

From: [RT Distributors](#)
To: [DBEDT LUC](#)
Subject: [EXTERNAL] Re. IAL designation, testimony opposed, due process violated.
Date: Wednesday, April 28, 2021 1:57:26 PM

It appears the City and County did not follow their own criteria for designating our small "Country" zoned parcel of 7.35 acre. Our parcel which is located on one side of a steep valley at the bend of a stream, and which has NO DESIGNATION AS AGRICULTURAL and very little space for agriculture. Our objection to IAL designation was denied. It seems like no one even reviewed our objection. How can we be a IAL with no agriculture lands? This was not fair and appeared rushed though. Please allow more time to fight the designation for our property. Original opt out letter below.

How can we be determined to be into ag lands when we are zoned a "Country"- Residential property, with no portion of Agricultural ?

TMK 41010018

Ron Tubbs
Mary Tubbs
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HHF PLANNERS
RE: IAL Mapping Project
733 Bishop Street, Suite 2590
Honolulu, Hawai'i 96813

3/21/17

Re: Exception from Important Agricultural Land Designation for
TMK Parcel – 410100180000
Located at 41-950 Kakaina St., Waimanalo, HI 96795
Owners: Ronald J. and Mary S. Tubbs
Email: rtubbs@hawaii.rr.com
Total Acreage affected: .735 acres

Dear Planners,

We are asking for our Country zoned small parcel to be excluded from the list of lands recommended for Important Agricultural Land (IAL) designation for the following reasons:

1. The topography and slope of the land, make the parcel a poor choice for farming. It is on a steep hill which slopes down to a small stream at the border of the property. Accordingly, the property is not now, nor to our knowledge has it ever been used for plant agricultural production.

2. There is very little space for farming. The overall size of our Country zoned parcel is small (.735 acres).

3. The usable acreage for open farming is further reduced by numerous large trees on the property, a large house, a storage quanset hut, a workshop, paved driveways, a rock retaining wall for parking area, and a tent covered boat parking area.

4. The two remaining small grass yard areas are not large enough for any sustainable, profitable farming.

Making our property have an IAL designation would be a poor choice due to its unsuitable topography, slope, and lack of space. We hope you find that our property does not meet the IAL needs. If you require further explanation we hope you give us a chance to provide more information.

Thank you for your consideration in this matter,

Ron and Mary Tubbs