

DURRETT LANG, LLLP
ATTORNEYS AT LAW

JONATHAN S. DURRETT (3184-0) jdurrett@dmlhawaii.com
KALANI A. MORSE (8488-0) kmorse@dmlhawaii.com

Davies Pacific Center, 841 Bishop Street, Suite 1101
Honolulu, Hawai'i 96813
Telephone: (808) 526-0892
Facsimile: (808) 533-4399

Attorneys for Petitioner
MĀLAEKAHANA HUI WEST, LLC

LAND USE COMMISSION
STATE OF HAWAII

2019 FEB -5 P 3:49

BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAI'I

In the Matter of the Petition of

MĀLAEKAHANA HUI WEST, LLC, an
Arizona limited liability company Authorized
to conduct Business in Hawai'i

For Declaratory Order to Designate Important
Agricultural Lands for approximately 230.33
acres at O'ahu, Hawai'i identified by TMK
No. 5-6-006:018 (por.).

DOCKET NO. DR18-63

**PETITIONER'S NAMING OF
WITNESSES; EXHIBIT A**

CERTIFICATE OF SERVICE

PETITIONER'S NAMING OF WITNESSES

Petitioner Mālaekahana Hui West, LLC (“*MHW*”), by and through its attorneys,
DURRETT LANG, LLLP, submits its naming of witnesses to support its Petition for Designation of
IAL Lands before the Land Use Commission.

EXPERT WITNESSES

1. Tom Schnell, AICP Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813

Attached as Exhibit A is a true and correct copy of Tom Schnell's resume.

WITNESSES

1. Aaron Campbell, Manager
Malaekahana Hui West, LLC
c/o DURRETT LANG, LLLP
841 Bishop Street, Suite 1101
Honolulu, Hawai`i 96813

Petitioner reserves the right to amend its list of witnesses.

DATED: Honolulu, Hawai`i, February 4, 2019.



KALANI A. MORSE
JONATHAN S. DURRETT
ATTORNEYS FOR PETITIONER
MĀLAEKAHANA HUI WEST, LLC

1/30/19

Tom Schnell, AICP

Principal/Planner

PBR HAWAII & Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, Hawai'i 96813

EDUCATION

Master of Urban and Regional Planning, 1994, University of Hawai'i at Mānoa

Bachelor of Arts with High Honors, 1991, University of Hawai'i at Mānoa

ACCREDITATIONS

American Institute of Certified Planners, 1998

EXPERIENCE

PBR HAWAII

Honolulu, Hawai'i - Principal

2014-Present

PBR HAWAII

Honolulu, Hawai'i - Associate

2002-2014

PBR HAWAII

Honolulu, Hawai'i - Planner

1999-2002

LAND USE RESEARCH FOUNDATION OF HAWAII

Honolulu, Hawai'i – Policy Analyst

1997-1999

HOUSE MAJORITY STAFF OFFICE, HAWAII STATE LEGISLATURE

Honolulu, Hawai'i – Legislative Analyst

1995-1997

PUBLIC ADMINISTRATION PROGRAM, UNIVERSITY OF HAWAII

Honolulu, Hawai'i – Graduate Assistant

1990-1994

PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i Chapter – Member

Urban Land Institute – Member

SPECIAL SKILLS

Land Planning and Analysis, Environmental Planning, Governmental Processing/Entitlements, and Master Planning

RESPONSIBILITIES AND QUALIFICATIONS

Mr. Schnell has experience in both the public and private sectors with expertise in the areas of land planning and analysis, environmental planning, and governmental permit processing and entitlements.

As Principal at PBR HAWAII, his responsibilities include the processing of land use related governmental permit documents such as Environmental Impact Statements (EIS), Environmental Assessments (EA), State Special Permit applications, State Land Use District Boundary Amendment (SLUDBA) petitions, Change in Zoning (CIZ) applications, Community Plan Amendment (CPM) applications, Special Management Area (SMA) permit applications, and Conservation District Use Applications (CDUA).

His projects include: 1) facilitating community participation, participating in master planning, and preparing and processing an EIS for the Hawai'i Community Development Authority's (HCDA) Kaka'ako Makai parks in Honolulu; 2) preparing and processing an EIS and Change of Zoning for the high-profile, "Live, Work, Play 'Aiea" project, which will be a new mixed-use community on the former Kamehameha Drive In Theater in 'Aiea; and 3) preparing a master plan and preparing an application pursuant to HRS Section 201H-38 for Makila Kai, a workforce housing community in West Maui. Some of his other past major EIS projects include: Kapalua Mauka, and Pulelehua, both of which involved State Land Use District Boundary Amendments.

RELEVANT EXPERIENCE

Kualoa Ranch Important Agricultural Lands Assessment Report (Oahu)
Hartung Brothers Hawaii Important Agricultural Lands Assessment Report (Oahu)
Monsanto Company Important Agricultural Lands Assessment Reports (Oahu and Molokai)
HCDA Kaka'ako Makai Parks Master Plan and EIS (Oahu)
Makila Kai 201H Workforce Housing Project (Maui)
Live, Work, Play 'Aiea EIS and CIZ application (Oahu)
Ward Village Block I HCDA Planned Development Permit (Oahu)
Ward Village Block N-E HCDA Planned Development Permit (Oahu)
Kupu "Green Jobs Training Center" EA, SMA, and HCDA Development Permit (Oahu)
Honua'ula EIS and Project District Phase II application (Maui)
'O'oma EIS and SLUDBA petition (Hawaii)
Kapalua Mauka EIS, SLUDBA petition, and CIZ application (Maui)
Pulelehua EIS, SLUDBA petition, CPA, CIZ, and Project District Phase I application (Maui)
The Residences at Kapalua Bay EIS and SMA (Maui)
Plantation Town Apartments 201H application (Oahu)
Maui Waena Intermediate School Project District Phase III and Height Variance (Maui)
Malu Investments Restaurant/Retail Building EA, Special District Permit-Major (Oahu)

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CERTIFICATE OF SERVICE

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I HEREBY CERTIFY that on February 4, 2019 a copy of Petitioner's Naming of
Witnesses was duly served on the following parties at their last known addresses listed
below, by depositing a copy with the U.S. Postal Service, postage prepaid, first class mail:

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PLANNING &
PERMITTING
650 South King Street
Honolulu, Hawai'i 96813
Attention: Director Kathy Sokugawa

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawai'i 96814
Attention: Chairperson Denise Albano

STATE OF HAWAII
OFFICE OF PLANNING
P.O. Box 2359
Honolulu, Hawai'i 96804-2359
Attention: Director Leo R. Asuncion, Jr.

DATED: Honolulu, Hawai'i, February 4, 2019.



KALANI A. MORSE
JONATHAN S. DURRETT
ATTORNEYS FOR PETITIONER
MALAEKAHANA HUI WEST, LLC