

LAND USE COMMISSION

STATE OF HAWAI'I

CONTINUED HEARING)
)
A09-782 TROPIC LAND LLC (O'ahu))
-----)

TRANSCRIPT OF PROCEEDINGS

The above-entitled matters came on for a Public
Hearing at Conference Room 405, 4th Floor, Leiopapa A
Kamehameha, 235 S. Beretania Street, Honolulu,
Hawai'i, commencing at 9:20 a.m. on Thursday, January
7, 2011 pursuant to Notice.

REPORTED BY: HOLLY M. HACKETT, CSR #130, RPR
Certified Shorthand Reporter

A P P E A R A N C E S

COMMISSIONERS:

KYLE CHOCK

THOMAS CONTRADES

VLADIMIR DEVENS (Chairman)

RONALD HELLER

CHARLES JENCKS

LISA M. JUDGE

DUANE KANUHA

NORMAND LEZY

NICHOLAS TEVES, JR.

EXECUTIVE OFFICER: ORLANDO DAVIDSON

ACTING CHIEF CLERK: RILEY HAKODA

STAFF PLANNERS: BERT SARUWATARI

DEPUTY ATTORNEY GENERAL: DIANE ERICKSON, ESQ.

AUDIO TECHNICIAN: WALTER MENCHING

Docket No. A09-782 TROPIC LAND LLC

For the Petitioner:

WILLIAM YUEN, ESQ.

ARICK YANAGIHARA, Mgr.

For the County:
Department of Planning
and PermittingDAWN TAKEUCHI-APUNA, ESQ.
Deputy Corp. Counsel
MICHAEL WATKINS

For the State:

BRYAN YEE, ESQ.
Deputy Attorney General
RUBY EDWARDS
Office of Planning

For the Intervenor

MARTHA TOWNSEND, ESQ.

Concerned Elders of Waianae:

ALICE GREENWOOD

I N D E X

1		
2	DOCKET WITNESSES	PAGE
3	PROFESSOR JONATHAN DEENIK	
4	Direct Examination by Ms. Townsend	7
5	Cross-Examination by Mr. Yuen	19
6	GARY MAUNAKEA-FORTH	
7	Direct Examination by Ms. Townsend	18
8	Cross-Examination by Mr. Yuen	45
9	Cross-Examination by Mr. Yee	56
10	Redirect Examination by Ms. Townsend	66
11		
12	LORI NORDLUM	
13	Direct Examination by Ms. Townsend	86
14	Cross-Examination by Mr. Yuen	97
15	Redirect Examination by Ms. Townsend	100
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRMAN DEVENS: Good morning to everyone.
2 We're back on the record. This is a continued
3 petition hearing in the Tropic Land matter, docket
4 A09-782. If we could have the parties introduce
5 themselves for the record.

6 MR. YUEN: Good morning, Mr. Chairman, and
7 Commissioners. William Yuen on behalf of Tropic Land,
8 LLC. With me is Arick Yanagihara, project manager.

9 MS. TAKEUCHI-APUNA: Good morning. Deputy
10 Corporation Counsel Dawn Takeuchi-Apuna on behalf o
11 the Department of Planning and Permitting. Here with
12 me today is Mike Watkins.

13 MR. YEE: Good morning. Deputy Attorney
14 General Bryan Yee on behalf of the Office of Planning.
15 With me is Ruby Edwards from the Office of Planning.

16 MS. TOWNSEND: Aloha. Martha Townsend on
17 behalf of Intervenors Concerned Elders of Waianae.
18 With me is Alice Greenwood.

19 CHAIRMAN DEVENS: Good morning, to you all.
20 I understand, Mr. Yuen, that the witness that you had
21 planned to call today had an emergency.

22 MR. YUEN: He had a medical emergency. I'd
23 like to ask to be able to call him, I believe
24 February 2 was the date indicated we would be next
25 convening. So I'd like to call him on that date if we

1 can.

2 CHAIRMAN DEVENS: Sure, we'll do that.

3 MR. YUEN: I've informed the other parties.

4 CHAIRMAN DEVENS: Very well. Ms. Townsend,
5 you had was it three witnesses today?

6 MS. TOWNSEND: Yes, sir.

7 CHAIRMAN DEVENS: Who are the three just so
8 we're clear?

9 MS. TOWNSEND: Professor Jonathan Deenik,
10 Gary Maunakea-Forth and Lori Nordlum.

11 CHAIRMAN DEVENS: Are you going to have any
12 more cultural witnesses in this matter?

13 MS. TOWNSEND: The only person remaining is
14 Kehaulani Souza. And she's not available until
15 February 2nd. We may or may not call her.

16 CHAIRMAN DEVENS: Just so you're aware
17 there's been a lot of cultural testimony in this case.
18 I think you've made the point that you wanted to make.
19 I think at this point it may become cumulative. So
20 you may want to think about it if you really need to
21 call her. If you do it's your prerogative. It's your
22 right to call her.

23 MS. TOWNSEND: Sorry to interrupt. I was
24 going to say it would only be in response to what was
25 raised by Petitioner, if necessary.

1 CHAIRMAN DEVENS: Okay. Fair enough. So
2 your first witness is going to be?

3 MS. TOWNSEND: Professor Jonathan Deenik.

4 CHAIRMAN DEVENS: Dr. Deenik, if we can swear
5 you in.

6 JONATHAN DEENIK, Ph.D.

7 THE WITNESS: Yes.

8 CHAIRMAN DEVENS: Can you state your name and
9 address, please.

10 THE WITNESS: My name is Jonathan Deenik.
11 And my address is 84-192 Makao Street in Makaha.

12 CHAIRMAN DEVENS: Ms. Townsend.

13 MS. TOWNSEND: Thank you. I'd like to
14 qualify Professor Jonathan Deenik as an expert in soil
15 fertility. Are there any objections?

16 CHAIRMAN DEVENS: Parties have any objections
17 to the expertise of this witness?

18 MR. YUEN: Soil fertility, is it?

19 MS. TOWNSEND: Yes, soil scientist.

20 MR. YUEN: No objection.

21 MS. TAKEUCHI-APUNA: No objection.

22 MR. YEE: No objection.

23 CHAIRMAN DEVENS: So qualified.

24 MS. TOWNSEND: Thank you very much.

25 DIRECT EXAMINATION

1 BY MS. TOWNSEND:

2 Q Thank you very much, Professor Deenik, for
3 coming to testify. The Commission has read all your
4 written testimony so we don't need to go through all
5 of it. I would like to just focus in on one major
6 point.

7 Can I draw the Commission's attention to
8 Intervenor's Exhibit 3-I. That's the soil study
9 conducted by Professor Deenik. Professor Deenik, in
10 that study there are two tables. The first one refers
11 to prime and other important farmlands.

12 And the second refers to dwellings and small
13 commercial buildings.

14 Can you briefly summarize for the Commission
15 the conclusions that you drew in this study regarding
16 what is the most suitable use of this property.

17 A Okay. So this table here just gives us the
18 map unit, the name assigned to each soil. I would
19 like to point that LPE, LUA, LUB, LVB are all the same
20 soil.

21 That's a vertisol in the higher level of
22 classification. So those soils are classified as
23 highly fertile, rich in nutrients. They're around the
24 world some of the best ag lands in the world.

25 The PSA and PVC are molosoils which are

1 typified as another grassland soils so you can think
2 of the Midwest, of the steps of Central Asia, very
3 fertile, also highly productive. And you can see that
4 the LUA/B and PS are prime land if irrigated. So
5 water is a limiting factor in this area.

6 LPE, which covers quite a large fraction of
7 the area, is also a vertisol. So it has the
8 properties of LUA and LUB Lualualei, but it is
9 characterized by lots of stones.

10 So in terms of production the stones may
11 interfere with lettuce, small crops. But tree crops,
12 other crops are perfectly suited for this land.

13 In terms of dwellings these lands received
14 the lowest classification primarily because the
15 primary feature of these soils is shrink/swell.
16 Vert-i-sol. The name comes from invert, vertisol.
17 These soils invert themselves. That's because when
18 they dry they crack. As they shrink they crack.

19 And as they crack and shrink particles, soil
20 particles from the surface layer fall into the cracks.
21 And then when they wet up again during the rainy
22 season they swell. This causes an inversion.

23 So these soils are inverting themselves. So
24 their primary physical property is instability. So I
25 think... I'll stop there.

1 Q Thank you. Just to unpack your statement a
2 little bit. When you talk about dwellings you're also
3 groping in that commercial buildings, all kinds of
4 construction?

5 A Any kinds of structure, both roads,
6 buildings. You have to take special precautions when
7 you build any kind of road or structure on these
8 soils.

9 Q And when you talked about the stoney nature
10 of LPE soil, you talked about it's possible to grow
11 things that also grow well with stones. And I've
12 heard you explain in the past a removal of stones is a
13 common practice in preparing land for farming.

14 A Yeah. People -- I work with farmers in
15 Waimea, which is one of the most productive
16 agriculture areas in the whole state, and initially
17 those solis, if you read the classification, they're
18 cobbley, cobbley endosols.

19 So a lot of farmers up there have spent quite
20 a bit of time removing stones and rocks. But we know
21 this is some of the best land in the whole state.

22 Kula, for example, you're well aware of Kula.
23 These soils are also characterized by lots of rocks.
24 Those rocks come from the pyroclastic activity of
25 Haleakala, Mauna Kea. So you talk to some of the old

1 time farmers there and they do say, "We spend a lot of
2 time removing rocks."

3 Q Okay. And just to be clear so the Commission
4 understands, at least most recently -- how long have
5 you been working with Lualualei vertisols?

6 A Well, I've been a resident of Makaha since
7 the mid '90s. I used to work on a farm in Makaha.
8 And as since being appointed as a state soil fertility
9 specialist at the University of Hawai'i at Manoa I've
10 been working with farmers throughout Lualualei,
11 Wai'anae Valley.

12 Q Thank you very much.

13 A Since 2003 in my professional.

14 Q Thank you very much for your testimony.

15 CHAIRMAN DEVENS: Cross-examination,
16 Mr. Yuen?

17 CROSS-EXAMINATION

18 BY MR. YUEN:

19 Q Thank you. Dr. Deenik, have you inspected
20 the property that's the subject of this petition?

21 A I have not gone on it because I just drove by
22 it. Yes, I'm aware of the location and I've seen the
23 property but I've not walked on the land.

24 Q Basically is your analysis based on -- strike
25 that.

1 What's your analysis and your testimony based
2 on? Is it soil studies or...?

3 A Well, these tables -- my analysis was based
4 first upon the Natural Resource Conservation Service
5 or the Soil Survey 1973. That's where these tables
6 came from.

7 Q Right.

8 A And then interpreting these classifications
9 is also based on my understanding and knowledge of the
10 location.

11 Q But did you take into account terrain of the
12 property, for instance?

13 A Sure. So a good portion of that property is
14 a very steep land.

15 Q Did you take into account the presence of
16 Ulehawa Stream on the property?

17 A There is -- I'm aware that during heavy
18 rainfall times there will be water movement through
19 parts of that land, yes.

20 Q Would that likelihood of water movement
21 decrease the desirability of farming those portions of
22 the property?

23 A Um, well, in any kind of farming activity a
24 very important part of a Best Management Plan is to
25 always consider water movement. So constructing berms

1 or using plants as barriers, but primarily reducing
2 any kind of erosion would be of top concern on any
3 farm.

4 Q Did you consider other factors like wind and
5 pests in your analysis?

6 A No, in this no. I just focused solely on
7 soils.

8 Q Did you consider the availability of water,
9 whether there is sufficient water available to this
10 property for agricultural purposes?

11 A Yes. I don't know about the actual
12 infrastructure for water. Water, of course, in all of
13 Wai'anae Valley is of primary concern. It's probably
14 the most important limiting factor for agriculture.
15 I'm aware there was a truck farm on this property some
16 years ago. I don't know the details.

17 I'm assuming that without water you would be
18 limited as to what kind of agricultural activity you
19 undertook, but it would also, I'm sure, limit other
20 activities on the land.

21 Q I'd like to direct your attention to a bucket
22 of soil from the property that I've marked as
23 Exhibit 67. I'd like to have you take a look at it
24 and pull out one of the rocks if you will.

25 A Sure, yeah. (Witness holding up a rock)

1 Q Is this kind of rock typical of the stones
2 you would find in Lualualei extremely stoney clay?

3 A Yeah, I wouldn't -- this doesn't surprise me
4 at all.

5 Q And does the presence of rocks like that make
6 farming difficult?

7 A Well, again, you know, matching crop type to
8 the land would be a very important concern. I'd like
9 to point, out, though, that, you know, probably by
10 mass or by volume the amount of cultivable soil is in
11 at least equal parts or more. (Witness holding up
12 handful of soil)

13 Like I said earlier cultivating micro-greens
14 that require a nice, smooth rock-free bed would
15 probably not be the first crop a farmer would plant on
16 this lands. But fruit trees, tree crops, egg plant,
17 tomato would thrive given management, good management.

18 Q Management and removal of the rocks?

19 A Sure. This is of the LPE, the LPE soil type.
20 This is one of its defining characteristics. That's
21 why it's not classified as a Lualualei A or B, yes.

22 MR. YUEN: Thank you. No further questions

23 CHAIRMAN DEVENS: City, questions for this
24 witness?

25 MS. TAKEUCHI-APUNA: No.

1 CHAIRMAN DEVENS: OP?

2 MR. YEE: No questions.

3 CHAIRMAN DEVENS: Any redirect?

4 MS. TOWNSEND: No, I think we're fine. Thank
5 you.

6 CHAIRMAN DEVENS: Commissioners have any
7 questions for the witness? Commissioner Teves.

8 COMMISSIONER TEVES: Thank you, Professor. I
9 want to talk about you working with the farmers. And
10 my concern is why this piece of land has not been
11 farmed for such a long time except for that truck
12 farmer. They want to farm every place else but why
13 not this property?

14 THE WITNESS: Well, I don't know the
15 conditions under which the previous truck farmer left.
16 I mean there could be a lease issue.

17 COMMISSIONER TEVES: Yeah. Besides that
18 truck farmer, why no one else has taken a chance at
19 farming that land there.

20 THE WITNESS: Well, farming is a difficult
21 endeavor to begin with. It's risky inherently.
22 There's at least 20 acres on this property
23 classified -- as long as there's water it would be
24 classified prime ag land. At least 20 acres would be
25 classified excellent farmland.

1 That question is a very important one. And it
2 speaks to a much larger issue with our society. When,
3 why are there less and less farmers? So I'm not sure
4 it's the property itself that's limiting the number of
5 farmers and people farming but other sociopolitical
6 concerns.

7 COMMISSIONER TEVES: Other factors besides
8 the land.

9 THE WITNESS: Yeah.

10 COMMISSIONER TEVES: Thank you.

11 CHAIRMAN DEVENS: Doctor, I had one question
12 comes to mind. Is the soil composition on the
13 Petition Area the same up and down that roadway with
14 the neighboring properties? Because there are
15 structures there.

16 We had a site inspection and there's various
17 structures up and down the roadways. So I'm just
18 wondering if the composition's the same or is it
19 different?

20 THE WITNESS: Well, the soil varies along
21 throughout Lualualei. The LPE designation that you
22 see here tends to be found along the edges of the
23 valley all the way around, all the way from the south
24 side where this property is located.

25 CHAIRMAN DEVENS: "Edges" meaning what?

1 What's that?

2 THE WITNESS: The edges meaning where the
3 land starts to slope up towards the pali or towards
4 the mountains. So along the margins of the flatland.
5 So Pahe'e Ridge on the other side of the valley, which
6 is directly north, has the same land classification.

7 Ka Wiwi Ridge in Waianae Kai has the same. And
8 you find this soil type all the way down in South
9 Honolulu, East Honolulu too, Niu Valley. It's
10 probably due to the erosion from the pali and these
11 rocks coming down and collecting in this toe slope.

12 CHAIRMAN DEVENS: So you're not saying it's
13 impossible to put a structure up. You're just saying
14 it may be more difficult and that the inherent
15 characteristics of the soil have to be taken into
16 account.

17 THE WITNESS: Right. I mean our engineers
18 are capable of doing all kinds of things. But in this
19 soil type they have to take special precaution. And
20 you recall back in the '70s or '80s the problems with
21 buildings sliding in Manoa Valley and East Honolulu,
22 these are the soil types where that occurred.

23 CHAIRMAN DEVENS: Thank you for your
24 expertise. Any other questions for this witness?
25 None. Thank you very much. Next witness.

1 MS. TOWNSEND: Petitioner (sic) calls Gary
2 Maunakea-Forth.

3 CHAIRMAN DEVENS: Mr. Maunakea, if we could
4 swear you in.

5 GARY MAUNAKEA-FORTH
6 being first duly sworn to tell the truth, was examined
7 and testified as follows:

8 THE WITNESS: I do.

9 CHAIRMAN DEVENS: If you can state your name
10 and address for the record.

11 THE WITNESS: My name is Gary Maunakea-Forth.
12 I live at 89-134 Haleakala Avenue in Nanakuli.

13 CHAIRMAN DEVENS: Thank you.

14 MS. TOWNSEND: I'd like to qualify this
15 witness as an expert in farming because of his
16 professional experience as a farmer.

17 CHAIRMAN DEVENS: Parties have any objections
18 to that qualification?

19 MR. YUEN: No objection.

20 MS. TAKEUCHI-APUNA: No objection.

21 MR. YEE: No objection.

22 CHAIRMAN DEVENS: So qualified.

23 MS. TOWNSEND: Thank you.

24 DIRECT EXAMINATION

25 BY MS. TOWNSEND:

1 Q Thank you, Mr. Maunakea-Forth, for taking the
2 time to come testify. Just briefly, by way of
3 background can you quickly describe your experience
4 farming in Lualualei Valley?

5 A Just in Lualualei Valley?

6 Q Yeah. Or -- I'm trying to respect the
7 Commission's time, so briefly outline your farm
8 experience.

9 A Okay. Okay. Just for the record I was born
10 and raised in Alterarua, New Zealand. So by way of
11 translation the folks down at the other end there
12 might need me to go slow.

13 But I come from a farming community, born
14 into a farming community in New Zealand. I've been in
15 Hawai'i for --

16 Q Slow down. (audience laughter)

17 A There's things to plant. I gotta get outta
18 here quick. I've been in Hawai'i for 22 years. I've
19 been in farming in Lualualei Valley for around 10
20 years with Ma'o Organic Farms.

21 Q What position do you have with Ma'o Organic
22 Farms?

23 A With Ma'o Organic Farms I was co-founder and
24 currently I'm managing director of farm operations.

25 Q Can you briefly outline what Ma'o Farms

1 grows?

2 A Grows? Well, firstly Ma'o Organic Farms is a
3 social enterprise, a nonprofit organization that's
4 part for-profit/part nonprofit. So we grow young
5 people to be farmers, to be leaders in our community
6 through a series of educational programs starting in
7 intermediate school going through high school.

8 And I brought some young farmers today who
9 are keen to get in here and meet you folks. They are
10 in associate of arts degree programs or university
11 programs at UH Manoa.

12 On the farming side we grow a diversity of
13 things. We are certified organic. We were certified
14 organic in 2003 on the first 5 acres we leased. In
15 2008 we purchased 11 acres, 11.5 acres, which was the
16 neighboring property. A month ago, a month and-a-half
17 ago we closed on another 7 acres. So this cluster of
18 three properties is all on Pu'uwai Road in Lualualei
19 Valley.

20 Being an organic farm, certified organic farm
21 in the current rise of demand for locally grown
22 products and locally grown organic products, we try to
23 grow as big a diversity of things we possibly can. So
24 we try and capture the market on a variety of
25 different products.

1 The two or three products we grow are baby
2 greens, salad greens, mixed greens. We have a branded
3 a product called Sassy which is a mix of baby
4 lettuces, baby arugulas, baby mustard greens. And we
5 also grow kale. Things that you'd normally expect to
6 grow in a colder climate like kale and Swiss chard we
7 grow as well.

8 Q Thank you. Can you describe for the
9 Commission the efforts that you've gone through as an
10 organization to prepare the land for farming?

11 A Yes. So in 2000 -- well, Ma'o started in
12 1999 with a lot of research. In 2000 we started to
13 look at pieces of land all along the Wai'anae Coast
14 and Wai'anae Valleys. We had a lot of difficulty
15 finding land to lease, not because of the price, just
16 because we just couldn't find it. There was not a lot
17 of opportunities to lease. We didn't have the money
18 to purchase the piece of land.

19 Quite by a fortuitous set of circumstances we
20 found a local church that had 10 acres. They were
21 trying to do a development of their own on this
22 property. And at that time the Neighborhood Board had
23 advised them that if they were to farm half of that
24 land their application for building would look a lot
25 better.

1 So quite by chance we came along and were
2 looking for 5 acres at that time. So they leased it
3 to us on a 25-year lease. The development never came
4 about because by funding. So the land is still --
5 their land is still fairly vacant.

6 When we started on the first 5 acres it's
7 two, two and-a-half acres sections kitty corner to
8 each other. To look at a map of Lualualei Valley we
9 are on the edge of Pu'uwai Stream which is a dormant
10 stream.

11 Pu'uwai Spring, which is in the mountains
12 above our farm, was tapped by the U.S. Navy for the
13 U.S -- for the naval reserves. So they put about a
14 12-inch pipe into the spring and tapped that water
15 source. So the river is now dry. It's not dry at
16 this moment because of the rain. Has standing water
17 in it.

18 So to prepare this land we not only had rocks
19 because it's in the Lualualei series but also because
20 it's a dry road behind it. So geologically there's
21 rocks everywhere. So one of these young farmers, Dan
22 Himani, who's now 26, spent the first two or three
23 years farming, pulling rocks out of soil physically
24 using a loader, loading them up, so buckets like that
25 we have probably done hundreds of thousands of buckets

1 like, all rocks.

2 So we removed them. Some of the big rocks
3 you use for landscaping. So if you drive to the farm
4 you'll see them. We look at these things as an
5 opportunity, not as a deficit.

6 The smaller rocks we could walk you through a
7 giant mound of them. So there's a lot of soil
8 preparation. Also in an organic setting there are
9 preliminary things we needed to do for the organic
10 certification. In our management plan we needed to
11 show how we were going to add fertility to the soil
12 over and above what was already present in the soil.

13 And the biggest fertility issue for farming
14 is nitrogen. So we needed to find a source of
15 nitrogen. So we used chicken manure, steer manure and
16 now bonemeal, blood-meal. The 11 acres we purchased
17 in 2008 was a former chicken farm. We inherited about
18 a hundred, 150-tons of chicken manure, aged chicken
19 manure so it's gold to us. (Laughter).

20 So the process of preparing this land would
21 be that you'd run a ripper on a tractor through,
22 continually through the soil. It helps to pull the
23 rocks out. You remove those rocks by hand. Today we
24 would probably rent a piece of equipment.

25 There's various pieces of equipment you can

1 use to help pull rocks out. But we were a bit younger
2 at that point and we were keen on pulling the rocks
3 out.

4 The other thing about organic farming as an
5 overlay to Lualualei vertisol soils is the idea that
6 you are wanting to increase the organic matter in your
7 soil so you have long-term fertility and you increase
8 the biological activity.

9 The three parts of soil that people usually
10 deal with are the geological facet, the chemical facet
11 and the biological facet. So in an industrial ag
12 system the biological component of soils is generally
13 very, very low and weak because of continually farming
14 the same crop or continually using the same
15 fertilizers.

16 So what we've tried to do is use mulches,
17 manures, covering cropping, using legume cover crops
18 to increase the organic matter content in the soils.
19 So generally soil's, Dr. Deenik can tell you, 2,
20 3 percent organic matter.

21 If you're able to increase that by just a
22 tenth of a percent or one percent over a long, long
23 period of time you're incredibly -- you're increasing
24 the soil fertility incredibly.

25 You're increasing the mineralization, you're

1 increasing the ability for soil to deal with large
2 water situations like we have right now, be able to
3 absorb large water situations, and then to provide you
4 with long-term fertility so you would be less reliant
5 on fertilizers over the longer period.

6 Q Thank you. So you're familiar with the
7 property that's proposed for the industrial park.

8 A Yeah.

9 Q In your opinion would this area be -- could
10 this area be used for farming?

11 A Sure. If we were to look at a piece of
12 property to lease it or to buy it and we hadn't walked
13 the property, kicked the tires, dug a hole, and done
14 some soil tests, the first few things we would look at
15 would be: Has someone farmed it before? That would
16 be critical.

17 And if somebody hasn't farmed there for the
18 last three years it's an ideal situation to be
19 organically certified. Generally if a farm has been
20 used in a chemical situation, you'd have to fallow the
21 fields for three years or just use the fields and
22 transition them to an organic situation.

23 Folks that are doing this right now Marilyn
24 Opai is doing this with land right now. So we would
25 look at if someone's farmed the land before and what

1 they would be on. We would look at things like
2 security. Obviously there's a lot of theft in
3 agriculture right now. So, can we get someone to live
4 on the property? Is there a caretaker? Is there
5 fences? What are the neighbors like?

6 I've looked at tons of properties in
7 Lualualei Valley to lease and buy, the last 10 years.
8 One I looked at Pa'akea Road. One of the neighbors
9 was notorious for breeding dogs for fighting. So I
10 didn't want to think about even renting that property
11 because this guy had six, 16-foot high corrugated
12 fence down one side. So that was a bit worrying.

13 So if one's farmed there before, security.
14 You know we would do some research just like, you
15 know, we'd call a soil scientist, call the University
16 of Hawai'i ask them what has been farmed before there.
17 Those kinds of three things that would just jump out
18 straight away. We would try to get on the property,
19 do some soil tests in various places, run a tractor
20 through the soil and just see how rocky it is.

21 In the late '60s in Lualualei Valley there
22 was a Japanese farmer on Kuwale Road who actually
23 owned a piece of equipment that he used to lease
24 himself out to farmers to pull rocks out. So
25 basically a piece -- you can think about a front end

1 loader with grates in it.

2 Instead of picking up soil the rocks drop
3 through and the big rocks stay in it. So he had a
4 couple of pieces equipment that he leased out to
5 people.

6 So on the three properties that we had, the
7 church property we lease that's five acres, that was
8 never -- most of that was never farmed before. So
9 that was a very intensive rock pulling.

10 On the 11 acres we purchased that was owned
11 by the Takahashi Chicken Farms. So they had subleased
12 some of their lands to be some of the farmers around
13 our community.

14 So some of the rocks had been pulled. So
15 when we -- rather than the ripper through we looked at
16 wow this is much better then the five acres.

17 The seven acres we purchased was owned by a
18 Japanese lemon grass and basil farm. And they
19 produced those crops to refine them for essential
20 oils. That was until the '80s. It was a Japanese
21 corporation. I think it was one of their pet
22 projects. It stopped and the land sat idle for 20
23 years.

24 It was purchased by a guy who was a mechanic.
25 It had a nice warehouse so he wanted the warehouse and

1 he didn't want the 7 acres. So over the course of a
2 couple years we talked him into buying it.

3 Q Thank you. You've heard some of the
4 Commission's questions in regard to farming in the
5 Lualualei Valley. I was wondering if you had any
6 comments to share with the Commission about the
7 challenges of encouraging young farmers in
8 perpetuating the farming traditions in this area.

9 A Jeez, well, first and foremost I mean I come
10 from a country that farms. My town farms. It's like
11 it's something that you would naturally do. I
12 sometimes try to compare it to surfing. If I was to
13 ask the neighborhoods for a surf board on my street
14 invariably most of them would have a surfboard. It's
15 just part of their culture.

16 If you go to my hometown in New Zealand 9 out
17 of 10 people are somehow connected to farming. When
18 you grow up as a kid, one of the jobs, careers that
19 you consider is going to be agriculture, if you grow
20 up in a rural area.

21 In Hawai'i that's very different. The
22 plantation era was kind of defined by escaping from
23 agriculture, you know. Kids of plantation workers
24 were sent to university to become accountants,
25 mechanics, engineers, whatever, to get away from

1 growing sugar and then pineapple.

2 So the transition for us to be a community
3 where we feed ourselves is very difficult. Hence, we
4 have the situation where we import, some people say
5 anywhere between 75 and 85 percent of our food. So
6 that's why we haven't. We haven't grown our own food
7 since -- Hawaiians grew their own food since Western
8 contact. We haven't grown our own food to any large
9 degree. So that's the context we're in.

10 So how does this pan out in a region like
11 Wai'anae which still considers itself rural? Well, we
12 have school gardens as one way to introduce kids to
13 gardening. But soil is a way to teach science and
14 math and whatnot, environmental studies.

15 When we go to the intermediate school and the
16 high school, even though we've been there 5 -- I think
17 10 years in the intermediate school and 5 years in the
18 high school, the teachers, the principals generally
19 look at the garden as something they would simply send
20 their special education kids to, very sadly.

21 That's something they would send the kids
22 that are alternative learning center kids, not where
23 they would send their gifted and talented students.

24 So they think of agriculture as something
25 that, you know the backward kids go to, the kids that

1 are troubled. That, first and foremost, is a real
2 problem. So we don't have the best kids wanting to be
3 farmers.

4 There are isolated incidents where this is
5 not the case though. If you look at -- there's a
6 restaurant just around the corner downtown that we
7 sell a lot of stuff to, Ed Kenney's the owner. He was
8 a Punahou graduate. He just did a dinner for the
9 Punahou funders. And he used all farmers that had a
10 connection to Punahou. So Paul and Charlie Reppun who
11 grow taro, Mark Hamamoto who has Mahalo Farms in
12 Waialua. We have four kids. Our fourth youngest
13 daughter got into Punahou. So he used some of our
14 stuff.

15 So the context is changing and it's changed
16 in the last 5, 10 years in Hawai'i because we have
17 this giant demand for local products, not just local
18 organic products but local products from individual
19 people, from restaurants, from -- Whole Foods has
20 changed the way groceries look at local foods in
21 Hawai'i.

22 And the response has been -- has started to
23 be phenomenal. So you have folks like Hamakua
24 Mushrooms, Hamakua Springs, Twin Bridges doing
25 asparagus. All these farms that there are really

1 employing very innovative crops, innovative farm
2 management. They're accessing capital in interesting
3 ways, getting grants, building industry grants,
4 working with USDA. And they're really trying to think
5 of agriculture way out of the box. That's really
6 where Hawai'i has to go.

7 So in the context of how do you get young
8 people to farm, all of these things are going on that
9 are very complex. I mean to not degrade Jonathan's
10 employer, the University of Hawai'i College of
11 Tropical Agriculture hasn't done a good job at this.
12 They're still people who grow industrial crops.

13 First there was sugar, then there was
14 pineapple, genetic modified corn seed. And now it's
15 biofuels. So we are going to be producing people that
16 can do the research and maybe can run a few farms out
17 of University of Hawai'i. But we are not going to
18 produce farmers.

19 So our response to this is well, firstly, in
20 our training of farmers we really don't bring kids to
21 the table and say, "You're going to be a farmer." We
22 say, "We're doing this training so you can become a
23 leader in your community, so that you can become an
24 educator, a business owner, whatever. Whatever you
25 want to be you should envision for that. But you

1 should work your guts out to get to that place."

2 Yeah?

3 So when we work with intermediate school
4 kids, high school kids, we work them on the farm, we
5 work them in the school gardens. We pay them
6 stipends. And we hope to show them there is a
7 possible pathway for that. How that has panned out
8 for us, we now have two young people who I brought
9 here are 26, and 21 both Native Hawaiian, both born
10 and raised in Wai'anae, one's a Native Hawaiian woman,
11 who are full-time farmers.

12 So now our farm is profitable enough where we
13 can pay them what we consider to be a really good
14 wage, a starting wage for a person that graduates our
15 programs that comes into the full time farming
16 position. And we also pay college tuition.

17 So to the benefit package includes full-time
18 college tuition. The starting wage for a full-time
19 farmer is 16.50 an hour. The average wage right now
20 is 13.25. We're able to do that because the farm is
21 very successful in both growing and diversity of
22 crops. But also because we're direct marketing
23 through farmers markets, through community-supported
24 agricultural programs.

25 Q Can you explain for the Commission how much

1 Ma'o Farms is making and what you see the demand for
2 locally grown produce?

3 A This year -- so we've just got 23 acres. We
4 really only farm if -- you net out the amount of land
5 we farm by square footage we probably only farm 3, 3
6 and-a-half acres. Last 2010 we grossed \$499,000. So
7 close to half a million dollars. With the 23 acres we
8 are projecting 2012 to hit a million dollars in farm
9 sales.

10 What was the second part of your question?

11 Sorry.

12 Q The demand for locally grown produce?

13 A Well, the demand. God, the measurement it's
14 a moving target. It keeps going up. So it's
15 incredible. The advent of farmers markets from
16 Hawai'i Farm Bureau, farmers markets to -- there's
17 private farmers markets now too, has increased
18 radically.

19 The advent of -- from the early days with
20 guys like Dean Okimoto would sell to Roy's. And he
21 tells the story of how Roy's completely changed his
22 father's farm through to Alan Wong, and now Ed Kenney.

23 And now it seems like if you want to be a
24 successful restaurateur in Hawai'i you would connect
25 with farms and connect with farmers, sell their

1 products feature their products. Convince -- what we
2 have restaurateurs now in a situation where they try
3 to convince us to grow other things they can't get.

4 So our market research for new crops -- so we
5 run probably 45, 50 new crops is based on these
6 relationships with farmers. Now -- so the advent of
7 Whole Foods who now has two stores in Hawai'i, has
8 changed the grocery business in Hawai'i as well.

9 So you now have guys like Foodland have
10 really now altered their marketing and planning
11 business plan and have produced stores like the store
12 they have in 'Aina Haina. Then the Costcos, you have
13 Whole Farms, Hamakua Mushrooms to name two. I think
14 Twin Bridge sells some of their stuff sometimes to
15 Costco. You can get local product to a large degree
16 in a lot of these really conventional places.

17 Our marketing plans call for more farmers
18 markets, more community supported agriculture.
19 Community support of agriculture is a consumer commits
20 to buying box of vegetables from us. We sell a box of
21 vegetables at \$32 a week. They commit to buying 8
22 weeks from us. And they don't know what's going to be
23 in their box.

24 It's a random assortment, a diversity of
25 products. So last year was the first year we really

1 committed to the CSA model.

2 Of half a million dollars of sales I think
3 about 185, \$190,000 was CSA. So we're building upon
4 that to direct market to local customers. We have
5 every man and his dog asking us for food.

6 In a couple days the new executive chef from
7 Disneyland, the Aulani Resort, will be coming out. So
8 we have chefs visiting all the time. We're not able
9 to provide for them. We have stuck pretty religiously
10 with about 16 customers. And those 16 customers have
11 grown exponentially every year.

12 I think in the worst part of the economic
13 crisis most of our Waikiki customers like Nobu
14 Restaurant, grew 20 percent. They purchased more
15 product from us within the economic crisis. So
16 they've had decent success and they're still
17 operating.

18 Q Just to unpack your testimony a little bit,
19 you see a rise in the demand for locally grown
20 produce.

21 A Yes.

22 Q And the supply currently of locally grown
23 produce cannot meet the demand.

24 A No, not at all. The supply is a complex
25 issue. It's not just land. It's not just water.

1 It's not just farmers. It's a convergence of all
2 these things. So if we look at this and say let's
3 grab the silver bullet, put in the gardening, fix the
4 situation, it's not going to work.

5 So the Legislature right now and the new
6 administration is trying to figure out how they both
7 meet this economic opportunity and also preserve
8 farmland and also, you know, augment the tourism
9 industry.

10 Because this local food phenomena is
11 definitely related to the tourism industry in that the
12 quality of food we sell to the 6 or 7 million people
13 that come here is really important now. Few years ago
14 it wasn't. Used to joke that the best meal you used
15 to get in Hawai'i was on the plane coming over here.

16 And now a lot of that's changed. You talk to
17 guys like Alan Wong or Roy. I'd say most of the
18 tourists that come here from Japan, especially, spend
19 seven days here, one of those dinners is going to be
20 at one of those restaurants. And they will plan ahead
21 and that will be a big event for them.

22 Q Let's turn our focus now to the property
23 that's proposed for the industrial park. Can you
24 articulate for the Commission what your concerns are
25 if an industrial park is allowed to be built there?

1 A We look at Lualualei Valley as a real
2 possibility for the future of agriculture in the state
3 and on O'ahu. There's a few things about Lualualei
4 Valley that are real -- that's huge opportunities.

5 Firstly, is Lualualei vertisol series soils
6 is good. When we looked for farmland we looked at
7 lots of places. When we tried to get Lualualei soil
8 it was difficult. We tried to lease land in different
9 places. When we finally secured the first lease it
10 was the ideal situation for us.

11 Because we had done a research of our soil,
12 soil scientists, we'd read -- there's a few things
13 that are probably Jonathan's advisory staff, Professor
14 Gordon has written about Lualualei veritsol series.
15 And we've done some research. This is where we'd like
16 to be.

17 The second thing is I'm not born, raised here
18 but the group of people that started Ma'o, including
19 my wife, were born and raised in Wai'anae -- born and
20 raised in Nanakuli.

21 So the idea of doing something in a rural
22 area that supported youth, that created jobs, built an
23 industry was very, very important. There's a whole
24 lot of other contributing factors that make this
25 valley potential.

1 You know we joke with -- we have lots of
2 visitors. We joke with guys like the Campbell Estate
3 folks who used to own a lot of Kunia land. And they
4 were one of the big landowners we talked to about
5 trying to find some land at one point about Lualualei
6 Valley being the Tuscany of O'ahu because it has some
7 of those attributes.

8 I mean you drive through now there's poor
9 development, there's trash, there's all kinds of other
10 things, but it has a lot of potential. The other
11 thing it's one hour away from a huge market.

12 The issue with farming on the neighbor
13 islands it's still one where you're paying 50, 60
14 cents a pound to get stuff to O'ahu. We have to get
15 stuck in traffic like you folks. So the market
16 creates the market. The community too.

17 Wai'anae now, after the last census, is going
18 to have close to 50,000 people. I believe close to 40
19 percent of those are under the age of 25. We have a
20 huge pool of kids, many that are unemployed looking
21 for work. So we have a labor force.

22 If you've read the things that are happening
23 about guys like Aloun Farms, and the problems that
24 other people have with finding labor in Hawai'i, we
25 have none of those problems. We have never -- we have

1 to beat people off with a stick for jobs.

2 We have folks from -- I just checked my
3 e-mail last night and there's a woman who graduated
4 from UC Santa Cruz, which has a great agricultural
5 program. She's looking to volunteer on the farm. To
6 volunteer. Not get paid. And we're still thinking
7 whether we want to have her on the farm or not.

8 We will interview her just as we interview
9 anyone for a job because we -- our focus is on young,
10 local kids and building their capacity.

11 Q If the industrial park were allowed to be
12 built in this area, in your experience what would be
13 the consequences of that for the neighboring areas?

14 A Well, I'm worried at the precedence, yeah?
15 This is an agricultural valley. We want to keep it in
16 agriculture. And we have all kinds of opportunities
17 that I think are gonna arrive in the next few years.
18 One of them is Lualualei Naval Base. And that's over
19 7,000 acres of prime ag land.

20 Prior to the gubernatorial race we talked to
21 all the candidates; asked them, "What are your views
22 on this base?" This base was going to be closed in
23 2001, 2002. And through changes in the military this
24 base is not of prime importance now. The laid off a
25 lot of people in the late '90s. So it's kind of a

1 ghost town on the base now.

2 We drive around this base down Ma'ili Road
3 across Pa'akea Road, down Hakimo Road all the time
4 daily, twice daily. And so the precedent in this sort
5 of suggests that this farmland, this area is not
6 important for agriculture.

7 The concern I have with folks that are
8 evaluating this area and saying that it's not good
9 farmland are, you know, very provocative to me,
10 very -- it's insulting because we can pull a lot of
11 vegetables and fruits and everything out of this
12 valley. And we can do it in a way that creates jobs.

13 So I'm real worried about the precedent. If
14 this one gets passed, where's the next one, the next
15 one? I would like this valley -- I'm not really
16 concerned with what the state tells me is prime
17 agricultural land. I know how to farm. I know how to
18 sell products and how to build a business plan. I
19 think I can do it in pretty much a lot of places in
20 this valley.

21 Prior to us purchasing the eleven acres when
22 we were just leasing five acres, we looked all around
23 the state for land because we couldn't find it in our
24 own valley. I talked to David Cole, Maui Land & Pine.
25 He showed me thousands of acres on Maui.

1 I talked to Keala Lloyd at Campbell Estate.
2 He showed me hundreds of acres up Kunia Road. I
3 talked to Neal Hannes who's now on the board of Ma'o
4 who's head of land management for Kamehameha Schools.
5 He showed me land in Haleiwa and Punalu'u.

6 I could not find land in our valley. And I
7 wanted land in our valley because I knew the soil was
8 good. That's where -- our home.

9 Q What were the obstacles to finding land in
10 the valley?

11 A Well, you couldn't open the newspaper or get
12 on Craig's List and see if a lease classified boards.
13 This land's for lease, this land's for lease, this
14 land's for lease. The way you find land to lease for
15 a start if it's cost effective is through bruddah
16 bruddah kine. Yeah? Just who you know and keeping
17 your ears open and asking lots and lots of people.

18 To purchase land there's not a lot of land in
19 Lualualei Valley that's to purchase. You can go on
20 the real estate pages and look. There's as close to
21 this land I think there's a pig farm on the corner of
22 Hakimo and Pa'akea Road now for sale for around 890 --
23 900,000.

24 But for farmers to purchase, when we bought
25 the eleven acres we worked with the Takahashi family

1 for about 12 months. When we -- our heads talked to
2 Pat Takahashi who was the father who was selling the
3 land. So for 6 months to gain his trust and tell him
4 how we would like to purchase it -- because we didn't
5 have a million dollars sitting in our bank. We had to
6 go out and try and raise that.

7 So I asked him to be patient and what we were
8 going to do with that. And the first meeting we had
9 with his realtor, the realtor said to him, "You
10 realize this is 11 acres and it's Ag-1. You can chop
11 this in two and put a house on each one and sell it
12 for a lot more."

13 And he told me, "Well, I want to keep this in
14 farming." He was -- without his support we wouldn't
15 be able to buy it. So from a landowner you need a lot
16 of support, a lot of support.

17 Q Thanks. I'm just going over my notes. I
18 noticed is there anything you'd like to say about the
19 new program you developed at West O'ahu -- UH West
20 O'ahu in regards to trying to raise young farmers?

21 A Oh, okay. It's just indicative of the
22 demand. When we started the farm we started it on the
23 basis of having job training programs. So young
24 people would come in for 10 months and they would
25 train. We would turn them out into something related

1 to farming because there were not a lot of jobs in
2 2001, 2002 in farming. So we heard they became
3 landscapers, who knows.

4 Our goal was to create a relationship with
5 Leeward Community College whereby we start an
6 associate degree program in community food systems.
7 So we've started that. We've graduated probably 30,
8 40 kids out of it. And we currently have 24 young
9 people enrolled in community college. So they do an
10 associate of arts degree program, they do
11 specialization of community food systems.

12 So they study, they have an introduction to
13 organic ag class. And I'll add that the University of
14 Hawai'i at Manoa prior to this did have an
15 introduction to organic ag class in Tropical Ag. They
16 have not yet built an organic ag program.

17 They're trying to, a class, in community food
18 systems, community food security one of the issues in
19 Hawai'i, one of the issue if the boats stop coming.
20 And then the directed reading so we can overlap things
21 like community health with agriculture so young people
22 do that.

23 They graduate. We try to put them into
24 4-year university situations. Charise (phonetic) in
25 the yellow T-shirt has just started her first semester

1 at UH in Hawaiian Studies. And she's full time at the
2 farm and full time in school. So you can imagine her
3 time is pretty well occupied.

4 So now with the buildout of UH West O'ahu,
5 Gene Awakuni approached us about nine months ago to
6 create an agricultural program at UH West O'ahu. At
7 that point we said to him, "We do not want to create
8 something like Tropical Ag. We want to create
9 something that's really unique, innovative, something
10 like the programs you see at UC Santa Cruz or Earth
11 University in Costa Rica, or Prescott University in
12 Arizona, something that really does graduate farmers,
13 does graduate farmers who want to do organic
14 agriculture, look at real niche crops, be able to
15 manage farms, be able to work on a farm."

16 And so that conversation has led to us now
17 developing a program with various partners involved at
18 the university. This will include a farm on the West
19 O'ahu campus.

20 So we're currently in discussions of building
21 that program. We have had funders like Kellogg
22 Foundation come out to have a look at that, the
23 possibility of that. So it just really to me
24 illustrates there's demand for people who want to be
25 farmers. When I hear from people that young people

1 don't want to be farmers, you know, I can roll you
2 through the farm and show a bunch of people that do
3 want to be farmers. Not only want to be farmers,
4 they're prepared to work in farming for a period of
5 time to get into a better place. Which is what rural
6 areas did, I think, across America and New Zealand.
7 It's like a kid after school went to work on the
8 chicken farm.

9 My upbringing in high school was I worked on
10 a chicken farm, worked on a dairy farm, worked making
11 hay. My uncle had a blueberry farm, all these farming
12 situations. And when I got out of college I wanted to
13 play rugby. I ended up working for a bank in Foreign
14 Exchange. I wasn't in farming.

15 But you come back all the way around
16 sometimes. So this clearly shows to me there's
17 demand. There's no demand to work on a sugar
18 plantation. There's no demand to work on a pineapple
19 plantation. I'm not even seeing demand to work in
20 biofuels yet. But there's demand to work on these
21 kinds of farms for sure.

22 Q Thank you very much. Is there anything that
23 I may have missed that you want to say?

24 A I think I'm talked out. (Laughter)

25 Q Thank you very much. I'm done.

1 CHAIRMAN DEVENS: Mr. Yuen, your
2 cross-examination.

3 MR. YUEN: I wanted to set up my slide
4 projector. Perhaps we could take a recess while I do
5 that.

6 CHAIRMAN DEVENS: We'll take a 5-minute
7 break.

8 (Recess was held.)

9 CHAIRMAN DEVENS: Back on the record.
10 Mr. Yuen, your cross-examination.

11 CROSS-EXAMINATION

12 BY MR. YUEN:

13 Q Mr. Maunakea-Forth, I'd first like to
14 congratulate you for the success of Ma'o Farms. I
15 think everybody on the island has heard about the good
16 job that you've done.

17 I wanted to first direct your attention to an
18 article that appeared in Hawai'i Business Magazine
19 that I've marked as Exhibit No. 6 on Ma'o Farms that
20 appeared in November. You were quoted in the article
21 so may I assume that you've --

22 CHAIRMAN DEVENS: Can you give him a copy of
23 the exhibit so he can follow along.

24 MR. YUEN: Okay. Sorry.

25 THE WITNESS: This is a photo of me.

1 Q (Mr. Yuen) : I assume that you cooperated in
2 preparing the article.

3 A Yeah. Depends what I said though.

4 (Audience laughter)

5 Q I'm not gonna ask you any direct quotes from
6 the article. But the article basically explains how
7 you operate. I wanted to just make sure I understand
8 correctly. Are you a nonprofit, tax exempt
9 corporation?

10 A Yes, 501-(c)(3).

11 Q So basically part of the success that you've
12 had in growing Ma'o Farms has been the result of
13 grants that you've received, is that correct?

14 A Through multiple funding sources, yes.

15 Q And if you were doing this kind of operation
16 on a for-profit basis would you characterize your
17 operation as being profitable or running at a loss?

18 A I would be taking more hot money home I
19 think. The honest money is that I think we would be
20 more profitable because we spend a great deal of our
21 time educating young people. So we have a whole set
22 of kuleana, a whole set of responsibilities over and
23 above just farming. So teaching.

24 Q But in order to get started, when you first
25 started the operation and you first bought a piece of

1 property, did you rely on grant funding for your
2 operations?

3 A Oh, absolutely. To start any business in
4 Hawai'i, whether it's nonprofit or for-profit you're
5 going to need money to start up. You're going to need
6 equipment, all kinds of stuff. So we accessed those
7 funds through grants, yeah. And at various times we
8 have done that as well.

9 So to purchase the eleven acres we accessed
10 both the state legacy lands program, which is a
11 conservation program which funded us to the amount, I
12 think, they funded three quarters of the land purchase
13 which was 736,000 I believe and change. And we
14 matched that - we had a matching grant of \$750,000
15 from the Pierre Omidyar Family Foundation who are
16 currently doing lots of for-profit and non-profit
17 capitalization of projects in Hawai'i.

18 Q You've said that you presently have 24 people
19 in your training program now, is that correct?

20 A Twenty-four in specifically the associative
21 arts degree program.

22 Q Okay. Are all of your -- let me rephrase
23 that. Do you have, in addition to people in your
24 educational program who you pay stipends to work on
25 the property, do you have a lot of salaried employees

1 at the farm?

2 A Yes.

3 Q How many of your graduates are presently in
4 farming?

5 A Are presently in farming?

6 Q Yes.

7 A Farming directly, commercial farms?

8 Q Working in agriculture.

9 A Working in agriculture some people have
10 defined golf course as agriculture in Hawai'i. To
11 take it to extreme. But to do the things that we are
12 doing right now we have rehired two full-time people
13 ourselves. Most of our graduates are working in
14 associated fields, not in agriculture.

15 So, for example, there's a young woman who
16 graduated from our program two years ago. She works
17 on Maui for a group that does school gardens. So it's
18 like an educational program.

19 Another young man who graduated from the UH
20 with a history degree after graduating with an
21 associates degree is doing a sustainability guide, a
22 guide to sustainability that allows businesses doing
23 LEED Certified projects or various things for
24 consumers to get discounts.

25 If your question is are a lot of the

1 graduates going into farming or other fields? No.
2 The honest truth of that is that firstly if they were
3 going to work for other people there needs to be jobs.
4 And there's just not that many jobs.

5 In this article I mentioned the situation
6 with Aloun Farms. And that shows the highest, biggest
7 problem here. Is that if you're going to run a farm
8 like that where those guys haven't -- they haven't had
9 their day in court yet so let's just assume they're
10 innocent -- but if you're going to have those
11 situations occurring you're going to have a hard time
12 attracting young local people to jobs in the field
13 because the perception is it's exploitive.

14 So the majority of young people, young,
15 especially young males who you would presume would
16 work in, like, heavy industry or in agriculture, tough
17 guy kind of professions, generally go to Campbell
18 Industrial Park or Kala'eloa to get jobs there in
19 warehousing or in those kinds of fields. So it just
20 doesn't exist yet, those jobs.

21 The second part of that is, is that if you
22 want these young people to start businesses of their
23 own there are hurdles to that. Obviously I've
24 illustrated some of them on the record. The problems
25 of getting land is a huge problem in itself. And then

1 the problems of capitalizing, saving up enough money
2 to buy the equipment you need for that.

3 So if you go back to your question prior, the
4 reason we access grants is both my wife and I have
5 graduate degrees. And we ourselves were thinking
6 about this in terms like if we want to go into
7 farming, which is 1996 or '97 when we were surmising
8 for ourselves whether we would go into farming or not.
9 We didn't have the money to do that. My wife is
10 working in nonprofit for a long time. And her goal
11 was to do this kind of project.

12 Got a bit off the track there. Did I help
13 you out with that question?

14 Q I wanted to just turn to your property and
15 the Tropic Land property, what I've marked to the
16 Commission as Exhibit 80 and the slide on the wall.
17 Is this map an accurate reflection of the location of
18 the Ma'o Farms' property?

19 A Yeah. Can I just leave the microphone for a
20 second and I'll point out --

21 Q You can take the mic with you.

22 A Rock star. Okay. So this land is owned by
23 the community of Christ Church. So, they -- this
24 whole portion here, we leased initially this two
25 and-a-halfish acres, and that mauka two and-a-half

1 acres.

2 Let me just carry on this further by saying
3 this is the eleven acres next door that we purchased.
4 So adjoins it. The seven acres that we recently
5 purchased is right here. This contour line here is
6 Pu'uwai Stream.

7 So the difference between this land and this
8 land when we farmed it, the amount of rocks in this
9 land here, ah, twice as many rocks probably, rough
10 estimate.

11 As we go from the front of the eleven acres
12 to the back, the number of rocks increases mainly
13 because the geological feature. And Pahe'e Ridge is
14 right about -- here's Pahe'e Road. It starts right
15 here. So the elevation increases from around about
16 here. We have a deep -- there's another contour here.
17 We have a deep gully right about here.

18 Q What is the soil type of your farm, the
19 predominant soil type?

20 A Predominantly all the soil is Lualualei
21 vertisol. But as you get into different areas the
22 soil has been geologically conditioned differently.
23 So the characteristic of Lualualei vertisol is very
24 black adobe clay soil.

25 So that's here -- I'm sorry. That would be

1 here, and all these areas here. But as you get closer
2 to the river it changes, the color changes browner and
3 the rocks get smaller.

4 Q Now, as you get further makau, the LPE soil
5 that's the more stoney soil, is it not, above --

6 A This way?

7 Q The other direction.

8 A This way?

9 Q No, no, no. That up, yes, up. Is that the
10 LPE soil, is that a more stoney soil?

11 A Well, for us the best soils we have are
12 towards this direction.

13 Q Taking a look at the next slide, the proposed
14 industrial park location, is that a different soil
15 type from the soil type for Ma'o Farms?

16 A Well, some of it looks the same.

17 Q Turning to the Land Study Bureau
18 classification and the Agricultural Lands of
19 Importance Study by the state of Hawai'i, what are the
20 productivity ratings of the predominant portion of
21 Ma'o Farms?

22 A You're asking me the state productivity
23 ratings?

24 Q Yes. Or do you know or do you care?

25 A I've not farmed the Tropic Land side. I can

1 tell you what our productivity levels are.

2 Q I'm pointing to what has been marked as
3 Exhibit No. 79 I believe.

4 A Oh, I see what you're saying. So you're
5 saying we're partially on A, B and E, correct.

6 Q Correct.

7 A Yeah.

8 Q Well, no you're on A and B, are you not?

9 A Well, we just bought this seven acres which
10 are 50 percent on E.

11 Q Oh, okay. But the portion that you're
12 presently farming is predominantly A and B, is that
13 correct?

14 A No. That's wrong. We farm 2.5 acres here,
15 that's A.

16 Q Okay.

17 A We farm 2.5 acres here, which is, mainly
18 looks like it's B and then a portion of A. And this
19 whole piece of land which we purchased is B. Then the
20 new purchases looks like it's 50 percent A and
21 50 percent B.

22 Q And is the bulk of what you presently farm
23 and consider prime agricultural land?

24 A Under whose definition?

25 Q Under the State's definition.

1 A Is that this here?

2 Q Yes.

3 A I can't tell. I'm guessing it's gonna be
4 prime, yeah? If it's not I'm going to go down
5 straight after this I'll tell you. (Audience
6 laughter).

7 Q Okay. Next, with respect to the Tropic Land
8 property are you aware of what the classifications
9 are?

10 A You know, the classifications you can talk to
11 Jonathan about, Dr. Deenik. But in my world I talk
12 about what I can grow, yeah, not necessarily am I
13 gonna run around the community leasing or buying land
14 that has a certain classification? Not necessarily.

15 If it's Lualualei vertisol, which a lot of
16 the soil in our valley is, predominantly, you can
17 double check with Dr. Deenik, what I'm going to look
18 for is because we are a certified organic farm are
19 some other factors as well. And I've already put them
20 on the record.

21 The other things I'm going to look for is the
22 part of our model that's successful we feel is that we
23 grow a diversity of things. We're not stuck in this
24 rut of just sugar, just pineapple, just bio-crops.

25 We can move and be flexible around a whole

1 bunch of different products. And we're not happy
2 sticking to that one product. If we were to rely
3 solely on the salad mix we grow we would risk -- we
4 would risk going out of business. Simple as that.

5 So when I would look at a piece of property I
6 would look at what I can grow as diversely as we
7 possibly can.

8 So elevation, for example, to me provides
9 opportunity, provides opportunity to grow things like
10 avocado trees, which on fact land in Lualualei Valley
11 has a heck of a hard time growing because avocados
12 need good soil drainage, same as papayas.

13 So on an organic farm and sort of a truck
14 farming or road cropping or mixed use what we do we
15 would rely on creating microclimates. So trees as
16 both a wind break and as to provide cash to business
17 are really important. And you can drive around this
18 entire valley and you can see that no farms have
19 planted windbreaks for trees.

20 Why did they not do that? Maybe they didn't
21 own the land. Maybe they didn't know at the time it
22 was important. Maybe the University of Hawai'i
23 Tropical Ag didn't tell them to do that. Because when
24 we started, the University of Tropical Ag told us,
25 "Just grow green onions, just grow parsley."

1 I said, "What about carrots? I kind of like
2 carrots." And they said, "No, you can't grow
3 carrots." So we now sell carrots to Roy's.

4 (Laughter)

5 So what the point I'm trying to make is that
6 I would look at this land not going through all these
7 specific subsoil classifications, but kind of dig a
8 hole, put something in it and get some money off of
9 whatever would grow and at the same time can provide a
10 fair job for someone like these guys in the community.

11 MR. YUEN: Thank you very much. No further
12 questions.

13 CHAIRMAN DEVENS: Any questions, City?

14 MS. TAKEUCHI-APUNA: No questions.

15 CHAIRMAN DEVENS: Office of Planning?

16 CROSS-EXAMINATION

17 BY MR. YEE:

18 Q Thanks for your testimony. I noticed in your
19 written testimony you indicated that the soil location
20 and topography of the Petition Area would lend itself
21 to, I think what you said is, "the successful planting
22 of diversity of orchard trees." Do you remember that?

23 A Yes.

24 Q Do you have an estimate of the amount of time
25 it would take from the first purchase of the land to

1 the first sale of an orchard crop? How long would
2 that take?

3 A From our experience we've -- it's the initial
4 thing you do. The first thing you generally do is
5 while you're preparing soil for the salad greens and
6 things like that you're planting trees. 'Cause
7 obviously trees take a little bit longer to grow.

8 So we've purchased most of our trees, which
9 are grafted trees from Planet Hawai'i, which is in
10 Kurtistown, Hilo and they're probably the largest
11 purveyor of commercial fruit trees.

12 In the citruses that we grow we've pulled
13 citrus off and sold it after two and a half, two and a
14 half to 3 years. Mango's 4 or 5 years. I've killed
15 more avocados than I can possibly think,
16 unfortunately, which is why I look at elevation and
17 think wow, what an opportunity.

18 But obviously you're talking also about a
19 lot -- a different yield, dollar yield, pound yield
20 from an acre of orchard trees than you are from more
21 intensely planted salad greens or even cabbages and
22 stuff.

23 Q So it would take a range but some of the
24 earliest crops will come in after three years after
25 planting, as soon as three years?

1 A As soon as three years. I mean if you --
2 this is what we did. The first thing what we did was
3 we tried to put stuff in the ground and get money the
4 next month out of it. That's the way farming
5 generally works around the world.

6 So arugula we can put in the ground, pull it
7 out of the ground and sell it to Alan Wong in 20 days,
8 21 days. So it ranges upwards.

9 As Dr. Deenik pointed out it's also a water
10 issue. Orchardring provides the opportunity to use a
11 lot less water. So drip irrigation systems, even
12 catchment water systems. We just had 10.7 inches of
13 rain in 16 days. We didn't have the ability to catch
14 that.

15 But if you look at Lualualei Valley the
16 geological times there are two huge catchment areas m
17 one on the base that the Native Hawaiians used to grow
18 sweet potato and taro. And there's not enough
19 archeological studies done for that. You could be
20 specifically for orchard trees after three years I
21 would say.

22 Q And Ma'o Farms got much of their beginning
23 capital for the purchase of the land from grants. But
24 if you were to organize your own private farm, or if
25 one of your agricultural workers wanted to start their

1 own farm, most of them would have to go to a bank,
2 right, or some type of financial institution for a
3 loan?

4 A They'd have to rob that bank probably.
5 (Laughter). And I'm serious. Because banks aren't
6 financing farms. I don't know where that rumor
7 started. We just -- the seven acres we purchased we
8 had \$150,000 given from a trust for public lands
9 supporter. And the other part we financed ourselves
10 through Hawai'i National Bank and the State Department
11 of Ag. And it was nine months work to get that money.

12 I don't know. I think the best way for a
13 young person to become a farmer, given the technical
14 abilities, some cash saved up, would be to have land
15 already.

16 And Dean Okimoto has been -- is the poster
17 child of that. His father had land. He came back
18 with a college degree. So he had some technical
19 abilities, maybe not necessarily farming technical
20 abilities but certainly some business acumen. And he
21 may have begged, borrowed or stole some money and he
22 found someone to support him.

23 So in many cases in diversified agriculture
24 in the last 20 years as it's developed, the situation
25 has been that farmers don't sell their products to the

1 end user. They sell it to the distributor. So they
2 generally don't get the best dollar they can get.

3 And Dean Okimoto showed that you can make a
4 lot of money off three acres by direct marketing
5 straight to the restaurant which is what folks like us
6 are trying to emulate.

7 Q Well, the model the state is looking for is
8 not to be dependent upon nonprofit farms obviously.
9 So I want to focus the questions on those who aren't
10 going to be able to get the kinds of benefits that a
11 nonprofit might be able to get.

12 And I guess my question deals with the link
13 between the lease term that's necessary and the
14 financial payback or the financing term that's going
15 to be available to private entities.

16 So with that in mind, I guess my question is:
17 How long would the -- let me backtrack. Most people,
18 most farmers would need to get their property through
19 a lease rather than purchase because they just can't
20 afford to purchase the property right away. Is that a
21 fair statement?

22 A That's correct. But there's obviously --

23 Q Exceptions.

24 A -- exceptions to that. In our valley,
25 Lualualei Valley, some of the more, more active,

1 successful farmers right now are those that are
2 growing basil, basil for export. And they're
3 generally able to do that on short-term leases. And
4 so they're very intensively with minimal
5 infrastructure development. So the cost is obviously
6 lower to start up and get a return.

7 Q But with respect to the agricultural industry
8 that would be the exception rather than the rule to
9 have a short-term high intensity crop with minimal
10 capital investment.

11 A The short-term leases are probably not the
12 exception. They're probably pretty common.
13 Longer-term leases, so to break up what you just
14 said -- for someone, I mean obviously the goal is to
15 get as much money out of the land as quickly under the
16 situations you're describing.

17 The cost, you know, obviously trying to keep
18 your costs as low as you possibly can. So lease,
19 paying interest or principal doesn't really matter.
20 You're trying to get the lowest cost you can. I can't
21 necessarily say what's indicative of the state of
22 Hawai'i in general. You can get those numbers off the
23 state.

24 What I do know is that it's evolving and
25 changing, and that folks that are farming are now --

1 who are farming innovatively now -- remember we're
2 still coming out of this era where a lot of farms who
3 are struggling haven't shifted their operations,
4 evolved their business plan, changed their marketing
5 plan, developed partners that are restaurateurs, or
6 whatever, whatever, whatever, access, business and
7 industry grants, free money.

8 So I look at what we do as a nonprofit just
9 as an innovation in as agriculture here in Hawai'i not
10 as like all this -- you started the statement by
11 saying: You don't want the state to feed the
12 community with nonprofit farms.

13 I feel it's one model that could work because
14 it's worked for us because we have -- we've had a guy
15 who's invested money, given us our \$750,000 grant.
16 He's one of the richest people in the world. If
17 you're farming in Hawai'i and trying to raise capital
18 you might be thinking to yourself, "Well, if those
19 guys did it this way, maybe we could do it this way as
20 well." Now they're inherent problems with that.

21 I don't own the farm. My kids aren't going
22 to inherit the farm. But there's a lot of other kids
23 that are going to inherit the farm. So I'll let you
24 respond. (Laughter).

25 Q I will respond. I was waiting to get back to

1 the question, but that's okay. Let me just ask -- let
2 me ask it this way. The Office of Planning has
3 recommended that in exchange for the reclassification
4 of this property that a permanent agricultural
5 easement be placed on an equivalent amount of prime
6 agricultural land.

7 Is that useful or is that in any way helpful
8 to the agricultural industry to have a long-term or
9 actually permanent agricultural easement on property?

10 A Wow. It's not helpful to me.

11 Q Well, I'm not asking to help Ma'o Farms. I'm
12 asking about the agricultural industry as a whole. So
13 if you can't answer that because you can only answer
14 about Ma'o Farms that's fine.

15 A If you were to give that right and said no,
16 that's of no hope to more than me, than to the
17 agricultural community of Lualualei Valley. So
18 creating that kind of deal situation sort of in a way
19 it pulls me away from the table to discuss that. You
20 do that, you create that arrangement and it may
21 affect -- it may impact our ability as Lualualei
22 Valley to become this industry, this rich farming
23 community.

24 Q So your concern is that geographic area of
25 Lualualei Valley, is that right?

1 A Yes.

2 Q You don't have particular concerns. That's
3 your concern. And the rest of the state has their
4 own, other people to worry about.

5 A If I answered yes to that, some of my farmer
6 friends in Kula and everyone would hang me.
7 (Laughter). But I'm concerned about agriculture in
8 this state. I think organic agriculture can be a
9 multimillion dollar industry on O'ahu alone, you know.
10 We're selling our seed crops providing, 180,
11 \$190 million worth of income out of \$550 million the
12 state is growing. I think that's small change
13 compared to what we can do farming food for ourselves.
14 So you know...

15 Q So if you're concerned about Lualualei Valley
16 let me ask you a question about Lualualei Valley in
17 particular. There is a piece of property across from
18 Tropic lands upon which -- that's owned by the
19 Petitioner -- upon which a permanent agricultural
20 easement can be placed because they have sufficient
21 lands, sufficient prime lands. It's equivalent to the
22 Petition Area. I'll just make that representation to
23 you.

24 Would that help Lualualei Valley or the
25 agricultural industry to have a permanent agricultural

1 easement on that piece of property?

2 A You're staying with them still developing the
3 light industrial park?

4 Q Yes.

5 A It wouldn't help me.

6 Q Because?

7 A Well, I look at it, the analogy would be if I
8 was farming where I'm farming in the format before
9 and the same light industry was across the street from
10 me, same situation I would fight that hammer and tong.
11 Because it's changing the face of my rural community.

12 It's evolving away from where I think we can
13 be both environmentally, socially, culturally, you're
14 hearing all those things, but I think economically
15 too.

16 Q So for you it's an all or nothing. It's
17 either don't change the classification, keep it in ag.
18 Or if you change the classification there's nothing to
19 be done about it. There's no mitigation effort that
20 could be made.

21 A Well, we could farm the land, all the land.

22 Q Well, that is if they change the
23 reclassification. So assuming for the moment that the
24 land use --

25 A No, I mean of the land, the Tropic Land, not

1 the land across the street. We could farm both of
2 those pieces of land.

3 Q So if the LUC changes the classification of
4 the Petition Area, there's no mitigation. Is that
5 your testimony that there's no mitigation to alleviate
6 the impact upon the agricultural industry within
7 Lualualei Valley?

8 A If they decided to not rezone it and to farm
9 it themselves that would be the mitigative piece.

10 Q Wouldn't that be the same as not
11 reclassifying the land?

12 A Yeah.

13 Q Okay. Wasn't that -- the hypothetical was if
14 the Land Use Commission reclassifies the land and they
15 build the light industrial park there, is there any
16 mitigation to the impact upon agriculture in Lualualei
17 Valley?

18 A I can't speculate. We're going around in
19 circles.

20 Q That's the question I was asking. I have
21 nothing further, thank you.

22 CHAIRMAN DEVENS: Any redirect?

23 MS. TOWNSEND: I have just a few questions.

24 REDIRECT EXAMINATION

25 BY MS. TOWNSEND:

1 Q Just to clarify in your previous --

2 CHAIRMAN DEVENS: You're going to redirect on
3 what came up in the cross.

4 MS. TOWNSEND: The previous testimony from
5 Mr. Yuen's cross-examination.

6 CHAIRMAN DEVENS: Okay.

7 Q (Ms. Townsend) : Just to clarify, the
8 question and answer that you had previously with the
9 developers, is it your testimony that there are young
10 people interested in farming if farming jobs are
11 available?

12 A Yes.

13 Q And is it your testimony that if supported
14 by -- is it your testimony that if the state supported
15 perpetuating local farming that there would be more
16 jobs for those interested in farming jobs?

17 A Absolutely.

18 MS. TOWNSEND: Thank you very much. No
19 further questions.

20 CHAIRMAN DEVENS: Commissioners, any
21 questions? None, thank you very much -- I'm sorry.
22 Commissioner Teves.

23 COMMISSIONER TEVES: Thank you.
24 Mr. Maunakea-Forth, thank you for your testimony. I
25 have a question about your article here. You say you

1 have 32 interns. How many acres, again, are being
2 farmed at Ma'o Farms?

3 THE WITNESS: Well, we've just purchased the
4 new land, 7 acres behind us, so we have roughly
5 32 acres.

6 COMMISSIONER TEVES: That's in farming,
7 that's producing right now.

8 THE WITNESS: No, no. That's not producing.

9 COMMISSIONER TEVES: What's producing right
10 now?

11 THE WITNESS: That's why I said the net land
12 that we're farming right now probably only 3 acres.

13 COMMISSIONER TEVES: So you have 32.

14 THE WITNESS: Yeah.

15 COMMISSIONER TEVES: Is that normal for a
16 farm to have 32? What's a normal farm to have 3 acres
17 how many employees would that be, would you have?

18 THE WITNESS: Well, it really depends on how
19 intensive the crops are going to be, that kind.

20 COMMISSIONER TEVES: The things you grow.

21 THE WITNESS: Well, these young people work
22 part-time remember. Actually they work on stipend for
23 18 hours a week. So I would say we would have a
24 similar labor force. It depends. You know, we work
25 with young people that generally never had a job.

1 You can imagine we have to tell them when to
2 come to work and remind them each day that it's 7:00
3 that they start and it's 12:00 that you finish and you
4 don't go to the bathroom seven times a day. So you
5 can imagine what we're doing to trainwise.

6 With experienced farmers, people who are from,
7 say, some farming backgrounds even as laborers, you
8 would probably use less people for sure. So your
9 costs might be a little bit lower.

10 COMMISSIONER TEVES: The other farmers around
11 you what's their labor cost, the farmhand? What do
12 they pay, your competitors?

13 THE WITNESS: We have seen Lualualei Valley's
14 struggling. The gentleman across the street,
15 Mr. Hioki, he's been farming since 1951 or '52 on that
16 parcel. So he farms by himself, bok choy. He's in
17 his '80s now, though. At the peak of his business he
18 had, I believe, six farm laborers working for him.
19 That's when him and his wife working. So it varies
20 from farm to farm.

21 The neighbors on the northern side, I'm
22 familiar with the New Zealand term called lifestyle
23 farming which is where one of the partners, the
24 husband or wife, works on the farm and the other
25 partner to bring in more money workers on another job.

1 And that's quite common in our valley as well.
2 So bringing in a bit of cash -- I do mean cash -- from
3 selling something, and someone else, the other partner
4 in the marriage working somewhere else.

5 I would say the best example would be the
6 green onion farmers on Hakimo Road and the basil
7 farmers that are doing it in various locations. They
8 have dozens of people working for them because it's a
9 harvest-intensive system. The same system we use.

10 COMMISSIONER TEVES: What kind of wages do
11 they pay?

12 THE WITNESS: I don't know. I think
13 Jonathan, Dr. Deenik, has worked with Owen Kaneshiro
14 who works on Pa'akea Road. And he's probably one of
15 the most innovative conventional farmers maybe on
16 O'ahu at about 40 acres. He farms most of the manoa
17 lettuce, chinese cabbages, daikon, you see in the
18 market, and he pays fairly competitive wages. He's a
19 very sharp guy who owns some of that land.

20 The farmers that are doing basil are mainly,
21 it's a Taiwanese guy named Johnson Wang who's -- I'm
22 not sure what he's paying.

23 COMMISSIONER TEVES: If they're paying pretty
24 good wages, like you said, why did Aloun Farms have to
25 bring in these illegal immigrants to farm the land?

1 I'm curious. It turns out they don't want the jobs
2 and the jobs are paying well --

3 THE WITNESS: You're taking this -- I don't
4 think they're paid well. I think the average wage
5 right now, you can check state figures, is something
6 like 13.20, 13.40, 13.50, something around there. I
7 think the reason, a lot of the reason people don't
8 work in agriculture is because we're not acculturated
9 to do that.

10 If you work in a rural community where the
11 rural community is dying, there are not that many
12 after-school jobs. In 1998 I worked for the city to
13 set up an employment resource center. And kids at
14 that resource center predominantly had been sent to
15 McDonald's and Burger King for their first job in a
16 rural community.

17 In the rural community I grew up in the first
18 job was you get a job at 12 working for your uncle
19 working, picking, pulling potatoes.

20 So I think as farms become larger and more
21 industrial I think the connection they have with the
22 their staff and the labor pool there's a gap that
23 grows. And they have problems attracting labor and
24 doing it in such a way that when you come into a labor
25 position you can't find, you can't realize your career

1 aspirations.

2 I think the construction industry has been
3 able -- it is able to show that a person with
4 aspirations and the willingness to work can aspire
5 from being a laborer to a journeyman. So that's what
6 agriculture needs to do.

7 COMMISSIONER TEVES: So it's not so matter of
8 fact that the children are leaving the farms because
9 there isn't farm jobs. They're going to better-paying
10 jobs elsewhere like maybe at Ko Olina, the new
11 Disneyland Hotel?

12 THE WITNESS: It could be.

13 COMMISSIONER TEVES: Or working in Waikiki
14 where you get much more decent wages.

15 THE WITNESS: Yeah. I can give you an
16 example from that I know.

17 COMMISSIONER TEVES: But my other question is
18 this. The children in Wai'anae, the young people who
19 need jobs, do you think there are other jobs that
20 should be provided besides agriculture? Like a young
21 person wanted to start a manufacturing business,
22 shouldn't there be some land set aside for that type
23 of diversification of employment?

24 Or do you believe that Wai'anae should be
25 strictly farmers and that's it?

1 THE WITNESS: Well, I live in Nanakuli. And
2 Campbell Industrial Park's 10 minutes away.

3 COMMISSIONER TEVES: Yeah. But what if they
4 don't want to go to Honolulu? There should be
5 something there. They can also farm on that side too,
6 right?

7 THE WITNESS: Well, let me give you a
8 tangible example. When Manny -- he's still here is
9 he -- he started with us in 2002 I believe. And a guy
10 same age as him started as well. Manny, I don't know
11 if he wanted to be a farmer, that's a dead point, but
12 he's a farmer now making a pretty good salary
13 co-managing a farm.

14 Another guy who lived right up the street left
15 to work at Campbell Industrial Park, is still being
16 paid \$15 an hour at Campbell Industrial Park and
17 Manny's doing probably 40 or 50 percent more. And
18 he's traveled to New Zealand twice, to Italy once.

19 So I don't know if it matters where that
20 industrial park is, whether it's in Campbell or right
21 next door. I don't think -- the glass is half full as
22 far as I'm concerned with organic agriculture. That
23 in this valley it can provide incredible
24 opportunities.

25 Would I say that if this Project can guarantee

1 that they can provide this many jobs, you know, I've
2 not read their business plan, not read their business
3 model, don't know the history of these guys, don't
4 know whether they can pull off a project.

5 When I was in a sustainable communities
6 hearing they stood up and said that they were also
7 going to do an agricultural incubator. Now, I've
8 studied agricultural incubators and been to
9 agricultural incubators. And they have no history of
10 ever doing that. And there are no partnerships
11 created. There's no partnership I see with University
12 of Hawai'i with any academic relationships as well.

13 So if your question is that I would support
14 any type of development if it provides jobs? No.

15 COMMISSIONER TEVES: Because earlier we heard
16 testimony from residents of the valley who wanted an
17 industrial park because they were not farmers. And
18 they wanted something close to home. And they wanted
19 to provide jobs for people out there.

20 THE WITNESS: Well, how close to home?
21 Campbell Industrial Park is 10 minutes away.

22 COMMISSIONER TEVES: I don't know. But
23 that's where they wanted to live and that's where they
24 wanted to work.

25 THE WITNESS: There's many people in our

1 community that, that would put housing on the entire
2 valley if the naval base closed tomorrow. Is that the
3 right thing to do? Well, we would come to one of
4 these hearings and figure that out. But really the
5 broader context issue is do we really want to continue
6 this issue of food and security? And if we don't want
7 to, how important is Lualualei Valley in this puzzle?

8 COMMISSIONER TEVES: Thank you. That's all
9 the questions I have.

10 CHAIRMAN DEVENS: Commissioner Chock, did you
11 have a question?

12 COMMISSIONER CHOCK: Couple of questions. I
13 was hoping you could maybe drill down with a little
14 more detail in terms of how your community-supported
15 agriculture CSA programs works from farm to plate.
16 How does that work?

17 THE WITNESS: It's fairly simple. We produce
18 food on a weekly basis. We provide a boxed
19 subscription to our membership base. It's all
20 e-commerce or web-based. So a person who knows about
21 the farm goes onto our website. They pay for a
22 subscription.

23 And they start a weekly delivery. It's a
24 phenomena that's been going on for 20, 30 years across
25 the United States. But it's radically grown the last

1 few years. I visited a farm in Washington State that
2 does 3,000 CSAs per week. And they're grossing
3 \$160,000 a week.

4 We do anywhere between about 110, 150 in the
5 first year. Our goal this year is to do 250. The
6 subscriber commits -- this is the biggest commitment
7 they have to make -- to the risk of investing in us.
8 So they're paying for -- they're really committing for
9 8 weeks at \$32 a week for us to put vegetables and
10 fruit in a box that they know we grow, that firstly at
11 that value \$32. And two, they know how to eat, cook
12 and eat. So there's a lot of faith that they have in
13 us.

14 The reciprocal relationship we have with them
15 is when we have a bumper crop of something they know
16 that we're going to, I guess, for want of a better
17 term reward them by filling their box.

18 So, for example, mango season when the farmers
19 markets can't even provide enough mangos for people,
20 they know that they're going to be the first people to
21 get mangos. So we have sort of marketed our boxes as
22 a way to get fruits and vegetables from us.

23 That would be the same way Ed Kenney from town
24 would get our fruit and vegetables or the same way
25 Alan Wong would get, the first in line for the best.

1 Is that sort of drilled down enough for you?

2 COMMISSIONER CHOCK: Yeah. What kind of
3 impact have you seen beyond just your business model
4 in terms of the impact that program has had on
5 community on other...

6 THE WITNESS: That's a great question. I
7 mean the idea is you are creating a community of
8 people that become -- the Italians have a term for
9 this called -- they don't call a consumer -- a farmer
10 doesn't call a consumer a "consumer." They call him
11 a "co-producer".

12 So we are sharing a relationship where we not
13 only -- a commercial relationship -- but we're sharing
14 a situation where the culture of agricultural food is
15 grown. These guys, from a people involved in food so
16 they know how to cook where the people who want to
17 cook.

18 We received, like, an email just before
19 Christmas from a woman -- we try to put a lot of
20 indigenous crops in our boxes. So we put in taro,
21 taro root, tapioca, bananas. We put in luau, taro
22 leaf in the box quite often at the end of, I think
23 October. And that's not used by a lot of people.

24 The woman sent an e-mail saying thanks very
25 much. Her 4 year-old is now eating luau, little haole

1 girl and asking for it. So the relationship becomes
2 one where the culture of agriculture permits the kids
3 that are involved. When we drop off the boxes
4 families pick up the boxes. People share recipes. We
5 have people to the farm.

6 So we have -- each day we have dozens of
7 people call the farm asking to visit from school
8 groups to boys and girls clubs to tourists asking to
9 visit. So the CSA is one way they can guarantee
10 villages the farm. So, yeah, culturally, socially
11 it's really important for us to grow these
12 relationships.

13 COMMISSIONER CHOCK: How replicable and
14 scalable is the Ma'o model on a for-profit basis? And
15 what would some of the barriers be for other farms to
16 go in that direction away from a non-profit model to a
17 for-profit model? How scalable is that statewide?

18 THE WITNESS: Well, it's a complex question
19 because some folks are already trying to do it but
20 their banking is pretty considerable. So the
21 evolution the Maui Land & Pine is now to a farm where
22 they're going to do this model but on a for-profit
23 basis. But their banking is Pierre Omidyar. So it's
24 a little bit different. If things go wrong they've
25 got someone who maybe can bail them out, who has a lot

1 of money.

2 But they have 20 acres certified organic past
3 Kapalua on the makai said right on the back of the
4 gentleman estate developments. And they have 120
5 acres in the back of Kapalua that they're evolving
6 into, they've been growing organic pineapple but
7 they're trying to find a way -- organic pineapple has
8 a tendency to drop the acidity in the soil incredibly.
9 So they're trying to find ways to mitigate soil issues
10 with long-term pineapple growing.

11 They're doing it on a couple of places.
12 They're looking for land on O'ahu. They're doing it
13 on land with Grove Farm on Kaua'i. So they're ones
14 that are trying the model with banking.

15 I personally think that someone -- I mean the
16 issue in Hawai'i is that a person that goes to --
17 graduates from Tropical Agriculture right now would be
18 the least at doing this.

19 A person graduating with a business degree,
20 with some construction background who knows how to do
21 the plumbing, who's grown some stuff in their
22 backyard, who's really good at talking to customers is
23 really well-versed at doing this. So there's a skill
24 set that's needed. But I believe it's replicable.
25 The bottom line answer to that it's very replicable.

1 COMMISSIONER CHOCK: There's been a lot of
2 debate in front of the Commission on the topic of food
3 security. And we've heard a lot of different points
4 of view locally from farmers, the Farm Bureau, large
5 landowners. I'm wondering from listening to your
6 presentation today and talking about where you see the
7 industry going in terms of more diversified small
8 farms versus industrial ag, how is the small farmer --
9 how is the small farmer trying to produce product to
10 reduce the delta between the imported crop to make it
11 more palatable for a consumer to vote local based on
12 price?

13 THE WITNESS: Well, the immediate way that's
14 happening is that the farmers markets are providing
15 value for money for people. There's, I think -- the
16 mix of products is important too. If you go to KCC
17 farmers market you'll find there's not only small
18 farmers there but Aloun Farms has been quite
19 successful there.

20 Dean Okimoto doesn't just sell from his three
21 acres. He represents a whole bunch of other farmers
22 too. And he sells stuff there. So I think that
23 getting, getting, you know, averaging, averaging your
24 price point up is what people are trying to do. And
25 they're doing that with all kinds of innovative

1 things, doing marketing.

2 I think also that there's some very supportive
3 people within the industry now in terms of the end
4 consumer. Whole Foods is very supportive. They're
5 willing to take off all their imported kale or chard
6 or things we grow, eggplant, if we can provide it on a
7 consistent basis. Finding the suppliers is very
8 difficult. Finding the growers is difficult.

9 And now Foodland, Foodland Farms in Aina Haina
10 is doing that as well. They have visited our farm
11 numerous times and trying to strong arm us now
12 bascially to get our product in their store but we
13 just don't have enough.

14 With the redevelopment of the 7-acres and our
15 completion of the eleven acres we will be selling food
16 to them. It's not, obviously not as good a wholesale
17 price, obviously not as good as direct marketing.

18 Some of your answer too is within the CSA. We
19 can do a CSA box for about 24, \$25 and we're selling
20 it for \$32. So each box we're making 7 or 8 bucks.
21 And we're getting that money upfront.

22 The other context of this is as a nonprofit,
23 as has been pointed out by quite a few people, we
24 receive the benefit of stock, capital from funders,
25 grants, investors, whatnot.

1 But now our nonprofit, the nonprofit farm
2 together is -- the budgets are 1.5 million. 1 million
3 in grants that supply purely the education programs.
4 The other third is the farm.

5 Now, we have figured that the farm can
6 support -- and this is why Pierre Omidyar funded us --
7 is we can make enough margin to partially support some
8 of the education programs which is what we are
9 redirecting the money. So that margin would be for a
10 profit, be reinvested back into large corporations or
11 go to Vegas and spend it. (Laughter).

12 COMMISSIONER CHOCK: Thanks.

13 CHAIRMAN DEVENS: Commissioner Judge.

14 COMMISSIONER JUDGE: Thank you. I have just
15 one question. Over the years we've heard a lot about
16 trying to get the Important Agricultural Lands to stay
17 agriculture and get people to farm them.

18 I think Mr. Yee was talking about agricultural
19 easements as a way to encourage that. From your
20 experience if the state -- what could the state do to
21 help incentivize kids or business people to go into
22 farming?

23 THE WITNESS: Well, obviously this requires
24 multiple players, multiple partnerships to do this.
25 So the State's not the character that's going to solve

1 this. It needs public/private support, university
2 support, all kinds of support.

3 You know -- and now that Maui Land & Pine has
4 evolved the Ulupono Foundation, which is the entity
5 that Pierre Omidyar started, is trying to figure this
6 a fulltime scale, they're come to us and asked us the
7 same question. And there's no real silver bullet.

8 The concern I have on this Project is a
9 cultural concern, not just a economical farming
10 concern. 'Cause I worry that -- and it's same with
11 the Aloun's deal. I'm worried that we're pushing
12 people more and more away from a possible career or
13 lifestyle in agriculture. Because it's going extinct.

14 So I think the way the state can help to
15 change that is by changing the game a little bit,
16 changing the culture of the game a little bit so that
17 agriculture is attractive, so that agriculture is
18 supported and through to the schools.

19 They're doing things like school gardening
20 programs where kids learn math, science, environmental
21 studies on a garden where they put a seed in the
22 ground and take food home.

23 I see some things that could happen
24 immediately that I think there are people who are
25 willing to fund. I see that there's a proliferation

1 of these really innovative, small proliferation,
2 really small innovative farms that are just kicking
3 ass. Excuse the French, but they are.

4 Guys like Hamakua Mushrooms, guys like Whole
5 Farms. I think if they exist in rural communities,
6 one of the things that could be done is subsidize
7 their labor force. And go out to schools. And say to
8 the kids in schools that are interested in
9 agriculture, "We will pay you to work after school on
10 the weekends on these farms," like used to happen or
11 happened in rural communities. And provide that
12 funding to those farms with the idea that you're gonna
13 only have the funding for a certain period of time.
14 And that it's to help you grow and to help you
15 cultivate these kids in your rural communities to
16 farming. That's one thing.

17 The other thing is like the building industry.
18 I think the idea of apprenticeships is a lost, is a
19 lost thing in agriculture. The idea you could
20 actually learn how to be a farmer in some sort of like
21 supported system that didn't just teach you farming.
22 It taught you business.

23 It taught you -- you know, the best farmers
24 I've run into are the jack-of-all-trades kinda people.
25 They don't need to call a plumber. They do it

1 themselves. They don't call a mechanic unless it gets
2 bad.

3 Some of those apprenticeship programs I think
4 if they were rooted in places like the community
5 college they'd be powerful. I think the community
6 colleges is one key component to this puzzle.

7 I think West O'ahu because I struggled to
8 think that CITAR will change all of a sudden. They've
9 some great professors, great people really trying to
10 do some stuff in diversified agriculture, organic
11 agriculture, but there's not really any consensus and
12 not really any -- the problem with CITAR is there's no
13 vision, no plan to grow food for us. It's bits and
14 pieces of their plan. So those are two or three
15 things I think the state could be maybe the
16 facilitator on some things.

17 COMMISSIONER JUDGE: Thank you.

18 CHAIRMAN DEVENS: Any other questions? None.
19 Thank you for your testimony.

20 THE WITNESS: Time and patience I guess.

21 CHAIRMAN DEVENS: You have one more witness?

22 MS. TOWNSEND: Intervenors call Lori Nordlum.

23 CHAIRMAN DEVENS: Ms. Townsend, can I ask you
24 what is this witness going to testify about?

25 THE WITNESS: Lori Nordlum is a resident of

1 Princess Kahanu Estates. That's the subdivision
2 immediately makai of the Petition Area. She'll be
3 testifying as to her experience with traffic concerns
4 and the quality of life issues around urbanization of
5 the community.

6 CHAIRMAN DEVENS: You listed that the subject
7 matter was going to include the rural quality of
8 Lualualei Valley. And I think we have heard enough
9 testimony on that. It's going to be cumulative at
10 this point.

11 MS. TOWNSEND: Okay. I agree. This is going
12 to be more about Hakimo Road. She has some direct
13 witness experience of traffic concerns on Hakimo Road
14 that I think would help to inform this Commission.

15 CHAIRMAN DEVENS: May I swear you in.

16 LORI NORDLUM
17 being first duly sworn to tell the truth, was examined
18 and testified as follows:

19 THE WITNESS: Yes, I do.

20 CHAIRMAN DEVENS: Please state your name and
21 address for the record.

22 THE WITNESS: Lori Nordlum. Last name
23 N-o-r-d-l-u-m. Address 87-256 Waiolu Street. That's
24 W-a-i-o-l-u.

25 CHAIRMAN DEVENS: Thank you.

DIRECT EXAMINATION

BY MS. TOWNSEND:

Q Thank you, Ms. Nordlum, for coming to testify. You're a resident of Princess Kahanu Estates?

A Yes, I am.

Q How long have you lived there?

A Let's see, since 1995.

Q For the Commission can you briefly describe where Princess Kahanu Estates is located?

A Where it is located?

Q Mm-hmm.

A It's located between Hakimo Road and I would say Mohihi on Farrington Highway and Ulehawa Street.

Q And where is that in relation to the Petition Area?

A Well, the Petition Area is up by Lualualei Ammunition Depot Road.

Q First, how did you learn about the proposed industrial park?

A Well, actually I didn't know anything about what was going on until I had gotten a visit and a call from Lucy Gay from the Concerned Elders of Wai'anae. And she stopped by, like, we have done before. We are friends, you know. We've known each

1 other for a while. She said, "Did you know anything
2 about Tropic Land what they're trying to do up in
3 Lualualei?"

4 And I said, "No. Never heard of it." And,
5 "Did they come to your" -- because I'm on the board of
6 directors for the Princess Kahanu Estates and I've
7 been on the board for 15 years. I'm a charter member.

8 So we never heard of anything about Tropic
9 Land. But we would love to because if it's going to
10 affect our community we would love to have someone
11 from Tropic Land or somebody come in and talk to the
12 board, inform our community because it's going to be
13 affecting us.

14 Q And did they?

15 A No, they didn't.

16 Q So in terms of the concerns that you have as
17 nearby residents of the proposed industrial park can
18 you articulate some of those, the traffic concerns
19 that you've expressed in the past?

20 A Well, as I just said earlier, Princess Kahanu
21 is in an area you would call -- it used to be a quarry
22 before, before Hawaiian Homes purchased it and built
23 271 homes. In fact, my nephews and nieces used to
24 ride their bikes and stuff there.

25 But anyway it's kind of like in a little

1 valley. Hakimo Road is up here. Okay. Then you
2 have, you know, across Pa'akea. Then you have the
3 Tropic here, Lualualei Ammunition Depot Road here.

4 Right now if I can explain something that
5 causes concern for our community. Is that right now
6 without Tropic Land and their supposed trucks that's
7 gonna be added to the roads, right now trucks and
8 vehicles come through Princess Kahanu when there's an
9 accident on Farrington Highway invariably.

10 So it ties up our own community traffic.
11 It's very hard on the roads. We have a lot of trucks,
12 heavy duty trucks that go through Princess Kahanu
13 because they don't want to make that sharp turn.

14 Q Can I draw your attention to Petitioner's
15 Exhibit 6B. Is that Hakimo Road and Farrington
16 Highway?

17 MR. YUEN: Excuse me. That's not
18 Petitioner's exhibit.

19 MS. TOWNSEND: I'm sorry. Intervenor's
20 Exhibit 6B. My apologies. Intervenor's Exhibit 6B,
21 is that Hakimo Road at Farrington?

22 A Yes. I don't recognize the yellow house.
23 I'm sorry.

24 Q Can you slide it over a little bit? Slide
25 the screen over so she can see 6A. Is that Hakimo

1 Road, Intervenor's Exhibit 6A?

2 A Yeah, that looks like Hakimo Road.

3 Q And this is the tight turn that you're
4 referring to?

5 A Yes, yes.

6 Q And so the current situation now can you
7 explain how trucks are making this turn?

8 A Yeah? May I -- may I go up.

9 Q Yes.

10 A Right now, see how tight it is right here?
11 When trucks try to make this turn in or out it's very
12 difficult. As you can see right now you have a line
13 of cars right there. If a truck comes and wants to
14 make a turn these cars have to back up. They all have
15 to back up in order for the truck to make that turn.

16 And, of course, look there are cars parked
17 right on the side of the road. So it's very
18 dangerous, very precarious.

19 And then you have pedestrians walking on
20 Hakimo Road to catch the bus. So there's no sidewalks
21 so they're walking on the road basically. So you have
22 these huge trucks, cars, pedestrians all in one little
23 crunchy area.

24 Q Do you have knowledge of previous pedestrian
25 accidents, car accidents involving pedestrians on

1 Hakimo Road?

2 A Well, I've heard of some. I haven't seen
3 them myself because I work in town at the attorney
4 general's office. And I leave home when it's dark.
5 And I get home when it's dark. So I don't get to see
6 the accidents that happen during the day.

7 Q Thank you. Can we look at Intervenor's
8 Exhibit 7A and B, the next slide. Actually maybe
9 scroll down, let's look at 7A. Ms. Nordlum, is this
10 Princess Kahanu Estates?

11 A It's the entrance, yes. It's the entrance at
12 Farrington Highway and Princess Kahanu Avenue.

13 Q Is it your testimony that because this is a
14 wide avenue trucks prefer this?

15 A Oh, they love it because they don't have to
16 think about making a turn. It's very easy. And it's
17 clean, it's clear, the roads are beautiful.

18 Q Does Princess Kahanu Avenue connect to Hakimo
19 Road?

20 A Yes, it does. May I show you?

21 Q Yeah. Actually, Candace, if you can scroll
22 the screen up a little bit there's a picture.

23 A That's fine. This is Farrington Highway.
24 This is Princess Kahanu, a beautiful picture here.
25 This is -- Princess Kahanu Avenue goes down to the

1 stop line. The trucks make a left turn on Laiku
2 Street. And then they go around the bend and they
3 make a left turn on Waiolu Street which goes up to
4 Hakimo Road. And then they have free flow to Hakimo
5 Road.

6 Q Is there a school located on the corner on
7 Hakimo Road?

8 A Yes, there is. Princess Kahanu, when it was
9 established, had the first Kamehameha Schools
10 pre-school ever in any Hawaiian Homestead. And by the
11 way, Princess Kahanu Estates is a Hawaiian Homestead.
12 And so Princess Kahanu -- Hoaliku Drake Pre-School,
13 which is what it's called, is located on the top of
14 Hakimo Road and Waiolu. So you have Hakimo Road here,
15 Waiolu here, the pre-school right there adjacent to
16 the road.

17 Q Are there any particular concerns about that
18 intersection at Hakimo and Waiolu?

19 A A lot, a lot of problems. In fact we've
20 had -- we've had our homeowners come to our annual
21 meetings and voice their concern about the traffic.
22 What are these trucks doing here? They don't live
23 here. What are all this traffic? It's not our
24 community. And from what I understand Princess Kahanu
25 streets is a private road. The city has not accepted

1 the roads yet from what I understand.

2 So I know in the beginning with all the
3 traffic the residents were concerned about the ingress
4 and egress of traffic. And they wanted to just block
5 off that road because there were near-accidents and
6 children are out playing.

7 And the pre-school is right there during the
8 day. And you have our kupuna at home. And they see
9 this going on all day long.

10 In fact we have one of our kupuna would sit
11 out in the driveway with his chart and his pen, would
12 try to take down the names of these trucks that are
13 going through Princess Kahanu, but they're speeding so
14 fast that he can't get their name or their telephone
15 number. So that's been the concern of our homeowners
16 for a long time.

17 Q Thank you. Now, I'd like to turn your
18 attention to the Lualualei Naval Access Road. Can you
19 explain for the Commission your concern over the
20 industrial uses of that area, PVT and Pine Ridge?

21 A Well, I think when we moved into Princess
22 Kahanu, we believed it was the most -- and we still
23 do -- it is the most beautiful, safe, quiet Hawaiian
24 Homestead you'll ever come across.

25 The Department of Hawaiian Home Lands calls

1 that the flagship of Hawaiian Homes in the state of
2 Hawai'i. And we are very, very proud of our
3 community. And we take very good care of our
4 communities.

5 We have rules and regulations. That's why
6 it's so beautiful, so well taken care of unlike a lot
7 of other Hawaiian Homesteads.

8 And the concern we have is not only of the
9 beauty or the aesthetics. But the concern we have is
10 of the health and welfare of our people. And we
11 have -- we have kupuna that have been waiting on that
12 list for 30, 40, 50 years. And they finally got their
13 home at Princess Kahanu. And they're so excited. And
14 then they get ill and they die. They last for a year.

15 And I gotta say about that PVT has caused so
16 much health problems in our community. My
17 brother-in-law lives adjacent to PVT's screen. And
18 for years he and his wife, my sister, have been going
19 to meetings complaining about PVT and the dust and the
20 toxins and everything that go into their house 24/7.
21 And it seems like nothing was being done. One day I
22 got a call from a guy by the name of Carroll Cox. He
23 said, "I understand that you live in the community. I
24 said yes. He knew I was involved in my community.

25 And he said, "I'd like for you to come with

1 me." Because I've gotten calls from our neighbors
2 saying that they're sick, they're getting sick, very
3 sick. And they were well until they moved to
4 Nanakuli. And my sister -- my brother-in-law were
5 very sick also.

6 CHAIRMAN DEVENS: Counsel, I don't mean to
7 interrupt but we've got to direct testimony towards
8 this petition. If there's been an offer and all it
9 relates.

10 MS. TOWNSEND: Okay.

11 Q Thank you, Ms. Nordlum, for that testimony.
12 Can you relate for the Commission what the community's
13 understanding was in regards to the industrial uses at
14 PVT and Pine Ridge as it relates to the industrial
15 park?

16 A Well, they thought and they assumed, they
17 were told, they understood that that was going to be
18 it. There was going to be no more landfill things, no
19 more PVT stuff in our community. We were going to
20 have a nice park. That's when my brother and my
21 sister bought that place, that's what's they were
22 told. They bought their place in the '60s.

23 Q So from your perspective as a member of the
24 community do you feel that proposed industrial park is
25 consistent with that understanding of the community?

1 Consistent with the understanding that there would be
2 no further industrial uses?

3 A I'm sorry. Say that again.

4 Q As a member of the community do you feel that
5 the proposed industrial park is consistent with the
6 promise that there would be no further
7 industrialization?

8 A No.

9 Q Thank you. Lastly, as this relates to the
10 transportation question, can you relate for the
11 Commissioners your experience and the importance in
12 your life of the railway that runs along Farrington
13 Highway, the railway?

14 A Well, there's nice memories of the railway.
15 And I'll try to be very short. I won't elaborate too
16 much on this. But I'm very proud to be a homeowner in
17 Nanakuli. Because I was raised in Nanakuli. I was
18 raised in a Nanakuli Hawaiian Homestead. I moved out
19 there in 1947. We had the railroad tracks and the
20 trains was running.

21 And my dad worked at Lualualei Ammunition
22 Depot Road in the naval base. And he used to go to
23 West Loch and would catch the train to West Loch. So
24 it was -- the use of it was very -- I don't ever want
25 them to get rid of the railroad tracks.

1 Q Thank you. To wrap up. What are your
2 concerns if this industrial park proposal is allowed?
3 What are your concerns for the fate of your community?

4 A Well, number one, I think it's for the health
5 and wellbeing of our community. Princess Kahanu has
6 always been a beautiful, nice, quite community. From
7 what I understand from Tropic's EIS is that there are
8 plans for 500-plus trucks to be on the road per hour.
9 It's not per week. It's not per month. It's per
10 hour.

11 And we cannot -- our community cannot handle
12 that amount of trucks. Or right now it's a problem.
13 Right now if there's an accident the entire Waianae
14 Coast shuts down. To add another 500 trucks every
15 hour every day of the week would be disastrous.

16 Q Thank you very much.

17 MS. TOWNSEND: No further questions.

18 CHAIRMAN DEVENS: Mr. Yuen.

19 CROSS-EXAMINATION

20 BY MR. YUEN:

21 Q Ms. Nordlum, you testified that you work in
22 town, and you leave your home when it's dark, and you
23 return at night when it's dark.

24 A Mm-hmm.

25 Q So how do you have personal knowledge of

1 trucks driving through the Princess Kahanu Subdivision
2 during the workday?

3 A Well, I work Monday through Friday. I am
4 home on furlough days. I am home on the weekends. I
5 am home on holidays. Plus I also -- I was on the
6 board of directors for 15 years. And we have had
7 reports coming to the board all those years. I
8 have --

9 Q But have you personally observed --

10 CHAIRMAN DEVENS: Excuse me. Let her finish
11 the answer. Go ahead and finish your answer.

12 A I have personally observed. In fact, I have
13 taken down some numbers and we have had our office
14 manager call these companies to have them stop coming
15 through the community and ruining our roads.

16 Q (Mr. Yuen) : The proposed industrial park
17 intends to use Lualualei Naval Road as its primary
18 access. And there's been some suggestions by the
19 Commission and other parties to this case that this be
20 the only access permitted to the industrial park.

21 If the traffic for this industrial park is
22 kept on Lualualei Naval Road and does not use Hakimo
23 Road, how would that affect your lifestyle?

24 A It would still affect it. Hakimo Road is
25 connected to Farrington.

1 Q No, I said if the traffic --

2 A The Lualualei Ammunition Depot Road is
3 connected to Farrington, everything is connected to
4 Farrington. The trucks will not -- even if they don't
5 come down Hakimo Road they're still using our roads.
6 It's still stopping up all traffic. It's still
7 causing havoc in our community.

8 MR. YUEN: No further questions.

9 MS. TAKEUCHI-APUNA: No questions.

10 CHAIRMAN DEVENS: Mr. Yee, no questions?

11 MR. YEE: No questions.

12 CHAIRMAN DEVENS: Do you have any redirect,
13 Ms. Townsend?

14 MS. TOWNSEND: No.

15 CHAIRMAN DEVENS: Any questions from the
16 Commissioners? Commissioner Teves.

17 COMMISSIONER TEVES: Thank you. You
18 mentioned all the trucks going up and down Hakimo
19 Road. I haven't been on Hakimo Road in over 20 years.
20 What businesses are up there that requires trucks to
21 go up and down all day?

22 THE WITNESS: I guess they have some
23 landfills that are up there. We don't know. There's
24 so many landfills on that side that are illegal
25 landfills. There are farms and stuff. That's why we

1 have tried to get the names of these --

2 COMMISSIONER TEVES: So it's illegal
3 landfills and farms that causes the traffic problems
4 with trucks?

5 THE WITNESS: It's not -- now it's not that
6 there are farms up there. The farms that I'm talking
7 about are the vegetable farms. At least you have pig
8 farms but they have farms and some illegal dumping
9 place up there.

10 COMMISSIONER TEVES: So it's some farms and
11 illegal dumping places put all these trucks on the
12 road.

13 THE WITNESS: I don't know where those trucks
14 are coming -- I don't know who belongs to these
15 trucks.

16 COMMISSIONER TEVES: It doesn't matter. I
17 want to know what's the reason why the trucks are
18 going up Hakimo Road.

19 THE WITNESS: Well, we'd like to know too.

20 COMMISSIONER TEVES: Nobody knows that over
21 there?

22 THE WITNESS: Well, I'm sure they do. I'm
23 sure they do. That's what we've tried to -- we've
24 tried to get the community to write down names and
25 stuff of these trucks.

1 COMMISSIONER TEVES: Did anybody in the
2 community ever go up the road to see where those
3 trucks are going? Not so much the names.

4 THE WITNESS: I don't know.

5 COMMISSIONER TEVES: Okay. Thank you.

6 CHAIRMAN DEVENS: Any other questions?

7 MS. TOWNSEND: I actually have one that might
8 help to answer the Commissioner's question.

9 CHAIRMAN DEVENS: Yes.

10 REDIRECT EXAMINATION

11 BY MS. TOWNSEND:

12 Q Auntie Lori, is there a quarry on Pa'akea
13 Road?

14 A A quarry?

15 Q A quarry.

16 A It used to be -- the quarry used to be right
17 in Princess Kahanu and there is one, yeah.

18 Q And is there one still on Pa'akea Road?

19 A Yes.

20 MS. TOWNSEND: Thank you.

21 CHAIRMAN DEVENS: Any other questions from
22 the parties? Hearing none, Commissioners? None.
23 Thank you. Thank you very much for taking the time to
24 be here today. Ms. Townsend, is that it as far as
25 witnesses for today?

1 MS. TOWNSEND: Yes, it is for today.

2 CHAIRMAN DEVENS: So we'll go ahead and
3 recess. I understand we have tentatively set the next
4 hearing on this matter for February 2. Unless the
5 schedule changes that will be the next date. Thank
6 you very much.

7

8 (The proceedings were adjourned at 11:40 a.m.)

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

I, HOLLY HACKETT, CSR, RPR, in and for the State
of Hawai'i, do hereby certify;

That I was acting as court reporter in the
foregoing LUC matter on the 7th day of January 2011;

That the proceedings were taken down in
computerized machine shorthand by me and were
thereafter reduced to print by me;

That the foregoing represents, to the best
of my ability, a true and correct transcript of the
proceedings had in the foregoing matter.

DATED: This _____ day of _____ 2011

HOLLY M. HACKETT, CSR #130, RPR
Certified Shorthand Reporter