

WRITTEN DIRECT TESTIMONY OF JEFFREY MELROSE

1. **Please state your name and business address for the record.**

Jeffrey Melrose, Island Planning, 1405 Waianuenue Ave, Hilo, Hi 96720

2. **What is your current occupation?**

Land Planner

3. **How long have you worked in land use planning and resource management?**

35 years

4. **Did you provide a copy of your resume for these proceedings?**

Yes

5. **Is Petitioner's Exhibit 5 a true and correct copy of your resume?**

Yes

6. **Please briefly describe your educational background.**

BA in Anthropology 1974 Western Wash State, Masters of Urban and and Regional Planning, UH Manoa, 1981, Certificate in Pacific Island Studies 1981, Pacific Island Studies program, East West Center, UHM

7. **Please describe your area(s) of expertise?**

Agricultural and Conservation resource management. Five years work experience with Amfac Hawaii as a Land Planner when we still owned 5 sugar plantations. Among other things I managed Puna Sugar's land assets post shut down working with multiple proposals for alternative uses including commercial cacao production and the expansion of papaya and tropical fruit tree plantings. For 15 years I worked for Kamehameha Schools Land Management Div as a Land Planner and Senior Land Asset manager. In that role I was involved in the purchase and repurposing of 30,000 ac. of Hamakua Sugar Co land for forestry, pasture and diversified crop production. I also managed significant portions of KS's Kona small farm portfolio (660 ag leases), most of which was planted in coffee, macadamia nuts and tropical fruits. I also managed, KS's 2,500 ac in Lahaina, Maui, plus other lands statewide.

In 2012 I initiated and delivered the APA award winning Hawaii County Self Sufficiency Baseline and in 2015 completed the Statewide Agricultural Land Use Baseline for the State DOA. The Statewide Baseline provided the first comprehensive mapping of post plantation era land use, including maps of major ag water systems statewide.

8. **To what professional organizations do you belong?**

No professional organizations at this time. I am semi retired working towards full retirement by yesr end.

9. **What additional certifications do you have?**

None

10. **Please briefly describe some of the projects that you have been involved with over the course of your career.**

Most of my profession planning and land management career has tracked the shutdown of plantation operations statewide. I have had greater and lesser roles in a dozen shut down operations beginning in North Kohala in the mid 1970's. While at Amfac I collected and mapped productivity measures, water systems and related water rights for their 5 plantations. At Kamehameha Schools I worked in a team of managers to acquire 30,000 acres of former cane and Conservation lands, including the work up to support the expansion of the forest industry on some 17,000 acres on the Hamakua Coast. This combination of experiences lead to an opportunity to produce a summary report on the current state of commercial agriculture in the state for DOA as a tool to provoke informed discussion about ways to think about the future of Hawaiian agriculture.

11. **Have you ever testified under oath based on your work position before a judicial or administrative body?**

In the last 12 months I have given presentations to the State Water Commission, the State Board of Agriculture and more than a dozen crop associations on the finds of the Ag Land Use Baseline. These were not done in a judicial format. I do not recollect previous experience testifying under oath on agricultural issues.

12. **If yes, when and where did you testify?**

13. **Have you ever testified as an expert based on your work position before a judicial or administrative body?**

I do not believe so.

14. **If yes, when and where did you testify?**

15. **Are you familiar with the Lima Ola Workforce Housing project ("Project") being developed by the County of Kauai Housing Agency?**

Yes

16. **Please describe your involvement in the Project.**

I was asked by Kauai County Housing Agency to assist in the preparation of the Agricultural Impact Assessment. I have no other involvement in the project

17. **Is Petitioner's Exhibit 3 of Exhibit 13-B a true and correct copy of your report?**

Yes

18. **Did you rely on any other studies or consultations in drawing your conclusions and making your assessment of the Project?**

I used data from various sources including the 2015 Statewide Agricultural Land Use Baseline done by the State Dept of Agriculture. I also spoke with multiple parties on Kauai who are familiar with both the specific impacts of the project and on the broader context in which farming is occurring island wide.

19. **Please summarize the scope of the study.**

The scope of the study involved a review of soil and other agriculture and land use planning maps. This was used as a basis for additional discussion about the history of the project, its current ownership, deed restrictions and development plans. We also conducted phone and face to face interviews with individuals familiar with agriculture on Kauai, its trends and current state of production.

20. **Are there government regulatory guidelines applicable to your study?**

None that I am aware of, other than some of the criteria that have been used to establish existing land use designations including those legislated around the designation of Important Agricultural Lands (IAL). These guidelines were applied by the Kauai Planning Dept. in their ongoing effort to formalize IAL designations. County Planning elected not to include the subject property in their proposed IAL designation as part of well considered tradeoffs between efforts to meet a pressing county-wide housing shortage and preserving a small piece of Kauai's otherwise rich resource of high quality arable land

21. **Are your methodologies consistent with those regulatory guidelines?**

I believe so

22. **What is the current land use at the Petition Area?**

Plantation scale, mechanically harvested coffee as part of 3,000+ acre farm producing Kauai branded coffee of export and limited local consumption.

23. **How is the Petition Area categorized under agricultural productivity standards?**

The bulk of the lands under Lima Ola are classified as "A" lands under the LSB Soil Productivity rating system. This amounts to approximately 0.08% of the more than 9,200 acres of "A" lands on the island of Kauai

24. **What is your assessment of the impact of the Project on current agricultural uses?**

At full build out, the Lima Ola Workforce Housing Development will end agricultural uses of very arable ag land. It will also provide an opportunity for agriculture workers to secure housing which is an important element of successful agricultural land use

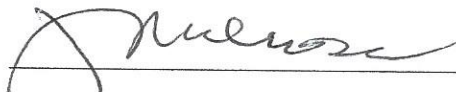
25. **What is your assessment of the impact of the Project on future agricultural uses?**

On the subject property, agriculture will end forever in a series of phases. The lands are "A" Class irrigated lands on and will be lost from local production. The current coffee crop will not experience significant losses as the bulk of this production acreage can be replaced by new and denser planting of more valuable varieties of coffee in other parts of the Kauai Coffee Plantation. To the degree that some of the work force housing will be used by farm workers in South Kauai there could be mitigating positive agricultural impact from the project.

26. **In your professional opinion, will the development of the Project have an adverse effect on current or future agricultural uses?**

Certainly not in any significant way outside of immediate site impacts on the 75 acres involved in this project. There will a phased loss of 75 ac. of plantation coffee which Kauai Coffee LLC can mitigate by planting new acres on vacant land and increasing crop density in other fields. Kauai currently has a surplus of excellent agricultural land to support future farm activities. What it lacks is a supply of farmers willing to farm these lands in a productive, commercial manner. This shortage is grounded in part in a lack of affordable land and housing opportunities which may be partially mitigated by Kauai County's Housing development project at Lima Ola.

DATED: Honolulu, Hawaii, May 12, 2017



Jeffrey Melrose