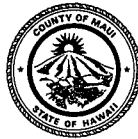


Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

Councilmembers
Alika Atay
Elle Cochran
Don S. Guzman
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Kelly T. King
Yuki Lei K. Sugimura



Director of Council Services
Maria E. Zielinski

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

July 5, 2018

Ms. Mae Nakahata, Agronomist
Alexander & Baldwin, LLC Diversified Agriculture
P.O. Box 266
Puunene, Hawaii 96784

*Via email: mnakahata@gmail.com
mnakahata@hcsugar.com*

Dear Ms. Nakahata:

SUBJECT: ONE FARM PLAN (PEA-37)

May I please request you review and comment on the attached draft One Farm Plan Application form originally sent via correspondence dated April 11, 2018. The County's Department of Planning, Department of Water Supply, and Department of Finance (Real Property Tax Division) were instrumental in crafting the draft application form based on comments and suggestions received during our initial One Farm Plan Working Group meeting in September 2017.

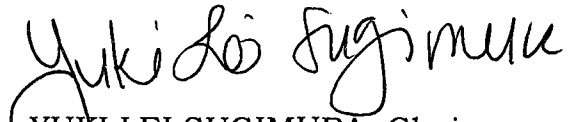
Your valuable feedback is important towards achieving a consolidated, more efficient application process for farmers applying for agricultural use valuation, agricultural water, short-term rental home or bed and breakfast home permits, or building permits on agricultural-zoned property.

May I request your written response **no later than Friday, July 20, 2018**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

July 5, 2018
Page 2

Should you have any questions, please contact me or the Committee staff (Shelly Espeleta at 270-7134 or Clarita Balala at 270-7668).

Sincerely,

A handwritten signature in black ink that reads "Yuki Lei Sugimura". The signature is written in a cursive style with a large, prominent initial "Y".

YUKI LEI SUGIMURA, Chair
Policy, Economic Development, and
Agriculture Committee

pea:ltr:037a11:ske

Attachment

Council Chair
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Vice-Chair
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Presiding Officer Pro Tempore
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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

April 11, 2018

Ms. Mae Nakahata, Agronomist
Alexander & Baldwin, LLC Diversified Agriculture
11 Puunene Avenue
Kahului, Hawaii 96732

Via Email: mnakahata@gmail.com

Dear Ms. Nakahata:

SUBJECT: ONE FARM PLAN (PEA-37)

May I please request you review and comment on the attached draft One Farm Plan Application form. The form was derived in response to the One Farm Plan Working Group's request to have one consolidated form to apply for agricultural use valuation, agricultural water, short-term rental home or bed and breakfast home permits, or building permits in an agricultural-zoned property, with input from the Department of Planning, Department of Water Supply, and Department of Finance (Real Property Tax Division).

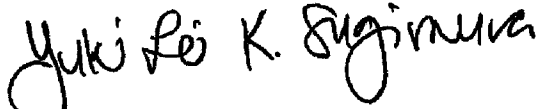
Highlights of the form include: an Agricultural Use Verification component which replaces the need for a separate Pasture Rotation Statement, Marketing/Harvesting Schedule, information on estimated water usage, and a five-year timeline of projected gross income; an instructional guide for completing the application; a consolidated annual application deadline of September 1, and an email option to onefarmplan@mauicounty.us to submit the form. Additionally, the Real Property Tax Division will be responsible for all inspections of agricultural parcels instead of the current process involving separate inspections conducted by the Department of Planning, Department of Water Supply, and Department of Finance (Real Property Tax Division).

May I request your written response **no later than Tuesday, May 1, 2018**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Ms. Mae Nakahata
April 11, 2018
Page 2

Should you have any questions, please contact me or the Committee staff (Shelly Espeleta at 270-7134 or Clarita Balala at 270-7668).

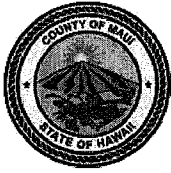
Sincerely,

A handwritten signature in black ink that reads "Yuki Lei K. Sugimura". The signature is written in a cursive style with a large initial 'Y'.

YUKI LEI SUGIMURA, Chair
Policy, Economic Development, and
Agriculture Committee

pea:ltr:037a05:ske

Attachment



COUNTY OF MAUI
Real Property Assessment Division
 Service Center, Suite A16
 70 E. Kaahumanu Avenue, Kahului, HI 96732
 (808) 270-7297 Fax (808) 270-7884
 onefarmplan@co.maui.hi.us

TAX MAP KEY				
ZONE	SECTION	PLAT	PARCEL	CPR

ONE FARM PLAN APPLICATION

Applying For: Agricultural Use Valuation Agricultural Water Rate
 Short-Term Rental Housing or B&B Permit Building Permit in Ag Zone

Location/Address _____

**Description Of Agricultural Use	Area In Agricultural Use	Official Use Only Findings	Description Of Non-Agricultural Use	Area In Non-Agricultural Use	Official Use Only Findings
	Ac.	Ac.		Ac.	Ac.
	Ac.	Ac.		Ac.	Ac.
	Ac.	Ac.		Ac.	Ac.
**Agricultural Use Total Area	Ac.	Ac.	Non-Agricultural Use Total Area	Ac.	Ac.
Total Ag and Non-Ag Use Parcel Area Equals Total Parcel Area				Ac.	

Are utilities available? Water Electricity

I(We) understand that deferred or roll back taxes, penalties, due and owing shall be a paramount lien upon the real property in accordance with the applicable County Codes.

 Initial(s) Date

Name of Fee Owner(s)(required) _____

Signature (or authorized agent) _____ Date _____

Mailing Address _____ Phone No. _____

Name of Lessee or water bill applicant name. (if applicable) _____ Water Acct # _____

Signature (or authorized agent) _____ Date _____

Mailing Address _____ Phone No. _____

Did you report farming income on your Federal Tax Return last year? Yes No

FOR OFFICIAL USE

Date Received _____	Notes: _____	Approved
Field Inspection Date _____	_____	<input type="checkbox"/> Water
Inspector _____	_____	<input type="checkbox"/> RPAD
		<input type="checkbox"/> Planning

AGRICULTURAL USE VERIFICATION

LIVESTOCK (Attach more sheets as needed)

Livestock Type:	Quantity of mature livestock:
Livestock Purpose:	Quantity of young livestock:
Livestock Type:	Quantity of mature livestock:
Livestock Purpose:	Quantity of young livestock:
Livestock Type:	Quantity of mature livestock:
Livestock Purpose:	Quantity of young livestock:

PASTURE

Acreage of actively maintained , completely fenced pasture:	List of all TMK's used for rotations:	
Rotation Schedule (specific weeks, months, years, seasons):		

DIVERSIFIED (Attach more sheets as needed)

Crop Type:	Harvesting Schedule (specific weeks, months, years, seasons):
Average maturity time	
Estimated production volume in pounds	
Estimated annual income	
Crop Type:	Harvesting Schedule (specific weeks, months, years, seasons):
Average maturity time	
Estimated production volume in pounds	
Estimated annual income	
Crop Type:	Harvesting Schedule (specific weeks, months, years, seasons):
Average maturity time	
Estimated production volume in pounds	
Estimated annual income	

Irrigation system type: Drip Surface Sprinkler Other: _____

Is area of agriculture visible from road? YES NO Is area of agriculture accessible for inspection? YES NO

Do you have any of the following: Employees: If yes, how many? _____ Contractors Lease

Estimated Monthly Water Usage: _____

Estimated 5 Year Income: YR 1 _____ YR 2 _____ YR 3 _____ YR 4 _____ YR 5 _____

Total Estimated Annual Income for all agricultural activity: \$ _____ Donation Value: \$ _____

Contact Name for Inspection: _____ Contact Number: _____

DEPARTMENT INSTRUCTIONS

Application Deadline: September 1st

For **Agricultural Water Service Rates** (as defined in Chapter 14, Maui County Code)

Submit annual application with the following documentation:

1. Complete Page 2, Agricultural Use Verification Form
2. Copy of State of Hawaii, Department of Taxation, General Excise/Use Annual Return & Reconciliation, Form G-49, for the period preceding the date of application.
3. Copy of Internal Revenue Service Schedule F, Form 990, Form 1120, or Form 1120S for the period preceding the date of application.

For Real Property **Agricultural Use Valuation**

1. Complete Page 2, Agricultural Use Verification Form

For **Building Permit in Agricultural Zone & Short-Term Rental Housing or B&B Permit**

1. Complete Page 2, Agricultural Use Verification Form

Total area of Agricultural Use must exceed 50% of the total useable area of the parcel if you are applying for a Building/Short-Term Rental/Bed & Breakfast Permit.

****Agriculture Use as defined by Rules and Regulations MCC 3.48.325:**

"Agriculture Use" shall mean lands actually put to agricultural use adhering to acceptable standards to produce crop, specific livestock including ranching use. Actually put to agricultural use shall be deemed to be when crops are actually in cultivation, and farm management efforts such as weed or pruning control, plowing, including housing, fencing and water facilities for livestock and pasturing of animals are clearly evident. It does not include nor apply to areas used primarily as yard space, setbacks, or open landscape associated with residential use planted with fruit and ornamental trees, flowers, and vegetables primarily for home use.

Upon receiving application, Compliance & Enforcement Section will be performing a property inspection by February 1st subsequent to the application deadline.

If approved:

- The real property agricultural assessment shall be effective the following assessment year.
- Your agricultural water rates will be effective within the next two billing cycles after inspection.
- A Unilateral Agreement (available at the Planning Dept.) must be recorded if you are applying for a building/Short-Term Rental/B&B permit.

If not approved, you will be notified no later than February 28th. The owner or lessee may appeal as provided by ordinance.

Submit application and supplemental documentation via mail to:

County of Maui
Real Property Assessment Division
Maui Mall, Suite A16
70 E. Kaahumanu Ave.
Kahului, HI 96732

Or email: onefarmplan@co.maui.hi.us