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Attorneys for UNIVERSITY OF THE  
NATIONS, KONA, INC.

LAND USE COMMISSION  
STATE OF HAWAII

2020 JUN 23 A 10:06

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

U of N BENCORP

To Amend the Agricultural Land Use District  
to the Urban Land Use District for  
Approximately 62 Acres, Tax Map Key Nos.:  
(3) 7-5-010:085 and 7-5-017:006 situated at  
Wai'aha, North Kona, County and State of  
Hawaii

DOCKET NO. A02-737

UNIVERSITY OF THE NATIONS,  
KONA, INC.'S EXHIBIT LIST; EXHIBITS  
"22" - "29"; CERTIFICATE OF SERVICE

**UNIVERSITY OF THE NATIONS, KONA, INC.'S EXHIBIT LIST**

University of the Nations, Kona, Inc. ("UNK"), by and through its legal counsel,  
CARLSMITH BALL LLP, hereby respectfully submits to the Land Use Commission of the State  
of Hawaii its *Exhibit List* and Exhibits "22" through "29" in support of its *Motion to Amend the  
Findings of Fact, Conclusions of Law, and Decision and Order*, filed March 23, 2020.

UNK reserves the right to amend its Exhibit List and identify additional exhibits not  
expressly noted herein in response to any pleadings, arguments, exhibits or witnesses identified  
by any party.











# JEFFREY H. OVERTON

AICP LEED AP  
Principal Planner



As Principal Planner, Mr. Overton leads the preparation of Master Plans, environmental impact documents, land use permitting, and community involvement for private developments, military installations, and government projects. His experience spans over 35 years of Environmental Impact Statements and permitting for residential communities, infrastructure and utilities, renewable energy projects, government facilities, scientific installations, schools, resorts, commercial/mixed-use centers, and recreational facilities. Mr. Overton directs community and area-wide Master Plans, site selection studies and urban design plans, and provides expert testimony before State and County land use authorities.

## SELECTED PROJECTS:

Aloha Solar Energy Farm II -  
EA, HCDA Permit

Kaheoia, Oahu

East Kapolei Solar (5 Mw) -  
Environmental Studies, Permits East

Kapolei, Oahu

Coconut-Plantation Village -  
SMA, PDU, Zone Change

Kapaa, Kauai

Clearway Waiawa 36 MW Solar Farm

Waiawa, Oahu

Clearway Mililani 12.1 MW Solar Farm

Mililani, Oahu

Clearway Kawaihoa 47.6MW Solar Farm

Kawaihoa, Oahu

DTS Pearl Ridge Bus Terminal/  
TOD Master Plan, EA, Permits

Aiea, Oahu

Department of Education - Pu'u Kukui  
Elementary School - Master Plan, EA,  
Project District Application

Wailuku, Maui

East Kapolei Solar (5MW) -  
Environmental Studies, Permits

Kapolei, Oahu

Hale'iwa Commercial Redevelopment -  
Master Plan, Zone Change, EA

Hale'iwa, Oahu

Hawea Point Residence - EA, SMA, CDUA

Kapalua, Maui

Halekulani Hotel - Landscape,  
Hardscape, Pool Area SMA-m

Honolulu, Oahu

Hawai'i State Judiciary -  
Statewide Facilities Master Plan

State of Hawai'i

Hilo Judiciary Complex -  
Site Selection Study, EIS

Hilo, Hawai'i

Hilton Hawaiian Village Expansion -  
Master Plan EIS, SMA Permit, PDR, WSD

Honolulu, Oahu

Ho'opili Community - Master Plan,  
Zone Change, Urban Design Plan

Kapolei, Oahu

Ho'ohana 52 MW Solar Farm

Kunia, Oahu

Hawai'i BioEnergy Kauai Algae Farm -  
Permitting Strategy

Lihue, Kauai

Kahala Ave. (4607) Residential - EA, SMA

Kahala, Oahu

Kalaetoo Barbers Point Harbor -  
2040 Master Plan, Fuel Pier Design, EIS

Kalaetoo, Oahu

Kamakana Villages at Keahuolu -  
Master Plan, EA, Permits

Kona, Hawai'i

Kamehameha Schools - Kapalama  
Strategic Implementation Plan  
& Master Plan

Kapalama, Oahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Institute of Certified Planners  
(AICP), Member

Urban Land Institute (ULI), Member

O'ahu Economic Development Board,  
Chair

U.S. Green Building Council (USGBC)  
Leadership in Energy and Environmental  
Design Accredited Professional (LEED AP)

## EDUCATION:

M. S. Marine Environmental Science  
State University of New York, NY

B. S. Zoology/Biology Oceanography  
Duke University, NC

## PROJECT HONORS & AWARDS:

Hale'iwa Store Lots - APA Hawai'i  
Environment/Preservation Award, 2015

Kamakana Villages at Keahuolu - APA  
Hawai'i Chapter Outstanding Planning  
Award, 2011

Kamehameha Schools North Shore Plan -  
APA National Planning Excellence Award,  
2008

Waialua Town Master Plan - APA Hawai'i  
Chapter Community-based Planning Award,  
2005

Mauna Kea Science Reserve Master Plan -  
APA Hawai'i Chapter Outstanding Planning  
Award, 2000

# JEFFREY H. OVERTON

AICP, LEED AP  
Principal Planner

## SELECTED PROEJCTS:

Kamehameha Schools - Kohou TOD  
Residential Development  
Honolulu, Oahu

Kamehameha Schools -  
North Shore Lands Master Plan  
North Shore, Oahu

Kataetoa ASEF 2 Solar -  
EA, HCDA, Dev. Permit  
Kalaheo, Oahu

Kalia Fort DeRussy Wastewater  
Improvements - EA (NEPA), Permits  
Honolulu, Oahu

Kapolei West Community - Master Plan,  
State Land Use, Zone Change  
Kapolei, Oahu

Kapolei Harborside Center - Master Plan,  
EIS, State Land Use, Zone Change  
Kalaheo, Oahu

Kauai Technology Center -  
EA, Phases I & II  
Waimea, Kauai

Kawaihoa Beach Park (Chun's Reef) -  
Master Plan, EA  
Haleiwa, Oahu

Keauhou Bay Management Master Plan  
Keauhou, Hawaii

Koko Head District Park & Hanauma Bay  
Preserve - Master Plan, EIS, SMA, CDUP  
Honolulu, Oahu

Kualoa Ranch - Master Plan, EA, Permits  
Kualoa, Oahu

Kualoa Regional Park Wastewater  
Systems - EA, SMA Permit  
Kualoa, Oahu

Lahaina Cannery Redevelopment  
EA, SMA  
Lahaina, Maui

Lā'ie Development Plan & Wastewater  
Facility - EIS, Facility Plan, Permits  
Lā'ie, Oahu

Lā'ie Inn Redevelopment -  
EA, SMA, Permits  
Lā'ie, Oahu

Lanikai Shopping Center/Henry Street -  
EA  
Kona, Hawaii

Le Jardin Academy New Campus -  
Master Plan, EA, DP, Zone Change, SMA  
Permit  
Kailua, Oahu

Maka'iwa Hills Residential Community -  
Master Plan, EIS, State Land Use, Zone  
Change  
Ewa, Oahu

Maluhia at Wailea - Master Plan, EA, SMA  
Wailea, Maui

Manini'Ōwahi Residential Community -  
Master Plan, EIS, State Land Use  
Kona, Hawaii

Marriott Waikiki Beach Hotel - Planning  
& Permitting Studies  
Honolulu, Oahu

Mauna Kea Science Reserve Complex -  
Master Plan, EIS  
Maunakea, Hawaii

Moku'ula/Mokuhinea Historic Fishpond -  
Ecosystem Restoration Plan  
Lahaina, Maui

OCCC Redevelopment Vision Concept  
Plan  
Honolulu, Oahu

Pan-STARRS Observatory -  
EIS (NEPA), CDUP  
Maunakea, Hawaii

Pelekane Bay & Watershed - Ecosystem  
Restoration Plan (NEPA)  
Kohala, Hawaii

Pupukea Rural Community Commercial -  
EIS & Permits  
Pupukea, Oahu

Phycal Algae Biofuel Pilot Project -  
EA NEPA, Permit  
Waipahu, Oahu

Sunset Beach Recreation Center -  
Master Plan, EA, SUP, SMA Permit  
Pōpōkea, Oahu

TopGolf Hawai'i  
EA, Special District Permit  
Honolulu, Oahu

University of Hawai'i at Mānoa - Stan  
Sheriff Center Siting Study, EA  
Honolulu, Oahu

Upcountry Town Center - Master Plan,  
EIS, State Land Use, Permits  
Pukalani, Maui

U. S. Garriton Hawai'i - Pohakuloa  
Training Area, NEPA/HEPA, EIS  
Pohakuloa, Hawaii

USARHAW North - End State  
Development Plan  
Schofield Barracks, Oahu

Waiawa Solar 50MW -  
CUP, Zoning Waiver  
Waiawa, Oahu

Westin Maui Resort & Spa - SMA  
Lahaina, Maui





# FRANCIS S. ODA

D Arch. FAIA AICP LEED AP  
Principal, Chairman



Francis S. Oda is the Chairman of G70, a sustainable design architecture, planning, and interior design firm in Hawai'i with projects throughout the Pacific. Dr. Oda is Senior Pastor Emeritus of New Life Church Honolulu and Chair of Transform Our World, a Christian movement in Europe, Africa, Asia, North and South America.

Dr. Oda received a Bachelor of Architecture degree from Cornell University, and a Doctor of Architecture degree from the University of Hawai'i. He is a Fellow of the American Institute of Architects (FAIA), a Certified Planner (AICP), and a certified Leadership in Energy and Environmental Design Accredited Professional (LEED AP). His work in architecture and planning shows a sensitivity to place, culture and sustainability in the U.S. and throughout Asia and the Pacific Rim. His work has been published in national and international journals, including: *Architectural Digest*, *Architecture in Hawai'i*, the *Architectural Guide to the Bay Area*, and *Religious Buildings*. Recognized with numerous design awards for his projects, he also received the National AIA Honor Award, the highest award given for a constructed building in the United States.

Dr. Oda is a Mānoa Forum Scholar of the University of Hawai'i at Mānoa and is recognized as a Distinguished Alumnus of the University. He also served as the University Architect for the University of Hawai'i with purview over all campuses. He was installed in The Hawai'i Business Hall of Fame, and also received the Humanitarian Award from the American Institute of Architects, Hawai'i Chapter. Dr. Oda continues to serve on numerous professional and community boards.

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

American Planners Association (APA),  
Hawai'i Chapter - Member  
American Institute Of Architects (AIA)  
Honolulu Chapter - Member  
2000 Humanitarian Award;  
1973-74 President  
U.S. Green Building Council (USGBC)  
Leadership in Energy and Environmental  
Design Accredited Professional (LEED AP)  
Fellow American Institute Of Architects  
(FAIA) College Of Fellows  
University Of Hawai'i At Mānoa -  
Distinguished Alumnus  
University Of Hawai'i At Mānoa - Mānoa  
Forum Fellow

## EDUCATION:

Doctorate of Architecture  
University of Hawai'i at Mānoa  
Bachelor of Architecture  
Cornell University, New York, NY

## PROJECT HONORS & AWARDS:

Business Leadership Hawaii Business  
Leader of the Year, 2014  
Kamehameha Schools North Shore  
Master Plan National American Institute of  
Planners Excellence Award for Innovation  
in Sustainable Places, 2011  
Kūhio Park Terrace & Kūhio Homes  
Revitalization Master Plan- AIA, Mayor's  
Choice Award, Unbuilt Project, 2010  
Kamehameha Schools, Hawai'i and Maui  
Campus - NAIOP Non-Profit Kūkulu Hale  
Award, 2009  
La'i'ōpua 2020 Community Center - APA  
Hawai'i Community-Based Planning  
Award, 2008  
Hawai'i Baptist Academy - AIA Honolulu,  
Mayor's Choice Award; BIA Built Green  
Division Award Commercial; NAIOP New  
Project Kūkulu Hale Award, 2007

# FRANCIS S. ODA

D.Arch. FAIA AICP LEED AP  
Principal, Chairman

## SELECTED PLANNING PROJECTS:

City of Kapolei Master Plan

Kapolei, Oahu

Ho'opili Master Plan

Kapolei, Oahu

Kāne'ohe Ranch - Kailua Community Master Plan,

Kāne'ohe, Oahu

Kamakana Villages

Kona, Hawaii

Kamehameha Schools Kaka'ako Strategic Plan

Honolulu, Oahu

Kamehameha Schools - North Shore Master Plan

North Shore, Oahu

University of Hawai'i, Mauna Kea Science Reserve Complex Master Plan and Management Plan

Mauna Kea, Hawaii

A/B Properties Kahalui Master Plan

Kahului, Maui

Grove Farm Lihue Master Plan

Lihue, Kauai

Sentul Eco-City

Sentul City, Indonesia

Tahiti Tourism Zone Outomaoro Master Plan

Papeete, Tahiti

## SELECTED RESORT PROJECTS:

Four Seasons Ko Olina

Kapolei, Oahu

Four Seasons The Lodge at Kō'ele

Lāna'i City, Lāna'i

Four Seasons Mānele Bay Hotel

Lāna'i City, Lāna'i

Kea Lani Hotel

Wailea, Maui

Kanucha Resort Master Plan

Okinawa, Japan

Keauhou Resort Community Master Plan

Keauhou, Hawaii

Ka'ūpūlehu Master Plan and Land Use Plan

North Kona, Hawaii

Waikīkī Outrigger Beach Walk Master Plan

Honolulu, Oahu

The Lodge at Kō'ele Master Plan

Lāna'i City, Lāna'i

Kuilima Resort Expansion Plan

Kuilima, Oahu

Princeville Master Plan

Princeville, Kauai

Kā'anapali Resort Master Plan Phase II

Kā'anapali, Maui

## SELECTED EDUCATION PROJECTS:

Kamehameha Schools Hawai'i Campus II -V - Performing Arts/Chapel,

Administrative Offices, Classrooms, Football/Track Stadium

Kea'au, Hawaii

Kamehameha Schools Maui Campus II -V - Performing Arts/Chapel, Cafeteria,

Gymnasium, Classrooms, and Administrative Offices

Pukalani, Maui

Kamehameha Schools Kapālama Strategic Implementation Plan

Honolulu, Oahu

ʻIolani School Phase I Design - High School, Renovation Existing Buildings,

Multi-Purpose Assembly Space, 350 Stall Parking Garage, Stadium Facility,

Hawai'i's First Multi-story "Green" Educational Building

Honolulu, Oahu

Hawai'i Baptist Academy Middle School

Honolulu, Oahu

Island School Master Plan, K-12

Līhue, Kauai

Kanu o ka' Āina, K-12

Kamuela, Hawaii

Kea'au High School

Kea'au, Hawaii

Leeward Community College Master Plan/Educational Specifications

Honolulu, Oahu

## SELECTED HIGHER EDUCATION PROJECTS:

University of Hawai'i at Hilo - Multi-Purpose Recreation & Sports Complex Feasibility Study

Hilo, Hawaii

University of Hawai'i at Mānoa - Athletic Arena Study

Honolulu, Oahu

University of Hawai'i at Mānoa - Long Range Development Master Plan, Health Physical Education Building, Bio-Medical Science Building, Business Research Laboratory, Athletic Arena Study

Honolulu, Oahu

University of Hawai'i at Mānoa - Health Physical Education Building

Honolulu, Oahu

Leeward Community College Master Plan/Educational Specifications

Honolulu, Oahu

Hawai'i Pacific University Master Plan

Kāne'ohe, Oahu

## SELECTED HEALTHCARE PROJECTS:

The Queen's Medical Center - Strategic Implementation Plan & Facilities Master Plan

Honolulu, Oahu

The Queen's Medical Center - Campus & Facilities Existing Conditions Evaluation

Honolulu, Oahu

The Queen's Medical Center - East Master Plan

Ewa, Oahu

Adventist Health Castle - Hawaii Loa Campus Master Plan

Kāne'ohe, Oahu



# PAUL T. MATSUDA

P.E. LEED AP

Principal  
Director of Civil Engineering



Paul Matsuda, P.E., LEED AP is a principal and the Director of Civil Engineering of G70. Paul has more than 20 years of civil engineering experience in a wide variety of site development, transportation and utility infrastructure projects throughout Hawai'i and the Pacific Northwest. He is responsible for management and delivery of the firm's engineering projects and is actively involved in design and project management for many of them. Paul received a Bachelor of Science degree in civil engineering from the University of Washington and is a licensed professional in Hawai'i, Oregon, and Washington.

## SELECTED PROJECTS:

Office of Hawaiian Affairs - 4531 Kuamo'o Road Civil Infrastructure Assessment  
Kapa'e, Oahu

Office of Hawaiian Affairs - Kaka'ako Makai Master Plan  
Honolulu, Oahu

Papakōlea Community Development Corporation - Papakōlea Master Plan  
Honolulu, Oahu

Department of Hawaiian Home Lands - Waimea Nui  
Waimea, Hawaii

Department of Hawaiian Home Lands - Moloka'i Homesteads  
Island of Moloka'i

Department of Hawaiian Home Lands - Lualualei Homestead Subdivision Phase II  
Lualualei, Oahu

Department of Hawaiian Home Lands - Lualualei Homestead Subdivision and Stream Study  
Lualualei, Oahu

Department of Hawaiian Home Lands - Ka'u Water Master Plan  
Ka'u, Hawaii

Department of Hawaiian Home Lands - Wong Farm Subdivision  
Waimānalo, Oahu

Department of Hawaiian Home Lands - Kanakaloloa Cemetery  
Island of Moloka'i

Department of Hawaiian Home Lands - Moloka'i Homesteads - Construction Management  
Island of Moloka'i

Department of Hawaiian Home Lands - Moloka'i Homesteads - Drainage  
Island of Moloka'i

Department of Accounting & General Services - Hawai'i Film Studio Various Improvements Phases I & II  
Honolulu, Oahu

Department of Accounting & General Services - Kakūanaō'a Renovation  
Honolulu, Oahu

Department of Transportation, Harbors Division - Kalaeloa Harbor Fuel Pier Development Plan  
Kalaeloa, Oahu

Department of Transportation, Harbors Division - Kalaeloa Harbors Environmental Impact Statement  
Kalaeloa, Oahu

Department of Education - Campbell High School  
Ewa Beach, Oahu

Department of Education - Kihei High School Water Master Plan and Improvements  
Kihei, Maui

Department of Education - Wai'anae Elementary School New Administration Building  
Wai'anae, Oahu

## PROFESSIONAL REGISTRATIONS & ASSOCIATIONS:

State of Hawai'i - Professional Engineer (P.E.) Civil #10901

State of Oregon - Professional Engineer (P.E.) Civil #19,250

State of Washington - Professional Engineer (P.E.) Civil #35,943

U.S. Green Building Council (USGBC) - Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

U.S. Green Building Council, Hawai'i Chapter

American Society of Civil Engineers (ASCEH), Member

American Council of Engineering Companies Hawai'i (ACECH), Member

American Water Works Association (AWWA), Member

## EDUCATION:

B.S. Civil Engineering  
University of Washington, WA

# PAUL T. MATSUDA

PE LEED AP

Principal  
Director of Civil Engineering

## SELECTED PROJECTS:

City & County of Honolulu - Farrington  
Highway Widening  
Kapolei, Oahu

City & County of Honolulu - Honolulu  
Fire Department Regional Fire Training  
Center  
Honolulu, Oahu

City & County of Honolulu - Honolulu Fire  
Department Sustainability Study  
Honolulu, Oahu

City & County of Honolulu - Street Sign  
Inventory Database  
Honolulu, Oahu

City & County of Honolulu - NPOES  
Storm Water Public Education  
Honolulu, Oahu

County of Kaua'i - Impact Fee Needs  
Assessment  
Island of Kauai

County of Maui - Waituku Campus  
Master Plan  
Waituku, Maui

County of Maui - Kalana O Maui Campus  
Expansion - Phase 1A Office Building  
Waituku, Maui

County of Maui - Kalana O Maui Campus  
Expansion - Phase 1B Parking Structure  
and Office  
Waituku, Maui

University of Hawai'i at Manoa - Metcalf  
Water System Improvements  
Honolulu, Oahu

University of Hawai'i at Mānoa - Student  
Housing Study  
Honolulu, Oahu

University of Hawai'i at Mānoa -  
College of Education Master Plan  
Honolulu, Oahu

University of Hawai'i at Mānoa -  
Richardson School of Law Outreach  
Center  
Honolulu, Oahu

University of Hawai'i at Mānoa -  
Webster Hall  
Honolulu, Oahu

Kamehameha Schools -  
Palama Uka Camp Master Plan  
North Shore, Oahu

Kamehameha Schools -  
Hale'iwa Store Lots  
Hale'iwa, Oahu

Kamehameha Schools - Hale'iwa Rural  
Village Drainage Master Plan  
Hale'iwa, Oahu

Kamehameha Schools - Kapaehoa  
Cultural Learning Project  
Hale'iwa, Oahu

Kamehameha Schools - Kawaihoa  
Agribusiness Center Master Plan  
Kawaihoa, Oahu

Kamehameha Schools - Kohou  
Infrastructure Evaluation  
Honolulu, Oahu

Kamehameha Schools - Kohou  
Residential Alternatives Study  
Honolulu, Oahu

Roman Catholic Church - Diocesan  
Services Facility Planning  
Honolulu, Oahu

Roman Catholic Church - St. Stephen's  
Civil Engineering Assessment  
Honolulu, Oahu

Roman Catholic Church - Fort Weaver  
Road, Due Diligence  
Ewa Beach, Oahu

243 Judd Street Redevelopment  
Honolulu, Oahu

810 Richard Street Due Diligence  
Honolulu, Oahu

ASEF Kalaehoa Solar Farm  
Kalaehoa, Oahu

Aulao Ranch Maunawili  
Maunawili, Oahu

Beretania Parking Lot  
Honolulu, Oahu

Case Lombardi Due Diligence (Kāhala  
Ocampo)  
Honolulu, Oahu

Embassy Suites Kapolei  
Kapolei, Oahu

First Wind Mililani Solar Farm  
Mililani, Oahu

First Wind Waipi'o Solar Farm  
Waipi'o, Oahu

Girl Scouts of Hawai'i - Wastewater  
Assessment & EPA Compliance  
North Shore, Oahu

Hale'iwa Gateway - Civil Environmental  
Assessment Support  
Hale'iwa, Oahu

HBE Hāmakuā Due Diligence  
Hāmakuā Coast, Hawaii

Kaimukī Christian School  
Honolulu, Oahu

Kūhiō Avenue Zone Change  
Honolulu, Oahu

Kunia Solar Farm  
Waipahu, Oahu

Lighthouse Church  
Honolulu, Oahu

Lihu'e Court - Civil Site Investigation  
(Mutual Housing Lihu'e)  
Lihu'e, Kauai

Marriott Wailea  
Wailea, Maui

Navy Marine Golf Cart Facility  
Honolulu, Oahu

Nu'uauu YMCA - Parking Structure  
Honolulu, Oahu

Marriott Ko Olina Beach Club  
Kapolei, Oahu

Oahuan Tower & Oahuan Apartments -  
Due Diligence  
Honolulu, Oahu

One S. King Street Due Diligence  
Honolulu, Oahu

Queens BWS RFP  
Honolulu, Oahu

Royal Kunia Phase II Due Diligence  
Waipahu, Oahu

Sunetric Wa'ianae PK Solar Farm  
Waianae, Oahu

USACE - West Maui Watershed Study  
Maui

Waikīkī Marriott  
Honolulu, Oahu

HART Dillingham Kaka'ako Station Group  
Honolulu, Oahu

USAF Ka'ena Point Satellite Tracking  
Station Building 13 & 19  
Ka'ena Point, Oahu

USAG Humphreys - Hospital Barracks  
and DFAC Complex ITR  
USAG Humphreys, Korea

East Kapolei 5MW Solar Farm  
Kapolei, Oahu

# PAUL T. MATSUDA

PE - LEED AP

Principal

Director of Civil Engineering

## SELECTED PROJECTS:

Hawai'i Dairy Farms - Feasibility Study  
Māhāulepū, Kaua'i

Hawai'i Dairy Farms - Construction  
Plans, EA, Water Management Plan, and  
Concentrated Animal Feed Operations  
Māhāulepū, Kaua'i

Hawai'i BioEnergy - HECO Biofuels  
Program Development  
Kauai and Hawai'i

Ho'okupu Center  
Honolulu, O'ahu

SunEdison Waiawa 50MW Solar Farm  
Waiawa, O'ahu

Sunetric 5MW Solar Farm, Kalaheo  
Kalaheo, Kauai

Sunetric 5MW Solar Farm, Māili  
Māili, O'ahu

University of the Nations, Kona Campus  
- Brightleaf Power Renewable Energy  
Installation  
Kailua-Kona, Hawai'i

Tahiti Mahana Bay  
Mahana, Tahiti

East Belitung Master Plan  
Indonesia

Four Seasons Ihilani Resort Master Plan  
Keolu, O'ahu

Girl Scouts of Hawai'i -  
Paumotu Camp Master Plan  
North Shore, O'ahu

Hoakalei Resort Master Plan  
Ewa, O'ahu

Jonggol Master Plan  
Indonesia

Lunalilo Home Master Plan  
Honolulu, O'ahu

Sentul Nirvana Master Plan  
Indonesia

St. Francis Medical Center East  
Master Plan  
Honolulu, O'ahu

Gentry Pacific Design Center Due  
Diligence  
Honolulu, O'ahu

Hawai'i Kai Town Center Due Diligence  
Hawai'i Kai, O'ahu

Leokane Due Diligence  
Waipahu, O'ahu

St. Jude's Church Kapolei - Due Diligence  
Kapolei, O'ahu

Kalaniana'ole Highway Subdivision  
Honolulu, O'ahu

Waialua Subdivision  
Waialua, O'ahu

Armstrong Builders - Wailea Multifamily  
Residential  
Wailea, Maui

Kolōa Landing at Po'ipū Beach -  
Multifamily Residential  
Koloa, O'ahu

First Hawaiian Bank - Mānoa Branch  
Honolulu, O'ahu

New Hope Central O'ahu - Miliāni Mauka  
Campus  
Miliāni, O'ahu

Assets School  
Honolulu, O'ahu

Hawai'i Pacific University -  
Aloha Tower Lofts  
Honolulu, O'ahu

First Hawaiian Bank - Pearlridge Branch  
Aiea, O'ahu

Kanapuu Drive - EA/CDUA  
Kailua, O'ahu

Huapala Senior Living Facility  
Honolulu, O'ahu

New Hope Leeward - Kunia Site  
Development  
Waipahu, O'ahu

PBS Hawai'i  
Honolulu, O'ahu

Special Olympics Hawai'i  
Kapolei, O'ahu

Kaiser Permanente - Ko'olau Clinic  
Kāneohe, O'ahu

Kaua'i Community Federal Credit Union  
Līhu'e, Kaua'i

Fairmont Kea Lanī - Pool Fountain and  
Palm Court Renovations  
Kīhei, Maui

Hyatt Place Waikīkī ocean Resort Hotel  
Renovation

Waikīkī, O'ahu

Kahuku Agricultural Subdivision  
Kahuku, O'ahu

Salt Lake Water System Improvements -  
Water main Replacement\*  
Salt Lake, O'ahu

Sunset Heights - Auahi Street Trunk  
Sewer - 30" Micro Tunnel Trunk Sewer\*  
Honolulu, O'ahu

'Ewa International Industrial Park, LLC -  
Industrial Condominium\*  
Kapolei, O'ahu

CVS Kapolei Distribution Center  
- Industrial Warehouse Facility/  
Distribution Facility for CVS Longs  
Drugs\*  
Kapolei, O'ahu

Hale'iwa Road Drainage Improvements  
Study\*  
Hale'iwa, O'ahu

Hualālai Na Hale at Kahikole -  
Multifamily Residential\*  
Kā'ūpōhē, Hawai'i Island

Hualālai Parcel 16A (Hali'ipua) -  
Multifamily Residential\*  
Kā'ūpōhē, Hawai'i Island

Kahuku Village - Master Plan and PER  
for Large Residential / Commercial /  
Education Development\*  
Kā'ū, Hawai'i

Ko'olani Tower - Highrise Condominium\*  
Honolulu, O'ahu

Makakilo C & D (Kahiwelo) - Residential  
Subdivision\*  
Makakilo, O'ahu

Makakilo Phase 5 (Oceanridge) -  
Multifamily Residential\*  
Makakilo, O'ahu

Niumalu Loop Water System  
Improvements Water Main Replacement\*  
Hawai'i Kai, O'ahu

Pālolo Valley Homes - Pavement  
Restoration and Rehabilitation\*  
Honolulu, O'ahu

Pauoa Water System Improvements -  
Water Main Replacement\*  
Honolulu, O'ahu

PJFK Federal Building - Major  
Renovation of PJFK Federal Building\*  
Honolulu, O'ahu

Tripler Army Medical Complex -  
Joint VA/DOD Ambulatory Surgery/  
Procedures Center\*

# PAUL T. MATSUDA

P.E. LEED AP

Principal

Director of Civil Engineering

## SELECTED PROJECTS:

Honolulu, O'ahu

**West Maui Village - Residential and Commercial\***

Kapaha, Maui

**USMC Base Finegayan Drainage Master Plan\***

Guam

**'Ewa Beach Road 12" Water Main - 12" Water Main Installation and Appurtenances\***

Ewa, O'ahu

**Kohala 36" Transmission Pipeline - 36" Transmission Main, Deep Wells, and Reservoirs\***

Kohala, Hawaii

**Ma'akua Well - Water Supply Deep Well and Pump, Transmission Pipeline, Access Road, Control Building\***

Ma'akua, Hawaii

**Olive Ave. 8" Water Main - Water Main Replacement\***

Wahiawa, O'ahu

**Puainako Street Widening and Extension - Urban Arterial Widening\***

Hilo, Hawaii Island

**Saddle Road EIS - Route Study\***

County of Hawaii

**Wheeler Air Force Base Helipads - Helipad, and Tie-down Anchors, Sewer Pump Station and Force Main\***

US Air Force

**Ash Grove - Residential Subdivision\***

Creswell, Oregon

**CJM Industrial Park - Multi-phase Industrial Site Development\***

Eugene, Oregon

**Emerald Valley Resort - Residential and Commercial Development\***

Creswell, Oregon

**Joshua Estates - Residential**

**Subdivision\***

Tualatin, Oregon

**Lake Oswego High School - High School Replacement\***

Lake Oswego, Oregon

**Levi Landing - Residential Subdivision\***

Springfield, Oregon

**Maryhurst University - University Master Plan\***

Lake Oswego, Oregon

**Oregon State Fair Multipurpose Pavilion - Multipurpose Pavilion Addition\***

Salem, Oregon

**Oregon State Fair Site Infrastructure - Sanitary Sewer, Storm Sewer & Water Supply System Replacement & Upgrade\***

Salem, Oregon

**Portland Community College - Rock Creek Campus - College Building Addition and Expansion\***

Washington County, Oregon

**R&G Properties, Airport Industrial Park - Multi-phase Industrial\***

Eugene, Oregon

**Sherwood High School - High School Addition and Site Development\***

Sherwood, Oregon

**Springbrook Creek Restoration Flood Study - Flood Study\***

Lake Oswego, Oregon

**St. Helen's Landfill - Landfill for Disposal of Waste from Wood\***

St. Helens, Oregon

**Summer Meadow - Residential Subdivision\***

Eugene, Oregon

**Summer Terrace - Residential Subdivision\***

Eugene, Oregon

**Sunnyside Road (I-205 to SE 122nd Avenue) - Urban Arterial Widening\***

Clackamas, Oregon

**The Falls at Happy Valley - Residential Subdivision\***

Happy Valley, Oregon

**UPS Tualatin Site Expansion and Wetlands Project - Site Expansion and Wetland Mitigation\***

Tualatin, Oregon

**Wymore Transfer - Multi-phase Industrial Site Development\***

Clackamas, Oregon

\*Project Work Prior to G70























































## Sohrab Rashid, TE

### Principal

#### EDUCATION

B.S. Mechanical Engineering,  
San José State University, 1988

#### REGISTRATIONS

Licensed Traffic Engineer, State of California  
(TR1845)

#### AFFILIATIONS

Institute of Transportation Engineers (ITE)  
American Planning Association (APA)  
Women's Transportation Seminar (WTS)

#### AWARDS

- Sustainable Transportation and Land Use Planning in a Changing Environment, Nanning, China, December 2010
- Estimating Trip Generation for Transit-Oriented Developments (TODs), ITE Technical Conference, 2007
- Guest Lecturer (Transportation):
  - San Diego State University (2019)
  - San Jose State University (2004-09)

#### EXPERTISE

- Campus and Site Access Planning
- Long-range Multimodal Transportation Planning
- Parking Studies
- Traffic Operations Analysis
- Bicycle and Pedestrian Planning
- Multimodal Corridor Planning
- Transportation Demand Management
- Travel Demand Forecasting

#### ABOUT

Sohrab is a registered Traffic Engineer in California with 33 years of experience in transportation planning and engineering. He has served as Principal in Charge or Project Manager for numerous high-profile transportation projects throughout California, Hawaii, and internationally. Sohrab strengths include a broad knowledge of mobility planning and engineering that he applies to maximize benefits to all travel modes, and an ability to communicate complex technical approaches and findings in an easy-to-understand way to decision-makers and the public. He is currently a Senior Market Leader in the firm's San Diego office, and oversees projects across Hawaii, in San Diego County, and in other western states. He also has experience working in the Pacific Rim, including in China, Singapore, and Guam.

#### REGIONAL AND LARGE-AREA PLANNING

##### Central Oahu Transportation Study (Oahu, HI)

Sohrab is the Project Manager for this OahuMPO-led study, where Fehr & Peers served as the lead technical subconsultant. The purpose of the study is to identify a program of multi-modal improvements to enhance circulation and access within and to/from the Central Oahu area including Mililani and Waipio, as well as portions of Wahiawa, Waikēle and Waipahu. Fehr & Peers used the OahuMPO regional model to evaluate selected roadway projects on HDOT facilities including H-1, H-2, and Kamehameha Highway. The study also focused on a series of transit, bicycle and pedestrian improvements that would contribute to reducing reliance on the automobile. A feasibility evaluation and cost estimate were prepared for each of a screened group of projects that will be used in the Oahu Regional Transportation Plan update.

##### Envision 2040 General Plan Update (San Jose, CA)

Fehr & Peers completed the technical analysis, background report, and policy development for the Envision San Jose 2040 General Plan (GP) Circulation Element update with Sohrab serving as Project Manager. This process involved a comprehensive evaluation of existing transportation conditions for 100 roadway segments, validation and enhancement of the city's travel demand model, analysis of five land use alternatives, and input into policies for all travel modes. A primary focus of the update was to promote a balanced policy approach to all modes and evaluating changes to the City of San Jose's level of service and parking policies. The result was a state of the practice, multimodal blueprint for a thriving City in the heart of Silicon Valley.









**ERIC B. GUNTHER**  
*AECOS Inc.*



Eric B. Guinther is an ecologist/botanist and aquatic biologist with over 40 years of experience conducting environmental studies throughout the central Pacific Basin. His responsibilities at AECOS include: conducting field surveys, producing environmental survey reports, and making plant and animal identifications (taxonomy). As former president and head biologist at AECOS Inc., he plays a role in corporate/project management and directs a team of seven fellow biologists with specialties in marine biological surveys (certified for SCUBA), stream and lake surveys, wetland surveys and delineations, and terrestrial biological surveys, including botanical surveys.

A major responsibility at AECOS Inc. is maintaining quality control over all reports prepared by staff before these reports are sent to clients. Mr. Guinther is experienced in computer programming in HTML, CSS, Java, PHP, and SQL. He creates and maintains the company website, a majority of which is numerous internal (private) webpages and databases used by employees to track jobs assignments, progress, reports, and invoicing.

Mr. Guinther's educational background emphasized ecology, encompassing zoology, botany, geology, and water quality. He has worked extensively in marine, freshwater, and terrestrial environments—mostly throughout the Hawaiian Islands. However, he has conducted surveys in many parts of the western and central Pacific, including Guam, Tinian, Saipan, American Samoa, Western Samoa, Kwajalein Atoll, Canton Atoll, Fanning Atoll, Christmas Island, Yap, Palau, and Japan. He has experience in collecting field data using Trimble GNSS and processing GIS data with ArcView/ArcMap.

In the last two decades, Mr. Guinther's field work has involved mostly surveys assessing the distribution of terrestrial plants to document potentially sensitive species (rare native or listed species) for client projects, and conducting wetland inventory and delineations of jurisdictional waters. In his free time he grows native Hawaiian plants in a home nursery for out-planting at a native planting site on windward O'ahu at Nā Pōhaku o Hauwahine, a state park reserve. He also developed and maintains a public web document on identifying grasses and sedges in the Hawaiian Islands at URL: [http://www.aecos.com/CPIE/Grass\\_Intro.html](http://www.aecos.com/CPIE/Grass_Intro.html).

Education

University of the Pacific, B.A. Biology. 1965.

University of the Pacific, graduate studies. 1965-1967.

University of Hawaii, graduate studies. 1967-1973.











