Mountain View Solar Plus Storage Project

March 16, 2022
AES Clean Energy
Housekeeping

• Meeting is being recorded

• Use Q&A function for comments, feedback and questions

AGENDA

• 6:00 - 6:30 - Presentation

• 6:30 - 7:30 - Feedback Session + Q&A
Purpose

• Provide update on project
  • Re-design based on community feedback
  • Community benefits

• Gather feedback

• Answer questions
Original Project Area

Legend
- Property Boundary
- Project area (~105 acres)
Representative Photos of Equipment

Photovoltaic Panels and Racking System

Containerized Lithium-Ion Batteries
Overall Project Benefits
Benefits: Jobs & Economy

Job Creation
• ~ 200 FTE jobs (Direct, Indirect, Induced)

Economic Output
• ~ $45 Million
Benefits: Environment

- ~872,886 barrels of oil avoided
- Less fossil fuel
- Reduce Greenhouse Gas Emissions
Benefits: Costs

• 5,000 homes powered (equivalent)

• $0.13/kWh low cost and fixed price over 25-years
Benefits: Agriculture + Energy

• Enables the **preservation** and long term **sustainability of farming** operations

• Mountain View Farm, over 70 year-old family farm and dairy

• Project to be sited on underutilized lands

“To continue the legacy of farm activity on this land, it is vital to diversify our revenue through renewable energy.” – David Wong, Mountain View Farm
Feedback
Gathering Feedback

- **July 14, 2020** – Early-stage virtual community meeting
- **May 19, 2021** – 2nd virtual community meeting
- **September 29, 2021** – 3rd virtual community meeting
- **December 16, 2021** – 4th virtual community meeting
- **March 16, 2022** – 5th virtual community meeting
- Community consultation ongoing
Feedback Received

• Visual Impacts
• Dust
• Heat
• Proximity
• Job Opportunities for Waianae Residents
• Educational Opportunities for Area Students
Updated Project Design
Original Project Area
Updated Project Area

Legend
- Property Boundary
- Project area (~93.7 acres)
Addressing Community Feedback

Visual Impacts
- Project Area reduced to ~93.7 acres from ~105 acres
- Relocated battery storage containers to lower elevations
- Landscaping with native plant species

Proximity
- Shifted away from adjacent residences – Average distance to nearest homes approximately 695’
- Doubled min. distance from homes - 100’ to 200’

Dust
- 55% decrease in site grading/soil disturbance
- 150,800 Cubic Yards of grading/fill avoided
Panel Layout Comparison
Updated Conceptual Site Plan
Landscaping – Native Species

- Drought-tolerant native plant palette
- Limited-to-no water resources
- Balances safety, water, and effectiveness as visual buffer
Community Benefits
Community Benefits

$30,000 for Waianae household energy efficiency

- Waianae households eligible to receive free or low-cost energy-efficient appliances
- Through Hawai‘i Energy and Makaha Learning Center

Source: Hawaii Energy
Community Benefits

$10,000 in STEM Scholarships for College Students from Waianae

- Through Hawai‘i Community Foundation
- $30,000 Statewide

Source: UH Manoa.edu
Community Benefits

$50,000 Technology Package for area students

- Equivalent to ~200 Chromebooks

Source: StarAdvertiver.com
Community Benefits

Sustainability Education Programs for Waianae schools

- Partnership with area schools
- Including: mentorship, hands-on-project-based learning, site-tours (virtual and/or in-person), career guidance and more
Community Benefits

Partnerships with construction trade unions

- Electricians
- Carpenters
- Operating Engineers
- Training and apprenticeship programs available for Waianae residents

Source: hetf1186.org
Source: digitaleditions.carpenters.org/
Community Benefits

Over $1,000,000
Community Benefits Package Value

• Project redesign
• Technology package
• STEM Scholarships for Waianae Students
• Waianae household energy efficiency
• Sustainability programs for Waianae schools
• Construction trade unions partnerships

Source: facebook.com
Community Sentiments
Waianae and Leeward Public Polling

Mountain View Support

Waianae Respondents:

61.0% SUPPORT
• 19.2% NEUTRAL
• 18.4% OPPOSE
• 1.4% DK/REFUSE

All Leeward Respondents:

58.6% SUPPORT
• 17.9% NEUTRAL
• 19.3% OPPOSE
• 4.1% DK/REFUSE

“A solar project called Mountain View solar is being proposed near Wai‘anae Valley Road on roughly 100 acres about one mile from Farrington Highway.

It will supply power to the Hawaiian Electric grid and enable the future closure of fossil fuel power plants on O‘ahu.

The project will also support farm operations on the land where the project is located. The project will create more than 150 jobs, reduce greenhouse gas emissions, provide clean energy for the equivalent of 5,000 homes and add $45 million to the local economy.”

* 252 Leeward Coast residents, including 98 Waianae residents, were surveyed from January 27, 2022 through February 26, 2022. [Margin of Error: Leeward +/-6.16%, Waianae +/-9.9%]
# Waianae and Leeward Public Polling

## Top Three Reasons for Support

<table>
<thead>
<tr>
<th>Reason</th>
<th>Waianae</th>
<th>All Leeward</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Job Creation</td>
<td>38.9%</td>
<td>26.2%</td>
</tr>
<tr>
<td>2. Reduction in Electricity Cost</td>
<td>21.4%</td>
<td>22.8%</td>
</tr>
<tr>
<td>3. Good for Environment/Climate</td>
<td>16.6%</td>
<td>19.4%</td>
</tr>
</tbody>
</table>

*252 Leeward Coast residents, including 98 Waianae residents, were surveyed from January 27, 2022 through February 26, 2022. [Margin of Error: Leeward +/-6.16%, Waianae +/-9.9%]*
Visual Simulation

Existing Condition
Pokai Bay
Visual Simulation

Original Layout
Pokai Bay
Visual Simulation

Revised Layout
Pokai Bay
Visual Simulation

Existing Condition
Ala Hema Street
Visual Simulation

Original Layout
Ala Hema Street

Simulated Conditions

- Existing Eurus Solar Project
- Proposed Mountain View Solar Project
Visual Simulation

Revised Layout
Ala Hema Street
Visual Simulation

Existing Condition
Waianae Valley Road
Visual Simulation

Original Layout
Waianae Valley Road
Visual Simulation

Revised Layout
Waianae Valley Road
Visual Simulation

Revised Layout

Waianae Valley Road

(transparency for illustrative purposes)
Visual Simulation

Existing Condition
Kamaile Academy PCS
Visual Simulation

Original Layout
Kamaile Academy PCS

Simulated Conditions

- Existing Eurus Solar Project
- Proposed Mountain View Solar Project
Visual Simulation

Revised Layout
Kamaile Academy PCS
Visual Simulation

Existing Condition
Piliuka Place
Visual Simulation

Original Layout
Piliuka Place
Visual Simulation

Revised Layout
Piliuka Place
Visual Simulation

Existing Condition
Kaupuni Neighborhood Park
Visual Simulation

Original Layout
Kaupuni Neighborhood Park

Simulated Conditions

- Existing Eurus Solar Project
- Proposed Mountain View Solar Project
Visual Simulation

Revised Layout
Kaupuni Neighborhood Park

Simulated Conditions

Existing Eurus Solar Project
Proposed Mountain View Solar Project
Project Timeline

Community consultation continues throughout the lifecycle of the Project

2020
- Award
  - May 2020
- Power Purchase Agreement (PPA)
  - 2H 2020

2021
- Due Diligence & Agency Consultation
  - 2H 2021 – 1H 2022
- Design & Engineering
  - 2H 2021 – 2022

2022
- Permits & Approvals
  - 2022
    - Conditional Use Permit (Minor)
- Construction
  - 2022 - 2023
    - Construction will begin only after all necessary county, state and federal approvals and permits are obtained

2023
- Operation
  - 2023
    - Guaranteed Commercial Operation Date

2048
- Decommissioning
  - 2048
    - Return Project area to existing condition (or comparable)

Project Design & Permitting

Build

Operate
Project Specifications

- 7 MWac PV
- 35 MWh battery energy storage (BESS)
- Feeds into HECO utility grid
- ~93.7 acres, reduced from ~105 acres
- ~25-year Power Purchase Agreement (PPA); temporary use
- Requires Commercial Operation in 2023
- Decommissioning – restore land to existing condition (or comparable) at end of lifespan
Conclusion

• **200 jobs** generated
• **$45M** in economic output
• **Over $1,000,000** Community Benefits Package Value
  • Project redesign
  • Technology package
  • STEM Scholarships for Waianae Students
  • Waianae household energy efficiency
  • Sustainability programs for Waianae schools
  • Construction trade unions partnerships
• **5,000 homes powered**
• Closing of fossil fuel plants
• Preserves farming
Mountain View Solar + Storage Project

Mahalo

Provide your comments or get the latest project information.

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