

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
MAYOR



April 9, 2021

DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2020/SUP-7 (fk)

NOTICE OF APPLICATION
SPECIAL USE PERMIT

PROJECT NAME	:	Mahi Solar Project
APPLICANT	:	Mahi Solar, LLC
LANDOWNERS	:	Monsanto Technology, LLC Hartung Brothers Hawaii, LLC Fat Law's Farm Inc.
LOCATION	:	Various parcels on the mauka or Waianae side of Kunia Road beginning approximately 7,000 feet north of the intersection of Kunia Road and H-1 Freeway, Honouliuli, Ewa
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
STATE LAND USE DISTRICT	:	Agricultural District
ZONING	:	AG-1 Restricted Agricultural District
DEVELOPMENT PLAN AREA	:	Ewa
SUSTAINABLE COMMUNITIES PLAN AREA	:	Central Oahu
ACCEPTANCE DATE	:	April 9, 2021

The Department of Planning and Permitting (DPP) is reviewing the subject State Special Use Permit (SUP) application to establish a 120-megawatt photo-voltaic energy generation system and accessory 480-megawatt-hour battery storage system, and ancillary support facilities. The energy generated will be transmitted to the Hawaiian Electric Company's energy grid to assist the State of Hawaii meet its goal of 100 percent energy generation by renewable sources by 2045.

The complete SUP application can be downloaded here: <https://bit.ly/397SEF0>. You may also review the application material at our office, Monday through Friday, 7:45 a.m. to 4:30 p.m., at 650 South King Street, 7th floor.

Comments on this application can be submitted to the DPP at 650 South King Street, 7th floor, Honolulu, Hawaii 96813. Please reference the project number, **2020/SUP-7**, in your response. If you know of any interested person who has not received this notification, we would appreciate it if you would inform them. Responses should be received by the Department by: **May 10, 2021**.

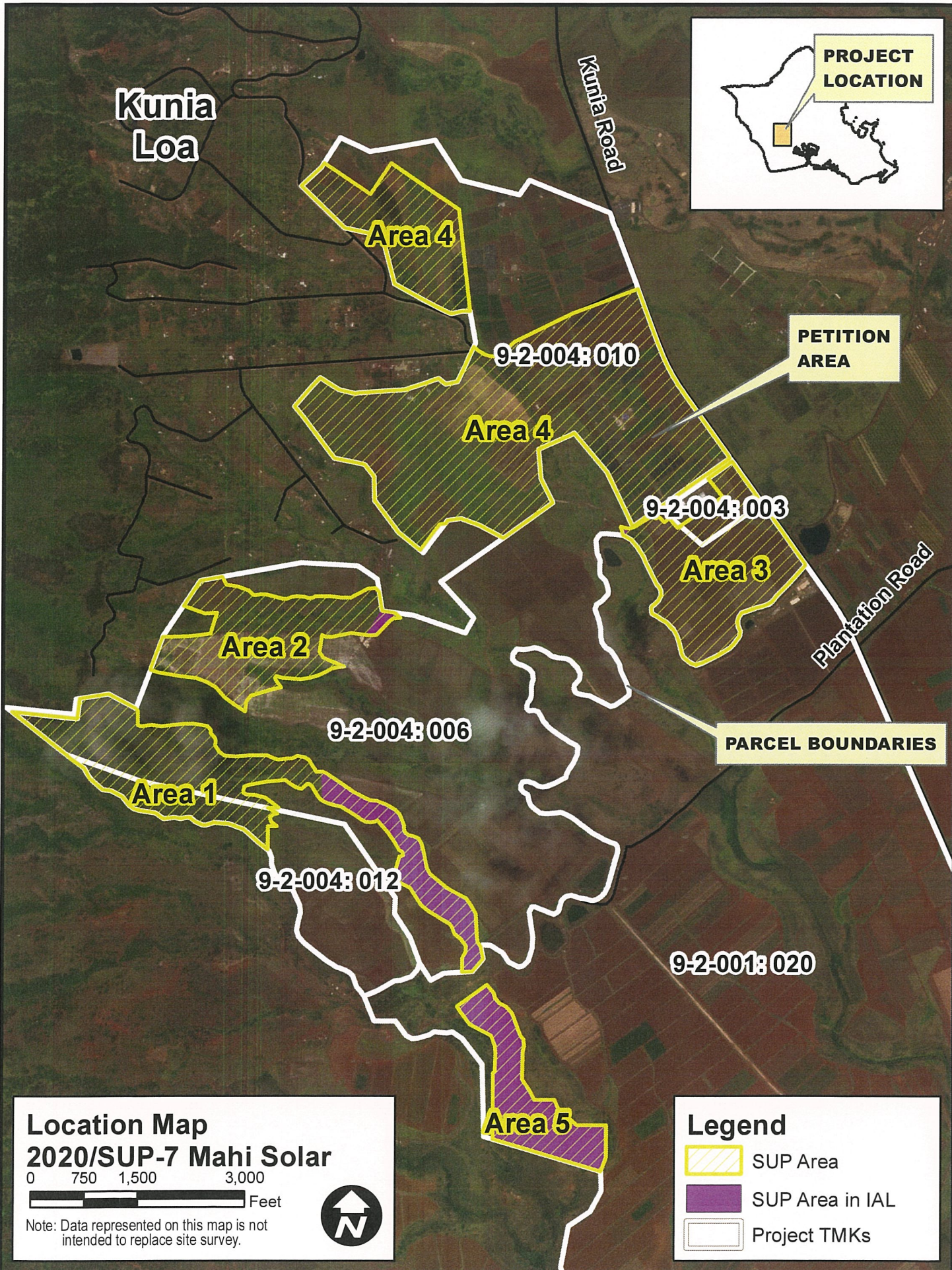
Should you have any questions, please contact Franz Kraintz, of our staff, at (808) 768-8046 or by email at fkraintz@honolulu.gov.

Very truly yours,

A handwritten signature in red ink, appearing to read "Raymond Young".

Raymond Young
Acting Branch Chief

RY:ah



PETITION AREA

PARCEL BOUNDARIES

Location Map
2020/SUP-7 Mahi Solar

0 750 1,500 3,000
 Feet

Note: Data represented on this map is not intended to replace site survey.

Legend

- SUP Area
- SUP Area in IAL
- Project TMKs

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

PROJECT SUMMARY – DPP FILE NO. 2020/SUP-7

APPLICANT : Mahi Solar, LLC
Attention: Wren Westcoatt
330 Congress Street, 6th Floor
Boston, MA 02210
Telephone: (808) 780-1000

LANDOWNERS : Monsanto Technology, LLC
94-520 Kunia Road
PO Box 200
Kunia, Hawaii 96759

Hartung Brothers Hawaii, LLC
708 Heartland Trail, Suite 2000
Madison, WI 53717-2099

Fat Law's Farm Inc.
c/o Kunia Agriculture Park LLC
91-1008 Aipoola Street
Ewa Beach, Hawaii 96706-3956

LOCATION : Various parcels on the mauka or Waianae
side of Kunia Road beginning approximately
7,000 feet north of the intersection of Kunia
Road and H-1 Freeway, Honouliuli, Ewa

TAX MAP KEYS (TMK) : 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

AREA OF SPECIAL USE : Approximately 620.0 acres

RECORDATION : Land Court

STATE LAND USE DISTRICT : Agricultural

EWA DEVELOPMENT PLAN : Agricultural and Preservation

CENTRAL OAHU SUSTAINABLE
COMMUNITIES PLAN : Agricultural and Preservation

EXISTING ZONING	:	AG-1 Restricted Agricultural District
LAND STUDY BUREAU RATING	:	Overall Master Productivity Rating of Class "B", "C", "D", "E", and Unclassified
IMPORTANT AGRICULTURAL LANDS	:	69.5 Acres
EXISTING USE	:	Diversified crops, cultivation of seed corn, fallow fields, open space
SURROUNDING LAND USES	:	Agriculture, open space and the Kunia Village residential community to the north; agriculture, golf course, Royal Kunia Village II proposed development, and open space to the east; agriculture to the south; upslope forest, open space, and patches of agricultural uses to the west
APPLICANT'S PROPOSAL	:	The Mahi Solar project is a 120-megawatt alternating current solar and energy storage facility located in Kunia, Oahu. The project includes ground-mounted, single-axis tracking photovoltaic (PV) arrays, and a 480-megawatt-hour Battery Energy Storage System. The site will be developed in five areas across five parcels. The total project area is approximately 620 acres, while the project parcels total approximately 2,952.3 acres. The design of the project fits with the existing topography of the land and will provide an efficient layout with appropriate connections that allow the project to function as one cohesive solar energy system. An Agrivoltaics Plan is contemplated to incorporate viable agriculture amidst the PV arrays
PURPOSE AND NEED	:	The energy generated will be transmitted to the Hawaiian Electric Company's energy grid to assist the State of Hawaii meet its goal of 100 percent energy generation by renewable sources by 2045