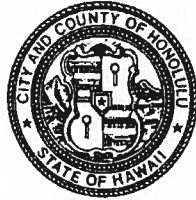


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

mw

October 6, 2014

Mr. Daniel Orodener
Executive Officer
Land Use Commission
State of Hawaii
235 South Beretania Street, Room 406
Honolulu, Hawaii 96813

Dear Mr. Orodener:

SUBJECT: The Department of Planning and Permitting's Response to the Motion by Ho'Ohana Solar 1, LLC to Amend the Decision and Order Regarding Docket No. A92-683, Halekua Development Corporation

This letter serves as our response to the Motion before the State Land Use Commission by Ho'Ohana Solar 1, LLC dated August 11, 2014. The Motion proposes a number of amendments to the above docket to allow a solar farm as a temporary use for up to 30 years on the site of Royal Kunia Phase II's proposed Increment 3. Specifically, the motion requests that the Commission: (1) recognize Ho'Ohana Solar 1, LLC as the successor petitioner for the project site, (2) amend the previous Decision and Order to explicitly authorize the proposed interim use of the site as a solar farm, and (3) delete existing Condition No. 21 so that changes in ownership no longer need prior approval by the Commission.

We have no objections to the Motion and our response is as follows:

- The existing zoning of AG-1 Restricted Agricultural District allows solar farms, and solar farms contribute to State and county goals of achieving energy self-sufficiency.
- Constructing a housing development on the project site is not imminent as Increment 3 of Royal Kunia Phase II – must wait until other developers build spine infrastructure right up to its lower edges. This last and most isolated part of Village Park/Royal Kunia can only proceed after Increments 1 and 2 build their spine road,

Mr. Daniel Orodener
October 6, 2014
Page 2

sewer mains, and makai-bound drainage channels across their own lands in such a way that they link both Increment 3 and themselves to the spine infrastructure of Royal Kunia Phase I.

- The Robinson Estate's decision to lease the property as a solar farm for the next 30 years suggests that the property does not have a realistic chance to enter the housing market over the next couple of decades.
- The delay in the development of Royal Kunia Phase II Increment 3 until 2045 or so is unlikely to negatively impact Oahu's overall housing market, and thus we have no objections to the Motion before you.

We also recommend that the site be made available for compatible agricultural activities and when the solar farm is decommissioned, a disposal and recycling plan that is kept up to date, as recycling technologies improve in the future.

Should you have any questions, please contact Mike Watkins of our staff at 768-8044.

Very truly yours,



George I. Atta, FAICP
Director

GIA:js

CERTIFICATE OF SERVICE

I hereby certify that copies of the Response to Motion of the Department of Planning and Permitting, City and County of Honolulu were duly served upon the following by either State or City Messenger, or hand delivery, or depositing the same, postage prepaid, in the U. S. Postal Service.

STEVEN S. C. LIM, Esq.
JENNIFER A. BENCK, Esq.
PUANANIONAONA P. THOENE, Esq.
Carlsmith Ball LLP
ASB Tower
1001 Bishop Street, Suite 2100
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

DON S. KITAOKA, Esq.
Deputy Corporation Counsel
Department of the Corporation Counsel
City and County of Honolulu
530 South King Street, Room 110
Honolulu, Hawaii 96813

CITY MESSENGER

LEO R. ASUNCION, Jr.
Acting Director
Office of Planning
State of Hawaii
235 South Beretania Street, Suite 600
Honolulu, Hawaii 96813

STATE MESSENGER

BRYAN C. YEE, Esq.
Deputy Attorney General
Department of the Attorney General
State of Hawaii
425 Queen Street
Honolulu, Hawaii 96813

STATE MESSENGER

DIANE ERICKSON, Esq.
Deputy Attorney General
Department of the Attorney General
State of Hawaii
425 Queen Street
Honolulu, Hawaii 96813

STATE MESSENGER

Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813

STATE MESSENGER

Robinson Kunia Land LLC
c/o Rush Moore LLP
Attn: STEPHEN K. C. MAU, Esq.
Pacific Guardian Center, Mauka Tower
737 Bishop Street, Suite 2400
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

Forest City Sustainable Resources, LLC
Attn: The Corporation Company, Inc.
1136 Union Mall, Suite 301
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

Hanwha Hawaii, LLC
Attn: The Corporation Company, Inc.
1136 Union Mall, Suite 301
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

Halekua Development Corporation
Attn: The Horita Group, Inc.
JOSHUA HORITA
98-150 Kaonohi Street, No. B128
Aiea, Hawaii 96701

U. S. POSTAL SERVICE

Canpartners IV Royal Kunia Property LLC
c/o Matsubara – Kotake
Attn: WYETH M. MATSUBARA, Esq.
888 Mililani Street, 8th floor
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

HRT Realty, LLC
c/o Law Offices of Reuben Wong
Attn: DELWYN H. W. WONG
1164 Bishop Street, Suite 1006
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

300 Corporation
c/o Law Offices of Reuben Wong
Attn: DELWYN H. W. WONG
1164 Bishop Street, Suite 1006
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

Honolulu Limited
c/o Law Offices of Reuben Wong
Attn: DELWYN H. W. WONG
1164 Bishop Street, Suite 1006
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

RKES, LLC
Attn: PATRICK K. KOBAYASHI
1288 Ala Moana Boulevard, Suite 201
Honolulu, Hawaii 96814

U. S. POSTAL SERVICE

Hawaiian Electric Company, Inc.
Attn: SUSAN A. LI
900 Richards Street, Room 404
Honolulu, Hawaii 96813

U. S. POSTAL SERVICE

DATED: October 6, 2014, Honolulu, Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

A handwritten signature in cursive script, appearing to read "George I. Atta".

George I. Atta, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu

GIA:js