

# Pu'uloa Solar

PROPOSED BY



## PROJECT SUMMARY AND COMMUNITY OUTREACH PLAN

Proposer Name

Ameresco, Inc.

Parent Company/Owner/Sponsor

Ameresco, Inc.

Project Name

Pu'uloa Solar

Project Capacity (MW)

6 MW PV plus 6 MW / 30 MWh battery energy storage system (BESS)

Proposed Facility Location in/near what City/Area

The Project will be located in the industrial area of Joint Base Pearl Harbor-Hickam (JBPHH), Honolulu, HI

TMK(s) of Facility Location

(1) 1-1-010-066

Point of Interconnection's Circuit or Substation Name

The Project will be connected to a Hawaiian Electric Company's 46kV feeders. Due to national security, on-site electrical interconnection route will not be made public.

## Project Description

## Up to 6 MW / 30MWh (BESS)

The Project will be designed to interconnect to Hawaiian Electric's O'ahu grid and provide 100% renewable energy to the grid via the solar photovoltaic (PV). The BESS will capture energy from the solar PV during the day and enable the dispatch of that energy during peak evening periods after the sun sets.

## Project Site Map



  	<b>Legend</b>  Project Site 9 Digit Tax TMK: 111010066 Site Acreage: 20 Acres No Easements or Encumbrances On Site	<b>Pu'uloa Solar</b> <b>Project Location</b>
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Joint Base Pearl Harbor-Hickam, O'ahu, Hawai'i. Project is located on an approximately 20-acre portion of TMK 111010066.



## Site Layout Plan



  	<b>Legend</b>  Project Site	<b>Pu'uloa Solar</b> Project Layout
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- Photovoltaic solar panels mounted on a low-profile fixed tilt racking system
- Battery energy storage housed in containers
- Medium voltage switchgear, transformers and inverters

## Interconnection Route

Due to national security, on-site electrical interconnection route will not be made public.



City Zoning and Land Use Classification

- Given the proposed Project is located on federal land, it is not subject to state or local land use planning or zoning considerations.
- City & County of Honolulu Zoning: F-1 (Federal and Military Preservation District)
- State Land Use Designation: Urban on federal land

Discretionary and Non-Discretionary Land Use, Environmental and Construction Permits and Approvals

Based on the current design and location of the Project, only federal (NEPA) permits are expected for the Project.

Listing of Permits and Approvals

Permit or Consultation	Authorizing Agency
National Environmental Policy Act Environmental Assessment (EA)	Department of the Navy
National Historic Preservation Act Section 106 Consultation	State of Hawai'i Department of Land and Natural Resources. State Historic Preservation Division
Coastal Zone Management Act (CZMA) <i>De minimis</i> acknowledgment	State of Hawai'i, Office of Planning and Sustainable Development, Coastal Zone Management (CZM) Program
National Pollutant Discharge Elimination System (NPDES) Permit	State of Hawai'i, Department of Health, Clean Water Branch

Preliminary Environmental Assessment of the Site (Including Pre-Existing Environmental Conditions)

A detailed Preliminary Environmental Assessment for the Project has been completed and results are summarized below.

The proposed Project site is in an urban environment and habitat is limited to the few trees and grass area present on the site. Most of this site is covered by impervious surfaces. There is a very low probability of threatened or endangered species on the Project site.

The proposed Project would not result in an incremental change to land use patterns or redevelopment activities. The proposed Project would not lead to secondary or indirect changes to land use and development on O'ahu as renewable energy is generally a substitute for energy that would otherwise be generated through other means, such as fossil fuels, solar, or wind. Impacts to biological resources or cultural resources are not anticipated, as no sensitive resources are expected to be present within the proposed Project area.

No state or federally listed threatened, endangered, proposed, or candidate wildlife species are known to occur, and no critical habitat has been designated within any of the Project sites.

Ground disturbance during construction could result in soil erosion in the form of either fugitive dust or suspended sediment in stormwater runoff. However, with implementation of best management practices, construction of the proposed Project is not expected to significantly increase erosion.

## CULTURAL RESOURCE IMPACTS

Proposer's updated Community Outreach Plan must include a plan that (1) identifies any cultural, historic or natural resources that will be impacted by the project (2) describes the potential impacts on these resources and 3) identifies measures to mitigate such impacts.

A comprehensive review of pertinent published archival and cultural background information was used to assess the traditional cultural and archeological value of the land in and around the Project site. This information helps establish the extent of the Project area that was investigated previously, the items of archeological and/or cultural significance, and the local Hawaiian preservation status. This area has undergone multiple surveys, investigations, and explorations over the past 50 years.

As a result of past studies, the bulk, but not all, of the current proposed Project areas has been investigated for the presence of archaeological sites. Both pre-contact and historic sites are found in the vicinity of these proposed Project areas and in many cases physically overlap.

Given that the potential Project area is situated on federally owned land, any proposed development activities will require compliance with both NEPA and Section 106 of the National Historic Preservation Act.

Archival research indicates there is a low potential for the identification of significant traditional Hawaiian archaeological sites to exist, and the historic architectural resources are known. The site was previously developed with a baseball field and parking lot on the north side and a storage site for piping on the south end. The entire area appears to have been previously graded.

There are currently several buildings on the property, most of which appear to be of modern origin. One building is identified as a General Warehouse Building used for the storage of flammable/hazardous material in what was termed the Public Works Compound. This building was constructed in 1944 and has already been evaluated as not significant and would not require any documentation prior to its removal. Additionally, the Project site falls outside of the boundary of the Pearl Harbor National Historic Landmark.

Upon award of the Project, an additional, more detailed cultural and natural resource impact analysis will be performed to ensure that any and all significant resources are identified prior to design finalization to incorporate any necessary mitigation or relocation activities.



## COMMUNITY OUTREACH

### Detailed Community Outreach Plan

We understand the importance of community engagement and outreach. We listen first, and then we will act—with integrity, intention, and transparency. It's our commitment to the community to engage thoroughly, listen with intent, provide information transparently, mitigate concerns and be a good, quiet neighbor.

We will meet with stakeholders personally, one-on-one and in group settings, to understand what information they need from us, what concerns them, and then take action to do what we can to support them. We will do our due diligence to know a community's character and priorities—from traffic and parking to cost of living and homelessness—and we will do everything we can to address the concerns. We will look closely at the Project from the community's perspective and take the lead to mitigate any potential concerns early.

Efforts continue to reach out to the following stakeholders:

- U.S. Congressional delegation
- U.S. Department of the Navy
- U.S. Department of Defense
- U.S. Department of Energy
- Joint Base Pearl Harbor-Hickam
- Naval Facilities Engineering Systems Command (NAVFAC)
- Navy Moral Welfare and Recreation Division
- State officials and departments, including the Office of the Governor, the state Department of Business, Economic Development & Tourism, and the Hawai'i State Energy Office
- Elected officials, including members of the state legislature representing the region as well as those in key committee and leadership positions
- City and County of Honolulu officials and departments, including the Office of the Mayor and elected officials
- Neighborhood boards
- Community associations
- Non-profits servicing the region
- Local businesses
- Chambers of Commerce
- Native Hawaiian organizations and individuals
- Schools
- Community alliances focused on specific issues
- Individuals within the community



## Detailed Community Outreach Plan (cont.)

Our outreach work focuses on sharing Project details — location, size, technologies, acreage, the needs being fulfilled, Project benefits, Project permitting, cultural impact and environmental impact. Our goal is to engage the community in understanding the Project and its value, and then listen to their thoughts and concerns so that we can factor that into its development and operations.

Communication, outreach and feedback methods include but are not limited to the following:

- One-on-one personal meetings
- Participation in existing gatherings, such as neighborhood boards
- Proactive Project-specific meetings with the community
- Media outreach, including meeting announcements and other information
- Website
- Email
- Ongoing updates to community stakeholders and leadership
- Creation and distribution of collateral materials explaining the Project and updating stakeholders on its progress (e.g., brochure, PowerPoint presentations, and poster boards)

Community members are offered multiple ways to communicate with us about the Project and have those comments memorialized for the record, including the following:

- In-person or virtual town hall meetings
- Email
- Online submissions via the website
- Formal 30-day comment periods prior to and during the Public Utilities Commission process and environmental and cultural permitting processes

## Local Community Support or Opposition

Considerable outreach has been met with great enthusiasm from the U.S. Congressional delegation, U.S. Department of Defense, U.S. Navy, U.S. Department of Energy, JBPHH, NAVFAC, elected leadership, nonprofit organizations, and community individuals. Clean energy, especially a firm energy microgrid, receives great support in this community and is recognized as an essential solution to island resiliency and national security.

Most view the Project as critical infrastructure to the grid and the surrounding neighborhoods view the Project resulting in low impacts.

We received relevant and important questions from the community about timing of the Project and requests that the developer remain cognizant of ground-level impacts on issues like traffic, parking, and dust. The developer will take proactive actions to mitigate any issues that the Project might impact.

## Community Outreach Efforts

We've held regular conversations with numerous and diverse stakeholders in the community, who in turn, direct us to others we should meet with. The communities around JBPHH are well versed on the benefits the Navy provides in national security and economic development. We will also make sure to stay apprised of local newsletters, bulletin board postings, local media, community led development plans to stay informed. We will attend local neighborhood board meetings to listen and learn, which provide great value in understanding the pulse of the community.

As the Project continues, we will communicate directly with stakeholders through scheduled meetings, a Project website (including a portal where questions can be asked and stakeholders will be quickly answered), community association events, and other local opportunities. We will work closely with U.S. Navy personnel at every step in the Project to ensure we are in lockstep.

Culturally appropriate recognitions and events will take place prior to construction and upon completion, and we will work closely with cultural advisors and community leaders to coordinate thoughtful groundbreaking, blessings, and other events as well as developing materials for these events that honor local tradition and cultures. For example, our Kūpono Solar Project on O'ahu made a great effort to include all members of the community, from individuals and community stakeholders to county, state and federal leadership. We also sought advice during the planning from Native Hawaiian practitioners to ensure cultural practices were honored. This Project will be handled with similar care.

## Community Benefits

We will continue to engage in a process to get feedback from the stakeholders and find impactful ways to contribute resources to the surrounding community, ways to contribute resources, primarily through annual funding of \$18,000 per year (approximately \$3,000/MW) over the term of the power purchase agreement to provide direct benefits to the community including, but not limited to entities such as:

- Community organizations
- Charities
- Social service community organizations
- Non-profits focused on environment, natural hazard mitigation, quality of life enhancement, STEM education, youth recreation, apprentice programs and mentorships

Talk-story sessions have also identified other local issues and needs – from disadvantaged youth, seniors, veterans to public park infrastructure and other opportunities to leverage our funding for long-term impact.

This community outreach plan is designed to first create dialogue – informing us at least as much as informing the community. It is our intent to empower the community so that we can collaborate and innovate together. We believe a community's fabric depends on participatory planning, innovating, budgeting, and execution. We are here for the long-term.

In this spirit, we will listen, engage, explore, talk story, and find areas that might be most impactful to the communities we are in. From this work, we will identify a local non-profit who will assist in the outreach to create a participatory community benefits engagement process including various stakeholders and groups that will play an integral role in identifying, developing, and executing our community benefits package. A beneficial design framework will be created and communicated with the community and the experienced, on-the-ground non-profit will execute the fiscal administration of the funds.