

KALAELOA HOME LANDS SOLAR

A COMMUNITY-BASED RENEWABLE ENERGY PROJECT

BUILT ON HAWAIIAN HOME LANDS



WHO WE ARE

DR. NICK AZARI (CEO) AND TIM OLSEN (CTO) HAVE BEEN ACTIVE SOLAR ENERGY DEVELOPERS IN HAWAII SINCE 2009 AND HAVE COMPLETED PROJECTS MILILANI, PEARL CITY, KALIHI, KAHULUI AND KAPAA. 25 PROJECTS IN VARIOUS STAGES OF DEVELOPMENT. HIS BACKGROUND IN FINANCIAL MANAGEMENT GIVES ARION A SOLID ECONOMIC BASE AND THE ABILITY TO TAKE PROJECTS THROUGH ALL THE STAGES OF DEVELOPMENT

- 4 TIMES SUPERMARKET STORES ON OAHU, KAUAI AND MAUI
- SHIMA'S SUPERMARKET IN WAIMANALO
- WAIMEA CANYON SHOPPING PLAZA IN KEKAHA, KAUAI
- KAMEHAMEHA SHOPPING CENTER
- PACIFIC ALLIED PRODUCTS BOTTLING PLANT- CAMPBELL INDUSTRIAL PARK



WHAT WE DO

COMMUNITY-BASED RENEWABLE ENERGY IS A PROGRAM TO ALLOW ANYONE TO SUBSCRIBE TO SOLAR POWER GENERATION WITHOUT INSTALLING SOLAR ON YOUR OWN ROOF. SUBSCRIBERS GET A DISCOUNT ON THEIR ELECTRIC BILLS, AND THE HECO GETS CHEAPER POWER WITHOUT INVESTING IN THE INFRASTRUCTURE



Our bright ideas come from the sun

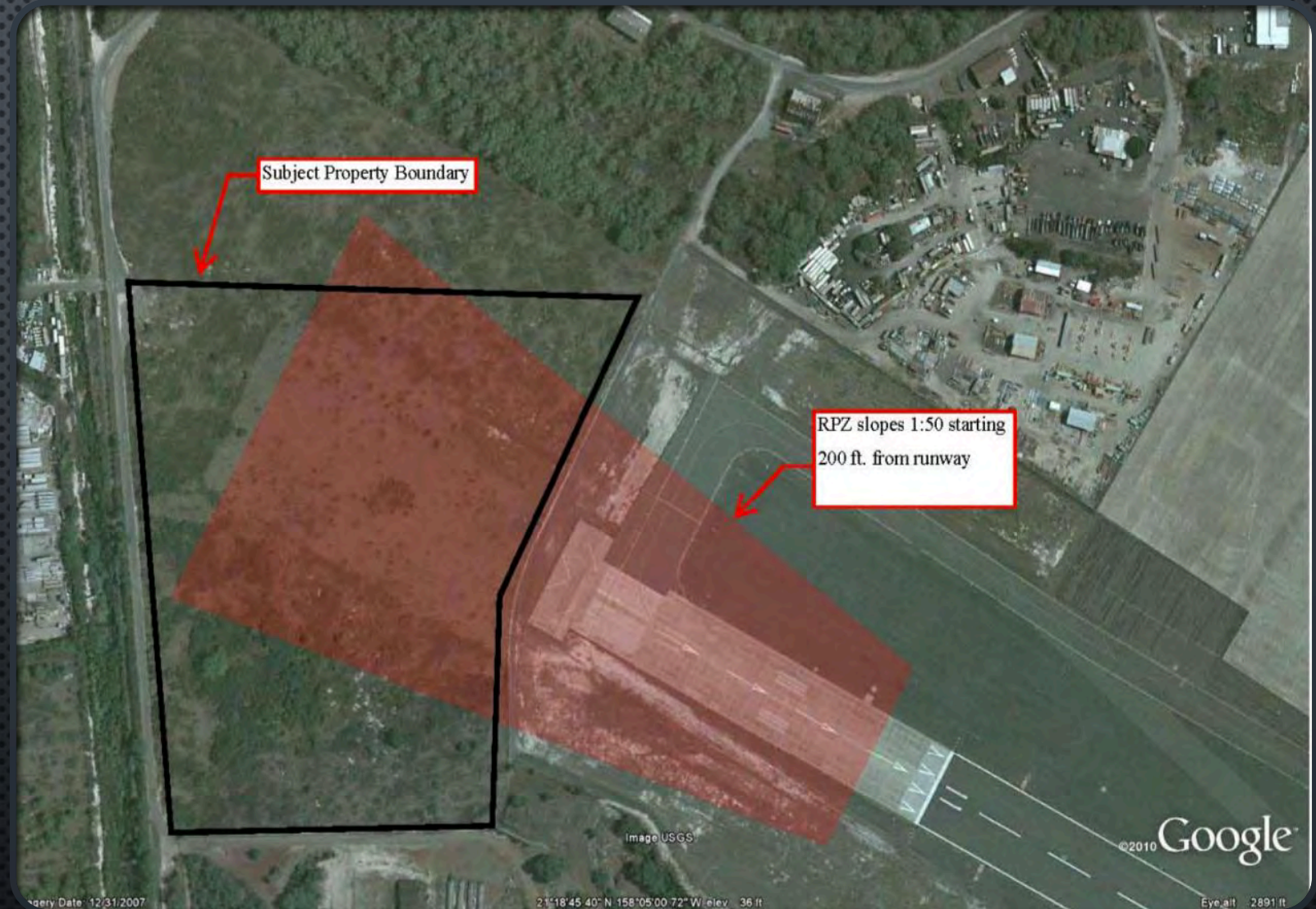
KALAELOA HOME LANDS SOLAR

- DHHL PARCEL # 9-1-013:029 (29 ACRES). THE WESTERN PERIMETER IS SARATOGA STREET (AKA WESTERN PERIMETER RD.)
- SOUTHERN BOUNDARY IS LAKE CHAMPLAIN ST.
- NORTHERN BOUNDARY IS KALAELOA SOLAR I



LAND-USE 1 FAA RESTRICTIONS

- THE PARCEL IS WITHIN THE RUNWAY PROTECTION ZONE OF THE KALAELOA AIRPORT CROSSWIND RUNWAY. POTENTIAL LAND USE IS RESTRICTED BY THE FAA TO USES THAT HAVE A LOW PROFILE AND DO NOT REQUIRE FREQUENT OCCUPATION OR USES THAT MAY IMPACT AIRCRAFT OPERATIONS.



LAND USE 2. KALAELOA MASTER PLAN

- THE 2006 KALAELOA MASTER PLAN DESIGNATED THE PARCEL AS **Eco-INDUSTRIAL**. FOR THE PURPOSES OF THE MASTER PLAN, Eco-INDUSTRIAL USES ARE DEFINED AS ENVIRONMENTALLY COMPATIBLE INDUSTRIES THAT BENEFIT THE ENTIRE POPULATION OF OAHU. POTENTIAL INDUSTRIES SUCH AS SOLAR OR HYBRID ENERGY GENERATION, BIO-FILTRATION, OR OTHER SUCH TECHNOLOGIES ARE COMPATIBLE IN THESE PARCELS. THESE INDUSTRIES REQUIRE LARGE LAND AREAS AND ARE LOCATED WITHIN THE AIRPORT'S ACCIDENT POTENTIAL ZONES WHERE HEIGHT RESTRICTIONS LIMIT DEVELOPMENT.”



LAND USE 3 KCDD RULES HAR 15-215

- KCDD RULES PLACE THE PARCEL IN THE GENERAL URBAN ZONE (T-3).
- FAA RESTRICTIONS SPECIFICALLY PROHIBIT ALL PERMITTED USES IN THE T-3 ZONE AS DEFINED IN KCDD TABLE 1.7.
- T-3 IS AN INAPPROPRIATE TRANSECT DESIGNATION FOR THE PROPERTY.



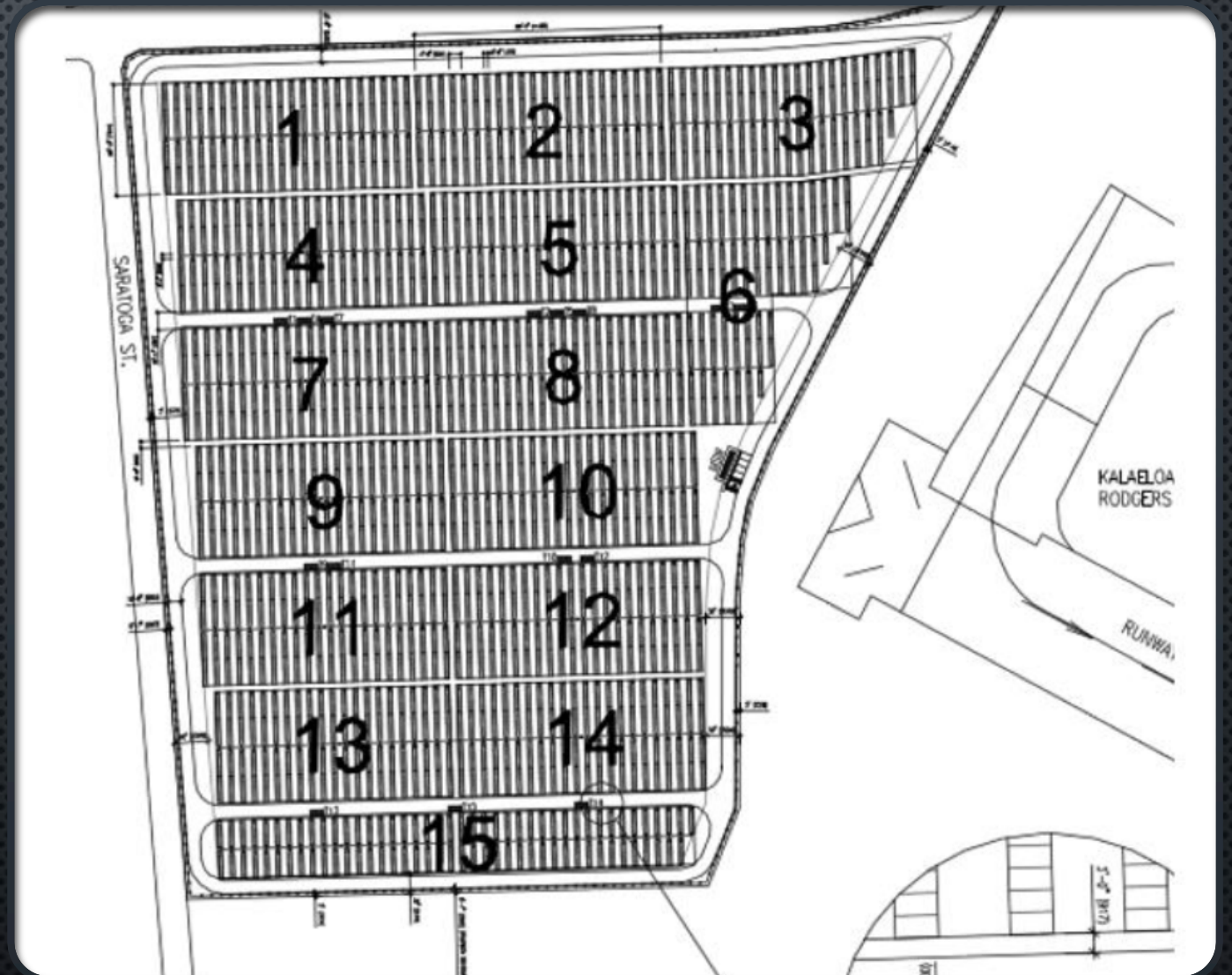
PROPOSED USE

- ONE OF ONLY TWO OAHU PROJECTS AWARDED IN HECO'S COMPETITIVE RFP
- PHASE I IS CURRENTLY APPROVED AND WILL COVER LESS THAN 5-ACRES AND PRODUCE 1.7 MW (340 HOUSES). CONNECTION IS TO THE POWER CORRIDOR IN CAMPBELL INDUSTRIAL PARK
- FUTURE ALLOCATIONS ARE ANTICIPATED. AT FULL DEVELOPMENT, SOLAR PANELS WILL COVER MORE THAN 85 % OF THE PARCEL AREA AND POWER MORE THAN 3,000 HOUSES



FULL DEVELOPMENT WITHIN 15 YEARS

- ALLOCATIONS FROM HECO ARE ON A COMPETITIVE BASIS. FULL BUILDOUT WILL DEPEND ON HECO'S ROLLOUT SCHEDULE AND THE ECONOMIC BENEFITS OF COMMUNITY-BASED RENEWABLE ENERGY
- POWER FOR MORE THAN 3,000 HOMES AT FULL DEVELOPMENT



VIEW PLANE

- FACILITY CAN ONLY BE SEEN FROM SARATOGA ST. (WESTERN PERIMETER ROAD. OTHER SIDES ARE NOT ACCESSIBLE.
- CURRENTLY DRY SCRUB LAND WITH ILLEGAL DUMPING ISSUES
- REPLACED BY PRIVACY FENCE WITH LANDSCAPING PLANTS FROM TABLE 1.10 SUCH AS NAUPAKA



BENEFICIARIES

- SUBSTANTIAL REVENUES TO DHHL AND BENEFICIARIES
- PREFERENTIAL OFFERING TO HAWAIIAN HOME LANDS TENANTS,
- OTHER SUBSCRIBERS WHO WISH TO REDUCE ELECTRIC BILLS AND PARTICIPATE IN CARBON-FREE ELECTRIC GENERATING (3,000 HOMES +)
- RESIDENTS AND VISITORS WHO LIKE TO BREATHE CLEAN AIR
- ONE STEP TOWARD 100% RENEWABLE MANDATE



PERMIT REQUIREMENTS

- **1. DEVELOPMENT PERMIT: TRIGGERED BY LOT SIZE > 40,000 SF**
- **2. CONDITIONAL USE PERMIT: SOLAR FARMS ARE PERMITTED IN T-3 TRANSECT FOLLOWING APPROVAL OF CUP**
- **3. VARIANCE: REQUIRED FOR**
 - **ARCHITECTURAL STANDARDS 6-FOOT CHAIN-LINK FENCE**
 - **LANDSCAPE: LANDSCAPE PLANTINGS WITH APPROVED PLANTS ONLY AROUND PERIMETER FENCE AT SARATOGA STREET. TEMPORARY IRRIGATION SYSTEM PROVIDED**
 - **OPEN SPACE: AT FULL DEVELOPMENT LOT WILL HAVE MORE THAN 85% COVERAGE**

CONFORMANCE TO KCDD (“KALAELOA RULES”) HRS §15-215

CATEGORY	KALAELOA RULES Title 15, Chapter 215 HAR	REQUIREMENTS (Allowable)	PROPOSED	COMMENTS
TRANSECT ZONE	§15-215-23(b)(3) Transect Zones, Figure 1.2 (Regulating Plan) and Figure 1.3 (Development Standards Summary)	Transect Zone: T-3 General Urban Zone	Solar farm	A solar farm is permitted in Transect T-3 following approval of a Conditional Use Permit. An application for a CUP is submitted concurrently with the DP application.
SITE AREA				
PROJECT TYPE	HAR 15-215-78	Development	Development permit	Land areas over 40,000 sf require a Development permit
FRONTAGE TYPE	15-215-39	Detailed in Figure 1.6	No buildings are proposed	Frontage type is not applicable to this project
LAND USE	§15-215-40, Land Use, and Figure 1.7 (Land Use)	Mixed use with commercial emphasis	Solar Farm	A solar farm is permitted in Transect T-3 following approval of a Conditional Use Permit
BUILDING PLACEMENT	HAR 15-215-41 Figure 1.8	Not applicable	No buildings will be constructed	Not Applicable
BUILDING FORM	HAR 15-215-42	Not applicable	No buildings will be constructed	Not Applicable
ARCHITECTURAL STANDARDS	HAR 15-215-43 Figure 1.3	Frontage Type, Building Type, Building Form	No buildings will be constructed	A variance will be requested to permit a 6-foot occluded chain-link fence.
SETBACKS	Figure 1.3 C. (Setback)	5'-15' Front Yard Setback	compliant	Solar farm will have perimeter roads
LANDSCAPE	§15-215-44, Landscape	Landscape plan, Table 1.10 plantings, trees, sprinklers	Sprinklers and approved plantings only along the perimeter of Saratoga St.	Variance will be requested from permanent sprinkler requirement
RECREATION SPACE	§15-215-45	25 SF of recreation per 1000 of industrial.	No industrial development	Not Applicable

CONFORMANCE TO KCDD RULES

OPEN SPACE	§15-215-46, Open Space	20% of each lot	85+% lot coverage at full development	Variance will be requested from open space requirements at such time as full development is subscribed
PARKING	§15-215-47 Parking and Loading	One (1) off-street stall per 450 SF of floor area	No buildings will be constructed	Not Applicable
	§15-215-47(1), Loading	Loading spaces are required from 5,000 SF of floor area.	No buildings will be constructed	Not Applicable
BICYCLE PARKING	§15-215-47(m), Bicycle Parking	Within 400 feet of building entrance.	No buildings will be constructed	Not Applicable
GREEN BUILDING	§15-215-48, Green Building (applicable to new buildings and additions and renovations of existing buildings that increase existing floor area by 25% or more)	Project qualification based on green building rating system.	No buildings will be constructed	Not Applicable
LARGE LOT DEVELOPMENT	§15-215-62 Walkability and pedestrian Orientation	Design standards for large lots	No buildings will be constructed.	Not Applicable
HISTORIC AND CULTURAL SITES	§15-215-63, Historic and Cultural Sites	Developer shall obtain a letter from SHPD which confirms that the developer has complied with all requirements.	No Effect Recommendation s have been accepted by SHPD	Project is in compliance with §15-215-63
DEDICATION OF PUBLIC FACILITIES	§15-215-64(a), Public Facilities Dedication (applicable to projects where existing floor area is increased by more than 25%)	The developer shall dedicate land for public purposes	There will be no publicly accessible space	Not Applicable
Joint Zone Development	§15-215-64 multiple transects	Land use requirements	Project will be within T-3 transect	Not Applicable

SUMMARY

- PROXIMITY TO THE CROSSWIND RUNWAY AND AIRCRAFT OPERATIONS SEVERELY RESTRICTS PRACTICAL USE OF THE PARCEL.
- SOLAR GENERATION IS ONE OF THE VERY FEW LAND USES CONSISTENT WITH FAA GUIDANCE, THE KMP, AND KCDD RULES (CONTINGENT ON OBTAINING A CUP).
- SURROUNDING LAND USE IS MILITARY, INDUSTRIAL, AND EXISTING SOLAR. VERY LOW VISUAL IMPACTS.
- PARCEL CANNOT BE USED FOR OTHER GENERAL URBAN (T-3) USES WHICH INCLUDE HOUSING AND COMMERCIAL.
- PROJECT WILL HELP DHHL BENEFICIARIES AND OTHERS THROUGH FUNDING AND CARBON-FREE GENERATION.
- NO ARCHEOLOGICAL RESOURCES IDENTIFIED



THANK YOU