

**THE TWENTY-SEVENTH LEGISLATURE
APPLICATION FOR GRANTS AND SUBSIDIES
CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant or Subsidy Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

SUBSIDY REQUEST

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Subsidy" means an award of state funds by the legislature, by an appropriation to a recipient specified in the appropriation, to reduce the costs incurred by the organization or individual in providing a service available to some or all members of the public.

"Recipient" means any organization or person receiving a grant or subsidy.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN): _____

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN): _____

<p>1. APPLICANT INFORMATION:</p> <p>Legal Name of Requesting Organization or Individual: Malama Kauai</p> <p>Dbas: Malama Kauai</p> <p>Street Address: 5545 Kahililoholo Rd., Kilauea, HI 96754</p> <p>Mailing Address: POBox 1414, Kilauea, HI 96754</p>	<p>2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:</p> <p>Name: KEONE KEALOHA</p> <p>Title: Executive Director</p> <p>Phone # (808) 828-0685 x14</p> <p>Fax # (808) 828-0485</p> <p>e-mail: keone@malamakauai.org</p>
<p>3. TYPE OF BUSINESS ENTITY:</p> <p><input checked="" type="checkbox"/> NON PROFIT CORPORATION <input type="checkbox"/> FOR PROFIT CORPORATION <input type="checkbox"/> LIMITED LIABILITY COMPANY <input type="checkbox"/> SOLE PROPRIETORSHIP/INDIVIDUAL</p>	<p>6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:</p> <p>KILAUEA AGRICULTURAL PARK DEVELOPMENT: PROJECT MANAGER</p>
<p>4. FEDERAL TAX ID #: [REDACTED]</p> <p>5. STATE TAX ID #: [REDACTED]1</p>	<p>7. AMOUNT OF STATE FUNDS REQUESTED:</p> <p>FISCAL YEAR 2015: \$ 76,200.00</p>
<p>8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST: <input checked="" type="checkbox"/> NEW SERVICE (PRESENTLY DOES NOT EXIST) <input type="checkbox"/> EXISTING SERVICE (PRESENTLY IN OPERATION)</p> <p align="right">SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:</p> <p align="right">STATE \$ _____ FEDERAL \$ _____ COUNTY \$ _____ PRIVATE/OTHER \$ _____</p>	

[REDACTED SIGNATURE]

KEONE KEALOHA, EXECUTIVE DIRECTOR

01/31/14

AUTHORIZED SIGNATURE

NAME & TITLE

DATE

SIGNED

Application for Grants and Subsidies

If any item is not applicable to the request, the applicant should enter "not applicable".

I. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Include the following:

1. A brief description of the applicant's background;

Malama Kauai is a 501(c)(3) non-profit established in 2006. The organization focuses on the development of local food and agricultural systems. The leadership of the board has over a century of combined agricultural experience and over 50 years of non-profit board experience, specifically on the island of Kauai. The organization produced the most recent and comprehensive study entitled, "Diversified, Localized, and Sustainable Agriculture on Kaua'i: Assessing Opportunities and Addressing Barriers", a 163-page study (overview attached) and has authored other studies and research including the Kauai Farm Directory and the North Shore Farms Systems Study; has increased access to local, healthy food for thousands of residents through the processing of SNAP benefits for county run farmers markets; established the Kauai School Garden Network and since 2010 has installed over 17 gardens at Kauai PreK-12 schools; started and maintains the largest and most active community garden and permaculture food forest on Kauai; established Kauai's first Green Business Program and Green Map connecting island-wide agricultural and food related companies; was founded in Kilauea and works closely with area farmers, residents and community based organizations on important issues related to the development of local food and agriculture.

2. The goals and objectives related to the request;

The development of a 75-acre project site, the "Kilauea Agricultural Park", was promised to the community of Kilauea over 27 years ago as a trade off for a gated community development, Sea Cliff Estates. Community-based management of the park site is set forth in the conditions of SMA-(U)-94-14 / V-94-16 / Z-IV-94-56, 11/30/94, amendment to conditions of SMA (U)-82-2. This year, the project has finally been put in the hands of the community, with the 501(c)(3) organization Malama Kauai providing legal stewardship with the purpose to develop the site into a regional agricultural park and food shed as set forth by a master planning process as commissioned by the County of Kauai in 2008. Since that time, an Environmental Assessment (patially attached to this application) has been performed and a Stewardship Agreement (attached) has been created to allow for

the community to move forward with this nearly 30 year promise to develop the site.

3. The public purpose and need to be served;

The current, county approved master plan (attached) includes a 4-acre energy park, 47-acres of production farming and new farmer incubator plots, a 2-acre farmers market (the county's sunshine market will transition to the site once it is operational under direct request of the County of Kauai's Office of Economic Development 2013), 250 plot community garden and a regional composting and recycling center.

4. Describe the target population to be served; and

The target population are new and existing farmers, community gardeners, farmers market vendors and patrons and anyone that would like to grow or consume local food and produce. The renewable energy, compost & recycling component to this project will provide those regional services. The population impact is estimated in the thousands and would include the majority of the residents of the North Shore region of Kauai.

5. Describe the geographic coverage.

The coverage is most immediately available to the Kilauea Community, however, the site will serve as a regional food shed for the entire North Shore of Kauai from Anahola to Haena and is the only project of its kind planned for this region of Kauai.

II. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities;

The scope of this request is limited to the project management position who's job focus and scope will include: being the main point of contact for site development of the 75-acre parcel which may include components listed in the high level, master plan but with details such as phasing of all site improvements, a fiscal plan for the entire site which identifies all potential income and revenue sources and costs and budgets for all site improvements. This includes identification and research into access to water for the project site and for any evaluation criteria that will be utilized to evaluation appropriate farmers. The project manager will

also be responsible for developing and maintaining all community communications and partnerships for the purpose of site development.

This applications has a companion CIP application that requests funding support for the strategic implementation plan contract and a physical, ADA compliant office from which to direct the development of this project.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

Q1: Hiring of project manager; engagement of all site development partners including the County of Kauai; evaluate and confirm strategic implementation planning contracting entity and manage that process through Q3; establishing the formal base of operations and oversee the delivery and installation of the project development office structure; identify additional resources required for continued project development; facilitate all community engagement activities (through Q4); work directly with County to obtain site development permits (through Q4). Identification and research into access to water for the project site and for any evaluation criteria that will be utilized to evaluation appropriate farmers (through Q4).

Q2/Q3/Q4: maintain items listed in Q1 with the inclusion of the evolution of the strategic implementation plan for the project site. Identify and apply for funding to provide continued project site development and retention of project management position beyond Q4.

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

The executive director of Malama Kauai will work directly with the FTE project manager of the Kilauea Agricultural Park project to establish reasonable benchmarks, deliverables and timelines to ensure project success. These metrics can be made available either in totality at the end of the project cycle or at intervals during project engagement. The executive director and the site project manager will schedule and perform weekly meetings during Q1 and bi-weekly meetings in Q2-Q4, or more so as may be deemed necessary given the project site development.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

- Detailed strategic and implementation plan completed within one calendar year from the date of the initial disbursement of funds related to this grant. The plan will be developed during Q1, Q2 and Q3. The plan will detail in totality the phased development of the entire project site and will included reasonable budgets and detailed sources of funding to complete the site development as proposed.
- The project site will have established its on site headquarters of operations within Q1 and Q2 from the date of the initial disbursement of funds related to this grant.
- The inclusion of additional measures of effectiveness as deemed necessary by the expending agency for the purpose of providing the state with satisfactory measures as described.

III. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.

See attached forms.

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2015.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$19,050	\$19,050	\$19,050	\$19,050	\$76,200

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2015.

County of Kauai
 USDA
 Hawaii Community Foundation
 Ulupono Initiative
 Private Individuals

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

Not applicable.

5. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2013.

\$33,536.33 (bank statement attached)

IV. Experience and Capability

A. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

Malama Kauai has received stewardship of the 75-acre parcel from the County of Kauai for the express purpose of developing the project space as a regional agricultural park with the Kilauea and North Shore Communities as its partners. The fact that the County of Kauai has engaged with this non-profit organization demonstrates reasonable due diligence by the local governmental agency. In addition, the organization has already performed in its existing duties many of the tasks required to develop the project site and its facilities. The organization works at or currently operates community gardens, farmers markets and a commercial farming operation. The organization provides technical and financial assistance to development of gardens and farms across the island of Kauai. The organization has received federal grant awards to perform the development of local food systems on the island of Kauai. The organization has been operating in the Kilauea Community since its inception in 2006 and has strong community ties. Many of its staff, contractors, board members and community partners possess the expertise needed to develop this project site including large scale site planning, heavy equipment ownership and operation, regional composting contracts and successful, large scale farming and agricultural business operation. Community support from establish entities such as the Kilauea Neighborhood Association, Princeville Community Association, Hanalei Community Association, Kilauea Agricultural Association, Kilauea Lighthouse, Kilauea Elementary School can be demonstrated by letter or personal testimony if desired.

B. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities. The applicant shall also describe how the facilities meet ADA requirements, as applicable.

Site facilities do not currently exist at the 75-acre agricultural park project site. The initial facilities to be placed on site would include a construction trailer that would act as the interim office and base for on site operations. The trailer would

be equipped with an ADA compliant ramp and is considered in Q1 of the budget of the associated CIP grant request at an estimated cost of \$30,000.

The organization currently operates a 5-acre, commercial farm facility and can provide office space, communications tools and other operational support to the project manager in the event that the associated CIP grant application is not supported immediately.

V. Personnel: Project Organization and Staffing

A. Proposed Staffing, Staff Qualifications, Supervision and Training

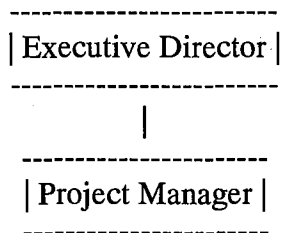
The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

Project staff will be hired to perform the duties required including:

one FTE project manager who will be in charge of the project site and its development including oversight of the implementation plan and office structure (\$60,000 + payroll/taxes/fringe = \$72,200)

B. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organizational chart that illustrates the placement of this request.



C. Compensation

The applicant shall provide the annual salaries paid by the applicant to the three highest paid officers, directors, or employees of the organization by position..

Executive Director - \$78,000
School Garden Coordinator - \$60,000
Project Manager - \$60,000

VI. Other

A. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Not applicable.

B. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that applicant possesses relevant to this request.

Not applicable.

BUDGET REQUEST BY SOURCE OF FUNDS

(Period: July 1, 2014 to June 30, 2015)

Applicant: Malama Kauai

BUDGET CATEGORIES	Total State Funds Requested (a)	(b)	(c)	(d)
A. PERSONNEL COST				
1. Salaries	60000			
2. Payroll Taxes & Assessments	7200			
3. Fringe Benefits	9000			
TOTAL PERSONNEL COST	76200			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9 Strategic Implementation Plan for AG Park Site				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
TOTAL (A+B+C+D+E)	#VALUE!	#VALUE!	#VALUE!	#VALUE!
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	76200	Keone Kealoha Name (Please Signature of Authorized Official Date Keone Kealoha, Ex Dir Name and Title (Please type or print)		
(b)				
(c)				
(d)				
TOTAL BUDGET	76200			

Applicant: Malama Kauai

Period: July 1, 2014 to June 30, 2015

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Project Manager Kilauea Agricultural Park	1	\$60,000.00	127.00%	\$ 76,200.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				76,200.00

JUSTIFICATION/COMMENTS:
 The % of allocation includes payroll/taxes/fringe at standard rate of 27%

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: Malama Kauai

Period: July 1, 2014 to June 30, 2015

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

**BUDGET JUSTIFICATION
CAPITAL PROJECT DETAILS**

Applicant: Malama Kauai

Period: July 1, 2014 to June 30, 2015

FUNDING AMOUNT REQUESTED

TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2012-2013	FY: 2013-2014	FY:2014-2015	FY:2014-2015	FY:2015-2016	FY:2016-2017
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION				150000	1500000	1500000
EQUIPMENT				100000	450000	2000000
TOTAL:					1,950,000	3,500,000

JUSTIFICATION/COMMENTS:
 Although premature to estimate without a strategic implementation plan, we foresee the establishment of additional brick and mortar buildings to support the needs of outlined in the master plan including but not limited to restroom facilities, greenhouses, energy park facilities, composting and recycling facilities. Accurate numbers for subsequent years will be amended once the strategic implementation planning process has been completed

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS AND SUBSIDIES PURSUANT TO
CHAPTER 42F, HAWAII REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants and subsidies pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant or subsidy is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant or subsidy were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant or subsidy.
- 2) The applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant or subsidy is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants or subsidies used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant or subsidy was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant or subsidy used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Malama Kauai
(Typed Name of Individual or Organization)

01/31/14
(Date)

Keone Kealoha
(Typed Name)

Executive Director
(Title)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT 23 2006

MALAMA KAUI

[REDACTED]
[REDACTED]
[REDACTED]
Contact Person:
JOHN J KOESTER ID# 31364
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
June 26, 2006
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2010

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

If you distribute funds to other organizations, your records must show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence the funds will be used for section 501(c)(3) purposes.

If you distribute funds to individuals, you should keep case histories showing the recipient's name and address; the purpose of the award; the manner of selection; and the relationship of the recipient to any of your officers, directors, trustees, members, or major contributors.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

[REDACTED]
Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)
Statute Extension

Letter 1045 (DO/CG)

COUNTY OF KAUA'I
KĪLAUEA AGRICULTURAL PARK AGREEMENT

**FOR THE STEWARDSHIP OF KĪLAUEA
AGRICULTURAL PARK COMPLEX**

Kīlauea, Kaua'i, Hawai'i
TMK: (4) 5-2-04:47 (por.) and 99 (por.)

STEWARDS: MALAMA KAUA'I (temporary sponsor), 501(C)(3) ID# 20-5137488
and the KĪLAUEA AGRICULTURAL COMMITTEE, 501 (C)(3) ID # *to be finalized

YOSHITO L'HOTE
Kilauea Agricultural Comm, Designee
Date:

KEONE KEALOHA
Malama Kauai, Executive Director
Date:

COUNTY OF KAUAI:

Bernard P. Carvalho Jr., Mayor

Date:

George Costa
Director of Office of Economic
Development

Date:

Steve Hunt
Director of Finance
Date:

Ricky Watanabe, County Clerk
Date:

Approved as to Form and Legality
Mauna Kea Trask, Deputy County Attorney
Date:

INTRODUCTION

The Office of Economic Development (OED) works, in partnership with the community, to create economic opportunities towards the development of a healthy, stable and balanced economy for the residents of the County of Kauai. OED as a government entity, interfaces with business and community leaders as well as other government programs to enhance Kauai's economic development activities. OED is also responsible to provide technical and financial support, as feasible, for both large and small business establishments or existing and emerging new industries which offer full employment for Kauai's residents.

Malama Kaua'i is a registered 501 (c) (3) non-profit organization that was founded in 2006. Since its inception Malama Kaua'i has lead many projects and initiatives focusing on issues related to issues of sustainability and cultural preservation. Project initiative areas include but are not limited to; Food and Agriculture, Energy, Business and Economic Development, Education and Advocacy. For the purpose of this stewardship agreement Malama Kaua'i will act as a temporary sponsor of the Kīlauea Agricultural Committee ("KAC") until the KAC obtains its non-profit status.

The KAC is an unincorporated association of community members from the Kīlauea area that are dedicated to working towards the realization of the Kīlauea Agricultural Park. Although the KAC has not yet obtained non-profit status the KAC is committed to obtaining non-profit status and registration during the first two years of this stewardship agreement.

The County of Kaua'i hereby enters into this Stewardship agreement with Malama Kaua'i, as temporary sponsor of the Kīlauea Agricultural Committee, and the Kīlauea Agricultural Committee

This stewardship agreement addresses the commitments made to the Kilauea community relating to the development and creation of a regional agricultural park for Kīlauea.

In 2006, the County of Kaua'i acquired the subject 75-acre parcel of land in Kīlauea identified as TMK(4) 5-2-004:099. The land was conveyed to the

County by the developer of the adjacent Seacliff Plantation subdivision as a condition of development. The Kīlauea Agricultural Park was designed to provide diversified agricultural opportunities to small scale farmers on the island of Kaua‘i by utilizing former plantation agricultural land that is presently fallow. Barriers to the development of small scale diversified agricultural farming include high development costs for infrastructure including grading for access roads and drainage, and the development of irrigation water. The Kīlauea Agricultural Park is intended to remove these traditional barriers which discourage farming. The beneficiaries of the project are new and established small farmers on Kaua‘i who would establish or relocate their farms to the area because of the availability of new agricultural land.

The Kīlauea Agricultural Park project complements the desire to increase agricultural sustainability in the State of Hawai‘i. It is envisioned that the project can increase local production of fresh food as well as demonstrate a system of sustainable agricultural production. The general beneficiaries of increased local production of fresh foods are the entire island of Kaua‘i.

The concern for sound environmental stewardship in the use of resources such as energy and recycling are also prime needs to be fulfilled in the implementation of the project. Lastly the project will serve to fulfill the need for a unique agricultural based gathering place to enhance community life which benefits the Kīlauea and North Shore community in particular.

This agreement is between the *County of Kaua‘i* (hereinafter referred to as “County”), *Malama Kauai* and the Kīlauea Agricultural Committee to serve as the stewards for the *Kilauea Agricultural Park*, within the Kīlauea Community.

The *County of Kaua‘i* is represented by the **Office of Economic Development**(hereinafter referred to as “OED”). OED has ownership and management review jurisdiction over this significant historic site. The staff of the OED shall oversee the operation and activities of the Stewards for compliance with this agreement.

The stewards will perform all duties and responsibilities without pay from the County of Kaua‘i. The stewards further acknowledge that they will defend, indemnify, and hold harmless the County of Kaua‘i and will ensure that all volunteers under their supervision are covered under the general liability insurance policy.

THE AIM OF THE COUNTY OF KAUA‘I KĪLAUEA AGRICULTURAL PARK STEWARDSHIP AGREEMENT

The aim of this program is to:

1. Provide affordable agricultural land for new and established farmers.
2. To promote farming as a viable livelihood.
3. To increase the local production of fresh foods.
4. To demonstrate a system of sustainable agricultural production.
5. To educate the community in environmental stewardship.
6. To develop a unique gathering space that enhances community life.
7. To encourage visitor participation in the bounty of North Shore Crops.
8. To realize the agricultural park in a timely, efficient manner at reasonable cost.

It is the role of the **Stewards** to oversee and manage agricultural activities of the site under its jurisdiction and to help provide agricultural opportunities for the citizens of Kīlauea through implementation of the Kīlauea Agricultural Park Master Plan.

The **Stewards** cannot conduct non-agricultural activities other than permissible accessory activities allowable under State and County law.

The **Stewards** shall not install structures and or developments without the prior approval of OED and without proper permitting.

The **Stewards** cannot undertake site improvements unless these tasks are covered in the stewardship agreement or in later amendments to each

agreement. These constraints are extremely important to ensure that the site is properly developed and managed— thereby benefiting all the citizens of Kīlauea and the **County of Kaua‘i**.

THE STEWARD’S RESPONSIBILITIES

1. The **Stewards** will maintain the grounds within the boundaries of the **Kīlauea Agricultural Park**, Kīlauea Hi. The Stewards will, upon execution of this agreement, perform and complete an “Operational Master Plan” that will define the scope of their oversight and authority of the Ag. park.
2. The **Stewards** will designate supervisor(s) who will manage the day to day operations of all ag park tenants. All supervisors shall be responsible for ensuring that all ag tenants are complying with all federal, state and county laws as the case may be.
3. The **Stewards** are required to assist in coordinating all agricultural efforts and or pursuits that may be forthcoming from other organizations or individuals. Such other groups or individuals may participate in activities without being required to become a member of the **Steward** organization. However, the **Stewards** will supervise said volunteers and said volunteers will be bound by this stewardship agreement and all applicable County, State and or Federal laws.
4. The **Stewards** shall keep a logbook/journal of all activities conducted at the site to be available upon request.
5. The **Stewards** will assist with the maintenance of the park complex and ensure that all tenants keep the park complex orderly.
6. The **Stewards** will periodically check the site, to attempt to prevent vandalism, damage and or nuisances. Should any damage be discovered, the **Stewards** will notify OED.
7. The **Stewards** will submit an annual report of its activities relative to the operation of the Agricultural Park and the activities of its tenants.

8. The **Stewards** may propose amendments to this agreement to undertake other tasks at the site. These proposed amendments must be approved by **OED**. Upon approval, the amendments will become a part of this agreement. Failure to obtain approval for additional tasks may lead to the termination of this agreement and possible fine, pursuant to applicable law.
9. The **Stewards** will defend, indemnify, and hold harmless the County in any action arising out of any injury, physical or otherwise, by any volunteer or their representative and or successor.
10. The **Stewards** will ensure that all volunteers, tenants and or other persons conducting activities on the site will be covered by their insurance policy(ies) and agree to pay any expenses arising out of any claim by any person injured while volunteering or conducting agricultural or other activities as tenants or otherwise at the site.
11. The **Stewards** agree to obtain an appropriate insurance policy or policies with the appropriate minimum amounts as required by the County.
12. The **Stewards** will ensure that all volunteers, tenants and or other persons under their control and or supervision are in good health and are informed of the possible hazards involved in the management of the site. The **Stewards** shall deny any volunteer's, tenant's and or other person's ability to engage in agricultural work if they are not in good health or they are under the influence of alcohol or drugs, or if volunteers fail to abide by any terms of this agreement and or any County, State, Federal law.

SPECIAL CONDITIONS

The **Stewards** shall not:

1. Permit participants to possess, display, use/consume alcoholic beverages or illegal drugs at the site.
2. Cause any sign

RESPONSIBILITIES OF COUNTY OF KAUA‘I OFFICE OF ECONOMIC DEVELOPMENT

County of Kaua‘i agrees to provide the **Stewards** with information relating to the site, including but not limited to archaeological and historical information, surveys of sites or structures, environmental assessments and impact statements, and plans regarding existing or proposed future uses of lands within the immediate area of the site.

The assistance of **County of Kaua‘i** may be requested by the **Stewards** for support with grant writing. This includes but is not limited to: master plan studies, rehabilitation of the site, assistance with permitting and site improvements, removal of abandoned vehicles and other large ‘opala, and the fulfillment of prior obligations as described and stated in previous documents related to the site.

The assistance of **County of Kaua‘i** may be requested by the **Stewards** for large clearing and hauling projects and with herbicide.

RESTRICTIONS ON THE STEWARD'S ROLE

The **Stewards** may not undertake tasks which are not specified in this agreement. Additional tasks, however, can be proposed as amendments to the agreement, and it is anticipated that many of these can be approved after review and the insertion of any needed protective provisions. The **OED** agrees to respond to the **Steward's** proposed amendments within sixty (60) days of receipt of the proposed amendments.

It must be emphasized that failure to get approval of additional tasks may lead to the revoking of the **Steward's** agreement and could lead to a possible fine, pursuant to applicable law, if damage is severe.

CHECKS TO INSURE PROPER STEWARDSHIP

OED, or their representative, will make two (2) field checks per year to see that proper stewardship is being done. If it is determined that proper curation is not taking place, **OED** will notify the **Stewards** in writing of the problem and will provide the **Stewards** with suggestions to correct the problem. The **Stewards** will be allowed a reasonable time to correct the problem. If the **Stewards** fail to correct the problem within a reasonable time, this agreement will be subject to revocation.

THE TERM OF THIS AGREEMENT

The term of this agreement shall be for ten (10) years, renewable for each ten (10) year period upon agreement of the principles. If either party wishes to terminate the agreement at any time, written notice shall be given to the party.

LIABILITY CONCERNS

Stewards are personally liable for any negligent acts or omissions of its members or any volunteers who work with them that cause personal injury or property damage and as such they agree to obtain and maintain an appropriate insurance policy with appropriate minimum amounts as determined by the County. The **Stewards** shall keep a current **Agreement for individual**

voluntary Services form (Attachment 2. Liability Waiver) recorded in the logbook/journal kept by the **Stewards**.

ATTACHMENT 1.

HISTORICAL OVERVIEW

AND

SITE DESCRIPTION

Summary of Land Use Information for TMK (4) 5-2-004:099

Approximate Value	\$3,690,100
Registered Archaeology	None
Known Rare or Endangered Species	None
Flood	None
Constraints District	None -
County Zoning	Agricultural
State Land Use District	Agricultural
General Plan Designation	Agricultural
ALISH (Agricultural Land of Importance to the State of Hawai'i)	1 = Prime ag land



Conditions relating to the development of the Kīlauea Agricultural Park were established as part approval of Special Management Area Permit SMA (U)-94-16 (Variance V-94-16, and Class IV Zoning Amendment Z-IV-94-56; amendments to SMA (U)-82-2 November 30, 1994).

According to the conditions of approval, revenues derived from the sale of the agricultural lots and school site created as part of the Sea Cliff Plantation Subdivision were to be used for the infrastructure and improvements associated with the agricultural park site including:

- construction of an irrigation system;
- minor road improvements;
- amenities; and
- \$25,000 fee for the Kauai Public Land Trust (KPLT).

A seven-member Agricultural Commission was to be established in order to:

1. Select qualified farmers to purchase agricultural lots;
2. Develop restrictions on agricultural lots;
3. Develop restrictions on the agricultural lots for inclusion in deeds as restrictive covenants and farmer agreements; and
4. Oversee the agricultural lots and agricultural operations.

Criteria established would include special preference for qualified residents of Kīlauea.

Furthermore, the Agricultural Commission, in consultation with the KPLT were to develop restrictive covenants, rules, and agreements relating to the following:

1. Prohibition on the use of the ag lots for residential purposes
2. Identification of the types of activities acceptable as agriculture
3. The types of structures and other improvements that are permitted
4. Improvements that will be required to be provided by the farmers
5. Requirements for the maintenance of the property and improvements
6. Establishment of the time frames for beginning agricultural activities

7. Restrictions regarding failure to continue agricultural activities
8. Penalties for noncompliance with agreements and restrictive covenants
9. Restrictions on resale or subleases
10. Buyback provisions

The Agricultural Commission would be comprised of:

1. A member from the Kīlauea Community
2. A member of the KPLT
3. Representatives from the County of Kaua‘i
4. A representative of the State Department of Agriculture
5. A member from the private business community
6. A representative from the agribusiness community

The O’Connor Group, represented by James O’Connor (applicant/developer) was to obtain a written agreement with Kilauea Irrigation Company (C. Brewer Inc.) for the maintenance of the irrigation system and distribution of agriculture water to service the agricultural farm lots. This agreement was to be reviewed and approved of by the Planning Director in consultation KPLT. Agricultural lots were to be made available to qualified farmers first. In addition, irrigation water was supplied to the agricultural lots before the lots were sold.

In 2006, the seventy-five acre agricultural park parcel was deeded to the County of Kaua‘i as part of the condition to a subdivision variance that created an additional market lot and easement (S-2005-23 New Seacliff Estates LLC/Kaua‘i Mortgage Investors, Inc). Since this time the County has:

- initiated funding for studies and the development of water and other infrastructure for the Park;
- developed a Master Plan (2010), including design recommendations for the farm lots;
- conducted an Environmental Assessment relating to supply and development of irrigation for the agricultural park (RM Towill, consultant).

It is at *this juncture* that the KAC has come together to formally request a stewardship agreement with the County to be the onsite manager of the agricultural park and to provide the time and energy to develop the irrigation, essential infrastructure, and effective management program for Kīlauea to become a model for other communities on Kaua‘i.

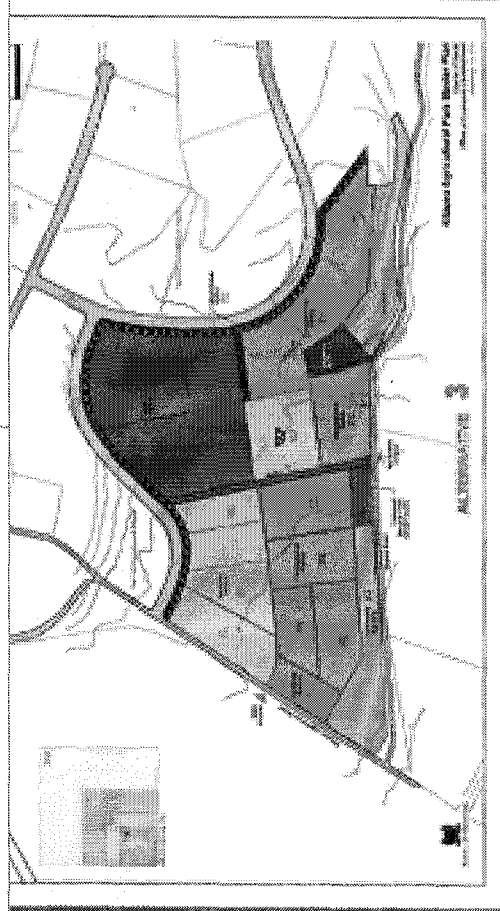
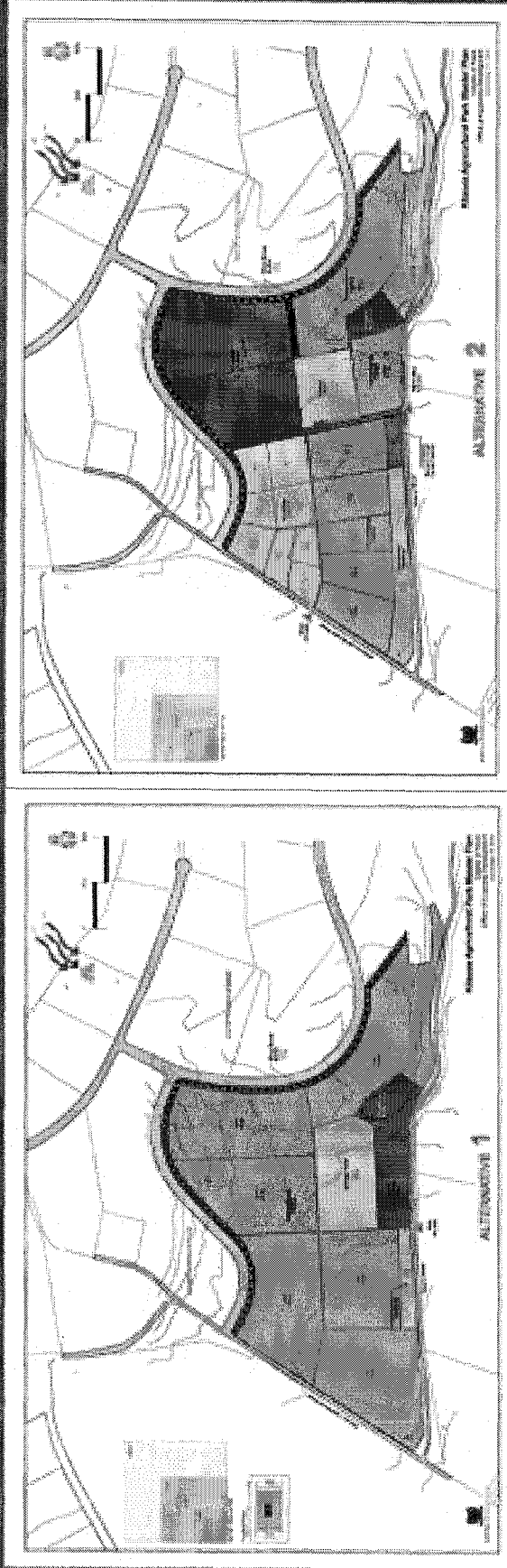
Kilauea Agricultural Park Master Plan Final Draft

Presentation to the Kaua'i County Council
Wednesday, January 28, 2008

Background

- Property deeded to County in 2006
- Community meetings in May and June 2007
- Master plan RFQ issued in September 2007
- Contract awarded February 2008: Kimura International
- First round of community outreach: March 2008
- Field trip to Kula Ag Park (Maui): May 2008
- Development of three alternatives: May - August 2008
- Presentation of final draft to County: December 2008

Three Draft Alternatives



Public Outreach

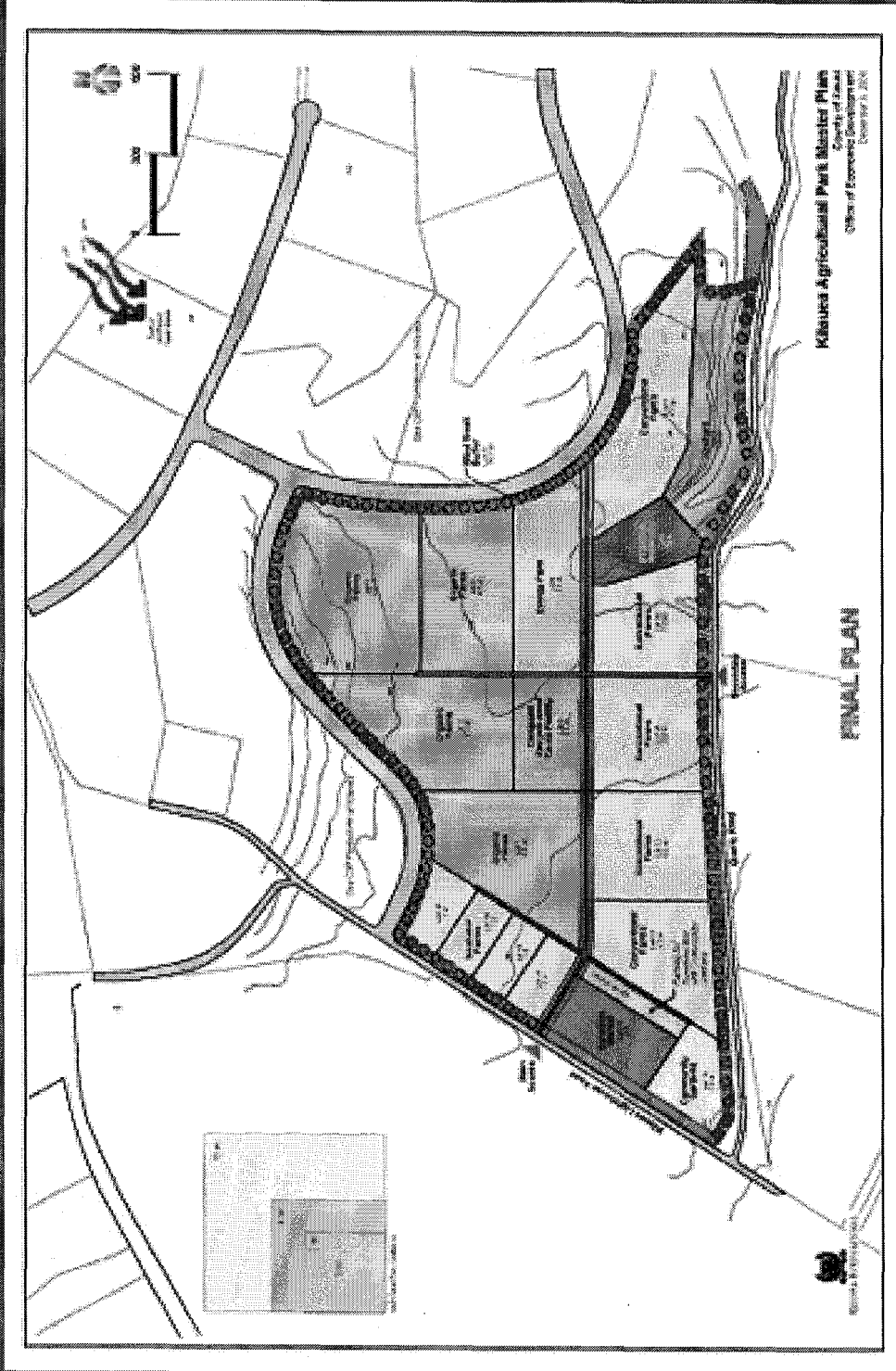
September - October 2008

- Meeting with Mayor Kaipo Asing
- Meeting with Council Chair Jay Furfaro
- Meeting with Kīlauea Community at Malama Kauaʻi (approximately 60 attendees)
- Meeting with Kauaʻi Agriculture Advisory Committee and Kauaʻi County Farm Bureau Board (14 attendees)
- Meeting with Kīlauea “Ka Leo O Kauaʻi” group (approximately 10 attendees)
- Public comments via telephone and email (approximately 13 received)
- Private meeting with President of Kīlauea Neighborhood Association
- Written comments submitted by Quarry Road homeowners association

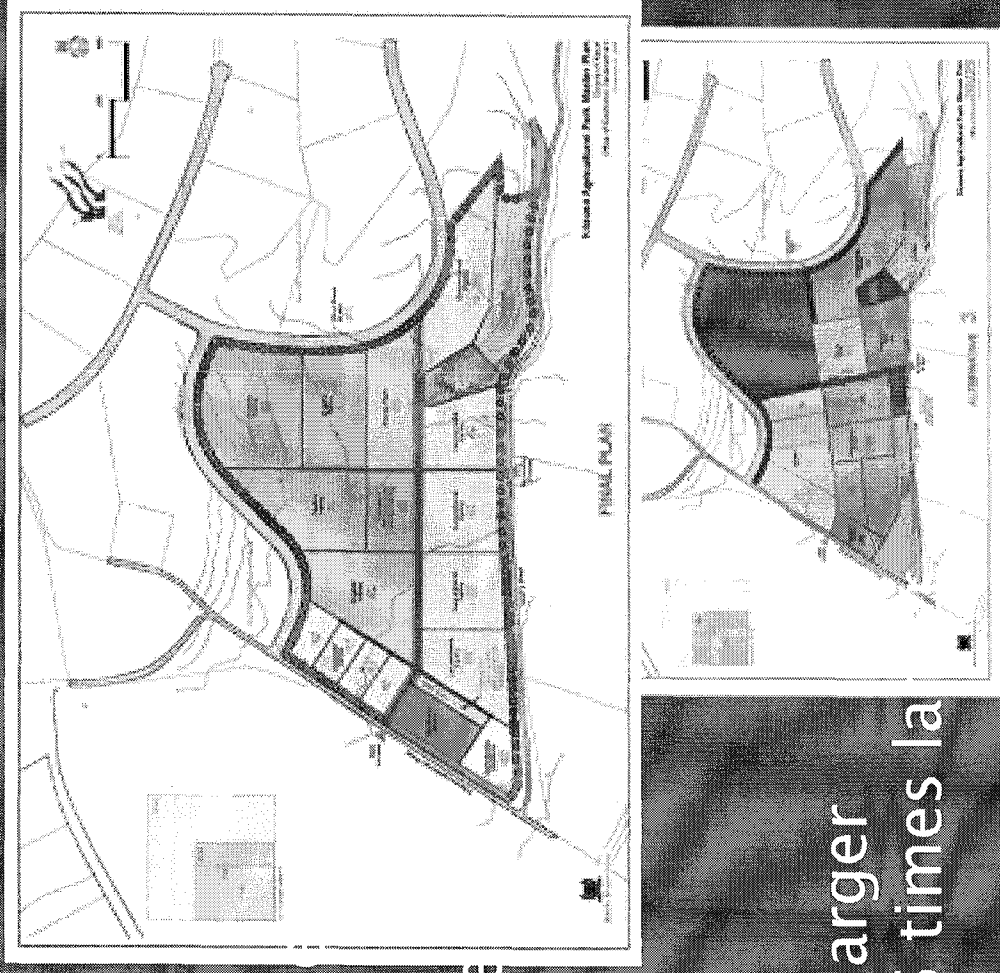
Major Themes

- Strong interest from both conventional farmers and organic farmers
- Centralize the composting area
- Main access should be located on Kīlauea Lighthouse road, with a secondary access for tenants only off of Quarry Road
- A windbreak should be provided around most or all of the perimeter
- More lots should be dedicated to organic farming
- Organic lots should be better segregated from commercial lots
- Less acreage should be dedicated to incubator lots and community gardens lot
- Concern from neighboring homes and businesses re: impact
- Sunshine Market site, incubator lots and community garden components are important and should be co-located along Kīlauea Lighthouse Road for better public access

Final Draft



Final vs. Alternative Comparison



- Organic acreage increased by 35%
- Conventional acreage decreased by 13%
- Interior road acreage reduced 16%
- Total farm acreage reduced 11.8%
- Buffer area 3 times larger
- Composting area 1.5 times larger

Costs

- Total estimated cost: \$4.3 million



*Preparation of energy farm, recycling area and Sunshine Market site

Next Steps

- Review and acceptance of final master plan by Mayor and Council
- Acceptance of final master plan by community
- Environmental Assessment (12 months)
- Determine best approach to subdivision of the property
- Amend County's Ag Park Ordinance if needed
- Draft application and lease documents
- Seek additional funds for design and construction
- Design and Engineering (upon completion of EA)
- Construction
(items in yellow can occur concurrent with EA)

Application

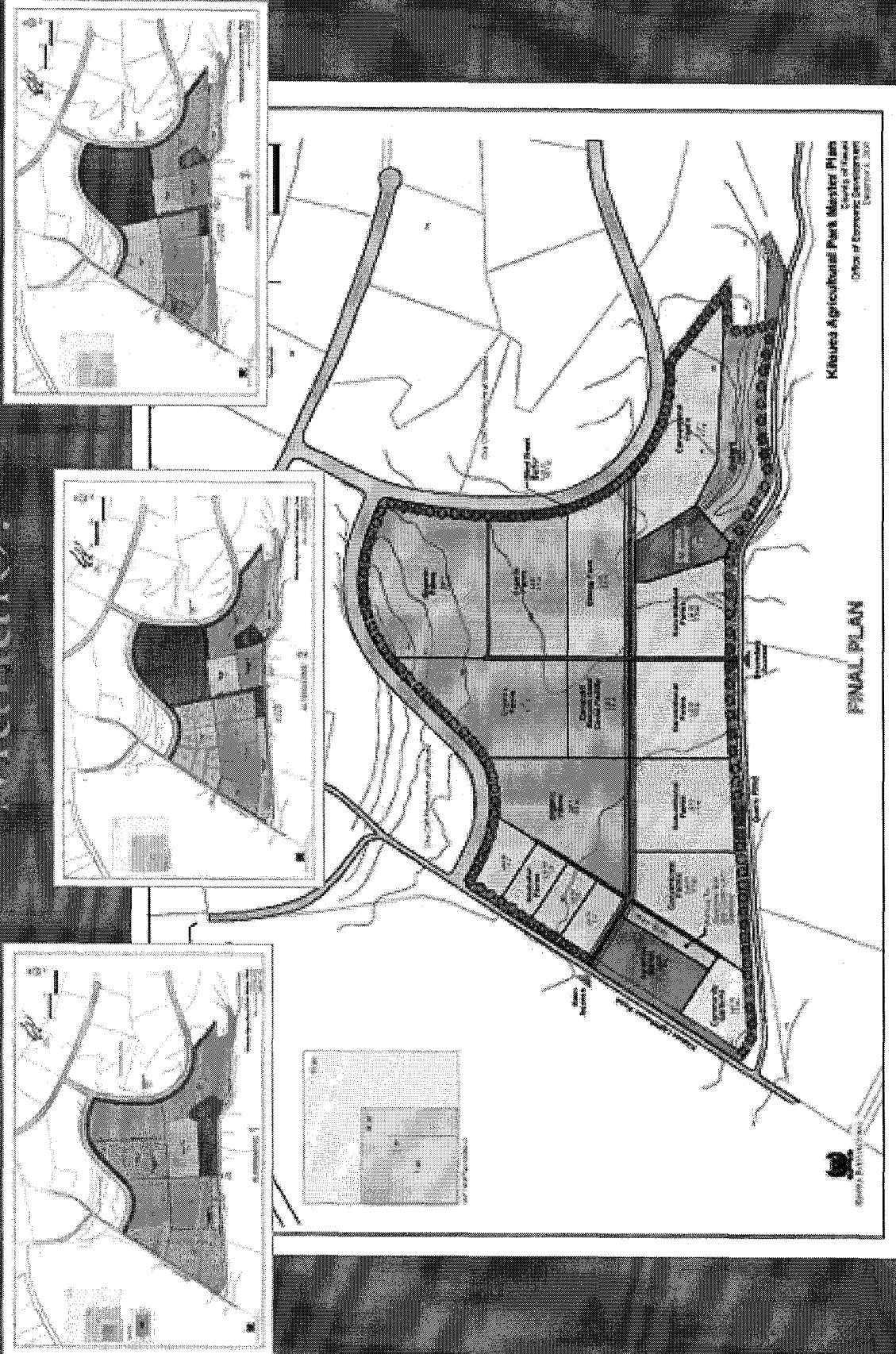
PART IV. Supporting Documents (e.g. plans, statements, financials, etc.)

- 1. The application for individuals shall include, but is not limited to, the following information:**
 - a. A financial statement of the applicant prepared by a certified public accountant or the applicant's federal and state tax returns for the two years immediately preceding the application date;
 - b. An original federal and state tax clearance dated within six months of the application date;
 - c. A detailed business plan for the proposed agricultural use of the lot including the type of product(s) to be raised, projected income statements, balance sheets, and projected cash flow statements on a monthly basis for a minimum of the first two years of the lease or a term determined by the cooperator, provided that such plan must include the utilization of not less than fifty percent of useable agricultural land within the first two years of the lease term and the remainder within the first five years of the lease term;
 - d. An identification of the source and anticipated use of capital to finance the proposed agricultural use of the lot including a letter of commitment for funding from a financial institution;
 - e. An indication of marketing areas; and
 - f. New farmer information pursuant to Section 22.04A.090.F.2, if applicable.
- 2. To be filed out by a corporation, partnership, association or organization shall include, but is not limited to, the following information:**
 - a. A detailed resume of the stockholders', partners', or members' agricultural experience;
 - b. A financial statement of the applicant prepared by a certified public accountant or the applicant's federal and state tax returns for the two years immediately preceding the application date;
 - c. An original federal and state tax clearance dated within six months of the application date;
 - d. A detailed business plan for the proposed agricultural use of the lot including the type of product(s) to be raised, projected income statements, balance sheets, and projected cash flow statements on a monthly basis for a minimum of the first two years of the lease or a term determined by the cooperator, provided that such plan must include the utilization of not less than fifty percent of useable agricultural land within the first two years of the lease term and the remainder within the first five years of the lease term;
 - e. An identification of the source and anticipated use of capital to finance the proposed agricultural use of the lot including a letter of commitment for funding from a financial institution;
 - f. An indication of marketing areas; and
 - g. For corporations, a copy of the articles of incorporation reflecting the date of filing, purpose of the corporation, and disclosure of all directors and officers. (Out. 3133 § 2 (part), 2003)
- 3. Please attach any additional information supporting your qualifications.**

Management Options

- County to manage with Advisory Board
- Third party management

Mahalo!



Final Environmental Assessment

Kīlauea Agricultural Park

Kīlauea, Kauaʻi, Hawaiʻi

Tax Map Key (4) 5-2-004:099

June 2011

Prepared For:

County of Kauaʻi
Office of Economic Development
4444 Rice Street
Līhuʻe, Hawaiʻi 96766

DRAFT ENVIRONMENTAL ASSESSMENT
Kīlauea Agricultural Park
Tax Map Key: (4) 5-2-004:099

June 2011

Prepared For:

County of Kaua‘i Office of Economic Development
4444 Rice Street
Līhu‘e, Hawai‘i 96766

Prepared by:

R. M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawai‘i 96819-3494
1-21760-00

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Appendix B Memo relating to Irrigation Supply for the Proposed 54-Acre Agricultural Park in Kilauea, Kauai, Tom Nance Water Resource Engineering, March 28, 2011.

- Appendix C Natural Resources Surveys for the proposed Kīlauea Agriculture Park, Kīlauea, Kaua‘i (TMK:5-2-004: 099), by AECOS Consultants, February 22, 2011.
- Appendix D Traffic Assessment of the Proposed Kīlauea Agricultural Park, Kīlauea, Kaua‘i, Hawai‘i, by Julian Ng, Incorporated, March 4, 2011.
- Appendix E Phase I – Environmental Site Assessment, Kīlauea Agricultural Park, Kīlauea, Kaua‘i, TMK No.: (4) 5-2-004:099, by Kaua‘i Environmental, Inc., May 2011.
- Appendix F Applicant Certification Clause
- Appendix G Kīlauea Agricultural Park, Environmental Assessment of Renewable Systems, Insynergy Engineering, Inc., May 19, 2011.
- Appendix H Archaeological Inventory Survey for the 75-Acre Kīlauea Agricultural Park Project, Kīlauea Ahupua‘a, Hanalei District, Kaua‘i Island TMK:[4] 5-2-004:099.
- Appendix I Cultural Impact Assessment for the 75-Acre Kīlauea Agricultural Park Project, Kīlauea Ahupua‘a, Hanalei District, Kaua‘i Island TMK: [4] 5-2-004:099, Cultural Surveys Hawai‘i, March 2011.

Project Summary

Project:	Kīlauea Agricultural Park
Applicant:	County of Kaua‘i Office of Economic Development 4444 Rice Street, Suite 200 Līhū‘e, Hawai‘i 96766-1300
Owner:	County of Kaua‘i
Accepting Agency:	Economic Development Administration (NEPA) County of Kaua‘i, Office of Economic Development (Chapter 343, HRS)
Agent:	R. M. Towill Corporation (RMTC) 2024 North King Street, Suite 200 Honolulu, Hawai‘I 96819
Location:	Kīlauea, Island of Kaua‘i, Hawai‘i
Tax Map Key:	(4) 5-2-004: 099
Proposed Action:	Development of a new agricultural park which includes 14 farm lots, energy farm, composting/recycle/equipment storage area, Sunshine Market, and community gardens.
Land Area:	Approximately 75 acres
Present Use:	Undeveloped open space
State Land Use District:	Agriculture
Kaua‘i General Plan	Agriculture
Zoning	Agriculture
Special Management Area	Southeastern portion of site in SMA
Permits Required:	<p>Natural Resources Conservation Service</p> <ul style="list-style-type: none"> • Conservation Plan <p>State of Hawai‘i</p> <ul style="list-style-type: none"> • Well Construction/Pump Installation Permits • Community Noise Control (Noise Permit) • National Pollutant Discharge Elimination System Permit <p>County of Kaua‘i</p> <ul style="list-style-type: none"> • Use Permit • Special Management Area • Roadway Access • Building, Plumbing, Electrical Permits
Determination:	Finding of No Significant Impact (FONSI)

Section 1 – Introduction

1.1 Project Overview

The County of Kaua‘i Office of Economic Development proposes a new agricultural park on County-owned land in Kīlauea, Kaua‘i (Tax Map Key: (4) 5-2-004:099). The subject property is a curvilinear shaped approximately 75 acre parcel of land which is bounded by Kīlauea Road (hereafter Kīlauea Lighthouse Road), Kāhili Rock Quarry Road (hereafter Quarry Road) and the Seacliff Plantation. The property is located approximately 1,100 feet northeast of Kīlauea Town and 1,200 feet southeast of Crater Hill. The Kaua‘i Christian Academy is located across Kīlauea Lighthouse Road from the project site.

The plans call for the creation of 14 farm lots ranging in size from 1.0 acre to 6.93 acres. The intent is to have a range of conventional, organic, incubator and orchard farm lots. An energy farm, compost/recycling/co-op/equipment storage facility, community garden, and an area for a Sunshine Market (farmer’s market) are also integral parts of the proposed action.

Figure 1-1 shows the regional context of the project, which lies makai of the town of Kīlauea.

1.2 Purpose and Need

The proposed project is designed to provide diversified agricultural opportunities to small scale farmers on the island of Kaua‘i by utilizing former plantation agricultural land that is presently fallow. Barriers to the development of small scale diversified agricultural farming include high development costs for infrastructure including grading for access roads and drainage, and the development of irrigation water. The Kīlauea Agricultural Park is intended to remove these traditional barriers which discourage farming. The beneficiaries of the project are new and established small farmers on Kaua‘i who would establish or relocate their farms to the area because of the availability of new agricultural land.

The project complements the desire to increase agricultural sustainability in the State of Hawai‘i. It is envisioned that the project can increase local production of fresh foods as well as demonstrate a system of sustainable agricultural production. The general beneficiaries of increased local production of fresh foods are the entire island of Kaua‘i.

The concern for sound environmental stewardship in the use of resources such as energy and recycling are also prime needs to be fulfilled in the implementation of the project. An indirect beneficiary is the State of Hawai‘i. Lastly, the project will serve to fulfill the need for a unique agricultural based gathering place to enhance community life which benefits the Kīlauea and North Shore community in particular.

1.3 Purpose of the Environmental Assessment

This Final Environmental Assessment (FEA) addresses the requirements of Federal and State of Hawai‘i laws that include:

1. The National Environmental Policy Act (NEPA): The Federal Economic Development Administration (EDA) is assisting the County Office of Economic Development (OED) with the review of a Federal grant for the proposed project. The planned use of Federal funds for development requires the preparation of a NEPA compliant Environmental Assessment.
2. Hawai‘i Revised Statutes (HRS), Chapter 343, Environmental Impact Statements, and Hawai‘i Administrative Rules (HAR), Chapter 11-200, Environmental Impact Statement Rules: The proposed project will involve the use of County land and funds for development thereby requiring the preparation and review of an Environmental Assessment for the proposed action.

The Final Environmental Assessment (FEA) is prepared pursuant to the completion of the public comment period for the Draft Environmental Assessment (DEA), published in the Office of Environmental Quality Control (OEQC) Notice on April 23, 2011. The 30-day comment period ended on May 22, 2011, and a record of public comments received and the written responses prepared are included in this document in Section 12, Public Comments and Response to Comments.

1.4 Project Background

1.4.1 Kīlauea Agricultural Park Master Plan

In 2006, the County of Kaua‘i acquired the subject 75-acre parcel of land in Kīlauea identified as TMK: (4) 5-2-004:099. The land was conveyed by the developer of the adjacent Seacliff Plantation subdivision as a condition of development. Kimura International, Inc. was retained by the County of Kaua‘i to formulate a master plan utilizing an inclusive planning process (Kimura International, Inc., 2009).

Community outreach began in March 2008 with a site visit and meetings with stakeholders. Three plan alternatives were developed between May and August of 2008 and posted on the County’s website for public review. A final plan was prepared based on comments received, and this plan was presented to the County administration in December 2008 and to the County Council in February 2009 (Kimura International, Inc., 2009).

The master plan provides a physical layout for the future agricultural park and conceptual descriptions of specific land use elements. Also included in the master plan are discussions of the infrastructure needed to support agricultural park activities and cost estimates. The master plan does not include a market study or any evaluation of unfulfilled product demand, marketing

channels, or potential profitability for any fruit, vegetable, or horticultural crop (Kimura International, Inc., 2009).

1.5 Project Schedule and Cost

The Federal and State environmental process is anticipated to conclude during summer of 2011.

After that, there are several important steps which need to be taken before the commencement of construction.

The County of Kaua'i intends to apply for an EDA construction grant.

A Use Permit and Special Management Area permit needs to be prepared and filed. The Kaua'i Planning Commission is the decision making body on the Use Permit. A Special Management Area (SMA) Minor Permit may be required if the proposed construction within the SMA is less than \$125,000 in value and there are no substantial adverse effects relative to Coastal Zone Management objectives and policies. Otherwise, an SMA Major Permit would be required for evaluation by the Kaua'i Planning Commission.

The final design will need to be undertaken and construction related and ministerial permits will need to be approved prior to the start of construction. The construction and ministerial permits are anticipated to include but are not limited to: conservation plan approval; building, plumbing and electrical permits; and the National Pollutant Discharge Elimination System permit. The design and permitting phase is anticipated to take one year after approval of appropriation of funding.

The estimated cost of the construction is approximately \$5.05 million. Approximately \$1.8 million is estimated for much of the site work including clearing and grubbing (for infrastructure purposes), roadway, drainage, detention basin, and waterline improvements. Approximately \$3.25 million is estimated for three irrigation wells, storage tank, and a booster pump.

Figures

Section 1 - Introduction

Figure 1-1
Project Location

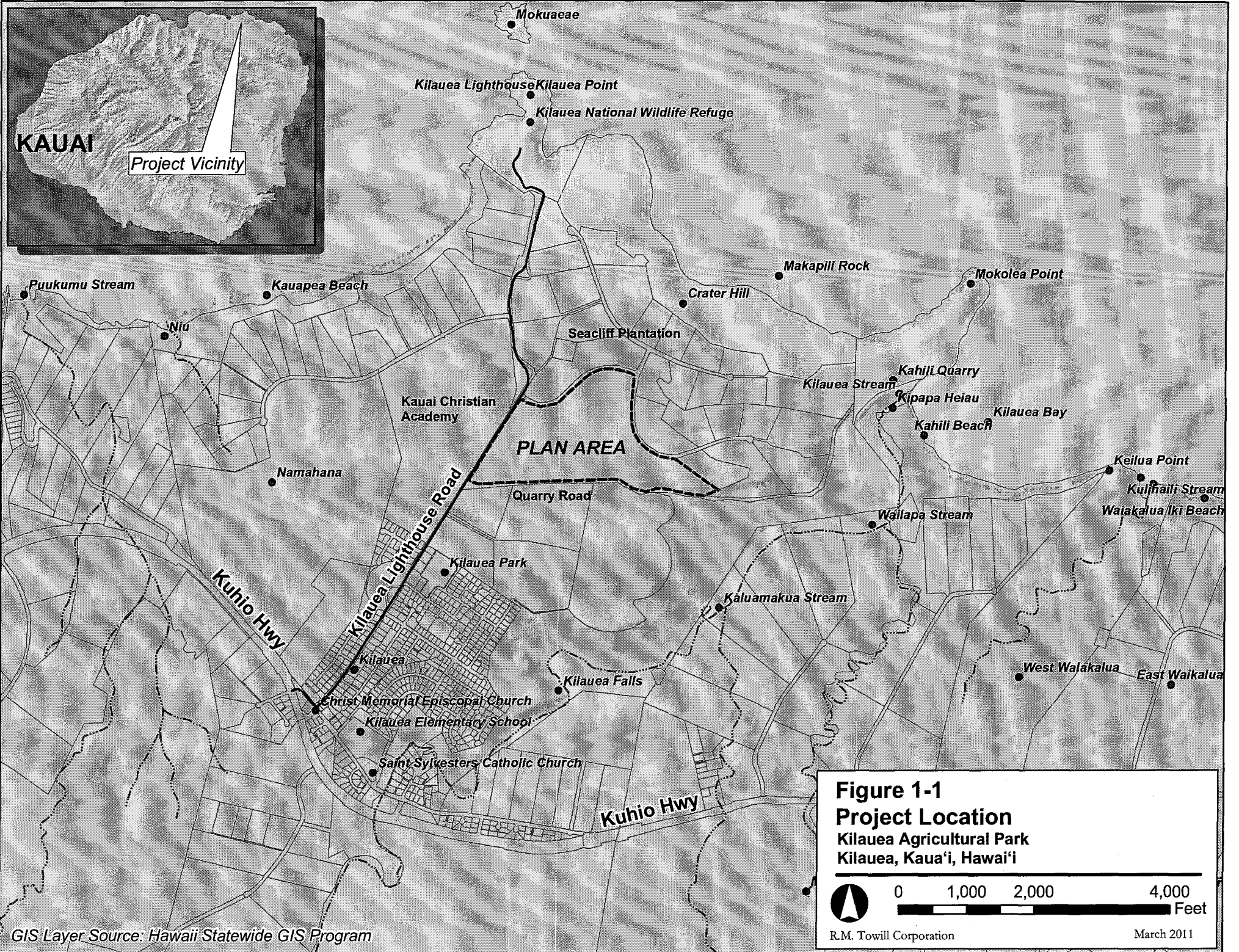
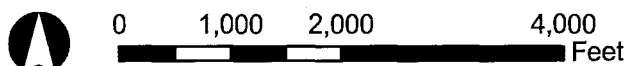


Figure 1-1
Project Location
 Kilauea Agricultural Park
 Kilauea, Kaua'i, Hawai'i



Section 2 – Project Description

2.1 Existing Land Use

Most of the project area is comprised of former sugarcane land previously cultivated by Kīlauea Sugar Company from 1880 to 1971. Since the closure of Kīlauea Sugar Company, the land has remained undeveloped. In the southeastern portion of the project area, a natural drainage ditch has been utilized for the growing of peanuts, bananas and avocados. Abandoned vehicles also litter the site and would need to be removed to fully utilize the project site. The surrounding area is primarily rural, dominated by agricultural and large house lot development.

2.2 Existing Access

The property can be accessed through Kīlauea Town via the Kīlauea Lighthouse Road which is a County road. However, access into and out of the property via Kīlauea Lighthouse Road is not permitted at the present time. A formal access request must be submitted to the Department of Public Works. The segment of Kīlauea Lighthouse Road abutting the western boundary of the property is straight with good sight distance.

Quarry Road abuts the southern boundary of the project site. This is a 15-foot wide private road owned by the Kahili Quarry Road Property Owners, with a full easement in favor of the County. The County can maintain the roadway but is not obliged to do so. The County has paved a portion of the roadway abutting the project site and this is the only area where access is currently permitted.

2.3 General Site Plan

The proposed Kīlauea Agricultural Park general site plan is based on a County master plan for development of the site (Kimura International, Inc., 2009). The master plan included a community based planning effort. The proposed general site plan provides additional review and analysis, and revision to the original layout for the site. See **Figure 2-1** for the Kīlauea Agricultural Park Proposed Plan. **Figure 2-2** is an Aerial View of Project Vicinity.

The site plan includes a total of 14 farm lots separated into three sectors. The conventional farming sector is located along the southern boundary and is divided into 6 lots, ranging in size from 2.66 acres to 5.45 acres. A 4.44 acre farm lot which may be utilized as an orchard is located at the southeast corner of the property. This site is essentially the remnants of a former banana patch and is in a drainageway. Organic farm lots are located in the northern portion of the property. This sector includes 4 lots ranging in size from 4.15 acres to 6.93 acres. The organic farms are thus located upwind of conventional farms. Four incubator farm lots are located near the eastern boundary of the project site and range in size from 1.00 acres to 1.04 acres. Together, the farm lots occupy 51.19 acres or approximately 68.25 percent of the area of the agricultural park.

A site for the Sunshine Market is provided adjacent to Kīlauea Lighthouse Road near the southwest corner of the site. This location offers the farmer's market excellent visibility and convenient access. This is situated on 3.27 acres which is intended to accommodate the main commercial area and a parking lot. It is envisioned primarily as an open gravel lot, but limited improvements may be considered in the future, such as portable restrooms, picnic benches, or a small storage facility.

Community gardens are located adjacent to the Sunshine Market site. A 2.3 acre site is set aside for this purpose with the potential to provide as much as 250 garden plots assuming an average size of 400 square feet. Both the Sunshine Market and the community gardens are intended to be hubs of social interaction, where people can share knowledge and experience about local food production. The parking area for both uses can also be shared.

Three on-site wells are proposed to be implemented along Quarry Road near the community gardens. Intended for irrigation purposes, each of the wells are rated at a capacity of 100 gallons per minute. A 300,000 gallon storage tank is also proposed near this area.

A 4.15 acre energy farm site is included within the project. The intent is a facility which would produce electrical energy from one or more renewable sources, such as concentrating solar power or photovoltaic panels. The power could be used to pump irrigation water, regulate hothouses, and cool produce until it can be delivered to markets fresh picked from the fields. Surplus energy could possibly be sold to the local electrical utility. The energy farm has been located in an area abutting Kīlauea Lighthouse Road. This is proposed in order to be in close proximity to existing power lines as well as to on-site wells.

A 2.46 acre area for recycling green waste and composting is provided. Disposing of and reusing green waste on-site would complement sustainability efforts. Efforts to recycle other farm wastes, such as plastics containers and sheeting would be considered in this area as well. A portion of this site is also envisioned as a fenced, secured baseyard area where the farmers can store their vehicles and equipment.

Principal access to the site is planned off of Kīlauea Lighthouse Road. This would require permission from the County of Kaua'i but would be essential for Sunshine Market vendors and customers. Secondary access would be from Quarry Road. Farmers and agriculture suppliers would be encouraged to use Quarry Road when the market is open. All interior roads are intended to be built to County agricultural standards. These roads would be 20 feet in width, and gravel covered with grass shoulders.

A windbreak is also envisioned along the northern and eastern boundaries of the project. This is to provide protection from the prevailing northeast tradewinds and salt spray as well as creating a visual barrier between the farm lots and neighboring residential properties.

A 1.98 acre site is intended for drainage detention purposes. This is near the southeastern portion of the property within a naturally occurring depression.

2.4 Agricultural Assessment

A Preliminary Agricultural Assessment was completed by Calvin H. Oda, DBA North Shore Pineapple Company, and Development Strategies LLC in late 2010 (see **Appendix A**). The following is a summary of the Assessment.

The Assessment identified, screened, and selected tropical fruit and vegetable crops that have potential for cultivation within the Kīlauea Agricultural Park. The preliminary screening criteria used in the crop selection process included:

1. Suitability for cultivation under the climatic and growing conditions at the project site;
2. Potential for replacement of intra-state and mainland U. S. imports to Kaua‘i;
3. Revenue potential per acre per year; and
4. Other benefits/considerations (i.e., export potential, reduction in water demand, potential synergies with existing growers on the island, etc.) (Oda/Development Strategies LLC, 2010).

The preliminary crop list includes 25 acres of pineapple/papaya and 29 acres of vegetable and root crops. The crop list is shown in **Table 2-1** (Oda/Development Strategies LLC, 2010).

Table 2-1. Preliminary Crop List

Crop	Acres
Pineapple	10
Papaya	15
Green Onion	3
Sweet Potato	6
Cucumber	4
Eggplant	2
Tomato	3
Ginger Root	5
Sweet Corn	6
Total	54

It is noted that weather conditions at the site are generally acceptable for the cultivation of tropical crops. However, the climate during the wet winter months is not ideal for vegetable crops. Thus, vegetable crop production is recommended during the drier months from April to October in order to mitigate plant disease risks during periods of high rainfall (Oda/Development Strategies LLC, 2010).

In later phases of the planning process, the actual crop list and subsequent field layout should be based on the viability of grower proposals and the amount of irrigation water that is available (Oda/Development Strategies LLC, 2010).

2.4.1 Tropical Crops

According to the Preliminary Agricultural Assessment, a variety of tropical crops were reviewed. The study notes that tropical crops are well suited to the climatic and growing conditions at the site. The study assessed extra sweet gold pineapple, papaya, banana, ginger root, and dry land taro (Oda/Development Strategies LLC, 2010).

Pineapple may represent the ‘best case’ crop for intra-state import replacement. Under Hawai‘i State law, pineapple cannot be imported into the State from foreign growing areas. Production on O‘ahu and Maui are the primary sources of pineapple consumed in the State. A percentage of the current production is shipped to the Mainland making the relatively small Kaua‘i market less important to sales and marketing plans for current pineapple growers (Oda/Development Strategies LLC, 2010).

Pineapple is a very efficient water user and can be grown without irrigation. Unirrigated pineapple culture provides both capital and operating costs savings potentially increasing profitability. However, the initial investment to enter into the pineapple business is relatively high. The largest initial investment is seed development or planting material production. Pineapple may also require soil fumigation to control nematodes. This requires specialized bedding equipment and use of agricultural mulches which is a significant cost component (Oda/Development Strategies LLC, 2010).

Papaya is the most likely crop of choice for production at the site. Kaua‘i growers have extensive experience in growing papaya. All of the papaya grown on Kaua‘i is consumed on the island. If the Kaua‘i market is already saturated, it may not be practical for new growers to compete with existing production for the local market. Currently, there is no papaya packing plant on the island that is operational. Papaya grown at the Kīlauea Agricultural Park cannot be exported to Mainland markets until the papaya packing facility is re-activated (Oda/Development Strategies LLC, 2010).

Banana has been previously grown at the site. Banana, however, has a high water requirement and is impacted by pests and diseases that are difficult to control. Banana can be imported into the State making it more difficult for small growers to successfully compete in the local market (Oda/Development Strategies LLC, 2010).

Dry land taro for luau leaf may also be a good candidate for both conventional and organic production. However, it makes little practical sense to grow dry land taro when the best taro growing area is located a few miles down the road. Dry land taro leaf was thus eliminated from further consideration in the assessment (Oda/Development Strategies LLC, 2010).

Ginger root can be grown with good drainage in wet, windy growing environments. The high revenue per acre per year and ability to export excess production makes ginger root a good candidate for growers at the Kīlauea Agricultural Park. (Oda/Development Strategies LLC, 2010).

2.4.2 Vegetable Crops

According to the Preliminary Agricultural Assessment, vegetable crops are more sensitive to climatic and growing conditions than tropical fruit crops. Vegetable crops are normally grown in hot, dry growing environments with irrigation to facilitate rapid plant growth and minimize losses from plant and fruit diseases (Oda/Development Strategies LLC, 2010).

Climatic conditions during the wet winter months at the Kīlauea Agricultural Park are not ideal for cultivation of vegetable crops. Monthly rainfall is fairly well distributed during the year. However, the winter months are too wet to grow vegetable crops even with good drainage. Storm events can cause catastrophic losses when crops die in waterlogged soils. Excessively wet growing conditions require very frequent pesticide applications to control plant diseases (Oda/Development Strategies LLC, 2010).

The recommended vegetable growing season at the Kīlauea Agricultural Park is April to October based on an evaluation of weather data. During dry years, it may be possible to extend the vegetable growing season from March to November. The number of growing days in the April to October and the March to November growing seasons are 213 and 274 days, respectively (Oda/Development Strategies LLC, 2010).

The number of growing days required from planting to harvest is one of the primary crop characteristics that must be considered in any production plan. Growing crops or varieties within a crop category with shorter growing cycles may reduce crop water and fertilizer requirements, reduce pest and disease pressures, and decrease risks of crop failure due to poor weather (Oda/Development Strategies LLC, 2010).

For vegetable crops, it is critical to maintain rapid and vigorous growth with good growing site selection and effective field maintenance (fertilization, irrigation, and pest and disease control) to grow and harvest crops at the estimated growing days within the growing season. Extending the growing cycles of vegetables may lead to severe disease outbreaks and crop failure. Due to the relatively short vegetable growing season, it may be practical to grow and harvest only one vegetable crop per acre per season (Oda/Development Strategies LLC, 2010).

The Preliminary Agricultural Assessment notes that vegetable crops that may be adapted to climatic and growing conditions at the Kīlauea Agricultural Park with acceptable growing cycles include green bean, bittermelon, Chinese cabbage, mustard cabbage, sweet corn, cucumber, eggplant, lettuce, green pepper, pumpkin, squash, sweet potato, tomato, and watermelon (Oda/Development Strategies LLC, 2010).

The foregoing list of potential vegetable crops was preliminarily screened against the potential competitive advantage for Kauaʻi production and potential revenue per acre per year. Vegetable production by large growers on Oahu makes it difficult to compete for Kauaʻi market share for specific crops. Inter-island freight savings probably do not offset the competitive advantages that the Oahu growers have for watermelon, green pepper, tomato, head cabbage, and melons (Oda/Development Strategies LLC, 2010).

It is noted that the crops mentioned in the Preliminary Agricultural Assessment represent the logical first step for growers and is not intended to discourage evaluating and growing different crops at the Kīlauea Agricultural Park. The crops that are ultimately selected and acres grown should be based on the viability of the grower proposals (Oda/Development Strategies LLC, 2010).

2.4.3 Organic Crop Production

The Preliminary Agricultural Assessment notes that organic crop production requires better growing site selection and planning than conventional crop production. The climatic conditions at the site will increase pest and disease risks in organic crops. Plant nutrition is more difficult due to limitations on the types and quantities of fertilizers that can be used. Cover crops are required to improve soil health and soil nutrient content before planting of organic crops. Irrigation management has to be more precise than conventional crops to minimize plant stresses that accelerate the spread of diseases. Weed control is very difficult in wet windy growing conditions due to heavy weed pressure from wind blown weed seeds (Oda/Development Strategies LLC, 2010).

The site may be suitable for organic tropical fruit production. However, the study notes that it is important to recognize that organic tropical fruit production will produce lower yields with less control over fruit delivery schedules when compared to conventional tropical fruit crops (Oda/Development Strategies LLC, 2010).

Although organic crop production does not use a wide range of pesticides, it may present odor nuisances from use of manures, fish meals, and composts that may not be acceptable to the neighboring community. Similar to conventional crop production, organic growers should prepare grower proposals to evaluate the efficiency, productivity, sustainability, and profitability of small scale organic farms (Oda/Development Strategies LLC, 2010).

The Preliminary Agricultural Assessment notes that organic crop production should focus primarily on growing tropical crops like pineapple, papaya, and banana while conducting small scale studies to determine if organic vegetables can be grown economically (Oda/Development Strategies LLC, 2010).

2.4.4 Recommendations for Future Action

As planning proceeds on the Kīlauea Agricultural Park, there is a need to consider recommendations for future action. These recommendations should be considered in the finalization of the implementation plan and budget for the initial development and ongoing operation of the agricultural park (Oda/Development Strategies LLC, 2010).

An overall viable sales and marketing plan based on sales to retail, resort, and farmer's markets needs to be done in order to ensure that all of the production at the Kīlauea Agricultural Park is

sold on an island wide basis. This means that grower proposals need to be scrutinized carefully with an eye on Production Guide and Production Plans. These plans should discuss mitigation of growing risks, projected yields and quality goals as well as delivery schedules. Crop management plans are also important to prevent outbreaks of pests and diseases that can jeopardize not only the individual grower's crops but his neighbor's crops as well (Oda/Development Strategies LLC, 2010).

The formation of a Kīlauea Agricultural Park Growers Association will be essential to success of the project. The responsibilities of the Association may include operation and maintenance of the Soil Conservation Plan, community relations, grower relations, interaction with government officials, operation and maintenance of the water source, storage and irrigation system, compliance with permit requirements, coordination of planting sequences, road maintenance, and security (Oda/Development Strategies LLC, 2010).

By-Laws for the Association should be formulated and adopted. After all of the responsibilities are identified and associated cost estimates are developed, it will be appropriate to assess Association fees by acres leased (or some other measurable, non-confidential information). The small number of acres will not support collection of high Association fees. Therefore, the growers will need to decide what services should be provided by the Association and services that will be assigned to individual growers (Oda/Development Strategies LLC, 2010).

The growers should elect a voluntary Board of Directors to address Association business. The Board requires three to five directors to ensure fair voting on issues (Oda/Development Strategies LLC, 2010).

Most importantly, all growers must be willing to work together as a team. Growers who do not manage their fields properly will adversely affect their neighbors. All growers must be good neighbors to their fellow growers and to the Kīlauea community (Oda/Development Strategies LLC, 2010).

Diversified, Localized, and Sustainable Agriculture on Kaua`i

Assessing Opportunities and Addressing Barriers



SEP 2010 DRAFT



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Mālama Kaua'i is a 501(c)(3) non-profit organization based in the ahupua`a of Kīlauea on the island of Kaua'i. Our mission is to mālama the `āina, community and culture of Kaua'i through education, collaboration and the implementation of solutions that merge traditional Kānaka Māoli values and practices with modern principles of sustainability. We believe that a resilient and self-reliant island will support lives that are abundant, fulfilling, connected and in balance with the natural world.

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Introduction

This study evolved out of a personal desire to better understand the barriers and opportunities facing agriculture on Kauaʻi today. As practitioners of sustainability, our belief is that a diversified local food system is the foundation of community health and wealth, as well as ecological and economic resilience. Despite broad community support for agriculture and some ideal growing conditions, the island is currently importing upwards of 85-90% of its food.¹ Understanding why the “Garden Island” is no longer feeding itself reveals where the primary barriers to agricultural development are, and what might be done about them. As one long time farmer said to us, “everybody is talking about supporting local agriculture, but nobody is bothering to talk to the farmers and figure out what their main challenges are.” So we started talking to farmers, first in our own backyard with the *North Shore Food Systems Study*.² We quickly realized that a more comprehensive analysis was needed, and that perhaps in our own journey to better understand agriculture on Kauaʻi, we could also offer helpful information and insight to others with the same goal.

As this study nears completion, the Gulf of Mexico is immersed in oil, decimating ecosystems, wildlife, businesses, and communities.³ Political upheaval is increasing as the global financial crisis destabilizes seemingly strong economies. The world’s first climate change refugees are being forced from their homes as salt water submerges the islands of their ancestors.⁴ Although distant from our shores, Kauaʻi is not isolated from the causes or impacts of any of these events. The converging economic, energy, and environmental crises that define the 21st century necessitate a path to true sustainability. We must transition to a more resilient island community that is able to respond and adapt to the fluctuations and uncertainties of a less stable world. A localized, diverse, and ecologically regenerative agricultural system should be our foundation.

¹ Exact figures on the percentage of imports vary due to gleaning and home food self-sufficiency. Meter, Ken. "A brief history of the 'Finding food in farm country' studies." Crossroads Resource Center. September 2005. p2. Also reference a 2008 report from the University of Hawaii-Manoa and the state Department of Agriculture, http://www.staradvertiser.com/editorials/20100926_Hawaiis_farm_futureFertile_fields.html, which estimates that the state is 85-90% food dependent.

² *Mālama Kauaʻi North Shore Food Systems Study*, 2008. Available for download at <http://malamakauai.org>

³ Reference http://en.wikipedia.org/wiki/Deepwater_Horizon_oil_spill for links and news reports, last accessed 7/14/10.

⁴ Vidal, John, “Pacific Atlantis: first climate change refugees.” *The Guardian*, 25 Nov. 2005, <http://www.guardian.co.uk/environment/2005/nov/25/science.climatechange>, last accessed 7/14/10. Also reference World Wildlife Fund, “Climate refugees in a drowning Pacific.” <http://www.wwf.org.au/articles/climate-refugees-in-a-drowning-pacific/>, last accessed 7/14/10.



This study will address two primary subjects: 1) Why a diverse, sustainable, and localized agricultural system matters to Kaua`i; and 2) What can be done to encourage the development of such a system. The first subject will be discussed at length in Part 1, **Huliau**, which places this study in a global context of compounding sustainability crises and uncertainty. Already in part one, competing visions of Kaua`i's agricultural future begin to emerge.

Parts 2 and 3 begin to address what needs to happen for a sustainable and localized agricultural system to thrive. From Hawai`i's republican administration to the most progressive of politicians, everyone is talking about supporting local agriculture. In fact, it is almost politically incorrect not to mention agriculture in campaign speeches or candidate debates. Despite this seemingly enthusiastic public and political commitment to local agriculture, we aren't substantially decreasing our dependency on imported goods, and there are too many farmers that are unable to make a living farming.

Parts 2 and 3 each contain an analysis of barriers and opportunities by topic-area, followed by a list of recommendations. Some of these recommendations are related to or borrowed directly from past plans and relevant documents, and others were formulated through interviews and the Kaua`i Agricultural Forum held in April 2009.⁵ The reader will find some of the recommendations to be highly specific; others are broad, and reflect the need for work and progress in a certain area that can be achieved through numerous mechanisms. Because there is a lot of cross-over between topic-areas, we advise perusing certain sections together (for example, "**Marketing**" would be incomplete without the analysis of "**Distribution**" that precedes it). Much of the groundwork for this study is laid in Part 1, and we suggest reviewing these first pages before digging any deeper.

The barriers to local agricultural production are numerous and complex, and one person's idea of the problem is another's idea of the solution. Differences in opinion and perspective are so diverse that there are competing beliefs about what even qualifies as "agriculture," and passionate debates about how to prioritize use of our precious and finite resources. It is important to acknowledge that: 1) different understandings of the same system will be constructed from diverse viewpoints; 2) viewpoints shift as conditions change; and 3) as an island, the most important thing we can do is agree to disagree. The community dialogue around our agricultural future is perhaps one of the most critical of this time, and embracing flexibility in thinking is necessary to evolving the conversation forward.

⁵ Over 250 people participated in the conversations that took place at the Kaua`i Agricultural Forum in April 2009, and some of that information is captured here. Complete notes taken at the forum, as well as video of panel speakers, is available at KauaiAgriculturalForum.Org.



This study is not meant to be conclusive or definitive – it is a “living document”⁶ that is intended to further open the conversation about the agricultural future of Kaua`i and be updated to reflect changing conditions and new information. Our own opinions have transformed many times through the course of this study, and while recommendations are offered, we do not claim to have any answers. We simply hope that this study will spark a more robust and informed community dialogue, and ultimately lead to thoughtful and deliberate action.

Over the course of conducting interviews and research for this study, we have repeatedly heard the words “we can’t” in regards to different aspects of local agricultural development. While we agree that there are significant, even seemingly insurmountable, challenges to growing a vibrant local food and agriculture system, we also maintain the view that we can no longer afford to say “we can’t.” It is time for creativity and innovation, for whole-systems thinking and problem-solving, for forging new partnerships and new models of collaboration at all scales (including private-public partnerships), and for truly integrating the important lessons of the past. We also assert that there is some urgency to reinvigorating our local food system, and that the consequences of maintaining the status quo may be far worse than the risks of pioneering a new path.

Because it is our home and an island, we have chosen to concentrate this study on Kaua`i. However, Kaua`i has multiple overlapping food systems that interact with local, state, national and global systems encompassing ecology, climate, trade, economics, politics, and a multitude of other issues. Due to the interconnectedness of systems, the conversation about Kaua`i agriculture must be situated in the regional or global. Additionally, Kaua`i faces many similar challenges and opportunities as other Hawaiian islands, and a large part of this study will be applicable to the entire state.

We are immensely grateful to the many people that have spent time talking with us and assisting us in accessing information. In many ways, this has been a team effort. Thank you to Ray Maki of Permaculture Kaua`i for sharing the vision for this study; to Bojana Anglin of UC Berkeley’s Landscape Architecture-Environmental Planning Department for her Masters work that provided many original insights and critical research; to Kapua Sproat, Ben Sullivan, Carl Berg, Kawika Winter, Jacqueline Kozak, Marie Williams, Larry Feinstein, John Harder, Don Heacock, Craig Elevitch, Michael Kramer, Keone Kealoha, Emily Lydgate, Katie Paul, Drina Simmons, Coco Zickos and Tiana Kamen for reviewing drafts and offering feedback; to Bryna Rose Storch and Paul Massey for their beautiful photography that makes this not just a study,

⁶ A living document is a document that may be continually edited and updated. Reference http://en.wikipedia.org/wiki/Living_document.

but an illustration of agriculture on Kaua'i; and to the too numerous to name people who gave graciously of their time and expertise to provide a majority of the content for this study through interviews, presentations, or other correspondence. In addition, this study draws insight and information from past agricultural and community plans, state plans and legislative reports, models from around the country, state and county data and statistics, relevant historical literature, and other sources of information, and we thank all of the authors, researchers, and other people who have in some way contributed content to this study. Mahalo to the reader for having the interest to dig through these pages. And above all, thank you to the people that spend their days with their hands in the soil, working to feed the people of the Garden Island.



Happy reading and growing!