

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

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2014/ELOG-461 (EK)

April 29, 2014

CU-LAD

Mr. Keith Chang  
Kamehameha Schools  
567 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Chang:

SUBJECT: Environmental Impact Statement Determination  
Waiawa Solar Project  
Tax Map Keys 9-4-6: 34-37; 9-6-4: 24-26; and 9-6-5: 1

This is in response to your request, received March 17, 2014, for a determination regarding the requirements of the Environmental Impact Statement (EIS) Law [Hawaii Revised Statutes (HRS) Chapter 343] for a proposed solar farm on portions of the subject parcels. Specifically, you requested the Department of Planning and Permitting (DPP) to make a determination as to whether the project is subject to HRS Chapter 343, and if so, whether a Supplemental EIS will be required. We have determined that the project is not subject to HRS Chapter 343 and, therefore, no environmental documents are required.

On March 6, 1987, the Department of General Planning (now the DPP) accepted an EIS for the Waiawa Development, which was required in advance of a Development Plan amendment and a State Land Use (SLU) Map Amendment (from Agriculture to Urban District). The large-scale proposal involved the development of 7,900 residential units, 115 acres of retail, commercial, and industrial uses, two golf courses, an elementary school, and a public park. The anticipated population of the area was 18,873 people. The SLU map was amended and a zone change was granted for the area.

The Waiawa Development has yet to be initiated, and there is no date-certain for its initiation. For this reason, Kamehameha Schools is planning to allow SunEdison to develop a 300-acre portion of the subject parcels with a utility installation Type B (solar farm) for approximately 25 years. The question for which you are seeking clarity is whether the Waiawa Development EIS applies to the proposed use of the land as a solar farm since this is the first proposed development after the map amendments and zone changes were approved for the area. We have determined that the proposed utility installation does not constitute a change to the original proposal; it is a new proposal, unrelated to the original Waiawa Development plan. As such, the HRS Chapter 343 requirements for the solar farm project are independent of the previous EIS for development of the site. A utility installation for a solar farm on private land

KS Exhibit 14


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does not trigger HRS Chapter 343 whether it is in the SLU Agriculture or Urban Districts. Even if the SLU map amendments and zone changes had never occurred, a solar farm would not have triggered HRS Chapter 343. Furthermore, utility installations are allowed in both the SLU Agriculture and Urban Districts, and in all zoning districts. Therefore, the use can be pursued whether or not the map amendments and zone changes had occurred. Furthermore, an interim use of the land that does not involve any irreversible development (like roadway and infrastructure improvements) does not constitute a change to the large-scale development project reviewed under the EIS.

In conclusion, the proposed utility installation is totally separate from the Waiawa Development plan. It is designed to generate electricity for the region, not for the future Waiawa Development, and we understand its proposed "lifespan" is only 25 years. Therefore, the project is not subject to the requirements of HRS Chapter 343, nor is a Supplemental EIS required. Please contact Elizabeth Krueger of our Land Use Approval Branch at 768-8017 if you have any questions.

Very truly yours,



George I. Atta, FAICP  
Director

GIA:nw