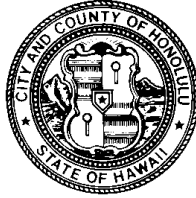


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

November 8, 2017

**NOTICE TO LANDOWNER
IMPORTANT AGRICULTURAL LANDS (IAL) PROJECT**

This is to notify you that the property you own and formerly proposed for IAL designation in the preliminary IAL Map, is no longer being recommended by the Department of Planning and Permitting (DPP) for inclusion in the proposed Important Agricultural Lands Map. Although the DPP is not supporting the inclusion of your property into the IAL designation, the final decision rests with the State Land Use Commission and you are advised to continue your participation in the IAL planning and identification process. Enclosed is a map of proposed land to be recommended as IAL and a "Frequently Asked Questions" handout. More detailed maps and information can be found on the project website: www.mapoahuagland.com.

We encourage you to come to the final community meeting to view the final Draft IAL Map and the IAL process on November 20, 2017, 6:00 p.m. to 8:00 p.m., at the Aiea Intermediate School Cafeteria, 99-600 Kulawea Street, Aiea, Hawaii, 96701 (see enclosed map of meeting site). Sign-in and open house is from 6:00 p.m. to 6:30 p.m. The meeting begins at 6:30 p.m.

Thereafter, DPP will send the draft IAL Map to the City Council for adoption in the spring of 2018. Additional information is available at:
[www.honoluludpp.org/Planning/ImportantAgriculturalLands\(IAL\).aspx](http://www.honoluludpp.org/Planning/ImportantAgriculturalLands(IAL).aspx). Click on the link under "Documents" for the IAL Phase I Report. Should you have any questions, please contact Raymond Young of our staff, at (808) 768-8049.

Should you require special assistance, auxiliary aid, and/or service to participate in this event (i.e., sign language interpreter, interpreter for language other than English, or wheelchair accessibility), please call 768-8000 or email your request to info@honoluludpp.org at least three business days prior to the event.

Enclosures





Important Agricultural Lands Phase II
Frequently Asked Questions
"Great Lands for Great Farms"
November 2017

What does "Important Agricultural Lands" (IAL) mean?

As defined in Section 205-42, Hawaii Revised Statutes (HRS), IAL is defined as those lands that: (1) are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology; (2) contribute to the State's economic base and produce agricultural commodities for export or local consumption; or (3) are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.

What is the legal basis for designating IAL?

Article XI, Section 3 of the State Constitution states:

"The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. The legislature shall provide standards and criteria to accomplish the foregoing. Lands identified by the State as important agricultural lands needed to fulfill the purposes above shall not be reclassified by the State or rezoned by its political subdivisions without meeting the standards and criteria established by the legislature and approved by a two-thirds vote of the body responsible for the reclassification or rezoning action."

How are lands selected as IAL?

The State Land Use Commission (LUC) applies the designation. The two main methods that the LUC can use to designate IAL are *Voluntary Designation* and *Mandatory County Designation* under Sections 205-45 and 205-47, HRS, respectively.

Voluntary Designation allows private landowners or farmers to submit a petition directly to the LUC for designation of specific lands. The LUC would issue a declaratory order to adopt the IAL designation in whole, in part, or deny the petition. With *Voluntary Designation*, the landowner or farmer chooses which lands are considered for IAL and any other agricultural lands can be exempt from being designated IAL if a majority of their land holdings has already been designated as IAL.

The *Mandatory County Designation* process under Section 205-47(a), HRS, identifies and map potential important agricultural lands based on standards and criteria under Section 205-44, HRS, excepting lands already designated by the City or the LUC for urban use. The process is as follows:

1. The County Planning Department (for Oahu, it is the Department of Planning and Permitting) prepares draft IAL maps and an accompanying report and notifies affected landowners.
2. The County Council reviews and adopts the IAL maps via resolution.
3. The County transmits its IAL recommendations to the LUC.
4. The State Department of Agriculture (DOA) and the State Office of Planning reviews the County's recommendations and provides comments to the LUC within 45 days of receipt of the County's recommendations.

5. The LUC issues a written decision to designate the County's IAL recommendations after a two-thirds majority vote by the LUC.

State Designation is a third method to designate IAL. Section 205-44.5, HRS, requires that the DOA and the State Department of Land and Natural Resources collaborate and prepare maps identifying public lands for IAL designation of State-owned lands. This State process is separate from the two methods above.

What are the criteria for IAL?

There are eight criteria listed in Section 205-44, HRS: (1) land use for agricultural production; (2) land with soil qualities and growing conditions that support agricultural production; (3) land identified under the State's Agricultural Lands of Importance to the State of Hawaii system; (4) land identified with native Hawaiian agricultural uses; (5) land with sufficient quantities of water; (6) land whose designation as IAL is consistent with county community and development plans; (7) land that contribute to maintaining a critical mass important to agricultural operating productivity; and (8) land with or near support infrastructure, such as transportation to markets, water, or power.

Minimum criteria considered by the City for inclusion into IAL include land within the State Land Use Agricultural District, availability of water, good soil quality, and in agricultural use. IAL land excludes Federal and State-owned land.

What are the incentives for IAL designation?

Section 205-46, HRS, mandates State and County incentives and protections to promote the long-term viability of agriculture. Adopted incentives so far include grant assistance, tax incentives, and agricultural education and training. Additional incentives and protections are being considered.

Voluntary designation includes an expedited land use reclassification process to either the State Urban, Rural, or Conservation Districts for up to 15 percent of the petition area, if the remaining portion of the land holding (minimum 85 percent) is designated as IAL (commonly referred to as the "85/15 incentive").

Are there any other counties conducting IAL projects?

At this time, only Oahu is conducting the *Mandatory County Designation* process.

Can "Ho'opili" or "Koa Ridge" residential developments be designated as IAL?

No. The proposed Ho'opili mixed-use project consisting of approximately 1,553 acres of land in East Kapolei and the Koa Ridge residential development in Waipio, Central Oahu, are excluded from consideration as IAL because they have been reclassified to the State Land Use Urban District, consistent with the City's land use plans for urban use. Only lands in the State Agricultural District are eligible for IAL designation.

How can the public participate?

The public can participate by reading our IAL Phase I Report which can be viewed on the Department of Planning and Permitting's website at: [http://www.honoluluodpp.org/Planning/ImportantAgriculturalLands\(IAL\).aspx](http://www.honoluluodpp.org/Planning/ImportantAgriculturalLands(IAL).aspx). Click on the link under "Documents." Attend the final community meeting and access our consultant's IAL website at: www.mapoahuagland.com, which will have the layers of data gathered in Phase I. For more information, or to be added to our email notification list, please contact us at: info@hhf.com.

Legend

Proposed IAL



0 1 2 4 6 Miles

