



Waikōloa Village Solar Community Outreach Plan

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Please note: This is a living document that will be updated as we expand community outreach activities and hear from more of the community. Additionally, as COVID19 has inhibited traditional approaches to community outreach, the new strategies will be periodically assessed for effectiveness and adjusted as appropriate.

Project Summary

Think Global, Act Local

Hawaii is already witnessing impacts of climate change with historic tide events, sea level rise, and large coral bleaching events. Hawaii residents, businesses and organizations are leading the charge to mitigate negative impacts and design solutions. Hawaii led the nation in 2015 by signing into law a Renewable Portfolio Standard of 100% renewable energy generation by 2045.

To make progress towards those goals, Hawaiian Electric Companies (HECO) issued a Request for Proposals (RFP) in August 2019 for the largest statewide procurement of renewable energy to date. Waikoloa Solar Project was selected through the RFP process, and will help Hawaii Island to reach its 100% renewable energy generation mandate.

Waikoloa Village Solar – Project Description

Waikoloa Village Solar is a 60 MW photovoltaic farm with a 240-megawatt hour Battery Energy Storage System (BESS) located on lands owned by the Waikoloa Village Association. EDF-Renewables (EDFR) is developing this project which will provide clean, renewable energy at an affordable and stable price for 25 years.

EDFR is finalizing site selection based on the final studies that are underway. The project site will be located within TMK 6-8-002-018 and/or TMK 6-8-002-019 and is expected to take between 600 – 900 acres of land. Waikoloa Village Solar will interconnect to the electric grid through the existing Waikoloa Substation.

Why here?

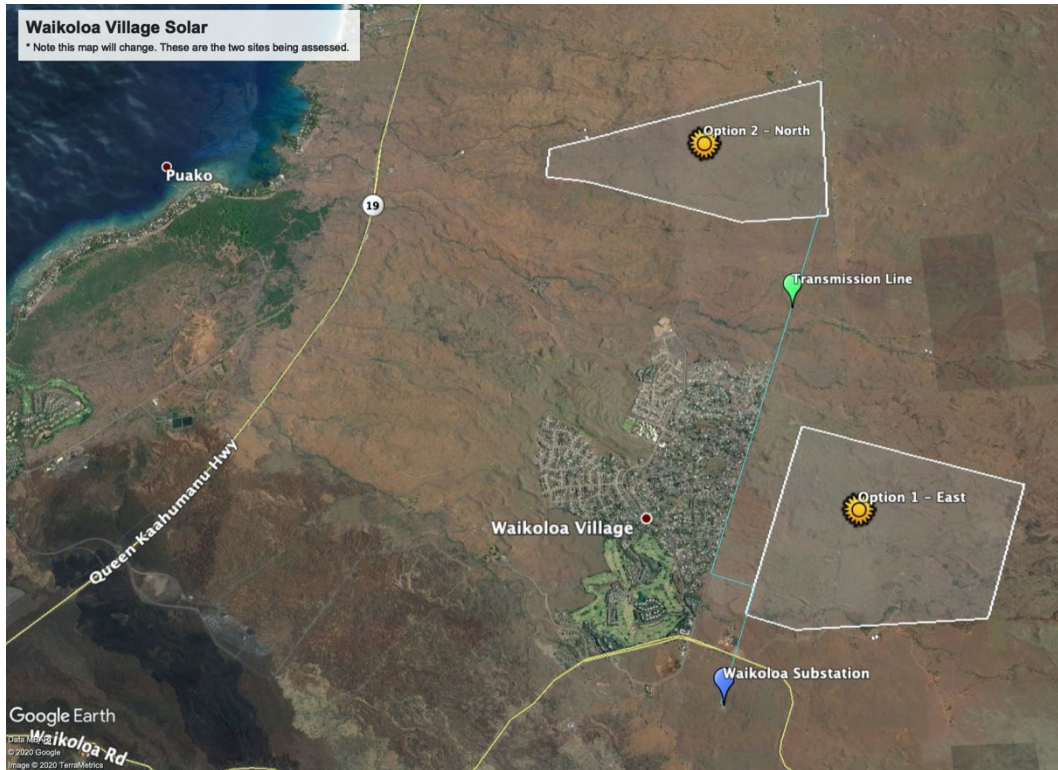
Waikoloa Village Association lands were selected for a few key reasons:

- Proximity to existing electrical infrastructure.
 - o The Waikoloa Substation and connecting powerlines have excess capacity for additional power and are located.
- Alignment with Waikoloa Village community's vision.
 - o Both the South Kohala CDP and the Waikoloa Village Association Strategic Plan identifies renewable energy development in the region but more specifically on WVA lands as a priority
- Direct benefit to the Waikoloa Village Association.
 - o WVA serves almost 90% of the community nearest to the project
- Solar resource
 - o South Kohala has some of the best solar resource on Hawaii Island that is located near major electrical infrastructure for transmission onto the grid

Project Location

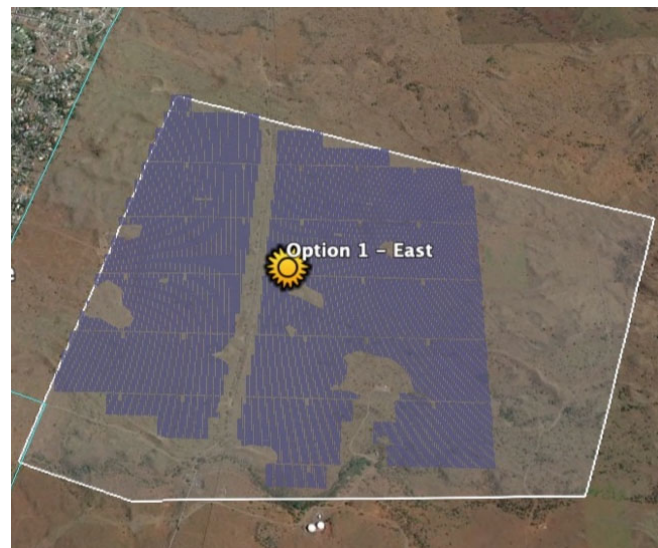
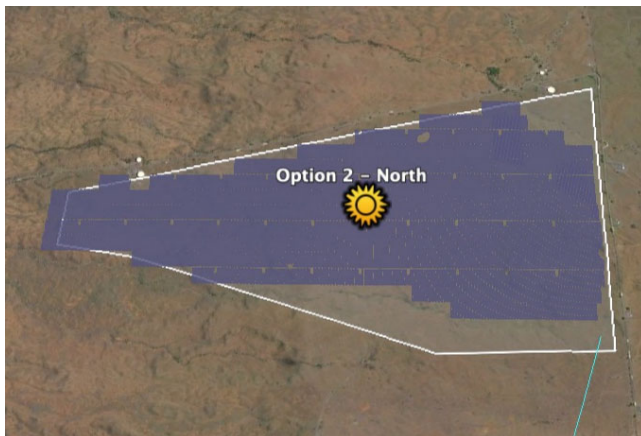
The exact location and layout of the project will be determined upon completion of additional surveys and studies that are currently underway. There are two main areas within the WVA lands that are being assessed: East or North of Waikoloa Village. The point of interconnection to the grid will be the Waikoloa Substation.

Project Site Options



Mock Site Layout

This does not accurately represent the actual layout of the project.



1. Community Scoping

The Waikōloa Village Solar project will be located near the Waikōloa Village community. Waikōloa Village is in the Waikōloa Ahupua'a, South Kohala District, in the northwest sector of the Island of Hawai'i.

Regional Background

The Waikōloa Village community is a residential community of around 6,300 people in a rural region, surrounded by grasslands, and located on the descending slope between the mountains of Hawai'i Island and the South Kohala coastline. There are no other communities in the immediate region. The closest population center with a high school, hospital, larger box stores, entertainment, and other amenities is Kailua-Kona, about a 40 minute drive away. The Waikōloa Village area is primarily residences with one commercial center at the entrance to the village and another being built across Waikōloa Road. On the coast is 'Anaeho'omalu Bay where numerous resorts and condominium developments are located, and is primarily occupied by visitors to the island and seasonal residents.

Home ownership in Waikōloa is higher than the state and national average; about 75% of the housing units in Waikōloa are owner occupied. Poverty rate in Waikōloa Village is 5.6% which is lower than the rate for Hawai'i Island, 10.2%. Though the federal poverty standard can be unrepresentative of the financial challenges common in Hawai'i because of the high cost of living. In Waikōloa Village, 49% of residents are white, 17% are Asian, 12% are Native Hawaiian or Pacific Islanders, and 12% are two or more races. The median age of the population in Waikōloa is 44, compared with the Hawai'i Island median age of 39. The majority of employed individuals commute to work - 75% drive alone and 14% carpool.

There are many active community organizations in Waikōloa Village; the predominant one is Waikōloa Village Association (WVA), which is the owner of the land where the project will be located. About 89% of the homeowners in Waikōloa Village are a part of WVA, and as such, are required to pay homeowners fees to WVA. Many amenities are provided to these residents - golf course, swimming pool, community center, etc. Paniolo Estates and a few other areas of Waikōloa Village is not included in WVA.

There is a public elementary and middle school in Waikōloa. For high school, students going to public school attend Kealahou High School. There are other private schools and charter schools in Waimea and Kailua-Kona, but not directly in Waikōloa Village.

Aligned Community Vision

Based on the community priorities identified in the South Kohala Community Development Plan (CDP) this project aligns with the community's vision for their region and Waikōloa Village Association lands specifically.

The South Kohala CPD was developed to identify the community's priority issues and develop policies and actions to address those issues. Through this planning process, the Waikōloa Village community developed a policy of Environmental Stewardship, Sense of Place, Open Space, which includes *Strategy 2.1 – Support*

Projects and Programs for Environmental Restoration and Alternative Energy. Under this strategy the CDP recognizes the strong solar resource in this area, and the strategy explicitly states:

“Larger scale photovoltaic “solar farms” and “wind farms” should also be consider, possibly to be sited on some of the WVA’s 10,000 acres of open space lands.”

Additionally, the development of large scale renewable energy projects is a part of the Waikōloa Village Association Strategic plan. The proposed project aligns with the Land Management Action Plan that was developed in 2015 as a part of an overall strategic planning process, which identifies the areas sited for the proposed project – TMKs 6-8-002-018 & 6-8-002-019 – for future renewable energy development. EDFRenewables (EDFR) is pleased to help make this vision a reality on Waikōloa Village Association lands through this project.

2. Team Approach

Core Project Team

The EDFR project team, which includes members of Progression Energy's Hawai'i-based team, have extensive experience in working in community engagement at a grassroots level. Progression Energy has two key members who live and work on Hawai'i Island who are leading the community engagement activities. Ms. Noelani Kalipi, VP-Development for Progression Energy, formerly worked with the project communities in her capacity as a Congressional staffer handling federal policies and programming related to veterans, Native Hawaiians and Pacific Islanders, health, education, and housing. She has also supported community-based economic development and capacity building efforts within rural and native communities, and she is experienced in renewable energy development in Hawai'i. Senior Developer for Progression Energy, Ms. Katie Schwind, has extensive experience working with community based organizations in Hawai'i and on projects that take a community-centered systems approach to economic development.

Mr. Devon Muto, West Region Solar Development Director, will lead the project for EDFR. Mr. Muto has overseen the successful development of solar projects throughout the southwest US and has over 20 years of experience as an urban/environmental planner working on projects and policy initiatives that incorporate community and stakeholder input. Mr. Muto will work closely with EDFR Communications Department, Progression Energy, and the numerous internal and external subject matter experts to engage the community, respond to community needs, and develop a project that is responsive to the feedback received.

The team utilizes a grassroots approach that is inclusive and focused on building relationships as a starting point to explore what is important to the community and to identify the ways in which we can build a community partnership that will last throughout the life of the project. We seek to integrate the project so that it will contribute to the Waikōloa Village community in ways that matter to them.

The project team has held individual meetings and been in communication with Waikōloa Village Association, leaders of community-based organizations, elected officials, and government representatives. During the initial RFP phase, we worked to balance engaging community members while respecting their time when there were still many other projects on the table – the majority of which would not be selected. We are now expanding the scope of outreach and beginning to present and engage with community members at meetings. The project team will attend community meetings regularly to ensure continuity, transparency, and access to team members by community. Ongoing engagement with elected officials, community leaders, community members, businesses, and community organizations will continue to explore how to best incorporate the project into community priorities throughout the life of the project from development to decommissioning.

Local Expertise

EDFR has contracted with third party experts to conduct requisite cultural impact assessment, archaeological surveys, flora/fauna surveys, community engagement, permitting processes, and UXO survey. Each of these firms have a demonstrated record of providing expertise and guidance to large scale projects in Hawai'i to support development that is managed in a way that is safe and deferential to the unique cultural and natural resources of Hawai'i. Most of these firms also have experience with utility-scale renewable energy projects in Hawai'i.

The findings from the surveys and information related to permit applications will be shared with the community via attendance at monthly Waikōloa Village Association and South Kohala CDP Action Committee meetings, public meetings about the project, other community organization meetings, through individual discussions, and via the project web site and monthly newsletter.

Not all of these are yet confirmed, but the following list of contractors have been engaged for this project:

- **Progression Energy** – Noelani Kalipi and Katie Schwind
 - Community Outreach and Engagement
 - <http://www.progression-energy.com>
- **ASM Affiliates** – Bob Rechtman, Ph.D.
 - Archaeological Surveys and Cultural Impact Assessment
 - <https://www.asmaffiliates.com/>
- **Stewart Engineering** – Ken Stewart, P.E., J.D.
 - Geotechnical Engineering
 - <http://www.stewartengr.com/>
- **Planning Solutions, Inc.** – Jim Hayes
 - Permitting & Planning
 - <http://www.psi-hi.com/>

3. **Government Approvals**

Effective community and stakeholder engagement is vital to success with permitting and government approvals. The EDFR development team takes a proactive engagement approach that is intended to ensure that community members are well aware of the proposed project and its impacts, and have an opportunity to share their opinions about the project well before any government reviews and approval processes commence.

Planning Solutions, Inc. (PSI) has significant experience with permitting renewable energy projects in Hawai'i. PSI developed the following permitting guidance, and they will lead the permitting processes for the Waikōloa Solar Project.

Site Designations	
Tax Map Key	6-8-002:018 and/or 019 (portions)
Ahupua'a	Waikōloa/Waimea
State Land Use Zone	Agriculture
Land Use Soil Classification	D & E, very poor
County Zoning	Open
County 2040 Draft General Plan	Natural Areas
Special Management Area	No
Existing Use	Ranching
Flood Zone	Zone X - outside the 0.2% annual chance floodplain
Other	Waikōloa Maneuver Area

Agencies and Authorities having Jurisdiction

Jurisdiction over the land uses on these parcels lie with Hawai'i County; the County's Planning Department oversees land use permits.

The State of Hawai'i Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) has jurisdiction over the historic resources via HRS Chapter 6E. State of Hawai'i, DLNR - Commission on Water Resource Management approves the Stream Channel Alteration Permit (SCAP).

The State of Hawai'i Department of Health (HDOH) is responsible for the National Pollutant Discharge Elimination System (NPDES) permit that will be required, and the Clean Water Act Section 401 Water Quality Certification (WQC). Coordination on UXO Hazard Management with HDOH is also required, but plan approval requirements are to be determined.

At the Federal level, Army Corps of Engineers, Regulatory Branch has jurisdiction over the Clean Water Act Section 404 Permit.

Overall Approval Process and Required Permits and Regulatory Approvals

The required permits and regulatory approvals are summarized in the table below. The HRS Chapter 6E process has the longest processing time and will start immediately upon selection; ASM Affiliates will conduct the Archaeological Inventory Survey and Cultural Impact Assessment, and they will coordinate with State Historic Preservation Department to complete this process. Land use approvals and construction permits will be obtained from Hawai'i County; those approvals and permits can be processed in parallel and the total processing time is estimated to be 3 months (90 days). The grading permit is contingent on the HRS Chapter 6E process being complete.

The NPDES permit process, through the HDOH, is not tied directly to any of the County's permits, but the County's grading permit must be submitted to HDOH at least 30-days prior to the start of construction. If upgrades to existing roadways or new roadways need to be built that cross the existing streams, then another three permits will likely be required: Stream Channel Alteration Permit (SCAP) with State DLNR; Clean Water Act Section 401 Water Quality Certification (WQC) with HDOH; and Clean Water Act Section 404 permit with Army Corps.

Because of the location within the Waikōloa Manuever Area all activities must be conducted following the Areawide Environmental Hazard Management Plan, Waikōloa Maneuver Area, Island of Hawai'i (2019). Depending on the specific location of the development, surveys for UXO by qualified professionals will likely be required. Additionally, all subsurface activities must be conducted with UXO Construction Support. HDOH requires large scale developments to create a Site-Specific Environmental Hazard Management Plan to be submitted to and approved prior to construction. The project team is beginning discussions with HDOH to confirm necessary steps and requirements.

State and County Land Use Designation Compliance Evaluation

State Land Use Regulations

Chapter 205, Hawai'i Revised Statutes (HRS), establishes state land use law. It provides for all lands in the state to be placed into one of four Land Use Districts (Urban, Rural, Agricultural, and Conservation). The subject parcels are in the Agricultural District. Activities and land use within the State Agricultural District are regulated by the county, except in certain circumstances, none of which apply to the subject parcels or proposed uses.

County Land Use Ordinances

As summarized in the table above, the subject parcels are zoned Open by the Hawai'i County. Per HHC 25.2 Division 7, any construction in the Open zone requires a Plan Approval. Progression Energy has begun discussions with the Planning Department to verify the required permitting processes. This permit (a) allows the County a closer inspection of the development to ensure conformance with the general plan and other considerations, and (b) take roughly 60 days to process.

Permits and Approvals

The table below outlines the major permits and approvals required for the Waikōloa Village Solar Project.

<i>Name</i>	<i>Agency/Authority</i>	<i>Discussion</i>
HCC 25-2-71, Plan Approval	County of Hawai'i, Planning Department - Administrative Permits Division.	Because the County zoning is Open, Plan Approval is required. The application requires all items listed in the regulation, including: information concern buildings, fences, walls, parking, landscaping, drainage, and more.
HCC Chapter 10 Grading and Grubbing Permits	County of Hawai'i, Public Works - Building Division.	The project will require more than 100 cubic yards of excavation or fill and clear more than one acre of land, thus trigger these two permits.
HCC §5-19, Building Permit	County of Hawai'i, Building Division of the Department of Public Works.	A Building Permit is needed for some of the facility elements that may be required for the proposed project. The application will be reviewed for compliance with a wide range of standards and requirements.
HCC Chapter 9, Electrical Permit	County of Hawai'i, Building Division of the Dept of Public Works.	An Electrical Permit is needed for the substantial electrical work required for this project.
HRS Chapter 6E Historic Preservation	State of Hawai'i, Department of Land and Natural Resources - State Historic Preservation Division (SHPD).	Assess the effects of the project on historic properties and cultural resources, and develop avoidance, minimization, and mitigation measures, if necessary.
NPDES Construction Stormwater Permit	State of Hawai'i, Department of Health - Clean Water Branch.	A National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of stormwater from construction activities that disturb one acre or more.
Stream Channel Alteration Permit (SCAP)	State of Hawai'i, Department of Land and Natural Resources - Commission on Water Resource Management.	Depending on final project layout, if roadways are built or improved that cross existing streams this permit will be required for each stream crossing. Required prior to roadway alterations in streams but not upland construction.
Clean Water Act Section 401 Water Quality Certification (WQC)	State of Hawai'i, Department of Health - Clean Water Branch.	Depending on final project layout, if roadways are built or improved that cross streams this permit will be required. Required prior to roadway alterations in streams but not upland construction
Clean Water Act Section 404 Department of the Army Permit (DA)	U.S. Army Corps of Engineers, Regulatory Branch.	Depending on final project layout, if roadways are built out crossing streams this permit will be required for each stream crossing. Required prior to roadway alternations in streams but not upland construction.

4. Development Strategy

Community engagement is the foundational element of the development process, from planning to decommissioning. As the first solar + storage project of this scale undertaken by EDFR in Hawai'i, we continue to solicit local expertise to better understand and work with the distinct characteristics and processes of Hawai'i – from community outreach to cultural resources and permitting to site work.

Project Proposal

Preliminary discussions began with a smaller group of community leaders prior to bid submission to begin building relationships and gain an initial understanding of community perspectives, concerns, and general sentiments towards utility-scale solar development. This approach, of working with a smaller group of active and engaged community members, respects the time and energy of community members by introducing the potential project and making the project team accessible to the community while balancing the investment of time by community members in one of many proposed projects.

During proposal planning through the selection process, EDFR has initiated discussions and contracts with local firms for preliminary site assessments and preparation to meet all permitting and regulatory processes in a timely manner.

Project Development

Upon award, the project team began increasing the level of community engagement, site assessments, and permit and approval planning.

The project team will now expand its presence in and engagement with the Waikōloa Village community and the surrounding region, as is discussed further in the *Community Engagement Process* and *Communications Strategy* sections below.

Contracts and relationships were established with local firms prior to award to minimize delays and adhere to the proposed timeline. More detailed site assessments to are already underway with Archaeological and Biological Surveys and Cultural Impact Assessment to begin soon. The results of these surveys will be made available to the community and included in community conversations and presentations. Technical details resulting from site assessments and conversations with local experts and officials with jurisdiction over the proposed project have and will continue to guide the overall project design, development process, and construction plan.

Operations to Decommissioning

The relationships established with the community, local experts and officials, and the utility during the proposal and development phases will continue to ensure the project operates in a safe and compliant manner throughout the course of its lifetime and through decommissioning, and that we continue to serve the community that we are joining in ways that are meaningful.

5. Community Engagement & Communication Strategy

Community Engagement

Community engagement is a foundational element in our approach to this project, from development through decommissioning. Community engagement means working collaboratively to build relationships with the community and promote community-centered exchanges. Our engagement approach fosters relationships to support open and ongoing dialogue with community members, businesses, and organizations as well as joining community events and having a presence in community spaces. Community outreach is a function within our engagement approach; outreach activities focus on communicating to and gathering information from stakeholders, while engagement is rooted in building relationships.

Communication Strategies

In all of our meetings and communications, the project team has four main priorities:

- Ensure that the community is informed of the project
- Establish open lines of communication from the community, directly to the project team
- Better understand how the project and team can meaningfully join the community
- Explore what is important to the community and to identify the ways in which we can build a community partnership that will last throughout the life of the project

Conversations with numerous community organizations are already underway via email, phone, and pre-COVID19, in person meetings. In the pre-award stage, the focus of correspondences were to introduce the project team, the company, and the potential for another solar project in Waikōloa. We also encouraged the sharing of any initial reactions, ideas, concerns, and opinions.

Consistently throughout all meetings, participants will be given the option to sign up for a digital newsletter and provided with contact information for the project team and the website to learn more and stay informed as the project progresses. Submission of feedback from the community will be encouraged on the website, newsletter, media articles, and during community meetings and individual meetings. The project team is committed to being accessible to any community members and groups and responding to inquiries in a timely manner. Project team commits to a 24-48 hour response time to all inquiries which can be provided via web form submission on the website, phone, email, or in person.

The project team makes it a point to work with Hawai'i-based talent for strategy, content, and stakeholder assessment and engagement. Contracts will be executed with a combination of local firms, depending on the needs that emerge during engagement efforts.

The following channels will be used for community engagement throughout the development and operation of the project:

Individual Discussions

One-on-one meetings, phone calls, and correspondences began with leaders of key organizations before the project proposal was submitted. Given the COVID-19 pandemic, meetings will be conducted over the phone or on virtual platforms until it is safe to incorporate face-to-face meetings again. Email is also used to communicate directly with community members about the project and collect feedback. After the project award, this effort shifted from discussions about a concept to an actual project; the team is now greatly expanding engagement efforts to the wider public. Over the next few months, we will meet with community members, groups, and stakeholders to initiate more discussion that serve the four priorities outlined in the start of this section.

Group meetings

We have already spoken to numerous local organizations about attending meetings and providing information on the project as they see fit. When these meetings are held, we share details about the project and request assistance from community members in helping us to become a good partner by better understanding community concerns and opportunities. Project team will request to meet with and attend meetings held by community organizations and to provide presentations and encourage discussions as welcomed by the groups. Community groups include but are not limited to: Waikōloa Village Association, Waikōloa Leadership Council, South Kohala CDP Action Committee, Waimea Community Association, Lions Club, Hawai'i Island Economic Development Board, and Kona-Kohala Chamber of Commerce.

Most of the Waikōloa Village community is included with WVA, but there is a portion of the community in the Paniolo Estates area, that is not a part of WVA and does not have access to WVA amenities. The project team will undertake specific outreach efforts to engage this portion of the community as well and design the benefits package to ensure that it supports all of the Waikōloa Village community.

Over the next few months, we will meet with community members, groups, and stakeholders to initiate more discussion that serve the four priorities outlined in the start of this section.

Regular meetings with elected officials

The project team has briefed local elected officials during the initial project stage and post award. These elected officials have been greatly helpful in better understanding community concerns and priorities and broadening our scope of engagement to other active community members and offer to help announce public meetings through their communication networks. We will continue to ensure all elected officials at the federal, state, county, and local levels are kept informed about project progress and will provide updates at least once every six months. Local officials who are more active within the community are briefed at least every quarter.

Monthly Waikōloa Village Association Board meetings

The project team will present the project and introduce the team to the community at the public portion of the Waikōloa Village Association board meeting on May 26th. Throughout the development and construction periods, the team will provide updates on project progress and listen to board and community feedback at these meetings; the frequency will be determined by the board, but the project team will submit an update at least quarterly.

Once the project is in operation, the operations team will attend and provide an update at least one board meeting every 6 months as amenable to the board.

Public Meetings

EDFR will host its first public meeting on June 30th. Zoom will be used as the platform for this first meeting. It was selected for:

- Simplicity for anyone to login with or without an account via phone or the web;
- Options for real time interaction, including the submission of questions in real time both publicly or privately to the project team;
- Updated security and safety features;
- Ability to record the meeting and make it available on the website;
- Ability to export questions submitted in the chat, so that the project team can post the questions with answers on the website.

After the first public meeting, the team will review the accessibility and effectiveness of this platform and assess its use for future public meetings. Future meetings will be planned around the major project milestones and timed to receive community feedback prior to final decisions; milestones include but are not limited to: site selection and survey results, final project design, permit submissions, construction, and operation. These are in addition the presenting at the public portion of the Waikōloa Village Association meetings and at other community groups.

To give prior notice for upcoming community meetings, in accordance with HECO requirements, we will provide Media Advisories to the outlets included in the media section below. Local elected officials and organizations have also offered to help share this information through their networks which includes the NextDoor App which is very active in Waikōloa Village.

Website

The Waikōloa Village Solar website - www.Waikoloavillagesolar.com - will serve as a central repository for information and updates on the project, as well as a place to submit comments and feedback. Given the adaptations required due to COVID-19, having an up to date, informative, and engaging website is increasingly important. The site will be updated continuously as progress is made on the project. The website content will meet the HECO requires, and integrate additional information and resources for the community to learn more about EDFR and the project.

Digital and printed materials

Printed materials will be made available about the project at community bulletin boards, library and other community spaces to ensure access to information for all residents, including those without access to electronic and digital communication devices. Some of these activities will be delayed due to COVID19. Informational materials will also be available digitally via digital newsletter and project web

site. Digital newsletter will be distributed at least once per quarter during development, once per month during construction, and twice a year during operations. Depending on the success of digital outreach and posted materials, the team is also considering a community-wide mail out.

Media

The project team will contact printed media, radio, and television to provide information about the project at appropriate stages. For example, prior to COD, the project team will issue a general press release to all major media outlets, print, digital, television, and radio. The project team will seek media coverage and advertisements to raise public awareness about the project and the community meetings.

Press releases will be issued at least 30 days prior to public meetings for the major project milestones and regulatory requirements including, but not limited to PPA approval, during the permitting process, prior to start of construction, and prior to operation. Project team will work with local communications firms like Strategies 360 and/or Olomana Loomis on press releases and media development as needed. The main media platforms are:

Hawai'i Tribune Herald	West Hawai'i Today
Civil Beat	Hawai'i News Now
Na Leo TV	KITV4 News
Waikōloa Breeze	North Hawai'i News
Hāmākua Times	Kohala Mountain News
Coconut Wireless	Hawai'i Public Radio
KITV	KHON
KSSK	

Schools and educational organizations

The project team will continue to engage with public schools, private schools, homeschool networks and charter schools in the communities surrounding the project. Project team is committed to exploring educational opportunities with community youth on programs and projects including but not limited to the subjects of clean energy, STEM, sustainability/resiliency, and climate change.

Community Events

The Project team will look for opportunities to join the community in volunteering for and participating in public events as well as manning information booths at community events. This may include the Annual Walk/Run for the Waikōloa Library, Wiliwili Festival, Dry Forest Reserve Volunteer days, beach clean ups, and more.

7. Project Benefits

There are a variety of benefits derived from this project, both for Waikōloa Village and Hawai'i Island. As project development progresses, specific estimates and statistics will be added.



8. *Project Impacts*

In general, the development of multiple large solar farms around the Waikōloa Village community will create significant visual changes to the surrounding landscape. These changes are lessened by the natural undulation and consistent slope of the lands in this region, which provide some natural visual barriers. Visual impacts from the project will be assessed from key observation points from within the Waikōloa Village and the surrounding area. Typical strategies for addressing visual impacts include specifying the color and/or materials of project facilities, use of setbacks and buffers, and visual screening with fences, berms, and/or vegetation. The project team will work with local officials to find a balance between mitigating visual impacts and managing fire risks.

During construction, the project will generate numerous vehicular trips to the area as a result of the commuting workforce and project deliveries. Site access will be determined upon final site selection and coordination with Waikōloa Village Association; likely it will be from Waikōloa Road above the village or from Queen Ka‘ahumanu Highway across from the Puakō entrance. Initial discussion with the County Planning Department and Public Works have begun to ensure the project complies with all relevant regulations. The project team will also consult with the Waikōloa Leadership Council and South Kohala Traffic Committee to discuss traffic patterns and potential mitigation steps to minimize the impact of the increased traffic during the construction period. The team will also share this information at community meetings to explain traffic impacts and to discuss mitigation efforts with community. Aside from days with delivery of materials to the site and the construction works traveling to and from the site, traffic is not expected to be impacted for any prolonged periods. Transport and delivery of equipment is not expected to create any major road closures though stringing of transmission lines may impact traffic for a short period, for which we will work with the county on all necessary approvals.

Construction activities also have the potential to generate noise and dust that could affect nearby residents. EDFR will implement best practices to minimize emissions from the project site and will also maintain a hotline during construction so that any issue from a residence can be reported and immediately addressed.

Though archaeological and flora/fauna surveys still need to be conducted, based on initial consultation with Rana Productions and ASM Affiliates, both of whom have conducted numerous surveys in this area, the project is not expected to impact any threatened or endangered plants or animals nor any archaeological sites. If any significant features, plants, or habitats are found during the surveys, we will work with WVA to adjust the project location to avoid impacting those. The WVA parcels are over 6,000 acres combined, so there is enough acreage to work with WVA to site the project in a way that avoids those potential impacts.

9. Documentation of Support and Opposition

During our initial outreach efforts, the community feedback has been overwhelmingly positive especially because this project is located on Waikōloa Village Association land; that is not to say that people didn't have any concerns or reservations, but in general they were supportive of the project if those concerns are managed appropriately. These discussions have primarily been with individuals in positions of leadership within the Waikōloa Community, so many were already aware of and supportive of Waikōloa Village Association's goals to lease land for the development of renewable energy projects. Waikōloa Village Association has expressed explicit support for the project. Broader community sentiment towards the development of renewable energy projects around Waikōloa Village will be better understood and thoroughly documented as we expand our outreach efforts in the coming weeks and months.

There was one major concern voiced by many people and organizations; fire hazards in Waikōloa are a real threat, both because the dry environment and frequent winds make them more dangerous and likely. All the emergency response departments and organizations also expressed concerns that there is only one ingress and egress to the village and only one additional 4x4 emergency evacuation route. Any possible steps that could be taken to alleviate this challenge were greatly encouraged.

We are beginning the process of soliciting statements from community members' and community groups' in support and opposition to the project. This information will be provided to HECO and accurately represented in publicly available materials about the project.

News articles regarding previously approved solar projects in the Waikōloa Area

11/15/2018 - *West Hawai'i Today* - "Community talks concerns over new Waikōloa Village solar project"

According to the article, inquiries from attendees related to stormwater runoff, wildfire precautions, and decommissioning process. Other issues addressed by the developers was dust and noise in the construction project, traffic impacts, UXO hazards. They also shared their intention to build 20 to 60ft gravel fire breaks around flame sensitive equipment and a 20ft vegetation barrier around the entire site.

Councilman Tim Richards was quoted saying "It's not the answer to everything, but we need power"

Comments on the website after the article were both positive and negative, and included:

- Concerns about traffic impacts
- Push back on using open land on solar and wanting it on roofs instead
 - Some people agreeing, and some disagreeing (not wanting on their roof; explaining the cost difference, etc)
- Support for solar and at utility scale

10/21/19 - *West Hawai'i Today* - "Input sought on proposed solar project in Waikōloa"

The article shared information on a public meeting hosted by Juwi in Waikōloa.

The comments on the website after the article were of mixed opinions - some sarcastic and inappropriate about protesters, and some seeming to encourage protesters. One was unsupportive because of the long development timeline for residential solar vs. large scale.