



OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-15622

June 02, 2017

Ms. Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sokugawa:

Subject: Kawaihoa Solar Farm
Project No.: 2014/SUP-6 and SP15-406
Tax Map Keys: 6-1-006:001 (por.) and 6-1-005:001 (por.)
Location: Kawaihoa, Oahu, Hawaii

Thank you for the opportunity to review the subject application for a modification to the Special Use Permit. The Petitioner is requesting modifications to amend an existing Special Permit to modify the proposal and some of the conditions of the approval dated June 29, 2015.

The Office of Planning (OP) has the following comments.

1. The Special Permit Application was originally filed by Kawaihoa Solar LLC, subsidiary of SunEdison. SunEdison had filed for bankruptcy and the project has been obtained by NRG Renew, LLC (NRG).
2. NRG is currently working to reinstate the Power Purchase Agreements with Hawaiian Electric Company, and anticipates that NRG will be able to finance, construct, and connect the project to the electrical grid by December 2019.
3. The Petitioner is requesting to:
 - a. Change the ownership and property owner from SunEdison to NRG;
 - b. Modify Condition 6 requesting an extension of time to establish the project from the original two years from the date of the decision and order (March 25, 2017) to an additional 30 months which would be approximately December 2019;
 - c. Some technical changes with the types of solar panels to be utilized, which will result in a change in the number of solar panels. The area to be covered by the panels would be approximately 100 acres, about 11 acres more than the original area. This would result in the same power output as the originally proposed;

Kathy K. Sokugawa, Acting Director

June xx, 2017

Page 2

- d. The perimeter fence material would be changed from a four (4) -foot high steel mesh to a six (6) –foot high chain-link mesh, but with no barbed wire; and e. Modify other conditions, as explained below.
4. OP has no objection to the change in ownership from SunEdison to NRG.
 5. The following comments are based on Petitioner’s Exhibit F, however, we note that there are some errors in Exhibit F, referring to the conditions as stated in the Land Use Commissions Decision and Order dated June 29, 2015.
 - a. Condition 4. Modification requested to include the word approximately, four million dollars. OP objects to inserting the word approximately into this condition, and suggests the wording could be revised to say, no less than four million dollars.
 - b. Condition 6. Requesting modification of the time to establish the project. OP is in support of this modification to extend the time limit by 30 months or about December 2019.
 6. Condition 8. Change to the major modification from significant increases in the number of panels to the area covered by the panels. OP would support this modification to this condition. OP also concurs that the proposed increase in the area to be covered by the panels is relatively minor since the proposed net capacity of the project will not be increased.
 7. OP notes that there was no update from the original Appendix I Glare Analysis, dated September 2014. However, we note that while the number of PV panels will increase, the proposal for tracking racks is similar to the original proposal. We also note that Condition 11 would mitigate adverse impacts to pilots or motorists from the PV panels.

If you have any questions, please contact Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,



Leo R. Asuncion
Director

Attachment

c: Land Use Commission