

# Pu'uloa Energy

PROPOSED BY



## PROJECT SUMMARY AND COMMUNITY OUTREACH PLAN

Proposer Name

Ameresco, Inc.

Parent Company/Owner/Sponsor

Ameresco, Inc.

Project Name

Pu'uloa Energy

Project Capacity (MW)

Approximately 99 MW of firm and flexible renewable generation consisting of eleven dual fuel reciprocating internal combustion engines

Proposed Facility Location  
in/near what City/Area

Joint Base Pearl Harbor-Hickam (JBPHH), Honolulu, HI

TMK(s) of Facility Location

(1) 9-9-001-008

Point of Interconnection's Circuit  
or Substation Name

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

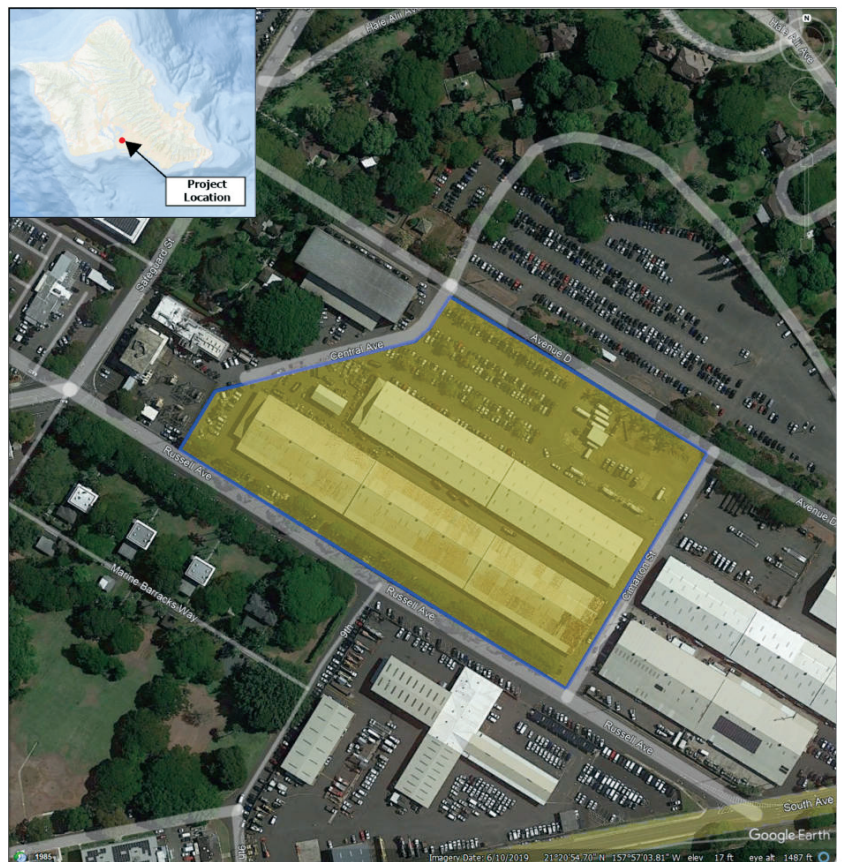
## Project Description

Approximately 99 MW of firm and flexible renewable generation consisting of eleven dual fuel reciprocating internal combustion engines.

The project will be designed to interconnect to the O'ahu grid and provide energy resiliency for JBPHH should there be an island grid failure.

The Project will provide grid benefits such as Black Start capacity and grid forming in support of the increasing amount of intermittent generation, such as PV, on Hawaiian Electric's grid.

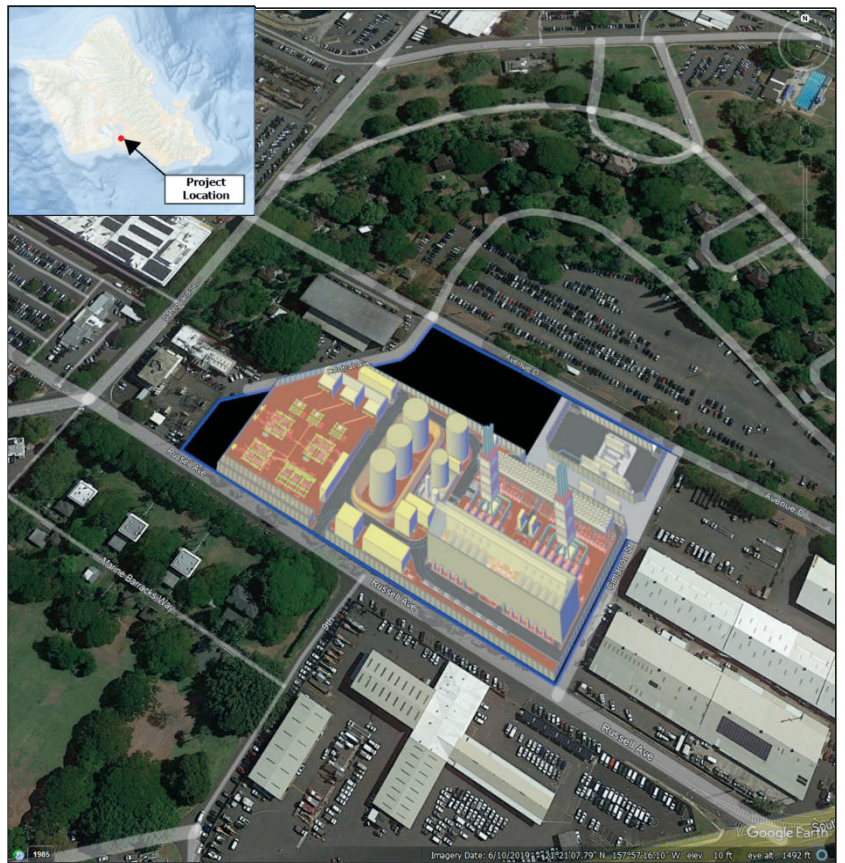
## Project Site Map



  	<b>Legend</b>  Project Site 9 Digit Tax TMK: 199001008 Site Acreage: 10 Acres No Easements or Encumbrances On Site	<b>Pu'uloa Energy</b> <b>Project Location</b>
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Joint Base Pearl Harbor-Hickam, O'ahu, Hawai'i. Project is located on an approximately 10-acre portion of TMK 199001008.

## Site Layout Plan



(Preliminary design and layout, subject to change with further engineering.)

## Interconnection Route

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

# ENVIRONMENTAL COMPLIANCE, IMPACTS AND PERMITTING PLAN

Overall Land Use and Environmental Permits and Approval Strategy

Ameresco’s strategic permitting approach is based on the Project team’s extensive experience and successful completion of similar generation projects throughout Hawai’i and on other military facilities. The permitting approach is based on 1) early coordination with federal agencies and consultation with key agencies as required under the Endangered Species Act and National Historic Preservation Act, Clean Air Act and Clean Water Act (and state/local as needed), 2) timely completion of all necessary resource and engineering studies, and 3) proactive community outreach.

Ameresco will work closely with the Department of the Navy to facilitate contact and coordination with the Community Plans Liaison Officer assigned to Joint Base Pearl Harbor-Hickam. This relationship helps navigate the project through each Base/Branch permitting process.

Because the property is federally owned, the proposed facilities would only be subject to specific state and local coordination (as mentioned above). The facilities will comply with federal regulations and permitting requirements, including the National Environmental Policy Act (NEPA), the Clean Air Act, and the Clean Water Act (CWA) and Hawai’i Coastal Zone Management Program.

Our review of the existing archeological, cultural, and biological resources enabled a succinct permit assessment review in conjunction with a preliminary environmental assessment. The available information indicates that the proposed facilities can comply with relevant regulations. To date, few sensitive resources or conditions have been identified. However, there are concerns with impacts to the Pearl Harbor National Historic Landmark due to the need to remove two historic warehouse structures. These impacts will require mitigations to be identified in the near future through consultation with a number of stakeholders including the State Historic Preservation Division, U.S. Navy, and other relevant parties.

Gantt Format Schedule Identifying the Sequencing of Permit Applications and Approval Activities and Critical Path

Permitting Task	2023			2024				2025			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
National Environmental Policy Act - Environmental Assessment											
National Historic Preservation Act Section 106 Consultation											
Coastal Zone Management Act (CZMA)											
Prevention of Significant Deterioration (PSD) – Critical Path											
National Pollutant Discharge Elimination System (NPDES)											

### 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, the only discretionary approval expected for the Project is at the federal level to satisfy NEPA requirements.

### 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 the habitat is limited to the few trees present on the site. Nearly all of this site is covered by impervious surfaces. There is a very low probability of threatened or endangered species on either 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.

Preliminary impact assessment of the operation of the proposed Project indicates the operational emissions of the generators will not result in hazardous air pollutant emissions greater than major source thresholds, greenhouse gas (GHG) emissions will not impede the state's GHG goals, and modeled concentrations of criteria pollutants will not exceed the National Ambient Air Quality Standards (NAAQS) and State Ambient Air Quality Standards (SAAQS). Thus, anticipated air quality impacts are not expected to interfere with the attainment of NAAQS/SAAQS or appreciably increase human health risks in areas where sensitive receptors and/or public presence is anticipated.

Short-term construction impacts include those related to increased dust, erosion, and noise. Measures would be implemented to avoid and minimize Project-related construction impacts. Additionally, the proposed Project is not expected to result in any significant cumulative impacts when considered with other known past, present, and foreseeable future actions.

## 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.

Pearl Harbor is associated with Native Hawaiian and World War II era military resources and sites. The Pearl Harbor Naval Complex has been designated a National Historic Landmark and is listed on the National Register of Historic Places.

Architectural resources near and within the Pearl Harbor National Historic Landmark main Base include warehouse buildings, the Marine Barracks and Hale Ali'i, Makalapa Housing historic management zones, and small-scale rail landscape features. There are three historic buildings that are currently present within the Project area, and include:

- Building 244, a storage shed that was constructed in 1943, which has already been determined not significant, and no documentation would be required prior to its removal; and
- Buildings 158 and 159, both General Warehouse structures that were built in 1940 and have been identified as a type of historic resource that can be mitigated with minimal photo documentation.

Based on the past studies and the current use of the site today, there is low potential for the identification of significant traditional Hawaiian archaeological sites to exist, and the historic architectural resources are known. The prior studies and current assessment suggest there will not be any cultural or archeological resources that will be affected by the design, development, construction, or maintenance of the Project. 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

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 Utility 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, non-profit 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 having a low impact.

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, primarily through annual funding of \$297,000 per year (\$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 have identified 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.