



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



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Ref. No: KAL 17-017

December 13, 2017

Mr. Kevin McCaskill  
Aloha Solar Energy Fund II, LLC  
2969 Mapunapuna Place, Suite 220  
Honolulu, Hawaii 96813

Dear Mr. McCaskill:

Re: Aloha Solar Energy Fund II ("ASEF II") Project Completeness Review and Automatic Approval for Development Permit Application and Request for Variances Permit No.: KAL 17-017, Tax Map Key: 9-1-013: 070

The Hawaii Community Development Authority (HCDA) has received and reviewed the Development Permit application and Request for Variances for the ASEF II project. The Development Permit application and Request for Variances was received on November 27, 2017.

This letter is to inform you that the Development Permit application and Request for Variances are deemed to be *Complete* and all required information has been provided. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Kalaeloa Community Development District Rules.

The HCDA will hold three separate public hearings before the HCDA makes a determination on the Development Permit Application and Request for Variances. The first public hearing, a presentation hearing, will be held on January 18, 2018 at 10:00 a.m. to allow the applicant to present the proposed Project, to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The second public hearing will be held on January 19, 2018 at 10:00 a.m. to allow the applicant to present the Request for Variances, to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The third public hearing will be held on March 13, 2018 at 10:00 a.m. to allow for additional oral and/or written testimony from the general public on the above-listed Development Permit Application and Request for Variances prior to the decision-making by the Authority.

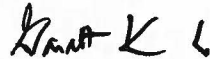
**EXHIBIT D**

A copy of the Notice of Public Hearing is attached for your reference. All public hearings will be held at the Department of Hawaiian Home Lands Hale Pono'i Conference Room, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707.

In accordance with the provisions of HAR § 15-215-84, the Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA granting or denying approval within 120 days from the date of the hearing notice. The public hearing notice will be published on Wednesday, December 13, 2017, in the Honolulu Star-Advertiser, making the automatic approval date April 12, 2018 for the Development Permit. Likewise, in accordance with the provisions of HAR § 15-215-84, the Request for Variances will be deemed automatically approved if no decisions are made by the HCDA granting or denying the request within 160 days from the date of the hearing notice, making the automatic approval date May 22, 2018 for the Request for Variances.

Should have any questions regarding this matter, please contact Ms. Tesha Malama, Kalaeloa Director of Planning and Development at 620-9643 or via email at [Tesha.Malama@hawaii.gov](mailto:Tesha.Malama@hawaii.gov).

Sincerely,



Garrett Kamemoto  
Interim Executive Director

c. Kawika McKeague, G70 Design  
Enc.

**STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

**NOTICE OF PUBLIC HEARINGS  
FOR DEVELOPMENT PERMIT APPLICATION AND REQUEST FOR VARIANCES  
REGARDING THE ALOHA SOLAR ENERGY FUND II, LLC PROJECT**

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (HCDA), a body corporate and a public instrumentality of the State of Hawaii. Pursuant to Hawaii Administrative Rules (HAR) 15-215 (Kalaeloa Community Development District Rules), HAR 15-219 (Rules of Practice and Procedure) and Section 206E-5.6, Hawaii Revised Statutes, the Applicant is requesting approval from the HCDA, regarding Applicant's (1) Development Permit and (2) Request for Variances pertaining to height of fence, setback and landscaping requirements.

**DATES:**            January 18, 2018 (Presentation Hearing)  
                         10:00 a.m.

                         January 19, 2018 (Variances Hearing)  
                         10:00 a.m.

                         March 13, 2018 (Decision-Making Hearing)  
                         10:00 a.m.

**PLACE:**            Department of Hawaiian Home Lands  
                         Hale Pono`i Conference Room  
                         91-5420 Kapolei Parkway  
                         Kapolei, Hawaii 96707

or as soon thereafter as those interested may be heard to consider the following items:

**Project Information:**

**Permit Number:**            KAL 17-017  
**Applicant:**                    Aloha Solar Energy Fund II, LLC  
**Tax Map Key (TMK):**        (1) 9-1-013:070

**Project Description:**        The request is for a Development Permit for the construction of a 5 megawatt photovoltaic utility installation (Project) on TMK: 9-1-013:070. The Project also includes an approximate 1.78-mile long 12 kV interim electrical distribution line located on a 30-foot-wide portion of right-of-way along the eastern edge of Coral Sea Road that border TMKs: 9-1-013:039, 040, 043, 044, 072, 099, and 100.

**Variances Requested:**        The Applicant is requesting the following three variances pursuant to HAR § 15-215-81 of the Kalaeloa Community Development District Rules:

- HAR § 15-215-43, Architectural Standards (c): Increase the height of the fence from 3 feet to 6 feet.
- HAR § 15-215, Development Standards Summary, Figure 1.3: Place the fence on the property line without the required setback.
- HAR § 15-215-44, Landscape: Eliminate the requirement for landscaping within the front yard area.

Interested persons may move to intervene and be made a party to this proceeding by filing a timely written motion with 30 copies at the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, in accordance with HAR § 15-219-49 by no later than 4:30 p.m. on Tuesday, January 2, 2018, with copies served on the Applicant at 2969 Mapunapuna Place, Suite 220, Honolulu, Hawaii 96813. The Authority will act on any motions to intervene on January 18, 2018, at which point all the parties to this proceeding will be established.

The purpose of the January 18, 2018 presentation hearing is to allow the Applicant to present the proposed Project, to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The purpose of January 19, 2018 public hearing is to allow the Applicant to present the request for variances and to allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The purpose of the March 13, 2018 decision-making hearing is to allow for additional oral and/or written testimony from the general public on the above-listed Development Permit Application prior to the decision-making by the Authority.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

Copies of the Development Permit Application and Request for Variances are available for inspection during regular business hours at the office of the HCDA, 547 Queen Street, 5<sup>th</sup> floor, Honolulu, Hawaii 96813, or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. A copy of the Development Permit Application and Request for Variances can also be downloaded by going to the HCDA website at [www.dbedt.hawaii.gov/hcda](http://www.dbedt.hawaii.gov/hcda). To request a copy of the Development Permit Application and Request for Variances, please contact the HCDA. Written public testimony will be accepted through the HCDA website until 12:00 p.m. the day before the respective public hearing dates ("Written Testimony Deadline"). Persons wishing to present public testimony after the Written Testimony Deadline are encouraged to appear in person at the public hearing to present oral testimony. Persons who intend to present oral testimony may sign up at the beginning of each public hearing. Persons who intend to submit written testimony are requested to submit 30 copies of their statements on or before the date of the public hearing. Please be advised that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying. Pursuant to HAR § 15-219-71, public comment or testimony may be limited to three minutes per speaker and speakers may be subject to questioning by the members of the HCDA board or by any other representative of the HCDA.

For any questions or concerns, you may call the HCDA at (808) 594-0300. Individuals who need auxiliary aids for effective communication are invited to contact Francine Murray, HCDA's ADA Compliance Coordinator via telephone at (808) 594-0300, or facsimile at (808) 587-0299, at least five working days prior to the date of the public hearing.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
JOHN WHALEN, CHAIRPERSON