

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2014/SUP-3(RY)

January 26, 2015

Mr. Chad McDonald
Chairperson
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Chairperson McDonald:

SUBJECT: Special Use Permit Application No. 2014/SUP-3
Waiawa PV, LLC

By Findings of Fact, Conclusions of Law, and Decision and Order dated January 21, 2015, the City and County of Honolulu Planning Commission approved the application of Waiawa PV, LLC, for a Special Use Permit to establish a solar energy facility. Since the approved area exceeds 15 acres, the Planning Commission's Findings of Fact, Conclusions of Law, and Decision and Order, is being transmitted for the State Land Use Commission's review and decision.

Enclosed are one original, one hardcopy, and one digital copy of the record on compact disc and an index of the record. If you or your staff have any questions, please contact Raymond Young of our staff at 768-8049.

Very truly yours,

A handwritten signature in blue ink, appearing to read "George I. Atta".

George I. Atta, FAICP
Director

GIA:kh
Doc: 1210923

Enclosures

cc w/o enclosures: Jennifer Lim, Attorney for the Applicant

Waiawa PV, LLC
State Special Use Permit No. 2014/SUP-3 (RY)

Exhibit	Description
1	Application for a Special Use Permit (SUP) for Waiawa PV, LLC and CH2M Hill's transmittal letter.
2	Department of Planning and Permitting (DPP), Planning Division Master Application Form (Revised).
3	DPP, Environmental Checklist Parts 1 and II.
4	CH2M HILL's transmittal of 23 hard copies of application which include the original Master Application form that reflects the correct acreage.
5	Agencies Review Checklist for Environmental Assessment, Public Infrastructure Map, SUP, and Zone Changes.
6	Copy of mailing labels, including agencies, organizations, and Councilmember's who were mailed the Notice of Application.
7	Notice of Application SUP dated October 2, 2014, map, and Summary Description.
8	Memo to City, State, Federal Agencies, and the Neighborhood Boards (NB), No. 21, 25, 35, from the DPP. Memo included a copy of the application for SUP to establish a solar energy facility within the State Agricultural District, and requested review and comments. Memo(s) to Waiawa Satellite City Hall and community organizations with copies of the SUP Application for their files.
9	DPP's acceptance letter to Paul Luersen of CH2M HILL, for processing as of October 2, 2014. Enclosures include: Receipt No. 99431 and a copy of the check stub.
10	Comments from the DPP's, Development Plans and Zone Change Branch.
11	DPP, Planning Division Request for Comments Transmittal sheet to the DPP's divisions/branches concerning the solar energy facility.
12	Community comments from Tin Roof Ranch, Blue Planet Foundation, PRP, and Castle and Cooke Hawaii.
13	Pearl City NB No. 21: Resolution in Support of First Wind Group's Application for SUP for a Planned Solar Energy Facility in Pearl City and Waiawa.
14	Agency Comments (original copies) on the SUP Application by Honolulu Police Department (HPD), Department of Environmental Services (DES), Honolulu Fire Department (HFD), State Public Utilities Commission, Board of Water Supply (BWS), State Department of Agriculture (DOA), State Office of Planning (OP), including attachment of Act 055, S. B. No. 2658, U. S. Department of the Interior, Fish & Wildlife Service, State Land Use Commission (LUC), and the State Department of Transportation.
15	Revised General Layout Plan and CH2M Hill's transmittal letter.
16	Planning Commission's (PC) Notice of Public Hearing for December 17, 2014 meeting.
17	CH2M HILL's response letter dated November 21, 2014 to the DPP regarding agency comments. Enclosures include: Agency comments from DES, BWS, HPD, HFD, State DOA, State OP, U. S. Department of the Interior, Fish & Wildlife Service, and the State LUC.
18	PC's Agenda for December 17, 2014 Meeting.
19	Applicant's Exhibit No.'s "1" - "26" and transmittal letter dated December 15, 2014 from Carlsmith Ball LLP and Certificate of Service.
20	Transcript of the PC Meeting of December 17, 2014 and transmittal letter dated December 29, 2014.

Waiawa PV, LLC
State Special Use Permit No. 2014/SUP-3 (RY)

22	Memo from the DPP to the PC transmitting the Director's Report and Recommendation for approval of the SUP for a solar energy facility.
23	PC's Agenda for January 7, 2015, continued public hearing.
24	Transcript of the PC Meeting of January 7, 2015 and transmittal letter dated January 13, 2015.
25	Applicant's Exceptions to the DPP of the City and County of Honolulu's Findings of Fact, Conclusions of Law, and Recommendation dated December 30, 2014, Certificate of Service.
26	Applicant's First List of Witnesses; First List of Exhibits; Exhibits "1" - "23"; Certificate of Service.
27	Applicant's List of Witnesses; Second List of Exhibits; Exhibits "24" - "26"; Certificate of Service.
28	PC Public Hearing Maps.