



November 16, 2020

Kathy Sokugawa, Director  
c/o Mr. Raymond Young  
City & County of Honolulu  
Department of Planning and Permitting  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813  
Submitted via email: ksokugawa@honolulu.gov; rcsyoung@honolulu.gov

**Subject: AES West O'ahu Solar, LLC State Special Use Permit No. 2020/SUP-6, TMK 9-2-002:007 (por.)**

Dear Ms. Sokugawa:

As the authorized agent for AES West O'ahu Solar, LLC (AES), we are transmitting information related to the State Special Use Permit (SUP) application for the West O'ahu Solar Plus Storage Project (Project) and respectfully request that this documentation be incorporated into the Project record. As indicated in our previous letter dated October 22, 2020, the purpose of this submittal is to provide the Department of Planning and Permitting (DPP) with updated information regarding the easement(s) that will be executed to secure land rights for the Project in advance of the formal easement designation process.

As discussed in Section 1 of the SUP application, under an August 2019 option agreement with the University of Hawaii (UH), as amended in May 2020, AES will enter into a Grant of System Easement under which they will be granted the right to develop, construct, install, operate, maintain, repair, and replace the Project upon and/or remove the Project on a portion of the UH West O'ahu Mauka Lands property. The easements will include (1) an exclusive easement for the Project facilities, (2) a non-exclusive utility easement for Hawaiian Electric Company, and (3) a non-exclusive access easement along existing shared-use access roads.

AES is currently in the process of defining the easement areas in preparation for the formal easement designation process, which will involve submittal of the easement documentation to the City and County of Honolulu and Land Court for approval. The proposed boundaries of the exclusive easement for the Project facilities and non-exclusive utility easement (based on the current level of design) are shown in the attached map. In total, the exclusive easement area comprises approximately 65.783 acres and the non-exclusive utility easement comprises approximately 0.24 acres; both of these easement areas would be entirely within the overall 96.353-acre Project area. As noted in the SUP application, the reduction in the area secured for Project use from UH does not substantively change the size, scope, intensity, use, location or timing of the Project itself (as described in either the Final Environmental Assessment or the

SUP application), nor does it change the area for which SUP approval is requested. The non-exclusive access easement, which will include existing shared-use access roads extending from Pālehua Road to the Project area, is being coordinated with the University of Hawaii as the landowner.

We appreciate DPP's efforts in support of processing the SUP application for the West O'ahu Solar Plus Storage Project. If you have any questions regarding the information provided herein, please do not hesitate to contact me.

Sincerely,



Tetra Tech

Lisa Kettley

Agent for AES West O'ahu Solar, LLC

Enclosures:

Draft Easement Plan

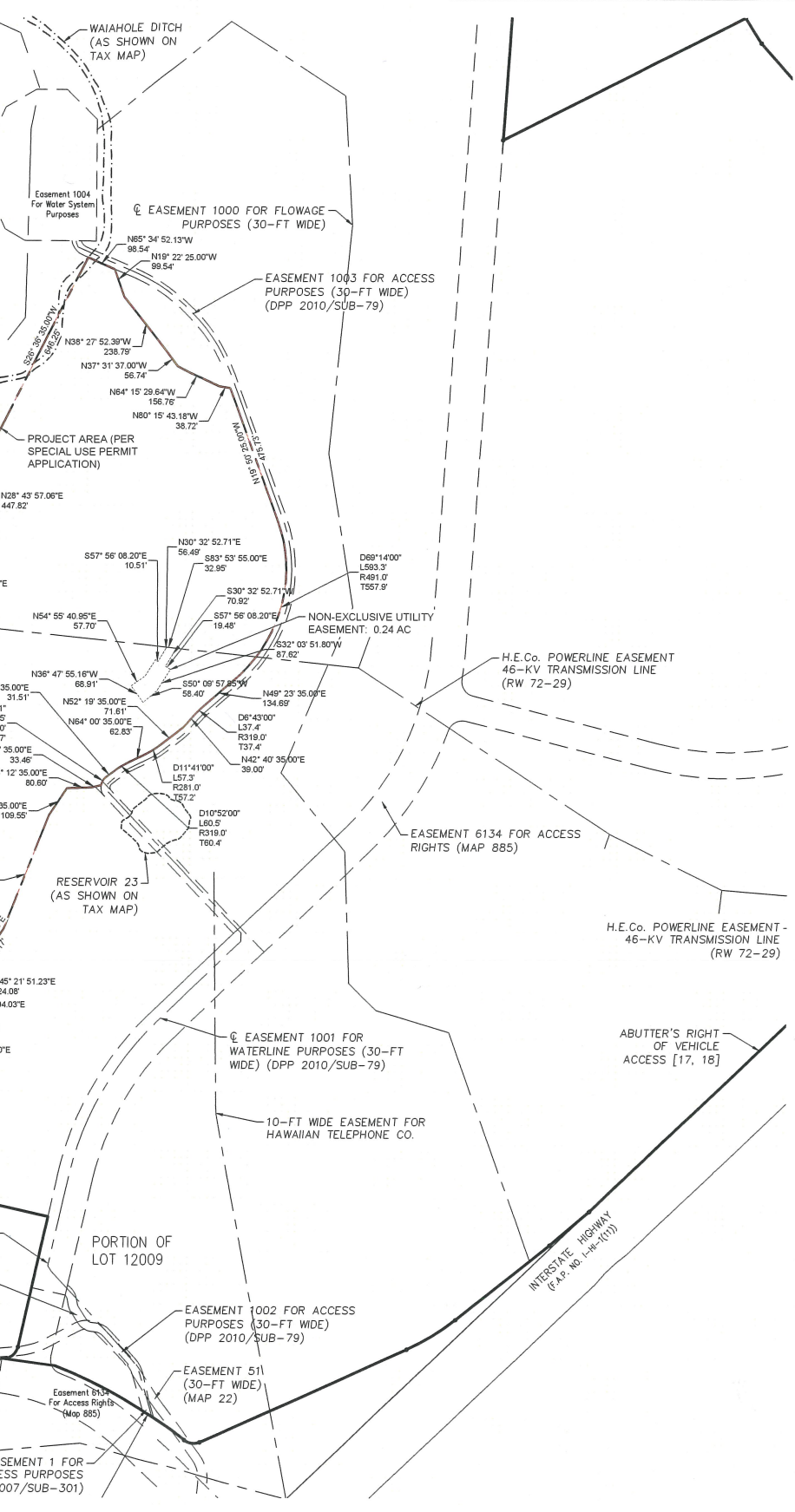
Cc: Nick Molinari, AES Distributed Energy (West O'ahu Solar, LLC)

"KAPUNI NEW"  
Government Survey  
Triangulation Station

PORTION OF LOT 12009  
TMK: (1) 9-2-02: 07  
860.560 ACRES

PORTION OF LOT 12009  
TMK: (1) 9-2-02: 01  
80.440 ACRES

Lot 19753  
(Map 1622)



- LEGEND**
- BOUNDARY FOR LOT 12009
  - TMK BOUNDARY
  - WAIAHOLE DITCH (PER TAX MAP)
  - RESERVOIR (PER TAX MAP)
  - EXISTING ROW LINE
  - EXISTING EASEMENT LINE
  - EXISTING EASEMENT CENTER LINE
  - PROJECT AREA (PER SPECIAL USE PERMIT APPLICATION)
  - PROJECT EASEMENT BOUNDARY
  - NON-EXCLUSIVE UTILITY EASEMENT

**PROJECT BOUNDARY ACREAGE**

PROJECT AREA (PER SPECIAL USE PERMIT APPLICATION)	96.353 ACRES
PROJECT EASEMENT BOUNDARY	65.783 ACRES

**AES**

Distributed Energy

AES Distributed Energy  
282 Century Pl. Suite 2000  
Louisville, CO 80027 USA

**HDR**  
3J CONSULTING

CIVIL ENGINEERING  
WATER RESOURCES  
COMMUNITY PLANNING

1600 SW MARSH AVE., SUITE 100, BEAVERTON, OR 97008

**SYSTEM DESCRIPTION**

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REV	BY	DATE	REVISIONS	
			DESCRIPTION	

**PE STAMP**

AES WEST OAHU SOLAR  
OAHU, HI

**PROJECT NUMBER**  
19537

**PHASE**  
ISSUED FOR REVIEW

**MILESTONE**  
90% DESIGN

**ELECTRICAL DESIGNER**

**STRUCTURAL DESIGNER**

**DATE**  
11-16-2020

**SCALE**  
1" = 250'

**TITLE**

**DRAWING**

DRAFT  
EASEMENT PLAN

