

# Ke'āmuku Solar + Storage

## Community Outreach Plan

Updated December 12, 2024

### Hawai'i's 100% Clean Energy Future

As Hawai'i accelerates its transition to a 100% renewable future by 2045, AES Hawai'i is partnering with utilities, communities, landowners and customers to deliver greener, smarter energy solutions and help ensure a responsible and equitable transformation to clean energy. Since the 1980s, our people have worked passionately to meet Hawai'i's growing energy needs. Working together, we are co-creating solutions that support Hawai'i's renewable generation goals, stabilize rates, and increase grid reliability.

### Contact Us

We appreciate your interest and participation in Hawai'i's renewable energy future and look forward to hearing your ideas and comments.

Community Outreach Representative: Carrice Gardner

Email: [keamukusolar@aes.com](mailto:keamukusolar@aes.com)

Project Hotline: +1 (808) 800-3942

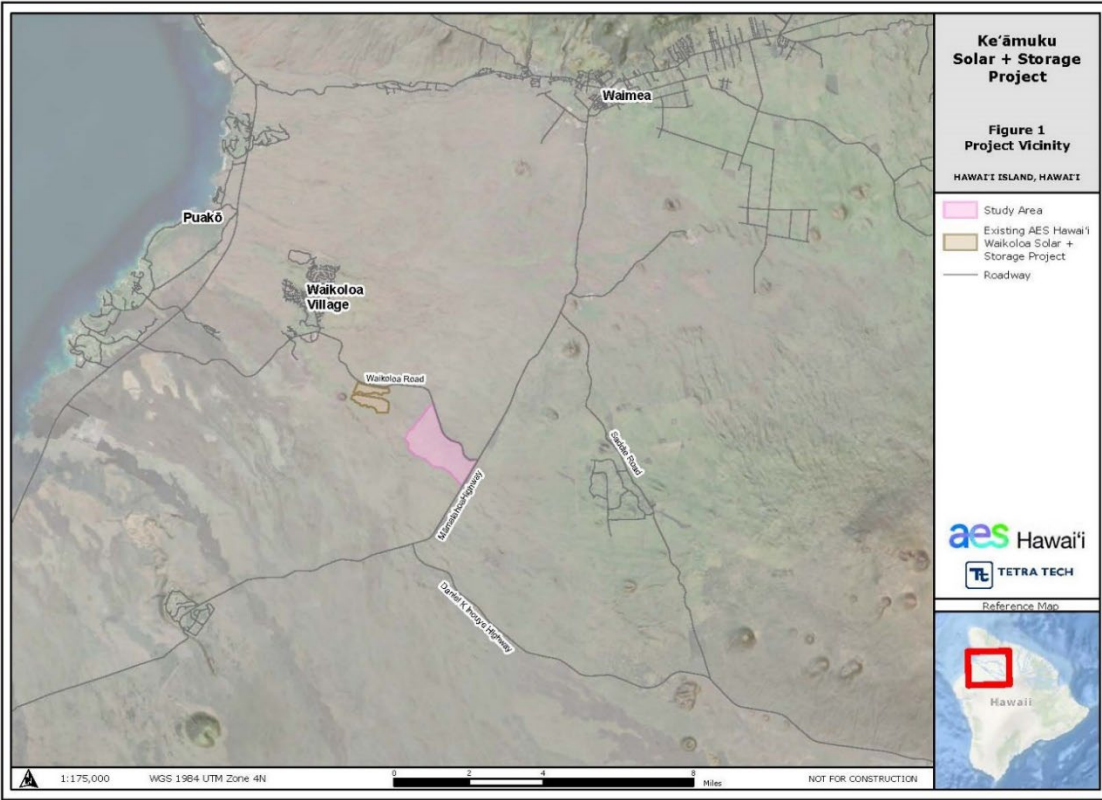
### Project Description

Ke'āmuku Solar + Storage is a proposed 86 MWac solar photovoltaic array and 344 MWh Battery Energy Storage System (BESS) that will be developed, constructed and operated by AES Hawai'i. The Project will be located on land owned by AES Hawai'i adjacent to Waikoloa Road and Māmalahoa Highway on Hawai'i Island.

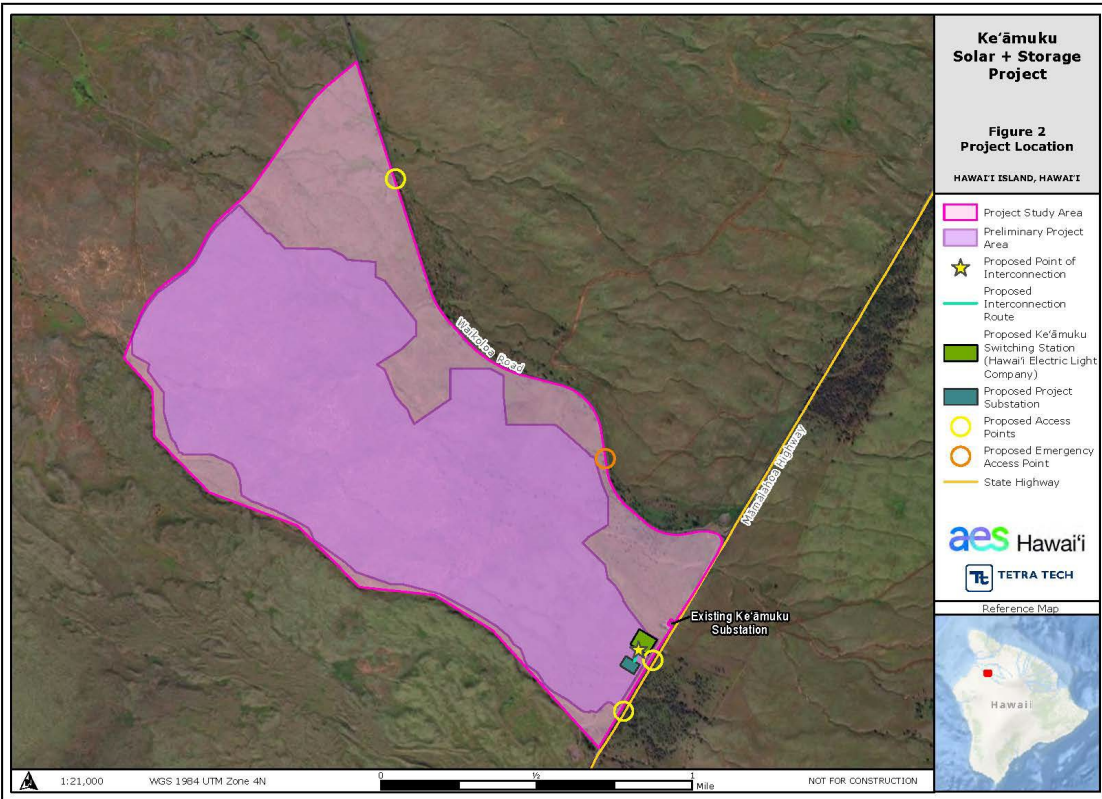
- **Specifications:** 86 MWac solar photovoltaic array plus 344 MWh containerized lithium-ion Battery Energy Storage System (BESS).
- **Power Purchase Agreement:** The Project will deliver power to serve Hawai'i Island residents under a 25-year Power Purchase Agreement with Hawaiian Electric at a low, fixed cost over that time span.
- **Decommissioning:** AES Hawai'i will restore the land to its existing condition (or comparable) at the end of the Project's life.
- **Project Study Area:** In order to responsibly site the Project, reduce potential grading and fill, as well as avoid sensitive features, AES Hawai'i studied approximately 1,090 acres of land.
- **Preliminary Project Area:** The Project is currently sited within a preliminary project area of approximately 757 acres.
- **Preliminary Project Footprint:** Project components (solar panels, batteries, substation, and other project equipment) are anticipated to cover an area of approximately 165 acres, only 30% of the Preliminary Project Area.

# Project Maps

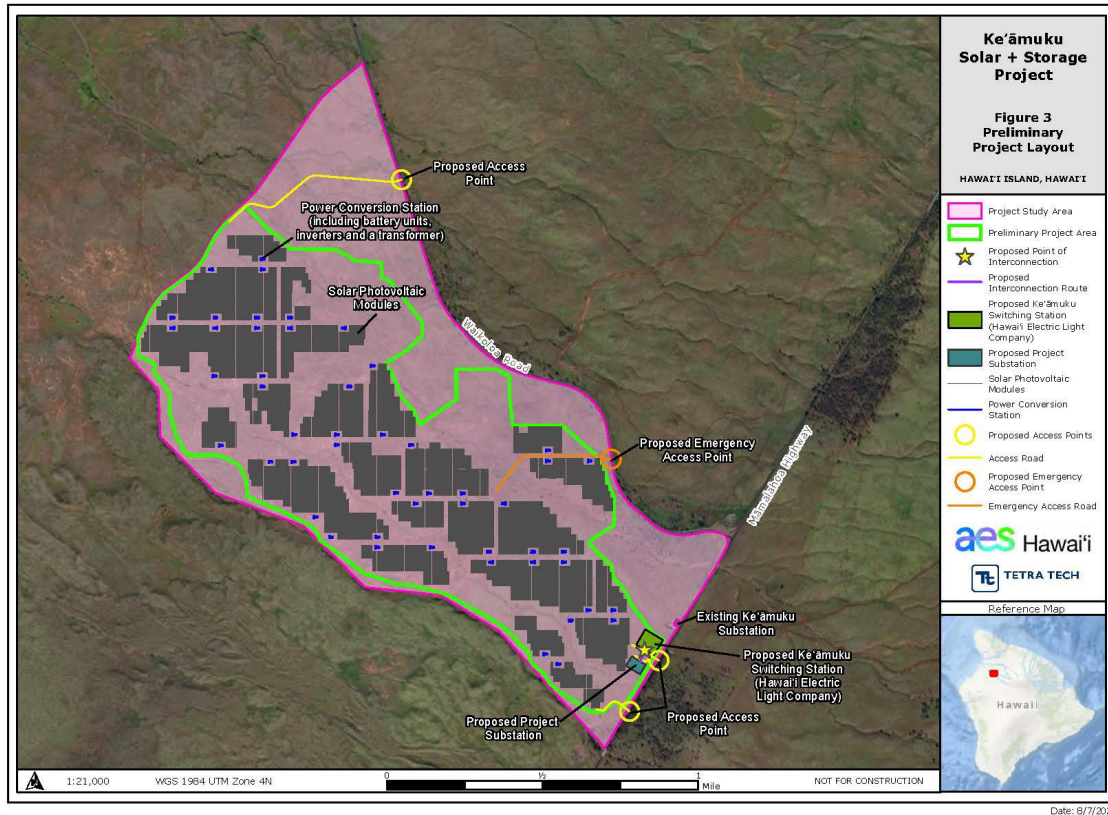
## Project Vicinity Map



## Updated Project Area

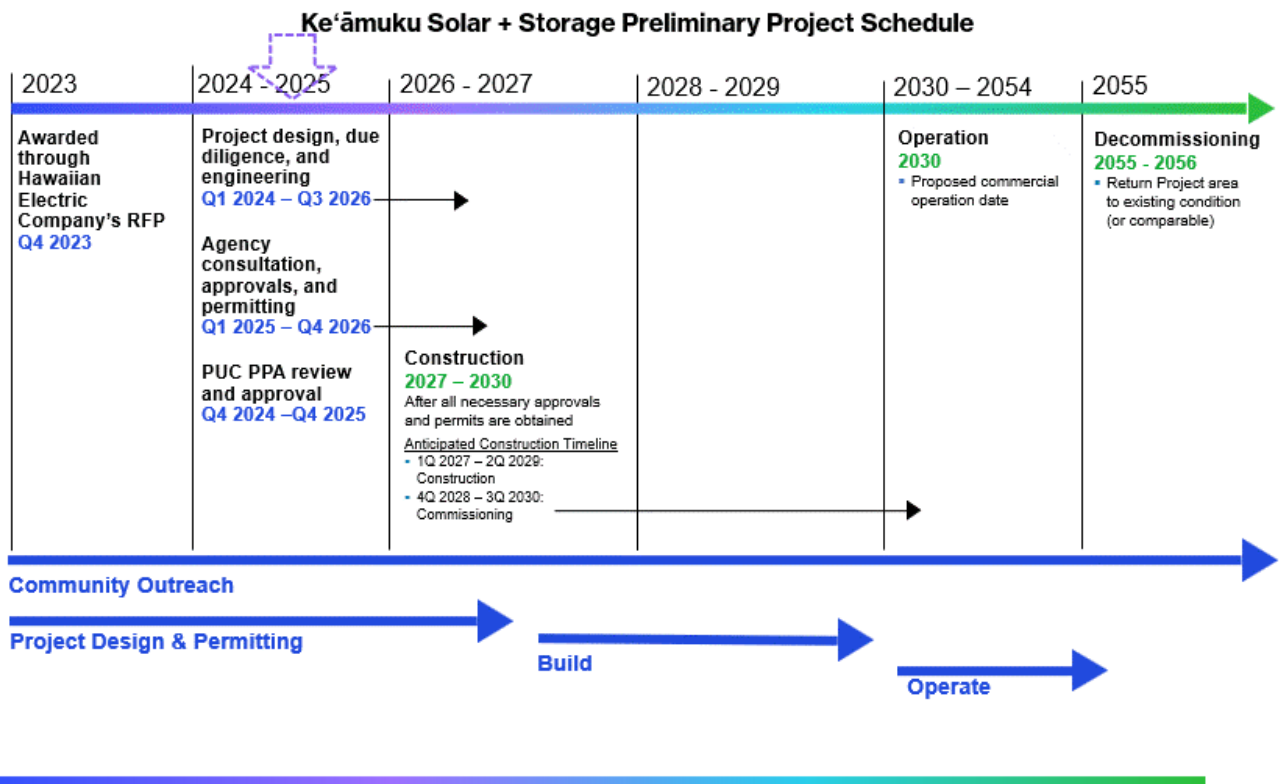


## Updated Project Layout



## Project Schedule

The proposed timeline for project development and execution is included below. Please note: this schedule is subject to change and will be updated as necessary.





## Government Approvals

Anticipated Permit/Approval	Authority Having Jurisdiction
County Plan Approval	County of Hawai'i Planning Department and Department of Public Works
HRS Chapter 6E Compliance (Historic Preservation Review)	State Historic Preservation Division (SHPD)
Grant of Access	State of Hawai'i Department of Transportation (HDOT) Right-of-Way Branch
National Pollutant Discharge Elimination System (NPDES) Permit	State of Hawai'i Department of Health (DOH), Clean Water Branch
Noise Permit	DOH, Indoor and Radiological Health Branch
Building and Electrical Permits	County of Hawai'i Department of Public Works
Grading, Grubbing and Stockpiling Permits	County of Hawai'i Department of Public Works
Permit to Perform Work on State Highways	HDOT District Office
Permit for Work Within County Right-of-Way	County of Hawai'i Department of Public Works
FAA Filing of Notice	Federal Aviation Administration (FAA)

## Community Outreach

AES Hawai'i is deeply committed to being an active, invested member of the communities we serve.

AES Hawai'i has a track record of successfully and sensitively engaging with the community and stakeholders near the proposed project. AES Hawai'i recently completed construction and is now operating the Waikoloa Solar + Storage project adjacent to the proposed project.

Continuing to identify communities and other interested stakeholders affected by the Project is an essential part of project planning. Upon award, the AES Hawai'i team began engagement with area organizations and leaders to provide timely and relevant project information and collect feedback to refine and finalize the Project's design with community input.

We intend to make every effort to keep the following list up to date throughout the Project's lifecycle. To date, AES Hawai'i has identified the following organizations, landowners, community leaders, and key decision-makers that have or will be engaged in the project outreach process:

- Kilauea Trust
- TDA Investment Group
- Waikōloa Dry Forest Initiative
- Waimea Community Association
- Waikōloa Village Association
- Waikoloa Community Leadership Council



- Hawaii Wildfire Management Organization
- Area County Councilmember, Cindy Evans
- Area County Councilmember elect, James Hustace
- Area Senator, Tim Richards
- Area House Representatives, David Tarnas and Nicole Lowen
- Mayor elect, Kimo Alameda

AES Hawai'i's standard practice is to invite stakeholders to help identify others in the community who should be contacted, enabling the Project Team to continually expand outreach. AES Hawai'i also welcomes input on stakeholders to include in outreach efforts through the Project website and hotline.

#### Local community support or opposition

AES Hawai'i conducted early-stage outreach by commissioning a public opinion survey to understand community sentiment regarding the proposed Project and identify issues of importance.

The public opinion poll provides initial documentation of the community's support for the Project. Of the West Hawai'i residents who responded to our survey, the majority (71%) said they would support a solar and battery storage project capable of powering the equivalent of between 26,000 and 39,000 homes sited on approximately 600-900 acres in South Kohala. The majority of residents who supported the Project cited that it would be good for the environment or climate and would reduce the cost of electricity. Similarly, more than half support the Project because it would help reduce fossil fuel use. Other key reasons for support of the Project include the understanding that it would create new jobs and be good for the community and the economy. These results will shape our strategy for communicating the Project's overall benefits.

During our community engagement process, AES Hawai'i will directly engage with stakeholders and seek feedback regarding the Project. This process will identify project support and opposition, along with community-identified concerns about project design, location, and potential impacts.

#### Community scoping

As mentioned above, AES Hawai'i commissioned a public opinion survey to proactively seek early-stage community feedback and mitigate risks and concerns with this Project.

Early outreach for the Project included consultation on cultural matters. AES Hawai'i retained Cultural Surveys Hawaii (CSH) to conduct a Cultural Impact Assessment (CIA) to introduce the Project and obtain feedback on any potential effects the Project may have on area cultural practices. In April and May 2024, CSH contacted Native Hawaiian organizations, area cultural practitioners, kupuna and others via email and letters to understand any potential effects the Project may have on local cultural practices.

Soon after, AES Hawai'i began outreach efforts and spoke with individuals and groups in the greater Waikōloa area. This included meetings with government and elected officials, community leaders and residents. To date, the majority of feedback has been in support of the Project, or neutral.



On July 23, 2024, the Project Team presented updated information on Ke‘āmuku Solar + Storage at the monthly meeting of the Waikōloa Village Association. During the meeting, Team members fielded feedback on the Project and answered questions from the community and Waikōloa Village Association board members.

On August 13, 2024, a community meeting was held for area residents and interested parties to learn more about Ke‘āmuku Solar + Storage. To enable community members to participate easily and effectively, especially given significant travel times between different districts on the Big Island, the meeting was held via video teleconference. AES Hawaii team members provided an overview of the Project, answered questions, and gathered feedback. A recording of this meeting is posted on the Project website.

AES Hawaii is deeply committed to community outreach and will continue to meet with key leaders and community members to provide updates and opportunities for feedback. The Project website, hotline, and dedicated email address provide an additional venue to gather input, comments, and answer questions regarding the Project as well as the associated Community Benefits Program (CBP.)

## **Comprehensive Communications Plan**

A significant goal of AES Hawaii’s Community Outreach Plan is to inform stakeholders and neighboring communities about the Project and its progress and collect their feedback. AES Hawaii will continue to build upon our previous experience to provide timely updates through a comprehensive community outreach schedule. AES Hawaii is committed to sharing important information about the Project in advance of any community meetings. Specific tactics to share information and gather input include, but are not limited to:

- Issuance of Public Community Meeting Notice(s);
- Conducting Public Community Meeting(s);
- Conducting strategic outreach to area organizations, community leaders, and elected officials;
- Dedicated Project email address ([keamukusolar@aes.com](mailto:keamukusolar@aes.com)) to gather input, comments, and questions;
- Dedicated Project phone number (+1 (808) 800-3942);
- Dedicated Project website (<https://www.aes-hawaii.com/keamuku-solar>) with updated information and a portal to gather input, comments, and questions;
- Issuance of monthly project status updates to the Project mailing list; and
- Public Community Meeting Summary posted to the Project website.

Our community outreach efforts will include informing stakeholders and neighboring communities about the Project, communicating potential environmental, social, economic, and land use changes, and answering questions.

AES Hawaii plans for either in-person or virtual community meetings based on public health and safety conditions at the time. To support community awareness of public meetings, AES Hawaii will issue media advisories a minimum of 30 days prior to a public meeting to Hawaii Island and statewide media, including but not limited to, the Hawaii Tribune-Herald, West Hawaii Today, Civil Beat, Hawaii News Now, KHON2 News, and KITV4 News.



Additionally, we will advertise in area community publications and provide email notifications to stakeholders and those who have signed up for updates through the Project mailing list.

Public comments supporting and opposing the proposed project will be compiled and filed with the Public Utilities Commission.

AES Hawai'i believes in the importance of maintaining community collaboration and consultation throughout the project lifecycle and has successfully implemented this strategy with Hawaiian Electric Company's RFP Phase 1 & 2 projects. Throughout this process, collecting, considering, and responding to feedback from stakeholders and neighboring communities enabled AES Hawai'i to garner support and tailor each project to address and mitigate community-identified issues or concerns.

One of the earliest steps we take when starting a new project is to engage area community leaders, elected officials, residents, key government and industry organizations, and businesses. This approach enables AES Hawai'i to share information about the Project, build support, and respond to and develop mitigation measures for community-identified issues of concern.

#### Construction related updates

AES Hawai'i is committed to providing project status updates via email to our Project mailing list at least once per month and in conjunction with key milestones to ensure community members and stakeholders have the opportunity to provide feedback as required by the RFP.

### **Community Benefits**

AES Hawai'i understands that each community in Hawai'i is unique, with different issues, priorities, and needs. As outreach continues, the Project Team will gather input and feedback to further refine design, inform future engagement, and identify beneficiaries of the Community Benefits Program (CBP).

Our early-stage outreach provided insight into the type of community benefits West Hawai'i residents value most. During each meeting with the broader public and community leaders, the Project Team has explicitly requested feedback from participants on possible organizations, programs, and/or projects that should be considered as potential beneficiaries of the CBP.

As outreach continues, the Project Team will continue to consult and solicit feedback and guidance from the community on where these funds are needed most. This feedback will form the basis of the CBP, ensuring it is specifically tailored to meet the needs identified by the host community.

To date, feedback from community members regarding potential beneficiaries of the CBP has included requests to support environmental programs, education, workforce, development, and wildfire mitigation.



### Community Benefits Program

The Seller, Keamuku Solar, LLC, is committed to providing a Community Benefits Program (CBP) of \$3,000 per MW AC per year for the Ke'āmuku Solar + Storage Project. As part of this commitment, the Project has identified the AES Hawai'i Foundation (AHF or the Foundation) as a potential non-profit entity for the distribution of CBP funds. The Foundation is a 501(c)(3) nonprofit organization founded in December 2021 and is dedicated to empowering local communities through partnerships with other nonprofits to create a brighter, more sustainable future.

The primary advantage of utilizing AHF is that the Foundation will separately pay for its administrative costs, enabling all CBP funds to directly benefit the community without overhead expenses or additional costs being deducted from them. The Foundation's professional staff shall be responsible for disbursements to organizations, programs and projects supported by the community in relation to the Project, leveraging the focus and charitable giving experience of the Foundation. In addition, the policies, procedures, and reporting requirements of the Foundation will provide transparency under the PPA requirements.

The Project Team described this potential relationship with AHF during outreach meetings to gain feedback on the concept and underscore the Team's commitment to ensuring community benefits are distributed efficiently and effectively to the host community. To date, the Project has not received any comments in opposition or objections to the proposal.

### About the AES Hawai'i Foundation

The Foundation was established in December 2021 and was formed to serve as the central hub of AES Hawai'i's social impact giving and to further the goal of unifying and amplifying AES Hawai'i's longstanding commitment to community engagement. The Foundation is recognized by the IRS as a 501(c)(3) tax-exempt organization.

The mission of AHF is to empower our local communities through partnerships with nonprofits to create a brighter, more sustainable future.

### Additional Community Benefits

Additional Project benefits and impacts were assessed by commissioning a preliminary economic and fiscal analysis. The analysis was based on preliminary project schedules and conceptual design and was conducted in constant 2023 dollars.

1. Project construction will result in economic output benefiting Hawai'i's economy.
  - a. The Project is anticipated to create approximately 1,908 direct, indirect and induced jobs during development and construction.
  - b. The Project is anticipated to generate approximately \$353 million in direct, indirect and induced economic activity.
2. Local Labor & Prevailing Wage
  - a. AES Hawai'i has existing partnerships with local unions and a proven track record of generating meaningful local employment opportunities with living wages.
  - b. Construction will create direct, indirect and induced jobs that benefit the local labor market.



3. The Project is anticipated to reduce environmental impacts and increase energy resilience with local renewable power production.
  - a. Anticipated to generate approximately 20% of Hawai'i Island's energy needs.\*
  - b. Upon completion, the Project is estimated to power 35,336 homes with clean, renewable energy annually.\*
  - c. The Project is expected to prevent the consumption of more than 8.4 million barrels of oil over its 25-year lifespan.\*
4. The Project provides fixed, low-cost, reliable renewable energy pricing compared to the fluctuating cost of fossil fuels.
5. The Project helps to support the phasing out of traditional fossil fuel plants and grid modernization.
6. The energy produced from this Project will help the state achieve its goal of 100% renewable energy generation by 2045 and offset Hawai'i's reliance on price-volatile, imported fossil fuel.

As predevelopment of the Project proceeds, additional opportunities for benefits will be explored in direct collaboration with the area communities.

*\*Subject to change based on further analysis*

