

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2013/ELOG-2320(ST)

February 21, 2014

Mr. Benjamin A. Kudo, Esq.
Ashford & Wriston
P. O. Box 131
Honolulu, HI 96810

Dear Mr. Kudo:

SUBJECT: Environmental Assessment Determination for the
Ka La Nui Solar Project
NextEra Energy Resources
85-572 Waianae Valley Road
Key: 8-5-3: 29, 32, 35, and 43

This responds to your letter of December 6, 2013, requesting a determination on whether the proposed development of the above referenced photovoltaic (PV) facility will require the preparation of an environmental assessment. We apologize for the late response.

Based on the information submitted, the development of proposed 15-megawatt facility will not require the preparation of an environmental assessment pursuant to the State Environmental Impact Statement (EIS) Rules, Title 11, Chapter 200, Hawaii Administrative Rules (HAR).

Although both alignments of the electrical transmission lines (gen-tie lines) from the collection substation to the interconnection point with Hawaiian Electric Company, "Option 1: the 3,750-foot long alignment within Kaupuni Channel," and "Option 2: the 1,900-foot alignment within Lot A-14-D and along Ala Hema Street," would be within public rights-of-way, the establishment of utility easements and installation of utility lines, can be considered exempt actions pursuant to Section 11-200-8(a)(3)(D), HAR, "the construction and location single, new, small facilities including electrical utility services extensions and the acquisition of utility easements."

We note that although the project is proposed on agricultural district lands, the significant amount of excavation proposed (i.e., 70,000-90,000 cubic yards), will likely require grading permits from our Site Development Division (SDD). The creation of the utility easement requires a subdivision approval, also from our SDD.

Should you have any questions, please contact Steve Tagawa of our staff at 768-8024.

Very truly yours,

A handwritten signature in cursive script, appearing to read "George I. Atta".

For George I. Atta, FAICP,
Director

GIA:nw



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2015/ELOG-1135 (EK)

June 18, 2015

Ms. Jessica Wooley, Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Ms. Wooley:

SUBJECT: Declaration of Exemption from
Environmental Impact Statement (EIS)
Hawaii Revised Statutes (HRS), Chapter 343

Applicant: Ka La Nui Solar, LLC
Landowner: Mountain View Dairy, Inc.
Agent: Tetra Tech, Inc.
Project Location: 85-578 Waianae Valley Road – Waianae Kai
Tax Map Keys: 8-5-3: 31, 32, and 43
Request: Conditional Use Permit (CUP) to allow the development of a utility installation, Type B (solar farm), and Waiver to allow the utility installation to exceed the maximum building area (lot coverage) for nonagricultural structures in the AG-2 General Agricultural District.

This is to inform you that the subject project is exempt from the requirements of HRS Chapter 343, based on our analysis. The proposed utility installation, Type B, will be a 15-megawatt renewable solar energy farm with photovoltaic panels and associated electrical substation equipment on approximately 143 acres of the 204-acre site, which is in the AG-2 General Agricultural District and the State Land Use Agricultural District. The project will require a CUP and Waiver from the Department of Planning and Permitting (DPP) prior to the issuance of building permits.

Based on the information provided by the Applicant, the development of the solar farm itself is not subject to the requirements of Chapter 343 because it is on private land and is not in the State Land Use Conservation District. However, the below-grade electrical transmission lines (generator tie lines) from the collection substation to the interconnection point with Hawaiian Electric Company will be located within public rights-of-way and on land owned by the City and County of Honolulu, and is subject to the requirements of Chapter 343. The facility,

including the transmission line, will not require the preparation of an environmental assessment because the establishment of utility easements and the installation of utility lines are considered exempt actions, pursuant to the EIS Rules, Title 11, Chapter 200, Hawaii Administrative Rules (HAR). Section 11-200-8(a)(3)(D), HAR, specifies that the construction and installation of new facilities, equipment, or structures for essential public utility services, including extensions of electrical utility services and the acquisition of utility easements, are exempt classes of action. Therefore, we have determined that the Ka La Nui Solar Project is exempt from the requirements of Chapter 343.

If you have any questions, please contact Elizabeth Krueger of our staff at 768-8017.

Very truly yours,


for George I. Atta, FAICP
Director

cc: Tetra Tech, Inc.
Ka La Nui Solar, LLC

Tuiolosega, Herman

From: Krueger, Elizabeth S <ekrueger@honolulu.gov>
Sent: Monday, June 29, 2015 2:03 PM
To: Tuiolosega, Herman
Cc: 'Pulmano, Leilani'; Shoji, Joyce M.
Subject: Ka La Nui Solar Chapter 343 Exemption Declaration

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Herman,

Per our telephone conversation this morning, please publish the Declaration of Exemption for the Ka La Nui Solar Farm Project in the July 23, 2015 edition of [The Environmental Notice](#). The Department of Planning and Permitting transmitted the declaration of exemption to the Office of Environmental Quality Control on June 18, 2015, under File No. 2015/ELOG-1135. The Ka La Nui Solar Farm Project requires a Conditional Use Permit to allow the development of a utility installation, Type B, and Waiver to allow the utility installation to exceed the maximum building area (lot coverage) for nonagricultural structures in the AG-2 General Agricultural District. Please contact me if you have any questions relating to this project or this publication request.

Thank you,
Elizabeth Krueger