

Kūpono Solar



PROJECT SUMMARY AND COMMUNITY OUTREACH PLAN

Proposer Name

Ameresco, Inc.

Parent Company/Owner/Sponsor

Ameresco, Inc.

Project Name

Kūpono Solar

Net AC Capacity of the Facility (MW)

42 MW + 42 MW, four-hour Battery Storage

Proposed Facility Location in/near what City/Area

Pearl Harbor, O'ahu, Hawai'i

TMK(s) of Facility Location

1-9-1-010:122, 1-9-1-010:011, 1-9-1-001:031

Point of Interconnection's Circuit or Substation Name

CEIP 46kV

Project Description

Kūpono Solar consists of 42 megawatts (MW) of solar photovoltaic (PV) generation capacity along with a 42 MW / 168MWh, four-hour battery energy storage system. Kūpono Solar began delivering sustainable, renewable energy to Hawaiian Electric Company's O'ahu grid in mid-2024 and will continue to operate for a period of 20 years.

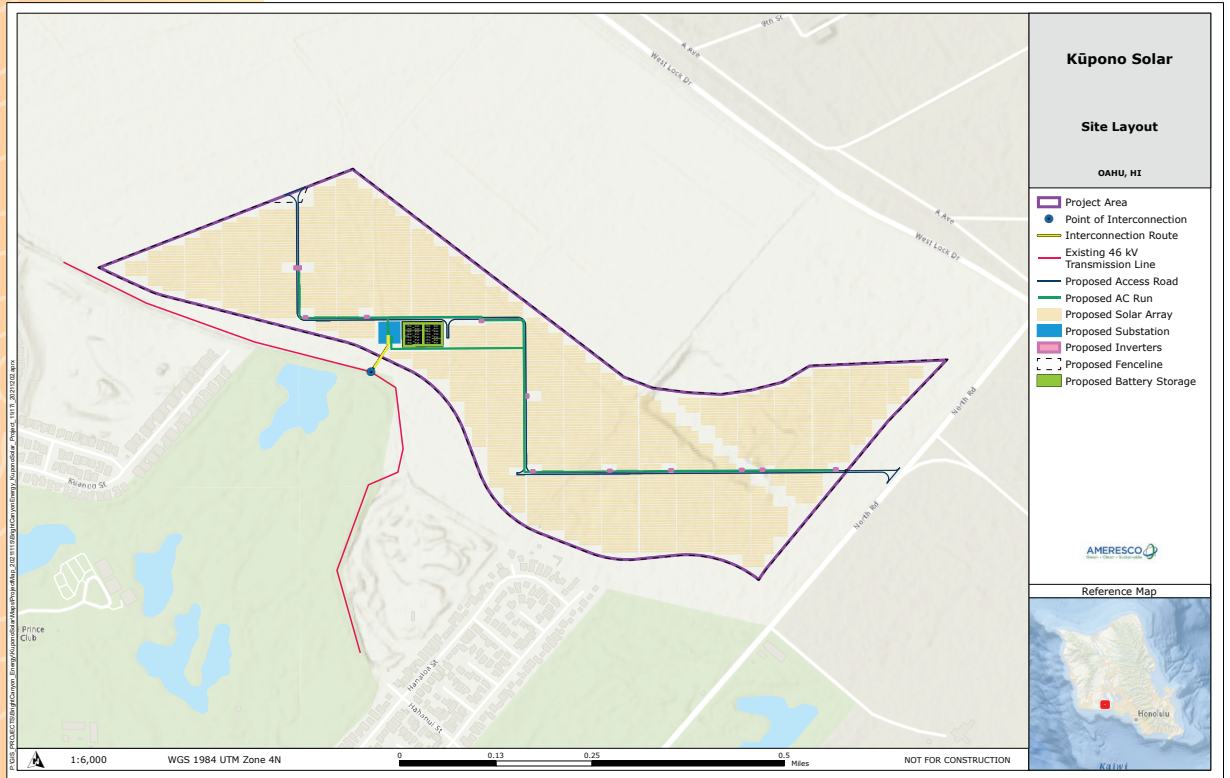
The project consists of PV arrays mounted on a fixed-tilt racking system and lithium-ion batteries. The project site includes medium voltage switchgear, transformers, inverters and two short 46 kilovolt (kV) overhead lines to interconnect with the existing utility grid.

Project Site Map



Pearl Harbor, O'ahu, Hawai'i

Site Layout Plan



Interconnection Route



ENVIRONMENTAL COMPLIANCE, IMPACTS AND PERMITTING

Overall Land Use and Environmental Permits and Approvals

The Kūpono Solar project was developed in compliance with all applicable permitting processes. As the long-term owner and operator of the project, Kūpono Solar is committed to being a good steward of the environment and community.

All project facilities were constructed on land leased from the Navy in accordance with Navy policies and procedures. Because the property is owned by the Navy, the project was subject to the National Environmental Policy Act (NEPA). An Environmental Assessment (EA) and a Finding of No Significant Impact (FONSI) for the development of a solar project was completed in 2015 with a subsequent Memorandum for Record being completed in 2022.

Development Schedule and Milestone Dates

Permitting Task	Start	Finish	2020				2021				2022			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
NEPA – (EA & FONSI 2015) Review & Memorandum for Record	11/17/21	06/15/22												
Wetland, Waters of the U.S. Determination	08/03/20	12/29/20												
Biological Surveys	08/03/20	01/11/22												
Construction Stormwater Permit/SWPPP	03/07/22	09/15/22												
Avian Pre-Construction Survey	05/07/22	10/07/22												

City Zoning and Land Use Classification

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

Listing of Permits and Approvals

City & County of Honolulu Zoning: F-1 (military and federal), AG-2 (general agriculture), R-5 (residential)

State Land Use Designation: Agriculture, Urban on federal land


Given the proposed project is located on federal land, the permitting requirements were addressed through the federal permitting process.

The project was designed and constructed in compliance with federal requirements, including the following:

- NEPA
- The Clean Air Act
- The Clean Water Act
- Endangered Species Act
- The National Historic Preservation Act
- Hawaii Coastal Zone Management Program
- Department of Defense Explosive Safety Board

The table below summarizes the permits and consultation processes that were completed in support of project development.

Permit or Consultation	Agency or Stakeholder
National Environmental Policy Act – Memorandum for Record	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
Construction Storm Water Permit/SWPPP	State of Hawai'i Department of Health
Waters of the US/Wetlands	U.S. Army Corps of Engineers
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
Explosives Safety – Quantity Distance Review	Department of Defense Explosives Safety Board



Environmental Assessment of the Site

Given the scope of the project, it would not result in an incremental change to land use patterns or redevelopment activities. As anticipated, no sensitive resources were present during construction therefore no impacts to biological resources or cultural resources occurred. Short-term construction impacts included those related to increased dust, erosion and noise. The related actions in the project vicinity are expected to result in similar types of impacts. Measures were implemented to avoid and minimize project-related construction impacts to the extent practicable.

As the proposed project is on Navy land it is not anticipated to lead to secondary or indirect changes to land use and development on O‘ahu as it is consistent with community plan vision, policies, and principles, and no changes to land use or zoning would be required.

CULTURAL RESOURCE IMPACTS

Cultural, Historic or Natural Resources Assessment, Impacts and Mitigation.

ASM Affiliates (ASM) conducted background research with respect to the development of the project within these Navy lands in Honouliuli Ahupua‘a, ‘Ewa District. This research included an archival review of existing historic preservation reports and historical maps, as well as a review of traditional cultural information relative to the current study area.

Extensive modern-day studies have been conducted in the area, beginning in 1977 through 2017, as parts of larger study areas associated with both former U.S. Naval activities and an earlier proposed solar development project. The collective results of these studies report that the bulk, but not all, of the current proposed project areas have been investigated for the presence of archaeological sites.

The project site underwent an archaeological study in 2015, including surface survey and subservice testing. No traditional Hawaiian sites were identified. It was concluded that the extensive use of the land during historic and modern times destroyed any earlier sites that may have been present. Six historic period sites were discovered and recorded, but none were evaluated as significant.

During construction no archaeological, cultural or historic resources were identified therefore no mitigations were required.

COMMUNITY OUTREACH

Detailed Community Outreach Plan

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

The project is sited on Navy land. Our outreach to date has included both the Pearl Harbor-Hickam community, 'Ewa Beach and the broader O'ahu community, with focus on those areas closest to the project.

Kū pono Solar has identified and will continue to reach out to the following stakeholders and will be updating this list as necessary:

- State officials and offices, including the Office of the Governor, Department of Business and Economic Development and Tourism, Energy Office, Hawa'i's Congressional delegation, and others
- 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, including the Office of the Mayor, elected officials and the Office of Climate Change, Sustainability and Resiliency
- Neighborhood Board
- Neighborhood and Community Associations
- Nonprofits servicing the region
- Local businesses
- Native Hawaiian organizations and individuals
- Schools
- Churches
- Individuals within the community
- Department of the Navy and Joint Base Pearl Harbor-Hickam personnel

Detailed Community Outreach Plan (cont.)

During development our outreach work focused 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.

During operations we will continue to engage the community periodically to provide updates and receive any community feedback regarding the project.

Outreach methods include but are not limited to the following:

- Website
- One-on-one personal meetings
- Participation in existing gatherings, such as Neighborhood Boards and Community Associations
- Proactive project-specific meetings with community groups and interested individuals
- Media outreach, including meeting announcements and other information
- 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. FAQ, brochure, PowerPoint, presentations and poster boards)

Community members were and are offered multiple ways to communicate with Kū pono Solar about the project 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 PUC approval process

Local Community Support or Opposition

Efforts begun in 2019 and found significant support for the project and an understanding of its benefits to the community and to the state's energy initiatives. Comments received included these statements:

- "We need more renewable energy and we need it now."
- "This project will bring much needed benefits to the state."
- "The surrounding neighborhoods will benefit from the project's energy production and the additional security to the area provided by the project."
- "Traffic choke-points in the area may create frustrations that will need to be addressed."

Community leaders were engaged and ready to see the state move ahead on its goals. While Kūpono Solar didn't receive any messages of clear opposition, we did receive 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 and take pro-active action to mitigate any impact.

Community Outreach Efforts

We began outreach to these stakeholders in 2019 and continued outreach through completion of the project in June of 2024. Our outreach efforts were iterative, with conversations with various groups leading to others not already on our list. We documented these discussions to ensure that thoughts, concerns, suggestions and recommendations were all captured to inform development efforts.

Key stakeholders with whom Kūpono Solar engaged and will continue to engage on an ongoing basis include but are not limited to the following:

- State officials and offices, including the Office of the Governor, Department of Business and Economic Development and Tourism, Energy Office, Hawai'i's Congressional delegation, and others
- 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, including the Office of the Mayor, elected officials and the Office of Climate Change, Sustainability and Resiliency
- Local businesses
- Individuals within the community
- Department of the Navy and Joint Base Pearl Harbor-Hickam personnel

Community Benefits

The project aligns with numerous critical goals and mandates in Hawai'i, including the following:

- The state's energy goals of 100% renewable electricity by 2045
- The state's carbon neutral goal by 2045

Benefits to the wider island community also include the following:

- Stable cost of energy for the benefit of O'ahu utility customers
- Construction and other project-related jobs and ongoing local operations employment
- Sourcing of supplies and materials from in-state providers
- Economic boost to local businesses
- Battery energy storage enabling solar after sunset

Kūpono Solar is committed to identifying, through stakeholder input, impactful ways to benefit the local community so that support can be provided in areas such as, community organizations, charities, Science Technology Engineering and Math (STEM) education and youth sports.

To date Kūpono has utilized its community benefits package to support scholarships at James Campbell High school, support beekeeping education, and support the local 'Ewa Beach Lions Club.