'26APR22 AM 9:35 CITY CLERK

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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April 21, 2026

2024/PIM-2 (ICF)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: 'Ewa Public Infrastructure Map (PIM) Revision for the Department of Environmental Services' (ENV) Materials Processing, and Solid Waste to Energy Facility

This letter supersedes Department Communication 272 (2026) to ensure the exhibit is properly incorporated to the draft resolution. Transmitted for appropriate action is the Department of Planning and Permitting's (DPP) Report and Recommendation for approval to revise the current PIM symbol to accommodate the expansion of the ENV's Materials Processing and Solid Waste to Energy Facility (Project).

The ENV plans to acquire the property at 91-86 Kaomi Loop, Kapolei, Hawai'i 96707, identified as Tax Map Key 9-1-026: 028, adjacent to the current H-POWER facility. The acquisition would support H-POWER's future expansion, which is designed to meet the integrated solid waste management and infrastructure needs on O'ahu. The H-POWER facility is part of the Honolulu Waste Energy Recovery Program, which aims to reduce the amount of waste sent to the Waimānalo Gulch Sanitary Landfill and generate electricity. There is an existing Solid Waste "SW" symbol No. 036, which is recommended to be modified to SW/M to cover the Project's needs.

The DPP will forward any late comments received to the City Council. Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Attachments 1-3
Draft Resolution

cc: Roger Babcock, Jr., Ph.D., P.E., Director, ENV

APPROVED:

Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION OF DEPARTMENT OF ENVIRONMENTAL SERVICES	FILE NO. 2024/PIM-2

REVIEW AND RECOMMENDATION PERTAINING TO THE REVISION TO THE 'EWA PUBLIC INFRASTRUCTURE MAP FOR THE MATERIAL PROCESSING AND SOLID WASTE TO ENERGY FACILITY AT 91-86 KAOMI LOOP, KAPOLEI, HAWAI'I

I. APPLICATION

A. Basic Information:

PROJECT:	Proposed Revision to Solid Waste (SW) Symbol 036 of the 'Ewa Public Infrastructure Map (PIM) for the Department of Environmental Services' Materials Processing and Solid Waste to Energy Facility (Project)
APPLICANT:	Department of Environmental Services (ENV)
PIM LOCATION:	91-86 Kaomi Loop, Kapolei, Hawai'i, 96707 Tax Map Key (TMK) 9-1-026: 028
AREA SIZE:	28.5 acres
STATE LAND USE DISTRICT:	Urban
ZONING:	I-2 (Intensive Industrial)
DEVELOPMENT PLAN (DP):	'Ewa DP
SPECIAL DISTRICT:	Not in a Special District
SHORELINE SETBACK:	Not in the Shoreline Setback Area

SPECIAL MANAGEMENT AREA (SMA):	Not within the SMA
FLOOD HAZARD DISTRICT:	Zone D (Undetermined flood hazard zone)
SURROUNDING USES:	The surrounding area is predominantly industrial use, with the proposed Project site adjacent to the current SW facility for H-POWER operation, labeled as PIM No. 036. Two other PIMs are identified in the area west of the Project: SW No. 037 for the Alternative Disposal Tech Park and Corporation Yard (CY) No. 051 for the Leeward Refuse Collection Baseyard. Some privately managed properties are also in the vicinity and are used for recycling-related operations. The Hawaiian Electric Company (HECO) and other private logistic centers are located north and northeast of the Project site, bordering Hanua Street. More industrial properties stretch south of the proposed Project site, separated by Kaomi Loop, including Hawaiian Cement and domestic Limited Liability Companies (LLCs).

B. Proposal: The proposed Materials Processing and Solid Waste to Energy Facilities is part of the ENV's current H-POWER Master Plan, devised to support future integrated solid waste management and infrastructure needs located on 28.5 acres of land in the Campbell Industrial Park in 'Ewa. The waste conversion technologies include H-POWER boiler replacement, a mixed-recyclable materials processing and recovery facility, construction and demolition waste processing, and other related and ancillary uses, such as administration, maintenance, fleet, and warehouse. The proposed Project will enhance the current capabilities and sustainable operations of the H-POWER facility through improved source separation and waste pre-processing, as well as efficient space utilization for phasing construction and site layout. The H-POWER facility is part of the Honolulu Waste Energy Recovery Program, administered by the ENV and operated by Covanta Energy Corporation, which aims to reduce the amount of waste sent to the landfill through incineration and electricity generation. Given this consideration, it is recommended that the current 'Ewa PIM symbol SW No. 036, previously added through Resolution 02-164, CD1, be modified to SW/M No. 036, to include the proposed expansion, prior to the expenditure of funds for land acquisition and construction in the Capital Improvement Program budget. This request is in accordance with Revised Ordinances of Honolulu (ROH) Section 4-8.

C. Background and Basis of Request: The proposed Project is identified as a critical infrastructure for Emerging Waste Conversion Technologies, construction laydown space, and other ancillary uses. The proposed Project will aid in reducing the creation of municipal solid waste (MSW), thereby extending the useful life of the Waimānalo Gulch Sanitary Landfill (WGSL). The Project aligns with the O'ahu General Plan (GP) objective of providing environmentally sound waste disposal systems. The 'Ewa DP of 2013 (amended 2020), under Section 4.5, calls for support for solid waste handling and disposal in Campbell Industrial Park. The Project aims to achieve this goal by increasing the island's current capabilities to manage its MSW.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

A. Description of Site and/or Surrounding Land Uses: The surrounding Campbell Industrial Park is zoned as an intensive industrial district (I-2), with the subject parcel's existing use categorized as industrial, light manufacturing, and office. The proposed Project area is 28.5 acres, and the site is located at 91-85 Kaomi Loop, Kapolei, Hawai'i 96707 (TMK 9-1-026: 028). The parcel is owned by Hawai'i MMGD 2 Foreign LLC and is currently leased to AES Hawai'i, an energy-focused company. ENV's update on the Project site, as of March 2026, indicates that all former AES coal-fired power facility structures, including the overland conveyor and steam line, have been demolished.

The Project site is located east of two City and County of Honolulu (City) public infrastructure facilities, identified as PIM Nos. 037 and 051 for SW and CY. The Alternative Disposal Tech Park, PIM SW 037, has completed its existing Enhanced Materials Recovery Facility building and Kapolei Refuse Convenience Center. The Leeward Refuse Collection Baseyard, PIM CY 051, is substantially complete, and the Pearl City Refuse Collection plans to move in by the end of 2026. The glass recycling and ash recycling facilities are still in the planning phase. HECO facilities are located north and northeast of the Project site, along with other privately managed properties for recycling-related operations.

B. Other Permits and/or Approvals Required: No permits are required for acquisition and initial planning. Internal records show that the previous AES coal-fired power station at this site was authorized under Conditional Use Permit (CUP) No. 89/CUP1-17. However, when a new construction is proposed at this site as part of the City ENV's H-POWER facility, no land use permit(s) such as a CUP will be required as a "public facility". Any other permits and approvals will be identified as needed before any specific development activities commence.

C. Public Agency Notification and/or Comments: On December 11, 2024, the DPP requested the following public agencies to evaluate the impact of the proposed Project on public facilities and/or services that are provided by their respective department or agency. Agencies, departments, neighborhood boards (NBs), and surrounding property owners were given 30 days to submit comments, which ended on January 11, 2025. Responses from government agencies and departments are noted below. The remaining comments are included under section D. Rows without an 'X' indicate that the DPP did not receive a response.

Agency and/or Organization	Written Comment or Concerns	No Comment, Objections, or Impacts
City Agencies		
Board of Water Supply (BWS)	X	
Managing Director's Office		
Neighborhood Commission Office		
Makakilo-Kapolei-Honokai Hale NB No. 34	X	
'Ewa NB No. 23		
Department of Budget and Fiscal Services		
Department of Community Service (DCS)	X	
Department of Customer Service (CSD)		X
Kapolei Satellite City Hall		
Wai'anae Satellite City Hall		
Department of Design and Construction (DDC)		X
Department of Emergency Management		
Department of Facility Maintenance		
Department of Land Management (renamed Department of Housing and Land Management, 2025)		
Department of Transportation Services		
Honolulu Police Department		
Honolulu Emergency Services Department		
Honolulu Fire Department (HFD)		
Fire Prevention Bureau		X
Office of Climate Change, Sustainability, and Resiliency		
State Agencies		
Department of Health		
Office of Planning and Sustainable Development (OPSD)		
OPSD Environmental Review Program		

In summary, three agencies submitted "no comments" responses, three agencies commented and requested clarifications, and 11 agencies did not respond. The "no comments" were received from the Fire Prevention Bureau of HFD, CSD, and DDC.

The BWS requested that ENV provide clarification on the Project size, the amount of waste anticipated to be processed at the H-POWER facility, the water purification system, and the water demand for future operations. Following ENV's clarification, BWS issued official responses confirming the adequacy of the existing water system to support the Project, subject to change based on BWS' technical requirements and compliance with other applicable permits and regulations. A connection to the BWS recycled water system is also available along Kaomi Loop, allowing ENV to potentially use R-1 recycled water for the development, subject to agreements with BWS. Meanwhile, the DCS stated that there were no adverse impacts on any of DCS's projects or activities. However, the DCS asked that ENV consider the health, safety, accessibility, and long-term well-being of area residents and others living nearby and/or involved in activities in the Project vicinity. The NB No. 34 comments are in section D. The complete compilation of correspondence is in Attachment 3, Agency and Community Comments.

Senator Kurt Fevella of Hawai'i State District 20 opposed the proposed expansion of H-POWER, citing that it does not produce clean energy because of outdated, inefficient technologies. The Senator called for phasing out existing technologies and transitioning to advanced technologies to generate clean energy. In response to Senator Fevella's letter, ENV stated that it agrees with prioritizing modern and reliable technologies for the expansion of the H-POWER facility. The H-POWER facility update will address concerns on boilers, air pollution control, the reuse of ash in construction applications, recycling, and waste conversion technologies. Representative Diamond Garcia from the House of Representatives of District 42 confirmed receipt of the DPP transmittal and did not provide any comments.

Public agency and any other comments received are found in their entirety in Attachment 3. Written comments received after this report is prepared and routed to the City Council will be forwarded accordingly in a separate transmittal.

D. Community and Adjoining Property Owners Notification and/or Comments: The notification and request for comments were distributed to the NBs No. 23 for 'Ewa, and No. 34 for Makakilo-Kapolei-Honokai Hale, as well as HECO, community groups, islandwide organizations, and adjoining property owners and lessees within 300 feet of the proposed Project to ensure that general provisions under ROH Section 4-8.1 for public comments are met. The NB No. 34 stated its conditional support of the Project via an official letter dated January 10, 2025. The Board's previous support was limited to modifying the PIM symbol during the preliminary phase, with its position reserved for subsequent phases. Some recommendations set forth in the Board's letter include implementing host

compensation packages, engaging with the NB, conducting more outreach programs, and collaborating with the Aloha Carbon Program, developed by Simonpietri Enterprises, a company with expertise in waste management.

In its letter of response, ENV stated its support of the Host Community Benefits (HCBs) to residents impacted by landfills in their community. ENV further clarified that the additional land adjacent to H-POWER will provide an opportunity to build new, advanced facilities in the Campbell area, with the aim of minimizing any impacts on residents. The support for HCBs is aligned with the precedent policy promoted by the Mayor's Landfill Advisory Committee (LAC), and is discussed in the LAC's final report (*see* https://www.honolulu.gov/env/ref/new-landfill-siting/).

ENV also stated its support for the Aloha Carbon Program and its continuous evaluation of waste conversion technologies such as pyrolysis, plasma arc, and gasification, as well as other initiatives to divert waste from landfills by converting urban organic and biomass waste into renewable fuels, electricity, and fertilizer. ENV is coordinating with and providing support to Aloha Carbon's development of the first construction and demolition waste gasifier on the island. The location in the Campbell Industrial Park further creates operational synergies and makes the partnership mutually beneficial: ENV advances waste diversion and sustainability goals while Aloha Carbon develops a facility that addresses both waste management and energy resilience needs for the island.

On February 25, 2026, ENV presented the PIM amendment at the NB No. 34 meeting as part of the ENV's overall vision for the solid waste management campus. The presentation included consultation and outreach the ENV has achieved, solid waste management components, the current status and future needs, and the ENV's collaboration and partnership with Aloha Carbon. The meeting outcome indicated that the NB is fully supportive of the Project, provided that ENV has fulfilled the request outlined in the 2024 letter of Conditional Supports. At the time of the writing of this report, only the draft minutes have been released (3/19/2026).

Written comments received after this report is written will be forwarded to the City Council via a separate transmittal.

III. ANALYSIS

A. Authority: Pursuant to ROH Section 4-8.2, revisions of PIMs shall be made for major public infrastructure projects as enumerated in ROH Section 4-8.3(a) and which meet the major public facility criteria set forth in ROH Section 4-8.4. The proposed revision meets the aforementioned measures, as the acquisition of land would require a SW/M symbol to be shown on the 'Ewa PIM to use City funds.

B. Justification: The acquisition of the TMK 9-1-026: 028 for the Materials Processing and Solid Waste to Energy Facilities aims to support the current H-POWER facility, provide longer-term operational use, and ensure the continuous provision of public services on O'ahu. Administering the amendment of the PIM to include the modification of PIM No. 036 SW/M will enable the appropriation of funds in the City's Executive Capital Budget for land acquisition and achieve Project development objectives.

C. Conformance with Land Use Plans, Policies, and Regulations: The proposed Project is consistent with State and City land use plans, policies, and regulations.

1. State Land Use Law, Hawai'i Revised Statutes (HRS) Chapter 205: The proposed Project is in the State Urban District. Public facilities, such as solid waste facilities, are allowed within the State Urban District.

2. HRS Chapter 343 and Hawai'i Administrative Rules Title 11, Chapter 200.1 Environmental Impact Statement (EIS): The proposed PIM amendment does not trigger the requirements for environmental review per HRS Chapter 343. However, the use of County lands and funds may trigger the requirement for an EIS or an environmental assessment, to be determined and conducted at the appropriate time for the proposed Project.

3. O'ahu GP of the City and County of Honolulu, Resolution No. 21-23, CD1: The proposed Project is consistent and supportive of the following GP 2021 objectives and policies:

Chapter V, Transportation and Utilities

Objective B: Provide an adequate supply of water and environmentally sound systems of waste disposal for O'ahu's existing population and for future generations, and support a One Water approach that uses and manages freshwater, wastewater, and stormwater resources in an integrated manner.

Policy 3: Use technologies that provide water, waste disposal, and recycling services at a reasonable cost and in a manner that addresses environmental and community impacts.

Policy 6: Provide safe, reliable, efficient, and environmentally sound waste-collection, waste-disposal, and recycling services that consider the near-and long-term impacts of climate change during the siting and construction of new facilities.

Chapter VI, Energy Systems

Objective A: To increase energy self-sufficiency through renewable energy and maintain an efficient, reliable, resilient, and cost-efficient energy system.

Policy 4: Support the increased use of solid waste energy recovery and other biomass energy conversion systems.

Discussion:
The proposed PIM amendment aligns with the objectives of the above policies by supporting the development of future critical integrated solid waste management infrastructure on the island.

4. ROH Chapter 24, Article 3, 'Ewa DP: The proposed Project is reviewed per ROH Section 24-3 to determine if it is consistent with the policies, principles, and guidelines found in the 'Ewa DP 2013 (amended 2020).

The H-POWER plant in the Campbell Industrial Park and the WGSL were highlighted as two major solid waste facilities in 'Ewa. According to the 'Ewa DP, the H-POWER plant has been operating at maximum capacity and receiving a relatively significant amount of solid waste each year for processing at the facility before sending materials to the WGSL.

Discussion:
ENV's recent reference shows that the H-POWER receives 2,000 tons per day (tpd) of waste materials, and that ash sent to landfill is 400 tpd. Other components, such as construction and demolition and mixed recyclables, are at relatively similar magnitudes. At the current H-POWER facility, the original refuse-derived fuel facility is over three decades old, and the mass burn expansion is nearly 14 years old. Limited space, access constraints, and landfill constraints are also highlighted in the current status. Furthermore, ENV anticipates the closure of the privately-owned PVT landfill on O'ahu, which is designated for construction and demolition waste only.

The 'Ewa DP references Resolution 04-348, (a), which "required the City to develop alternative technologies and extract the maximum recyclable materials, energy, and alternative products to minimize the waste placed in landfills in order to *"effectively eliminate to the extent possible, the need for a landfill by 2008."*

In the presentation at the NB in February 2026, ENV stated the Department's future needs: reducing landfill tonnage, advancing mixed recyclables, and the need for more land to improve traffic flow, new facilities, and emerging technologies, among others.

The proposed Project will support 'Ewa DP's policies in achieving the City's goal of developing and expanding existing technologies that serve the island's population.

5. ROH Chapter 23, Shoreline Setbacks Ordinance and ROH Chapter 25, SMA Ordinance: The proposed Project is outside of the shoreline setback area, and SMA is not subject to Chapters 23 and 25 of the ROH.

6. ROH Chapter 21A, Flood Hazard Areas: The Project site is in Flood Zone D, as shown on the Federal Emergency Management Agency map as an undetermined flood hazard (see Attachment 1). The Federal Insurance Rate Map panel for the Project site is 15003C0312G, which has been effective since January 2011 and has not undergone any recent revisions.

7. Sea Level Rise (SLR): Per Mayor's Directive 18-2 of July 16, 2018, public and critical infrastructure shall be reviewed for potential climate change and SLR impacts. The proposed Project site is largely outside the 3.2-foot SLR Exposure Area (SLR-XA). A minor portion of the west boundary adjacent to the existing SW No.037 facility is within the exposure area.

8. ROH Chapter 21, Land Use Ordinance: The subject parcel is zoned I-2 or the Intensive Industrial District. Specifically, the I-2 designation sets aside areas for the full range of industrial uses necessary to support the City. It is intended for areas with supporting public infrastructure, proximity to major transportation systems, and other locational characteristics necessary to support industrial centers. It must be located in areas away from residential communities where certain heavy industrial uses would be allowed (ROH Section 21-3.130 (e)).

IV. RECOMMENDATION

Based on the foregoing findings of fact and analysis, we recommend that a revision to the 'Ewa PIM for the ENV Materials Processing and Solid Waste to Energy Facilities at 91-86 Kaomi Loop, Kapolei, Hawai'i be APPROVED, as shown on the map marked Exhibit A in the attached draft Resolution.

The DPP recommends that the ENV continue to coordinate with City and State agencies throughout the Project planning process, regarding the applicable permits, approvals, and future site impacts described in this report.

Dated at Honolulu, Hawai'i, this 17th of April 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Attachments

ATTACHMENT 1

PROJECT SUMMARY

LOCATION MAP

ZONING MAP

FLOOD HAZARD MAP

Ref. No.: 2024/PIM-2
NB Area: Makakilo-Kapolei-Honokai Hale
Neighborhood Board No. 34
Area: 28.5 acres
TMK: 9-1-026: 028

PROPOSED REVISION TO THE ‘EWA PUBLIC INFRASTRUCTURE MAP

Project Title: Materials Processing and Solid Waste to Energy Facilities

Request: A modified symbol for the ‘Ewa Public Infrastructure Map (PIM) for Solid Waste (SW) symbol No. 036 H-POWER Expansion to add Material Processing and Solid Waste to Energy Facilities (SW/M). This revision will support the plan for land acquisition of the Hawai‘i MMGD 2 LLC property, currently leased to AES Hawai‘i Inc., located at 91-86 Kaomi Loop, Kapolei, Hawai‘i 96707, and enable the budgeting for the Capital Improvement Project. This request is in accordance with the 2021 Revised Ordinances of Honolulu (ROH) Section 4.8.

Requested By: Department of Environmental Services (ENV)

Description of Project: The proposed Materials Processing and Solid Waste to Energy Facilities project will support future critical integrated solid waste management infrastructure needs in the Campbell Industrial Park area in ‘Ewa as part of ENV’s H-POWER Master Plan. The waste conversion technologies that the Project proposes will include H-POWER boiler replacement, mixed recyclable materials processing and recovery facility, construction and demolition waste processing, and other related and ancillary uses. The H-POWER facility is part of the Honolulu Waste Energy Recovery Program, administrated by the ENV and operated by Covanta Energy Corporation, aiming to reduce the amount of waste going to landfills through incineration and electricity production. The proposed Project will improve the current capabilities and sustainable operation of the H-POWER facility with better source separation and waste pre-processing, as well as efficient utilization of space for phasing of construction project and site layout. Given this consideration, it is recommended that the current ‘Ewa PIM symbol SW No. 36 be modified to SW/M prior to the expenditure of funds for acquisition, planning, design, and construction. The request is in accordance with ROH Section 4-8.1.

Project Cost: An estimated $60 million for land acquisition and $55 million for planning and engineering in Fiscal Years (FY) 2027 and 2028, respectively. Construction costs are estimated at $750 million for FY 2029-2031, and other related expenses at $8 million for the same FY. The total project costs for the three phases above are $873 million.

Project Location: The proposed facility will be on 28.5 acres of the Tax Map Key (TMK) 9-1-026: 028, at 91-86 Kaomi Loop, Kapolei, Hawai‘i 96707. It is adjacent to and south of the current H-POWER facility. The distance to the coastline is 0.3 miles west, and the proposed site is not within the Special Management Area. The site sits in flood zone D, described as an undetermined flood hazard on the Federal Emergency Management Agency map. Based on Ordinance 02-52, the TMK is subject to the impact fees under the ‘Ewa Highway Master Plan.

Land Ownership: Hawai‘i MMGD 2 LLC, and is currently leased to AES Hawai‘i Inc.

Basis of Request: The Project is consistent with the O‘ahu General Plan policies on providing environmentally sound waste disposal systems in an integrated manner. The ‘Ewa Development Plan (EDP) of 2013 (amended 2020), under Section 4.5, calls for support for solid waste handling and disposal in Campbell Industrial Park, ‘Ewa. The Project supports the EDP by increasing the island’s current capabilities in managing Municipal Solid Waste and reducing material sent to the Waimānalo Gulch landfill for disposal.

PIM Designation: There is an existing symbol of SW No. 036 on the ‘Ewa PIM for H-POWER Expansion, and the proposed Project will revise the symbol description to add Materials Processing and Solid Waste to Energy Facilities, hence become SW/M No. 036. Other identifiable PIM symbols near the proposed Project are PIM No. 037 and No. 051 for Solid Waste and Corporation Yard, respectively, to the west; PIM symbol No.043 for Corporation Yard or Government Building to the south; and PIM symbol No.005 for Corporation Yard to the northeast.

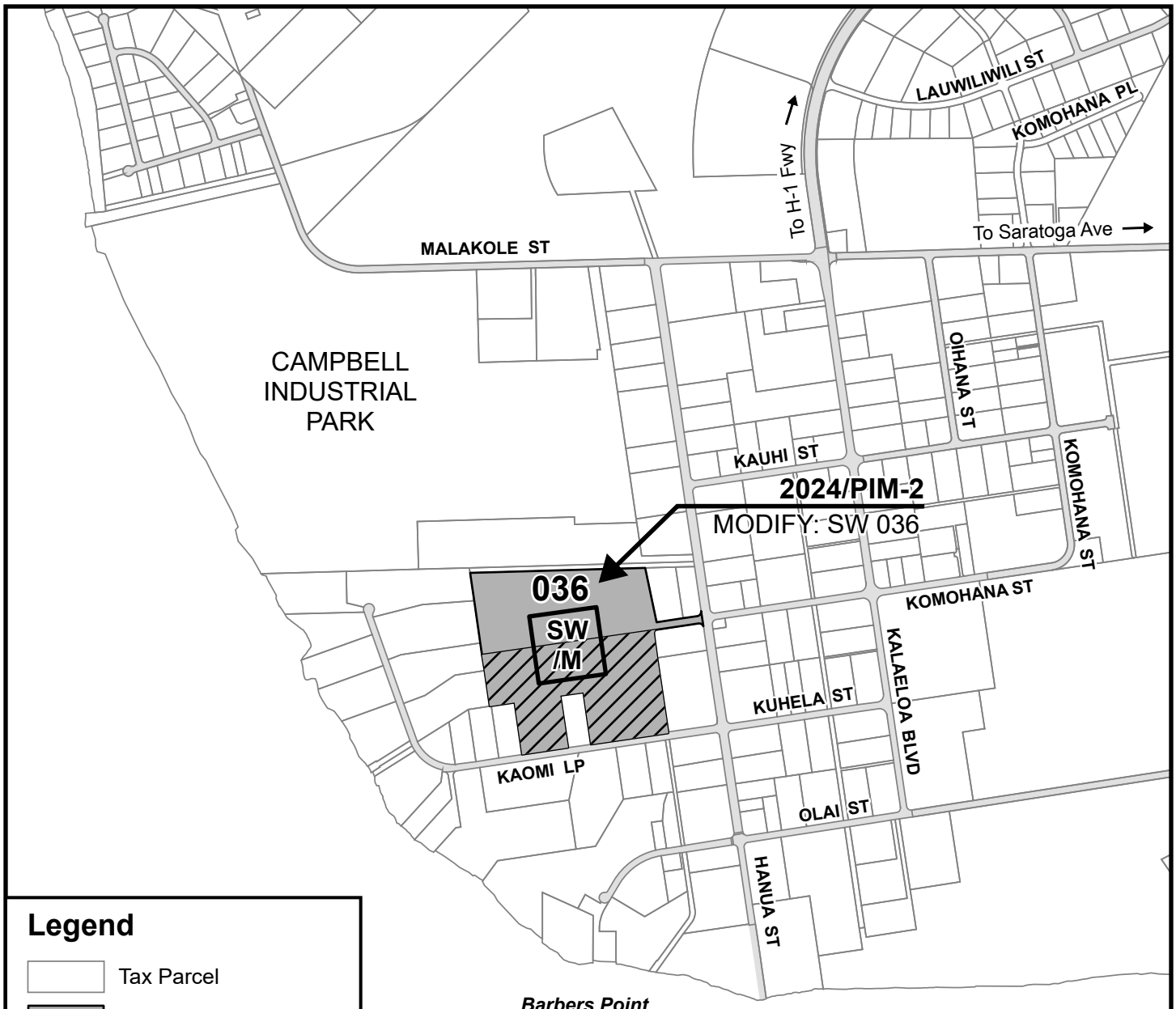
Zoning: I-2 Intensive Industrial District

State Land Use Designation: Urban District

Special Management Area: Outside of the Special Management Area

Special District: Not in a Special District

Existing Use: Industrial, light manufacturing and office

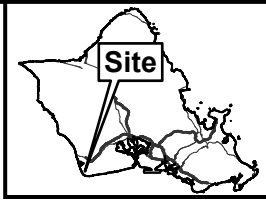


Legend

- Tax Parcel
- Existing H-POWER
- **SW** Solid Waste Facility
- **001** = Symbol No.
- **SW/M** Modify Existing Facility
- Add to Project

Note: Existing SW 036 to include Materials Processing and Solid Waste to Energy Facilities

0 500 1,000
Distance in Feet



VICINITY MAP

LOCATION MAP

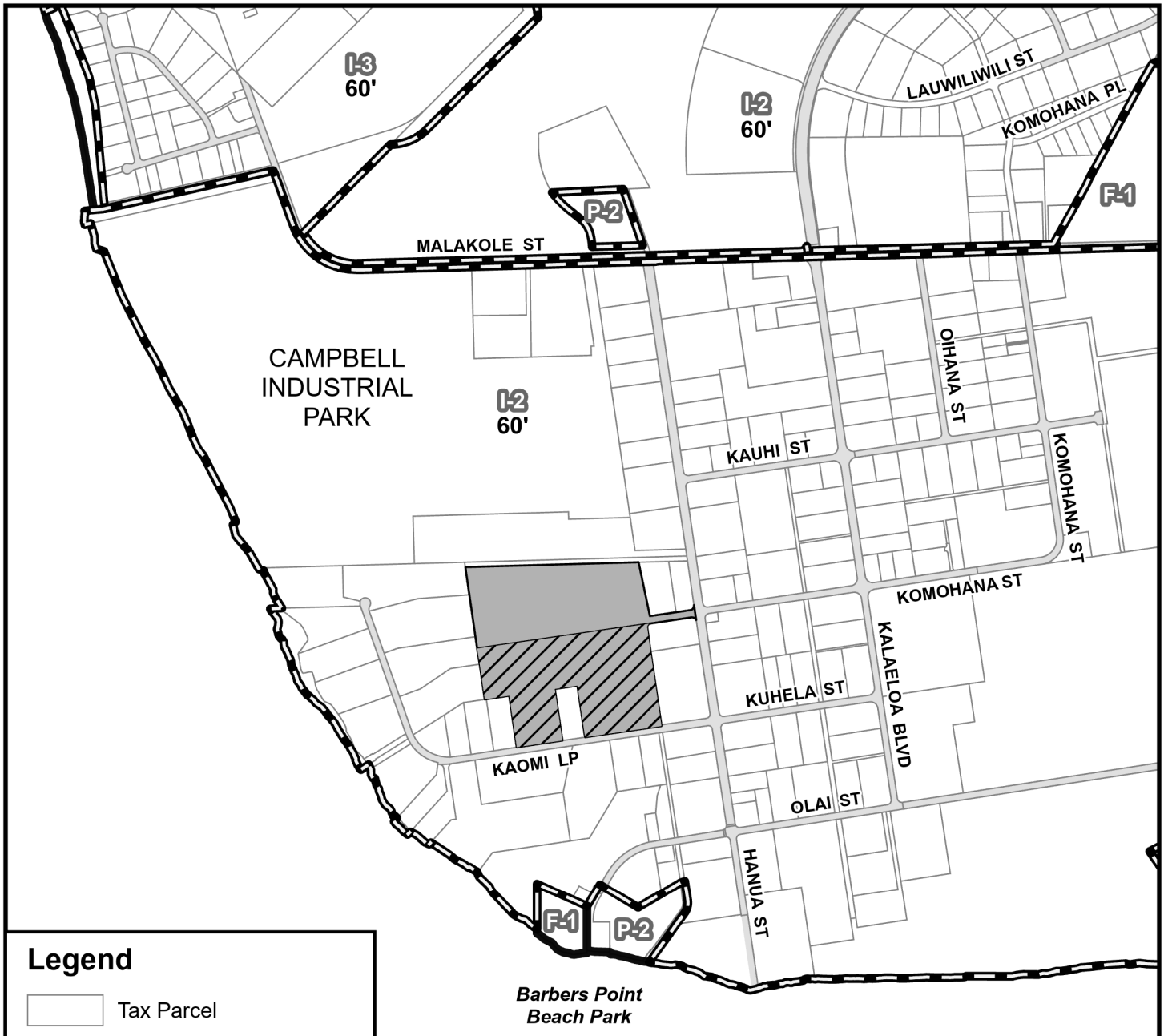
'EWA PUBLIC INFRASTRUCTURE MAP (PIM) REVISION FOR THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR MATERIALS PROCESSING, AND SOLID WASTE TO ENERGY FACILITIES
AT 91-086 KAOMI LOOP, KAPOLEI, HI, 96707

TAX MAP KEY: 9-1-026:028
FOLDER NO.: 2024/PIM-2

Prepared by: Honolulu Land Information System (HoLIS) - NK
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2024

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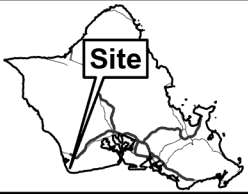


Legend

- Tax Parcel
- Add to Project
- Zoning Map Height Limit
- Zoning District Boundary
- Existing H-POWER

0 500 1,000

Distance in Feet



VICINITY MAP

PORTION OF ZONING MAP
(BARBER'S POINT - KAHE - NANAKULI)

REVISION FOR THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR MATERIALS PROCESSING, AND SOLID WASTE TO ENERGY FACILITIES
AT 91-086 KAOMI LOOP, KAPOLEI, HI, 96707

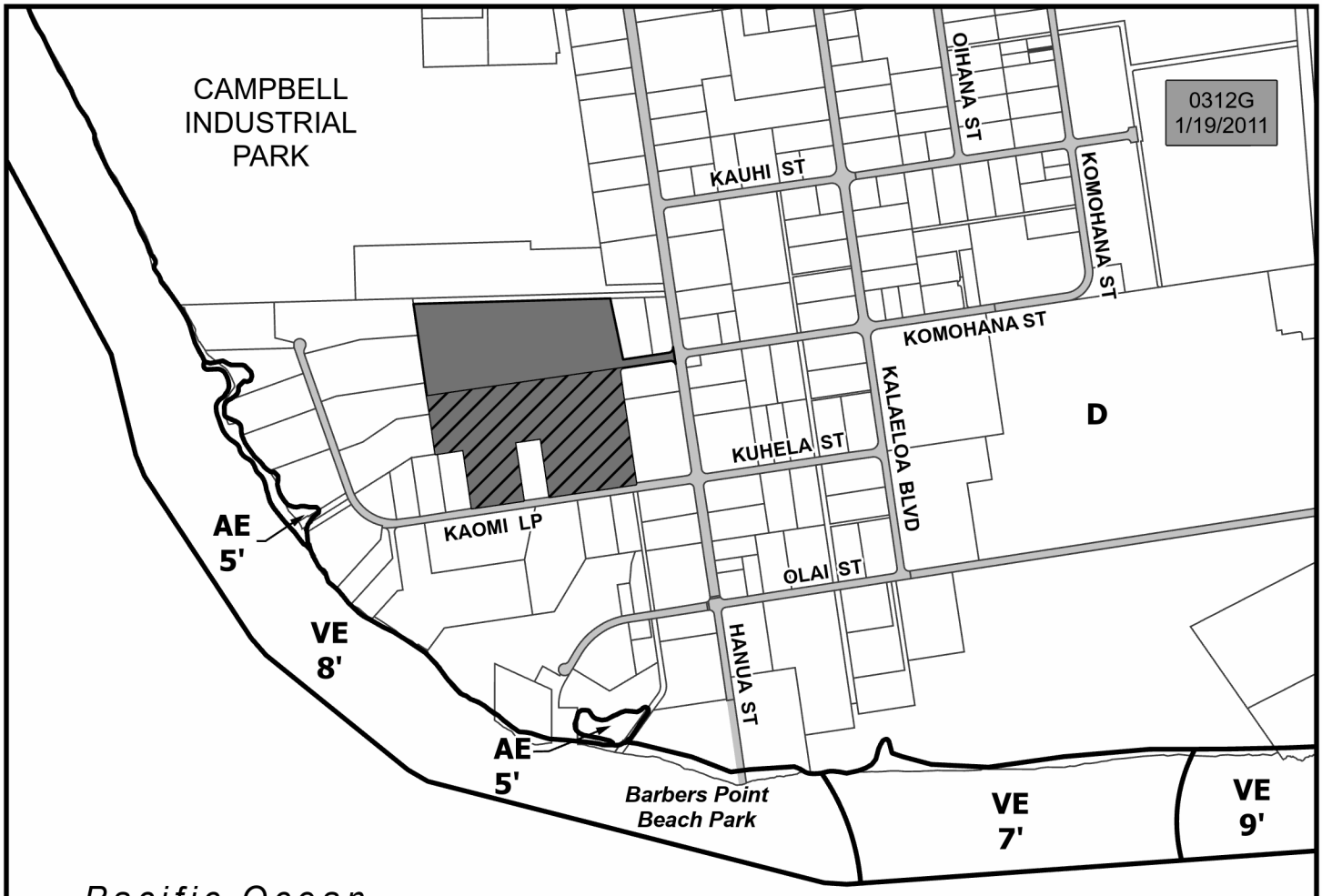
TAX MAP KEY: 9-1-026:028

FOLDER NO.: 2024/PIM-2

Prepared by: Honolulu Land Information System (HoLIS) - NK
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 12/2024

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Legend

- Tax Parcel
- Add to Project
- 0312G 1/19/2011 — FIRM Panel 2011
- Flood Zones
- Existing H-POWER

Flood Hazard Zones:

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION
BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

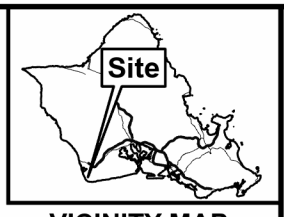
Zone **AE** = BFE determined

Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas.

Zone **D** = Areas in which flood hazards are undetermined, but possible.

0 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF FLOOD HAZARD MAP

REVISION FOR THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR MATERIALS PROCESSING, AND SOLID WASTE TO ENERGY FACILITIES
AT 91-086 KAOMI LOOP, KAPOLEI, HI, 96707
FIRM PANEL 15003C0312G

TAX MAP KEY: 9-1-026:028
FOLDER NO.: 2024/PIM-2

Prepared by: Honolulu Land Information System (HoLIS) - NK
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 12/2024

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ATTACHMENT 2

DPP LETTERS

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

December 11, 2024

2024/PIM-2 (icf)
2692567

MEMORANDUM

TO: City, State and Federal Agencies

FROM: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

SUBJECT: Proposed Amendment to Public Infrastructure Map to Include Tax Map Key 9-1-026: 028 for Materials Processing and Solid Waste to Energy Facilities in 'Ewa

Enclosed for your review and comment is a summary description and location map for a proposed revision to the 'Ewa Public Infrastructure Map (PIM) symbol for Solid Waste (SW) No. 036 for Materials Processing and Solid Waste to Energy Facilities. The Project aims to support the existing H-POWER infrastructure and operation in Campbell Industrial Park in 'Ewa. The revised PIM symbol to SW/M No. 036 will allow the appropriation of funds for the Department of Environmental Services to acquire land of 28.5 acres of Tax Map Key 9-1-026: 028, at 91-86 Kaomi Loop, Kapolei, Hawai'i, 96707. A PIM designation is required under the 2021 Revised Ordinances of Honolulu Section 4-8.

We appreciate your response by January 11, 2025, regarding your department's areas of responsibility, programs, nearby facilities, planned or provided services, and whether they adequately serve the Project. Please reference the project file number 2024/PIM-2 in your response.

Should you have any questions, please contact Imelda Fernandez at (808) 768-8202 or via email at i.carlosfernand@honolulu.gov.

NC:tc

Enclosures

cc: Budget and Fiscal Services

DEPARTMENT OF PLANNING AND PERMITTING
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December 11, 2024

2024/PIM-2 (icf)
2692567

MEMORANDUM

TO: Neighborhood Board and Community Associations

FROM: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

SUBJECT: Proposed Amendment to Public Infrastructure Map to Include Tax Map Key 9-1-026: 028 for Materials Processing and Solid Waste to Energy Facilities in 'Ewa

The Department of Environmental Services proposes to use City funds to acquire 28.5 acres of Tax Map Key 9-1-026: 028, at 91-86 Kaomi Loop for Materials Processing and Solid Waste to Energy Facilities. The Project aims to support the existing H-POWER infrastructure and operation in Campbell Industrial Park in 'Ewa. In accordance with 2021 Revised Ordinances of Honolulu Section 4-8, a revised Public Infrastructure Map (PIM) symbol for Solid Waste (SW) No. 036 to SW/M No. 036 is needed on the 'Ewa PIM to allow for the appropriation of funds for land acquisition.

A summary description and location map for the proposed revision to the 'Ewa PIM are enclosed for your review and comment.

We appreciate your response by January 11, 2025 with reference to the project file number 2024/PIM-2, in your response. Should you have any questions, please contact Imelda Fernandez at (808) 768-8202 or via email at i.carlosfernand@honolulu.gov.

NC:tc

Enclosures

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December 11, 2024

2024/PIM-2 (icf)
2692567

MEMORANDUM

TO: Property Owners and Lessees

FROM: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

SUBJECT: Proposed Amendment to Public Infrastructure Map to Include Tax Map Key 9-1-026: 028 for Materials Processing and Solid Waste to Energy Facilities in 'Ewa

The Department of Environmental Services proposes to use City funds to acquire 28.5 acres of Tax Map Key 9-1-026: 028, at 91-86 Kaomi Loop for Materials Processing and Solid Waste to Energy Facilities. The Project aims to support the existing H-POWER infrastructure and operation in Campbell Industrial Park in 'Ewa. In accordance with the 2021 Revised Ordinances of Honolulu Section 4-8, a revised Public Infrastructure Map (PIM) symbol for Solid Waste (SW) No. 036 to SW/M No. 036 is needed on the 'Ewa PIM to allow for the appropriation of funds for land acquisition.

A summary description and location map for the proposed revision to the 'Ewa PIM are enclosed for your review and comment.

We appreciate your response by January 11, 2025, with a reference to the project file number 2024/PIM-2, in your response. Should you have any questions, please contact Imelda Fernandez at (808) 768-8202 or via email at i.carlosfernand@honolulu.gov.

NC:tc

Enclosures

DEPARTMENT OF PLANNING AND PERMITTING
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December 11, 2024

2024/PIM-2 (icf)
2692567

Mr. Kerstan Wong, P.E.
Manager
Engineering Department
Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, Hawai'i 96840

Dear Mr. Wong:

SUBJECT: 'Ewa Public Infrastructure Map Revision for the Department of Environmental Services' Materials Processing and Waste to Energy Facilities

Enclosed for your review and comment is a summary description and location map for a proposed revision to the 'Ewa Public Infrastructure Map (PIM) symbol for Solid Waste (SW) No. 036 to SW/M No. 036 for Materials Processing and Solid Waste to Energy Facilities. The Project aims to support the existing H-POWER infrastructure and operation in Campbell Industrial Park in 'Ewa. The revised PIM symbol will allow the appropriation of funds for the Department of Environmental Services to acquire land of 28.5 acres of Tax Map Key 9-1-026: 028, at 91-86 Kaomi Loop, Kapolei, Hawai'i, 96707. A PIM designation is required under the 2021 Revised Ordinances of Honolulu Section 4-8.

We appreciate your response by January 11, 2025 with respect to the impact the proposed revision has on electrical service systems planned and/or provided by Hawaiian Electric Company, Inc. Please reference the project file number, 2024/PIM-2, in your response.

Should you have any questions, please contact Imelda Fernandez at (808) 768-8202 or via email at i.carlosfernand@honolulu.gov.

Very truly yours,

Noelle Cole, Branch Chief
Policy Planning, Planning Division

Enclosures

ATTACHMENT 3

AGENCY & COMMUNITY COMMENTS

DRAFT REGULAR MEETING WRITTEN SUMMARY FOR VIDEO RECORD
WEDNESDAY, FEBRUARY 25, 2026 at 7:00 P.M.
KAPOLEI HALE -- CONFERENCE ROOM A & B -- 1000 ULUʻŌHIʻA STREET, KAPOLEI, HI 96707
AND VIA WEBEX TELECONFERENCING

Video recording of this meeting can be found at: https://www.youtube.com/watch?v=dO_QfQkUwxg

Reports & other meeting materials can be found at:
https://drive.google.com/drive/u/0/folders/1GE3KMhGmxV2jxDLUnSvRUvThmykz8vGn

1. **CALL TO ORDER -- [0:00:07]**: 7:00 p.m.

Chair Anthony Makana Paris called the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 meeting to order at 7:00 p.m. Chair Anthony Makana Paris arrived later in the meeting. **Quorum WAS established with 8 members present.** Note: This 9-member Board requires 5 members to establish quorum and to take official Board action.

Members Present: Kioni Dudley, Moon Kahele, Mikiala Lidstone (Arrived 7:38 p.m.), Sheila Medeiros, Tiare Taala, Michael Ferreira, Amy Bosler and Anthony Makana Paris.

Members Absent: Carol England.

Guests: Captain Sean Yoshimura (Honolulu Fire Department); Sergeant Fumi Moroka, Corporal Roland Pagan, Lieutenant David Caralia, Captain Carrera, Lieutenant Tamara Torres, Traffic Major Beria, Assistant Chief Brandon Nakasato (Honolulu Police Department); Nicole Rodwell (Board of Water Supply); Deborah Zysman, Deputy Director, Office of Economic Revitalization (Mayor Rick Blangiardiʻs Office); Heather McMillen, Ph.D. (Urban & Community Forester, Mayorʻs Arborist Advisory Committee); Josh Nagashima and Dr. Roger Babcock (Department of Environmental Services); Mike Plowman (ʻEwa Neighborhood Board Military Affairs Chair); Katie Kaanapu (Kapolei Commons); Frank Genadio (OMPO Board Delegate); Melanie June (Senator Mike Gabbardʻs Office); Hunter Harris (Representative Diamond Garciaʻs Office); Kika Tepenny (Councilmember Andria Tupolaʻs Office); Representative David Alcos; Leslie Keating, Mike (Residents); Jeffrey Jones (Neighborhood Commission Office). **There were 67 total participants**. Name not included if not legible on sign-in sheet, not signed in and/or not participated in discussion.

2. **ROLL CALL – [0:02:12]:** Neighborhood Board Assistant Jeffrey Jones conducted a roll call to identify all Board Members present.

3. **REPORTS – [0:03:04]**

Honolulu Fire Department – [0:03:06]: Captain Sean Yoshimura from Tower 40, representing Stations 43, 35, and 40 (Kapolei High East and West, and Makakilo), provided the following reports:

- Follow-Up from Previous Meeting: Captain Yoshimura addressed the question posed last month regarding fire-related incidents on New Year's Eve and New Year's Day. According to HFD statistics, there were no fire-related incidents in Neighborhood Board No. 34 on December 31, 2025 or January 1, 2026; Addressed HFD's plan to keep Makakilo residents safe from fire emergencies; Addressed of there is enough water to stop a wildfire from spreading.
- January 2026 Incident Statistics: 2 structure fires, 8 nuisance fires (rubbish fires outside a structure/vehicle), 18 activated alarms, 205 medical emergencies, 6 motor vehicle crash/collisions.
- Reporting System Change: Beginning January 1, 2026, HFD is transitioning from the legacy National Fire Incident Reporting System (NFIRS) to the modern National Emergency Response Information System (NERIS). The two systems are coded and classified differently, so fluctuations in certain incident categories may occur. One category currently unavailable due to coding changes is motor vehicle collision with a pedestrian; HFD is working to resolve this.
- Safety Tip – Calling 911: Honolulu Fire Department reminds the public to call 911 first in any emergency. Do not drive to the nearest fire station, as a fire company may not be at the station. When calling 911, give the operator your initial need (police, fire, or EMS). HFD can also field 911 text messages for those without good voice reception.

- Report: https://drive.google.com/file/d/142ktYMT01lsbY_C_aWUCy-dxZqUyqW9v/view?usp=drive_link

Lidstone joined the meeting at 7:38 p.m.; 8 members present.

Questions, comments, and concerns followed – [0:06:55]

1. Concrete Houses and Senate Bill 2884: Dudley commented that the board has strongly supported Senate Bill 2884, which gives builders of concrete houses (far more fire-resistant) a 50% tax break on the money they bring in when selling the house.

Lidstone joined the meeting at 7:38 p.m.; 8 members present.

2. Firewise USA Program: Medeiros commented that she had never heard of the Firewise USA program before and asked how long it had been in effect. Captain Logan Tomotio, representative of the Wildland Urban Interface Group, responded that the program began around 1995. The board expressed interest in exploring implementation in the community.

Honolulu Police Department – [0:10:51]: Sergeant Fumi Moroka with HPD Community Policing Team, District 8, was joined by Corporal Roland Pagan, Lieutenant David Caralia, Captain Carrera, Lieutenant Tamara Torres (Traffic), Traffic Major Beria, and Assistant Chief Brandon Nakasato.

- January 2026 Crime Statistics: 27 motor vehicle thefts district-wide (5 in Kapolei area); 12 burglaries district-wide (3 in Kapolei area); 113 thefts district-wide (42 in Kapolei area); 24 car break-ins district-wide (8 in Kapolei area); 70 speeding citations issued; 655 moving violations; 102 parking violations; total citations 1,231; total calls for service 8,450 district-wide (2,732 in Kapolei area).
- Follow-Ups from Previous Meeting: HPD noted they were asked to track citations by specific location but do not track them that way – citations are tracked by date, violation type, and beat. HPD confirmed the speed trailer is back in service and will be rotated to Makakilo Drive as previously requested.
- Assistant Chief Brandon Nakasato Presentation – 2025 Traffic Fatality Analysis: Due to the high number of traffic fatalities in 2025, HPD's analyst unit broke down the data by area, contributing factors, and age groups. Key findings: most incidents involved motorcycles/mopeds and pedestrians; the trend peaked during evening hours from 5:00–11:00 p.m.; the leading contributing factors were speed, no helmet, not using a crosswalk (pedestrians), and no seatbelt; the highest frequency age group was 19–25. HPD is requesting a grassroots community effort to spread safety messages: buckle up, leave earlier, motorcyclists don't split lanes, wear helmets. HPD is open to community suggestions to reduce fatalities.

Questions, comments, and concerns followed – [0:18:00]

1. Speed Limit Reduction and Public Awareness: Kahele acknowledged HPD's difficult work and suggested reducing the speed limit along the corridor between Target and Fort Shafter (near Kamehameha Schools) from 60 mph to 55 mph as a deterrent. He also suggested using local radio stations and social media (including Skyline) to regularly remind residents to buckle up, noting that safety education starts at home.
2. Crosswalk Statistics and Jaywalking Clarification: Bosler referenced HPD's statistics showing 17% of fatalities on the island involve lack of crosswalks – a major issue on Makakilo Drive. She also asked HPD to confirm whether pedestrians can legally cross Makakilo Drive in unmarked areas, as a representative at the previous meeting suggested this was permitted. Captain Torres clarified that pedestrians are permitted to cross from corner to corner at intersections even without marked crosswalks, but must be aware that vehicles may not see them, especially at night. HPD and community members are encouraged to reach out to DTS to request crosswalk installations.
3. Transportation Committee – Speed Radar Trailers and Crosswalks: Ferreira noted he used to work with speed radar trailers and Volunteer Police Services in the Bay Area. He stated DTS previously removed crosswalks from Makakilo Drive after off-hours surveys showed insufficient use. He advocated for obtaining 4–5 new radar trailers that broadcast traffic data to the cloud, which could help HPD allocate enforcement resources. He is working on pricing and seeking funding through fraternal organizations and other sources.
4. Community Outreach Support: Medeiros thanked HPD for their work and offered to help spread their safety messaging through the Neighborhood Board's Facebook page and social media. She suggested HPD reach out to subdivisions and Villages of Kapolei to spread the safety message at the grassroots level.
5. HPD Staffing and Recruitment: Kahele noted that last Fall HPD had a graduating class and a recruit class graduated this spring, with staffing numbers slowly improving. The board thanked HPD for going the extra mile to cover short-staffed districts.
6. Helmet Law and School Safety: Keating expressed support for a stronger helmet law, noting California's effective law. She suggested school resource officers distribute reminder cards to students not wearing helmets. She also

raised concerns about toddlers unsecured in vehicles at school drop-off lines. Additionally, she raised concern about pepper spray being deployed at Kapolei Middle School the previous day during a fight where one girl was attacked by a group. Corporal Pagan explained that pepper spray is the lowest level of force and was used because the officer was outnumbered. He noted there are no known long-term effects from pepper spray.

7. Campbell Industrial Area Traffic: Reis raised concern about dangerous speeding on the freeway near Campbell Industrial during early morning rush hour (4:30–5:00 a.m.) and asked HPD to station officers in blind spots and use speed guns to catch speeders.

Board of Water Supply – [0:36:43]: Nicole Rodwell with the Board of Water Supply provided the following report:

- Announcements: No water main breaks in the Makakilo/Kapolei/Honokai Hale area in January 2026.
- 2026 Poster and Poetry Contests: Theme is "Everyday Conservation." Open to K–6 (posters) and grades 7–12 (poetry), including homeschool students. Deadline is in a few days. Visit boardofwatersupply.com/wcw-contests for more information.
- World Water Day – March 22, 2026: Annual UN observance to raise awareness about the 2+ billion people without access to safe water. More information available on BWS website and the United Nations website.
- Follow-Up on Wildfire/Water Question: BWS clarified that no city has a fire hydrant system designed to fight large wildfires – it is not feasible to design a system that could fight a wildfire of the scale seen in Lahaina or LA and still be affordable and practical for everyday use. BWS regularly maintains and tests the fire hydrant system. Residents are encouraged to call 911 (non-emergency) or use the HNL 311 app to report concerns about fire hydrants or vehicles parked in front of hydrants.

Questions, comments, and concerns followed – [0:41:05]

1. Poster Contest Notice: Bosler requested more advance notice for the poster and poetry contest to allow the active homeschool community on Oahu to participate. Rodwell acknowledged the concern and committed to working with the communications team to do a stronger advertising push.
2. Water Infrastructure and Growth: Medeiros asked how BWS tracks water capacity to ensure it can sustain all the new development coming to Kapolei, including Kalaeloa, given that residents are already receiving notices to limit water use. She asked about desalination options. Rodwell confirmed BWS is working on a Kalaeloa desalination facility but hitting some red tape, and committed to providing a more detailed answer.
3. Opposition to Desalination: Dudley stated that he strongly objects to desalination because it removes a natural limit on development. He argued that natural water availability is a necessary constraint on the number of homes that can be built, and that desalination would eliminate that safeguard.

Mayor Rick Blangiardi's Representative – [0:45:16]: Deputy Director Deborah Zysman of the Office of Economic Revitalization appeared online and provided follow-up responses to questions from the January meeting:

- HNL 311 System: Reiterated the launch of the new Honolulu 311 system (app for Apple/Android and HNL311.com) allowing residents to report issues with photos directly to the appropriate city department.
- Pickleball Striping at Makakilo Community Park: The Department of Parks and Recreation confirmed that permanent dual striping will not be permitted on the tennis court at Makakilo Community Park due to safety, equity, and conflict concerns (incidents requiring HPD intervention, permit disputes, player exclusion). Residents will not be allowed to paint permanent lines themselves. Temporary tape markings remain permitted. BWS noted Makakilo Community Park has two lined courts on the volleyball courts available for pickleball, and approximately 15 other parks in the Leeward Oahu district offer pickleball.
- Makakilo Drive – Sidewalk and ADA Compliance: DDC (Dept. of Design and Construction) investigated the sidewalk and light poles. Plans are being developed to widen the sidewalk at the identified locations. They are consulting with the State Dept. of Health Disability and Communication Access Board on ADA compliance. Full ADA compliance is not feasible due to the steep grade of Makakilo Drive; however, DDC will coordinate with DFM (Dept. of Facilities Management) to construct the widening upon plan completion and access board approval.\
- Makakilo Drive – Traffic Calming: Speed humps are not appropriate due to the vertical grade. DTS implemented lane narrowing between Alalai and Alahoi Streets with a shoulder parking lane and new raised pavement markers. DTS has a project in design phase for a "road diet" (reducing the number of lanes), which will be shared with the community for input once conceptual plans are finalized.
- Makakilo Drive – Speed Trailer: The speed trailer has been repaired and will be rotated to different locations including Makakilo Drive. Community input on specific placement locations is welcome.
- Makakilo Drive Extension: No federal, state, or city funding has been identified. The city is monitoring future federal funding opportunities but has no current plans or funding commitments beyond existing conceptual planning.

- Emergency Access Road: The Department of Emergency Management is working with Grace Pacific and other landowners to explore development of an emergency access road available during emergency situations, independent of the Makakilo Drive extension.
- Skyline Stations and Park & Ride: DTS confirmed the park and ride system will continue expanding during Segment 3. The Musubi lot near Kapolei Parkway is slated for future permanent Kapolei Transit Center development and is not planned as an interim park and ride. DTS has no current plans to install live cameras for viewing lot availability but is launching parking utilization studies. Park and ride use is limited to 24 hours; HPD will assist with abandoned vehicle removal. Solar canopies are being explored for city-owned park and ride lots.
- Traffic Congestion at Kapolei/Kalaeloa: DTS observed significant traffic increases during December/January holiday season in the Kapolei Parkway/Kalaeloa Boulevard area. Signal timing was adjusted to keep traffic flowing and will continue to be monitored.
- Driver's Licenses/Temporary ID Cards: State law requires surrender of all valid licenses upon renewal and only one license may be held at a time. Federal law also prohibits holding more than one real ID. Real ID security features make on-the-spot issuance impractical; DSD expects to have tracking and expedited delivery in the future.
- Pending Follow-Ups: Status of Makakilo Bluffs (awaiting response from DPP); utility box painting and beautification (awaiting response from responsible department).

Questions, comments, and concerns followed – [1:02:00]

1. Road Diet Concerns: Bosler expressed strong concern about reducing the number of lanes on Makakilo Drive, noting that the extension is not funded, that there is already significant traffic congestion, and that there are no emergency egress routes. Reducing lanes in an area with no alternative exits could be dangerous in an emergency.
2. Road Diet – Community-Led Speed Reduction: Dudley agreed 100% with concerns about the road diet and cited the community's successful informal effort to get roughly one-third of cars traveling at 28 mph across the top of Makakilo. He asked whether the exceptional tree presentation was connected to concerns about dying trees.
3. Makakilo Drive Extension – Environmental Assessment Release: Ferreira stated that the community had met with the mayor, DTS, and Mike Formby and were promised the environmental assessment would be released to pursue local and state funding (since it cannot be released for federal funding unless the project is on the TIP). That commitment was made over a year ago by Roger Morton and his environmental person, and the EA has still not been released. He requested Zysman ask the mayor to direct DTS to release the EA.
4. Pickleball and ADA Timeline: Medeiros challenged the city's position that adding a line to a tennis court would exacerbate conflict, asking if there is a police report documenting such conflicts. She also demanded a specific timeline for the ADA sidewalk improvements, noting the community deserves accountability and not just assurances that work is "in process." She asked about HB 1908 and HB 1910 (Makakilo Drive extension bills) and asked Rep. Souza's office what mobilization was done, as only 11 testimonies were submitted for HB 1908 and 5 total for HB 1910.
5. Skyline Usage: Board member Ferreira noted the Skyline light rail is being used extensively by community members to ride to the airport and expressed appreciation for the Skyline staff and crew.
6. Kapolei Regional Park Intersection/Lighting: Reis raised two concerns: (1) the shut intersection near Haley Gas Station across from Kapolei Regional Park, which has become a site for homeless activity and creates unnecessary traffic congestion near the 7-Eleven and old Consolidated Theater; and (2) overgrown trees along the Kapolei highway between the golf course and Walmart that are blocking street lights and making the bike lane unsafe at night.
7. Makakilo Drive Extension Environmental Assessment Validity: Medeiros asked whether the 2009 environmental assessment for the Makakilo Drive extension is still valid given the drastic change in population composition over 17 years. Zysman confirmed the EA was completed in February 2009 and committed to following up on whether a newer one exists.
8. Road Diet Alternatives and Public-Private Partnership: Chair Paris suggested the city consider the cost of restriping sidewalks and reinstalling the speed radar as alternatives or complements to the road diet, noting that visible crosswalks and speed infrastructure have psychological traffic-calming effects. He also asked Zysman to inquire whether the city could enter a public-private or public-public partnership (e.g., with DOE for a vertical school) at the East Kapolei Station or proposed West Kapolei Station.

Hawaii Department of Transportation – [1:21:40]: No representative present.

Office of Hawaiian Affairs – [1:21:42]: No representative present.

Oʻahu Metropolitan Planning Organization (OMPO) – [1:21:51]: Board Delegate Frank Genadio provided the following report on the February meeting of OMPOʻs Citizen Advisory Committee (CAC):

- CAC Report: OMPO Executive Director Mark Garretti reported 150 attendees at the transportation forum, which will support future planning and legislative action. The Policy Board elected City Council Member Val Okamoto as its new chair and Representative Darius Keila as vice chair (they swapped jobs). Dallas Egay of OMPO again briefed on the Oʻahu Regional Transportation Plan (ORTP) for 2050, which will guide projects included in the Transportation Improvement Program (TIP). OMPO is working on the final ORTP and has published public comments on the website.
- Makakilo Drive Completion – DTS Response: In response to Genadio's complaint about the removal of the Makakilo Drive completion project, OMPOʻs Egay implied the project will be back. The DTS Director's comment on the site stated: "DTS is currently procuring consultant services to complete a Planning and Environmental Linkages (PEL) report for the project. The PEL process will allow us to assess the current environmental and community impacts of any proposed action and determine the feasibility of the project. If the project is deemed feasible, including from a cost-benefit perspective, DTS will request the project be added to the TIP and the PEL report will assist in updating the project's environmental assessment."

Questions, comments, and concerns followed – [1:25:09]

1. EA Validity and Funding: Medeiros asked whether the 2009 environmental assessment is still valid given 17 years of population change. Genadio responded that nothing has changed on the 4,000 linear feet area itself, so he considers the report still valid. He noted that the mayor and his director Mike Formsby committed that city money would be available for the EA. He stated the project has essentially no negative impact and that it is simply a matter of political will and funding priorities.
2. Timeline for PEL Assessment: Bosler asked if a timeline was given for the latest Makakilo Drive PEL assessment. Genadio confirmed no timeline was provided.

4. PRESENTATIONS – [1:28:05]

Exceptional Tree Program – [1:28:11]: Dr. Heather McMillen, State Urban and Community Forester (DLNR) and member of the Mayorʻs Arborist Advisory Committee, presented on the Exceptional Tree Program and related resources:

- State Urban and Community Forestry Program (Kaulunani): DLNR administers a small grant program to help communities plant and maintain trees, supports the Arbor Day Foundation Tree City program, operates the Community Coconut Program (revitalizing coconut culture), and the Shade Trees for Schools program. Grants close March 1, 2026 (current cycle).
- Exceptional Tree Program: Run by the City and County of Honolulu through the Division of Urban Forestry and administered by the Mayorʻs Arborist Advisory Committee. Established in 1975 to protect trees from improper pruning and removal. Property owners with exceptional trees are eligible for a $3,000 tax deduction (committee is advocating for this to be updated from the 1975 amount). Over 1,400 exceptional trees and groves are currently designated. Trees can be nominated based on historic or cultural value, rarity, age, size, or location. Once nominated, trees are protected regardless of change in property ownership.
- Tree Canopy Data: The neighborhood boardʻs meeting location has approximately 7% tree canopy coverage; other areas in the district are at 23% or under. Research shows 30% tree canopy is the minimum needed to realize the full benefits of tree coverage. Urban areas with less canopy are hotter, ranking high on the Urban Heat Severity Index. Extreme heat is the deadliest climate risk, claiming more lives annually than floods, hurricanes, earthquakes, and wildfires combined. There are currently no exceptional trees designated in Neighborhood Board 34ʻs district; Dr. McMillen encouraged nominations.

Questions, comments, and concerns followed – [1:39:57]

1. Grant Program for Crown Flower/Butterfly Garden: Ferreira asked if the grant program could support planting white crown flower trees, which are food sources for butterfly caterpillars. McMillen confirmed crown flower is considered a tree and expressed interest in discussing this, inviting Ferreira to email her.
2. Dying Trees on West Side and Exceptional Tree Nominations: Lidstone noted that the likely reason there are no exceptional trees on the map in the district is because they have all died – including historic coconut trees lost to Coconut Rhinoceros Beetle (CRB). She suggested the more pressing need for this community is resources on maintaining existing trees, not necessarily nominating new exceptional trees. McMillen acknowledged the struggle with drought and invasive species and noted a bill in the legislature proposes expanding the exceptional tree program with more DLNR support and recognition for "up and coming" exceptional trees.
3. Advising Developers on Tree Planting: Taala asked whether McMillen's advisory committee advises developers on meaningful tree planting. McMillen explained the committee's purview is narrowly defined to the exceptional tree program, but noted that development requirements do mandate trees in plans. However, developers

sometimes remove planned trees once utilities are installed, and pay fines instead. She emphasized that trees are critical infrastructure, not optional beautification, and should be treated as such at the policy level.

4. Community Event Request: Bossler asked whether McMillen's program could bring a community event to the west side (similar to the Board of Water Supply's "Day Without Water" event) to educate residents about the 7% canopy coverage and the 30% goal. McMillen noted Malama Learning Center is an active community partner on the west side and encouraged the board to reach out. She also offered to speak at events.
5. Dying Trees on Makakilo – Urgent Concern: Dudley showed photographs of dying trees on Makakilo Drive, expressing deep frustration that the board has been raising this for six months with no answers. He described seeing entire valleys where every single tree is dead, representing potentially millions or billions of dollars in tree loss. He challenged McMillen to explain what is happening. McMillen said based on the photos she could not diagnose the issue remotely, but noted the principles of "right tree, right place, right care" – species selection, adequate soil volume, and proper care. She noted hot dry seasons are a contributing factor and directed specific street tree concerns to the City and Countyʻs Division of Urban Forestry.
6. Getting More Trees Through Donations/Grants: Medeiros asked how the community can get more trees planted in the Kapolei flats through donations or grants. McMillen explained that once roads are turned over to the county, residents can request the Division of Urban Forestry plant a tree in the right-of-way in front of their home at no charge (with watering responsibility). She also encouraged communities to apply for DLNRʻs grant program (next cycle) for parks, schools, and community spaces.
7. Coordination with Parks for Tree Grants: Bosler asked whether tree grant applications require coordination with Parks & Recreation for public parks. McMillen confirmed that city/county parks require coordination with Parks & Rec, but community spaces outside municipal management can potentially qualify directly for the DLNR grant program.

2024/PIM-2 Modification – ʻEwa Public Infrastructure Map (PIM) – Solid Waste Management Campus Update – [2:01:21]: Josh Nagashima, Chief of the Refuse Division, Department of Environmental Services (ENV), City and County of Honolulu, presented on behalf of Ahmad Sadri. ENV Director Dr. Roger Babcock was also present.

- PIM Modification Overview: ENV seeks to expand the solid waste tag on the Public Infrastructure Map to the neighboring property (formerly occupied by the AES coal-burning facility) adjacent to the H-Power facility in Campbell Industrial, using city funds to build an ENV Solid Waste Management Campus.
- Previous Outreach and Conditional Support: ENV prepared a PIM modification report in November 2024 and received a letter of conditional support from this neighborhood board. Conditions included: collaborating with Aloha Carbon (confirmed partnership since January 2021); engaging the neighborhood board (accomplished through this presentation); and implementing a host compensation package (ENV is considering this).
- Waste Stream Overview: ENVʻs waste management hierarchy includes reduce, reuse, source separation, materials recovery (recyclables), waste-to-energy (H-Power, generating ~10% of the islandʻs electricity), and landfill for inerts. H-Power receives ~2,000 tons of waste per day. PVT Landfill processes ~563 tons/day of construction and demolition (C&D) debris and will close within ~5 years. About 400 tons/day of ash from H-Power must go to landfill.
- Proposed Campus Goals: Reduce waste to landfill; improve traffic flow; implement advanced Materials Recovery Facility (MRF) for C&D materials; explore new technologies (pyrolysis, gasification, plasma arc); recover metals from ash; build an education center. Aloha Carbon uses advanced technology to convert C&D debris to fuel, and ENV is exploring this and other advanced technologies.
- Food Waste Program: ENV is conducting a pilot test for food waste collection in the green cart starting in April 2026, expected to expand island-wide in October 2026.
- Presentation: https://drive.google.com/file/d/1js1VPY4l326Q2uOeVtjmXnX15QnvHYkW/view?usp=drive_link

Questions, comments, and concerns followed – [2:18:49]

1. Circular Economy and Policy Alignment: Taala asked what policies are missing to reduce waste flows and whether ENV works with a policy lens. Nagashima acknowledged ENV handles the backside of waste management but is working to be in tune with policies such as extended producer responsibility, packaging reduction, and take-back programs. ENV confirmed they have liaisons working with the policy side.
2. HOA Recycling Issues: Keating expressed frustration that private garbage collectors serving HOAs claim to separate recycling but throw everything in the same truck. She also raised the issue of HOA residents paying for their own garbage while single-family homeowners receive city collection free. Nagashima noted ENV reopened its front loader service for multifamily residents who can join the waitlist.
3. H-Power Prioritization Concern: Reis asked why H-Power sometimes rejects city/county waste while accepting private company waste first. Nagashima explained that private companies pay a tip fee to use H-Power, generating revenue for the city, and that H-Power priority is managed to maximize waste diversion from landfill.

[2:29:44] Chair Paris called for a voice vote, the motion was ADOPTED with a vote count of 8-0-0 (Aye: Lidstone, Ferreira, Medeiros, Kahele, Dudley, Bossler, Taala, Paris; Nay: Npne; Abstain: None) – [2:30:10]

Hawai'i Airspace Modernization Project – [2:31:07]: Mike Plowman, 'Ewa Neighborhood Board Military Affairs Chair and former Navy pilot, presented on the Hawaii Airspace Modernization Project:

- Background: Congress appropriated $13.5 billion (approximately 13 times the usual annual budget) to modernize the national airspace system. In Hawaii, this includes upgrading radios, radars, computers, and airspace routes/procedures. This creates an opportunity to address noise impacts on the 'Ewa plain.
- Community Impact: The 'Ewa plain is now home to approximately 120,000 residents directly impacted by aircraft noise from Honolulu runways. When the instrument approach procedures were first created, the area was a sparsely populated sugarcane plantation. Aircraft noise is a health and quality of life issue contributing to stress, sleep disruption, and difficulty learning for children.
- Key Request – Public Comments: The public comment window has been extended to March 15, 2026. The FAA can change runway use priorities, redirect traffic, and adjust procedures to reduce noise impacts. Community members are encouraged to submit public comments requesting noise abatement as a priority.
- Military Shooting Range/Airspace Safety Concern: Plowman raised a safety issue involving the protective airspace around a military firing range on short final approach to the Honolulu airport. The protective airspace for the range and the protective airspace for aircraft overlap considerably. Plowman requested the FAA reevaluate this spatial relationship to ensure public aircraft are not flying through the danger zone when the range is active.
- Resolution: The board discussed a resolution mirroring efforts by the 'Ewa, Diamond Head, and Pearl City neighborhood boards, with specific provisions for this district: maximizing runway usage for arrivals, limiting military fighter jets on certain runways, reassigning runways for departures and landings, and – specifically for this community – ensuring the scoping process does not lower the mandatory 1,500-foot altitude for Blue Hawaiian Helicopters that the company has been attempting to reduce for the past 20 years.

[2:41:47] Lidstone MOVED and Kahele SECONDED to adopt the resolution. Following discussion, a voice vote was conducted and ADOPTED with a vote count of 8-0-0 (Aye: Lidstone, Ferreira, Medeiros, Kahele, Dudley, Bossler, Taala, Paris; Nay: Npne; Abstain: None)

Questions, comments, and concerns followed – [2:40:29]

1. Runway Clarification: Genadio asked Plowman to clarify the number of runways mentioned. Plowman confirmed there are four runways in each direction: Eight Left, Eight Right, Four Left, and Four Right.
2. Kalaeloa Tower Update: Ferreira stated that Kalaeloa is the backup for HNL in case of disaster. The current tower is a World War II model with no instrument capability. The Air National Guard runs the tower from 6:00 a.m.–10:00 p.m. With the current FAA funding, he asked if the tower could be updated. Plowman suggested this be included in public comments. Ferreira noted a bill for this study previously went nowhere but the need is urgent as the facility is operating on waivers.

[2:41:47] Lidstone MOVED and Kahele SECONDED to adopt the resolution. Following discussion, a voice vote was conducted and ADOPTED with a vote count of 8-0-0 (Aye: Lidstone, Ferreira, Medeiros, Kahele, Dudley, Bossler, Taala, Paris; Nay: Npne; Abstain: None) – [2:42:16]

Resolution Amendment – Kalaeloa Tower [2:44:48]: **Dudley MOVED and Kahele SECONDED. Hearing no discussion, a voice vote was conducted and ADOPTED with a vote count of 8-0-0 (Aye: Lidstone, Ferreira, Medeiros, Kahele, Dudley, Bossler, Taala, Paris; Nay: Npne; Abstain: None)**

Touch-a-Truck – [2:45:25]: Katie Kaanapu, Marketing and Events Manager for Kapolei Commons, presented on the upcoming Touch-a-Truck event:

- Event Details: Saturday, March 7, 2026, 9:00 a.m.–12:00 p.m. at Kapolei Commons (in front of Regal Kapolei Theater). Over 40 large trucks (fire trucks, HPD command vehicles, cement mixers, etc.). Families and kids can explore trucks and meet drivers. 11th annual event sponsored by Kaiser Permanente. Approximately 5,000–8,000 attendees expected.
- Improvements for 2026: A quiet hour from 9:00–10:00 a.m. (no horns or sirens) for children with sensory needs. Kaiser Permanente mobile health vehicle (clinic on wheels). Food trucks and food tents.
- Traffic Mitigation: First year promoting Skyline rail attendance with a school bus shuttle from the West Oahu stop to the event. Overflow parking available at the Honolulu Star-Advertiser parking lot (across from Denny's). DTS coordinating signal timing on Kalaeloa and Kapolei Parkway. HPD providing 13 special duty officers plus on-duty officers and two drones to monitor traffic live.
- Presentation: https://drive.google.com/file/d/1lvKiv-VEZAQ3qffjd20Oo6vWKgOj7HLJ/view?usp=drive_link

5. **PUBLIC INPUT – [2:54:13]**

[2:54:15] Chair Paris noted that public input would be allowed to go as long as needed, deferring all remaining board business.

Senator Mike Gabbard's Office – [2:54:42]: Melanie June, Senator Gabbardʻs community liaison, shared the following: Senator Gabbard's February newsletter is now available. Senator Gabbardʻs next listen story meeting will be Saturday, March 21, 2026, 9:00–10:00 a.m. at Kapolei High School Teachers Lounge (Zoom option available; email to RSVP).

Representative Diamond Garcia's Office – [2:55:46]: Hunter Harris, on behalf of Representative Garcia, highlighted: Support requested for HB 2201 (Enterprise Zones) – in 2024, $271 million in revenue came in for participating businesses; the bill seeks to expand the program. Acknowledged attendees at the Fentanyl Awareness Town Hall held the previous night (with HPD and Hawaii County Mayor); noted that fentanyl deaths rose from 26 in 2020 to 107 in 2023, with 103 deaths in 2024. Community encouraged to join Representative Garcia's e-blast newsletter.

Councilmember Andria Tupola's Office – [2:56:58]: Kika Tapeni, representing Councilmember Tupola, announced: Cohort 8 of the R3 program is underway in the Kapolei area, running from the Kapolei State Library on Tuesdays and Wednesdays, 5:00–6:00 p.m. (February 9 – May 27). Noted that the Landfill Ending Landfill Resolution 267 establishing a task force was sent to all neighborhood boards for support. Chair Paris noted the board already approved support at the special meeting.

Representative David Alcos – [2:57:55]: Representative Alcos offered to arrange field trips to review upcoming development facilities in Kalaeloa, including H-Power, the landfill, and a new brewery. Invited the board to contact his office.

6. **BOARD BUSINESS – [2:58:44]:** Chair Paris announced that all Board Business items are postponed to the next meeting.

7. **BOARD ANNOUNCEMENTS – [2:58:47]**

- Next Scheduled Meeting: The next meeting for Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 is scheduled for March 25, 2026, at 7:00 p.m. at Kapolei Hale – Conference Rooms A & B and online via WebEx (https://www8.honolulu.gov/nco/nb34/).
- Prince Kūhiō Parade: The parade is on March 28, 2026, in Kapolei. Interested community members may contact Chair Paris or Board Community Liaison Sheila Medeiros to participate.
- Meeting Recordings: Visit https://www.youtube.com/@NeighborhoodCommissionOffice to watch all Neighborhood Board meeting recordings. Neighborhood Board No. 34 meetings are televised on OLELO Channel 49 on the second Friday at 9:00 p.m. and the third Saturday at 12:00 p.m.

8. **ADJOURNMENT – [2:59:15]:** The meeting was adjourned at approximately 9:59 p.m.

Submitted by: Jeffrey Jones, Neighborhood Assistant, NCO
Reviewed by: Dylan Buck, Community Relations Specialist, NCO
Finalized by: [To be completed]

Carlos Fernandez, Imelda

From: Cabreros, Christy N
Sent: Wednesday, December 11, 2024 3:27 PM
To: Costelo, Tracie A
Cc: Department of Customer Services
Subject: RE: Request for Comments - Material Processing and Solid Waste to Energy Facilities 2024/PIM-2

Hi Tracie,

Thank you for the email. CSD reviewed the attached and there are no comments.

Thank you,
Christy

From: Costelo, Tracie A <tracie.costelo@honolulu.gov>
Sent: Wednesday, December 11, 2024 8:12 AM
To: Department of Customer Services <CSD@honolulu.gov>
Cc: Cabreros, Christy N <ccabreros@honolulu.gov>
Subject: Request for Comments - Material Processing and Solid Waste to Energy Facilities 2024/PIM-2

Aloha Department of Customer Services:

Proposed revision to the ʻEwa Public Infrastructure Map, attached for your review and comment. Should you have any questions, please contact Imelda Fernandez at ext. 8-8202 or via email at i.carlosfernand@honolulu.gov.

Thank you,
Tracie

Tracie Costelo
Planning Division
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaiʻi 96813
(808) 768-8021

Carlos Fernandez, Imelda

From: Rep Diamond arcia repgarcia capitol ha aii gov
Sent: Wednesday, December 11, 2024 :22 PM
To: Costelo, Tracie A
Subject: Re: Request for Comments - Material Processing and Solid Waste to Energy Facilities 2024/PIM-2

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Rep. Diamond Garcia
Minority Floor Leader
M

From: Costelo, Tracie A <tracie.costelo@honolulu.gov>
Sent: Wednesday, December 11, 2024 2:41 PM
To: Rep. Diamond arcia <repgarcia@capitol.hawaii.gov>
Subject: Request for Comments - Material Processing and Solid Waste to Energy Facilities 2024/PIM-2

M M M M

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aloha Representative arcia:

Attached, request for comments regarding the proposed revision to the ‘Ewa Public Infrastructure Map. Should you have any questions, please contact Imelda Fernandez at 808 8-8202 or via email at i.carlosfernand@honolulu.gov.

Thank you,

Tracie Costelo
Planning Division
Department of Planning and Permitting
City and County of Honolulu
0 South ing Street, th Floor
Honolulu, Hawai i 81
808 8-8021

Carlos Fernandez, Imelda

From: Daniel oge d oge hb s org
Sent: Tuesday, December 17, 2024 :4 AM
To: Sadri, Ahmad
Cc: Carlos Fernande , Imelda anos, immy
Subject: RE: E pected Water Demands for 2024/PIM-2 Materials Processing and Solid Waste to Energy Facilities in E a

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

ood morning Ahmad,

Thank you for the additional information. We ll take it into consideration for our official comments for the pro ect.

Thank you,

Daniel oge PE MPA
Pro ect Review ranch
Honolulu oard of Water Supply
D: 808- 48- 444
dkoge@hbws.org

Sadri, Ahmad <asadri@honolulu.gov>
Monday, December 1 , 2024 2: PM
Daniel H. oge <dkoge@hbws.org>
Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov> immy anos < yanos@hbws.org>
RE: Expected Water Demands for 2024/PIM-2 Materials Processing and Solid Waste to Energy Facilities in Ewa

This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.

Hi Daniel,

Responding to your questions below on the subject PIM application:

1. The specific types and sizing of the proposed facilities have not yet been determined. The ENV-Refuse Division has selected a consultant (R.M. Towill) for a Refuse Facilities Planning effort that will determine future infrastructure needs and provide recommendations for refuse facilities island-wide including considering the potential opportunities (and constraints) of this 28.5-acre parcel. Generally, the facilities planned for this parcel would be for the separation, pre-processing, material recovery and combustion of waste and ancillary support facilities such as administration, maintenance, fleet and warehouse. It will also provide much-needed space for construction laydown and mobilization.

2. We are expecting less waste to be processed at H-POWER over time while we roll out additional waste reduction efforts such as organics diversion, reuse initiatives and collection of recyclables such as mattresses, e-waste and batteries. The goal of the project would be to completely replace the original two boilers of the H-POWER Refuse-Derived Fuel facility, which is 35 years old and approaching end of life. With successful waste reduction efforts in place, the replacement boilers could be planned to be smaller in size or the two original boilers could be replaced with one. The project would have to be phased out where the replacement boilers are built and commissioned first and then the old boilers are decommissioned and demolished. The existing 25-acre H-POWER site is too small and constrained to be able to phase out the project onsite, hence the need for additional adjacent space.

3. The replacement boiler(s) will require the use of RO water for boiler make-up. The usage would be expected to be similar than existing demands if two boilers are replaced with two. Demand would be significantly reduced if two boilers can be replaced with one.

Thanks,
Ahmad

Ahmad Sadri, PE
Energy Recovery Administrator
City & County of Honolulu
Department of Environmental Services - Refuse Division
91-174 Hanua St. Kapolei, HI 96707
808-768-5452 (office)
asadri@honolulu.gov
https://www8.honolulu.gov/env/ref/opala-home

Daniel H. oge <dkoge@hbws.org>
Friday, December 1 , 2024 :2 AM
Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov>
anos, immy < yanos@hbws.org>
Expected Water Demands for 2024/PIM-2 Materials Processing and Solid Waste to Energy Facilities in Ewa

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ood morning Imelda,

We re reviewing the sub ect line pro ect for WS comment on the pro ect and wanted to gather additional information on the proposed facility.

We understand that this PIM redesignation action is a prerequisite to any formal planning or design activities and so specifics may not be readily available or proposed. With that, we would like to gather any additional information on the following:

1. Is there a general proposal for how large the actual facility is ultimately planned, and will it encompass the entire 28. acre parcel
2. ased on the expectation that the pro ect will include a boiler replacement and support the pre-processing efforts of the existing H-P WER facility, is there an expectation that more waste will be processed at H-P WER as a whole
. Will activities on the pro ect parcel require the use of Reverse smosis water The WS currently supplies the existing H-P WER facility with this higher quality water for steam generation and other industrial purposes.

We appreciate any information and assistance you can provide on this. Please feel free to contact me if you have any questions or comments.

Thank you and Happy Holidays

Daniel oge PE MPA
Pro ect Review ranch
Honolulu oard of Water Supply
D: 808- 48- 444
dkoge@hbws.org



DEPARTMENT OF COMMUNITY SERVICES
KA ʻOIHANA LAWELAWE KAIĀULU
CITY AND COUNTY OF HONOLULU
925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAIʻI 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792 • WEB: www.honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

ANTON C. KRUCKY
DIRECTOR
PO'O

AEDWARD LOS BANOS
DEPUTY DIRECTOR
HOPE PO'O

2024 DEC 26 PM 1:21
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

December 20, 2024

MEMORANDUM

TO: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting (DPP)

FROM: Anton C. Krucky, Director
Department of Community Services (DCS)

SUBJECT: Proposed Amendment to Public Infrastructure Map (PIM) to include Tax Map Key 9-1-026:028 for Materials Processing and Solid Waste to Energy Facilities in ʻEwa
Project File Number: 2024/PIM-2
91-86 Kaomi Loop, Kapolei, Hawaiʻi 96707

Thank you for notifying us that DPP is soliciting comments on the proposed PIM revision for the above-named project.

Our review indicates that the proposed project should have no adverse impacts on any Department of Community Services activities or projects in the surrounding neighborhood. Nevertheless, we ask that the applicant take into consideration the health, safety, accessibility, and long-term wellbeing of area residents and others living nearby and/or involved with activities in the project vicinity.

Thank you for providing us the opportunity to comment on this matter.

Sincerely,

Anton C. Krucky
Director

DEPARTMENT OF DESIGN AND CONSTRUCTION
KA 'OIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

2024 DEC 24 AM 9:42
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

HAKU MILLES, P.E.
DIRECTOR
PO'O

MARK YONAMINE, P.E.
DEPUTY DIRECTOR
HOPE PO'O

December 23, 2024

MEMORANDUM

TO: Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting

FROM: Haku Milles, P.E., LEED AP, Director
Department of Design and Construction

SUBJECT: Proposed Amendment to Public Infrastructure Map to include Tax Map Key 9-1-026:028 for Materials Processing and Solid Waste to Energy Facilities in 'Ewa

This is in response to your inquiry dated December 11, 2024.

Thank you for the opportunity to review and comment. The Department of Design and Construction has no comments to offer at this time.

Should you have any questions, please contact me at x88480.

HM:krn (931947)

HONOLULU FIRE DEPARTMENT
KA 'OIHANA KINAI AHI O HONOLULU
CITY AND COUNTY OF HONOLULU

636 SOUTH STREET • HONOLULU, HAWAI'I 96813
PHONE: (808) 723-7139 • FAX: (808) 723-7111 • WEBSITE: honolulu.gov

2024 DEC 24 AM 9:42
DEPT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

SHELDON K. HAO
FIRE CHIEF
LUNA NUI KINAI AHI

JASON SAMALA
DEPUTY FIRE CHIEF
HOPE LUNA NUI KINAI AHI

December 19, 2024

TO: NOELLE COLE, BRANCH CHIEF
DEPARTMENT OF PLANNING AND PERMITTING

FROM: CRAIG UCHIMURA, ASSISTANT CHIEF

SUBJECT: PROPOSED AMENDMENT TO PUBLIC INFRASTRUCTURE MAP TO INCLUDE TAX MAP KEY: 9-1-026: 028
MATERIALS PROCESSING AND SOLID WASTE TO ENERGY FACILITIES IN 'EWA

In response to your memorandum dated December 11, 2024, regarding the abovementioned subject, the Honolulu Fire Department (HFD) reviewed the submitted information and has no comments at this time.

Should you have questions, contact Battalion Chief Pao-Chi Hwang of our Fire Prevention Bureau at 808-723-7151 or hfdfpb1@honolulu.gov.

Sincerely,

CRAIG UCHIMURA
Assistant Chief

CU/MD:sk

Carlos Fernandez, Imelda

From: Rai a Dalofin r dalofin capitol ha aii gov
Sent: Thursday, December 2 , 2024 4:31 PM
To: Carlos Fernande , Imelda
Cc: Sen urt Fevella
Subject: Senator Fevella comments to Materials Processing and Solid Waste to Energy Facilities
ttac ments: 2024 12 2 Materials Processing and Solid Waste to energy proposal pdf

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Imelda,

Please find attached Senator Fevella s comments to the proposed Materials Processing and Solid Waste to Energy Facilities in Ewa. Thank you for reaching out to us to request our comments. Please let me know if there is anyone else our comments should be submitted to.

Mahalo

Office Manager
Office of Senator Kurt Fevella, RM231
Senate District 20
Ph: (808) 586-6823

The Senate
Ka ʻAha Kenekoa

STATECAPITOL
HONOLULU, HAWAIʻI 96813

December 26, 2024

Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

Aloha Director Apuna,

Subject: Proposed Amendment to Public Infrastructure Map to
Include Tax Map Key 9-1-026: 028 for
Materials Processing and Solid Waste to Energy Facilities in ʻEwa

Mahalo for providing me the opportunity to comment on the proposed Materials Processing and Solid Waste to Energy Facilities Project as part of the H-POWER Master Plan in the Campbell Industrial Park area in ʻEwa. I have always been a champion of true waste-to-energy initiatives, and I recognize the importance of reducing waste sent to landfills and supporting sustainable energy solutions.

Despite that, I am in OPPOSITION to the proposed expansion of H-POWER as written in its current form. Although I appreciate the intent to expand waste-to-energy capacity, the current technology being used at H-POWER to burn waste does not produce clean energy. The boilers being used at H-POWER are outdated and inefficient, emit significant pollutants, and generate ash that would still need to be sent to a landfill.

Instead of expanding outdated technology, we should prioritize implementing modern, advanced waste conversion methods that can process a wider range of waste, significantly reduce emissions, and produce byproducts such as recyclable ash that can be repurposed for construction materials. Phasing out old technology would also reduce the need for a landfill, and eliminate the need for a construction waste site such as PVT Landfill. Implementing advanced technologies would help us to achieve our goals of reducing waste to landfills and increasing output for clean firm energy.

While I appreciate the Department's commitment to addressing waste management needs and waste-to-energy initiatives, there are ways to do so more efficiently. I remain open to supporting the expansion of H-POWER should such technologies be included in the proposed project.

Mahalo again for the opportunity to comment on the project. Please do not hesitate to contact me or my office should there be additional information related to the project.

Sincerely,



Senator Kurt Fevella
State of Hawai‘i, District 20
Assistant Minority Floor Leader

State Capitol, Room 231
415 S. Beretania Street
Honolulu, Hawai‘i 96813
Phone: (808) 586-6360
Fax: (808) 586-6361
senfevella@capitol.hawaii.gov

DEPARTMENT OF ENVIRONMENTAL SERVICES
KA 'OIHANA LAWELAWE KAIĀPUNI
CITY AND COUNTY OF HONOLULU

1000 ULU'ŌHI'A STREET, SUITE 308 • KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR
PO'O

DANIEL BRIECK, P.E.
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
~~RH 20-030~~
RH-25-030

April 8, 2025

The Honorable Kurt Fevella
State Senate
415 South Beretania Street, Room 231
Honolulu, Hawai'i 96813

Dear Senator Fevella:

SUBJECT: Proposed Amendment to Public Infrastructure Map to Include Tax Map Key 9-1-026: 028 for Materials Processing and Solid Waste to Energy Facilities in 'Ewa

Mahalo for your letter dated December 26, 2024, in response to the Department of Planning and Permitting letter dated December 11, 2024, of the same subject, with comments on the proposed Amendment to the PIM map to include TMK 9-1-026:028 for materials processing and solid waste to energy facilities in 'Ewa.

We appreciate your continuous support and your suggestions. We are in agreement about prioritizing modern state-of-the-art, proven and reliable technologies in developing H-POWER's next iteration. The additional land provides more opportunities to plan new facilities from the ground up with all the future advancements. Efficient boilers, more effective air pollution controls, beneficial reuse of ash into construction applications, etc. will be used to bring H- POWER to the forefront of the 21st century. Including advanced materials processing capabilities onsite will further divert recyclables for optimal use.

We are evaluating emerging waste conversion technologies such as pyrolysis, plasma arc, gasification, etc. Our team is providing support to Aloha Carbon's development of the first construction and demolition waste gasifier on O'ahu.

Sincerely,

Roger Babcock

Roger Babcock, Jr., Ph.D., P.E.
Director

cc: Ahmad Sadri, Department of Environmental Services-Refuse Division, H-Power
Imelda Carlos Fernandez, Department of Planning and Permitting

nande

Policy Planning ranch
anning and Permitting

HONOLULU
Planning & Permitting

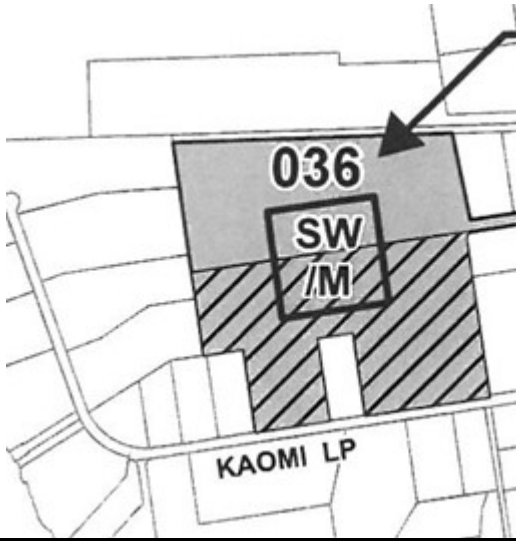
0 South ing Street, th Floor
Honolulu, Hawai'i 81
i.carlosfernand@honolulu.gov
Ph.: 808 8 - 8202

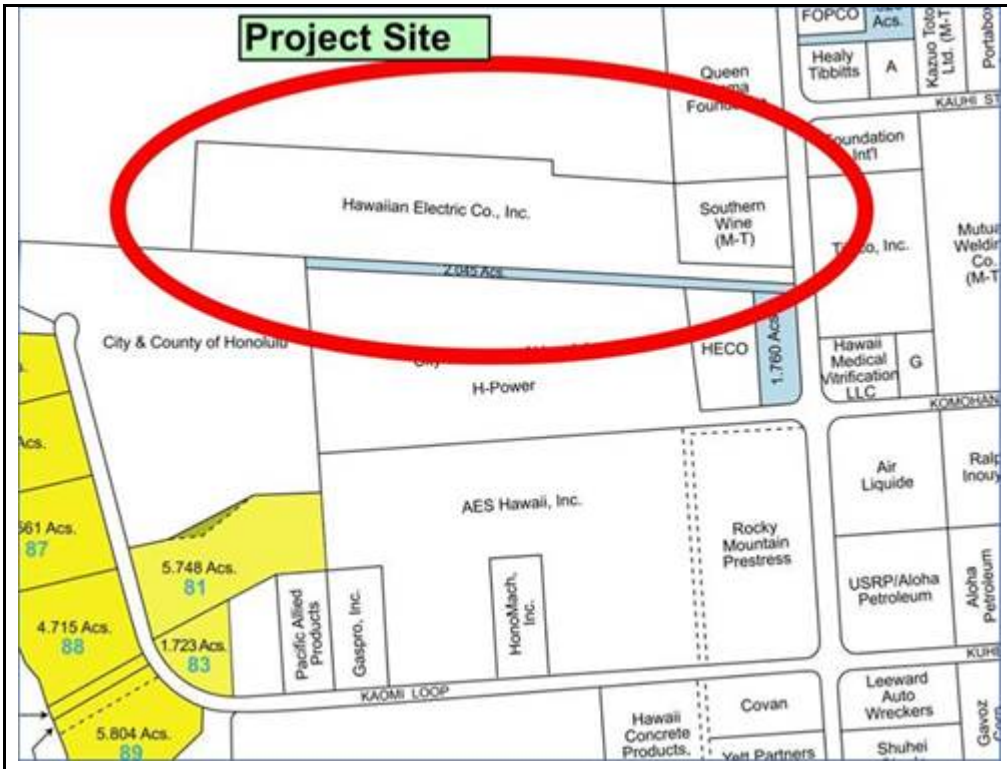
From: Ciara Torrens <ciarat@pacallied.com>
Sent: Wednesday, anuary 8, 202 11: AM
To: Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov>
Subject: RE: Dept. of Planning Permitting

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Imelda,

This message is regarding the attached letters. Should Pacific Allied Products PAP be taking any precautions or actions in response to increasing the operations of the H-Power plant Is the City and County of Honolulu taking the necessary precautions to prevent any environmental and public safety concerns that may be caused by this change. e.g. monitoring air quality and/or other

The H-Power facility section is currently located between the Hawaiian Electric Co. Inc and AES Hawaii Inc refer to the map below. Please discard the red circle I couldn t find a map without the circle.	According to the letter the H Power Plant to the areas of the AES Hawaii see map l 



elo are ossible concerns or increasin t e si e o t e o er lant o erations:

Converting garbage to electricity, also known as "waste-to-energy," has several drawbacks including: potential for air pollution from harmful emissions like mercury and dioxins, discouraging recycling efforts by providing an alternative to waste reduction, high construction and operating costs, potential for community opposition due to concerns about environmental impact, and the release of greenhouse gases even though it may be less than from a landfill alone essentially, it can still contribute to climate change.

Air pollution:

Burning garbage releases pollutants like particulate matter, sulfur dioxide, nitrogen oxides, and heavy metals into the air, potentially impacting local air quality and public health.

Discourages recycling:

If waste-to-energy is readily available, people may be less inclined to recycle valuable materials, as their garbage can be "used" for energy production.

High cost:

Building and operating a waste-to-energy plant can be expensive, requiring significant upfront investment and ongoing maintenance costs.

Community opposition:

Residents often oppose the construction of waste-to-energy plants due to concerns about potential environmental impacts and the perception of decreased property values.

Greenhouse gas emissions:

While burning waste may produce less greenhouse gas emissions than simply landfilling it, it still contributes to climate change by releasing carbon dioxide.

Ash disposal challenges:

The ash produced from incineration needs proper disposal to avoid potential contamination of soil and water.

Not suitable for all waste:

Certain types of waste, like plastic or hazardous materials, may require additional processing before they can be used in a waste-to-energy facility.

Thanks and Regards,

Ciara Torrens
QA Manager
91-110 Kaomi Loop • Kapolei, Hawai'i 96707
Cell 787.307.7574 • Fax 808.792.8535
ciarat@pacallied.com • www.pacificalliedproducts.com

PACIFIC ALLIED PRODUCTS Ltd
MANUFACTURING PACKAGING SOLUTIONS FOR HAWAII

From: obbie- ayle Willis < obbiew@pacallied.com>
Sent: Tuesday, December 1 , 2024 1:22 PM
To: Fred Sylva <freds@pacallied.com> olly Pascua <yollypascua@pacallied.com> Ciara Torrens <ciarat@pacallied.com>
Cc: rant Nakayama <grantn@pacallied.com>
Subject: Dept. of Planning Permitting

Hello All,

We received the two attached notices in the mail that asks for a response by 1/11/2 . Please review and let me know if you need anything form me. therwise, I will place the originals in olly s tray.

Bobbie-Gayle Willis
Accounting Assistant
91-110 Kaomi Loop • Kapolei, Hawai'i 96707
Main 808.682.2038 • Direct 808.791.0547 • Fax 808.792.8538
bobbiew@pacallied.com • www.pacificalliedproducts.com



ISO9001 & FSSC 22000 Certified Company

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Ahmad Sadri, PE
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D r r r R D

dr
r

From: Ciara Torrens <ciarat@pacallied.com>
Sent: Tuesday, anuary 14, 202 1:41 PM
To: Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov>
Subject: RE: Dept. of Planning Permitting

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Thank you

Regards,

Ciara Torrens
QA Manager
91-110 Kaomi Loop • Kapolei, Hawai'i 96707
Cell 787.307.7574 • Fax 808.792.8535
ciarat@pacallied.com • www.pacificalliedproducts.com



From: Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov>
Sent: Tuesday, anuary 14, 202 11:2 AM
To: Ciara Torrens <ciarat@pacallied.com>
Cc: Sadri, Ahmad <asadri@honolulu.gov>
Subject: RE: Dept. of Planning Permitting

Aloha Ciara,

Thank you for your email, and I apologize for the delay in responding; I was out of the office for a few days.

The DPP has received and noted the Pacific Allied Product comments; however, I will have to forward this email to the project contact, Mr. Ahmad Sadri, the Energy Recovery Administrator of the Department of Environmental Services (*added to this email),* for his review and consideration per ENV's timeline for response.

The Department of Planning and Permitting has actively observed comments and feedback from various sources during the *Request for Comments* period, which ended on January 11, 2025. We would do our best to facilitate communication between agencies per the Planning Division's established role, which manages requests for the Public Infrastructure Map revision prior to budgeting for the Capital Improvement Project, per 2021 ROH Section 4-8. The project initiator, the ENV, will handle any further inquiries about various aspects of the project, including project specifications and/or clarifications and property acquisition-related subjects.

Mahalo,

Carlos Fernandez, Imelda

From: Ciara Torrens ciarat pacallied com
Sent: Thursday, February 1 , 202 10:43 AM
To: Sadri, Ahmad
Cc: Carlos Fernande , Imelda
Subject: RE: Dept of Planning Permitting

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

Hi Ahmad,

Thank you so much for your message and clarification to our questions.

est Regards,

Ciara Torrens
Quality Manager
91-110 Kaomi Loop • Kapolei, Hawai'i 96707
Cell 787.307.7574 • Fax 808.792.8535
ciarat@pacallied.com • www.pacificalliedproducts.com



From: Sadri, Ahmad <asadri@honolulu.gov>
Sent: Wednesday, February 18, 202 :0 AM
To: Ciara Torrens <ciarat@pacallied.com>
Cc: Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov>
Subject: RE: Dept. of Planning Permitting

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dlewis@imanaka-asato.com | www.ImanakaAsato.com

M R D : This message from IMANAKA ASATO LLLC contains information which may be confidential, privileged, and/or exempt from disclosure under applicable law. If you are not the addressee (or authorized to receive for the addressee), you are hereby notified that the copying, use or distribution of any information or materials transmitted in or with this message is strictly prohibited. If you received this message in error, please immediately notify me (the sender) by replying to this email, then promptly destroy the original message.

From: Danell D. ewis
Sent: Friday, anuary 10, 202 8:4 AM
To: i.carlosfernand@honolulu.gov
Cc: asmine Shin < shin@imanaka-asato.com>
Subject: Pro ect File No. 2024/PIM-2

Aloha Imelda Fernandez,

Please see the attached letter from AES Hawai'i, Inc. in response to your letter dated December 11, 2024. A hard copy has been sent to you via mail today.

Thank you,

D , Secretary

Imanaka Asato
IMANAKA ASATO | A LIMITED LIABILITY LAW COMPANY
Topa Financial Center, Fort Street Tower
745 Fort Street Mall, 17th Floor, Honolulu, HI 96813
T: (808) 521-9500 | F: (808) 541-9050
dlewis@imanaka-asato.com | www.ImanakaAsato.com

M R D : This message from IMANAKA ASATO LLLC contains information which may be confidential, privileged, and/or exempt from disclosure under applicable law. If you are not the addressee (or authorized to receive for the addressee), you are hereby notified that the copying, use or distribution of any information or materials transmitted in or with this message is strictly prohibited. If you received this message in error, please immediately notify me (the sender) by replying to this email, then promptly destroy the original message.

Carlos Fernandez, Imelda

From: Cole, Noelle C
Sent: Friday, anuary 10, 202 : AM
To: Danell D e is
Cc: Carlos Fernande , Imelda asmine Shin
Subject: RE: Pro ect File No 2024/PIM-2

Received- Mahalo Danell

est,
Noelle

Noelle Cole
ranch Chief, Policy Planning
Department of Planning and Permitting
City and County of Honolulu
ph: 808 8-80

From: Danell D. ewis <dlewis@imanaka-asato.com>
Sent: Friday, anuary 10, 202 : 8 AM
To: Cole, Noelle C <noelle.cole@honolulu.gov>
Cc: Carlos Fernandez, Imelda <i.carlosfernand@honolulu.gov> asmine Shin < shin@imanaka-asato.com>
Subject: FW: Pro ect File No. 2024/PIM-2

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

Aloha Ms. Noelle Cole,

We received an automated out of office reply after sending out the below email to Imelda Fernandez notifying us of a January 14, 2025 return date. The automated reply further directs us to contact you if we need immediate assistance. We are thereby sending you the attached response letter from AES Hawai'i, Inc. in connection with Project File No. 2024/PIM-2 so that it will be received by the Department of Permitting and Planning by the deadline of January 11, 2025. Please let us know if you should need anything further.

Thank you,

D , Secretary

Imanaka Asato
IMANAKA ASATO | A LIMITED LIABILITY LAW COMPANY
Topa Financial Center, Fort Street Tower
745 Fort Street Mall, 17th Floor, Honolulu, HI 96813
T: (808) 521-9500 | F: (808) 541-9050

January 10, 2025

VIA ELECTRONIC MAIL AND U.S. MAIL

Noelle Cole, Branch Chief
Policy Planning, Planning Division
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Re: Proposed Amendment to Public Infrastructure Map (File No. 2024/PIM-2)
("**Amendment**")

Dear Ms. Cole:

This letter is in response to your December 11, 2024 Memorandum requesting AES Hawaii, Inc.'s ("**AES**") review and comment on the proposed Amendment. AES is the lessee of the property located at 91-086 Kaomi Loop, identified as Tax Map Key 9-1-026: 028. AES currently has no comments on the Amendment; however, AES reserves the right to comment in the future as the Amendment process progresses.

Sincerely,

AES HAWAII, INC.

Carlos Fernandez, Imelda

From: Anthony Ma ana Paris ma ana paris gmail com
Sent: Friday, anuary 10, 202 :07 PM
To: Carlos Fernande , Imelda
Cc: ayashi, Curtis Tupola, Andria oelle Simonpietri Sen Mi e abbard Rep anani Sou a EN PI Department of Planning and Permitting repalcos capitol ha aii gov
Subject: 2024/PIM-2 - N No 34 Conditional Support
ttac ments: 2023-12 Resolution Supporting ost Community Compensation for those Neighborhoods Impacted by Active andfills and Waste-to-Energy Facilities pdf N 34 tr of Conditional-Support-DPP-1-11-202 pdf

Follo Fla : Follo up
Fla Status: Flagged

CA TI N: Email received from an E TERNA sender. Please confirm the content is safe prior to opening attachments or links.

Aloha:

Please find our letter Re: 2024/PIM-2 - Conditional Support for the Modification of the 'Ewa Public Infrastructure Map (PIM) Symbol for the Materials Processing and Solid Waste to Energy Facilities Project attached in response to the DPP Request for Review and Comment December 11, 2024 letter.

Me ke aloha,

Anthony Makana Paris
Chair
Neighborhood Board #34
Kapolei/Makakilo/Honokai Hale
(808) 398-2468

MAKAKILO/KAPOLEI/HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BLVD SUITE 160 • HONOLULU, HAWAII, 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: http://www.honoulu.gov

LETTER OF CONDITIONAL SUPPORT

January 10, 2025

Department of Planning and Permitting
Policy Planning, Planning Division
City and County of Honolulu
650 South King St 7th Floor
Honolulu HI 96813

Via e-mail: <i.carlosfernand@honolulu.gov>

Re: 2024/PIM-2 - Conditional Support for the Modification of the ʻEwa Public Infrastructure Map (PIM) Symbol for the Materials Processing and Solid Waste to Energy Facilities Project

Aloha e Branch Chief Noelle Cole,

Mahalo for providing the opportunity to review and offer comments on your December 11, 2024, memorandum addressed to the Neighborhood Board and area associations. On behalf of the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34, we submit this testimony in **conditional support** of the proposed modification to the Public Infrastructure Map (PIM) symbol SW No. 036, revised to SW/M (Solid Waste/Modified). This modification, as requested by the Department of Environmental Services (ENV), represents a critical initial step in facilitating land acquisition, budgeting, and the development of vital integrated solid waste management infrastructure at the proposed project site located at 91-86 Kaomi Loop, Kapolei, Hawaiʻi, the former AES Powerplant site.

Scope of Support
Our support is limited exclusively to the modification of the PIM symbol at this preliminary phase. The Board reserves its position on subsequent phases pending a comprehensive presentation from ENV detailing the project's full scope, addressing critical concerns, and ensuring opportunities for stakeholder engagement.

Project Overview
- **Title**: Materials Processing and Solid Waste to Energy Facilities Project
- **Location**: 28.5 acres adjacent to the existing H-POWER facility, outside the Special Management Area and located in Flood Zone D (undetermined flood hazard).
- **Land Ownership**: Hawaii MMGD 2 LLC (leased to AES Hawaiʻi Inc.).
- **Cost Estimates**:
    - Land acquisition: $60 million (FY 2027)
    - Planning and engineering: $55 million (FY 2028)
    - Construction: $750 million (FY 2029–2031)
    - Ancillary expenses: $8 million
    - **Total Estimated Cost**: $873 million

Description of the Project
The proposed project aims to incorporate advanced waste conversion technologies as part of the H-POWER Master Plan. Key components include:

- Replacement of H-POWER boilers.
- Mixed recyclable materials processing and recovery facilities.
- Construction and demolition waste processing capabilities.
- Ancillary facilities to enhance source separation, waste pre-processing, and overall site utilization.

Recommendations
The Neighborhood Board recognizes the project's alignment with the O'ahu General Plan and the 2020 amended 'Ewa Development Plan, which prioritize environmentally sound waste management within the Campbell Industrial Park area. However, we urge ENV and the Department of Planning and Permitting (DPP) to:

1. **Collaborate with Simonpietri Enterprises and the AlohaCarbon Program**:
    - Leverage their expertise in waste processing, recycling, and community engagement to prevent duplication of efforts and implement proven best practices.
2. **Engage with the Neighborhood Board**:
    - Maintain ongoing transparency and meaningful dialogue with the Board and community stakeholders to address concerns related to environmental sustainability, operational impacts, and cost management.
3. **Implement Host Compensation Packages**:
    - Enclosed is our board resolution titled "Supporting Host Compensation Packages for Neighborhoods Impacted by Active Landfill and Waste-to-Energy Facilities," which acknowledges the disproportionate effects of waste management practices on the communities of Kapolei, Makakilo, Honokai Hale, Ko Olina, and Nānākuli.

The Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 remains steadfast in its commitment to advancing responsible and sustainable waste management initiatives. While we recognize the potential benefits of this project, we underscore the importance of thoughtful, inclusive decision-making to ensure its success and secure community support.

Mahalo for considering our testimony.

Sincerely,

Anthony Makana Paris
Chair

cc: Councilmember Tupola
Senator Gabbard
Representative Souza
Representative Alcos
ENV
Simonpietri Enterprises

Ltr and forwarding of resolution Authorized by Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 at its January 9, 2025 Special Board Meeting, 7-0-0.

MAKAKILO/KAPOLEI/HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BLVD SUITE 160 • HONOLULU, HAWAII, 96817
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: http://www.honoulu.gov

RESOLUTION

SUPPORTING HOST COMMUNITY COMPENSATION FOR THOSE NEIGHBORHOODS IMPACTED BY ACTIVE LANDFILLS AND WASTE-TO-ENERGY FACILITIES

Whereas, The Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 ("Board") is a citizens' advisory board whose purpose is to "increase and assure effective citizen participation in the decisions of government" per the City and County of Honolulu's Neighborhood Plan of 2008; and

Whereas, Every community in Hawai'i deserves a "clean and healthful environment" (HI State Constitution Article XI, Section 9; In re Maui Elec. Co., 2017 Haw.); and

Whereas, "'[H]ost community compensation' or 'host fees,' consist of cash payments or in-kind gifts that are paid to a community by the developer for the right to site a landfill within the community's jurisdiction" (August 2002 *Host Community Compensation and Municipal Solid Waste Landfills* US EPA National Center for Environmental Economics) ; and

Whereas, In 2021, the total waste generated on O'ahu was 1,692,840 tons, with 255,135 tons representing 25% of the total waste stream being Construction and Demolition Recycling; 222,238 tons representing 4% of the total waste being Construction and Demolition landfilling; 437,578 tons representing 28% of the total waste being General Material Recycling; 513,635 tons representing 30% of the total waste being H-Power Waste-to-Energy; 157,531 tons representing 11% of the total waste being H-Power Ash and Residual that was landfilled; and 106,723 tons representing 2% of the total waste being Municipal Solid Waste landfilling (January 24, 2023 *Status Report on Reducing and/or Continuing the Use of Waimanalo Gulch Sanitary Landfill*); and

Whereas, Nearly all landfilling, waste-to-energy processing, and recycling of O'ahu's waste occurs in West O'ahu at the City-owned Waimanalo Gulch Sanitary Landfill (WGSL) in Kahe valley adjacent to the Honokai Hale and Makakilo communities, the City-owned H-POWER facility adjacent to the Kapolei community, and where both the H-POWER Ash and Residual along with much of the Construction and Demolition waste passes through Makakilo, Kapolei, and Honokai Hale to either end up at WGSL or in Nānākuli at the privately-owned Construction and Demolition landfill operated by PVT Land Company, Ltd. (2019 *Integrated Solid Waste Management Plan*); and

Whereas, In 1985, landfilling began at the current privately-owned Construction and Demolition landfill operated by PVT Land Company, Ltd.; and

Whereas, In 1989, landfilling began at Waimanalo Gulch Sanitary Landfill; and

Whereas, In 1990, pursuant to an agreement between the City and Covanta, the City began operation of the H-POWER a Waste-to-Energy facility; and

Whereas, In 2012, the H-POWER facility's service capacity was increased by almost 50 percent with the addition of a third boiler; and

Whereas, Hawai'i recognized that "no one segment of the population or geographic area should be disproportionately burdened with environmental and/or health impacts resulting from development, construction, operations and/or use of natural resources" (2008 *Hawaii Environmental Justice Initiative Report*); and

Whereas, West O'ahu, including the neighborhoods of Makakilo, Kapolei, Honokai Hale, and Nānākuli, have been "disproportionately burdened" with the management of the entire islands waste for decades; and

Whereas, Scientific and public health studies have shown that there are statistically significant negative health impacts from landfills and Waste-to-Energy facilities for those living up to two miles away from their operation depending on local geography and micro-climates; and

Whereas, People living near active landfills and Waste-to-Energy facilities have experienced a myriad of health problems including increased risk of reduced lung function, asthma, ataxia, paralysis, and lung cancer as their home air quality has been negatively impacted by such operations; and

Whereas, People living near active landfills have incurred substantial costs to address those negative effects including with the installation and maintenance of HVAC and/or air filtration systems, home repair, and medical and even funeral expenses; and

Whereas, On March 27, 2003, the City applied for and the Land Use Commission (LUC) voted to approve an additional amendment to the special use permit to expand the WGSL by an additional 21 acres, subject to certain conditions, including a condition that the WGSL be restricted from accepting any further municipal waste material and be closed on May 1, 2008; and

Whereas, In 2006, the City and County Council under the Hanneman Administration provided a $2 million benefits package for people living near the Waimanalo Gulch landfill where half went to the city's Department of Parks and Recreation and the other half to the city's Department of Community Services as a matter of Environmental Justice in partial compensation of the community impact for WGSL operations since inception; and

Whereas, On March 14, 2008, WGSL was not closed, but the City applied for and the LUC extended the special use permit closure deadline from May 1, 2008, to November 1, 2009; and

Whereas, On October 22, 2009, the City applied for and the LUC through Docket No. SPO9-403 approved a new special use permit that allowed a WGSL site expansion and time extension, provided that only ash and residue from Honolulu's waste-to-energy facility, H-POWER, be permitted at the WGSL after July 31, 2012; and

Whereas, On October 10, 2019, the City applied for and the LUC approved an amendment to the special use permit ("2019 LUC Order"), subject to certain conditions, including a condition that the City must identify, by December 31, 2022, an alternative landfill site to be used upon closure of the WGSL and new closure date of 2028; and

Whereas, While the money offered in the Hanneman Administration Community Benefits Package was spent within the community and on projects recommended by community members, it was nonetheless, not community-led; and

Whereas, No West O‘ahu community, including the neighborhoods of Makakilo, Kapolei, Honokai Hale, and Nānākuli, have been compensated for the impact of the City-owned H-POWER facility and transfer of ash and residue through its neighborhoods to WGSL or the privately-owned Construction and Demolition landfill operated by PVT Land Company, Ltd.; and

Whereas, Mayor Peter Carlisle’s Advisory Committee on Landfill Site Selection felt “...that whatever site is ultimately chosen the City must consider ‘Host Community [Compensation] Benefits.’ The details of a benefits package should be negotiated with the affected community” (September 2012 *Report of the Mayor’s Advisory Committee on Landfill Site Selection*); and

Whereas, Mayor Blangiardi’s Landfill Advisory Committee recommended that “...a Host Community [Compensation] Benefits package be established not only for the next community to host a landfill, but also include communities that have borne the burden of past O‘ahu landfills” (June 2022 *Oahu Landfill Siting Study & Landfill Advisory Committee Recommendations*); and

Whereas, “Host payments can potentially be renegotiated at any time. In practice, even when contracts for host fees are made for multiple years, the threat of a lawsuit, bad publicity or bad community relations, could potentially lead to a re-opening of host fee negotiations” (August 2022 *Host Community Compensation and Municipal Solid Waste Landfills* US EPA National Center for Environmental Economics); and

Resolved, That the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 supports host community compensation for those neighborhoods impacted by active landfills and Waste-to-Energy facilities; and be it

Resolved, that any funds made available as compensation to the neighborhoods of Makakilo, Kapolei, and Honokai Hale for the impact on the community by active landfills and Waste-to-Energy be placed into a community fund that would manage and grant funds to the direct benefits of the neighborhoods of Makakilo, Kapolei, and Honokai Hale; and be it

Ordered, That copies of this resolution be transmitted to the Mayor of the City and County of Honolulu, Honolulu Council Members, and all Neighborhood Boards.

Adopted by Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 at its December 6, 2023 Regular Board Meeting, 6-0-0.

DEPARTMENT OF ENVIRONMENTAL SERVICES
KA 'OIHANA LAWELAWE KAIĀPUNI
CITY AND COUNTY OF HONOLULU

1000 ULU'ŌHI'A STREET, SUITE 308 • KAPOLEI, HAWAI'I 96707
PHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

ROGER BABCOCK, JR., Ph.D., P.E.
DIRECTOR
PO'O

DANIEL BRIECK, P.E.
DEPUTY DIRECTOR
HOPE PO'O

IN REPLY REFER TO:
~~RH-25-031~~
RH-25-031

April 8, 2025

Mr. Anthony Makana Paris, Chair
Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34
c/o Neighborhood Commission
925 Dillingham Boulevard, Suite 160
Honolulu, Hawai'i 96817

Dear Chair Paris:

SUBJECT: 2024/PIM-2 Conditional Support for the Modification of the 'Ewa Public Infrastructure Map (PIM) Symbol for the Materials Processing and Solid Waste to Energy Facilities Project

Mahalo for your letter dated January 10, 2025, with comments on the proposed Amendment to the PIM map to include TMK 9-1-026:028 for materials processing and solid waste to energy facilities in 'Ewa (DPP's letter dated December 11, 2024).

We appreciate your continuous support and recommendations. We support providing Host Community Benefits (HCB's) to residents impacted by landfills in their community. The additional land adjacent to H-POWER provides the opportunity to build new and advanced facilities in the industrial park that greatly minimizes any impacts to residents. HCB's were promoted by the Mayor's Landfill Advisory Committee (LAC) and I'm providing a link here to the helpful information and discussion that was included in the LAC's final report:

https://www8.honolulu.gov/env/ref/new-landfill-siting/

We are evaluating emerging waste conversion technologies such as pyrolysis, plasma arc, gasification, etc. such as Aloha Carbon and other initiatives to divert waste away from landfills. Our team is coordinating with and providing support to Aloha Carbon's development of the first construction and demolition waste gasifier on O'ahu. The proposed property is adjacent to Aloha Carbon and will provide synergies for mutual benefit.

The Department of Environmental Services is looking forward to presenting again to you soon. We would also like to extend the invitation for the board to tour our facilities. To coordinate and schedule a custom tour that can include H-POWER, the Waimanalo Gulch Sanitary Landfill, Hawaiian Earth Recycling and RRR Recycling, please contact us at (808) 768-3200 (option 7).

Sincerely,

Roger Babcock, Jr., Ph.D., P.E.
Director

cc: Ahmad Sadri, Department of Environmental Services-Refuse Division, H-Power
Imelda Carlos Fernandez, Department of Planning and Permitting

BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET • HONOLULU, HAWAI'I 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

2025 JAN 15 AM 7:40
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKĪ

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA

NĀ'ĀLEHU ANTHONY, Chair
JONATHAN KANESHIRO, Vice Chair
BRYAN P. ANDAYA
LANCE WILHELM
KĒHAULANI PU'U
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

January 9, 2025

TO: DAWN TAKEUCHI APUNA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: IMELDA FERNANDEZ

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER

SUBJECT: MEMO DATED DECEMBER 11, 2024 REQUESTING COMMENTS ON THE PROPOSED PUBLIC INFRASTRUCTURE MAP AMENDMENT FOR MATERIAL PROCESSING AND SOLID WASTE TO ENERGY FACILITIES OFF KAOMI LOOP – TAX MAP KEY: 9-1-026: 028

The existing water system is adequate to accommodate the proposed industrial development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

The BWS Rules and Regulations require the use of non-potable water for the irrigation of if a suitable supply is available. The proposed waste to energy facility development is in close proximity to the BWS Recycled Water System and a connection is available along Kaomi Loop. Thus, non-potable water in the form of recycled water, designated R-1, must be used and the BWS agrees to provide R-1 recycled water to the development.

The availability of R-1 (irrigation) and reverse osmosis demineralized RO (boiler feed) recycled water will be confirmed when the Recycled Water Service Agreement (RWSA) between the BWS and the user is executed and construction plans have been approved by the BWS. BWS reserves the right to change any position or information stated herein up until the execution of the RWSA and approval of the construction plans. When recycled water is made available the user shall be required to pay any applicable costs for its use.

In order to use recycled water, the user shall comply with Chapter 11-62, Hawai'i Administrative Rules, Wastewater Systems. The user shall be required to prepare and submit to the Department of Health (DOH) Wastewater Branch a recycled water application form found in Appendix C of the DOH Volume 2 of the Reuse Guidelines (Guidelines) dated January 2016. The user shall be responsible for any permitting, training, and on-site improvements, and any associated costs, as may be required by the DOH. The delivery of recycled water is contingent on the user obtaining DOH approval to use recycled water at the subject project and submitting a copy of the DOH approval to BWS. Once the application is reviewed and deemed satisfactory, the DOH will issue an approval to construct. The user must send the approval to construct letter to BWS before the plans can be approved.

A water meter will be required for recycled water service. Meter sizing and installation shall be coordinated with the BWS as described in the RWSA. If applicable, the user shall be responsible for obtaining the necessary easements, permits, and clearances and preparing any construction plans for the connection to the BWS recycled water system.

The BWS R-1 and RO Effluent systems utilize a variable speed pumping system with no elevated storage reservoirs at this time. Therefore, pump running times and water pressures will vary depending on climate, water demand, and efficient pumping operation strategies and time of day. The Customer shall be placed on a time schedule, usually at night, and shall make reasonable accommodations to allow for a defined range of system pressures. A receiving tank and booster pump may be required to supply adequate pressures to the irrigation system; however, this should be verified with the BWS.

Reduced pressure principle backflow prevention assemblies are required on all potable water services that serve parcels with separate non-potable water services.

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Daniel Koge, Project Review Branch of our Water Resources Division at (808) 748-5444.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

ADOPTING A REVISION TO THE PUBLIC INFRASTRUCTURE MAP FOR THE ʻEWA DEVELOPMENT PLAN AREA.

WHEREAS, the City Council ("Council") adopted the Public Infrastructure Map ("PIM") for the ʻEwa Development Plan Area ("EDP Area") by Resolution 2000-37; and

WHEREAS, Revised Ordinances of Honolulu 2021 ("ROH") Chapter 4, Article 8, requires a major public facility, including a solid waste facility, to be shown on the appropriate PIM for a development plan area before the Council may appropriate funds for land acquisition or construction; and

WHEREAS, the Department of Environmental Services ("ENV") has requested a revision to the PIM for the EDP Area to revise the existing PIM symbol 036 from solid waste facility (SW) to modified solid waste facility (SW/M) for the acquisition of land to support and expand the ENV's current solid waste facility; and

WHEREAS, the land to be acquired is an approximately 28.5-acre lot located in the Campbell Industrial Park area at 91-86 Kaomi Loop, Kapolei, Hawaiʻi 96707 (Tax Map Key 9-1-026: 028), as shown on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the ENV plans to acquire the Property for the development of a Materials Processing and Solid Waste to Energy facility adjacent to the ENV's current H-POWER facility to improve the capabilities in managing municipal solid waste (the "Project"); and

WHEREAS, the Project will include H-POWER boiler replacement, a mixed recyclable materials processing and recovery facility, construction and demolition waste processing, and ancillary support facilities such as administration, maintenance, fleet, and warehouse; and

WHEREAS, the proposed Project is consistent with the Oʻahu General Plan, the EDP Area, and applicable functional plans relating to the provision of adequate facilities to ensure the effective and efficient delivery of environmentally sound waste disposal systems in an integrated manner by reducing the volume of materials sent to the Waimānalo Gulch landfill; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

WHEREAS, the Council finds that the proposed Project will support the City's current effort to achieve technological advances for waste management on O'ahu, and provide public and environmental benefits; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the existing PIM symbol 036 for the EDP Area is revised from SW to SW/M to accommodate the modified solid waste facility in the Campbell Industrial Park area, as shown on Exhibit A attached hereto and incorporated by reference herein; and

BE IT FURTHER RESOLVED that the Department of Planning and Permitting may delete the modified solid waste facility symbol added by this resolution from the PIM by administrative procedure upon completion of the Project, pursuant to ROH § 4-8.2(b); and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director, Department of Planning and Permitting, and Roger Babcock Jr., Ph.D., P.E., Director, Department of Environmental Services.

INTRODUCED BY:

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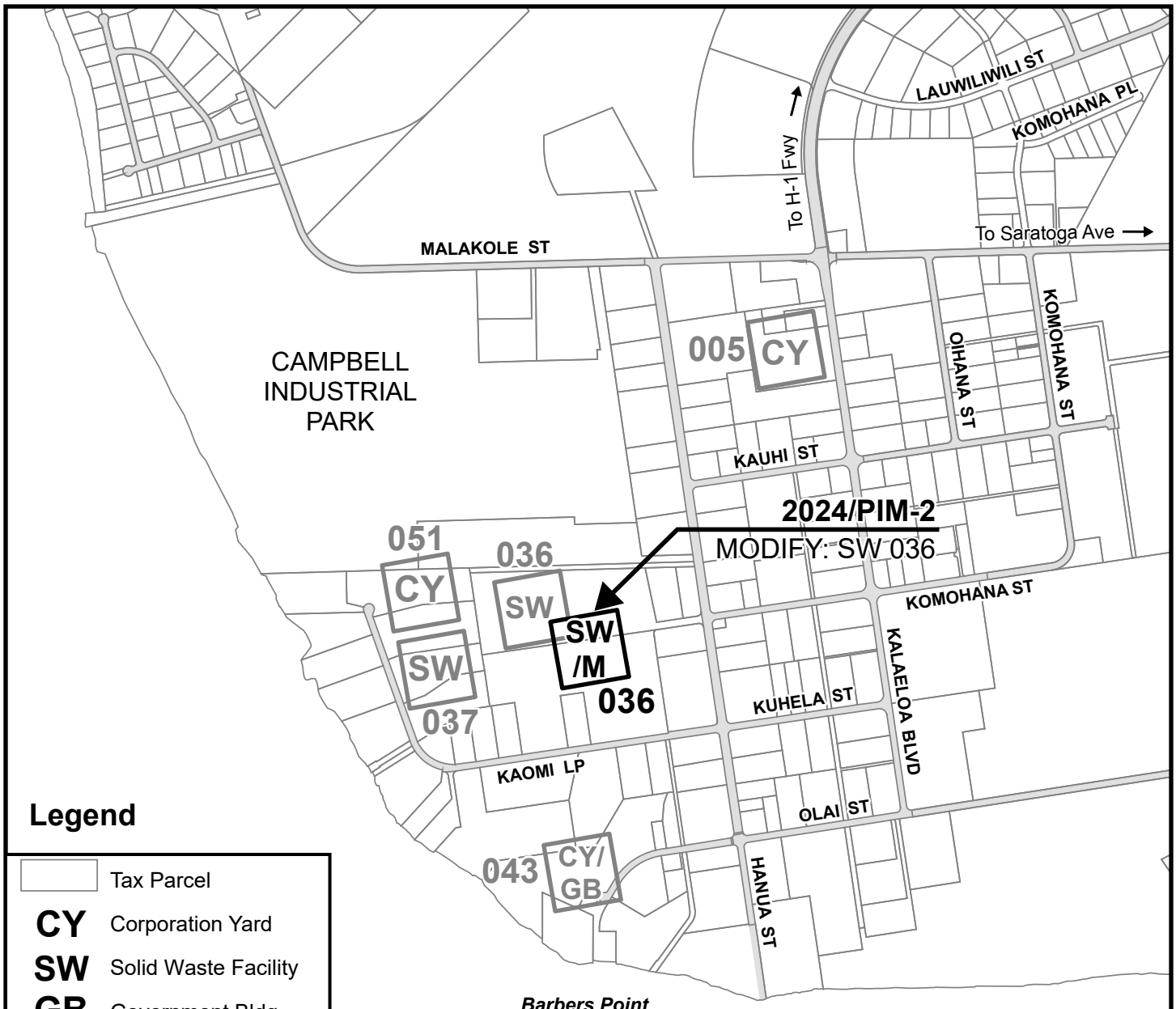
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DATE OF INTRODUCTION: _____

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Honolulu, Hawai'i Councilmembers

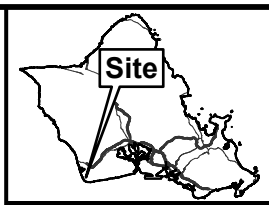


Legend

- Tax Parcel
- **CY** Corporation Yard
- **SW** Solid Waste Facility
- **GB** Government Bldg.
- **001** =Symbol No.
- Conceptual Location
- **SW /M** Proposed Modified Solid Waste

Note: Existing SW 036 to be modified to include Materials Processing and Solid Waste to Energy Facilities

0 500 1,000
Distance in Feet



VICINITY MAP

'EWA PUBLIC INFRASTRUCTURE MAP (PIM)

MODIFIED SOLID WASTE FACILITY FOR THE DEPARTMENT OF ENVIRONMENTAL SERVICES' MATERIALS PROCESSING, AND SOLID WASTE TO ENERGY FACILITIES AT 91-086 KAOMI LOOP, KAPOLEI, HI, 96707

FOLDER NO.: 2024/PIM-2

Prepared by: Honolulu Land Information System (HoLIS) - NK
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2024

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EXHIBIT A