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December 20, 2021



Mr. Daniel E. Orodener
Executive Director
Land Use Commission
State of Hawaii
Leiopapa A. Kamehameha Building
235 South Beretania Street, Room 406
Honolulu, HI 96813

Re: Docket No. DR 21-76 - Petition by Kekaha Agriculture Association (Petitioner) for Declaratory Order to Designate Important Agricultural Lands for approximately 12,123 acres at Kekaha, Kauai (Tax Map Key No. (1) 4-1-2-002:001 por.)

Dear Executive Director Orodener:

On behalf of Petitioner Kekaha Agriculture Association (“Petitioner” or “KAA”), this concerns Petitioner’s participation in the hearing of the above-referenced matter currently scheduled for December 23, 2021 at 9:00 AM.

Petitioner will be represented by the undersigned counsel and Petitioner’s two witnesses for the hearing are Mr. Tom Schnell, AICP, Principal/Planner with PBR HAWAII & Associates, Inc., and Mr. Joshua Uyehara, General Manager, Hartung Brothers Hawaii, LLC, President of the KAA Board of Directors. Mr. Schnell’s professional resume is attached for consideration by the Commission. In addition, Mr. James J. Nakatani, Executive Director, Agribusiness Development Corporation, and Ms. Myra M. Kaichi, Senior Executive Assistant, Agribusiness Development Corporation, will attend the hearing and will be available to respond to questions from the Commission, if any, pertaining to ADC as related to the above-referenced Petition.

Thank you for your attention to the foregoing and please contact me if there are any questions.

Very truly yours,


Douglas A. Codiga

DAC:mm
Enclosure

December 17, 2021

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'I

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'I

Honolulu, Hawai'i – Graduate Assistant

1990-1994

PROFESSIONAL AFFILIATIONS

American Planning Association, Hawai'i Chapter – Member

Lambda Alpha International, Aloha 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).

EXPERT WITNESS EXPERIENCE

The State Land Use Commission has qualified Mr. Schnell as an expert witness in land use planning pertaining to several Land Use Commission Dockets for State Land Use District Boundary Amendments and Land Use Commission Declaratory Rulings.

Mr. Schnell also served as an expert witness in land use planning in a lease rent arbitration hearing involving a hotel property in Waikīkī.

In addition, Mr. Schnell has represented clients regarding land use matters before the City and County of Honolulu Council, the Maui County Council, City and County of Honolulu Planning Commission, the Maui Planning Commission, the Moloka'i Planning Commission, and the Kaua'i Planning Commission.

RELEVANT EXPERIENCE

Mālaekahana Hui West Agricultural Lands Assessment Report (Oahu)
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)
VA Aloha Department of Veterans Affairs Multi-Specialty Outpatient Clinic HCDA Kalaeloa Development Permit (O'ahu)
Ward Village Block F (Ulana Ward Village) HCDA Planned Development Permit (O'ahu)
Ward Village Block H (The Park Ward Village) HCDA Planned Development Permit (O'ahu)
Ward Village Block C-W (Victoria Place) HCDA Planned Development Permit (O'ahu)
Ward Village Block I (Koula) HCDA Planned Development Permit (O'ahu)
Ward Village Block N-E (A'ali'i) HCDA Planned Development Permit (O'ahu)
HCDA Kaka'ako Makai Parks Master Plan and EIS (O'ahu)
Kupu "Green Jobs Training Center" EA, SMA, and HCDA Development Permit (O'ahu)
Makila Farms 201H Workforce Housing Project (Maui)

Tom Schnell, AICP

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Malu Investments Restaurant/Retail Building EA, Special District Permit-Major (O'ahu)

Live, Work, Play 'Aiea EIS and CIZ application (O'ahu)

Honua'ula EIS and Project District Phase II application (Maui)

'O'oma EIS and SLUDBA petition (Hawai'i)

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 (O'ahu)

Maui Waena Intermediate School Project District Phase III and Height Variance (Maui)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of

KEKAHA AGRICULTURE
ASSOCIATION, a Hawaii agricultural
cooperative,

For Declaratory Order to Designate
Important Agricultural Lands for
approximately 12,123 acres at Kekaha,
Kauai; TMK 4-1-2-002:001 Por.

DOCKET NO. DR 21-76

CERTIFICATE OF SERVICE



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this date a copy of the foregoing document was
duly served upon the following parties, via U.S. Mail, postage prepaid, as set forth below:

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
Attn.: Earl Yamamoto
1428 South King Street
Honolulu, HI 96814
I Copy

STATE OF HAWAII
OFFICE OF PLANNING AND
SUSTAINABLE DEVELOPMENT
Attention: Mary Alice Evans
P.O. Box 2359
Honolulu, HI 96804-2359
I Copy

ALISON KATO, ESQ
Deputy Attorney General
Office of the Attorney General
State of Hawaii
425 Queen Street
Honolulu, HI 96813
I Copy

KAUAI COUNTY PLANNING DEPARTMENT 1 Copy
4444 Rice Street, Suite A473
Lihue, HI 96766
Attention: Ka'āina S. Hull

CHRIS DONAHOE, ESQ. 1 Copy
Deputy County Attorney
County of Kaua'i - Office of the County Attorney
4444 Rice Street, Suite 220
Līhu'e, Hawai'i 96766-1300

DATED: Honolulu, Hawaii, December 20, 2021.



DOUGLAS A. CODIGA
Attorney for Petitioner
KEKAHA AGRICULTURE ASSOCIATION