



Kapolei Energy Storage

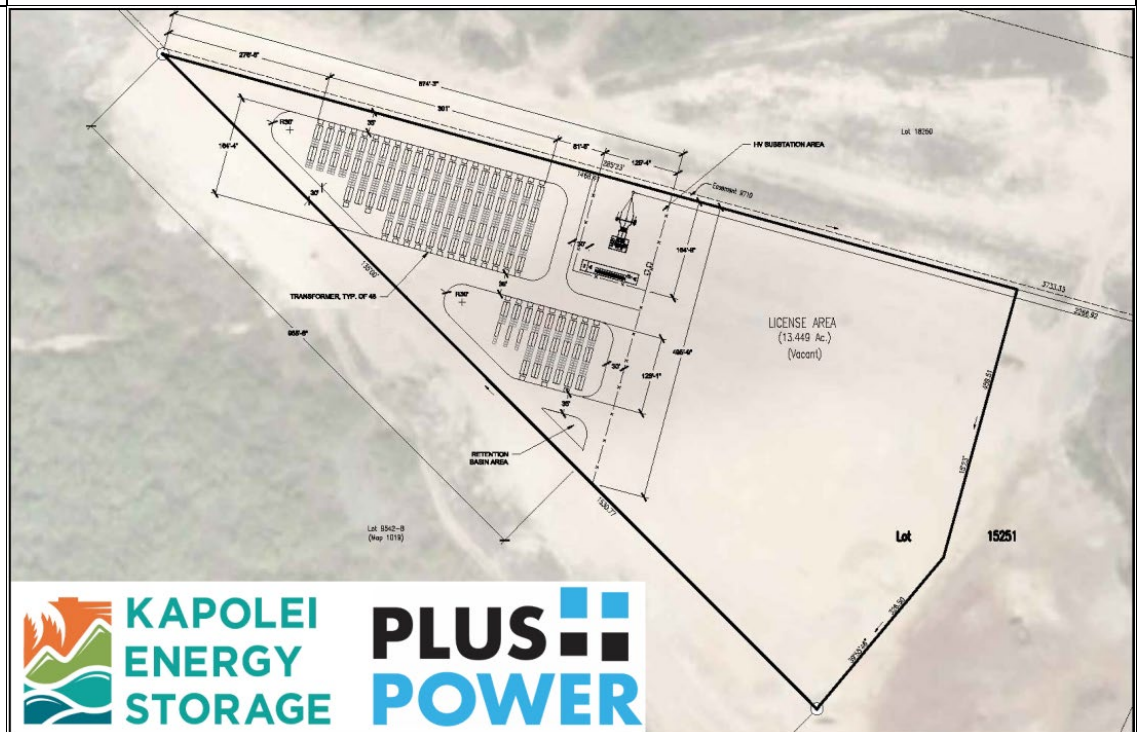
PROJECT SUMMARY AND COMMUNITY OUTREACH PLAN

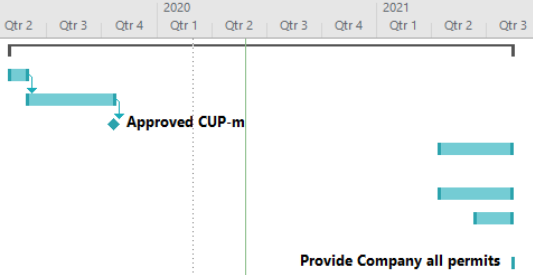
Proposer Company's Name	Energy Storage Resources, LLC
Owner	Plus Power
Project Name	Kapolei Energy Storage ("KES")
Net AC Capacity of the Facility (MW)	185 MW / 565 MWh
Proposed Facility Location	Kapolei, HI
TMK(s) of Facility Location	9-1-014-042
Point of Interconnection	Hawaiian Electric's Campbell Energy Industrial Park (CEIP) Substation
Project Description	<p>The Kapolei Energy Storage ("KES") project is a 185 MW / 565 MWh state-of-the-art battery energy storage system that will provide clean, firm capacity to the Hawaiian Electric Company. KES will be located on approximately eight acres of land zoned for industrial use (I-2: Intensive Industrial) within the Kapolei Harborside Industrial Project.</p> <p>KES will interconnect to the Hawaiian Electric grid at the existing CEIP 138kV substation located approximately 2,500 feet East of the project site. The project has been granted a Conditional Use Permit – Minor from the City & County of Honolulu's Department of Planning and Permitting.</p> <p>Subject to approval by the Hawai'i Public Utilities Commission, construction on the project is anticipated to begin in the summer of 2021. With a Commercial Operation Date in 2022, KES will support the retirement of the AES coal plant, planned for September 2022.</p> <p>KES will operate as an emission-less, carbon-free facility that will provide power and stability to the Hawaiian Electric grid on Oahu.</p>

Project site map



Representative Site layout plan



Interconnection Route	<p>Hawaiian Electric’s CEIP Substation is located approximately 2500 feet southeast of the project site. A transmission line will be built and run adjacent to existing 138 kV transmission lines that enters the CEIP substation.</p>																																				
Environmental Compliance, Impacts and Permitting Plan																																					
Overall Land Use: Environmental Permits and Approval Strategy	<p>City and County of Honolulu - Department of Planning and Permitting (DPP) The KES site is located within an Intensive Industrial zone (I-2) of Honolulu City and County, with no specific plan or overlay zoning associated with the proposed BESS area. On October 21, 2019 the project's Conditional Use Permit - Minor was Approved by the DPP.</p> <p>State Department of Transportation (DOT) No major impacts.</p> <p>Site Development Division; Traffic Review Branch (TRB) and Civil Engineering Branch Plus Power is coordinating with the landowner to make plans for access to the site consistent with the Kapolei Harborside Roadway Master Plan.</p> <p>Honolulu Fire Department (HFD) Received CUP-m approval with the understanding that final civil drawings will be submitted to the HFD for review and approval.</p>																																				
Gantt format schedule which identifies the sequencing of permit applications and approval activities and critical path	<table border="1" data-bbox="386 1066 959 1339"> <thead> <tr> <th>Task Name</th> <th>Duration</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>Permitting</td> <td>838 days</td> <td>Wed 5/1/19</td> <td>Sun 8/15/21</td> </tr> <tr> <td>Environmental Site Assessment</td> <td>30 days</td> <td>Wed 5/1/19</td> <td>Thu 5/30/19</td> </tr> <tr> <td>Conditional Use Permit</td> <td>144 days</td> <td>Fri 5/31/19</td> <td>Mon 10/21/19</td> </tr> <tr> <td>Approved CUP-m</td> <td>0 days</td> <td>Mon 10/21/19</td> <td>Mon 10/21/19</td> </tr> <tr> <td>NDPES Construction Stormwater Permit</td> <td>120 days</td> <td>Thu 4/15/21</td> <td>Thu 8/12/21</td> </tr> <tr> <td>Public Works Building Permit</td> <td>120 days</td> <td>Thu 4/15/21</td> <td>Thu 8/12/21</td> </tr> <tr> <td>Grading, Grubbing and Stockpiling Permits</td> <td>60 days</td> <td>Mon 6/14/21</td> <td>Thu 8/12/21</td> </tr> <tr> <td>Provide Company all permits</td> <td>1 day</td> <td>Sun 8/15/21</td> <td>Sun 8/15/21</td> </tr> </tbody> </table> 	Task Name	Duration	Start	Finish	Permitting	838 days	Wed 5/1/19	Sun 8/15/21	Environmental Site Assessment	30 days	Wed 5/1/19	Thu 5/30/19	Conditional Use Permit	144 days	Fri 5/31/19	Mon 10/21/19	Approved CUP-m	0 days	Mon 10/21/19	Mon 10/21/19	NDPES Construction Stormwater Permit	120 days	Thu 4/15/21	Thu 8/12/21	Public Works Building Permit	120 days	Thu 4/15/21	Thu 8/12/21	Grading, Grubbing and Stockpiling Permits	60 days	Mon 6/14/21	Thu 8/12/21	Provide Company all permits	1 day	Sun 8/15/21	Sun 8/15/21
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City Zoning and Land Use Classification	<p>Located within an Intensive Industrial zone (I-2) of the City and County of Honolulu</p> <p>The Project is not located in either the State of Hawai’i Coastal Zone, Special Management Area (SMA), or Shoreline Setback Area.</p> <p>The State Land Use Designation is Urban; it is not located in the state’s Conservation district. There are no areas onsite mapped as Agricultural Lands of Importance to the State of Hawai’i (ALISH) or any proposed lands for Important Agriculture Land (IAL) designation.</p>																																				
Discretionary and nondiscretionary Land use, environmental and construction permits and approvals	<p>City & County of Honolulu, Department of Planning & Permitting Minor Conditional Use Permit – Received</p>																																				

Listing of Permits and approvals	<p>City & County of Honolulu, Department of Planning & Permitting</p> <p>Drainage Plan Approval Grading Permit Grubbing Permit Stockpiling Permit Erosion and Sediment Control Plan Approval Permit Building Permit</p> <p>State of Hawai'i Department of Health, Clean Water Branch</p> <p>NDPES Construction Stormwater Permit</p>
Preliminary environmental assessment of the site (including any pre-existing environmental conditions)	<p>Owens Engineering performed an environmental assessment of the KES site and found no current or historical Recognized Environmental Conditions associated with the subject property; nor were any current historical Recognized Environmental Conditions with the potential to impact the use or value of the subject property identified at any adjacent or nearby properties within 0.5 mile.</p> <p>KES is not expected to have any impact on the local air quality. Lithium-ion batteries are odorless, emission-less systems that operate without CO₂, CO, NO_x or SO_x emissions.</p>
Cultural Resource Impacts	<p>The project site is within a 345-acre parcel, which was the subject of a 2006 Archaeological Inventory Survey conducted by Cultural Surveys of Hawai'i, Inc. for the then-proposed Kapolei Harborside Center. The survey documented the area's cultural and archaeological resources within the parcel at-large. No surface cultural material, historic artifacts, or archaeological sites were identified within the project boundary.</p>
Community Outreach	
Detailed Community Outreach Plan	<p>Plus Power has retained a local renewable energy consultant Jon Yoshimura to coordinate local activities and facilitate dialogue with key stakeholders. Bob Rudd is the Lead Developer for the Plus Power team, working in close coordination with Jon.</p> <p>Jon Yoshimura was previously employed at Tesla (and SolarCity), where he worked closely with Bob Rudd from Plus Power. Jon and Bob successfully developed multiple utility scale projects in Hawai'i, including the KIUC 13MW / 52 MWh solar + battery storage project located on Kauai. This project worked through extensive community outreach and consultation with local authorities prior to achieving Commercial Operation in early 2017.</p> <p>For the KES project, the Community Outreach Plan will be managed by Jon Yoshimura, in coordination with Bob Rudd.</p>
Local community support or opposition	<p>Plus Power continues to inform West Oahu stakeholders about the KES project and address any questions that arise. Plus Power made several project presentations and updates before the Makakilo / Kapolei / Honokai Hale Neighborhood Board #34. At its December 3rd, 2019 meeting, NB #34 voted in unanimous support of KES. Plus Power also made presentations to the Kapolei Rotary Club, hosted interested individuals to site visits, and shared its plans with area elected officials.</p>

Community outreach efforts	<p>Project Website: https://www.kapoleienergystorage.com/</p> <p>Project Contact Information:</p> <p>General Questions jon@plusenergystorage.com</p> <p><u>Community Outreach Schedule:</u></p> <p>August 2019 Jon Yoshimura and Bob Rudd from Plus Power made an initial presentation to Makakilo / Kapolei / Honokai Hale Neighborhood Board #34</p> <p>September 2019 Jon Yoshimura updates the Neighborhood Board and offers site visits to KES</p> <p>October 2019 KES receives CUP-m from the Department of Planning and Permitting</p> <p>November 2019 Local stakeholders visit KES site with Jon Yoshimura</p> <p>December 2019 KES receives unanimous support from Neighborhood Board #34</p> <p>May 2020 Hawaiian Electric selects KES for Final Award.</p> <p>July 14, 2020 Virtual Community Meeting Date: Tuesday, July 14th Time: 6 pm HST Channel: 'Olelo 49</p> <p>Ongoing Respond to questions from the community & update website with development progress</p>
Community benefits	<p>KES will be a good neighbor and a valuable asset to the surrounding community for decades to come. The project will provide necessary capacity to the island with no air polluting emissions. As a static facility with insignificant traffic and minimal municipal services, KES will have little impact on neighbors. Significant project benefits to the community include:</p> <ul style="list-style-type: none"> ● High-paying construction and O&M jobs ● Enhanced resiliency from a new, state-of-the-art power resource ● Expanded property tax base for the local district