MEMORANDUM

TO:        Brian Lee, Chair
           and Members of the Planning Commission

FROM:      Dean Uchida, Director
           Department of Planning and Permitting

SUBJECT:   Special Use Permit (SUP) Petition File No. 2020/SUP-7
           Mahi Solar, LLC for a 120-Megawatt Solar Energy Generation Facility plus a
           480-Megawatt-Hour Battery Energy Storage System and ancillary support
           facilities (Project)
           Honolulu, Ewa District, Oahu
           Tax Map Keys 9-2-001: 020 portion, 9-2-004: 003 portion, 9-2-004: 006 portion,
           9-2-004: 010 portion, and 9-2-004: 012 portion

Attached for your appropriate action is our report and recommendation for conditional
approval of an approximately 620.0-acre SUP petition for the establishment of a new solar
energy generation and battery storage facility. The Project is the largest solar plus storage
project proposed in Hawaii capable of generating four percent of Oahu’s electricity needs. A
unique aspect of this Project is the aggressive pairing of agriculture and solar energy generation
called “Agrivoltaics”. The Agrivoltaics program, in partnership with the Hawaii Agriculture
Research Center, could be a model for future solar projects.

The Department of Planning and Permitting recommends conditions of approval relating
to the provision of lands under the solar panels for compatible agriculture, submittal of a letter of
credit for decommissioning, measures to mitigate potential wildlife impacts, protect historic,
cultural and archeological resources, and various standard SUP conditions.

As the proposed Project exceeds the 15-acre threshold, or involves Important
Agricultural Lands of any acreage designated by the State Land Use Commission (LUC), a
favorable decision by the Planning Commission will require LUC review.

Should you have any questions, please contact Franz Kraintz, of our staff, at
(808) 768-8046 or by email at fkraintz@honolulu.gov.

Enclosures