

Quinones, Natasha A

From: DBEDT LUC
Sent: Monday, September 27, 2021 8:13 AM
To: Orodener, Daniel E; Derrickson, Scott A
Cc: Quinones, Natasha A
Subject: FW: IAL Testimony (Ka'ala Ranch)
Attachments: Testimony MikeMalia Pietsch.pdf; AMP10-Figure1-PropLocation.pdf; AMP10-Figure2-TopoClimate.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Fyi-

From: Pietsch, Mike <mike@tghawaii.com>
Sent: Thursday, September 23, 2021 12:11 PM
To: DBEDT LUC <dbedt.luc.web@hawaii.gov>
Subject: [EXTERNAL] FW: IAL Testimony (Ka'ala Ranch)

This message was sent securely using Zix®

Dear LUC Board,
My wife Malia and I expanded our land holdings of our ranch (Kaala Ranch) to include the following TMK's:
TMK: 1-6-7-03-11, 1-6-7-3-19 and 1-6-6-27-10.
We are in contract to purchase parcel 1-6-7-03-17.

The is an additional request to have these parcels exempt from IAL for the same reasons that we outlined in the PDF testimony for our other parcels.
We feel we can manage, maintain and expand the agricultural uses on our property without additional IAL designation.

If needed please call or email to discuss. In total the following TMK parcels should not be included in IAL.

TMK's:
1-6-7-3-3
1-6-7-3-5
1-6-7-3-11
1-6-7-3-19
1-6-6-27-10
1-6-7-3-17

Mahalo, Mike



Mike B. Pietsch

President & COO

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TITLE GUARANTY HAWAII



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From: Pietsch, Mike
Sent: Tuesday, April 27, 2021 8:50 PM
To: dbedt.luc.web@hawaii.gov
Subject: Fwd: IAL Testimony (MikeMalia Pietsch)

Please include this testimony. Sorry I got web address wrong. Please confirm receipt.
Mahalo, Mike

Begin forwarded message:

From: "Pietsch, Mike" <mike@tghawaii.com>
Date: April 27, 2021 at 8:45:18 PM HST
To: dbed.luc.web@hawaii.gov
Subject: Fwd: IAL Testimony (MikeMalia Pietsch)

I did not see my testimony included. Please confirm this was received.
Mahalo, Mike

Begin forwarded message:

From: "Pietsch, Mike" <mike@tghawaii.com>
Date: April 26, 2021 at 3:52:00 PM HST
To:
Subject: IAL Testimony (MikeMalia Pietsch)

Please accept this as written testimony from my wife and I regarding IAL.
Please confirm receipt.

Mahalo, Mike Pietsch

This message was secured by [Zix](#)®.

April 26, 2021

Land Use Commission
Department of Business, Economic Development & Tourism
State of Hawaii
235 South Beretania Street, Suite 406
Honolulu, Hawaii 96813

Dear Board Members:

My wife Malia and I purchased our agricultural lands with the goal of creating a diversified agriculture project. We have done considerable erosion control on the steep slopes and native out plantings. We started a 501C3 called Plant a Tree Hawaii to help facilitate reforestation on the North Shore. We have cattle grazing the land and we are managing the land to the best of our ability.

Both Malia and I are born and raised on Oahu and I am part Hawaiian. We understand and support the goal of preserving Agricultural Lands but we do not feel the IAL process and structure supports the local land owner.

We feel IAL should be a voluntary process and allow the Hawaii citizens and landowners to rightfully choose if they desire their land to become IAL. IAL should not be forced on the Landowner.

A petition was created April 17th 2021 and circulated through Change.org. This petition can be viewed by clicking this link. <http://chnq.it/HSDbhSsm9h>. This petition has been signed by over 350 residents who request that IAL be voluntary. The petition states the following deficiencies in the State and City Process below:

1. IAL may prevent future conservation easements, which has been a great vehicle to conserve land on the North Shore.
2. City and County of Honolulu did not contact landowners adequately to conduct an agricultural economic feasibility analysis on each property proposed in the map. This requirement is outlined in the LUC 15-15 admin-Rules10.19.19. Under 15-15-125 "B" "5" "D" Viability of existing agribusinesses.
3. IAL is trying to limit occupancy in dwellings to "actively farming" tenants only. This could profoundly affect the cost of leases and land and will limit Kupuna and other retired farmers from living on their land.
4. Large landowners like Kamehameha Schools, Castle and Cooke, etc. have designated 51% of their lands to be IAL while preserving the other 49%. Over 1800+ small landowners have not had the proper notification, understanding, or financial resources to navigate this process due to Covid and the complexity of §205-47. These landowners will be forced to contribute 100% of their land into IAL.

5. If our agricultural land becomes IAL, landowners will have to navigate the City and County's arduous petition processes and will be forced to deal with the State's already overburdened Land Use Commission. This will hinder the growth of future agriculture diversification by increasing the cost of maintaining and expanding the use of agricultural land.

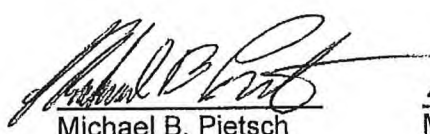
6. If properties were purchased within the last three years, the new owners have had no prior notice of IAL.

7. The voluntary process for IAL allows landowners to employ a thorough, on-the-ground review process to identify important agricultural lands for designation. In contrast, for example, the City's proposed IAL lands were determined through mass analysis of GIS data and include lands that are currently paved or otherwise encumbered with improvements, lands that border residential neighborhoods, have steep slopes, poor soil conditions, or are unable to support infrastructure conducive to agricultural productivity (water, power, transportation to markets, etc.).

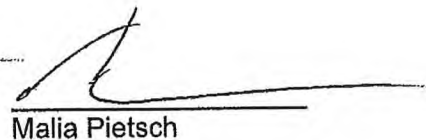
8. Kauai, Maui, and Hawaii counties chose not to submit IAL maps and force this on their citizens.

If there is an opportunity to speak to the LUC privately or at a meeting Malia and I would be happy to speak to the LUC regarding our concerns. We appreciate the help and support of the landowner.

Sincerely,



Michael B. Pietsch



Malia Pietsch

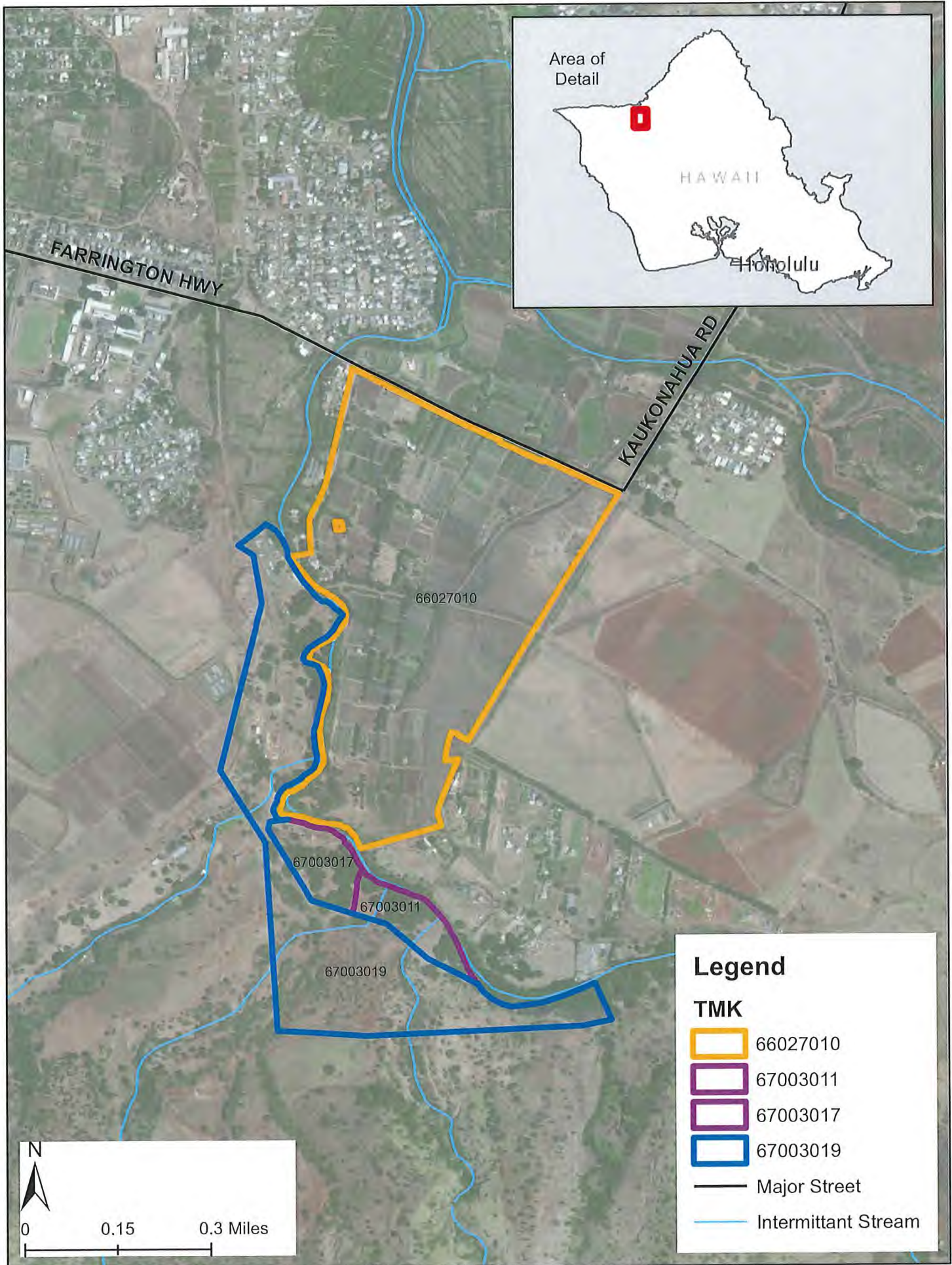


Figure 1: Property Location

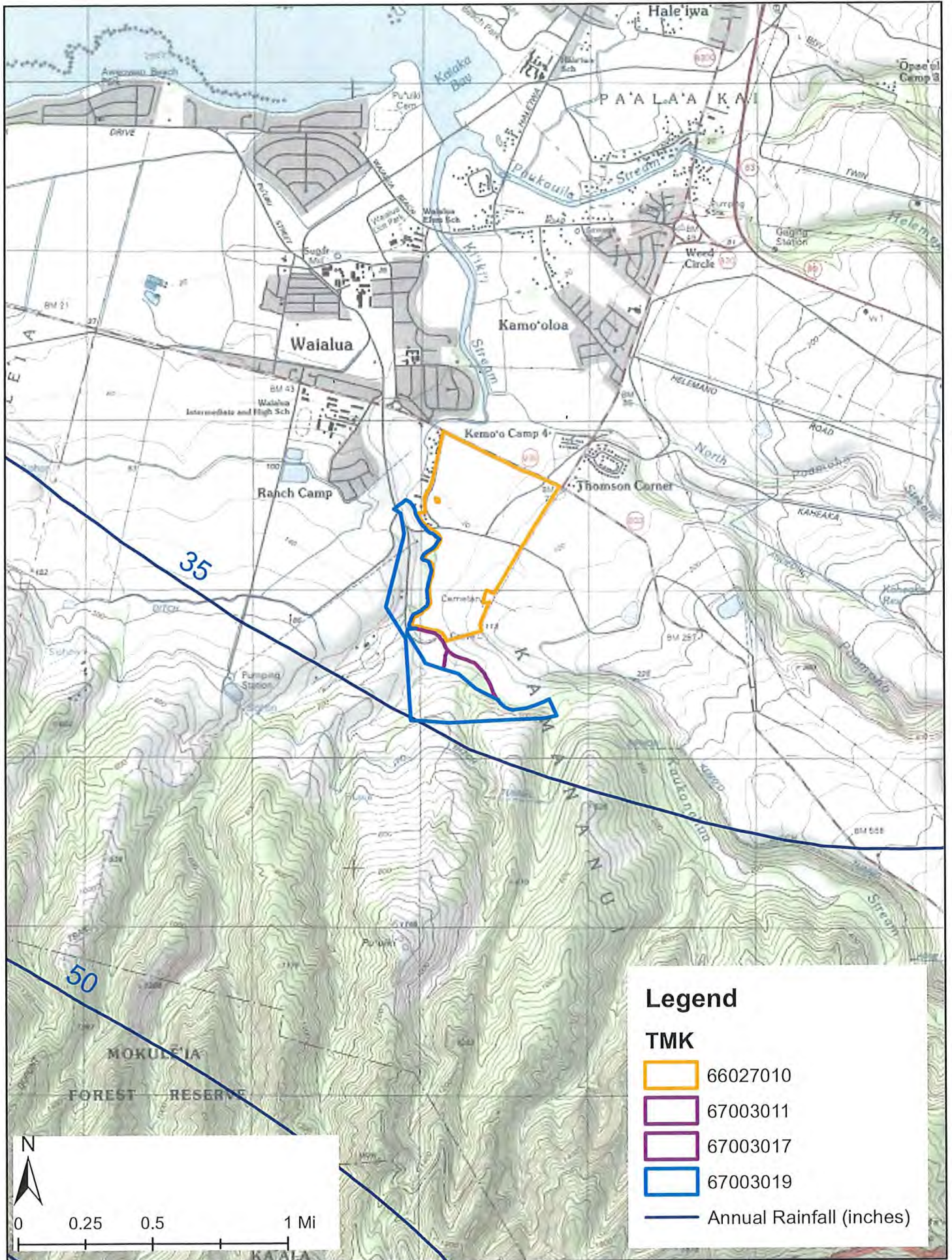


Figure 2: Rainfall and Topography