

ROUGHLY EDITED COPY

September 4, 2019

9 a.m.

Legacy Land Conservation Commission Draft Minutes, Meeting 68

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[no audio]

>> That made it application for -- they are asking for a million dollars for easement and acreage is 2780. This is the second time applied -- can I ask a question? Am I allowed to ask a question? Want to know if understood that many people have been there. Thank you. Okay. So having been there and -- they did a great job of showing how integrated and robust their operation is and it is at the top of them and bought thousands of acres and Starbucks below them and one can anticipate a lot more movement and a lot more traffic going up there. Also the increasing subdivision of the subdivisions and a lot of activity of the property. Do you have the pictures? I sent them to you. So the applicant's family has historical ties to the area which was operation for a long time. But at this point it is a fabulous sort of hands on learning laboratory and seemingly viable option and they have a nursery and they are helping all of these people who have bought property down below them, many of them are interesting in forestry, so they are providing to plant and care for these native issues. They are actively doing control of invasive of plant and animals. Various. You could see beautiful things growing there and quite incredible how many plants. They are not babies, they are older. Anyway, it is quite an ongoing concern. They also have a mature industry seems to be expanding the fact that one of their main customers is living Doterra and they have brought acres and shows a considerable interest in further developing the Sandalwood industry, so they have Sandalwood and retail and wholesale and production they are looking at different host plants and they are organic and doing -- organic with Sandalwood and terrain and soils and plants and working with the organizations that are also conservation minded -- neighbors are has a large track of land and schools with senses and so forth and I think there's probably as far as operations that are doing conservation and doing economic sort of entrepreneurial stuff it is quite remarkable and they have added family elements. There are some elements to the financing later this afternoon. There were four.

>> Thank you very much. I think one of the thing that's impressive is going through all the lands coming out and seeing clear-cutting of land watching it go down and elevation and much -- you know, native forest. Come and plant trees and highly interest project which is raising money and we are having less financial stress. We were accompanied by Tonya and, you know, her enthusiasm for what we see watching the project is tangible.

>> Any other?

>> Short break. We have come up with a solution with the transcribe and her helping us and going to move the phone and pick up more.

(Break.)

>> CART Captioner: I'm able to hear from the Zoom now.

>>> We are back from break. I want to make note to the Commission that transcription service is now working so speak loudly and clearly toward the speaker phone and announce your name this is the Ka Ao Hali'i Save the Hana Coast report.

>> I would like to ask all the Commissioners the report. So I will point out at the top here, the red was accrued project from last year and back here shows the continuity of the overall efforts by applicants south of the beach which is one of the, you know, premium premier access. So the Maka'alaie Lands -- by the way, I have to point out since this was submitted on Monday and the meeting today, applicant has revised application and I have opportunity to review that this morning and do my best to go ahead and point out some of the changes. It is section here, light green and received funding from the county open space fund for this and what they have decided to do and projects and keeps the price tag going around the same but total transaction cost slightly reduces ask for -- everything is clear and ordered to help and key thing about this projects I would like to point out the applicant is able to complete transaction purchases for two projects that are before us this year for FY20 and 21 and dark green parcel with the activity of the section. And I had Commissioner Wiltse on-site visit and chime in for additional and follow the track with coastline and overview and multi-lands where met Commissioner on applicants and came back down here to pointing and wandered back. These are some of the remains and point out there, the whole area is pasture that's been on ranch and those would be primary site and if were to encroach add significantly. So this is looking east to that point when we had lunch out there and applicant and gives you guys an idea about the nature of this coastline and there are a large amount of residences that are popping up in this area. Both are in and cover the entire section of the ranch land and it is important to note that it is already subdivided in parcel and all gently sloping and so highly desirable and there's a placebo residence. But these are the lands that are going to be donated by the ranch and goes down.

>> (inaudible).

>> They did but what they decided to do is lump that in and use the county money as match and whole series and scattered throughout the property as well as remnants of the operation and eroded along the shoreline and so area has been utilized in lineal descendants and some of the families tied to the land and present in the area and present on the site tour and you got representative of the property and point out that project there also have. This is FY19 parcel for last year and this area here is highly developed and very intensive in subdivision so represents the nature and applicants back and this is the dividing screen that coming down and separates. Next is beach shoreline with some remnant native coastal vegetation and a lot of things. Those are two. The site itself doesn't continue a lot of does not contain resources and has potential for habitat and I would like to point out after reviewing it was endangered and habitat priority but I did not see. Again, potential for restoration here does stand. Again, another view of the project and lineage of the shoreline of the area. That's all the imagery of project I grabbed this year. Anything?

>> Very problematic and well established and (inaudible).

>> I will point out did mention it was doing some endangered species with equipment we did see a little evidence of that and part of the management strategy according to what just shared with us really ramped up and keep down the stuff.

>> So what is the aspect of that?

>> Revised one?

>> No, what had -- 375 million.

>> Also say that continued to the deal they put together.

>> (inaudible).

>> So again, the newest document this morning revisions for both applications including increased match so get more from applicants and sure to bring that.

>> (inaudible).

>> Sends to everybody.

>> Other thing I want to point out to everybody there was a question regarding the seller letter and view of this there was a little bit of market value, appraised value, difference between the numbers and project value. If project value is lower than appraised value and difference. Issues that were brought up today too if you all had questions about, fairly new organizations, not much with a track record, you know, you had a lot of questions regarding management asking about ability and this morning it included plan on organization and so move forward with this and this happens. On top of that this is really incredible scenic section and scenic very strong.

>> Just add I think community involvement is very high here. They are a brand-new organization and community input there and very solid and several generations different agencies, people active and I think this is going to be eventually finding their way.

>> I absolutely agree with you. There's a little smaller community turnout for the site visit but last year's visit we had enormous amount of community members widespread and it was on-site and also says a lot. We will move on to 4F Ka Ao Hali'i Save the Hana Coast and similar. A lot of discussion you just had for a lot of the comments we just had from the interaction team members are consistent with this project as well. County match release and it has been decreased, so during the testimony portion application process we have applicants. This is as we were talking down from the FY19 project and into that where there's a series of prehistoric and modern structure and group. Pine trees in the background and page. Reviewing the project. So this area proper and primary and we will point out that organization being the organization was not bad so there's a lot of work to be played out by balance. Activity looking on the far left from the beaches and then scan to the right side. This was according to the map part of the sugar plantation. Sugar mill operation. This was the managers house. Interesting to me more of a hindsight. Nonetheless there are some -- definitely management work involved in stabilizing the site and primary, you know, efforts in this and heading toward the land and gives you an idea of management challenges and see here diversity and review and site and surprising see level with manager with primary threat and property which is development and this is the one house that's built on the project and shoreline but it does represent what potentially happens with the slots. Again, use vehicle to transport so demonstrates. So team

members any additional comments at this point?

>> There was one parcel that you were told would --

>> The house I believe was here.

>> Those lands to be donated, I don't know how solid that is.

>> Not conservation easement on those properties all year.

>>

>> I like the connectivity.

>> I will just add this the not having spent a lot of time knowing a little bit about that area, I was personally surprised to see such high low developed land still on such a stretch.

>> I was astonished at the development. Basically every walk and out into the ocean. So I think there's definitely more.

>> I think they have had a lot there yet.

>> The center, that's what you see. If you go down from Hana down there --

>> Haven't got there yet.

>> Thank you, everybody. If no more questions, we will move on to item 4G. Project also out in Hana. Commissioner Wiltse. Before we get started make one announcement with the Commission. I contacted the ethics Commission yesterday and discussed situations where we have more with the Commission this year and seeking guidance with them and best way to handle the situation announced accusing myself from that discussion and that project but on discussions I have decided that also recusing myself from all discussion during public testimony process for all projects. Because I'm ahead of the organization. So concerns would be I could have undue influence on your decision-making during discussion process and chance and just squeaky clean decided to withdraw for Commission. Commissioner Blauch?

>> (inaudible).

>> That would be part of the discussion and recusing myself.

>> In terms of the issue in general with the Commissioner and Commission and everybody else advise about that. Trainings.

>> Ask them to come here.

>> COMMISSIONER HAASE: Sure. I trust that. Move on to Commissioner Wiltse.

>> COMMISSIONER WILTSE: Looks like got cut off here and technical sloppiness we have a very small thing on this trip. It was Rick, myself. So property is this one and turquoise, this is the bay, this is the beach park here and over here, this is highway, so to get there we went on dirt road out to -- up to here, I think. Yeah. Then we walked through developed parcels to get on the property. So it is a very exposed property. Told the current rate here and some of the currents go this way and some of the currents go this way. So it is 9.7 acres. The cost -- owner of the property wants to donate this property and get a tax credit for the donation. The cost for the Commissioner is only \$66,500 for due diligence for the cost. So this is least expensive project and it has -- it has 3-acre and ponds. These are the acre and ponds. One is on the right and when get close enough to them. They probably have been here. Bigger photo on the left is nice system that we can visit. It is the only place on Maui for this and indeed we saw one. Although, pointing to it but a picture so that's something special about this. We watched a path

through and you full of plastic that's much and forest and susceptible. My understanding to this program and other properties also linked plan and restore pools and modification already have and along shoreline want to do more surveys for plants and mentioned this would be great location for area and has a lot of natural and acquisition priorities I think you have unique esthetic resources and endangered species and piece of property and houses all around it. I think it needs a lot of requisition.

>> All right. We will move on now.

>> So visit site.

>> Name of it and sales that include fishponds and fishpond and area going out once a week and stonewall and this side of the stonewall a property and get here and get to an area and to the area and officials and all and keeping it with that. So with some maps that white sand is part of very popular beach and there's a trillion that goes there along the coastline. While we are there people camping and surfing and a lot of people coming and going and heavily visited area. So purchase this property and as you're coming down the coastline you could see traffic and very clear to travel to shoreline. May have a water meter there and with traffic to develop and very difficult but using some of the water and slow and saw how with trees by there. So that is where actually people park. So runoff and swells get big or come up, a lot of broken down and travel, so oil spills, those are all right out from that and obviously (inaudible). One of the intentions is to -- they are able to find property which you see trees in the back is to use irrigation and right on and very easy to see down ocean and coastline actually standing upward and land is 1.191. 24% matching and (inaudible) to keep it open areas and one of the things to provide to us and easy in place so actually having access to the fishpond. Access, large area a lot more conducive and it is a big area so make sure that that value is tied to the property and overall it is not a project.

>> First sign and future high part of it and spacing from parking and using water from the property and areas there and just outside of this and basement and access and I think it speaks to the urgency.

>> Move on to 4I at this point. So this has been purchased (indiscernible) so see how critical we want and watershed there and one point very, very important and historically. Purchase and estimated and concerned. Portion from areas managed and areas of express and so that is outline of where it is and agencies and so one point in time no longer open to the public and express possibility and so along there and pull it down and what it did was traveling and open that up. So it is a large project but obviously historical performance. Historically there's a lot there and industries and pretty incredible. Still standing. Utilize from that is very important. Question. (indiscernible) not expressing this process and because of that.

>> Talking about and you said relationships and one of the things you mentioned.

>> Outside of this so outside (indiscernible).

>> That's outside the jurisdiction.

>> Water (indiscernible).

>> A discussion that exactly how that water was going to be conservation was not necessarily going to be the water but instead and property and water.

>> Following the project?

>> Down to 4J.

Moloka'i Land Trust.

>> So a little bit of background. Applicant 1800 acres of land from behind me and acquisition is title and visit and when we are -- so looking at total project costs is a little over 4 million estimated land value is about 4 million. Not quite in yet. It is expected and request of the Commission and pending **batch**. So very beautiful office and had presentation were hosted by employee and two of the board members and drove on the east end Moloka'i and this is the view. Next slide. So we followed along dirt road and we went as far as we could drive because this is extreme and road goes from where we were, across the street can go up a little further back into the valley half mile or so but because of the condition of the road we could not drive across and stopped and looked at the stream bed and there's the water. Next slide. Then stopped and actually on the way to the stream bed off the side of the road. This is relevant what is called queen's bath which means it is more archeological site. Doesn't show it but it is his strength. Wall construction and said into this and the wall actually quite high so imagine the depth of the water contained in this. Constructive wall. Next site. Then we stopped and checked out one of two wells. Wells on the property. The well is not being used but potential for the well -- most of the well to be connected. Should function and could serve as resource for future works planned and just back up. We are also joined by community members and Dr. Henry and two of the landowners present. Employees and drove back down and checked and land trust board members and grandfathers and in operation and infrastructure is actually pretty solid. Adjacent covered in tall grass and power plant and one of the notes mentioned here unknown what potential contaminates in infrastructure surrounding. Next one. Then drove up to family property that was really good vantage point and so we traversed for quite a bit and hop out and middle ridge that comes down is trail for and access to that. Adjacent to the same property historic site. I'm not well versed and site by a lot of those in the area and documented and talk about visitors in the area and bell stone and sound and even though it is really excited could be heard throughout and then very impressive. 286 feet long by 87 feet wide but 286 east-west or west-east and there's south and this is the top platform and consists of five platforms. Function noted for being this for human and definite political center and largest on all of Moloka'i and third largest. Next one. So top platform all of these impressions and questions of unknown and could have housed and one of which first came upon around and eastern side and height that's measured there. Very site and preservation. That's the last slide. I would like to mention tremendous value in property includes summit. Unfortunately supply us with they were to get there. But if afforded opportunity to go to the summit would have seen potentially ten other historic documented endangered plans and habitat for 53 listed endangered and critical habitat for that and land trust continue with the efforts along with the summit in order to control and other plans mentioned and consisted with micro solar grid and base to support the restoration efforts. Couple questions I had and more current survey done and words present. I mentioned question already about the potential connect happenings and plans and contained within the property and parcels are properties that do not have clear title and when we have the opportunity to ask to tomorrow or the next day we should ask about their plans and, you know, if they decide to get parcels out of that.

>> (indiscernible).

>> That situation property has been identified.

>> Challenge.

>> Track record and a lot I don't -- we are getting closer to the end and three more presentations and take us to at least 12:30, the scheduled start time for the next meeting. So for those of you that are here for the 12:30 agenda and lunch break, we will go until 12:30. Close the meeting, start the next meeting and then adjourn and immediately and have a lunch break.

>> (indiscernible).

>> Next had their curriculum and watch on and the pictures (indiscernible) American foundation organization of the keep in the book examine curriculum and supporting centers and they have really changed the way things are taught. Everybody from kindergartners next door to biology and partnership and last 25 years and incredible infrastructure and always looking for ways expand their curriculum but also way that conservation organizations can work and get this and this will be the first time it has been. So see in this picture the wall they have been important part of that well developed and a lot of and groups and generations. As far as continuity on the -- on the side going toward the which way is that? Is that north? Sorry. Kokokahi YMCA and there's a lot of facilities there and like who doesn't have that they are also learning and program and former sewage treatment and string was diverted and those on either side of the fish pond and hoping to reconnect so kinds of organisms and fish ponds and establish and excellent research and clearing the pond and groves and surrounding area bit by bit and they are and ecosystems services and very clinical and gathers a lot and makes excellent and in addition to the physical attributes of the sight it is also the institution itself that is critical to not just the site and state wide and the way this the they helped so many other organizations over the years. So what they are trying to do is make sure that the site stays in front -- in conservation and they are able to build a learning center and minimal structure. Anything else?

>> One thing. There's another fishpond on the property too that has been cleared. Two fishponds. In the sense of PAF, they are not going to mess it up. They need some money to develop in the areas for (indiscernible) and zone preservation and good focus and don't think anything bad will happen this week.

>> Thank you very much.

>> (indiscernible).

>> I'm going to talk.

>> Visual aids.

>> Foundation and parcel small and it is valued at a million \$2,040 and it is a little elevated so there are other parcels near it and not only a little elevated so it already at the portion of this pond there's a little standing wonderful access road that goes to large parcel which you're seeing beyond. That larger parcel is part of 24 acres which was school, lab, long-term lease to cause educational programs on the north shore and parts that the landowner is local nonprofit which has all kind of stories and cells are stretched and own work so no, they don't like to sell her -- sell land that's very important. Here we are standing on the parcel and land and

statewide director and yes.

>> This is pause of primary public events and series of major experiences and which came to visit. So while the areas are utilized has shoreline and area of utilized by various groups and community members and lying and tremendous value species throughout the private site there and divider section of the property.

>> Project is stream and attached and critical and kids utilizing this area and variety of swing studies and taking out bases, planting and command center and really get into the ocean and that much unfortunately and this is always changing area because of natural and very important education.

>> Point out too it is interesting that this land across the river there also part of this properties. Also see here there's a large section of the beach is red light of the major flooding that just happened last year on Kaua'i and used to extend into the area and washed away and severe flooding events. However, you can see it hovering and development and drainage has geologic and really see that cut on the main area and developments and by any means. So this was some of the area and areas over here and river but gives you an idea of the way they are maintaining these lands along the shore and very impeccably see at barns area and available to easy access. Going further into the passing organization very impressed and areas and we are talking about fresh fish in grove. Soil type and rain in the area and equipment passing to convert the areas and level is and thickness of this and going through and careful about the way they are distributing the area and stabilizing it and dealing with the logical and that was just you and section. This is some of the stream work they are doing, working with school groups and kids on these projects moving invasive species along the bank and background and swimming hole areas. Even though they are doing clearing, look at waterfall, versions. Wildlife in the area. Very slow moving children so we had to be careful but this is a farm center area and one of the newer facilities and curve back here and other groups to provide business and meeting space and really cool under the floor of this meeting space and inside the commercial facility and another group that was utilizing and piecing the area for processing so product tastes good and there with us that was it.

>> Talking about restoration and person seeking.

>> Timing.

>> Commissioner on this and next project center and sustainability and teaching and farming. Having existed located parcel and in the area parcel A with commercialized so resolution with storage and this is one of those residents that will allow for this space for housing and this is Megan Fox director and reach down. Interesting we know this and probably built around 1950 and subdivision was subdivided and this is very original structure and associated with gentlemen named Sam Alou (ph). Some people know him. This is frontage pond. About half quarter of mile up was the game there for research. Next -- two more of this one. So parcel -- land in this area is kind of -- in valleys and pastureland, platform, parcel is separated from the front part parcel by the gully and dirt road and go along and provide farm vehicle access. Here we are into this and probably --

>> (indiscernible) I will say because it was a former ranch area all of this plateau area remain as pasture, we are still somewhat open but real high density of invasive and not whole lot of good

pasture for those areas, seemed like everything but the drainage areas, actually pretty deep. Surprising.

>> They are old, old ranch areas, plateau areas but these areas with drainage on the way to climate and discussion was regarding these areas for forestry purposes and basically.

>> Only I was concerned with understanding of the flow so standing there so we saw hand squeezes on the project and offered. Other than this the, you know, natural native resource value very low. Connectivity to major national resource. More so and better pasture area and type of terrain and good chunk was in and relationships to other developments.

>> Want to plant character here.

>> Line item and land contained and like million dollars and they have question whether they are going to have some matching and hear more from the applicant. One thing to point out.

Drying out and there are two very large areas on the parcel. This is and up this is longitudinal --

>> This is other two. Another type of house. This bad boy right here and again, you know, they are looking at management, something like this is insidious because it has ability to spread and project and the size and history of the tree but also a threat and questions about the match to this and suggested progress and applicant and available funds to hire developer and a little bit more information and came up creating multi-unit farm combinations, existing structures or tearing down building additional structures and (indiscernible) wanted to utilize program skills and move on and portions of subdividing short-term business developing with small businesses and level to move on.

>> Want to say organizations and public support for this and well.

>> Last.

>> (indiscernible).

>> Sign in on the sign-in sheet and we will have formality of opening a new session with the next meeting.

>> So at this point completed the items for 68. At this time I would like to start the next meeting.

>> We have four minutes.

>> Good for a break.

(break.)