-Waikane. People keep asking about tax rates. I going tell you something about tax rates. I'm a small landowner. If you do not designate, if you do not use your land totally for farming—like me I'm retired and now I farm on my land, I raise livestock and I raise goats—you don't get a tax break. I'm talking about property tax. Everything, all these other incentives that you get, you do not get the tax break. Maybe the politicians in this room can check up on that and let us know why is that. I used to have my land dedicated to farming. Now he said earlier, we get water, discount on water. Once they take away that break that you do not dedicate your land totally for farming, you do not get those deductions. I was paying \$2,000 a year for taxes, now I pay almost 5. With the homeowners insurance and *the property tax, its out of control. But like I said, maybe Mr. Rivera—I voted for you by the way—maybe you guys can check it. Because it's not fair. I don't think

it's fair at all. Thank you for your time. Two minutes is not enough. It's sad, really is. Very deceiving.

2. Dawn Wasson: Aloha. I'm Dawn Wasson, kou inoa. I'm a kupuna from Laie wai. I'm here tonight to object to this process because this process is dictated to you and taking away your rights as to the use of your land. And I want to give these people notice now that I will definitely apply at a contested case hearing. I don't know if many of you guys know, but today is the overthrow of the Hawaiian Kingdom, and I would like all of you to stand as we sing Hawai'i Pono. Please, Hawai'i Pono. (Everyone stands and sings). Mahalo. For all of you, I want to say thank you for your love and respect for the kanaka, the people of this land. I speak as a kuleana and konohiki landowner. My families has been in Laie for 212 years. We have been diligent in protecting our lands, and we have been under attack since then. But to all of you, if your land is kuleana land, you have a tax break of \$300. Look it up. Make use of it. But I say to you, look up this chapter of the Land Use Commission, Section 205-43 all the way to 51. Do not give up your rights, do not allow any of these state agencies or city agencies to dictate to you how you are able to protect your land. It is your right. So please, aole makau, do not be afraid. Stand strong together as one, and do not let them tell you what you should grow on your land and how much, because they are going to confine us into this different criteria. You have to have a business plan, you have to have a business license. We're talking about self-sufficiency. Your land, you grow your own food and eat your own food, and if you want to sell it, you don't need their permission. So love to all of you. Mahalo.
3. Thomas Shirai: January 17, 1867....Today, 150 years ago, my great-great-grandfather was born. I feel that when you do something of this magnitude, you need to go to each specific area. There are six moku on this island. You need to go to each moku and address specifics so that you don't waste time. Also, I do have concerns about some designated areas and stuff like that, but what got me was, you know just like they have the Land Use Commission at the state level, I feel they should have a Hawaiian cultural practitioner representing the Hawaiian culture. You need to have that because it is not just maps. I did my genealogy. It cost me \$0.15 to find this page. Fifteen cents, not \$200 an hour, or so many thousand dollars for getting the same thing. And in that \$0.15, I found my ancestors name, I found his occupation, which was farmer or taro farmer or fisherman, and his geographical location. More than a person that is trained as a consultant with no such feelings. They will go away after that contract is done, but this will be passed on for generations and generations and generations. So, I hear the signal, and the most positive thing that I can see tonight is—I'd like to see everybody, regardless if you like IAL or you don't like IAL—please be civil. Especially when to come to somebody's house. Please be civil. It's alright to disagree, but be mindful and respectful. Thank you.
4. Patricia Beekman: I'm here for Ho'opili. Ho'opili has been put to side and is not considered in the IAL. Ho'opili and Koa Ridge are important. Ho'opili is the best agricultural land on the island, and it produces about a third of the produce that we buy at the local markets. I talked to a professor—Dr. Goro Uehara—and his specialty was soil analysis. He said that the Ho'opili farmland is the best in the country, I think he might have said the best in the nation and it's the only quality agricultural land of that stature on the island and this is what's going to be paved over for development. It took thousands of years to have this quality of land available to us, and once it's destroyed, it's not coming back. A lot of us want to keep fighting until the very end to save Ho'opili. It's important to us as a people. Hawai'i is the most isolated, populated area in the entire world. We get things from the mainland, that's 2,500 miles just to California. What's going to happen if there's war, or some kind of disaster happens and we can't get food from the mainland? We're going to be in big trouble and that's because of the shortsightedness of our politicians. Our political system is corrupt. One

example of corruption is the City Council. I attended the last meeting at the City Council where they all voted to rezone the Ho'opili farmland to Urban so that it could be developed, and none of them—even though there were many of us that were talking about the importance of the agricultural land there—none of the City Council members mentioned any objection to the farmland being destroyed forever. And so we were going out of there saying, we can't believe it. All of them voted to rezone this. Well it came out later that all of them are getting campaign contributions from developers. The amount of contributions ranged from about 42% to about 88%. I'm getting waved off, so my time is up.

5. Choon James: Aloha, just a few points. I'm Choon James from Kahuku. I find it really inconsistent that this project here, this process here, will respect home rule when it comes to agriculture, well when it comes to Ho'opili and Koa Ridge, but the lawsuit about the pesticides in Maui and Kaua'i, they did not give any credit to home rule at all. To me that's a very inconsistent application of city and state ordinances and law. May I also say that all AG lands are important? All AG lands are important. Also, he had mentioned that there were 40,000 acres that were not farmed or that are so-called fallow. Well, most of these 40,000 acres are owned by big corporations and these lands are not farmed because they're under lock and key. Right? People cannot get to it because it's lock and key, and most of it is owned by big landowners. I also want to add that I still have questions about them not wanting to respect the O'ahu General Plan. So my question is, if I have 1,000 acres, does that allow me to set aside a certain amount of development in an area that may contradict the O'ahu General Plan. My question also was, are you going to listen to the people or are you going to go through the motion? It happened to us in the Ko'olau Loa Sustainable Communities Plan. There were 25 members working on it, and at the very end, the development on Gunstock Ranch was just put in. Despite our protests, it was just put in. I hope this process would sincerely include the public, instead of just going through the motion. Thank you.
6. Michelle Tomas: It's no secret that my grandsons and I have been to the City Council many a times, testifying before them about Ho'opili. My family roots go deep when it comes to farming in the islands. My mother-in-law was the daughter of one of the first wave of sakadas that was brought to the islands from the Philippines. She died when she was 95. Members of my family currently have farmland here in Waialua so my roots are deep. In the soil. Koa Ridge and Ho'opili actually set the precedent for all of our farmlands to be rezoned. And we have to understand that. It's a challenge to all the landowners out there to speak out loud and proud and preserve your own land, and be vigilant. My grandsons coined the phrase during the time they were testifying before the City Council—we can't eat concrete. At that time they were ages eight and nine. And they already knew what the land meant to them and what it still means. When that vote came down, they were crushed. They said we cannot trust the government now. Look what they did to the best farmland in the state. That's coming from our children. We are led by our children. They are our future. Think about that. We do this to preserve all this land out here from development. The precedence is already there for big landowners to come in and take it from you. You have to be vigilant. If it can happen out in 'Ewa, it can happen anywhere. So please, speak up loud and proud, attend every meeting you possibly can, pack it even bigger than this because your voices have to be heard. Thank you.
7. Dr. Kioni Dudley: Aloha. I'm Dr. Kioni Dudley. I'd like to tell you that I've been very much involved in Ho'opili since the very beginning. I want to correct you about the situation as far as the law is concerned. It is true that the state law says that you should not include areas that are designated by the counties as urban or to be urbanized. However, when we take a look at what happened here, Kathy Sokugawa who's the acting head of DPP right now and I were at that meeting of the City

Council in 2012 December, and we were considering whether or not to put Ho'opili and Koa Ridge into the study. Now everybody at the Council knew that this would be contrary to the law because Kathy was there and told them so, and that's on the record. That was taped by Olelo and it's still available for people to see. The City Council took Kathy's work, ok, the law says this, but we made the designation about what was going to be urbanized. We made that designation. We at the City Council, and we are saying in this resolution, in spite of that—because Kathy brought it up—in spite of that, we want you to study Ho'opili and Koa Ridge and put them in this study. They're not saying they're going to prevent it, all they said is, we want them in the study. I understand I get 2 minutes if I come back at the end. Please stick around. I have a lot more to say. Thank you.

8. Raymond Arancon: Listening to this presentation that was presented got me all frickin' confused. Messed up my mind. So now I think I need more than two minutes because you have to explain to me, you know, you have to explain out the confusion that you instilled in my brain. OK. Now DPP, City Council, Land Use Commission, Legislature, Courts—they're all part of the State government, right? Is that correct? OK, they're part of the State government, yes? (Scott responds, State and County government.) Ok, so that means that they're governed by domestic law, municipal law, domestic law. Because your presentation stated over and over, you have to comply with State law, compliance of State law, State law, ok. So now that means the rule of law. So now I need to have this confusion cleared up. My question is this. Number one. In 1993, Congress passed the Public Law 103-150 called the Apology Bill, and Congress stated, the United States said, we screwed up. We illegally overthrew the Hawaiian Kingdom. Now, because of that, yeah they want to take over all of this land and stuff, but we screwed up. Now, because of that, number two. Congress passed Public Law 104-192 in 1996 after 1993 the Apology Bill. They incorporated that public law with Title 18, US Code Section 2441, Chapter 117. It's about war crimes and it resulted from the Apology Bill and the illegal occupation. Number three. The International Court on February 5th, 2001, in the arbitral award with Larsen vs. Hawai'i case, in the International Court, they acknowledged and confirmed the Hawaiian Kingdom's sovereignty, continuity and its still existence. That's International Court, 2001 February 5th. Now this comes even more stunning. March 5th, 2015 in the court of Judge Joseph Cardoza, in his criminal case 14-1-08-19, 14-1-08-20, he issued a judicial notice confirming the existence of the Hawaiian Kingdom. A judicial notice in a court here in Hawai'i, Judge Joseph Cardoza. Now my question is this, because of all this confusion—we have to follow the law, follow the law—if that's the case, this hearing demonstrates two things. One, a strong ignorance of the rule of law, and two, a high disregard for the rule of law. So now, explain to me. How can this meeting take place because it's violating the rule of law? The State constitution says, preservation of important agricultural lands to be kept in perpetuity. Perpetuity—that means forever but what the hell....These guys.....
9. Carol Philips: Good evening everybody. I always got to follow the hard act. It's so wonderful. I haven't seen this many—I like to call you guys freedom fighters—but wonderful people together in a room in a long time, so it's nice to be here. I've been following this important AG land thing for 10-15 years, and I just see it as a way to make it easier to rezone about 50% of the AG land in Hawai'i, or to upzone it. So that's really what I think is going on. And the pilikia with Ho'opili is bringing that up. This is not about protecting AG lands. This is about making it easier to rezone unimportant AG lands, whatever that means, and I guess that's just by default. And Scott, I want to commend you because I know that you're going to give your bosses an earful of what you're hearing, so I'm glad that you're facilitating this meeting. I know you're an honest man so I'm not going after you. It looks nice, the North Shore, it looks like we're getting all these important AG lands but it's really the quote unimportant quote AG lands that I'm afraid for. Listening to the gentleman talk before me, and saying that AG lands are supposed to be perpetuity—so what about the unimportant AG lands?

And lastly, someone brought a question up and they said, what was the number of agricultural acres that we need on O'ahu to be sustainable when those seven days are up and we don't have food coming in? That question wasn't answered. It was no one wants to farm. But what is that number? How many acres do we need to have available for agriculture to be able to feed ourselves when we've got a million people. Thank you.

10. Mary Chun: Good evening. My name is Mary Chun. I agree with Carol. Like she mentioned, we are most of us here to protect our AG lands. The AG lands behind my house where I've lived for the last 40 years are in eminent danger. In fact, tomorrow is the City Planning Commission meeting to decide if those AG lands should be turned into, rezoned residential. I live right across the street from the North Shore Marketplace on Kilioe Place, which is a small cul-de-sac next to Achiu Lane. Mr. Scott Wallace has bought the land behind our homes—15 acres or 20 acres—and he's proposing the Hale'iwa Plantation Village and he's going in front of the Planning Commission tomorrow and asking them to rezone that AG land into residential. I'm just asking if there might be anybody here that would like to join myself and my neighbors of Achiu Lane and Kilioe Place on Kamehameha Highway, you know the people that want to protect our AG lands, to go to that Planning Commission meeting. I've never been myself. It's in Honolulu. 550 South King Street at 1:30 in the Mission Memorial Building. It looks like it's down by Honolulu Hale. And they say if you want to give testimony, you have to bring 15 copies. Or you can go and just support us. We really appreciate that. Thank you.
11. Larry McElheny: Aloha, my name is Larry McElheny. I live in Pūpūkea, and I received the same letter I guess several of you folks received. When I read the letter, it started to bring back some memories and I started to think about what little I know about the land use law and the history of it here in Hawai'i. As I reminisce, there's some important milestones. In the '60s and '70s, Hawai'i established one of the most forward-looking land use laws in their country. It was hailed as being very progressive, and just a great land use law. About the same time, maybe previously, there were maps made—ALISH maps, Land Study Bureau maps—that identified all the important AG lands in the islands, and the quality of those lands. For 20 or 30 years, the land use law served us well. One of the primary functions of that law, people don't realize, was to retain open space and contain urban sprawl. So not just about agriculture, but about the philosophy about land use. As I said, the land use law worked very well for years and years. The ALISH maps were referred to in EIS documents and so on and so forth. There's plenty of good maps that identify AG lands already. And then around plus or minus a few years, around 2005, somebody came up with this great idea, Hawai'i Revised Statutes 205-42. And so I started asking couple of land-use attorneys that I know, what's up with this? What's going on with this IAL land program? I'll just read you some quotes. Now these are people that are attorneys, licensed attorneys, but they don't work for developers, they work for nonprofits. This is what they said about this program. It's an attempt to dismantle Hawai'i's land use law. It offers little or no additional permanent protection. IAL is a joke. It encourages development outside the urban core via the trade-offs. It is very confusing. Is this intentional? How can land that has residential development be considered important AG land? Why is Ho'opili and Koa Ridge not included? And so on and so forth. Thank you.
12. Jay Izaguirre: My name is Jay Izaguirre. I'm from Waiahole on the other side of the island. I wasn't even going to say nothing, but I was born and raised farming. My papa, my mother, my tutu, everybody. To me, it's just so much. It's just everybody talking, and you know, it just comes back to food. Food, and your guys land. I know somebody come to me and telling me something I wouldn't understand, its kind of a lot to take in, but I just do my homework. I still farm. I'm from Waiahole. We have access to water, there's an auwai on property, thankfully. You guys have what, spring

water and our water? But I don't even care. I know all the old-timers care, and I respect that, that's how we was born and raised. I've climbed through those tunnels. I popped out in Waipio. All I can say is to the farmers and to all the people, you know, buy local produce. It helps. It puts boots on my kids, it puts tires on their dirt bikes, you know what I mean? It buys me diesel. I mean, come on. I never heard one thing about diesel. Or you're talking about how we want farmers. I swear I meant at least 10 guys my age who want to farm. That's not one joke. All the old people farm. And they bus'. Seven days a week. And I do construction. I didn't want to talk. I just wanted to say thank you for the people that buy produce and the people that plant produce because that's how you goin' get independent is money. You need more money.

13. Karen Murray: Hi, my name is Karen Murray. I'm terrible at public speaking. I remember my first time I ever spoke in public was at a Waiahole thing. Anyway, I want to show you my sign first off. OK. There's a difference between prime AG land and land that you use R-2 water. That you have to use R-2 water, or land that you have to pump the water up to. There is a major difference between land that doesn't get enough sun so your crops mildew, that are higher up. There's a lot of things that go into farming, and that young man was right because I know a lot of young people who want to get into farming and just can't get on the land. And it's hard once they do get on the land to stay on the land. You know, I was a produce buyer at the co-op, and I had a friend who was up here, and he was farming organic, and all his things got stolen. The final straw was when his tractor got stolen, and the tracks led right to the person that stole it, and the police couldn't help, and said, sorry there's nothing we can do for you. I know there's a lot, a lot of challenges for young farmers. The other thing is this thing, important AG lands vs. unimportant AG land. You know, this whole thing just smells. Trying to get around laws, and divide it and sell it somehow as commodities, somehow. I wrote notes 'cause I'm so terrible at speaking. So I wrote, padding of the acreage? Why would you include R-2 water land with Ho'opili? Ho'opili which has clean water. You cannot even put that R-2 water on crops, that the part that you going to eat, so you cannot grow root crops, you cannot grow anything that might sit on the soil. So why would you lump that in with prime AG land? It looks like they're trying to pad it all together and say, oh look Ho'opili is not that big a place. It's not one third, so we have a lot more than we think. There's a lot of ways to play with numbers and this just looks like one of them.
14. Travis Overlay: My name is Travis Overlay, and I'm a biotechnic farmer. I followed the IAL for a little bit over the past few years, and one of the things I want to point out is just as an observation, is it seems to me, we have to have all these agencies and government groups come in to solve one question or to basically answer the question, what is the best AG land? It seems redundant. We know what the best AG land is. There's something else going on, and that's why the public is a little disconcerted. Here's the big problem. This community—right here especially—we all resolved to define local food production for local consumption as the highest priority for agricultural land use. That's it. That doesn't mean you can't do all these other kinds of things. It just means that as this community, we said we want food production. The thing about when we hear agriculture, sometimes some of our representatives, they speak of it real generously, like they speak about education. We all want agriculture, but there's two ways to talk about agriculture. One way is food production and that's what we think we're talking about, but the other way is everything but food production, and that's where it's profitable because food production cost the most to get into, you make the least amount of money. It's not a big, big, big money-making business. There's no incentive so what are we doing to show that IAL protects food production? What are we doing? Now that right there is a criteria. If IAL works and is successful, it's only successful because it increases our local food production. That's how we know if it's successful. If it doesn't do that, what are we doing here? We're just padding some development. Let's be truthful. That being said,

the greatest strength we have in the IAL—because this is going forward—is the soil standards. The soil standards is the loophole, it's the weak spot. We can upgrade, we can fight for really, really, really tight soil standards, so it's expensive. So if you want to be on IAL, you gotta take care of the land, you gotta take care of the soils so it is sustainable. That's one of the things that we can do, so I would encourage all of us to key on to that. It's also important because as a biotechnic farmer, I'm into living soil. My dirt needs to be alive, and that's why I have a little bit of a spirit comradery with some of my Hawaiian comrades, because they look at the soil, the aina, as something that's spiritual and living. The IAL lands—if it doesn't take that into consideration—I don't think it's very important for us. So let's support something in that direction. That's all I have to say. Thank you.

15. Earl Dahlin: Good evening everybody. I hope everybody's having a good time. Hey guys, I don't have no notes. What I'm gonna say comes from my heart. I've been hearing a lot about that function on the west side. Before it was all AG land, right? What happened? Our Legislature voted to put this new housing in there, they restructured the land. Now, the law comes from our Legislature. They can change anything. What's going on here now, guess what? Down the road—ding, ding—open open the lights people. They can change it. The law could change, anything that they want. Look what happened in the last 100 years. How many people lost land? Now agriculture used to be our kingpin—pineapples, cane fields, and all that. Now, what we got in there? All about housing. How many houses are they putting up there? 10,000? 20, 30,000? A hell of a lot of housing. Guess what? Our highways cannot even handle what they doing. Our state puts in the houses before they tend to the roads. That's pretty lame. That's why today, on the news this morning, guys who came out of Wai'anae and 'Ewa Beach, one hour and 45 minutes to go to work. And the idiots go down there, and buy houses. Why? Because they have to get some place to live and all that. The only way this is going to happen is if the State turns around and vote—which is our Legislature—vote that the North Shore will stay AG for the next hundred years. If they vote on that, guess what? We're gonna have our country still there. We're not going to have what's happening down in 'Ewa Beach right now. And that's sad, because I do not want to be there. Everybody, thank you very much, think about it.
16. Makani Ortogero: Aloha mai kakou. My name is Makani Ortogero, and I am a descendant of a farmer—seven generations of farmers, as are many of you in this room, especially for those that have been here for generations and those that have chosen to make a life in the country or in agricultural areas. I just want to point out that it's being as far and away from any other land mass, we are reliant upon food. In old Hawai'i, which had the best management of our islands and of our people and of health, prior to the state of Hawai'i taking dominant control and also Federal Government, food was the most important thing, with education balancing of the same points. Because food is the very first thing that we need, and nourished with when we are born. We are immediately up upon our mother's breasts, or now it's a bottle. I was taught by my grandparents that the first thing that you do is you feed a person. If you have nothing else to do, you bring salt. You bring pa'akai. When we go over to families' houses, we bring food. Food is our culture here. It's more than real estate. Yes, we are in a housing deficit, but that's only because the State as well as the City and developers have allowed it to be that way in the name of money. The problem that I tend to see is that with Federal regulations coming down and being more restrictive on agricultural laws, with FSMA (Food Safety Modernization Act) coming down, it doesn't allow for a local community to produce enough food to feed itself. Now if we're going to take a look at a local community being statewide, or even better yet, island-wide, why does there need to be a designation of Important Agricultural Lands vs. all agricultural lands? And I'm going to bring up this point because tomorrow, we have some previously-important agricultural lands that once were taro fields that Auntie has talked about earlier, as being on the City and County's DPP list for rezoning to

Urban, where the State has already designated the Urban line is up mauka of Whitmore. We have problems with local food production. I'm sorry, I'm not getting to what I want. The real problem is what we need to take a look at, because farmers can't get on land—and I'm still a farmer—is infrastructure. Water comes last, soil comes last in their development and their ideas. And that's due to the Real Estate Board, the Real Estate Commission. Land is so expensive for farmers, so when important agricultural land is designated and the rest is forgotten because there's not enough farmers, it's basically taking—you're basically running before you can walk. It's more important that you actually look. Sorry I'm not going to stop. It's more important that the State and the City looked, because the City is trying to align with the State? That's our—on the County level, it basically puts it in the hands of the legislators, and on the legislative level, most legislators don't live in agricultural zones. They hear population boom, they hear the problem with population. They don't hear how the families can't be fed. So they're listening to the people in their zones, and all of our Representatives and our Senators that represent agricultural land will not be heard and will be overridden. So just take a look and understand, you guys, don't be afraid to fight. Don't be afraid to ku'e, and talk as loud as you want, long as you want, and harass them. Harass them as much as you can, and write those petitions. Write as much as you can to your senators, let them know. More importantly, get your hands in the dirt, get your hands in the soil because then you're a statistic for them to be used. Mahalo.

17. Kalani Asam. Tomorrow, I'm looking forward to going to the legislature at the Crap-itol. And if you've ever been to the crap-itol building, you will notice a big hole in the middle of the building? That's called the vagina-rena. It attracts an awful lot of dick heads that have been disrespectful to my people from day one, since the queen did what she did honorably, the most magnanimous individual on the face of the Earth at that time. We prove to all the white folks that we can not only be better than you whites, but we gave you frosting on your cake. So—understand this. Everything that is here, that has been here since 1893, has been illegal. Period, no discussion. Learn our history and you will understand, truly, what being pono is all about. Nobody since the arrival of Captain Cook has been pono. And also, I'm looking forward to taking the big chopsticks I can, forks, anything I can, I'm going to start eating them politicians tomorrow. Mahalo.

ADJOURNMENT

The meeting was adjourned at roughly 8:30 PM.

ATTENDANCE RECORD

1. Marianne Abrigo	91. Michael Lyons
2. Racquel Achiu	92. M.K.
3. Derek Agadar, Twin Bridge Farms	93. Ralph K. Makaiau
4. Renie P. Agsalda	94. Chandler Mallette
5. Ryan Ah Quin	95. Paul Mallette
6. Tim Aki	96. Mallette Family, Waialua
7. Allen Alana, Ka Mauna o Oleveta Church	97. Mark Martinson
8. Justin Alexander	98. Jeanne Martinson
9. Leif Andersen	99. Michele Matsuo
10. Conrad Anguay	100.H. Doug Matsuoka, Hawai'i Guerrila Video Hui
11. Andrea Anixt	101.Larry McElheny
12. Raymond Arancon	102.Al Medrano
13. Kalani Asam	103.Fred Mencher, East O'ahu County Farm Bureau
14. Mark Bartley, Mohala Farm	104.Antya Miller, North Shore N.B. 27/ North Shore Chamber
15. Bert Beaman	105.Belinda Miranda
16. Greg Bellows	106.Yumi Miura
17. J. Bennett	107.David Miyamoto
18. Janna Bills	108.Gaylord Miyata
19. Bill Braden	109.Ken Mohica
20. Jinny Braden	110.David Morgan, Kualoa Ranch
21. Scott Brewer	111.Karen Murray
22. Steven P. Brooks	112.Daniel Nellis
23. Noe Bunnell, Lokoea Farms	113.Michael Nielsen
24. Dave Burlew	114.Jim Niermann
25. David Bybee	115.Mary Nitsche
26. Matthew Cabamongan	116.Shawn Nitsche
27. Deloros Campbell	117.Linda Noey
28. Candace Chase	118.Eugene O'Connell
29. Robert Cherry, Flying R Livestock	119.Kaya Ogdemli
30. Mary Chun	120.Josh Omatea
31. Tom Coulson	121.Representative Marcus Oshiro
32. Ed D'Ascoli	122.Pae'aina Landscaping LLC
33. Roy DeCoito	123.Kathleen Pahinui, North Shore N.B. 27
34. Andre DeRosa, Farming Naturally	124.Ivy Pang
35. Andrew Dewees, KLRf	125.Jarrett Pang
36. Rexann Dubiel	126.Terry Partlon
37. Teofilo Duldulao	127.Steven Pascual
38. Malia Evans	128.Henry Peters
39. Herman S. Ferreira, Jr.	129.James Peterson, Jr.
40. Rawleen Fisher	130.Sharon Peterson Cheape
41. Erik Forgerson	131.Carol Phillips, North Shore N.B. 27
42. Frank Foster	132.Robert Pickering
43. Raynel Foster	133.William Posenecker
44. Christophe Frat, AgriMar Farm	134.Margaret Primacio
45. Ruth Fukuchi	135.Bill Quinlan
46. Grant	136.Elizabeth Rage
47. Joy Galapia	137.Ambika Ramamurthy
48. Lenny Galapia	138.Edith Ramiscal
49. Nevin Gatchalian	139.Emily Ramones

50. Rebecca Gonzales	140.Brittany Rits, Rep. Matsumoto's Office
51. Gerald Gordon	141.Pamela Rivera
52. Amelia Haak	142.Rocky Rivera
53. Mark Hamamoto, Mohala Farms	143.Rusty Schoolford
54. Dean Hamer	144.Kevin Seid
55. Laura Hankins	145.Phyllis Shipman
56. Gina Hara	146.Thomas T. Shirai, Jr.
57. Andy Healey	147.Edward R. Silva
58. Lora Healey	148.Leslie K. Silva
59. Jeffery J. Heinold	149.Cathy Silva-McCabe
60. Deldrene Herron, Punalu'u Comm. Assn.	150.Joelle Simonpietri
61. Jennifer Homcy	151.S. L. Smith
62. Gary Ilalaole	152.Leon Sollenberger
63. Sue Ilalaole	153.M. Takemoto
64. Andrea Ivey	154.Matt Terte
65. Robert Jay Izaguirre	155.David K. Taogoshi
66. Choon James	156.Rona Totoki
67. Amelia G. Jodar	157.Rustyn Totoki, Mokuleia AG Lands
68. Robert Justice	158.Ryan Totoki, Gosei Investments, LLC
69. Piilani Kaleikini	159.Edward Tseu
70. Sam Kaleikini	160.Fituina Tua
71. Winona Kaniho	161.Mary Tubbs
72. John Kapu	162.Tim Tybuszewski, North Shore Comm. Land Trust
73. Kawika Farm	163.Uila Vendiola
74. Sydnee Arth Kekina	164.Dan Walker
75. Jenny Kelly	165.David C. Wallace
76. Kevin Kelly	166.Norman Wang, Hawai'i Basecamp Farm
77. Meredith Kelly	167.Dawn K. Wasson
78. Ryan Kemp, Lamplighter Energy	168.Steve T. Watanabe
79. Tevita O. Kili	169.Renee Webb
80. Don Kilmer	170.Kathryn White
81. Rawlette Kraut	171.Scott White
82. Jose Lagud	172.Rick Williams, Rainbows End Farm and Nursery
83. Janice Lee	173.Joe Wilson
84. Shannon Lee	174.Ronald Worley
85. Agnes Leinau	175.Bellodgia Yamamoto
86. Bob Leinau	176.Earl Yamamoto, State Department of Agriculture
87. Gladys Awai Lennox	177.Elissa Yellin
88. Barb Luke-Boe	178.Albert Yellin
89. Francis K. Lum, Jr.	179.Arnette Yuen
90. Jim Lyons	
Dr. Po-Yung Lai, Mayor's Agricultural Liaison	Kathy Sokugawa, DPP Acting Director
Curtis Lum, DPP	Tim Hata, DPP
Scott Ezer, HHF Planners	Eugene Takahashi, DPP
Rob James, HHF Planners	Erin Higa, HHF Planners
Bruce Plasch, Plasch Econ Pacific	Corlyn Orr, HHF Planners

ATTACHMENT A | OTHER QUESTIONS

The following questions were not addressed during the Question-and-Answer portion of the meeting due to time constraints.

a. How many on the panel are farmers?

RESPONSE: This was answered during the Q-and-A session. See response to Question #22.

b. Will IAL reduce the value of my property?

RESPONSE: This was answered during the Q-and-A session. See response to Question #7.

c. My neighbor's six acres of AG land has been rezoned so he can build 26 homes. Why should I allow my property to be rezoned IAL when my neighbor will be building 26 homes? Am I able to use wind, solar and hydro power?

RESPONSE: This was answered during the Q-and-A session. See response to Questions #1 and #10.

d. Large landowners like Kamehameha Schools hold so much land and sell lots small enough to afford so infrequently (keeping prices very high). What inducement can be included in your plans to get people small, affordable lots for farming and living on?

RESPONSE: The incentives available to landowners of IAL are just one of the many mechanisms that are necessary to make farming economically-viable for landowners and those wanting to farm.

e. What are the County incentives for IAL?

RESPONSE: The State offers up to 11 different incentives for IAL. The Board of Water Supply offers an agricultural water rate for potable water used for AG. The City is researching possible incentives for IAL.

f. How do you see these small lots becoming farms? 1. Steal them from the owners by paying less than market? Or 2. Steal them from the taxpayers by paying 50 times the value of farmland?

RESPONSE: Being designated IAL does not affect ownership of land.

g. You say you want farmers to apply for more land to farm. What will you do to move the process of leasing land smoother?

RESPONSE: This is beyond the scope of the IAL mapping project.

h. After requesting not to be IAL before March 31, 2017, can that be changed to IAL in one or two years?

RESPONSE: Yes. If your land is not designated IAL through this county-initiated process, you may voluntarily petition the State Land Use Commission for IAL designation as an individual landowner.

i. Q-10 on handout: What does it mean? "Until action is taken, there is no effect on ownership and development rights."

RESPONSE: The response to Question 10 in the FAQ reads, "This is only the recommendation phase. No decisions on IAL are made until action is taken by the State LUC. Until action is taken, there is no effect on ownership and development rights." This means that the State Land Use Commission provides final approval to designate which lands are given IAL status. For clarification, even if the LUC designates land as IAL, an IAL designation does not affect existing ownership or development rights.

j. Are the IAL benefits available to new owners if the property sells?

RESPONSE: The IAL designation should be available to new owners if the property sells. A similar question was asked during the Q-and-A session. See response to Question #69.

k. Will you have a process for creating transition to organic lands categories? According to the Board of Water Supply, the 'Ewa Plain uses 1 million pounds a year of activated charcoal to take out years of pesticide and fertilizer used above the water lens. Are there plans to plant and create/replace-integrate watersheds that were chopped down in order to support the rainfall in different areas?

RESPONSE: A question about organic lands was asked during the Q-and-A session. See response to Question #71. This project is about mapping important agricultural lands. Protecting and improving the health of the island's watersheds is addressed by the Board of Water Supply in their regional watershed management plans.

l. What about ecovillages (small farmers)? How can these types of planning fit in the IAL system?

RESPONSE: This was answered during the Q-and-A session. See response to Question #5.

m. Are the 40,000 acres with pesticides or organic?

RESPONSE: This is not known because farming methods were not considered.

n. Are incentives given or subject to approval?

RESPONSE: This was answered during the Q-and-A session. See response to Question #7.

o. What is tax credit, reimbursement process, criteria?

RESPONSE: This was answered during the Q-and-A session. See response to Question #5.

p. How are IAL incentives different from incentives/grants offered by USDA, Hawai'i Farm Bureau Hawai'i Organic Farming Association, and other agencies, i.e., OHA?

RESPONSE: The IAL incentives are specific and only eligible to land designated as IAL.

q. Who is on advisory committee?

RESPONSE: This was answered during the Q-and-A session. See response to Question #39.

r. What weight is given to/for public input and community comments?

RESPONSE: DPP will take into consideration public input and community comments when preparing the final maps.

s. Will final report be available for review and to public input prior to submittal and decision by LUC?

RESPONSE: Yes, the final report and final IAL maps that are transmitted to the City Council for action will be published. The public will be able to comment during the City Council review process.

t. Is there an allocated yearly budget for incentives? If yes, what is it (how much)? If no, why not?

RESPONSE: The State Department Agriculture is authorized to certify refundable qualified agricultural cost tax credits up to \$7.5 million annually. As noted in the response to Question #73 during the Q-and-A session, the tax incentive is scheduled to sunset December 31 of this year. It's important that it be extended and the Department of Agriculture is working to make sure that happens.

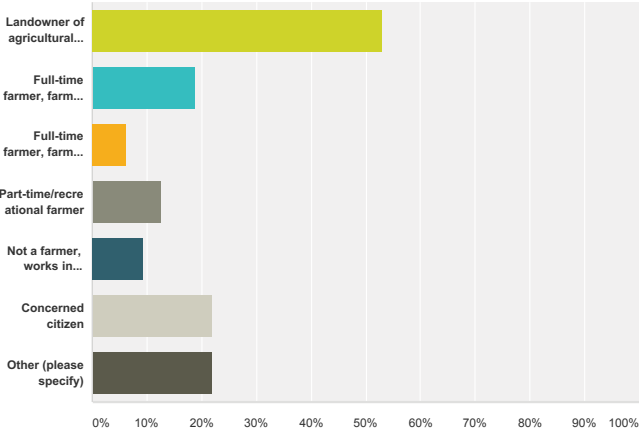
u. How much did the Phase I Study cost?

RESPONSE: The cost of completing the Phase I Study was \$200,000.

IAL CM-2 Haleiwa questionnaire

Q1 Which category best describes your affiliation to this project?

Answered: 32 Skipped: 0



Answer Choices	Responses
Landowner of agricultural land	53.13% 17
Full-time farmer, farming on the land I own	18.75% 6
Full-time farmer, farming on leased land	6.25% 2
Part-time/recreational farmer	12.50% 4
Not a farmer, works in AG-related industry	9.38% 3
Concerned citizen	21.88% 7
Other (please specify)	21.88% 7
Total Respondents: 32	

#	Other (please specify)
1	resident who lives next to AG land
2	rare plant nursery
3	Interested in farming, studying natural systems, organic farming, permaculture, korean natural farming
4	landowner adjacent to AG, borders my property
5	represents the district as a legislator
6	property adjacent to farmlands
7	property proposed for IAL

IAL CM-2 Haleiwa questionnaire

Q2 What is the town and zip code where your agricultural land is located?

Answered: 32 Skipped: 0

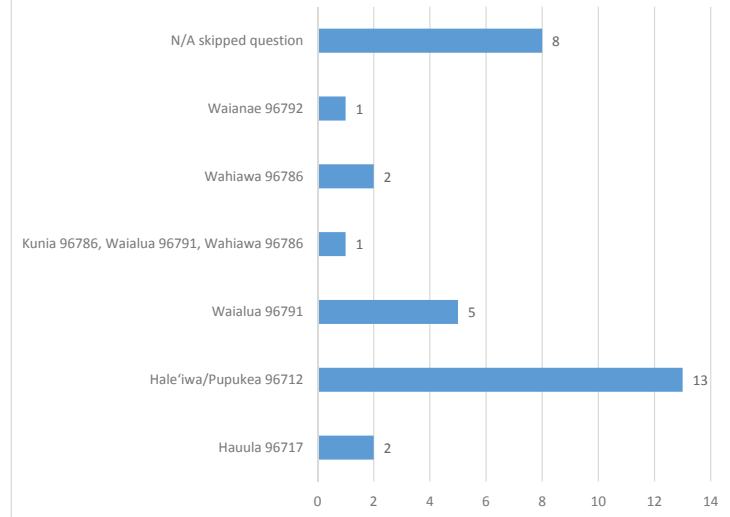
Answer Choices	Responses
Zip code	78.13% 25
N/A	21.88% 7

#	Zip code
1	Haleiwa 96712
2	Hauula 96717
3	Haleiwa 96712
4	Waianae 96792
5	Wahiawa 96786
6	96712
7	96712
8	96712
9	Haleiwa 96712
10	Pupukea 96712
11	Wahiawa 96786
12	96791
13	Haleiwa 96712
14	96717
15	Waialua 96791
16	96712
17	96712
18	Kunia, Waialua, Wahiawa
19	96791
20	96791
21	96712
22	Haleiwa 96712
23	96712
24	96791
25	N/A
#	N/A
1	N/A
2	N/A
3	N/A
4	N/A
5	N/A

IAL CM-2 Haleiwa questionnaire

6	N/a	
7	N/A	

What is the town and zip code where your agricultural land is located?



IAL CM-2 Haleiwa questionnaire

Q3 What is the town and zip code that you live in?

Answered: 32 Skipped: 0

Answer Choices	Responses
zip code	93.75%30
N/A	6.25%2

#	zip code	
1	Haleiwa 96712	
2	Kahuku 96731	
3	Haleiwa 96712	
4	96701 and 96744	
5	Waipahu 96797	
6	Waialua 96791	
7	96712	
8	96712	
9	96712	
10	96712	
11	Haleiwa 96712	
12	Kahuku 96731	
13	Milliani 96789	
14	96791	
15	Haleiwa 96712	
16	Kaaawa 96730	
17	96717	
18	96712	
19	Haleiwa 96712	
20	Milliani 96789	
21	96712	
22	96712	
23	96759	
24	96813	
25	96734	
26	Haleiwa 96712	
27	96712	
28	96791	
29	96734	
30	Haleiwa 96712	
#	N/A	

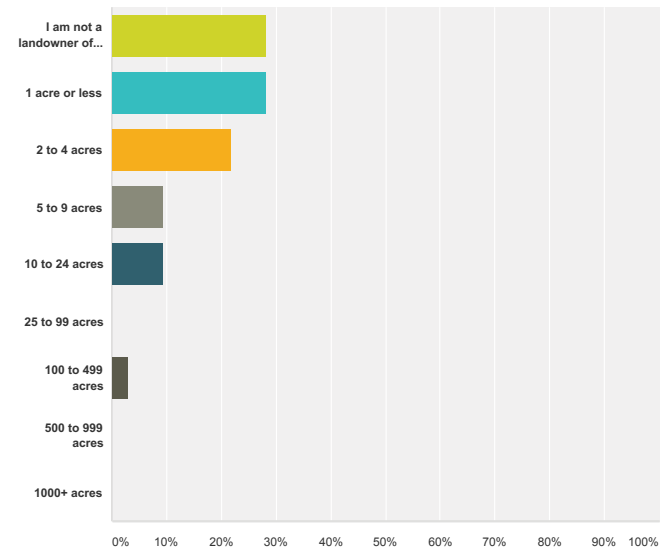
IAL CM-2 Haleiwa questionnaire

1	N/A	
2	N/A	

IAL CM-2 Haleiwa questionnaire

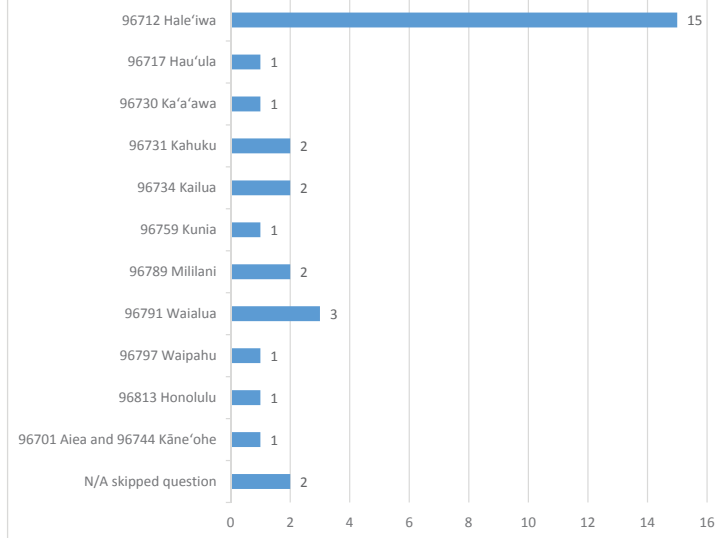
Q4 How much agricultural land do you own?

Answered: 32 Skipped: 0



Answer Choices	Responses	
I am not a landowner of agricultural land	28.13%	9
1 acre or less	28.13%	9
2 to 4 acres	21.88%	7
5 to 9 acres	9.38%	3
10 to 24 acres	9.38%	3
25 to 99 acres	0.00%	0
100 to 499 acres	3.13%	1
500 to 999 acres	0.00%	0
1000+ acres	0.00%	0
Total		32

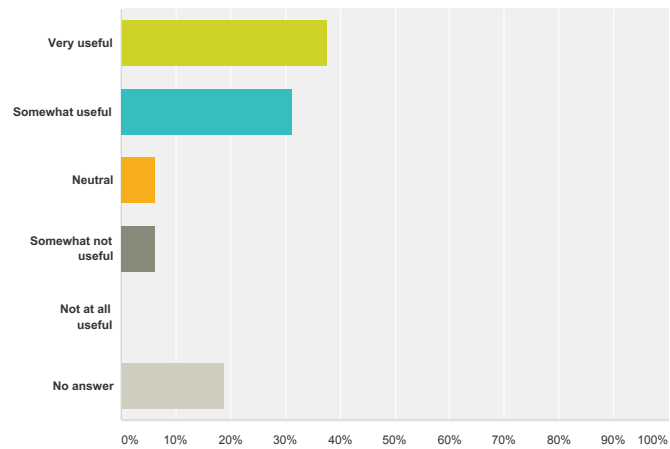
What is the town and zip code that you live in?



IAL CM-2 Haleiwa questionnaire

Q5 How useful was this presentation to your understanding of the Important Agricultural Land designation?

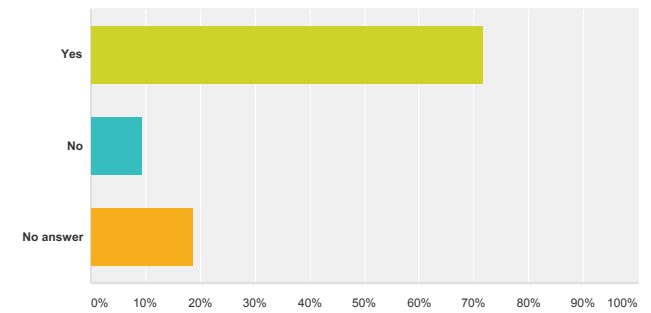
Answered: 32 Skipped: 0



IAL CM-2 Haleiwa questionnaire

Q6 Do you feel more educated about the IAL process and city's designation process because of this meeting?

Answered: 32 Skipped: 0



Answer Choices	Responses
Yes	71.88% 23
No	9.38% 3
No answer	18.75% 6
Total	32

IAL CM-2 Haleiwa questionnaire

Q7 What remains confusing or unclear?

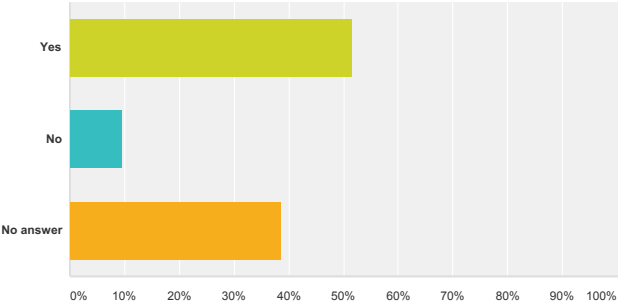
Answered: 14 Skipped: 18

#	Responses	
1	What happens to the land "NOT" dedicated to IAL? Can that portion be changed to NONE AG; i.e., subdivision, R-5, etc? If 1/2 the land is designated IAL and the other 1/2 "wasteland," what development would be allowed?	
2	blank	
3	A little educated but still confused. In the end, this process is questionable. Not sure why speaker does not specifically talk about current water patterns and how the various areas can be made into watersheds to support all AG lands. Also, many young people want to farm but there is a problem with access to a community like an eco-village where people can farm/live and help each other. Also, I am still unclear why Hoopili and Koa Ridge cannot be talked about in terms of AG land.	
4	How can private land be designated when presenter said it would be voluntary?	
5	My neighbor wanted to know if they can build an ADU on their property if its classified as IAL?	
6	Want to know more about benefits/incentives and how/when small farmers can take advantage of them.	
7	How were these lands selected to be part of the IAL?	
8	Will urban land value increase causing more local residents to be priced out of paradise and create more homelessness?	
9	Why would I want IAL designation on my residential land, labeled "country?"	
10	BEnefits of the initial rollout were for large landowners to re-zone 15? No benefit for small landowner?	
11	Point of law? Goal of IAL? Protection for landowners rights?	
12	The true agenda of this program.	
13	Why only some AG lands are being considered? I don't understand where the State/City Council disregards Koa Ridge and Hoopili.	
14	If we have 40,000 acres of AG land not in use already, how do you foresee designating residential communities to help increase AG use?	

IAL CM-2 Haleiwa questionnaire

Q8 Were your concerns noted in the meeting discussion?

Answered: 31 Skipped: 1



Answer Choices	Responses	
Yes	51.61%	16
No	9.68%	3
No answer	38.71%	12
Total		31

IAL CM-2 Haleiwa questionnaire

Q9 If not, what are they?

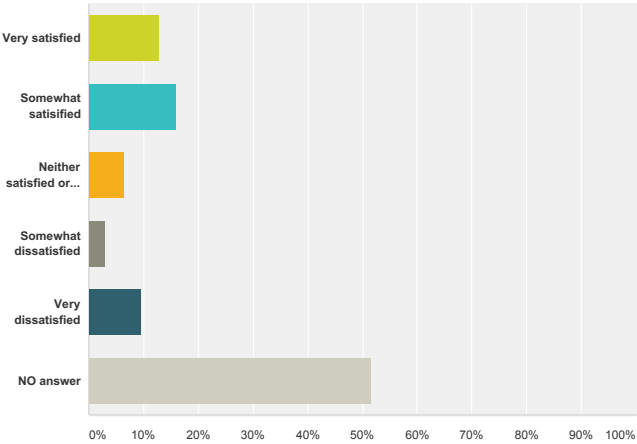
Answered: 3 Skipped: 29

#	Responses	
1	No time. KSBE already dedicated much of their Punaluu land to IAL, however, hundreds of other land without the IAL designation, we heard, could be developed with housing, community center, etc.	
2	blank	
3	My concern is that this IAL system is in favor of the large landowners and protect developers to develop Hoopili and Koa Ridge. The way to make more food is to make communities or eco-villages that make organic food, that people go to buy and eat. Everybody I know prefers organic local food, not heavily sprayed food that has nitrates, etc. and pollute the water and kills the soil (synthetic fertilizers and pesticides). The TAC doesn't even discuss the water and soils saturated with poison/pesticide. Not enough people will have given input. Only the "11 farmers" opinion will count.	

IAL CM-2 Haleiwa questionnaire

Q10 If you own agricultural land included on the City's proposed IAL map, how satisfied are you with the proposed IAL designation?

Answered: 31 Skipped: 1



Answer Choices	Responses	
Very satisfied	12.90%	4
Somewhat satisfied	16.13%	5
Neither satisfied or dissatisfied	6.45%	2
Somewhat dissatisfied	3.23%	1
Very dissatisfied	9.68%	3
NO answer	51.61%	16
Total		31

IAL CM-2 Haleiwa questionnaire

Q11 Please explain your answer in the space below.

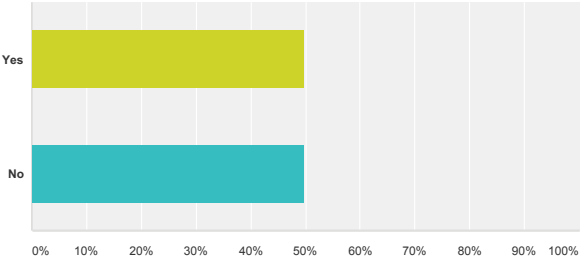
Answered: 7 Skipped: 25

#	Responses	
1	blank	
2	blank	
3	I cannot answer this. Even if I had AG land, this process is not clear in how the information. Also, the water issue is too separated in the presentation. This process is hard to understand and my feeling there will not be enough discussion and the farmers will LOSE out.	
4	I'm glad the designation will show how my land/farm is important AG land. I agree! I hope the incentives help my farm financially.	
5	Do not own any AG land. Own 5000 SF with a home on it since 1960. No room for your IAL payout.	
6	Currently live (since 1988) on 2 acre AG land (subdivision off of Crozier Drive and Farrington Highway). We do not farm our land but have horses. 5000 SF of land is zoned residential, approximately 1/3 of AG land is a designated drainage easement for subdivision, which floods when it rains (land is at sea level and does not drain). There is very little land suitable for AG production. I believe my property is not suitable for IAL designation.	
7	Land is already designated as residential and IAL will change it	

IAL CM-2 Haleiwa questionnaire

Q12 Have you visited the project website www.mapoahuagland.com?

Answered: 22 Skipped: 10

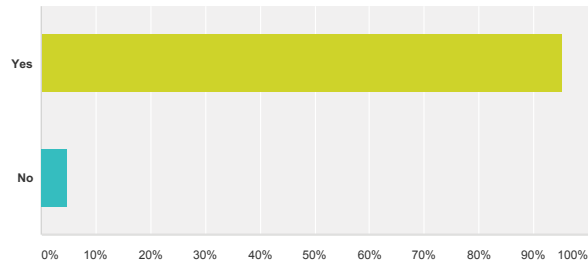


Answer Choices	Responses
Yes	50.00% 11
No	50.00% 11
Total	22

IAL CM-2 Haleiwa questionnaire

Q13 Do you plan to visit the website and map viewer after this meeting?

Answered: 21 Skipped: 11

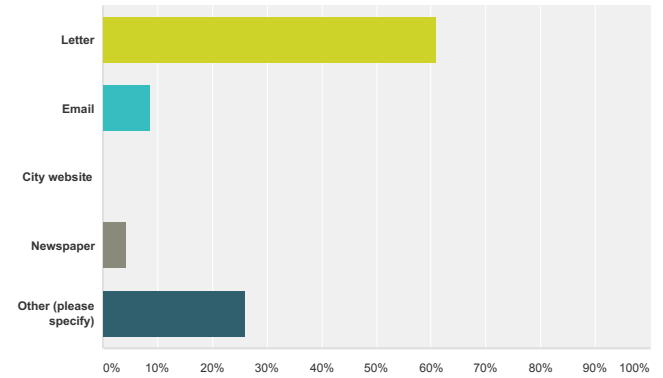


Answer Choices	Responses
Yes	95.24% 20
No	4.76% 1
Total	21

IAL CM-2 Haleiwa questionnaire

Q14 How did you hear about this meeting?

Answered: 23 Skipped: 9



Answer Choices	Responses
Letter	60.87% 14
Email	8.70% 2
City website	0.00% 0
Newspaper	4.35% 1
Other (please specify)	26.09% 6
Total	23

#	Other (please specify)
1	newspaper and community association two years ago
2	newsletter from Sierra Club which I got by accident by going to a Red Hill water meeting on a fuel spill
3	KHON 2 news
4	HARC
5	although a landowner of proposed IAL map, I did not receive notice. ALL landowners of record should be notified.
6	NS community hub on Facebook

IAL CM-2 Haleiwa questionnaire

**Q15 Do you have any additional comments
or thoughts to share?**

Answered: 7 Skipped: 25

#	Responses	
1	This presentation should have been presented in all major mokus on all islands. i.e., Koolaupoko, Koolauloa, Kona, Hilo, Waianae, Ewa, Waialua, etc. Save KOA RIDGE and HOOPILI AG LANDS!	
2	blank	
3	I really, really do not trust the advisors that made this system. I went last year to the map meeting in Kapolei and all the advisers were very pro-conventional farming. Hoopili and Koa Ridge really should be part of this process as the most, most important. Also, I feel the spokesperson for the DPP seems nice but is covering up the real issues and if he and the DPP does not address Hoopili and Koa Ridge. How can I understand this process?	
4	Its hard to be a small farmer in Hawaii! I'm glad steps are being taken to help farms become financially viable.	
5	Very informative meeting that highlights the importance of what we can do together to provide food for our families	
6	Limited time for community to talk. After 1.25 hours of presentation to only give 2 minutes is not ok. To answer questions from a card but not ask for clarity is not ok.	
7	Yes--all agricultural lands should be PROTECTED and retained; urban sprawl needs to be controlled. Protect our childrens' future.	



MEETING SUMMARY

Meeting Date: Monday, November 20, 2017

Meeting Time: 6:00-8:00 PM

Location: Aiea Intermediate School Cafeteria

Project Name: O'ahu IAL Mapping Project

Recorded by: Corlyn Orr

Reviewed by DPP February 23, 2018

Attendees: see attendance record

Subject: Community Meeting 3

The third and final community meeting for the City's Important Agricultural Lands (IAL) Mapping Project was held at 'Aiea Intermediate School on Monday, November 20, 2017. The purpose of the meeting was to provide an update on the outreach efforts since the last meeting, present DPP's recommendations for county-designated IAL to be transmitted to the City Council, and respond to questions.

WELCOME, INTRODUCTIONS, AND PROJECT BRIEFING

Scott Ezer, meeting facilitator, called the meeting to order at 6:30 PM. Following welcoming remarks, Scott introduced Kathy Sokugawa (Acting Director of the City's Department of Planning and Permitting (DPP)) and DPP staff, as well as other members of the project team involved in supporting DPP's effort.

Scott clarified that DPP's recommendations do not include the Ho'opili or Koa Ridge project areas because both do not meet the requirements established by State law to be considered for IAL. Individuals who disagree with DPP's recommendations for Ho'opili and Koa Ridge should discuss the issue with the City Council, not DPP. Scott then presented an informational briefing that included the history and intent of the IAL legislation; the goals for IAL (to support the economic viability of farming); DPP's outreach efforts and the comments received during the public comment period; and the criteria for DPP's recommendations for county-designated IAL.

DPP's current recommendation for county-designated IAL being presented at the meeting consists of almost 50,000 acres, which is less than the 52,575 acres that were recommended in the previous draft (December 2016) map. DPP is in the process of finalizing the recommended map and accompanying report that will be transmitted to the City Council for review. The City Council will hold hearings to review/revise DPP's recommendations, then forward their own recommendations to the State Land Use Commission (LUC). The LUC is the final decision-maker with approval authority for lands to be designated as IAL. It is unknown how long the approval process will take.

QUESTION AND ANSWER SESSION

Meeting participants were asked to submit their questions in writing. Scott read each of the following questions out loud and provided a response. Both the questions and responses have been documented nearly verbatim to maintain both the accuracy and authenticity of the statement. (Questions and comments that were submitted but not reviewed during the question-and-answer session due to time limitations are included in ATTACHMENT 1).

1. How will IAL help IAL farmers?

RESPONSE: That's the first long-term objective of IAL. The most important way that IAL will help farmers is their ability to take advantage of incentives. Incentives are a very important part of the overall program. The State set up a number of incentives. Again, the most important one that I mentioned was the tax

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incentive. Unfortunately, that's going to go away unless people get together and lobby to make sure that continues to be an important part of the IAL process.

2. You guys have to make sure that tax incentive goes further, rather than us do it. What are you doing for the tax credit?

RESPONSE: I don't have any power to make the tax credit go on. That authority rests with the Hawai'i State Legislature. In order for the Legislature to make a determination if they want that to move forward, that has to come from the Department of Agriculture, and I have been assured by the Department of Agriculture that they intend to re-submit that bill, and there has to be some traction with your legislators to make that incentive move forward. Senator Riviere is here in the audience tonight, and he's been at every meeting we've had. He understands these issues very well.

3. What is the effect of Important AG Land on taxes?

RESPONSE: You should not see a difference in your taxes. Currently, the county gives you a tax break already if you self-dedicate your land for agricultural purposes. I think there's a 10-year dedication requirement, and there's a tremendous break you get on taxes. I don't know that you can get any more of a break than you already get.

Scott asked for a show of hands to see how many people were aware that there's a tax break if you dedicate your land for agricultural purposes. He also asked how many actually take advantage of that, and how many are hearing that for the first time. (Very few knew about the tax break.)

4. If you have more than one dwelling, will we be taxed for each dwelling?

RESPONSE: Yes.

5. Can you build a farmstand, food take-out, and labor housing on IAL? What is allowable to build on this land? I'm looking at having value-added products made and sold on the land.

RESPONSE: If you have AG zoning today, you can have as an accessory use, you can have a roadside stand on your property. That isn't going to change. As I said earlier, the zoning you have on your property today will not change. All the uses that you're allowed by AG zoning will not change. Can you have labor housing? You're allowed up to 2 farm dwellings on any land that's zoned for agricultural use, provided that you have a minimum number twice the lot size for that zoning district. For AG-2, you need 4 acres. For AG-1, you need 10 acres. For any more than 2 farm dwellings, you need to get a different kind of permit from DPP. The opportunity to have labor housing only kicks in under IAL if you self-designate. That's an incentive that was provided for landowners who self-designate IAL, rather than go through this process.

6. Can part of land be (IAL) separate from residential side (all one TMK, all under one owner)?

RESPONSE: If you're land is zoned for both AG and residential, yes, you can have separate. If you're asking can you have a residence on your AG land, the answer to that question is yes. And again, as I explained, you're allowed up to 2 provided you have enough land area. Each house, each farm dwelling on AG land, is limited to a 5,000 square foot footprint for the house and any dwelling accessory uses, like a garage. But you can have a dwelling. If it is on AG-zoned land, it has to be a farm dwelling.

7. What is the effect of the Important AG Land on acquiring a conditional use permit for meeting use?

RESPONSE (Kathy Sokugawa): How many people know the ALISH system of rating AG lands: the Prime, Unique, Other categories? IAL is very much like that. All it does is give you some kind of a quality description of the land. There is no regulatory attachment to it, so whatever your zoning allows you today is what you can do. That doesn't mean forever it will be like that, but for now there are no plans to add

any additional regulations to your designation. If they are, then those would be adopted either by City Council or the State Legislature. The answer to your question, can you put a meeting use? You can apply for any conditional use permit as long as you follow the LUO Zoning Code, and State Agricultural District regulations, Chapter 205, if it's in the State Agricultural District.

8. We have submitted our letter to the City with reasons why our land does not meet the requirements for IAL. We haven't heard back from DPP. Why?

RESPONSE (Kathy Sokugawa): Thank you. I'm sorry we were not able to respond to every request, or every letter, so far. As Scott mentioned, we had almost 100 requests to either add or to exclude from IAL. We haven't written personalized responses, but we do have a table which is available on the website. There's a matrix: every letter that we got that had a request to either be included or excluded from IAL is included on the matrix and what our final recommendation is. We're not able to do it tonight, I'm sorry. We would have liked to, but until the very last minute, even up to yesterday, we were making changes. It's on the website, and we'll have it as hard copy as part of our final report.

9. Why do you include P-2 zoned land on the IAL map? Isn't P-2 more restrictive than AG?

RESPONSE: If it is zoned P-2, it probably shouldn't be there, and it's a mapping error. However, P-2 could be in the State AG District. Again, many of you, if you received a notice and you're still in disagreement, I'll put a contact number and name for you to call after this meeting. The next opportunity you will have to take yourselves out of the IAL map will be when this goes to City Council. People should call their councilmember at this point and ask to be excluded from the map. (P-2 is a county preservation district for lands that are in open space, but are in the State Urban District not the State Conservation District. State Conservation lands are zoned P-1. Those are the watersheds and important resources and natural habitat areas.)

10. How many Commissioners on the LUC are not either builders, developers, or former members of DPP?

RESPONSE: I know there are three members on the Land Use Commission that are cultural experts and practitioners, and I do not know of any members of the LUC that are former DPP employees. The Commissioners are appointed by the Governor, and there are members from each island, and there are some members that are on at-large members. The City has nothing to do with who gets appointed to the Land Use Commission.

11. What should I do if I do not want my land designated as IAL?

RESPONSE: I will go over that before we close the meeting so you are very clear what your options are moving forward if you do not want to be part of the IAL process.

12. Will the tax rate increase on these lands?

RESPONSE: I think I already answered that. Your tax should not change.

13. Please add oxygen and watershed use as a farming product since you allow solar as a farm product. I'd rather see trees and reforestation on unused property rather than industrial solar farm. While I'm at it, I want to express my deep concern that additional layers of bureaucracy have never made life easier but only more complicated to understand and follow all the rules.

RESPONSE: So far, I think forest products are an allowable use on agricultural land as well as PV farms. Those are identified both at the State level in the State land use district and at the county level. There is the opportunity to view reforestation as a use in the AG districts.

14. I attended both previous briefings and at both, the audiences unanimously endorsed Ho'opili be designated IAL.

RESPONSE: I think we covered that.

15. What crop can we grow when land costs \$200,000 an acre, meaning how can you expect farmland to stay farmland when the land itself is so expensive?

RESPONSE: I think all of us here tonight appreciate how hard it is to be a farmer. It's a very difficult lifestyle and it is very challenging from a number of different perspectives. As the person who wrote this question suggests, agricultural land is very expensive. What we are doing with this process is we are trying to address one of the underlying issues, with respect to trying to encourage people to continue to use agricultural land for agricultural purposes. There are many other problems with AG and AG use: water availability, infrastructure availability. This process is dealing with land that will be for AG. We can't solve all of the problems associated with land and with agriculture just with IAL.

16. Will IAL change the current zoning of the property?

RESPONSE: I think I answered that. Zoning and all the other regulatory aspects of the property will stay the same.

17. If land is designated IAL, will there be any restrictions on subdividing or farm dwellings?

RESPONSE: There will be no restrictions on subdivision or farm dwellings as long as you meet all the requirements for an agricultural subdivision. So you have to have the right number of acres, you have to follow the agricultural subdivision requirements, you have to provide an AG plan that's acceptable to the State Department of Agriculture. You can have a farm dwelling on any land that's zoned AG, and you can have up to 2 houses on any agricultural land that has a minimum lot twice the size of the land. More than 3, between 3 and 6, you need another permit from DPP, and over 6, you have to either do subdivision or a cluster.

18. What incentives are the City proposing for IAL?

RESPONSE (Kathy Sokugawa): Right now, we are taking suggestions on that issue. What are some of the incentives? Especially those of you who already have AG dedication incentives. We're looking at some incentives. We haven't made up our final list of recommendations yet. Some for AG developers—we know that the water meter connection that Board of Water Supply charges is steep for agricultural lands, so we've asked Board of Water Supply to take a look at reducing that cost. Another one that came from our Technical Advisory Committee would be, again, for those of you who are already in the AG dedication process, you're told every 5 or 10 years you gotta re-up, and that's something you can't really do very easily and to remember that, so they're saying if you're in IAL, you'd automatically be re-committed so you don't have to file that information. You still would have to do your annual return, but that's a small little thing that people might really enjoy. A lot of you do know about that system, but a lot of you also didn't know about it. I would encourage you to find out about how you can get it because an AG dedication, that means if you promise to continue AG use of your property for X number of years, as long as 10 years, you get a dramatic reduction in your property tax, really dramatic. Look into that. Tonight, if you have some other ideas about county incentives—not state—but county incentives, please put it down on a card and we'll take a look at that.

19. Somebody asked if I, meaning me, if I had AG land, would I volunteer for IAL and why?

RESPONSE: That's kind of a loaded question, see as I don't own AG land. When I was in graduate school at UH, I did my masters' thesis on the phasing out, at that time, this was back in 1978 and sugar was on its way out. People knew in 1978, a lot of plantations had already closed. I have a familiarity with AG,

and I think that protecting AG in this state is a very important thing to do. If I had AG land, and I wanted to make sure that AG land was going to be available not just for me, but for those that come after me—you know, people talk about considering what happens over 7 generations, it's a very important part of the Hawaiian culture—and part of what we are trying to do with this process is make sure that not just my children and your children, but your grandchildren and their grandchildren will still have agricultural land on this island in order to help feed themselves. Everybody knows the facts. We import 90 percent of our food, we only have a 5-day supply of food in the markets. If there's a shipping strike or catastrophe, we could be looking at a situation not unlike what has happened in Puerto Rico or the Caribbean. This project is a small piece. It's trying to ensure that the good AG land that we have available today is going to be available for tomorrow, and the tomorrow after that, and the tomorrow after that.

20. Is the Planning Commission involved in the IAL review process?

RESPONSE: They are not.

21. What incentives are the City offering for IAL lands? Would they consider expedited subdivision approvals so that smaller farms could be created to get more farms? What about not requiring an AG feasibility study since you have concluded these lands are IAL?

RESPONSE: There are even today a number of subdivisions that make their way to DPP that are not true agricultural subdivisions. The AG feasibility study is one way that the City can use to try and weed out the real farmers from the not-real farmers.

22. Why can't you promise that at some future date more rules and restrictions that can make life more difficult for the small individual farmer will not be forced upon owners of IAL? It is my experience that more government oversight makes everything more complicated and restrictive. I've tried reading applications and forms as a farmer that are so obtuse that I don't even understand it, and I've got a college degree. I'm presently a good steward of the land. Why should I have more government regulation?

RESPONSE: I tried to explain that IAL does not change the opportunity you have to use the land under your current set of land use regulations.

23. You said tonight that the City Council can change the mapping proposed to them under this process. Isn't it true that the Council can change the urban core boundary so that Ho'opili can be designated and protected as IAL?

RESPONSE: In theory that is possible. Given all of the land use decisions that have occurred, that is extremely unlikely that will happen.

24. Why did the City and County falsify Federal documents claiming that Hawai'i's most valuable and productive AG land was not suitable for farming? All in the name of the fraudulent rail project. If John Carroll is elected governor, he will file a lawsuit against rail.

Why did the Supreme Court deliberately violate Hawai'i Constitution public trust doctrine to approve the destruction of our most valuable, productive AG land in Ho'opili?

RESPONSE: Again, the conversation about Ho'opili has been going on for 30 years. Its been part of the development plan for Ewa for that long.

25. Kamehameha Schools are not landowners. The Liliuokalani Trust are also not landowners. The royal families exist and are the true landowners. Legal issues remain. What happens now?

RESPONSE: That has to be fought out in court.

26. How will the City handle requests for majority incentive before the City recommendation adopted by the State?

RESPONSE: Not sure I understand that question.

27. I am one of the konohiki for Victoria Kamamalu whose heir was Mataiao Keuanaoa, our ancestor. I am also one of the heirs. Where do your claims begin when we are the paramount/superior title owners? How are you one of the royal families?

RESPONSE: I certainly don't pretend to be that. I leave that question to the court system.

28. Some people received the notice for the first time. Why? The people did not know about these meetings.

RESPONSE (Kathy Sokugawa): All I can say is we tried our best. Some of you may have gotten it because of changes to the map, as we developed a second version of it. I have to tell you, we had a lot of challenges in getting correct addresses. We still get a lot of them that were sent back because we didn't have the correct addresses. If you also feel that you should've been on the mailing list but weren't, please fill out a card and put down that you want to be on the mailing list. Or, if you got a letter sent to the wrong place, please correct us on that issue. We primarily based it on real property tax information, but I can't say that's 100 percent accurate. So again, if you have a better mailing address to share with us, please do so.

29. What constitutes agricultural activities? There's no clear definition in the bill.

RESPONSE: The City's zoning, the Land Use Ordinance, has a list of all the things that are allowed in agricultural districts within the City and County of Honolulu. Chapter 205, the Hawai'i Revised Statutes, also has a very detailed listing of what constitutes agricultural use and agricultural activities.

30. If we asked to be excluded and were denied, what additional recourse do we have?

RESPONSE: I still think that you should have a conversation with DPP, and I will put all that contact info up. You will also have the opportunity to talk to your council member when these maps get to the City Council.

31. Is there a database of all the affected land owners, and do we have access to it?

RESPONSE: The website that I referred to—MapOahuAgLand.com—shows all of the land being included for recommendation as IAL. You can see the parcels underneath the layer that shows the AG land. You should be able to navigate through the map viewer and look at any parcel on O'ahu and see whether it is or is not indicated for IAL.

32. How can parcels all around my parcel not be classified IAL but mine is?

RESPONSE: That's a real good question. Without understanding the exact context of your individual issue, I can't answer that question. I encourage you to follow up by contacting DPP.

33. How do we appeal this classification?

RESPONSE: Again, you can continue to communicate with DPP, and then follow up with your councilmember.

34. How do I remove my land from IAL?

RESPONSE: Same question and answer.

35. Why is IAL designation necessary when there is already an easement for the stream that runs through the border of my country-zoned property? I already cannot block or build there.

RESPONSE: IAL is just another way that the City and State have decided to use to identify better AG land.

36. Which chapter or part of Chapter 205, Hawai'i Revised Statutes is Country zoning a part of? Urban, rural, or AG?

RESPONSE: I believe Country can be either State Urban or State AG.

37. For those families who didn't want to IAL but are forced to be, why can't you respond individually as to why their request is rejected? Are you going to be sending individual letters?

RESPONSE (Kathy Sokugawa): We haven't decided but right now, we only have the matrix. Check the website and if you're not satisfied with the reason on the website in the matrix, you can contact the Department.

38. How many employee farm dwelling units are allowed on one TMK? Where can I get additional information on this?

RESPONSE: If you self-designate, you can use up to 15 percent of the land that you designate for IAL as employee housing, and that is in Chapter 205. If you want to come up and see me after, I'll give you a specific citation where that is in the law.

39. How long should it take for farmers to know when they have IAL land?

RESPONSE: I think I explained that after this, we go to City Council. We have no idea how long that's going to take. Then it goes to Land Use Commission, and we don't know how long that's going to take either. It could be several months, or it could be longer than that.

40. Please give examples of incentives besides the tax incentive (2 more incentives). What's in it for us?

RESPONSE: The loan guarantee that's available through the State Department of Agriculture. And if you self-designate, you get the employee housing opportunity. Those are the 2 biggest ones that we have today.

41. Is there a way to fast-track self-designated IAL before tax incentives expire in December?

RESPONSE: I would say no. If you're not IAL now, in order to get that, even if you were to self-designate, there's a process. You have to go through the Land Use Commission, and it will take several months to make that happen.

42. What is the land size acreage requirement to be included in IAL?

RESPONSE: There is no minimum. I think the lowest is half-acre. The law doesn't say you have to be a certain size.

43. How come we're not notified about the IAL of Malaekahana as an owner of 3,100 acres, as opposed to Hawai'i Reserve Inc. who bought only 600 acres from Campbell Estate?

RESPONSE: I don't know the answer to that question. I think you should talk to DPP after the meeting or tonight. I'll give you contact information after the meeting.

44. Should the tax credit have been lobbied by the IAL committee so that this project is received by the public in a more positive light?

RESPONSE: I think the answer to that is probably yes, that everybody assumed that the legislation was going to go through without any problems. That didn't happen, and it's unfortunate.

(Kathy Sokugawa): I just want to add the bill is not dead. It got stuck in conference committee, so next session they can bring it out of conference committee. You don't need another bill, but you might want to massage existing language. Dr. Lai is the City's AG Liaison. If you've already worked with him or feel more comfortable talking to him about this issue, you can also contact Dr. Lai in the Mayor's Office.

(Earl Yamamoto, Planner with the Department of Agriculture): The bill number is House Bill (HB) 1584. The administration bill that we submitted as part of our bill package from the Department of Agriculture includes a 10-year extension. It's maybe a one-page bill—simple—as was the case last year when we first requested an extension to our ability to continue certifying qualified agricultural costs from taxpayers, the farmers that are on designated important agricultural lands. This is versus the one that went all the way through to conference committee this past April that had a number of features that everyone had a problem with one way or another. Many things got added on to the base idea of just extending our department's ability or responsibility to certify taxpayers' submitted qualified agricultural costs. Hopefully we can get your support, through your legislator, we can get this administration bill moving forward in the 2018 legislative session. Otherwise as Scott mentioned, without that extension of our ability to qualify costs, that would put an end to the tax credit. The bill number again is HB 1584. Our new bill won't have a number, but I'll do my best to let everybody know.

A kupuna (elder) from the audience asked to be recognized: First of all, I'd like to thank all of you. All of you who have come to this meeting. For the first time, in all these years I've been involved in politics, I have seen the people of Hawai'i come together. The one time in my life, we know we are all concerned about the development in all of Hawai'i and how and who it affects all of us, the people of Hawai'i. All we can hear is development, development, development from corporations outside of Hawai'i. Who's taking care of us? Who's taking care of our land, our home, our zoning changes—and the taxes going up? Everything that development does is against us. We support all these outside developers that are pressing on our island. We are supporting all of the development, we, our money to pay for them and their investments. I am so proud of us for having the courage to come. One thing I know, we're all in this together. And if we don't come together, we lose. We are the Hawaiians, all of us. It's not about kanaka maoli, it's not about races, it's about us as a people. We have to stand up together and say enough. Please, put better people in office and take over the council and the senate. Make sure, because if we don't vote, nobody's going to take care of us. The politicians make decisions without you knowing. So you know you have to take care yourself and your neighbor. Find the people that's going to work together because other than that, we're out of here. Bring your kids, bring your grandkids. You have to teach them, you have to them its their responsibility. Mahalo.

ADJOURNMENT

Scott thanked everyone for attending and being patient to listen to all the questions. He also shared contact information for DPP (call Raymond Young at 808-768-8049), and reminded meeting attendees that the information from the meeting is posted on the project website (MapOahuAgLand.com). The meeting was adjourned at roughly 8:00 PM.

Attendance Record

1. Ernest Adaniya, Wai'anae	2. Tomi Adaniya, Wai'anae
3. Mark Afuso, Mililani	4. Ralph Aona, Wai'anae
5. L. Gary Bautista, 'Ewa Beach	6. Pat Beekman, 'Aiea
7. J. Bennett, Waialua	8. John Bond, Kapolei
9. Pamela Boyar, Kailua	10. Jim Brewer
11. Leo Bright, Kapolei	12. Puanani Burgess, Wai'anae
13. Rex Cabahug, Wai'anae	14. Eugene C. Cabana, Waipahu
15. Jeff Cadanova, Wai'anae	16. Steve Camello, Kapolei
17. Deborah Castro, Wai'anae	18. Monte Castro, 'Aiea
19. Miriam Chang, Hale'iwa	20. Albert S. Chiappetta, Wai'anae
21. Alonza Cobbin, Wai'anae	22. Tamera Cobbin, Wai'anae
23. Raymond Cook, Wai'anae	24. Carla Cottrell, Wai'anae
25. Donna M. Costa, Wai'anae	26. Cathy Cozens, Wai'anae
27. Deann Dano, Wai'anae	28. Pedro Dano, Wai'anae
29. Mike Dau, Waipahu	30. Laverne DeCoito, Wai'anae
31. Andy Dewees, Mililani	32. John Domen Jr., Wai'anae
33. John Dubiel, Hale'iwa	34. Mary Dubiel, Hale'iwa
35. Dr. Kioni Dudley, Kapolei	36. Bruse Eckmann, Honolulu
37. Ruby Edwards, State Office of Planning	38. Gilbert Egami, Wai'anae
39. Raymar H. Egami, Wai'anae	40. Rayleen Egami, Wai'anae
41. Ralph Ehni, Hale'iwa	42. Renee Ehni, Hale'iwa
43. David Figueira, Kapolei	44. Anne Figueira, Kapolei
45. Sophie Flores, Wai'anae	46. Jesse Foster, Wai'anae
47. Margaret Isaacs, Waianae	48. Mr. Byron Fujieki, Honolulu
49. Mrs. Byron Fujieki, Honolulu	50. Michelle Freitas, Wai'anae
51. Al Frenzel, Makaha	52. Raymond Galderia, Waipahu
53. Tony Gill, Honolulu	54. Andrew Gomes, Honolulu
55. Michelle Gorham, Kailua	56. Colleen Griffith, Wai'anae
57. Dustin Griffith, Wai'anae	58. HC&S Farm, Wai'anae
59. Bruce Hanohano, 'Aiea	60. Piilani Hanohano, 'Aiea
61. Craig Hara, Mililani	62. Michelle Hawes-Tomas, 'Ewa Beach
63. Mitsuko Hayakawa, Pearl City	64. Hattal Henry, Wai'anae
65. Hong Fang Gan, Wai'anae	66. Prasong Hsu, Kailua
67. Sunny Hsu, Kailua	68. Leslie Imaoka, Wai'anae
69. Renee Ing	70. John Ioane, Kapolei
71. James Jones, Wai'anae	72. Steve Joseph, Wai'anae
73. Frances Kama-Silva, Wai'anae	74. John Keawe, Kapolei
75. Amelia Kelly, Waipahu	76. Jonah Keohokapu
77. Bobbi-Lynn Kupihea-Char, Mililani	78. Poka Laenui, Wai'anae
79. G. Lee, 'Ewa Beach	80. Paula Lee, Honolulu
81. David Lopes, Hui Ku Like Kakou	82. Noe Lopes, Hui Ku Like Kakou
83. Catalina Lorenzo, Wai'anae	84. Jimmy Lorenzo, Wai'anae
85. Mary Lorenzo, Wai'anae	86. Stephen Lorenzo, Wai'anae
87. William Lyon, Wai'anae	88. Renato M., Wai'anae
89. Agnes Malate, Honolulu	90. Henry Mandac, Wai'anae
91. Jon Mano, 'Ewa Beach	92. Noe Mano, Wai'anae

93. Alvin S. Masuda, Wai'anae	94. James McCoy, Honolulu
95. Dean Minakami, Honolulu	96. Keevin Minami, 'Aiea
97. W.G. Minami, 'Aiea	98. Luciano Minerbi, Honolulu
99. Lisa Munger, Honolulu	100. Kailana Moa-Eli, Wai'anae
101. Akeo Nakazawa, Kailua	102. Jim Niermann, R.M. Towill
103. Lauro Nilo, Waipahu	104. Pacita Nilo, Waipahu
105. Faye Nishimura, 'Aiea	106. Francis Nitta, Waimanalo
107. Steven M. Nitta, Wai'anae	108. Jay Okada, Wai'anae
109. Owen K. Kaneshiro Farms LLC, Mililani	110. Marjorie L. Perreira, Wai'anae
111. D. Perry, Mililani	112. Doug Philpotts
113. Diana P. Puulei, Wai'anae	114. Joann Rapoza, Wai'anae
115. Julian Rapoza, Wai'anae	116. Jocelyn Rasquero, 'Ewa Beach
117. Dennis Sakuoka, Mililani	118. Pauline Sato, Honolulu
119. Sara Schnabel, Kapolei	120. Joseph Shacat, Honolulu
121. Phyllis Shimabukuro-Geiser, State Dept. of AG	122. Michael Shuman, Waipahu
123. Teresita Shuman, Waipahu	124. Sarah Simmons, Honolulu
125. Henry Silva, Wai'anae	126. J. Soares, Wai'anae
127. Faustino Somera, 'Ewa Beach	128. Patricia Sottile, Kapolei
129. Evelyn Souza, Kapolei	130. Allen Stack Jr., Honolulu
131. Elizabeth Stack	132. Mark Suiso, Makaha
133. David Tamala, Kapolei	134. Bernadette Tebia, Wai'anae
135. Gina U. Teixeira, Wai'anae	136. A. Timbreza, Wai'anae
137. Ronald Timbreza, Kapolei	138. Eustaquio Tubania, Wai'anae
139. Veronica Tubania, Wai'anae	140. Tony Turner, 'Ewa Beach
141. John Tussey, Wahiawā	142. E. Uno, Mililani
143. J. Valderama, 'Ewa Beach	144. Marilyn Valderama, 'Ewa Beach
145. Sheila Valdez, Waipahu	146. Kaukaohu Wahiiani, Wai'anae
147. Terry Walden, Wai'anae	148. Carmela Watanabe, Wai'anae
149. Stanley Watanabe, Wai'anae	150. Steve Wendel
151. Ron Wise, Kapolei	152. Andrew Yamaguchi, Kailua
153. Earl Yamamoto, State Dept. of AG	154. Dole Yi, Wai'anae
Dr. Po-Yung Lai, Mayor's Agricultural Liaison	Kathy Sokugawa, DPP Acting Director
Curtis Lum, DPP	Raymond Young, DPP
Scott Ezer, HHF Planners	Eugene Takahashi, DPP
Rob James, HHF Planners	Erin Higa, HHF Planners
Bruce Plasch, Plasch Econ Pacific	Corlyn Orr, HHF Planners

ATTACHMENT 1

The following questions and comments were submitted during the meeting, but were not reviewed during the question-and-answer session because of time limitations.

1. What is the purpose of the IAL designation? How does it ensure the protection of agricultural lands? Please use laymen's terms.

RESPONSE: See response to Question 1 and 35.

2. Is the goal to bring food self-sufficiency to Hawai'i?

RESPONSE: The goal is to help farmers by making agriculture viable. See responses to Question 1 and Question 19.

3. Is this a joke? The big boys can manipulate the laws to get the best lands for their agenda and benefit.

RESPONSE: The IAL initiative is intended to help both large and small landowners who are interested in using their agricultural land for farming.

4. What is the difference between "dedicated" land and IAL?

RESPONSE: IAL is a specific land use designation for land in the State Agricultural District. To be IAL requires an approval from the State Land Use Commission. An AG dedication refers to a process where the county provides a tax break in exchange for a landowner's agreement to maintain agricultural use of their property for a set number of years. See responses to Question 3 and Question 18.

5. The incentive offered only benefits the largest landowners. The farming classes are already available without IAL designation. I could never benefit from the million dollar incentive as a small farmer. Why haven't you made more real benefits for the little guy?

RESPONSE: See response to Question 18.

6. Where is the funding source for the various incentives listed for IAL?

RESPONSE: The incentives listed in the presentation are state-level incentives funded by the State.

7. What are benefits and cons of being designated IAL? Why does property value go down after being designated IAL? Are there any restrictions on property after being designated IAL?

RESPONSE: The incentives provide economic benefit to IAL landowners. If a landowner is seeking to urbanize their land (i.e., change the State land use district classification from Agricultural to Urban), IAL-designated land will require six votes at the Land Use Commission to approve the change. Property values should not be affected by an IAL designation, as IAL does not change allowable uses. See responses to Questions 7, 16, 17 and 22.

8. U.S. President Cleveland gave Hawai'i back to Queen Lili'uokalani in 1894 and in 1897. There was no annexation. Where's your title? Our alodio titles are superior/paramount titles.

Kamehameha III gave our people alodio land titles, it's a done deal. The Kingdom of Hawai'i exists and the state claims to be the successor of the Kingdom of Hawai'i and that is identified theft....aren't you legally illegal?

RESPONSE: See response to Question 27.

9. What happens by 2050 when climate change and other factors prevent food shipments to Hawai'i? Will we have enough farmland to feed our people? Look at Dr. Kioni Dudley's research paper on this topic. He is in Makakilo.

RESPONSE: See response to Question 19.

10. Suggestions for incentives:

- encourage AG tourism activities that would support diversified agriculture
- amend the LUO to allow greater uses within IAL that are accessory and support AG operations
- eliminate the need for CUP-Minor permit for accessory uses that support the AG use of the subject property
- additional property tax breaks without AG dedication process being required

RESPONSE: Thank you for the suggestions. See response to Question 18.

11. Any additional restrictions proposed or envisioned to be imposed on IAL designated lands related to future subdivision? DPP notes that there are no additional restrictions by designating lands IAL, but is that a commitment?

RESPONSE: See responses to Questions 7, 16, 17 and 22.

12. How does the "majority incentive" work? When does that land owner need to voluntarily designate a majority of their lands as IAL in order to not designate the balance of the lands IAL? Based on the City's schedule to submit the proposed IAL lands to the City Council, how much time is available to seek the "majority incentive" before the Land Use Commissions adopts the IAL recommendations of the City?

RESPONSE: The law provides an incentive for a landowner who designates 85 percent of their land as IAL to concurrently urbanize the remaining 15 percent (urbanize means re-classify land from the State Agricultural District to the State Urban District). The law also states that a landowner who has previously designated at least 50 percent of their agricultural land for IAL is exempt from the county designation process. The process for a landowner to self-designate IAL requires Land Use Commission approval, which can take several months. See response to Questions 39 and 41.

13. General Comment/Question: If there are not significant incentives to having lands designated IAL by the City and there are future risks that the State or City may impose more restrictions on the use of IAL lands (limit subdivision to larger lots or other similar restrictions), why would anyone want their land designated IAL?

RESPONSE: The State Department of Agriculture is seeking to re-instate the qualified agricultural cost tax credit. See response to Question 40 and 44. No restrictions are associated with IAL. See responses to Questions 1, 7, 16, 17 and 22.

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LANDOWNER AND PUBLIC COMMENTS

O’ahu Important Agricultural Lands Mapping Project
SUMMARY OF WRITTEN COMMENTS RECEIVED ON PRELIMINARY RECOMMENDATIONS FOR IAL (2017 VERSION), WITH DPP’S RESPONSES AND ACTIONS FOR THE DRAFT IAL MAP

	TMK PARCEL	STREET ADDRESS	LOCATION	PARCEL SIZE (acres)	COMMENT	DPP RECOMMENDATION AND NOTES	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
LAND PROPOSED BY DPP FOR IAL INCLUSION							
1.	4-9-003: 014; 4-9-001: 031-032	Not available	Kualoa	0.025	Surrounded by Kualoa Ranch-owned parcel in IAL	Criterion 7-Critical Mass/Context.	Added
2.	5-5-004: 007	Not available	Laie	3.15	Adjoins large IAL area which seems not correctly mapped	Criterion 7-Critical Mass/Context.	Added
3.	5-6-006: 002	Not available	Malaekahana	1.68	Surrounded by Property Reserve Inc.-owned parcel in IAL	Criterion 7-Critical Mass/Context.	Added
4.	6-8-013: 026	68-252 Oloho St.	Waialua	2	Surrounded by lands proposed for IAL designation.	Criterion 7-Critical Mass/Context.	Added
5.	POID 4694; between 6-6-004:003 and 6-6-004: 005	Not available	Haleiwa	NA	Surrounded by lands proposed for IAL designation.	Criterion 7-Critical Mass/Context.	Added
6.	8-7-010: 006	87-1239 Hakimo Road	Waianae	21.138	Surrounded by lands proposed for IAL designation.	Criterion 7-Critical Mass/Context.	Added
LAND PROPOSED BY DPP FOR IAL EXCLUSION (Previously proposed for inclusion in Preliminary IAL Map)							
1.	4-1-023: 024 to 028, 4-1-023: 030 to 035, and portion 4-1-024: 035	At the end of Mekia Street	Waimanalo	NA	Classified as in Urban District and thus, not qualified for IAL.	Removal.	Removed
2.	6-6-019: 044	66-222 Waialua Beach Road	Waialua	2.411	Does not meet IAL criteria due to context and not part of critical mass.	Removal.	Removed
3.	9-2-044: 007	Roman Catholic Church 92-455 Makakilo Drive	Kapolei	3.616	Does not meet IAL criteria due to context and not part of critical mass.	Removal.	Removed
4.	9-2-044: 008	DR Horton-Schuler Homes 92-2140 Kulihi Street	Kapolei	4.574	Does not meet IAL criteria due to context and not part of critical mass.	Removal.	Removed
5.	POID 490022	Fort Street Investment Makakilo Drive	Kapolei	14,402 sq.ft	Does not meet IAL criteria (2010/SUB-58 show it for utility purpose).	Removal.	Removed
6.	9-3-002: 035	Hawaiian Electric Company Near end of Awaiki Street	Waipahu	1.842	Does not meet IAL criteria (part of a railroad right-of-way).	Removal.	Removed
7.	9-4-006: 028	Thomas H. Gentry Trust H-2 Interstate Hwy. and Ka Uka Boulevard intersection	Waipio	6.287	Does not meet IAL criteria (located within State-owned right-of-way and also portion of Ka Uka Blvd.).	Removal.	Removed
8.	9-1-018: 006	Hawaiian Electric Company 91-1440 Farrington Highway	Kapolei	8.71	Does not meet IAL criteria due to existing HECO substation.	Removal. Urban use per Ewa DP.	Removed
9.	9-1-017: 016	Kahi Mohala 91-2301 Fort Weaver Road	Kapolei	4.483	Does not meet IAL criteria due to existing special needs housing.	Removal. Urban use per Ewa DP.	Removed
10.	9-1-017: 121	Saint Francis Medical Care 91-2127 Fort Weaver Road	Kapolei	4.388	Urban use per Ewa DP.	Removal.	Removed
11.	9-1-017: 062	91-2230 Fort Weaver Road	Kapolei	4.076	Urban use per Ewa DP.	Removal.	Removed
12.	9-1-017: 061	Jesus Christ of Latter Day Saints 91-2206 Old Fort Weaver Road	Kapolei	12 (approx)	Urban use per Ewa DP.	Removal.	Removed
13.	9-2-002: 008 Portion 9-1-001: 002	D R Horton – Schuler Homes LLC Mauka of H-1 Hwy, north of Makakilo Quarry 91-750 Fort Weaver Road	Kapolei	99.841 57.071	Urban use per Ewa DP.	Removal.	Removed
14.	9-6-004: 003	Waiawa Valley, between Wapio and Pearl City at the H-1/H-2 Interchange	Waiawa	2.45	Urban use per Central DP.	Removal.	Removed

O’ahu Important Agricultural Lands Mapping Project
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15.	6-2-010: 008	62-125 Emerson Road Unit A	Waialua	1.137	Urban use per North Shore SCP.	Removal.	Removed
16.	6-2-006: 006 6-2-007: 011 POID 495885 6-5-001: 044 Portion	Dole Food Company, Inc. Various parcels located between Haleiwa Town and Joseph Leong Highway	Waialua	2.07 5.473 2.076 120.541	Urban use per North Shore SCP.	Removal.	Removed
17.	6-2-007: 007	66-636 Kamehameha Highway	Waialua	7.739	Urban use per North Shore SCP.	Removal.	Removed
18.	6-6-017: 036	66-452 Paalaa Road	Waialua	2.234	Urban use per North Shore SCP.	Removal.	Removed
19.	5-7-001: 035	Turtle Bay Wastewater Treatment LLC 57-82 Kamehameha Highway y	Kahuku	20.505	Urban use per Koolau Loa SCP.	Removal.	Removed
20.	5-6-006: 057 Portion	Oceanview Development LLC South of Kahuku town and Kahuku High School	Kahuku	58.439	Urban use per Koolau Loa SCP.	Removal.	Removed
21.	5-3-016: 002	Church of Jesus Christ of Latter Day Saints 53-26 Makao Road	Hauula	10.599	Urban use per Koolau Loa SCP.	Removal.	Removed
22.	5-5-006: 001 Portion 5-5-005: 020 Portion 5-5-005: 022 Portion 5-5-005: 024 Portion 5-5-006: 010	Property Reserve Inc Various parcels within the BYU Hawaii Campus planning area.	Laie	275 10.693 17.433 14.07 10	Urban use per Koolau Loa SCP.	Removal.	Removed
23.	5-5-006: 005	BYU Hawaii Campus	Laie	204	Urban use per Koolau Loa SCP.	Removal.	Removed
24.	5-5-006: 032 5-5-005: 002	BYU Hawaii Campus	Laie	1.439 0.64	Urban use per Koolau Loa SCP.	Removal.	Removed
25.	5-5-006: 033 Portion	Laie Treatment Works 55-280 Kamehameha Highway	Laie	8.924	Urban use per Koolau Loa SCP.	Removal.	Removed
26.	5-6-006: 013	Kahuku Medical Center 56-117 Pualalea Street	Kahuku	7.246	Urban use per Koolau Loa SCP.	Removal.	Removed
27.	5-6-006: 027	Continental Pacific LLC 56-660 Kamehameha Highway	Kahuku	2.785	Urban use per Koolau Loa SCP.	Removal.	Removed
28.	5-6-006: 054	56-600 Kamehameha Highway	Kahuku	16.942	Urban use per Koolau Loa SCP.	Removal.	Removed
29.	9-5-001: 075	Mililani Town Association Mililani near H-2 Hwy	Mililani	13.236	Urban use per Central Oahu SCP.	Removal.	Removed
30.	9-5-046: 041 Portion	Castle & Cooke Properties Mililani Tech Park gully	Mililani	21.497	Urban use per Central Oahu SCP.	Removal.	Removed
31.	5-9-005: 014	Leinau Holding Company LLC 59-754 Kamehameha Highway	Haleiwa	0.456	Urban use per North Shore SCP.	Removal.	Removed
32.	5-9-005: 069	Church of Jesus Christ of Latter Day Saints 59-406 Kamehameha Highway	Haleiwa	11.091	Urban use per North Shore SCP.	Removal.	Removed
33.	5-9-005: 040	59-680 Pupukea Road	Haleiwa	50.275	Urban use per North Shore SCP.	Removal.	Removed portion
34.	5-9-005: 084	Meleana’s Farm LLC 59-410B Kamehameha Highway	Haleiwa	3.213	Urban use per North Shore SCP.	Removal.	Removed

O’ahu Important Agricultural Lands Mapping Project
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35.	5-9-005: 083	Waihuena LLC 59-410 Kamehameha Highway	Haleiwa	17.656	Urban use per North Shore SCP.	Removal.	Removed portion
36.	5-9-005: 085	59-448 Kamehameha Highway	Haleiwa	2.31	Urban use per North Shore SCP.	Removal.	Removed
37.	5-9-032: 001	59-432 Kamehameha Highway	Haleiwa	2.531	Urban use per North Shore SCP.	Removal.	Removed
38.	5-9-032: 002 & 003	59-153 and 59-183 Kekiliohulani Street	Haleiwa	3.533 2.509	Urban use per North Shore SCP.	Removal.	Removed
39.	5-9-032: 004	59-130 Kekiliohulani Street	Haleiwa	4	Urban use per North Shore SCP.	Removal.	Removed portion
40.	5-9-032: 010	59-190 Kekiliohulani Street	Haleiwa	2	Urban use per North Shore SCP.	Removal.	Removed portion
41.	5-9-032: 011	59-200 Kekiliohulani Street	Haleiwa	2	Urban use per North Shore SCP.	Removal.	Removed portion
42.	5-9-006: 032	59-178 Kamehameha Highway	Haleiwa	5.315	Urban use per North Shore SCP.	Removal.	Removed portion
43.	5-9-006: 034	WWM LLC et al. 59-178-C1 Kamehameha Highway	Haleiwa	21.634	Urban use per North Shore SCP.	Removal.	Removed portion
44.	5-9-031: 028	Pupukea Investment JT Venture 59-705 Pupukea Road	Haleiwa	16.134	Urban use per North Shore SCP.	Removal.	Removed portion
45.	6-7-001: 037 6-7-001: 063	Dole Food Co Inc 67-114 Kealohanui Street	Waialua	24.167 96.788	Urban use per North Shore SCP.	Removal.	Removed Removed portion
LANDOWNERS REQUESTING TO BE INCLUDED AS IAL							
1.	8-6-007: 004	86-641 Puuhulu Road	Waianae	1	Property used for AG (including aquaponics) until storm flooded property; family has historically used land for mixed AG purposes; soil quality and growing conditions support AG use; has sufficient City water serviced with 2 meters. IAL needs more emphasis on aquaponics; it is effective for farming.	Acceptance/already proposed for IAL.	Added
2.	4-1-010: 021	41-874 Waikupanaha Street	Waimanalo	1.035	Requesting confirmation that entire parcel will be designated IAL. Criterion 1 mapping shows ½ the property in production. Per submitted map, property is currently in full production, and has been for the past 30 years. Re. “Native Hawaiian AG use” criterion, property is portion of kuleana award that previously supported 25 lo’i, and has a spring that was the water source for the lo’i.	Acceptance/already proposed for IAL.	Added
3.	8-7-018: 006	87-1050 Papaya Road	Waianae	11	Has been vegetable farmer for 3 years	Acceptance/already proposed for IAL.	Added
4.	9-2-005: 023	Kunia Village and Agri-business Complex Kunia Road	Kunia	110.96	Property has a variance for housing, community support associations, infrastructure, multiple AG businesses, wastewater treatment plant, and admin facilities. Kunia Village Title Holding Corporation is a tax-exempt 501c2 applying for a 201H permit to expand housing. While supporting IAL designations in general, it is unclear how IAL helps this complex; state incentives do not help this type of AG support. It is hoped that the City develop incentives to help tax-exempt AG support operations; tax credits are useless to a tax-exempt operation.	Acceptance/already proposed for IAL.	Added

O’ahu Important Agricultural Lands Mapping Project
SUMMARY OF WRITTEN COMMENTS RECEIVED ON PRELIMINARY RECOMMENDATIONS FOR IAL (2017 VERSION), WITH DPP’S RESPONSES AND ACTIONS FOR THE DRAFT IAL MAP

	TMK PARCEL	STREET ADDRESS	LOCATION	PARCEL SIZE (acres)	COMMENT	DPP RECOMMENDATION AND NOTES	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
5.	5-9-023: 011	59-620 Maulukua Place	Pupukea	1.418	No reason given for wanting to be included	No change; lot is within area zoned Country District and lots in this subdivision are proposed by DPP for removal as they are inconsistent with IAL criteria.	Removed
6.	7-1-001: 011	Poamoho Camp 71-45 Kamehameha Hwy	Poamoho	79.202	Appreciates IAL consideration for Poamoho Camp	Accept/already proposed for IAL.	Retained
7.	6-7-004: 001 6-7-004: 004 6-7-003: 002 6-7-003: 006 6-7-003: 007	Kaukonahua Ranch, LLC Kamananui, Waialua	North Shore	1,569.89 79.01 230.0 106.48 136.0	Concur as agricultural development of the lands may benefit from some of the incentives.	Meets one or more criteria Meets one or more criteria Meets one or more criteria Meets one or more criteria Meets one or more criteria	Retained
LANDOWNERS REQUESTING TO BE EXCLUDED AS IAL							
1.	4-1-010: 018	41-950 Kakaina Street	Waimanalo	0.735	Property is steeply sloped, is not currently in or ever been used for AG. Property is too small to sustain profitable farming. Usable acreage has been developed with residential structures.	No change; Meets criteria 2 & 5; also is part of 23-acre privately owned lots proposed for IAL surrounded by State-owned parcels.	Retained
2.	4-2-014:006	ABP Residuary ABL Hahani LLC (A&B Properties) 1015 Auloa Road	Kailua	75.029	App. 25 acres in the State Urban District. Not currently in AG use; never used for commercial crop production. Soils are not conducive for growing crops; per LSB ratings, 75% of property rated “E”, 25% rated “C”; USDA Soil Survey Database rates property “NOT PRIME.” Water to support AG is not available	Removal; does not meet IAL criteria due to context and not part of critical mass.	Removed
3.	4-8-004: 016 4-8-004: 017	Ka Mauna o Oliveta Church 48-146 Waikane Valley Road 48-148 Waikane Valley Road	Waikane	6.445 1.232	TMK Parcel 4-8-004: 016 is owned by a hui. Property is occupied by a church, not used for AG purposes.	Removal; does not meet IAL criteria due to context and not part of critical mass; surrounded by lands owned by CCHNL for future Waikane Nature Preserve.	Removed
4.	5-1-001: 019	51-196 A Kamehameha Highway	Kaaawa	0.1152	Property is classified for tax purposes as RESIDENTIAL, and does not pass the criteria and conditions of IAL.	Removal; does not meet IAL criteria due to context and not part of critical mass.	Removed
5.	5-4-004:003	Asia Pacific Educational Foundation 54-230 Kamehameha Highway	Hauula	77.6	Property has a CUPm for school use. APEF is a private K-13, accredited day/boarding school. Ten-acre portion in the State and City AG districts proposed for IAL designation only meets 2 of the 8 criteria: soil qualities and classification under AG productivity rating systems. Given DPP’s previous characterization of the parcel as a preservation rather than AG parcel, not appropriate for DPP to suggest it should be designated as IAL. Jan 20, 2017	Removal of portion that does not meet IAL criteria due to context and not part of critical mass; portion that is level/formerly in production is proposed for IAL.	Removed Portion
6.	5-3-009: 068-0001 5-3-009: 068-0002	53-772 Kamehameha Highway Unit 1B	Hauula	5.794 0.344	Land is part of Kaluanui AG area and has high water table that is close to the surface; location across from ocean creates high amount of salt spray that kills vegetation. See attached AG Feasibility Study findings for documentation re. poor soil conditions	No change; parcel meets IAL criteria.	Retained
7.	5-3-009: 069-0001 5-3-009: 069-0002 5-3-009: 070-0001 5-3-009: 070-0002	53-772 Kamehameha Highway Unit 1C	Hauula	5.4 0.344 5.534 0.344	Land is part of Kaluanui AG area and has high water table that is close to the surface; location across from ocean creates high amount of salt spray that kills vegetation. See attached Ag. Feasibility Study findings for documentation re. poor soil conditions.	No change; Ag. feasibility study submitted by owner does not conclude that the parcels are not feasible for ag production.	Retained
8.	5-3-015:029	53-2 Halai Place	Hauula	1.00	Property is not productive or fruitful. Trees have not produced fruit in 11 years that he’s lived here; only albizia and palms are thriving.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed

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9.	5-9-011: 023	59-63 Puula Road	Pupukea	1.008	No intention to use land for AG use; land is too small to farm profitably; won’t have option to build an ADU; property currently on cesspool; wants to know if property tax will be lowered?	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
10.	5-9-026: 029	59-524 Aukauka Place	Pupukea	2.608	House sits on flat spot of property being proposed for IAL.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
11.	5-9-017: 025	59-409 Alapio Road	Pupukea	1.485	Not farmers and do not intend to farm on the residential property; their established residential neighborhood is not conducive to farming or AG use; no viable space for farming or AG use on portion proposed for IAL; slope is very steep; 40,000 acres of O’ahu’s vacant, unused AG land should be used before redefining established residential neighborhoods.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
12.	5-9-017: 019	59-306 Pupukea Road	Pupukea		Limited square footage and steep gully area. Attempts to grow crops over the years have been unsuccessful due to mold.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
13.	5-9-021: 015	59-098 Paumalu Place	Sunset Beach	1	Poor clay soil conditions cannot sustain AG (Soils engineering report available upon request). Space limited due to existing buildings on property	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
14.	5-9-021: 009	59-134 Paumalu Place	Sunset Beach	1.012	Disagree with Draft IAL that says land meets Criterion 2. Land is too does not have soil qualities/conditions to support AG production. Land is too rocky, need to add soil to farm; designation covers house and pool	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
15.	5-9-029: 001	59-411 Wilinau Road	Sunset Beach	1.02	Property is State AG, but county-zoned “Country” and classified “Residential” by City’s Real Property Assessment Division. Concerned that IAL would restrict future use of the property. AG subdivision does not fit with purpose of IAL legislation to identify large areas of current AG lands where agri-businesses would be economically viable to operate	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
16.	5-9-006: 005 5-9-006: 029 5-9-006: 031	Intelsat Global Service LLC 58-350 Kamehameha Highway	Sunset Beach	224.262 12.461 1.107	Primary use of the property is for communication satellite equipment, pursuant to CUP approvals. Expansion of communication equipment is being contemplated, which may displace existing grazing operations.	Exclude TMKs 5-9-006: 028 and 029 due to existing telecom facilities; retain TMK 5-9-006: 005 in IAL as the open space areas are in cattle production.	Retained portion
17.	5-9-005: 014	59-484 Kamehameha Highway	Sunset Beach	1.384	Property is near the beach, salt spray burns everything. Soil is heavy clay and highly expansion (shrinks/cracks in summer, poor percolation in winter). Land in this area is in urban uses and not used for agriculture.	No change; Criterion 7-part of critical mass.	Retained
18.	5-9-006: 023-0002	59-11 B Kamehameha Highway	Sunset Beach	0.582	Property is less than one acre parcel with a home; would not be able to sustain an AG product useful for production.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
19.	5-9-021:011	59-126 Paumalu Place	Sunset Beach	1.0	Asking for assurance that property is not included in mapping. Property has poor soil quality and is steep. AG would be difficult.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
20.	5-9-021: 013	59-112 Paumalu Place	Sunset Beach	1.0	Opposes a change in zoning. Soil quality is poor; water is pricey; and a house on the property limits the land area available for AG operations.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed

O‘ahu Important Agricultural Lands Mapping Project
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21.	5-9-015: 004 5-9-006: 014 5-9-006: 015	59-90 Kamehameha Highway	Sunset Beach	1.102 2.372 2.647	Properties are classified for Real Property tax purposes as Residential. Do not want to impose AG restrictions on these valuable property that are in a desirable location across from Sunset Beach. Properties not suitable for AG because they are covered with trees and boulders, and not supplied with water.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
22.	5-9-007: 003	59-75 Pukea Road	Sunset Beach	1.002	Land not currently used for AG production, nor are surrounding properties. Has poor soil qualities, large rocks and black expansive clay; salt spray inundation stunts vegetation growth; not identified under ALISH; not associated with native Hawaiian AG uses; 18% slope makes terracing and clearing expensive; property is part of a residential neighborhood with no commercial AG production in this area.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
23.	5-9-010: 015	59-055 Kumupali Road	Haleiwa	1.019	Intends to keep property for children and want to maximize the potential of the property by not designating IAL. No incentive because not farmers; tax rate would not change.	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
24.	5-9-008: 018	59-077 Kahae Street	Haleiwa	1.138	1. Land is full of partially buried large boulders, too costly to remove boulders to make land useable; 2. South side is shaded for part of the day; 3. Clay soil is rock hard when dry, clay muck when wet; 4. Narrow lot surrounded by neighbors; 5. AG use makes no economic sense	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
25.	5-9-012:007	59-290 Kamehameha Highway	Haleiwa	1.132	Property does not meet criteria: currently in residential use, not used for AG production in the past; soil has been washing away, land is rocky; no source of water right now, would have to bring in a new water line	Removal; entire Country Zoned subdivision being removed due to context and is not part of critical mass.	Removed
26.	6-1-005: 015 6-1-005: 016 6-1-005: 017 6-1-005: 023 6-6-012: 003 6-6-012: 004 6-6-015: 007 9-6-004: 023	Kamehameha Schools 61-502 Kamehameha Highway 61-350 Kamehameha Highway No data listed 61-184 Kawaiiloa Drive 66-480 Haleiwa Road 66-480 Haleiwa Road 66-305 Aukai Lane No data listed	Haleiwa	14.680 128.507 0.920 129.708 11.940 65.212 18.520 15.523	KS lands not eligible for IAL. Approximately 52% of their landholdings were approved for IAL in 2015 via voluntary designation. (2015/SUB-21: TMKs 9-6-4: 27-30) for HART acquisition	Removal; all parcels owned by Kamehameha School (KS); State law prohibits the consideration of any KS owned land for IAL because KS has designated more than 50% of their landholdings on O‘ahu as IAL; Parcels 3, 7, 12, not proposed for IAL.	Removed
27.	6-6-001: 016	66-086 Haleiwa Road	Haleiwa	2.758	Property is zoned AG-2, is located on the edge of AG area, surrounded on 3 sides by housing and 1 side by wetland. Most of the property is covered by tall mature trees, some wetland area, and not adaptable to AG production.	No change; parcel meets IAL criteria.	Retained
28.	6-6-003:003 6-6-005:023 6-6-005:024 6-6-005:025 6-6-008:007 6-6-005:019	Haleiwa Rd 66-178 B Kaika Place Walikanahale Road Haleiwa Road 66-179 E Achiu Lane 66-182 Walikanahale Road	Haleiwa	0.54 0.99 0.05 0.16 2.15 3.00	None of these properties are currently used for AG purposes; used for housing low income families. Rapid decline of water that once flowed in the area makes AG unfeasible. Most of properties are in residential area that complicates AG use.	No change; meets context and part of critical mass. Parcel 25 not proposed for IAL.	Retained

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29.	6-2-004: 003 6-2-004: 029 6-2-004: 050 6-2-004: 051 6-2-004: 052 6-2-004: 053 6-2-004: 054	62-204 Emerson Road	Haleiwa	0.266 0.332 2.67 0.643 0.332 0.854 0.161	Farming on this property is not practical on a commercial basis. AG activity in close proximity to Haleiwa and Waialua—which is a water sports mecca and continue to experience commercial/residential growth—will lead to conflict like he experienced at Sunset Beach. IAL offers no landowner compensations, no reduced property taxes. Do not want restrictions on use of property.	No change; due to context and part of critical mass.	Retained
30.	6-2-005:002	Basin Project Kamehameha Highway	Haleiwa	7.525	Property not intended to be used for AG. Property is in State Urban District, Designated by NSSCP for in-fill development, in the process of preparing a zone change application	Removal; urban use per North Shore SCP.	Removed
31.	6-6-003:013 6-2-002:019	66-193 Kamehameha Highway 370 Joseph P Leong Highway	Haleiwa	1.11 0.41	Willing to designate parcel 013 as IAL in exchange for rezoning parcel 6-6-009: 015 from AG to R-5. Willing to designate parcel 6-2-004: 027 as IAL in exchange for rezoning of parcel 019 from AG to R-5	No change; due to context and critical mass; Retain Parcel 19 as part of IAL; Parcel 13 not proposed for IAL; proposed zoning in exchange for IAL not supported.	Retained
32.	6-6-020: 019	66-794 Haleiwa Road	Haleiwa	2.07	Soil is unproductive, prone to flooding with brackish water from Paukauila Stream. Request determination: What incentives will the State give to make land productive? Will they pay for truckloads of dirt to make soil fertile? If State and County cannot help, request that property be excluded from IAL and be REZONED to residential like neighbors.	No change; due to context and critical mass.	Retained
33.	6-6-009: 002 6-6-010: 003	HTP LLC Kilioe Place Property LLC 66-149 Naoiwi Lane 66-71 Achiu Lane	Haleiwa	1.26 3.593	Per Dec-22-2016 report to Planning Commission, DPP recommended approving a State Land Use Amendment from AG to Urban, and zone change from AG-2 to R-5 to urbanize these parcels. Independent AG Study concluded jte property “is poorly suited for typical commercial field farming.”	Parcel 002 - No change; due to context and critical mass; Parcel 003 – Within the Urban District and IAL does not apply.	Retained
34.	6-5-001: 033 0004	65-660 A Kaukonahua Road	Waialua	5.088	Lot is far from being able to be farmed. Development lacks basic infrastructure for farming: no paved road; no permanent water supply, AG water supply needs pump improvements; cannot live on property; lack of security gate	No change.	Retained
35.	6-6-019: 043	66-222 Waialua Beach Road	Waialua	2.15	Would like ability to possibly change land use designation in the near future; do not want to be locked into IAL.	Removal; due to context and is not part of critical mass.	Removed
36.	6-7-003: 003 6-7-003: 005	Kaala Ranch Kahui Street 67-80 Farrington Highway	Waialua	109.543 244.380	Property currently used for grazing purposes. Not high quality farm land; large portions are too steep and/or inaccessible for diversified AG; land not capable of producing sustained high AG yields and does not meet the definition of IAL.	No change	Retained
37.	6-7-002: 038 6-7-002: 006-0001	67-290 Farrington Highway 67-290 Farrington Highway (Unit A)	Waialua	103.15 4.187	Property is not currently in AG production as depicted in Draft IAL Map, or previously farmed. Some cattle are rotated on Parcel 38; Parcel 6 is in condo ownership, with easements that reduce the usable area.. Does not have favorable soil qualities or growing conditions. Ewa Stony Silty Clay soil type is only suitable for prime AG land if irrigated: there is no irrigation system and adequate amounts of water are not available for crops or orchards. Property is hilly, sloping and not flat like neighboring properties; surrounded by urban uses, including an AG residential subdivision and church.	No change	Retained
38.	6-8-013: 023	68-208 Oloho Street	Waialua	2.17	Landowner currently renting out property for a horse pasture. Do not want IAL because property is surrounded on all sides by residences, parcel is small, and not part of large AG area.	No change	Retained

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39.	6-6-028: 022	Mohala Farms 66-1380 Kaukonahua Road	Waialua	6.088	IAL process unfairly benefits large landowners over small farmers. Process jeopardizes large areas of AG land for rezoning/development. Incentives should be provided to any legitimate farmer that provides local food for local consumption, regardless of IAL land or not.	No change	Retained
40.	6-4-003: 008 9-5-046: 010 7-1-002: 033 7-1-002: 033 6-4-004:007	Dole Plantation Castle & Cooke Properties Wikao Street-Leilehua Golf Road Whitmore Avenue Whitmore Avenue 64-1550 Kamehameha Highway	Wahiawa Mililani Tech Whitmore Whitmore Wahiawa	14.443 1.003 31.551 22.473 222.614	Dole Plantation is a popular visitor destination; IAL contradicts and adversely impact uses as approved by State and City permits. Parcel is landscaped, open space amenity for Tech Park Conveyed on 12/30/16 to DHHL Conveyed on 12/30/16 to DHHL	Removal (Parcel 008) Removal (Parcel 10) Removal; Parcel 33 (part) dropped into 71002037 and transferred to DHHL. Removal; Parcel 7 does not meet IAL Criteria; encumbered by restrictive covenant per 2003/SUP-1.	Removed Removed Removed Removed
41.	7-1-001: 007 7-1-001: 029 7-1-001: 032	Greenworld Farms Kamehameha Highway Wilikina Drive 71-101 Kamehameha Highway	Wahiawa	3.147 0.492 3.632	Coffee visitor center and retail coffee shop is profitable component of coffee growing business. Limitations of site due to location surrounded by regional highways and the cost of paying urban water rates. Possible future use to expand agri-business activity do not align with IAL.	No change; covenant per CUP granting the use requires agriculture use on the property.	Retained
42.	8-3-002: 013 8-3-002: 012	Hahn Family Foundation Farrington Highway	Makaha	20.289 18.52	Attorneys have not completed evaluation of property, but submitting general objection to IAL designation.	Removal; does not meet IAL criteria.	Removed
43.	8-3-002: 011 0001 8-3-002: 011 0002	83-500 Farrington Highway	Makaha	10.183 10.126	Land is not used for AG production; soil test determined not suitable for AG purposes; not identified under ALISH; not used for Native Hawaiian AG use; no water; not consistent with county/state plans; not critical to mass; not near support infrastructure	Removal; does not meet IAL criteria.	Removed
44.	8-3-001: 024 8-3-001: 025 8-3-001: 026 8-3-001: 027 8-3-001: 034 8-3-001: 037 8-3-001: 042	McCandless Ranch Farrington Highway	Ohikilolo, Makaha	12.443 14.949 6.39 6.25 17.8 3.13 332.221	Properties do not meet or fall within the criteria of IAL. Any re-designation or re-classification that affects rights, title or value amounts to a wrongful taking. Requests copies of legal opinions supporting DPP’s statements that IAL designation does not constitute a taking or invoke the eminent domain clause or process. Property is rated LSB “E”, not high-quality farmland for IAL designation. Current cattle ranching operation sends cattle to CA for processing and consumption. Farm does not contribute to feeding HI residents. Requests information about land restrictions that apply to IAL.	Removal of all parcels; do not meet IAL criteria.	Removed
45.	8-3-001: 004	St. Francis Healthcare 83-300 Farrington Highway	Makaha	58.547	Property is home to Our Lady of Keaāu (OLK) Spiritual Retreat Center. Part of land area identified for IAL is located in two FEMA flood zones. While certain areas of the campus are used for AG purposes, the land identified for IAL is across the highway from a homeless encampment and not planned for AG use because of thefts and security concerns.	Removal; does not meet IAL criteria.	Removed
46.	8-3-001: 040 8-3-001: 041	Farrington Highway	Makaha	54.5 237.98	Property does not have water, parcel is arid, portions within 100 yards of coastline are susceptible to salt spray that inhibits crop production.	Removal; does not meet IAL criteria. (Parcel 41 not in IAL)	Removed

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47.	8-5-003: 029 8-5-003: 031 8-5-003: 032 8-5-003: 043 8-5-019: 035	Mountain View Dairy 85-580 Waianae Valley Road		18.907 58.565 83.816 61.25 2.544	Property not suitable for farm planting: numerous test crops over the years have been unsuccessful; UH-CTAHR conducted soil analysis that showed extremely acidic soil with high salt levels. Two wells on the property have been identified as the source of salt. Given the lack of remedy for salty soil conditions, poor soil conditions and difficult topography, property does not qualify for IAL.	No change; due to context and critical mass; Parcel 32 not proposed for IAL.	Retained
48.	8-6-011: 004	86-346 Halona Road	Lualualei	22.783	Do not want to participate in IAL. Property has been in family for 96 years and is the family’s legacy; currently used for a piggery, flower farm, fruit trees, and aquaponics that support family members.	No change; due to context and critical mass.	Retained
49.	8-6-012: 004	Orchids of Waianae 86-347 Halona Road	Lualualei	4.562	Surrounded by residences, neighbors filed nuisance complaints against them for chemical spraying. Location makes AG operation difficult.	No change; due to context and critical mass.	Retained
50.	8-6-012: 022	86-408 A Lualualei Homestead Road	Waianae	1.391	Property is zoned Country and AG, Residential classification for property tax purposes. Currently vacant with kiawe trees, etc.; bordered by concrete drainage culvert, road and other residences. Do not want to reduce the property’s value	No change; due to context and critical mass.	Retained
51.	8-7-009: 007	PVT Land Company Hakimo Road	Mali	179.109	Property not currently in AG production or historically used for AG. MnC and LuB soils are not conducive for cultivation. Moreso, USDA soil classification date not consistent with the specific geotechnical data. Concurs with Draft IAL map that property does not have sufficient water. See letter for detailed analysis of other criteria.	Remove as soils analysis indicates portion of property is unsuitable for agricultural production; sufficient water is not available.	Removed
52.	8-7-009: 026	PVT Land Company 87-2020 Farrington Highway	Mali	12.946	Property not currently in AG production or historically used for AG. MnC soils are not conducive for cultivation. Moreso, USDA soil classification date not consistent with the specific geotechnical data. Concurs with Draft IAL map that property does not have sufficient water. See letter for detailed analysis of other criteria.	Remove as existing uses do not support agricultural production.	Removed
53.	8-7-019: 019	87-1082 Hakimo Road	Mali	5.41	Current water cost too high for AG use; not worth planting unless cheaper AG water rates are provided. N. tax incentive for planting or raising animals. Clay soil floods when it rains; not conducive for growing crops	No change; due to context and critical mass.	Retained
54.	8-7-022: 027	87-376 A Hakimo Road	Waianae	3.063	Does not meet any of the criteria to qualify to IAL by City process: growing conditions not suitable for AG; insufficient quantity of water; slope is full of moss rock. Request clarification of where the AG boundaries will be?	Removal; including all parcels along northern side of Hakimo Road that are zoned AG-2; long and narrow lots not conducive to production.	Removed
55.	8-7-019: 005	Halona Pacific LLC 87-1103 Hakimo Road	Waianae	4.999	Do not want to restrict use and be prevented from the highest and best use of the parcel. Parcel is not suitable for IAL because the soils are rated LSB “E”	No change; due to context and critical mass.	Retained
56.	8-7-019: 014	87-844 Hakimo Road 87-846 Hakimo Road	Waianae	2	Landowner request to be excluded, no reason given	No change; due to context and critical mass.	Retained
57.	8-7-003: 012	87-204 D Kulaaupuni Street	Mali	3.04	No immediate or tangible benefits for being IAL (i.e., no tax breaks). Farm activity would create a nuisance and be a health-and-safety hazard for neighboring residences. Designation hampers flexibility, and is viewed as a restriction.	Removal; due to context e.g., presently developed with 14 dwelling units and no longer in agricultural use.	Removed

O’ahu Important Agricultural Lands Mapping Project
SUMMARY OF WRITTEN COMMENTS RECEIVED ON PRELIMINARY RECOMMENDATIONS FOR IAL (2017 VERSION), WITH DPP’S RESPONSES AND ACTIONS FOR THE DRAFT IAL MAP

	TMK PARCEL	STREET ADDRESS	LOCATION	PARCEL SIZE (acres)	COMMENT	DPP RECOMMENDATION AND NOTES	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
58.	8-7-018: 048	87-1117 Paakea Road	Maili	2.5	Supports IAL only if land is treated important (i.e., laws to help AG operations are enforced, and the proliferation of illegal dumping, illegal grading, and illegal use of AG properties is addressed). The community needs help to be good stewards of the land. Requests information about how IAL will be taxed because of the property’s mixed use designation (including a variance for commercial use in the front portion and AG-2 designation for the rear) Will there be 2 tax map key numbers and two water meters?	No change; due to context and critical mass.	Retained
59.	9-1-017: 125 9-1-017: 092	Roman Catholic Church 91-2002 Fort Weaver Road	Ewa Beach	20.153 3.389	Property purchased with intent to build a parish to service growing population in Ewa; deed restrictions require use for church and school purposes. Parcel 092 classified as Residential for property tax purposes, Parcel 125 classified as both Residential and AG.	Removal; majority of Parcel 125 and all of Parcel 92 is in Urban District.	Removed
60.	9-1-016: 004	Grace Pacific LLC 91-920 Farrington Highway	Makakilo	54	Condition of the State SUP requires this site be landscaped open space and maintained in its natural state for life of SUP (expires 2032). Site does not meet IAL criteria: not in current AG use, has been quarry for 43 years; while 30 acres are rated LSB “A” or “B”, site is former shop for quarry; water to support AG use not available	Removal per SUP requirements.	Removed
61.	9-2-049: 013 Formerly: 9-2-045: 002 9-2-049: 007 Current POID: 497342, 497344	Gill Ewa Lands, LLC Farrington Highway	Waianae	1537.56	Parcel currently in pasturage, but production is marginal; poor soils are susceptible to erosion and wildfires, steep gullies and rocky outcrops make AG inconceivable; no on-site source of ground or surface water, water is purchased from BWS. Intends to keep land in present zoned uses, no plans for residential development. Public would expect IAL lands to be suited for cultivation and production, these lands are not.	No change; due to context and critical mass.	Retained
62.	9-2-005: 004 9-2-005: 022 9-4-004: 005	Island Palm Communities 92-1700 Kunia Road Kunia Road	Kunia	0.028 2395.961 0.274	IAL designation is inconsistent with IPC’s and the Army’s future plans to house military families. IAL conflicts with the Central O’ahu SCP which states “portions of the lands could be converted to other uses if needed in the future for Schofield Barracks’ mission.” Property is served by the Kunia Water Association; water sources are inadequate and unreliable to support AG use. Requests City delay IAL Mapping project until its master planning of property is complete.	No change; due to context and critical mass.	Retained
63.	9-2-001: 001 9-2-004: 009	Monsanto Hawaii 94-520 Kunia Road Kunia Road	Kunia	1712.89 437.15	Majority of acreage is suitable for IAL designation; however some portions may not be suitable.	DR17-59 approved by the State Land Use Commission and remaining non-IAL lands removed from consideration.	Removed
64.	9-4-056: 002	94-1067 Lumipolu Street	Waipahu	0.1378	Property is in a residential neighborhood; zoned residential and adjacent to a flood zone, and occupied by an approved ARCH foster care home.	Removal; including all subdivided/cluster residential lots zoned R-5.	Removed
65.	9-5-001: 086 9-5-001: 087	Honbushin International Center 95-30 Waihonu Street	Mililani	51.774 94.524	Opposes IAL designation for Honbushin for fear that the City will impose stricter requirements for AG use on AG properties with an IAL designation.	No change; due to context and critical mass.	Retained
66.	9-5-002: 003	Sandwich Isles Communications 77-808 Kamehameha Highway	Mililani	163	Not interested in pursuing AG incentives and benefits.	No change; meets IAL criteria of water, production, and soils.	Retained

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67.	9-4-006: 029 9-6-004: 021 9-5-003: 004 9-5-003: 014 9-5-003: 001 9-5-003: 009 9-4-033:002 9-4-033:003 9-4-033:006	Castle & Cooke Homes Castle & Cooke Waiawa Koa Ridge lands Kipapa Gulch Waiawa	Hawaii Central Oahu	144.935 73.368 38.890 28.875 641.695 3.422	Located in SCP Urban Community Boundary designated for urban use. Urbanized land not appropriate for IAL designation. Part of Kipapa Gulch—steep terrain, unreliable water—planned for drainage for Koa Ridge; not appropriate for IAL designation . 16-acre lot Makai of H-2 freeway is part of Kipapa Gulch Koa Ridge drainage infrastructure. Other parcels conveyed on 12/30/16; Sold to Mililani Group, Inc.	029 – Remove; within CGB and future reclassification to Urban. 021 – See above. 004 – Keep in IAL portion east of H-2; remove from IAL western portion. 014 – Remove from IAL – no water. 001 – Remove from IAL portion west of H-2; retain portion east of H-2. 009 – Keep in IAL. 2, 3, 6 – Remove from IAL	Removed Portions
68.	6-5-001: 043 6-5-001: 038 6-5-001: 034 6-5-001: 022 6-5-001: 019	Kaukonahua Ho‘ola, LLC Kemoo, Waialua	North Shore	199.0 4.0 12.0 3.25 3.0	Seeking 15 acres for Special Use Permit to develop a 50-acre agri-business project and would like to avoid Land Use Commission review.	Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria.	Retain
69.	9-4-004: 020	Hawaii Country Club Hoaeae, Honouliuli	Central Oahu	136.045	Request golf course lands be removed from the proposed IAL Map; has been in golf course use since 1958; zoned P-2 General Preservation District; steep sloped lands subject to flooding and not suitable for intense ag cultivation; constitutes a government taking.	Remove portion in golf course use as Central Oahu SCP designates it as golf course use; retain portion at northwest portion currently vacant.	Removed portion
70.	5-6-006: 004 5-6-006: 018	Malaekahana Hui West, LLC Malaekahana and Keana, Kahuku	Ko‘olau Loa	2.90 452.723	Proposes that 226 acres that were dedicated to active agricultural use pursuant to its restrictive covenant be included as proposed IAL while the remainder should be excluded from IAL designation due to steep slopes and lack of arable soil.	Retain as it meets all criteria for designation as IAL.	
71.	9-2-001: 002 9-4-003: 001 9-4-003: 003 9-4-003: 004 9-4-004: 002 9-4-004: 003 9-4-004: 004 9-4-004: 007 9-4-004: 008 9-4-004: 010 9-4-004: 011 9-4-004: 012 9-4-004: 019	Robinson Kunia Land, LLC Hoaeae and Waikele, Honouliuli	Central Oahu	1.267 881.685 39.59 7.981 14.827 4.0 564.683 14.45 1.15 106.0 46.0 535.0 60.02	Opposes IAL designation of their lands because county incentives have not been adopted.	Kunia road widening parcel. Meets one or more criteria. Meets one or more criteria. Ag rd., critical mass/context. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria. Meets one or more criteria.	To be removed Retain the balance
72.	5-5-007: 001 5-6-007: 001	Property Reserve, Inc. (Hawaii Reserves. Inc.) Laie	Ko‘olau Loa	2,208.64 127.012	Requests portions of the properties be removed from IAL consideration.	Portions have steep slopes Portions have steep slopes	Removed portions
73.	9-4-172: 003 9-4-172: 002 9-4-002: 007 9-4-172: 004 9-4-002: 072	Savio Waikele Canyon Company LLC Waikele, Waipahu	Central O‘ahu	49.0	Requests removal from IAL consideration as the properties are not used for agricultural activities and surrounded by residential uses.	Meets on or more criteria. Not considered for IAL. Ineligible (Urban District). Not considered for IAL. Ineligible (Urban District).	Retained

O’ahu Important Agricultural Lands Mapping Project
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74.	8-7-021: 044	Lualualei	Waianae	3.1	Requests property be excluded from IAL consideration. Not used for agricultural production. Soil quality not suitable for farming. Water insufficient for farming.	Meets one or more criteria.	Retained
75.	8-7-021: 015	Lualualei	Waianae	2.5	Requests property be excluded from IAL consideration. Not in agricultural production, no plans for production. Soil quality not suitable for farming. Water insufficient for farming.	Meets one or more criteria.	Retained

LANDOWNER OR ORGANIZATION		COMMENT	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
STATE AGENCIES			
1.	Department of Accounting and General Services	No comment	Mar 2, 2017
2.	Department of Hawaiian Home Lands	Due to the proximity to DHHL lands, it is anticipated that certain regions will be most impacted: Kapolei, Maili, Nanakuli, Waiahole, Waianae and Waimanalo. Subsistence agriculture homestead development is a priority for Waiahole and Waianae; AG-aquaculture production and food security are priorities for Waianae-Lualualei.	State and City-owned lands have been excluded from City’s proposed IAL map.
3.	Land Use Commission	<ul style="list-style-type: none">• Suggests that future maps identify the landowner and acreage of the affected lands.• Two LUC IAL dockets shown on the map reference incorrect acreages (Correct acreages for DR10-42 and DR14-52 are 679.432 ac and 0,592.048, respectively)• Item 4 in the IAL FAQ (“What are the criteria for IAL?”) only references the ALISH system. All AG productivity ratings systems should be noted to be consistent with HRS 205-44(c)(3).• Response to Item 6 in the IAL FAQ (How will an IAL designation benefit landowners?) is misleading. LUC District Boundary Amendments currently require 6 votes for approval, thus there is no added protection at the State level. IAL allows landowners access to financial assistance, tax benefits, reduced infrastructure requirements and facilitated building permit process, and other incentives to promote AG.• Responses to Item 10 and 11 in the IAL FAQ that reference the number of votes needed at the LUC to reclassify IAL are similarly misleading and should be corrected.	Suggested map changes will be considered and appropriate changes will be implemented. Acreages will be corrected as noted. References to other ratings systems will be noted. FAQ will be revised per comment.
4.	Office of Planning	<ul style="list-style-type: none">• Supports and commends DPP for mapping effort• Supports the lands proposed for IAL designation as shown on the Draft IAL map, with one exception: Land with slopes >20% should not be proposed for IAL designation because AG production on such lands contributes to soil erosion/loss, and sediment runoff.• Items 6 and 11 in the IAL FAQ refer to greater protection resulting from IAL designation because 6 of 9 votes would be required for the LUC to reclassify IAL lands from the State AG Land Use District. LUC District Boundary Amendments currently require 6 votes for approval, thus there is no added protection at the State level. The State Constitution also requires a 2/3 vote by the county decision-making body to change the county zoning of IAL lands, which does provide additional protection at the county level.	FAQ will be revised as noted.
COUNTY AGENCIES			
1.	Board of Water Supply	<ul style="list-style-type: none">• Numerous BWS properties are recommended for IAL. Any rules, ordinances, regulations applied to IAL should not impair or prevent BWS from using their properties for BWS facilities and services.• Roughly 400 entities use potable water at subsidized AG water rates (see letter for list of farms and list of water systems)	Water systems and accessory uses are permitted in the State Agricultural District. IAL designation does not affect these uses. All other comments will be addressed as appropriate in the final maps and report.

O’ahu Important Agricultural Lands Mapping Project
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LANDOWNER OR ORGANIZATION		COMMENT	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
		<ul style="list-style-type: none">Some of the proposed IAL appear to be outside of or above BWS’s water system service limits (resulting in substandard water pressure). Requests to see the GIS layer of the Proposed IAL as the plans are further developed, so BWS can assess the service limits of BWS water systems.Water supply should be diversified to maximize nonpotable water use and conserve potable water for potable uses. This includes developing brackish sources, encouraging innovative new technologies, and using recycled water for irrigation where there are no health or safety risks.BWS will review individual permit applications to ensure the adequacy of water service.Preserving AG land is beneficial to preserving the integrity of O’ahu’s groundwater aquifers. The majority of AG lands are located over prime aquifer recharge areas, and ensuring continued agricultural irrigation over recharge areas helps to maintain sustainable yields of aquifers.Require all AG activities to employ source water protection BMPs to minimize contamination from pesticide and fertilizers to underlying potable groundwater aquifers, streams and nearshore waters.Refer to and incorporate the sustainability objectives and strategies in the O’ahu Water Management Plan and Watershed Management Plans.	
2.	Department of Design and Construction	No comment.	
3.	Department of Environmental Services	No comment.	
4.	Honolulu Fire Department	Provided standard comments that future developments meet fire department access road requirements and provide adequate water supply for fire protection, and that civil drawings are reviewed and approved by HFD.	IAL designation does not affect fire access nor water supply for fire protection.
5.	Department of Parks and Recreation	No comment.	
6.	Honolulu Police Department	<ul style="list-style-type: none">Anticipates receiving an increased volume of calls for service to address theft, noise and traffic complaints.May be potential complaints relating to pesticides use in Palolo Valley.	IAL designation is not anticipated to affect HPD level of service demands as the lands proposed for IAL designation are already in the State Land Use Agricultural District.
7.	Department of Transportation Services	Makakilo Drive Extension project is currently being planning in two proposed IAL properties (TMK parcel 9-2-002: 008 and 9-2-002: 009). Understanding is that IAL designation will not restrict development for the extension project.	Roads are a permitted use in the State Land Use Agricultural District and any land proposed for roadways and designation as IAL will remain as a permitted use after IAL designation.
OTHER COMMUNITY COMMENTS			
1.	Anixt, Andrea	Remaining AG areas on O’ahu must be preserved, but the IAL process does NOT provide protection to preserve AG land in perpetuity. Kupuna with konohiki and kuleana lands have objections to IAL as the planning vehicle to preserve AG land, and need to be heard. More outreach and discussion on these issues is needed to preserve the public’s trust.	An additional community meeting to present the proposed IAL maps will be held by DPP. Other comments are beyond the scope of the IAL Mapping Project.
2.	Bunnell, Donald	Owens land in Ukoa recommended for IAL designation. BWS will not install a water meter to supply water to the land. Does not trust that City government can represent him fairly.	Noted.
3.	Dudley, Kioni	Include Hoopili and Koa Ridge in the IAL mapping: <ul style="list-style-type: none">State Constitution requires promotion of diversified agriculture, such as the crops growing at Hoopili. Hoopili is the last piece of low-lying, full-sun farmland on O’ahu.Hoopili lands support Hawai’i’s food self-sufficiency. Global trends indicate that we need to reduce dependency on imported food.Climate change will change global food production, increasing the need for Hawai’i to grow our own food.Hoopili farmland produces 32% of the crops grown on O’ahu for the local market; Koa Ridge produces 13%. This accounts for 45% (almost ½) of what the island produces for local markets.	Lands proposed for the Hoopili and Koa Ridge communities have been reclassified to the State Land Use Urban Districts. Designation of IAL lands only apply to lands within the State Land Use Agricultural District.

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LANDOWNER OR ORGANIZATION		COMMENT	DPP ACTION: ADDED TO, REMOVED FROM, OR RETAINED IN IAL MAP
		<ul style="list-style-type: none">• Hoopili lands satisfy 7 of the 9 IAL criteria. Two UH professors claim this farmland to be the best in the world.• Developing Hoopili will have major traffic impacts.• Only reason to build Hoopili is to benefit the developer.• Case brought before the Honolulu Ethics Commission may overturn City Council vote that approved Hoopili. OHA is involved in a recent effort to save the habitat of the pueo within the Hoopili project area.• City Council Resolution 23 (2012) directs DPP to include AG lands already identified for future urbanization.	
4.	Hawai’i Reserves Inc	<ul style="list-style-type: none">• Interests of large private landowners were not properly represented on the TAC. Process was flawed because large landowners were underrepresented (comprising only 4.3% of TAC membership), and should be redesigned and restarted with greater representation and input from private landowners.• Concerned about how the top 3 priority criteria will be incorporated to designate land as IAL. At least 2 of the 3 top criteria—namely access to sufficient quantities of water, and soil quality and growing conditions—are necessary for AG to be sustainable.• Study Area needs to be corrected to accurately reflect 1999 Koolau Loa SCP boundary. All of the land makai of the red-lined urban growth boundary were erroneously included in the IAL study map.• What will be the anticipated response if the state or county urban growth boundary changes after land is recommended for IAL designation, or designated as IAL?	Large landowners were represented in the TAC via LURF. There is no requirement of the State Land Use Law relating to IAL that requires a specific percentage of landowners to be represented on the TAC. Maps are being updated to address comments received to date. Regarding future changes to the growth boundary and their impact to IAL, that is beyond the scope of this project.
5.	Iwasa, Natalie	Add Hoopili and Koa Ridge to IAL. These properties are some of the best AG lands in the state and would reduce our dependency on imported foods.	See response to comment by Kioni Dudley.
6.	James, Choon	<ul style="list-style-type: none">• A lot of questions, confusion and contradictory premises in IAL mapping.• Request that all comments be posted online in their original form to maintain transparency and accuracy (not summarized or paraphrased).	The final report will contain all comments received in their original form.
7.	Kanehili Cultural Hui (John Bond)	“Testimony on the illegal and fraudulent destruction of important agricultural land in Ewa, Honouliuli, West O’ahu” Hoopili and rail development are destroying O’ahu’s premier agricultural lands.	See response to comment by Kioni Dudley. Roadways, including railway lines and access stations are permitted uses within the State Land Use Agricultural District.
8.	McElheny, Larry	Submitted UH Law School paper authored by Douglass Cole: <i>Does Designating Hawai’i’s Agricultural Lands “Important” Make them More Important than they Already Are? A Stakeholder Analysis of the New IAL Legislation</i> (2009). IAL is considered another zoning layer that the LUC can remove via a simple vote. IAL will merely zone some AG lands as more "important" than other AG lands, allowing the LUC to vote away the "importance" of IAL. How does identifying some ag lands as "important" impact decisions made regarding lands not identified as "important"?	Comments noted. Importance of non-IAL designated lands is beyond the scope of the IAL Mapping Project.
9.	Minerbi, Luciano	Map should include land that meet Criterion 2 regardless of state and county zoning. Land in the Urban zone should be indicated regardless if its currently built or vacant. Only in this way will we know what we are doing to the ecological capacity of the islands and how we are meeting the constitutional mandate to protect AG land.	Comments noted. Inclusion of lands not designated within the State Land Use Agricultural District as IAL is not supported under the IAL Law of Chapter 205, HRS.

TMK Parcel or Landowner	Comment
LANDOWNERS	
1. 6-2-002: 10 6-2-002: 32 6-2-002: 33 6-2-002: 34 6-2-002: 35 6-2-002: 36	Requests that property in Hale'iwa be designated IAL via the City's process. Also requests that neighboring properties be designated IAL (per map submitted with comment letter).
2. Kualoa Ranch	Majority of property owned in Ka'a'awa valley should reflect only one of the three important criteria (land currently in agricultural production). Draft criteria maps currently show lands: 1) in current agricultural production; and 2) having adequate water. Most of the valley has no water infrastructure, has relatively poor soil, and is only used for grazing livestock. Livestock only drink from the stream, which dries up for over a mile, usually 6-7 months a year. City and County water is available to 20 or 30 acres at the bottom of the valley. Corn used to be grown there about 40 years ago; 3-acre shade house and an aquaculture facility remains on-site.
3. Castle and Cooke	<p>Consultation with landowners and other stakeholders to develop and implement a comprehensive and integrated framework—including incentives and programs that consider tax policy, agricultural business development and financing, marketing, and agricultural land use techniques—is crucial to this process.</p> <p>Castle and Cooke and its entities voluntarily designated roughly 678 acres as IAL:</p> <ol style="list-style-type: none"> 1. Castle & Cooke, Inc. designated 205+ acres (Whitmore) 2. Castle & Cooke Waialua, LLC designated 242+ acres (Waialua) 3. Castle & Cooke, Inc. designated 231+ acres (Mililani South); <i>recently sold to an Agri-business operator</i> 4. Castle & Cooke Properties, Inc. <u>222+ acres denied IAL</u> <p>Following the sale of 231+ acres in Mililani, Castle and Cooke entities now hold 447+ acres of voluntarily-designated IAL. Only lands that were already designated IAL (205 acres at Whitmore Village and 242 acres at Waialua) should be reflected in the City's IAL maps. Both the Koa Ridge Makai and Castle & Cooke Waiawa parcels are in the Central Oahu Sustainable Communities Plan (COSCP) urban growth boundary, and should not be included in the City's current IAL mapping. Both Koa Ridge Makai and Waiawa are specified in the COSCP as planned developments; Koa Ridge Makai received State LUC urban redistricting and County rezoning approval; Waiawa lands received State LUC incremental approval for urbanization.</p>
4. Dole Food Company Hawaii	Dole Food currently holds 17,456+ acres of land in the State Agricultural District, and 5,511+ acres in the State Conservation District. Dole proposes that roughly 10,195 acres (or 58%) of their eligible landholdings are best suited for and meet the primary criteria for designation as IAL (per spreadsheet attached to letter).
FARMING ORGANIZATIONS	
5. East O'ahu County Farm Bureau	<p>With roughly 300 members, organization represents farmers from Waimanalo to Kahuku. Responses to the questions asked at the community meetings are below.</p> <p><i>What are your highest hopes once IAL have been designated?</i></p> <p>These lands will be put to productive use to grow a wide variety of crops and livestock, and will contribute to O'ahu's economy and food security for many years.</p> <p><i>Looking ahead 3 generations (75 years), what lands will be needed for different kinds of agriculture?</i></p> <p>In 1940, 75 years ago, O'ahu had a population of 258,000, sugar and pineapple dominated the agricultural economy, and most of O'ahu's food was grown locally.</p>

TMK Parcel or Landowner	Comment
	<p>Who would have predicted that in 2015, nearly all of Honolulu's food would come from abroad, sugar would no longer be grown on O'ahu, and seed corn would be O'ahu's most valuable crop? While it is impossible to predict with certainty what O'ahu will be like in 2090 (75 years from now), some things seem likely to occur:</p> <ul style="list-style-type: none"> • Agriculture will be more intensive, driven by economic factors, water scarcity, food safety regulations, and new technology. Hydroponics, aquaponics, and aquaculture will be larger components of diversified agriculture, and ornamental plants will remain economically important. These types of agriculture have very different needs for land, water, and electricity than conventional land-based agriculture. • The political and economic situation in Hawai'i and globally will be different. World population is projected to reach 9 billion+, increasing competition in the world market for food and other agricultural commodities. Climate change and sea level rise may disrupt food production in some areas, and Waikiki, O'ahu's main base for tourism, will likely be subject to flooding. Given the financial incentives to convert land to other uses, the only lands available for agriculture in the future will be those that we preserve now. • The only sure thing about the future is that people will need to eat. Designating not only the largest possible area, but also the widest variety of land types and locations, is imperative. <p><i>What additional data or information needs to come forward before the City and County finalizes its plan?</i></p> <ol style="list-style-type: none"> 1. Consider a wider variety of areas and land types before limiting IAL designation to the lands currently identified. 2. Designating lands as IAL will be of little benefit if these lands cannot be farmed profitably. As the most populous and urbanized island of Hawaii, O'ahu probably has greater economic and regulatory impediments to agriculture than the Neighbor Islands. The City and County should consider its own incentives to remove these impediments and encourage increased agricultural activity on IAL. <p><i>Do the 3 highest-ranked criteria (water, current agricultural production and soil qualities/growing conditions) represent the qualities that are most important for future agricultural activities? Which criteria should be used to identify land recommended for IAL designation?</i></p> <p>The three criteria are too narrow to allow agriculture on O'ahu to reach its future potential. A wider diversity of agricultural techniques should be considered when designating IAL. The three criteria are not sufficient for the following reasons:</p> <ul style="list-style-type: none"> • It ignores sunlight, which is a critical resource that governs the maximum potential productivity of plant crops. Lands currently proposed for IAL are primarily in Central and Windward O'ahu, which tend to be the least sunny areas. Sunlight is already a critical factor governing the location of seed corn facilities in Central O'ahu; high light intensity will become an increasingly important factor in siting farms as agriculture becomes more intensive. • It is not clear whether slope is being considered explicitly as a criterion within "soil qualities/growing conditions." Some locations already designated as IAL contain significant areas where the slope is too steep for the growing of crops to be practical. Slope should be one criterion considered when designating IAL. • Given the difficulty of farming profitably, it is reasonable that areas currently in agricultural production are among the most suitable lands still available for agriculture. It should be noted that economic and political factors (e.g,

TMK Parcel or Landowner	Comment
	<p>availability, cost of land) are at least as important as environmental factors in determining the areas where current production exists. Many sites on O'ahu that could support productive farms are not currently farmed.</p> <ul style="list-style-type: none"> • Water is critical for agriculture. The definition of "water" should not be limited to current sources of agricultural irrigation water. Hydroponics, aquaponics and some forms of aquaculture can recirculate their water, minimizing water use. (Aquaponics has been shown to require as little as 2-10% of the water required to produce land crops from the same area, with higher per-acre production.) New Food Safety Modernization Act regulations are liable to drive farms to use more municipal water instead of open irrigation systems. Therefore, areas that have current or potential access to municipal water (essentially all of O'ahu) should be considered as IAL. • Aquaculture can be done in brackish water and seawater, and some land crops can be grown using brackish water. These water sources should therefore be considered as potential resources for agricultural production, and lands with access to brackish or salt water (primarily nearshore lands) should be considered seriously for inclusion as IAL. • Soil quality is important for some crops, but not others. Sites with poor soil or no soil should be designated IAL because they are suitable for crops, livestock, or agricultural/aquacultural systems that do not require high soil quality.
OTHER INDIVIDUALS	
6. John Nolan	<p>Agriculture is very important and sometimes generates odors that are objectionable. Developers should be required to include in every deed that existing agricultural operations may occasionally generate odors and or dust and that the owners purchase their property and the existing environmental conditions "as is". Developers and Planners should not request or allow zoning changes to residential / commercial property downwind from Agricultural Zoned Lands.</p>
7. John Bond	<p>This is a Mayor DPP HART excuse to pass Bill 3 and build massive new Rail tax funded Transit Oriented Developments on IAL. They PRETEND to ask public input but pre-define the options to shape the results they want. <u>Bill 3 will turn H-1 into the Highway To Hell and create a massive future environmental disaster for all residents of West Oahu.</u> The public just got a taste of what is to come as the City Council and Legislature will send your taxes FOREVER into the <i>biggest land development scam in Hawaii history!</i> My testimony on Bill 3 uses some of the IAL Workshop files to show that this DPP process that <i>pretends</i> to ask for the public's opinion and input actually <i>precludes</i> any option to select lands- such as Hoopili or Koa Ridge - that are already in an urban growth boundary. They say this would be "<i>against state law</i>"- which is a big lie. Lands CAN be ID'ed as IAL even if in an Urban Growth Boundary. In the IAL Workshop the participants, despite DPP precluding lands in an urban growth boundary, voted: <i>that should NOT be a primary criteria for IAL selection!</i></p> <p>In the IAL Workshop participants were <i>not allowed to use Ag lands as a local food security resource criteria</i>. Food security is NOT important because it all comes from the mainland by ships (<i>Matson farmlands- with prices jacked 30-40 percent higher- oh by the way- California is headed for a massive ag killing drought! Guess how much HIGHER food costs will go?</i>) This DPP Dog and Pony Show is an unconstitutional plan to transfer IAL to Big Developers and an intentionally deceptive scheme to justify the passage of Bill 3, destroy our local food security, build rail tax funded TOD's in West Oahu and turn it into Highway Hell.</p>

TMK Parcel or Landowner	Comment
8. Jane Yamashiro	<p>The State-county land management system is complex and deeply flawed, and needs to be fixed, especially with IAL on the table. County planners need to be open to change.</p> <p>I recognize and understand that IAL is not to fix the system. IAL is about resource identification, and people at the community meetings pointed out that the resources important to them were not considered in the criteria. For example, a speaker from Punalu'u stated that an aquifer with unique recharging qualities would not qualify under the current criteria. Her concern is how to protect this aquifer, if it is not part of IAL. Is IAL just for dirt type land, or is it for resources? Water is certainly an important part of agriculture, and was considered the wealth in Native Hawaiian culture. As California's agriculture is threatened by a lack of water, we need to examine the situation through a different lens.</p> <p>Another speaker stated that there were issues with aquaculture that were not considered under the criteria.</p> <p>What is going to happen to the concerns raised at the community meetings? Will there be a thoughtful look at the input?</p>
9. Mary Barter	Ag lands are important to us.
10. Andrea Anixt	Looking ahead 7 generations (or even just 3), my highest hope is that NO further development is allowed on Malaekahana's Gunstock Ranch or Kualoa Ranch in Ko'olauloa. These two ranches may be put into IAL designation: besides keeping agricultural land in agricultural use, both ranches contribute to the "country" feeling that makes this a world-class tourist destination.

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CRITERIA MAPS AND
SUMMARY DESCRIPTIONS

STANDARDS AND CRITERIA FOR THE IDENTIFICATION OF IAL

The process to evaluate land for IAL designation is based on a set of eight specific standards and criteria that are forth in Chapter 205-44, HRS. The eight standards and criteria are listed:

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 Hawai'i (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, and
8. Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power.

The City considered a total of nine criteria, including the eight criteria that are statutory requirements and a ninth criterion added by the City to address agricultural easements. Given that the statute presents the standards and criteria as broad-based, generalized policy statements, it was necessary to first establish specificity for the physical attributes and defining features of each criterion. Once the characteristics to define the criteria were specified, available Geographical Information System (GIS) spatial datasets were used to create a series of resource maps (i.e., criteria maps) that identified the geographic extent associated with each criterion. Mapping of the criteria relied heavily on existing datasets, and did not include extensive original research.

Descriptions of the criteria and accompanying maps that follow were originally prepared between July 2012 and September 2013, and initially presented in the *O'ahu Important Agricultural Lands Phase I Study* (April 2014.) The datasets used to prepare the maps reflect the conditions and information available during that timeframe. Since 2013 when the original resource maps were prepared, several changes have occurred, including the State's acquisition of roughly 1,700 acres of agricultural land in Central O'ahu (2012), and the Land Use Commission's approval of IAL for roughly estimated 11,000 acres owned by Kamehameha Schools (March 2015) and Monsanto Company (October 2017). The resource maps that follow were updated in December 2016 to incorporate the State's acquisition of land in Central O'ahu and Kamehameha Schools' lands designated as IAL. (The maps have not been updated for the approval of Monsanto's IAL designation in 2017).

Table of Mapping References

HRS, CHAPTER 205-44			
STANDARDS AND CRITERIA	DEFINING ATTRIBUTES AND FEATURES	GIS DATA SOURCES / REFERENCE	DESCRIPTION OF DATASETS
1. Land currently used for agricultural production	Either currently being used for farming or grazing/ranching activities, or currently fallow but part of a near-term (three year or less) field rotation, or has the potential to be returned to active production which conveys the notion of historic use.	2011 aerial imagery. State Office of Planning and the U.S. Geological Survey.	2011 aerial imagery was compared to the 1980 ALUM and analyzed to identify active and fallow agricultural lands (digitized by the City's consultant).
		Personal interviews, various landowners, 2014.	
		<i>Ko'olau Poko Watershed Management Plan.</i> Prepared by Townscape for the Honolulu Board of Water Supply, 2012.	Agricultural areas (active and fallow lands) identified as part of the <i>Ko'olau Poko Watershed Management Plan</i> .
		<i>Island of O'ahu Agricultural Land Use Map (ALUM)</i> , 1978-1980. State Office of Planning, GIS data.	To identify areas used for grazing and ranching, parcels included in the O'ahu ALUM as having current agriculture use were identified; then compared against current county tax records. Parcels receiving AG exemptions were included in this dataset.
		<i>2011 Real Property Taxation Database.</i> City Department of Budget and Fiscal Services Real Property Assessment Division.	
2. Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel- and energy-producing crops	Highly-rated soil properties Solar radiation Slopes associated with agricultural productivity	<i>Soil Survey Geographic (SSURGO) Database.</i> USDA Natural Resources Conservation Service.	Land classifications of Irrigated and Non-Irrigated Capability (Classes I, II, and III)
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	Land Study Bureau (LSB) ratings range from "A" (Very Good) to "E" (Not Suitable), with land types/ratings based on soil and productive capabilities for certain crop types.	<i>Overall Productivity Rating, Detailed Land Classification – Land Study Bureau, 1965 - 1972.</i> State Office of Planning, GIS data.	Lands that met the LSB Overall Productivity Ratings of A: Very Good and B: Good
	ALISH ratings identify three classes of important agricultural lands based on soil, climate, moisture supply, slope and production factors: <ul style="list-style-type: none"> • Prime—best suited for production of food, feed, forage and fiber crops • Unique—useful for specific high-value food crops (e.g., coffee, taro, rice, watercress); and • Other—not prime or unique, but is farmland of statewide or local importance 	<i>ALISH - State Department of Agriculture, 1977.</i> State Office of Planning, GIS data.	ALISH ratings of Prime and Unique classifications

HRS, CHAPTER 205-44 STANDARDS AND CRITERIA	DEFINING ATTRIBUTES AND FEATURES	GIS DATA SOURCES / REFERENCE	DESCRIPTION OF DATASETS
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	Land currently in wetland and dryland taro production or with physical features to support future taro production	<i>Ko'olau Poko Watershed Management Plan.</i> Prepared by Townscape for the Honolulu Board of Water Supply, September 2012.	Areas currently in wetland taro production
	No unique crops and uses, per TAC Meeting 3	Ladefoged, Thegn, Patrick V. Kirch, Samuel M. Gon III, et al. "Opportunities and constraints for intensive agriculture in the Hawaiian archipelago prior to European contact." <i>Journal of Archaeological Science</i> , 2009. [This GIS model/report prepared for The Nature Conservancy "compared physical characteristics (i.e. proximity to natural sources of water, elevation, slope, riparian corridors, and soil type) with archaeological studies that "influenced [the authors'] notions about where such agricultural activity was possible.]	Areas that were likely to have been in wetland and dryland taro cultivation prior to western contact
5. Land with sufficient quantities of water to support viable agricultural production	<ul style="list-style-type: none"> • Irrigation (available infrastructure) • Access to streams • Ability to take water from streams • Quality of water = not brackish • Agricultural water rates • Rainfall (mostly for grazing) <p>*An ideal definition of "sufficient quantities" should address: (1) availability; (2) adequate supply; (3) connection to supply source (meter ready or needs infrastructure improvements?); (4) reliability (not affected by drought); and (5) efficiency (amount of water loss, cost of transferring water to the site)</p>	Water Use Permit Records, State Commission on Water Resources Management.	Water Use Permits by TMK parcel (excluding salt water or brackish water systems used primarily for aquaculture)
		Irrigation System Data, State Department of Agriculture.	<ul style="list-style-type: none"> • Waiāhole Ditch System service area • Waimānalo Ditch System service area • Wahiawā Ditch System service area • Wahiawā Reservoir Ditch 2 System service area
		Punalu'u Irrigation System Data, Kamehameha Schools Land Assets Division	Punalu'u Irrigation System service area
		Water Rate Inventory, Honolulu Board of Water Supply.	Agricultural water rates by TMK parcel
6. Land whose designation as IAL is consistent with general, development, and community plans of the county	Lands (1) designated for Agricultural Use by approved Development Plans/Sustainable Communities Plans Land Use Maps; and (2) zoned either AG-1 Restricted Agricultural or AG-2 General Agricultural	Development Plans/Sustainable Communities Plans Land Use Maps, various. City Department of Planning and Permitting	Agricultural Land Use Designation
		Zoning Designations. Department of Planning and Permitting, Honolulu Land Information System	<ul style="list-style-type: none"> • AG-1 Restricted Agricultural zoning • AG-2 General Agricultural zoning

HRS, CHAPTER 205-44 STANDARDS AND CRITERIA	DEFINING ATTRIBUTES AND FEATURES	GIS DATA SOURCES / REFERENCE	DESCRIPTION OF DATASETS
7. Land that contributes to maintaining a critical land mass important to agricultural operating productivity	Proximity (i.e., adjacency) to agricultural lands and other lands with important ecological functions	No data or map associated with this criterion. Concept of proximity could not be quantified as a numeric value for mapping purposes.	
8. Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power	Degree of accessibility to roads and the transportation network Status of existing potable water and electrical infrastructure systems	No data or map associated with this criterion. The entire island of O'ahu was determined to have equal status with regard to access to transportation, markets and infrastructure systems. Water availability was addressed under Criterion 5.	
9. Land with agricultural easements	Government programs to protect AG lands in perpetuity that are recorded	Farm and Ranch Lands Protection Program. USDA Natural Resources Conservation Service	Farm and Ranch Lands Protection Program projects and easements
		State of Hawai'i Legacy Lands Conservation Program. Department of Land and Natural Resources	Legacy Land Conservation Program easements
		Hawaiian Islands Land Trust	Conservation easements created by the Land Trust

Criterion 1: Currently Used for Agricultural Production

This criterion is described in HRS, Chapter 205-44 as “land currently used for agricultural production.” The City’s definition of this criterion includes areas that are currently being used for agricultural production, including grazing/ranching activities. Lands that are currently fallow but part of a near-term (three years or less) field rotation are also included, where they could be identified.

A total of 51,700 acres was identified as contributing to agricultural production on O‘ahu (see map of Criterion 1). Although the O‘ahu Agricultural Land Use Map (1978-80) is no longer current, it showed the historic extent of agricultural activity on O‘ahu, which was helpful to focus an intensive aerial photo identification process of current agricultural activities. The identification process used the 2011 World View II aerial imagery dataset of O‘ahu to document active and fallow agricultural areas, with input from technical advisory committee members who had detailed knowledge of agricultural activities on the island. The City and County of Honolulu real property tax records for properties receiving agricultural exemptions in 2011 provided information about ranching and pasture lands. The *Ko ‘olau Poko Watershed Management Plan* (Board of Water Supply 2012) was used to confirm both active and fallow agricultural areas in Ko‘olau Poko.

The potential for land to be returned to active production—which notionally implies that the land was historically used for agriculture—was considered as a possible defining feature. Historic Native Hawaiian taro fields (*lo‘i*) and former plantation lands are examples of land with potential to returned to active production. However, because the legal requirement for the criterion specified current agricultural production, only the active and fallow agricultural lands were mapped.

Criterion 2: Soil Qualities and Growing Conditions that Support Agricultural Production

HRS, Chapter 205-44 describes this criterion as “land with soil and growing conditions that support agricultural production of food, fiber, or fuel- and energy-producing crops.” The City’s definition for this criterion includes a number of features that affect soil qualities and growing conditions, such as soil properties, agricultural productivity, solar radiation and slopes. A total of 42,920 acres was identified with the soil qualities and growing conditions to support agriculture (see map of Criterion 2).

This was the only criterion to rely on a single data source: the Land Capability Classes datasets contained in the U. S.D.A. Natural Resource Conservation Service’s Soil Survey Geographic (SSURGO) Database. The SSURGO database was selected because it contains information about the types of and distribution of soils, and is considered the most detailed level of soil geographic data available. The Land Capability Class ratings are an attribute of the soil map units in the database, and are based on agronomic qualities for crop and livestock production. It was selected as the preferred dataset because of the broad scope and depth of agronomic factors that are considered, and because the data has been updated to reflect current conditions. Land with an irrigated or non-irrigated capability class of I, II, or III was included.

Criterion 3: Agricultural Productivity Rating Systems

This criterion is described in the State statute as “land identified under agricultural productivity rating 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” (HRS, Chapter 205-44).

Two productivity rating systems were used to define this criterion: the Land Study Bureau (LSB) Detailed Land Classification, 1965-1972 (State Office of Planning) and the Agricultural Lands of Importance to the State of Hawaii (ALISH), 1977 (State Office of Planning). The map contains a total of 39,795 acres associated with this criterion.

Under the LSB rating system, soils are classified into one of five land types based on soil and productive capabilities for certain crop types range, from A: Very Good to E: Not Suitable. Under the ALISH system, agricultural land is grouped into one of three categories: (1) PRIME, which is land best suited for production of food, feed, forage and fiber crops; (2) UNIQUE, which is land useful for specific high-value food crops such as coffee, taro, rice, watercress; and (3) OTHER, which is not in the Prime or Unique category, but is considered farmland of statewide or local importance. Lands that met the LSB overall productivity ratings of A: Very Good and B: Good, and the ALISH categories of PRIME and UNIQUE were included in this coverage dataset. The LSB A class, LSB B class, ALISH PRIME category, and ALISH UNIQUE category were selected for mapping to be consistent with the Land Use Commission’s use of these categories when reclassifying lands from the State Agricultural Land Use District.

Criterion 4: Traditional Native Hawaiian Agricultural Uses or Unique Crops

HRS, Chapter 205-44 describes this criterion as “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.”

The City’s definition of this criterion emphasized land types associated with traditional native Hawaiian agricultural uses, specifically focusing on wetland taro. A total of 5,440 acres was identified based on the datasets used to map this criterion (see map of Criterion 4).

The primary data source that contributed to this map was a GIS model/report prepared for The Nature Conservancy that identifies areas on O‘ahu with suitable characteristics (e.g., slope, water sources, soil types, elevation, etc.) to support intensive taro cultivation (both wetland and dryland) prior to European contact (Ladefoged et al. 2009). The *Ko‘olau Poko Watershed Management Plan* (Board of Water Supply 2012), which identifies areas of current taro cultivation in Ko‘olau Poko, served as a second data source.

According to the statute, this criterion is to address two distinct categories of crop: “traditional native Hawaiian agricultural uses” and “unique agricultural crops and uses.” Taro, the staple of the Native Hawaiian diet and the foundation of the native Hawaiian creation story, was chosen as the sole crop to represent traditional native Hawaiian agricultural uses, in recognition of the spiritual and cultural reverence that Native Hawaiians held for the taro plant and the unique environmental qualities/land characteristics associated with taro lo‘i (e.g., soils, hydrology, landscape). Including areas in both wetland and dryland taro production, or that had the physical features to support

future taro production, was considered as a possible defining feature. Due to the lack of available data sources, dryland taro areas were not identified, and the criterion was defined to include only land currently in wetland taro production and land historically suitable to support wetland taro production prior to western contact. Furthermore, it was not possible to map any of the other traditional native Hawaiian crops because of the lack of information about the precise locations where such crops were grown. No unique crops were mapped because at the time of the mapping, there were no niche-market crops known to be growing in non-traditional conditions that could be defined as a “unique” crop.

Criterion 5: Water to Support Viable Agricultural Production

HRS, Chapter 205-44 lists Criterion 5 as “land with sufficient quantities of water to support viable agricultural production.” The City’s definition of this criterion consisted of land provided with current or recent access to water for agricultural production, including Water Resources Management (CWRM) Water Use Permits, agricultural water available through the Board of Water Supply (BWS), or irrigation via surface water ditch systems. Mapping the defining features of this criterion relied on information from private landowners and various state and county agencies. Data sources include:

1. CWRM Water Use Permits (Since water use permits are assigned to tax map key (TMK) parcels, the parcels that were identified as having a permit were included in the dataset.)
2. BWS inventory of TMK parcels receiving an agricultural water rate
3. CWRM irrigation system data for the Wahiawā Reservoir Ditch 2 System service area
4. DOA irrigation system data for the Waiāhole Ditch System service area, Waimānalo Ditch System service area, and the Wahiawā Ditch System service area
5. Kamehameha Schools irrigation system data for Punalu‘u
6. Dole Foods’ irrigation system data for their North Shore and Wahiawā lands (which included most of Kamehameha Schools’ North Shore lands)
7. Irrigation system data for land formerly owned by the Campbell Estate in Kahuku.

A total of 33,465 acres were identified as having access to water for agricultural production (see map of Criterion 5). While the statute specifies that this criterion identify “land with sufficient quantities of water to support viable agricultural production,” the City simplified the requirement so that access to water was enough to be considered “sufficient,” largely because the amount of water involved in determining sufficiency is specific to the type of crop being grown (i.e., irrigation requirements vary depending on crop type). Determining sufficiency based on a known quantity of available water is more applicable to the voluntary (private landowner) designation process where the criterion is applied to individual parcels with specific crop and irrigation requirements.

The possibility of measuring the form of transmission (i.e., via gravity flow or pumped) and the source of the water (i.e., groundwater, recycled water or surface collection) was considered because access to water is only one factor that contributes to the availability of water. Given that the purpose of IAL is to make farming an economically viable activity, it was reasonable to consider the attributes of the water source and the transmission system—including the quality of water

available for use and the level of effort required to transport water—that affect the overall cost of water and the type of crops that can be grown. For example, water from the Wahiawā Reservoir Ditch is rated R-2, which is secondary treated recycled water that has use restrictions with certain food crops. Similarly, the condition of the irrigation system and the costs involved in maintaining the system contribute to the overall cost of providing water. Emphasizing the need to be as inclusive as possible with the mapping effort, the City decided that access to water was adequate.

Criterion 6: Consistent with County Plans

HRS, Chapter 205-44 lists this criterion as “land whose designation as IAL would be consistent with general, development and community plans of the county.” Unlike the other criteria that were open to interpretation, this criterion was pre-determined and clearly defined by the statute. The City’s definition of this criterion included land that satisfied both conditions: (1) designated for agricultural use by approved (i.e., adopted by the City Council) Development Plans and Sustainable Communities Plans; and (2) zoned either AG-1: Restricted Agricultural or AG-2: General Agricultural. Relationship to the DP/SCP community growth boundary was not a condition for this criterion. A total of 59,870 acres were considered to be consistent with county plans (see map of Criterion 6).

Criterion 7: Contributes to Maintaining a Critical Land Mass

HRS, Chapter 205-44 describes this criterion as “land that contributes to maintaining a critical land mass important to agricultural operating productivity.”

This criterion was not mapped, largely because the physical attributes that illustrate the concept of critical land mass—the proximity to adjacent agricultural lands and other lands with ecological functions important to the value of agriculture—could not be quantified or translated into a measureable factor. Several possible scenarios that could form a basis for measurement were considered, including: (1) a certain number of farms operating in close vicinity to each other; (2) a pre-determined acreage of contiguous land with similar functions (i.e., the critical land mass formed by land that meets certain ecological or physical characteristics); and (3) a pre-determined acreage of contiguous agricultural land (i.e., the critical land mass formed by an undivided acreage of agricultural land).

The City determined that quantifying this criterion as a numeric value was not appropriate for the county’s mapping process for several reasons. First, using a specific acreage to define critical land mass does not protect agricultural areas from urban encroachment, or address the need to minimize conflicts between adjacent urban and agricultural activities (e.g., odor, noise, dust and other nuisance complaints that typically occur following urban uses encroaching into agricultural areas). Second, farm acreage should be a sufficient size to allow for crop rotation, which is a necessary function of farming. Given that farms vary in size (from less than an acre to thousands of acres), there is uncertainty about how to define this criterion in a way that does not exclude the smaller farms. Finally, determining critical land mass involves subjective review of surrounding urban uses, which seems more appropriate when evaluating voluntary (private landowner) petitions than the county designation process.

Criterion 8: With or Near Support Infrastructure

HRS, Chapter 205-44 lists this criterion as “land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power.” The City’s definition of this criterion emphasized the degree of accessibility (i.e., the distance and difficulty of access) between farms and infrastructure systems, including roads, harbors, airports, potable water and electrical infrastructure systems.

This criterion was not mapped because accessing transportation and infrastructure systems are secondary considerations for O’ahu farmers when compared to conditions on the neighbor islands. The entire island of O’ahu was determined to have equal status with regard to access to transportation, markets and infrastructure systems, as O’ahu farms are closest to the State’s major markets and have reasonable access to public roadways, harbors and airports unlike farms on the other islands that rely on additional shipping to transport products to market. For example, farms in remote places such as Moloka’i or Hawai’i Island would require additional shipping (via barge or air travel) to transport products to market. Similarly, current utility networks on O’ahu are more robust and readily available than on the other islands. Accessibility to county water systems and electrical generation sources (including photovoltaic systems) were not considered to be major impediments for O’ahu, given the extent of current utility networks. While the costs associated with installing potable water and electrical service installations may influence a landowner’s ability to develop such facilities, it does not affect the degree of accessibility to such systems.

Criterion 9: Agricultural Easements

A ninth criterion that recognized properties with agricultural easements was added at the discretion of the City and its panel of technical advisors in order to provide landowners with agricultural easements access to the IAL incentives. This criterion focused solely on agricultural easements that provide for perpetual agricultural land use; properties with restrictive covenants or unilateral agreements were excluded.

A total of 1,280 acres with protective agricultural easements was identified (see map of Criterion 9). Three specific programs that were included in this inventory include: (1) State of Hawai’i Legacy Lands Conservation Program; (2) Hawaiian Islands Land Trust; and (3) the USDA-NRCS Farm and Ranch Lands Protection Program.