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

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*HOPE PO'O KUALUA*

July 7, 2026

2026-SMA-12(ST)

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: Special Management Area (SMA) Major Permit
O'ahu Subsea Cable Telecommunications Project
Barber's Point Beach Park
91-121 Olai Street – Kapolei
Tax Map Key 9-1-026: 027

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation and Draft Resolution for an SMA Major Permit allowing the cable landing and installation of six new fiber-optic telecommunication cables via horizontal directional drilling within Barber's Point Beach Park and the shoreline setback area (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, including standard conditions relating to conformance with plans, coastal hazards, completion of archaeological inventory survey and reconnaissance level survey, protection of historical resources and threatened or endangered species, minimizing the spread of invasive species, time limits, and obtaining a shoreline setback variance.

Pursuant to Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Report and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

DEPT. COM. 477(26)

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C, D-1 through D-4, E-1 through E-6, and F through L

APPROVED BY:

Krishna F. Jayaram, Managing Director Designate
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

BY

STARFISH INFRASTRUCTURE, INC.
AND HUMUHUMU SERVICES, LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

FILE NO. 2026-SMA-12(ST)

# FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

## I. APPLICATION

A. Basic Information:

| | |
|---|---|
| PROJECT NAME: | O'ahu Subsea Cable Telecommunications Project |
| APPLICANTS: | Starfish Infrastructure, Inc. and Humuhumu Services, LLC |
| LANDOWNER: | City and County of Honolulu, Department of Parks and Recreation |
| AGENT: | ICF (Alex Bartlett) |
| LOCATION: | 91-121 'Ōla'i Street - Kapolei (Exhibit A) |
| TAX MAP KEY (TMK): | 9-1-026: 027 (Exhibit B) |
| ZONING: | P-2 General Preservation District (P-2 District; Exhibit C) |
| STATE LAND USE: | Urban District |
| DEVELOPMENT PLAN: | 'Ewa Development Plan (DP) |

B. Proposal: The Applicants seek an SMA Major Permit to allow the cable landing and installation of up to six new subsea fiber-optic (F/O) telecommunication cables via horizontal directional drilling (HDD) at Barber's Point Beach Park (Park) within the SMA and the shoreline setback (Project). The Project is part of the proposed submarine F/O telecommunication cable system known as the O'ahu Subsea Cable Telecommunications Project, which will lay F/O cables on

the seafloor and will be connected or "land" at the Park (see Exhibits D-1 through D-3). After leaving the Park site, the cables will continue east underground, within existing public road rights-of-way for about 5.3 miles to a cable landing station located at the University of Hawai'i West O'ahu Campus (UHWO).

The Project consists of the following:

- Creation of six 12-inch (in.) - diameter subterranean boreholes via HDD;
- Installation of six, seven-in.-diameter steel conduits, known as "landing pipes" (see Exhibit D-2);
- Installation of six rigid galvanized steel and articulated pipes in the last 130 to 140 feet (ft.) of each alignment via traditional open trenching; from the HDD punch-in points to the beach manholes (see Exhibit E-1);
- Installation of three pre-cast concrete beach manholes and two pre-cast concrete vaults located at the middle of the Park (see Exhibits E-1 through E-3);
- Installation of a single 12-in. diameter, 500-ft.-long conduit, from the beach manholes to 'Ōla'i Street, via mini HDD rig. This conduit will be installed four to six ft. below grade, within a forthcoming 20-ft.-wide utility easement.
- Construction of four ocean ground beds, which are a collection of anodes (electrodes). Each ocean ground bed occupies a 66-ft.-long x two-ft.-wide area. The anodes will be buried at a depth of seven to 11.5 ft. below the surface along the eastern Park boundary. The ocean ground beds provide a return path for electrical circuits in support of the cable system (see Exhibits E-1 and E-4);
- Construction of a temporary 24,374-square (sq.) ft. staging area (base yard), which will enclose the HDD equipment, including an HDD rig, a mud mixer and separator, excavators, dump trucks, cranes, open and closed storage, tool storage containers, office trailer, and equipment laydown areas (see Exhibit E-2);
- Installation of temporary noise fencing around the entire perimeter of the temporary staging area, and a silt fence along the makai side of the temporary staging area (see Exhibit E-2); and
- A temporary 750-sq.-ft. stockpile area for cuttings (see Exhibit E-2).

Compared to traditional open-trench installation, the HDD process allows the landing of subsea F/O cables to traverse under the shoreline and significant portions of the Park with no surface disruption. The boring will begin inside the

temporary staging area, at entry mud pits which are about three ft. deep. The HDD boring will continue toward the shoreline (southwest), at which point, the boreholes will be more than 30 ft. below the shoreline surface. The HDD boreholes will continue seaward to a depth of about 100 ft. below the ocean floor (submerged lands), and will exit at punch-out points, approximately 4,300 to 5,300 ft. offshore, in ocean waters at a depth of 50 to 71 ft. Seven-in.-diameter steel landing pipes will be inserted concurrently with the HDD drilling, which is made possible by injecting bentonite, a naturally occurring mud, which provides hydraulic power for the cutter rotation and acts as a lubricant and medium for the removal of drilling spoils. Upon completion of the HDD process, bore pipes will be capped, the drilling equipment will be removed, and the pre-cast concrete beach manholes will be installed and covered with a steel manhole cover. Excavated soils will be tested and reused, or replaced and moved off-site as required (see Exhibits E-1 and E-3).

The submarine F/O cables will be pulled from a cable-laying ship, through the landing pipe to the temporary staging area, ending at their respective manholes. The underground conduit system (fronthaul system), will connect the manholes to the cable landing station located at the UHWO site, approximately five miles onshore. The fronthaul system will consolidate the F/O cables into a single nine-in.-diameter conduit which will also be primarily installed via HDD, at a minimum depth of five ft. below grade. However, depending on site conditions, conventional open trenching will be necessary in limited areas.

The Project involves no staff within the SMA. The Project cost in the SMA is estimated at $9.52 million and will take approximately four to five months to complete once all required permits are obtained.

The majority of the O'ahu Subsea Cable Telecommunications Project involves submerged lands designated within the State Land Use (SLU) Conservation District. The SLU Conservation District extends seaward from the certified shoreline to the three nautical-mile boundary. Use within the SLU Conservation District requires approval of a Conservation District Use Application (CDUA), which is processed by the State Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) and approved by the Board of Land and Natural Resources (BLNR). CDUA No. OA-3992 was approved on April 24, 2026.

The Project's use and activities in navigable waters of the U.S., requires the authorization from the U.S. Army Corps of Engineers (USCOE) under a Nationwide Permit, pursuant to Section 10 of the Rivers and Harbors Act of 1899. On October 10, 2025, the USCOE issued a verification letter to the Applicant that the proposed use and activities which affect navigable waters of the U.S, were authorized under a Nationwide Permit 57 (NWP 57).

C. Background: Currently, according to the application, only three existing trans-Pacific submarine fiber-optic cables provide domestic connectivity with the U.S. mainland, and seven existing fiber-optic cables provide international and/or interstate connectivity. Two of the domestic fiber-optic cables are earmarked for replacement and two of the international fiber-optic cables are reaching their operational limits. The Project represents the Applicant's contribution to the Hawai'i Connect Kākou initiative, which is a State of Hawai'i (State) program to ensure communities within the State have reliable and affordable access to high-speed internet service.

## II. EXISTING CONDITIONS

The Project site is a 1.6-acre portion of the 7.39-acre Barbers Point Beach Park. The Park is a passive park, consisting mostly of open lawns, scattered coconut palms, picnic tables, a single comfort station, and a driveway and parking lots (see Exhibits C and D-1). The following table summarizes the existing conditions for the site and surrounding area:

| | |
|---|---|
| Lot Area | 7.39 acres (Project Site: 1.6 acres) |
| Lot Shape | Irregular shape (Project Site irregular) |
| Topography | Relatively flat ranging in elevation from approximately four ft. to six ft. above mean sea level (MSL). |
| Current Development | The Project Site is currently developed as the Barber's Point Beach Park. |
| Surrounding Uses | To the north and east – Various commercial and industrial businesses of Campbell Industrial Park;<br>To the west – Germain's Lū'au, Historic Lighthouse;<br>To the south – Pacific Ocean (see Exhibit A). |
| Flood Zone<br>(*mauka to makai*) | *Flood Zone D* – The mauka portion of the Park are areas where flood hazards are undetermined, but possible.<br>*Flood Zone AE* – The makai areas (about 2.3 acres) of the Park are subject to flooding with a base flood elevation (BFE) of five ft. above MSL.<br>*Flood Zone VE* – The makai most area of the Park corresponds to flood hazard areas subject to inundation by high-velocity wave action, with a BFE of eight ft. above MSL (see Exhibit F; Federal Emergency Management Agency Flood Insurance Rate Map Panel No.15003C0312G, revised January 19, 2011). |

| | |
|---|---|
| Shoreline Survey | The shoreline was certified by the State on March 1, 2026, along the debris line of the sandy backshore portion of a rocky coral reef shoreline of the City's Barbers Point Beach Park. |
| Shoreline Erosion Rate | There is no erosion rate established for this coastline at this portion of Barber's Point, so the shoreline setback for the site is 60 ft. |
| Nearest Body of Water | *Pacific Ocean* – Estuarine and Marine Deepwater Wetland (see Exhibit G). |
| Soil Classifications (*mauka to makai*) | Coral Outcrop – excessively drained, runoff is low.<br>Beaches – Excessively drained, runoff very low.<br>(see Exhibit H; United States - Department of Agriculture [USDA] - Natural Resources Conservation Service). |
| Vegetation | The Project Site is dominated by manicured grass lawns and few scattered coconut trees;<br>Coastal sand dune vegetation consist of patches of native naupaka, pōhuehue, and ʻakiʻaki, and non-native marsh fleabane. |
| Sea Level Rise (SLR) – Exposure Area | The Hawaiʻi SLR Viewer shows the Project Site is projected to be impacted by passive flooding, as a result of 3.2 ft. of SLR by 2100 (see Exhibit I). |
| Hurricane Storm Surge | The Project Site is projected to be subject to flooding during Category 4 hurricane events (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*). |
| Tsunami | The Project Site is located within the extreme tsunami evacuation zone (see Exhibit K; Hawaiʻi Emergency Management Agency, *Tsunami Aware Mapper*). |

## III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

| | |
|---|---|
| Environmental Disclosure Documentation Revised Ordinances of Honolulu (ROH) §25-5.3(a) | The proposed Project involves public lands and was subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. The DLNR was the accepting agency and issued a Finding of No Significant Impact (FONSI) on September 25, 2025. The Final Environmental Assessment (EA) – FONSI was published in the October 8, 2025, issue of *The Environmental Notice*. This meets the requirements of ROH §25-5.3(a). |
| Agency Comments | During the HRS Chapter 343 review processes, the EA was routed to various State and City agencies. All letters and comments received were included in the Final EA and Project file and have been incorporated into the Analysis Section, as appropriate. |
| Neighborhood Board (NB) / Community Association Presentation ROH §25-5.3(b) | On April 23, 2025, the Project was presented to the Makakilo/Kapolei/Honokai Hale NB No. 34. The NB did not take a formal vote on the Project. This meets the requirements of ROH §25-5.3(b). |
| Public Hearing ROH §25-5.3(f)–(h) | The Department of Planning and Permitting (DPP) conducted a Public Hearing at 10:00 a.m. on June 5, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. No members of the public attended or logged into the public hearing or provided oral testimony. Notice of the application and public hearing were sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. This meets the requirements of ROH §25-5.3(f) through (h). |

## IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

**A.** **Recreational Resources - ROH § 25-3.1(a)**

*"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved."*
*See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).*

The Project's HDD tunneling and conduit pipe installation are all subterranean, passing up to 31 ft. below the surface of the Park (see Exhibits C, D-3 and D-4). The Project tunneling and conduit installation continues off shore, beyond the SMA boundary (see Exhibits C, D-1 and D-2, and E-1 through E-2). The HDD tunneling and conduits will exit the sea floor at a depth of 50 to 71 ft. below MSL. This punch-out point is approximately 4,300 to 5,400 ft. off shore, which will be carefully monitored during the HDD process and is not anticipated to have negative impacts on the recreational resources of this coastline (see Exhibit D-1). Once completed, the passive use of the entire Park can continue, including walking, diving, or fishing along the shoreline. These activities will not be affected by the underground F/O telecommunication cables. The Project will not interfere with recreational resources, including wildlife. No conditions of approval are recommended regarding coastal recreational opportunities or resources.

**B.** **Historic and Cultural Resources – ROH § 25-3.1(b)**

*"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."*
*See also HRS § 205A-2(b)(2) and (c)(2).*

1. Archaeological and Historic Resources: A literature review and field inspection report (Swift and Mulrooney, 2025) was submitted to the State Historic Preservation Division (SHPD) on April 11, 2025 Hawai'i Cultural Resource Information System (HICRIS Project No. 2025PR0074). In response, the SHPD requested that an Archaeological Inventory Survey (AIS) and Architectural Reconnaissance Level Survey (RLS) be completed for the Project. The AIS testing strategy was developed and it identified a complex of eight unmodified limestone pits within the Project site and along 'Ōla'i Street. The pits had been infilled with crushed limestone. No cultural materials or iwi kūpuna were found. The AIS and RLS reports have been submitted to SHPD for review and acceptance in compliance with HRS

Chapter 6E and Section 106 standards for compliance with the National Historic Preservation Act of 1966. The primary recommendation of the report was that a cultural monitor be present during all ground disturbing activities, including the borings, which are estimated to generate 1,041 cubic (cu.) yards (yds.) of drilling spoils, and open trenching, which is estimated to generate 711 cu. yds. of excavation. Consequently, prior to issuance of any trenching, construction permit, or building permit (BP) for the Project, the Applicant should be required to submit to the DPP written documentation from the SHPD indicating the acceptance of the AIS and RLS that meets the standards of Hawai'i Administrative Rules (HAR) Chapter 13-276. This is recommended as a condition of approval.

As is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: A cultural impact assessment (CIA) and Ka Pa'akai Analysis were completed for the entire Project alignment, which extends 5.3 miles from the Project site to the cable landing station at UHWO property (TMKs 9-1-016: 179 and 220) (Swift and Mulrooney 2025). The CIA identified a number of Native Hawaiian cultural practices and culturally-significant resources in the 'Ewa Plain of the Honouliuli, including human burials *iwi kūpuna*, limestone pits or *kalua*; *kāluamahi* (traditional agricultural practices in limestone pits), and *kāluawai* (traditional water access points in limestone pits). As mentioned above, a cultural monitor is recommended to be present during all ground disturbing activities. Provided that monitoring is conducted, the Project does not change existing public or lateral shoreline access for possible Hawaiian cultural activities, nor would it preclude establishing any future practice of Hawaiian cultural activities.

C. **Scenic and Open Space Resources – ROH § 25-3.1(c)**

*"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."*
*See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).*

A visual impact assessment was prepared for the Project (Tetra Tech 2025). The Project will not impact scenic and open space resources since no above ground structures will be constructed at the Park. The 'Ewa DP Open Space Map identifies the shoreline park. During construction, temporary visual impacts will affect the scenic and open space resource of this public amenity, including the installation of the sound attenuating perimeter fencing, the placement of various construction equipment, and the storage of supplies and tools in various storage containers within the park grounds. However, upon completion, all construction materials will be removed and the Park grounds will be restored. Only ground-level vaults and manholes will be visible, but they will not be visually obtrusive. The Project will not interfere with any sightlines along streets, mauka-makai corridors, panoramic viewplanes, or significant land marks identified in the 'Ewa DP (see Exhibit D-4). No scenic or open space related conditions of approval are recommended.

D. **Coastal Ecosystems – ROH § 25-3.1(d)**

*"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."*
*See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).*

The Project involves subterranean F/O cables installation which will not result in any permanent changes to the coastal ecosystems in the vicinity of the shoreline, the landing site, or the surrounding area. The HDD boreholes, conduit, and cable installation will occur at least 30 ft. below the coastal areas, and are unlikely to have ecosystem impacts when the future F/O cables will be pulled through to the new beach manholes. Nonetheless, there is potential for temporary impacts to protected coastal ecosystems during construction with use of the 24,374-sq.-ft. temporary staging area, as discussed below.

1. Sensitive Coastal Habitats and Species:

a. Wetlands and Streams: The limited below grade installations of the Project, including the pre-cast concrete manholes and vaults, are located outside of the shoreline. The shoreline area is a delineated marine intertidal wetland. The ocean ground bed electrical anodes are near, but not within the estuarine subtidal wetlands that are in the drainage ditch along the east boundary of the Park (see Exhibit G). The Park shoreline will not be negatively impacted by the Project since the HDD will be more than 30 ft. below the surface of this coastal wetland. An Inadvertent Release Contingency Plan (IRCP) establishes procedures, including specialized detection and repair protocols, for detection of any problems during HDD. This will minimize possible 404 Water Quality violations of the Clean Water Act and violations of the State Title 11, Chapter 54 requirements for the off-shore portion of the overall Project.

The terrestrial portion of the Project within the SMA is not anticipated to result in adverse impacts to these wetlands, because all construction is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No additional conditions related to the protection of wetlands and streams are recommended.

b. Flora: A biological reconnaissance-level botanical survey was conducted in September and November 2024. A total of 81 plant species were found, 11 of which were native (indigenous or endemic) and 70 were introduced species. No rare, native Hawaiian plant, threatened, or endangered flora species were present on the Project site. The native plant species were primarily found along the coastal sand dune. 'Aki'aki was the most common ground cover, with few patches of native naupaka, pōhuehue, and non-native fleabane. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

c. Fauna: An avian point count survey identified 101 individual birds representing 14 species. The Pacific Golden Plover was the only native species found in the biological survey area (BSA). The remaining 13 species were introduced or alien (non-native) to the Hawaiian Islands. No rare native Hawaiian birds or bird species that are state or federally listed as threatened, endangered, or candidates for listing were observed in the BSA.

It is possible that the site could serve as habitat for State endangered species, including the Hawaiian short-eared Owl, or Pueo, and the Federal endangered Hawaiian Hoary Bat may roost in kiawe and other trees or tall vegetation in the Project Site. To avoid impacting these species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

State and federally-listed sensitive avian species which may also occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and the State-listed White Tern. Wedge-tailed Shearwaters are also known to occur and nest in all O'ahu shoreline areas. These species, the protection of which is administered by the DLNR Division of Forestry and Wildlife (DOFAW), may be impacted by the Project during HDD and construction activities (i.e., noise, dust, etc.).

In addition, artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures should be conditions of approval.

The Information for Planning and Consultation database identifies the off-shore waters of Barber's Point as a critical habitat for the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species. The coastline of Barber's Point Beach Park is identified as Terrestrial Critical Habitat according to National Oceanic and Atmospheric Administration Fisheries, for Hawaiian Monk Seals. The HDD process for the boreholes and conduit installation will occur 30 ft. below the surface at the shoreline and even deeper in near-shore waters, and will not disrupt any habitat conditions once completed. During the HDD and cable pulling operations, careful cable laying precautions, vessel operations, antistrike protocols,

and IRCP for drilling fluids will be implemented. Nonetheless, to prevent impacting marine life along this coastline, the Applicant should be required to comply with standard stop work conditions of approval and use of Best Management Practices (BMPs) if these species are present in or adjacent to the Project site. This is recommended as a condition of approval.

d. Critical Habitat: The terrestrial Project site does not currently contain any areas designated as critical habitat. However, there are three critical habitat parcels for seven endangered plant species, which are located within a mile of the Project site, the closest is within 120 ft. of the Park. These habitats have been successfully monitored, maintained, or enhanced by the DLNR and U.S. Fish and Wildlife Service (USFWS) staff and volunteers. It is not likely that Project activities will affect these critical habitats. Therefore, no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project does not propose the importation of any structural fill or fill soils. Nonetheless, invasive species could be encountered or transported to the site during site preparation or construction activities. Implementation of the OISC protocols should be a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project crosses below the shoreline which is a rocky coral shoreline with a sandy backshore dune. The Project will not detract or interfere with ongoing natural shoreline processes or promote erosion. The portion of the overall Project within the SLU Conservation District will be evaluated under a CDUA and any related impacts to the submerged lands will be mitigated through that process.

3. Solid and Liquid Waste Treatment and Disposition: The Project requires a National Pollutant Discharge Elimination System permit for discharges of construction storm waters and dewatering, from the State Department of Health. During construction, the HDD process is estimated to use about 1,041 cu.yds. of spoils and approximately 600,000 to 720,000 gallons of

drilling fluids (i.e., HDD slurry). This has the potential for adverse water quality impacts. The HDD slurry that returns to the entry pit is collected by a mud recycling unit. Excess slurry that cannot be recycled further, will be transported off-site by a vacuum truck and disposed at an approved location. If excessive cracks or fissures develop along the borehole substrate, there is the possibility that drilling slurry finds its way to the surface. HDD operators will employ monitoring and management measures based on the anticipated boring volumes, to detect inadvertent releases. The IRCP specifies monitoring procedures and corrective actions, including flushing boreholes with water, adjusting drilling and fluid rates, pressures or composition, fluid containment and clean-up, or the suspension or abandonment of partial boreholes, if necessary. Petroleum and chemical product spill contingency and hazardous material management plans identify appropriate fueling and maintenance areas for equipment, and include daily inspection schedules, spill response procedures, and spill response supplies. No additional conditions of approval related to these mitigation measures are necessary.

In addition, as mentioned above, compliance with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, will minimize the possibility of liquid waste impacts. Potable water and fire suppression water for the Project will come from the existing municipal systems that already serve the Project site.

Construction waste will be disposed of by the contractor at an approved facility. The Project does include any staff that will occupy the site. Solid waste disposal at the Park will continue to be picked up by the existing municipal trash removal service. No impacts related to solid waste disposition are anticipated. Therefore, no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

**E.** **Economic Uses – ROH § 25-3.1(e)**

*"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."*
*See also HRS § 205A-2(b)(5) and (c)(5).*

The Project is anticipated to increase capacity and improve the reliability and the availability of broad-band with six new cable systems, which supports the Hawai'i Kākou initiative by increasing Hawai'i's broadband connectivity and providing increased competition. This will have a positive impact to the State's economy. The cables must cross through the shoreline area to the landing site, so it is generally necessary for this Project to be near the coast. Implementation of the Project will also result in a temporary increase in jobs and economic activity during construction, including use of equipment, materials, and supplies. This Project is consistent with this objective and no related conditions of approval are necessary.

**F.** **Coastal Hazards – ROH § 25-3.1(f)**

*"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."*
*See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).*

1. Flooding: The 2.3-acre portion of the site in the Flood Zone AE is in the location of a portion of the conduit alignment, ocean ground bed unit 1, and the beach manholes (see Exhibits E-1 and F). All these Project elements are underground infrastructure that are resilient to flooding and would not increase potential flooding. Furthermore, development within this AE Flood Zone is subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. No conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the Project site is projected to be impacted by SLR under a scenario envisioning 3.2 ft. of SLR (see Exhibit I). The subsurface conduit and future transpacific F/O telecommunication cables will not be impacted by SLR. No conditions of approval specific to SLR surge are recommended.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project Site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 4 and larger hurricane event (see Exhibit J). Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. State and County emergency procedures would also be in place in the event of a hurricane. No conditions of approval specific to storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). However, the cable landing requires no staff or service personnel. During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the

Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

**G. Managed Development and Public Participation – ROH § 25-3.1(g)**

*The development review process should stimulate public awareness, education, and participation in coastal management.*
*See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).*

The public was made aware of the Project and was given the opportunity to review the proposed Project during both the processing of the EA and the CDUA (OA-3992) overseen by the State DLNR OCCL. Further public participation was available during the DPP's processing of the SMA Major Permit application, which required prior Project presentation to the Makakilo/Kapolei/Honokai Hale NB No. 34 on April 23, 2025.

The questions and concerns raised by the NB members included:

- The preparation of an EA, which was subsequently completed (refer to Section III);
- The life-span of a F/O cable, which the Applicant stated was approximately 25 years;
- The intrusion into the ocean and beach restoration requirements, which were addressed in the CDUA granted on April 24, 2026;
- The length of time to travel over the F/O cables, which the Applicant stated was about 15 milliseconds from Guam;
- Where the F/O cable signals end, which the Applicant indicated is the DR Fortress data center near the Daniel K. Inouye International Airport;
- Whether local labor will to be used – the Applicant answered in the affirmative;
- Whether the system will connect to Samoa – the Applicant answered in the affirmative;
- Whether rights-of-entry to the beach and submerged lands will be obtained, which has since been addressed by the issuance of the CDUA;
- Whether wildfire mitigation protocols will be addressed. These will be addressed in the forthcoming trenching, construction and building permits process;
- Concerns over the Project's potential hydrologic impacts. The FEA disclosed that all segments of the Project are in the 'Ewa Caprock Aquifer Sector, which has a high chloride level and is a non-potable aquifer used only for irrigation. The FEA's geotechnical investigation determined the Project is not anticipated to impact this non-potable aquifer because no groundwater pumping is proposed and new impervious surfaces will be minimal;
- Overall Project and maintenance costs and consumer benefits, which were addressed in the proposal and background section of this report; and

- Concerns over construction traffic impacts and cultural impacts. The traffic impacts of construction will be addressed during the DPP trenching and construction plan process. The cultural impacts were previously addressed in Section B above.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA Permit review processes, the DPP routed notices of the proposal to various State and City agencies. All letters and comments received during the EA and the permit processing have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a public hearing on the SMA Major Permit application at 10:00 a.m. on Friday, June 5, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notice of the public hearing was published in the May 15, 2026, edition of the Honolulu Star-Advertiser and the DPP sent Notices of Application and Public Hearing to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. The hearing was attended by the Applicant's Agent (remotely) and DPP staff. No members of the public attended or tuned in remotely. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

**H. Beach and Coastal Dune Protection – ROH § 25-3.1(h)**

*Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion. See also HRS § 205A-2(b)(9) and (c)(9).*

The HDD boreholes and conduit installation will cross under a portion of the Park, as mentioned previously. The Park features a sandy backshore with soil types identified as beaches or dunes by the USDA Natural Resource Conservation Service. However, at the depth of approximately 31 ft. below the surface, the Project will not detract from or interfere with any ongoing natural shoreline processes nor promote erosion. The portion of the overall Project within the SLU Conservation District were evaluated by the State BLNR under CDUA No. OA-3992, approved on April 24, 2026. Any related impacts to the submerged lands are mitigated through that CDUA process. No additional conditions of SMA approval related to beach and dune protection are recommended.

I. **Marine and Coastal Resources – ROH § 25-3.1(i)**

*Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.*
*See also HRS § 205A-2(b)(10) and (c)(10).*

The Project is on a shoreline parcel but does not affect the use or management of marine resources. The HDD boreholes continue makai, under the marine and coastal resources of the near-shore waters of Barber's Point, which are beyond the SMA, and under the jurisdiction of the DLNR OCCL. The Barber's Point shoreline is identified as Estuarine and Marine Deepwater Wetland (see Exhibit G). On October 10, 2025, the USCOE issued a letter to the Applicant that the proposed use and activities that affect navigable waters were authorized under NWP 57, as is required under Section 10 of the Rivers and Harbors Act. A NWP 57 is a general permit that authorizes construction, maintenance, repair, and removal of electric utility lines, and associated telecommunications facilities, including F/O cables and HDD activities in waters of the United States.

The portion of the Project within the SMA is not anticipated to result in substantial adverse impacts to marine waters or wetlands. HDD activities will occur more than 30 ft. below the sandy shoreline. The staging of the HDD operations, the open-trenching, excavation, and ocean ground bed installation could result in possible erosion and sediment loss of the limited topsoil of the coral outcrop (see Exhibit H). Impacts related to these activities will be mitigated through adherence to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the grading, trenching, and BP review process. Marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the long-term, and no additional conditions of approval are recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)**

*Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.*
*See also HRS § 205A-26(2)(A).*

No substantial or cumulative negative environmental impacts associated with the implementation of the Project, along with other past, present, and reasonably foreseeable projects in the vicinity are anticipated, so long as the recommended conditions of approval are implemented. The Project site along with the surrounding properties along the shoreline are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The below-grade installation of new F/O cables will continue generally along existing utility or highway rights-of-way, to the cable landing station facility which is located five miles beyond the SMA, and therefore, is not anticipated to generate added demands on the SMA.

Only one other SMA Permit was recently (within five years) granted within 500 ft. of the site, on May 10, 2021 (see Exhibit L). Minor SMA permit No. 2021/SMA-17, allowed Copart, Inc. to install an eight-ft.-high security perimeter fence around the nine-acre vacant property in the I-2 Intensive Industrial District. The addition of security fencing allowed Copart to use the asphalt-covered lot for outdoor vehicle storage yard for online auctioning, and vehicle remarketing activities. This site was previously granted an SMA Major Permit and a Shoreline Setback Variance (SSV) via Resolution No 09-254, to properly remediate, encapsulate, and contain existing contaminated soil from entering the shoreline and near-shore waters (File Nos. 2009/SMA-36 and 2009/SV-9).

There may be environmental impacts to the shoreline of Barber's Point Beach Park as a result of high wave action under a scenario of 3.2 ft. of SLR by 2100. However, the Project's landing conduits and eventual trans-Pacific F/O cables will be at least 30-ft. below the shoreline and unaffected. As with any development within the SMA, future development must undergo the same review for impacts to coastal resources as described in this report.

The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval for each project are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, the Project will not contribute to a significant cumulative impact to SMA resources. No related conditions of approval is recommended.

**K.** **Consistency with Plans and Regulations – ROH § 25-3.1(k)**

*Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).*

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, Land Use Ordinance (LUO): The Project cable landing site is located within the P-2 General Preservation District. The Project involves no construction of above-ground structures, but consist of below-grade telecommunication conduits and manhole and vaults similar to electrical, water, or gas utility lines, which are considered a "Utility Small," which is a permitted use. The Project's cable landing station, necessary to support the new subsea cables, is located about five miles inland and is considered a "Utility Medium". A Minor Conditional Use Permit (No. 2026-CUP-12) was issued for the cable landing station on April 30, 2026. The conduit and eventual electrical connection to the cable landing station will require trenching and BPs from the DPP. Any improvement must be designed to comply with the development standards of the LUO. Compliance with the LUO regulations will be confirmed during the BP review process. No conditions of approval relating to the LUO are required.

2. 'Ewa DP: The Project is generally consistent with the 'Ewa DP. The proposal for the new F/O telecommunications facilities provided by the Project is consistent with applicable 'Ewa DP policies for protection and preservation of open space, historic, and cultural resources (i.e. SMA resources). The HDD installation achieves the Applicant's desired Project's capability of providing new broadband capacity to meet the ever growing demand for F/O telecommunication and electronic commerce, without detracting from open space, historic, or cultural resources, or impacts to natural resources, so long as standard mitigation measures for the protection of sensitive species are imposed as conditions of approval. The Applicant is also required to provide SHPD concurrence of a no effect determination, which is consistent with the 'Ewa DP. No additional conditions of approval related to 'Ewa DP consistency are recommended.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Specifically, Section II, Balanced Economy:

   ***Objective A:*** *To promote diversified economic opportunities that enable all the people of O'ahu to attain meaningful employment and a decent standard of living.*

   - Policy 3: Pursue opportunities to grow and strategically develop non-polluting industries such as healthcare, agriculture, renewable energy, and technology in appropriate locations that contribute to O'ahu's long-term environmental, economic, and social sustainability.

***Objective G:*** *To bring about orderly economic growth on O'ahu.*

- Policy 1: Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.

Section III, Natural Environment and Resource Stewardship:

***Objective A:*** *To protect and preserve the natural environment.*

- Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and the wetlands from incompatible development.
- Policy 4: Require development project to give due consideration to natural features and hazards such as slope, inland and coast erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

***Objective B:*** *To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations.*

- Policy 3: Locate and design public facilities, infrastructure, and utilities to minimize the obstruction of scenic views.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed O'ahu Subsea Telecommunications Project is consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

4. ROH Chapter 26, Shoreline Setback Ordinance: The HDD boreholes will cross under the shoreline setback area, and therefore the Project is subject to compliance with ROH Chapter 26, and must obtain an SSV. Pursuant to ROH § 26-1.10(a), the Director of the DPP acts upon all SSVs according to the criteria set forth in ROH Chapter 26. Pursuant to § 21-31-24 of the DPP Administrative Rules, when simultaneously processing an SSV and an SMA Major Permit, after the City Council has approved, approved with conditions, or denied the SMA Major Permit via Resolution, the Director shall continue to process the SSV. Pursuant to § 21-31-25 of the Rules, the Director must render a decision on the SSV within 45 days of the adoption of the City Council Resolution.

The Applicant submitted an SSV application along with its SMA application. The DPP simultaneously accepted the SSV application as

File No. 2026-SV-1, which will be processed if the SMA is approved, or approved with conditions.

## V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

## VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, D-1 through D-4, E-1 through E-6, and F through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

   1. Prior to issuance of any construction permit or BP for the Project, the Applicant shall submit to the DPP a copy of the SHPD written acceptance of the Project's AIS and Architectural RLS that meet the requirements of Section 13-276-5, Hawai'i Administrative Rules, and include subsurface testing conducted by a qualified archaeologist.

   3. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activities and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

4. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials, iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

C. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

7. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The USFWS and DLNR DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish; and

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition C.7.c must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

D. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is proposed;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC;

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities;

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species;

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any

successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

E. Prior to the issuance of a construction permit or BP, the Applicant shall obtain an approved SSV.

F. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

    a. Six days after receipt of the DPP Director's report; or

    b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

    The extension will be deemed to be denied.

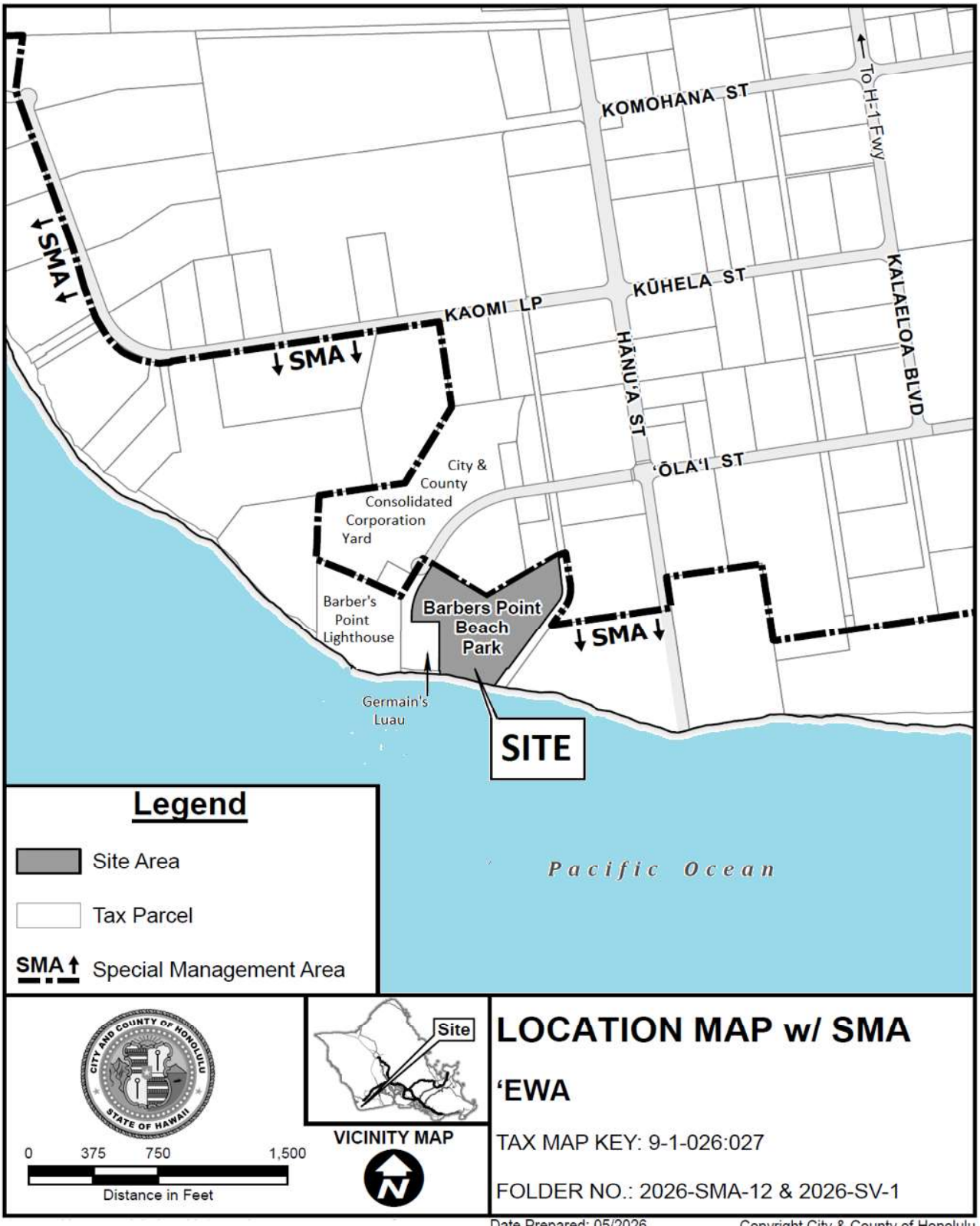
G. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 7th day of July 2026.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: A, B, C, D-1 through D-4, E-1 through E-6, and F through L

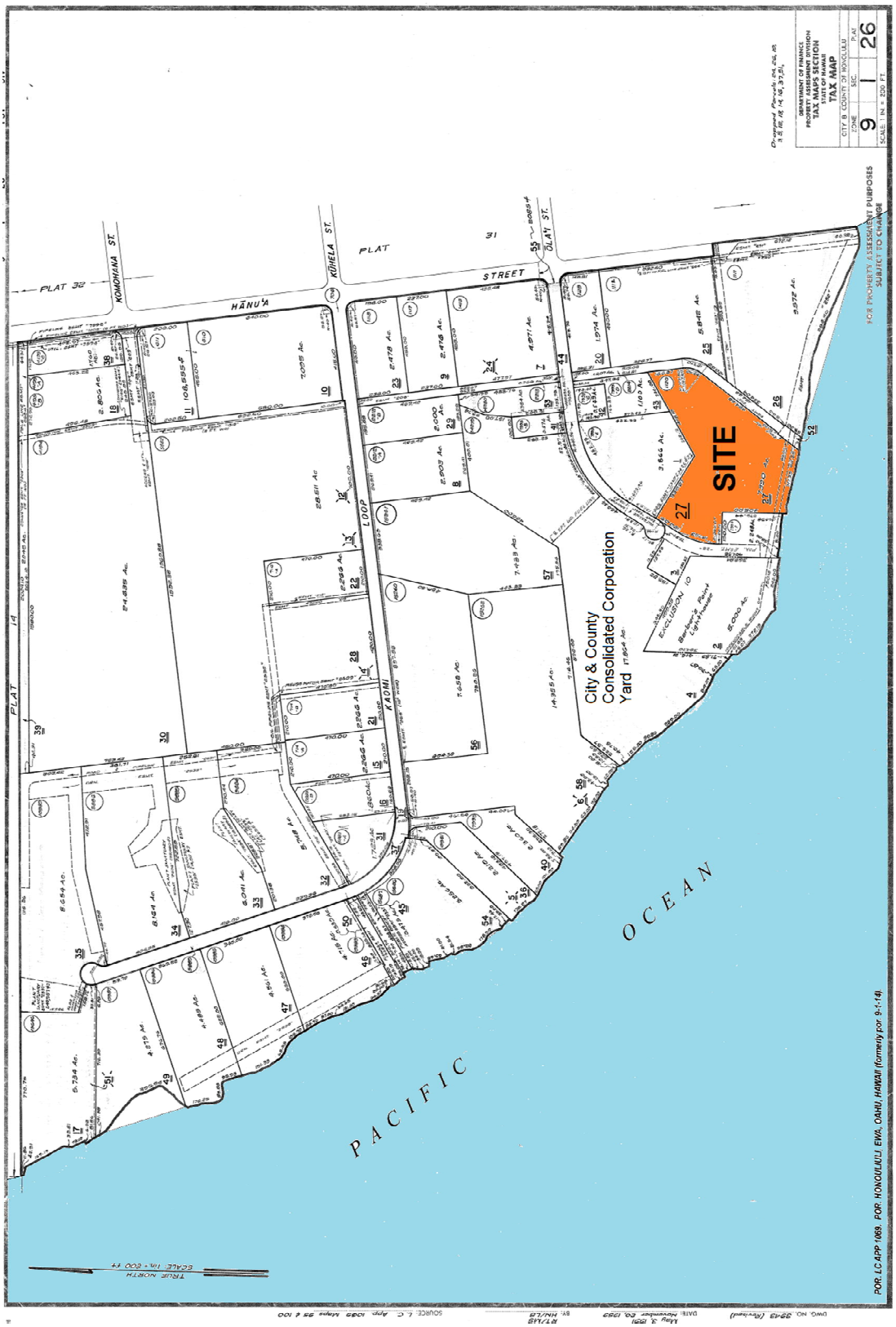



Prepared by: Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

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# EXHIBIT A




# EXHIBIT B

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

**ZONING MAP**

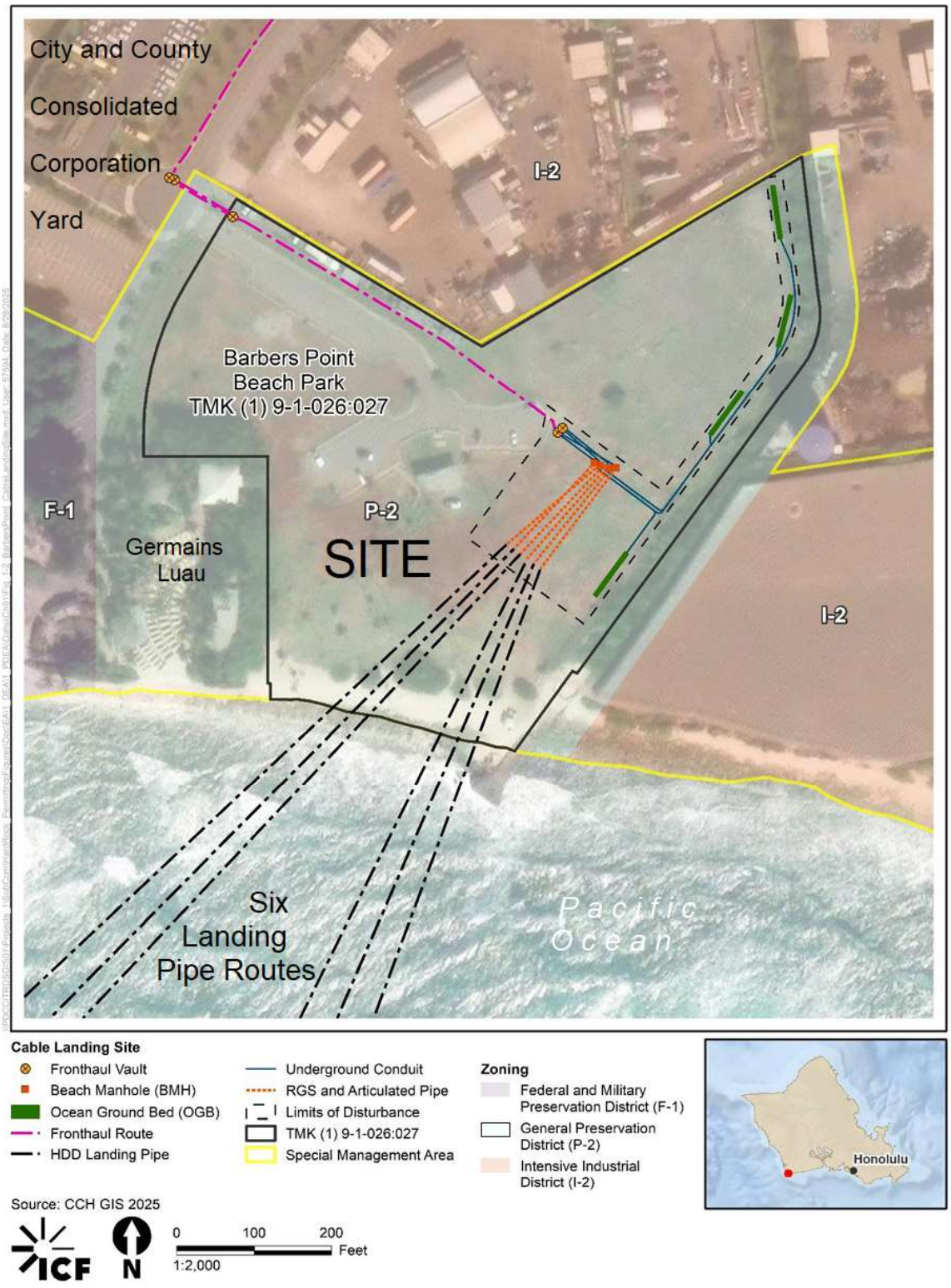
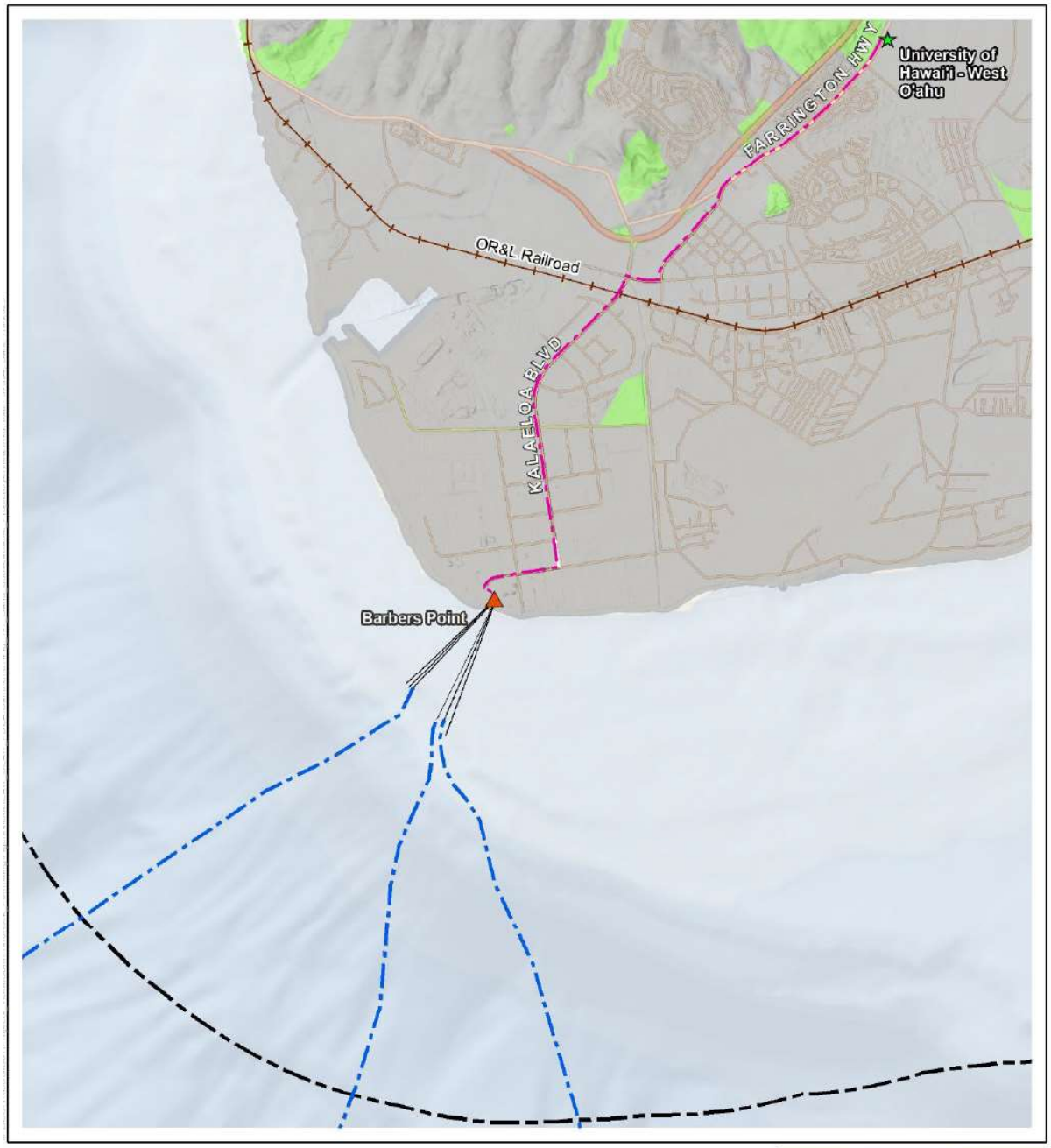



**Figure 1-2. Cable Landing Site**

*(From Final EA, September 2025)*

# EXHIBIT C

**FILE NOS.: 2026-SMA-12**
**2026-SV-1**




**Project Overview**

- Cable Landing Site
- Telecommunication Facility – Pending University Board Approval
- Fronthaul Route
- HDD Landing Pipe
- Subsea Cable
- 3 nm State Seaward Boundary
- Highway
- County Road
- City Street
- OR&L Railroad

**State Land Use Districts**

- Agricultural
- Conservation
- Urban




ICF

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0 0.5 1 Miles

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# EXHIBIT D-1

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT D-2

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

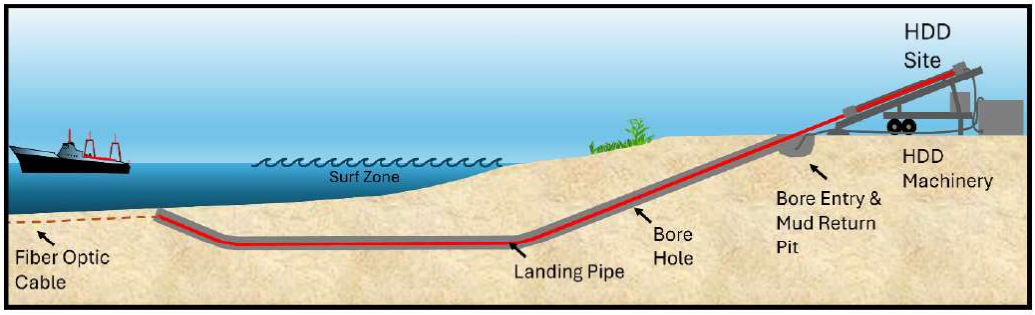





Photo 1. Coast Sand Dune Vegetation at the Barbers Point Beach Park Landing Area with Native Pōhuehue (*Vitex rotundifolia*) in the Foreground



Photo 11. Open Maintained Habitat at Barbers Point Beach Park with Prostrate Herbaceous Species Such as Australian Saltbush (*Atriplex semibaccata*) and ʻĀkulikuli (*Sesuvium portulacastrum*)

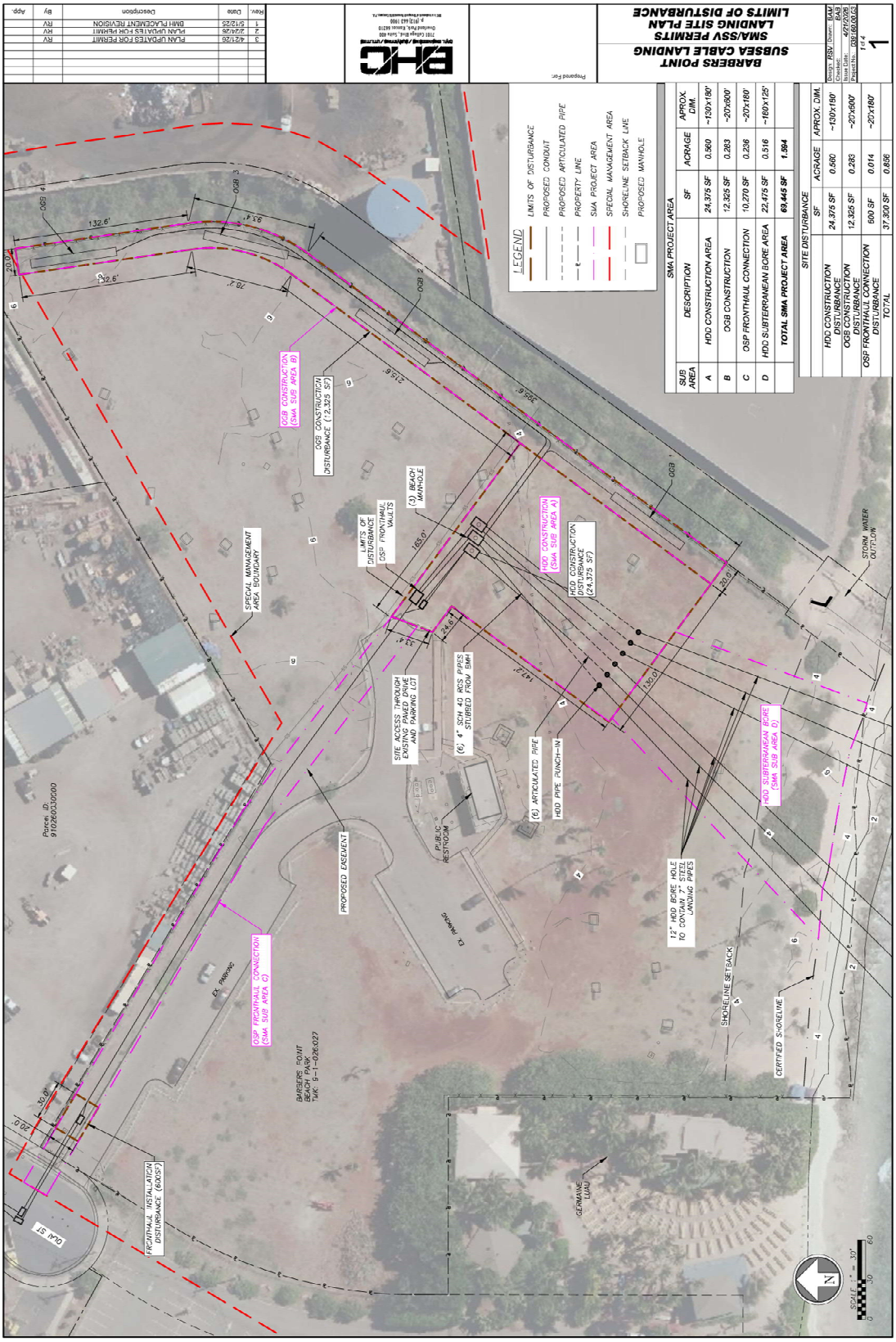
**EXHIBIT D-3** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT D-4

**FILE NOS.: 2026-SMA-12**

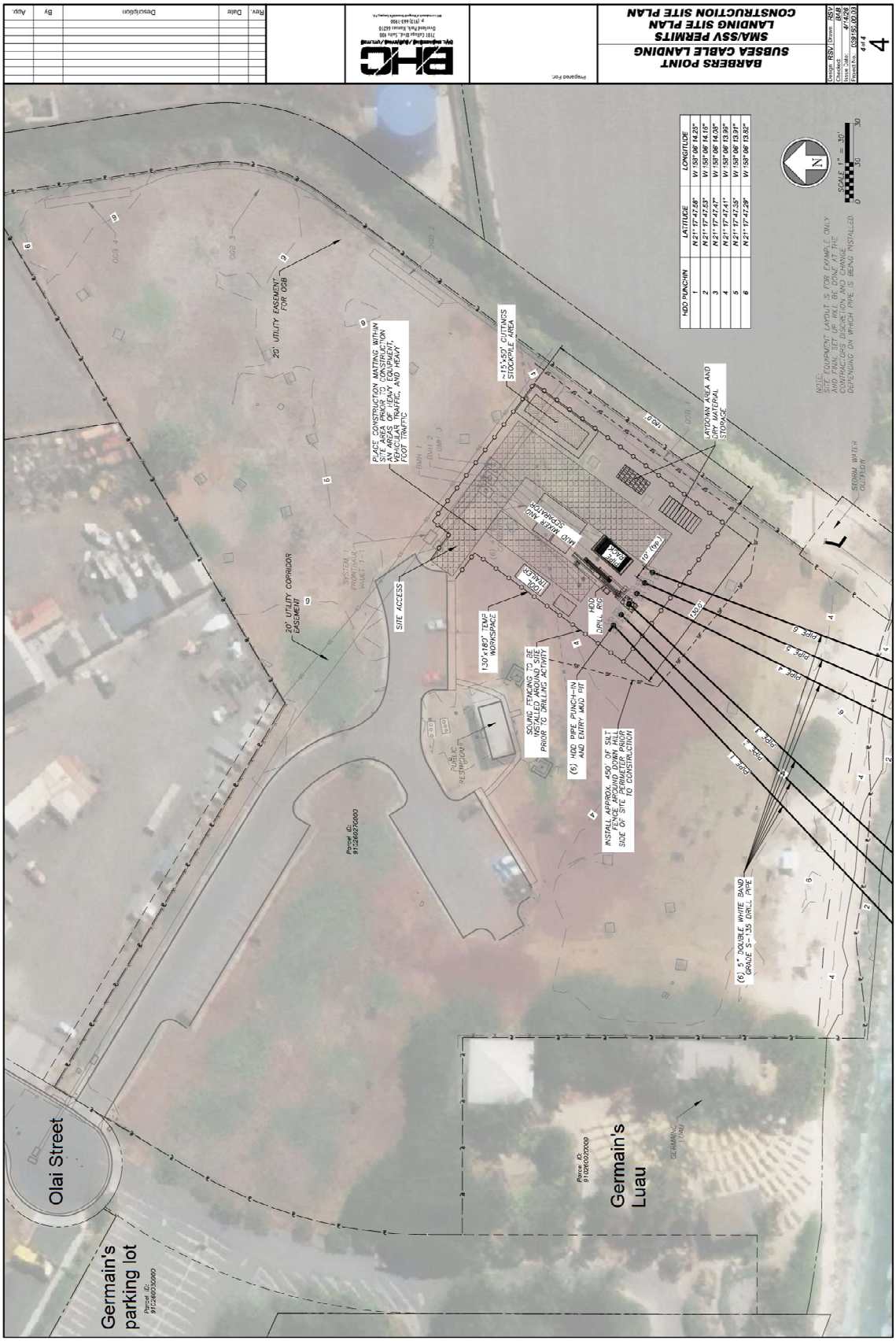
**2026-SV-1**




# EXHIBIT E-1

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**




# EXHIBIT E-2

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT E-3

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

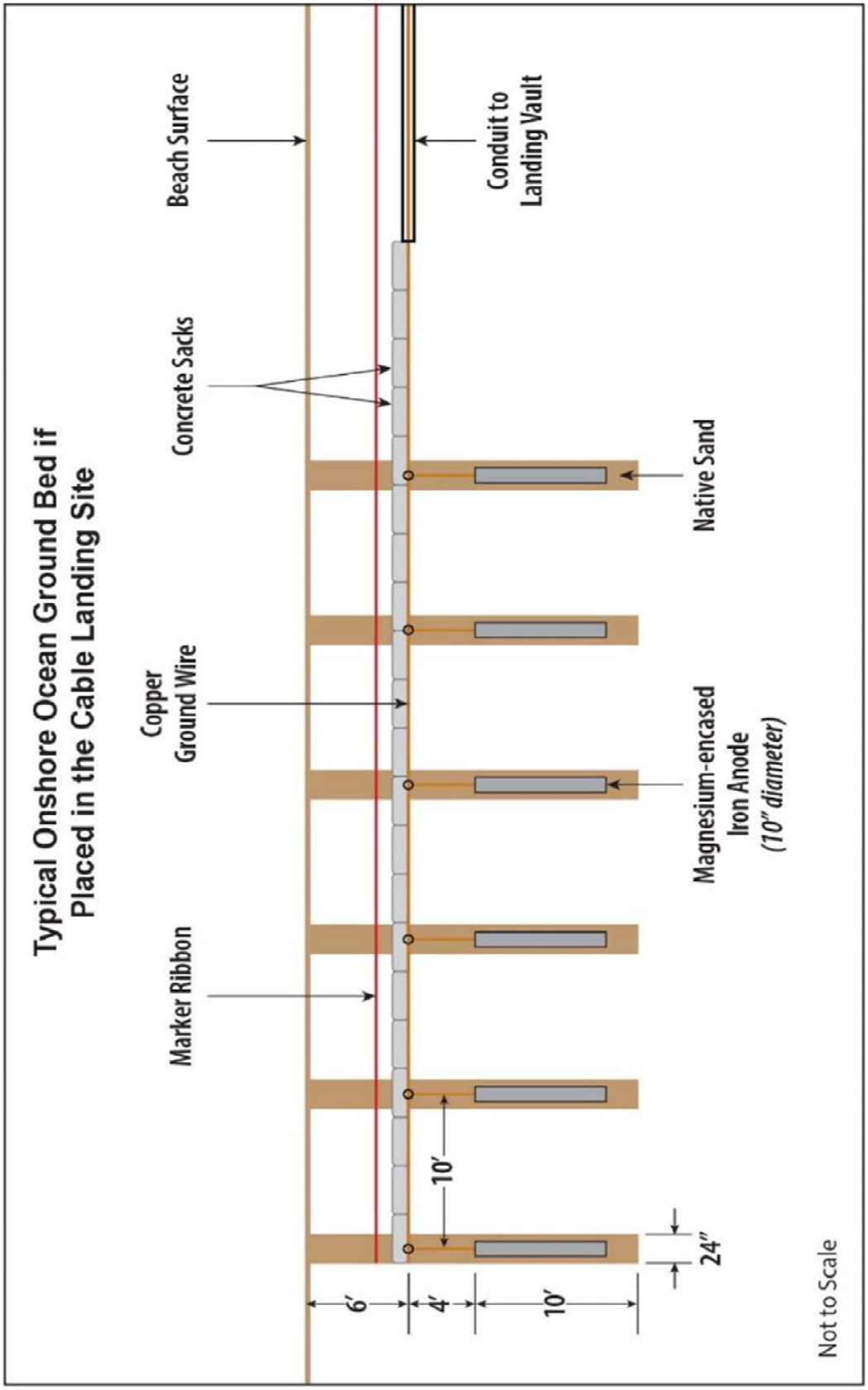



**EXHIBIT E-4** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

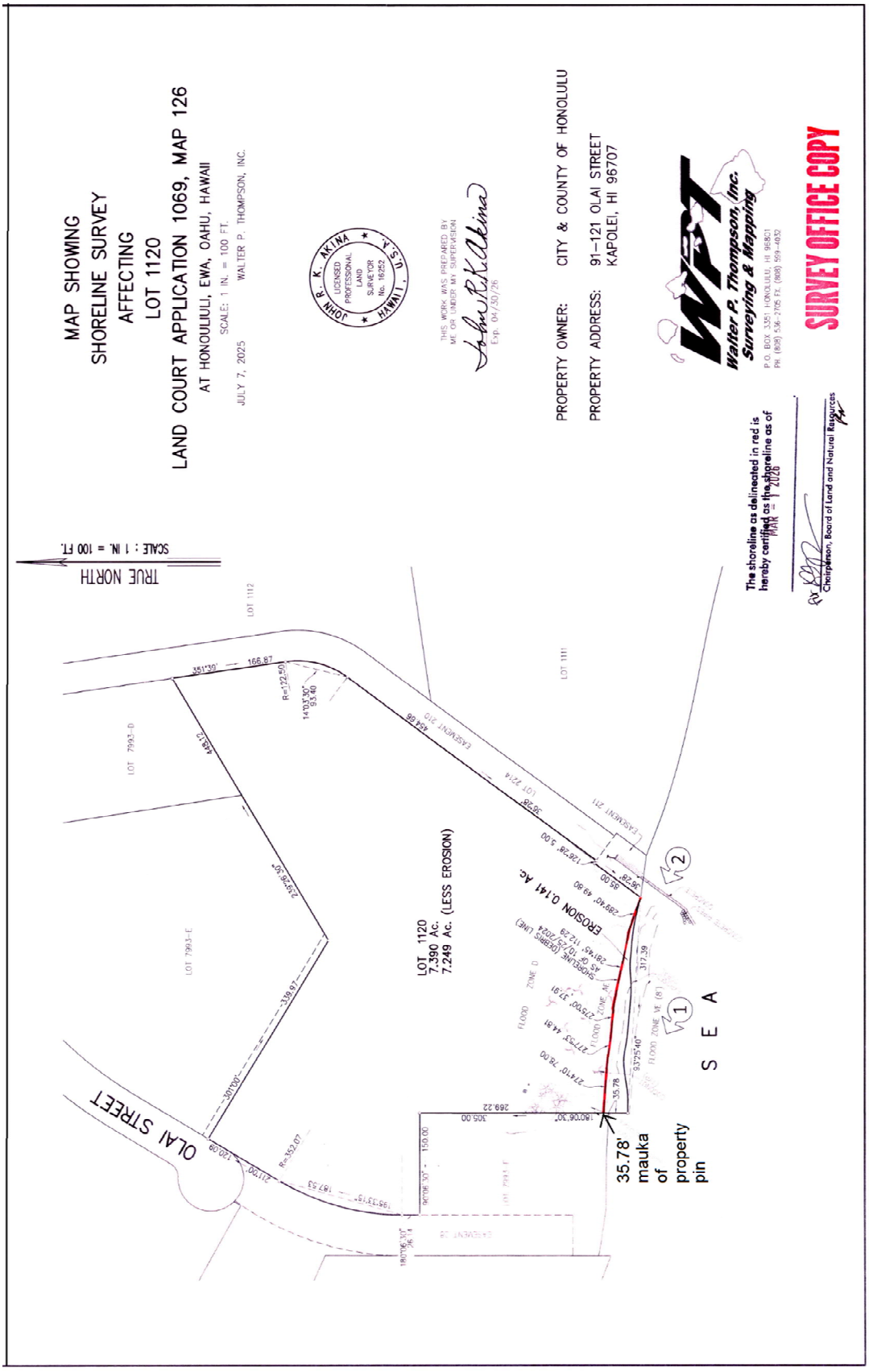



**EXHIBIT E-5** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

Shoreline Certification
Tax Map Key: 9-1-026: 027
Honouliuli, Ewa, Oahu, Hawaii



Picture 1: Facing Northwest Taken: October 10, 2024



Picture 2: Facing Northwest Taken: October 10, 2024

**EXHIBIT E-6** **FILE NOS.: 2026-SMA-12**
**2026-SV-1**




## Legend

Tax Parcel

0312G 01/19/11 FIRM Flood Panel (Index) 2014

Site Area

D AE VE

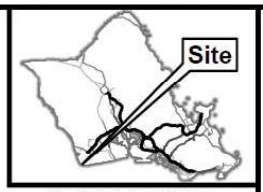
**Flood Hazard Zones:**

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.

0 250 500 1,000
Distance in Feet




VICINITY MAP

PORTION OF
# FLOOD HAZARD MAP

**FIRM PANEL 15003C0312G**

TAX MAP KEY: 9-1-026:027

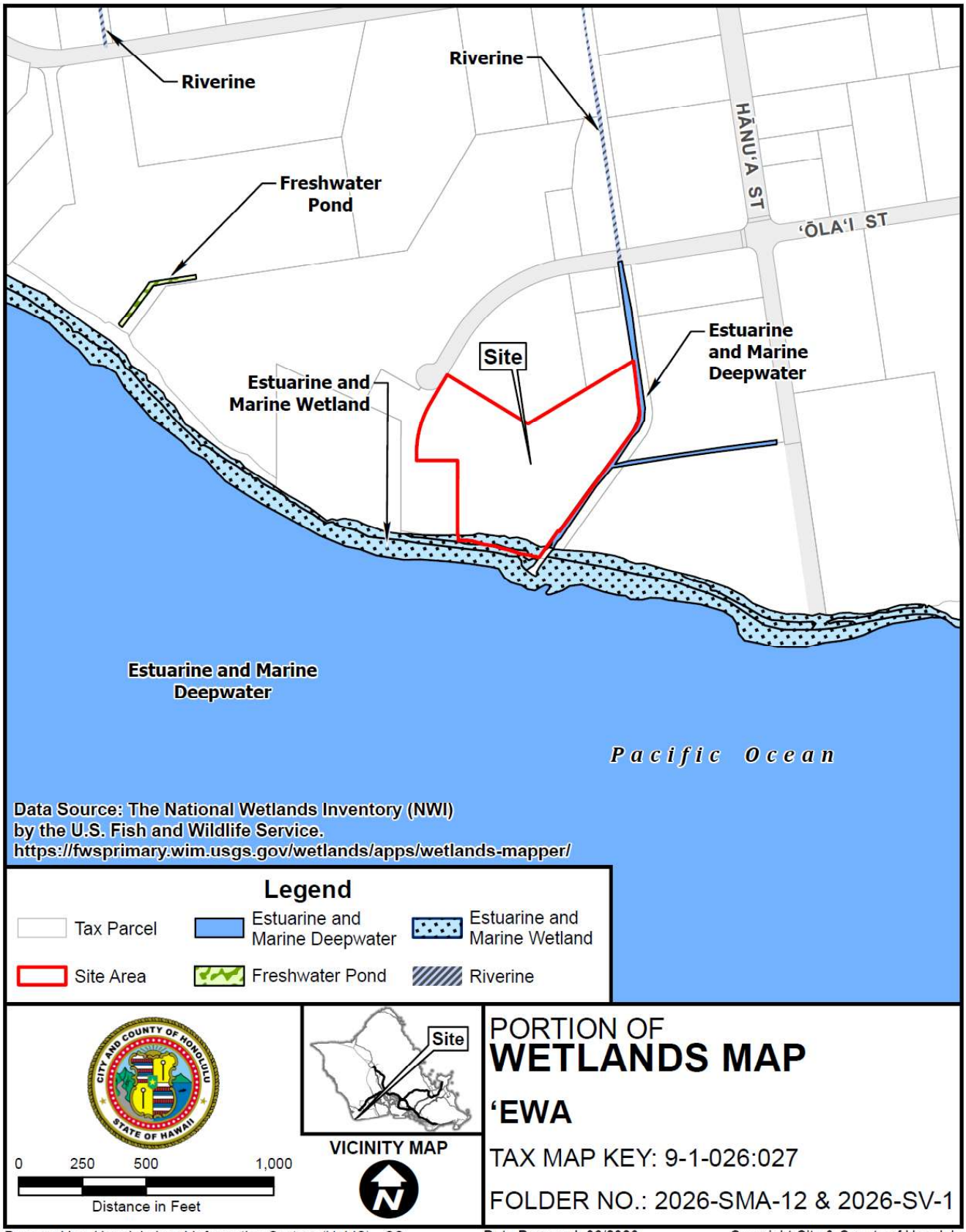
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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

Date Prepared: 06/2026

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**EXHIBIT F**




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# EXHIBIT G




**Legend**

Site Area

Tax Parcel

Soil Boundary

**NRCS Soil Type**

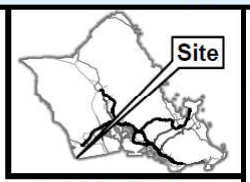
**BS** Beaches

**CR** Coral outcrop

Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 250 500 1,000

Distance in Feet




VICINITY MAP

PORTION OF

# SOIL MAP

## ʻEWA

TAX MAP KEY: 9-1-026:027

FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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# EXHIBIT H




Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

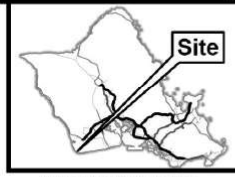
## Legend

- Tax Parcel
- Site Area
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

*Pacific Ocean*

0 250 500 1,000

Distance in Feet




VICINITY MAP

# SEA LEVEL RISE EXPOSURE AREA MAP

## 'EWA

TAX MAP KEY: 9-1-026:027

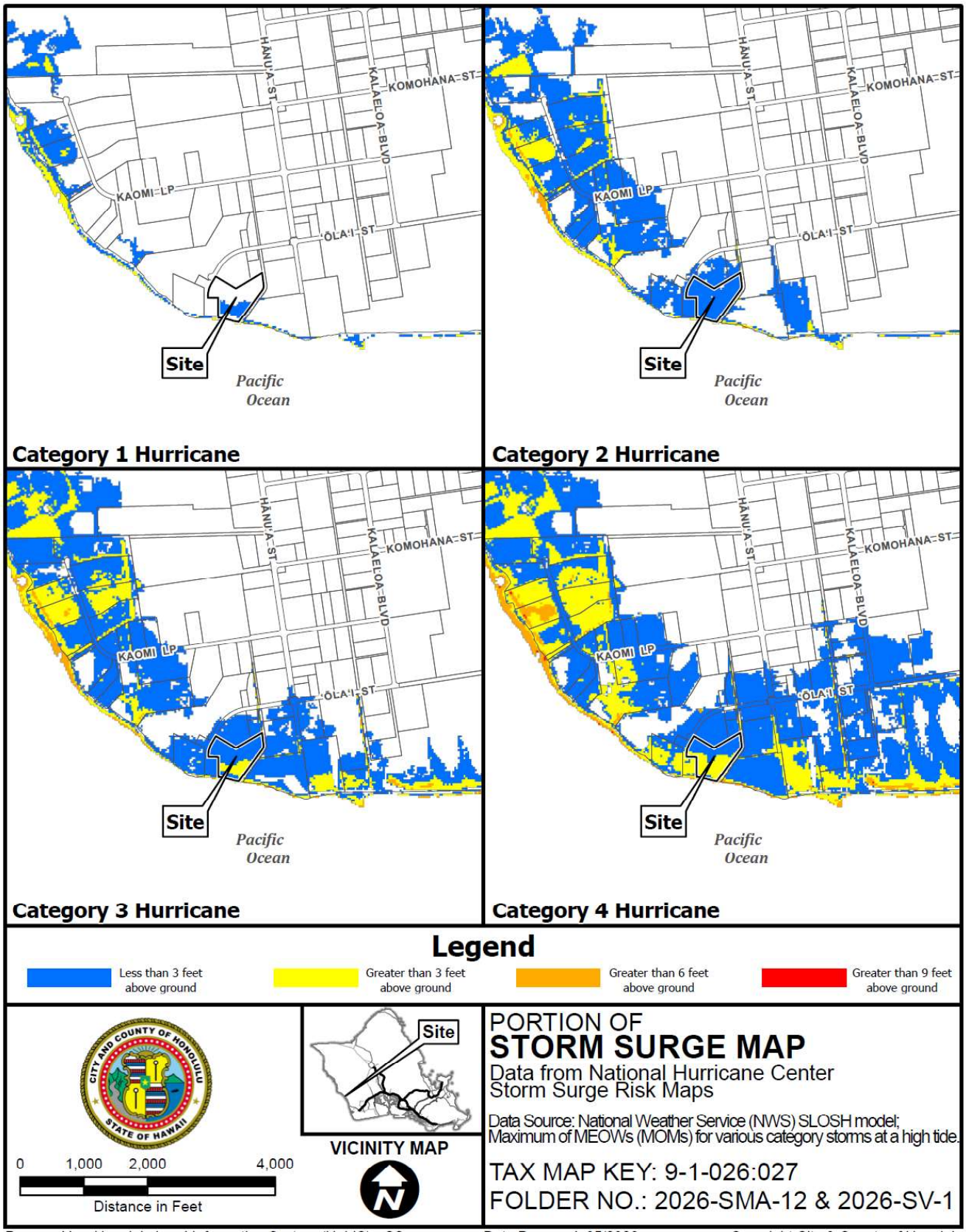
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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# EXHIBIT I

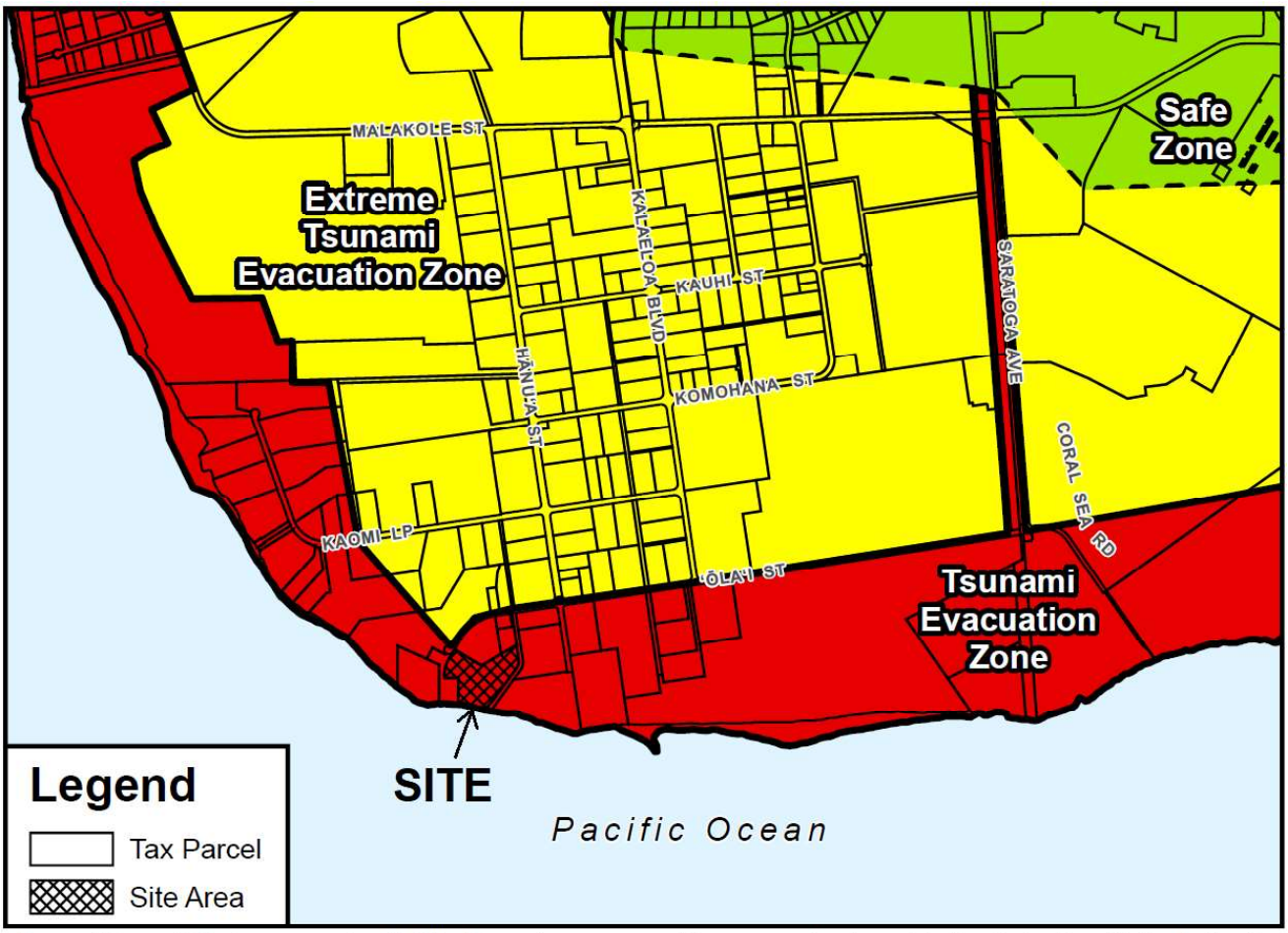



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# EXHIBIT J

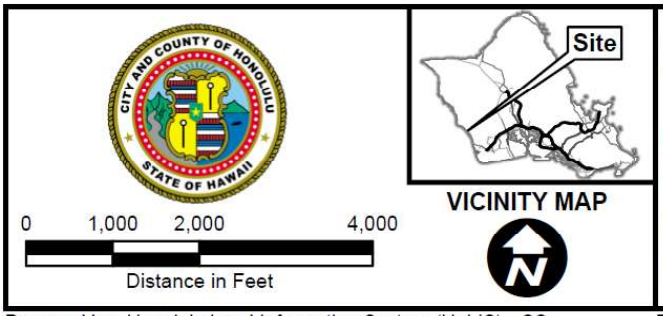



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone




PORTION OF
# TSUNAMI EVACUATION MAP
## KAHE PT TO ʻEWA BEACH
## MAP 17 INSET 1

TAX MAP KEY: 9-1-026:027

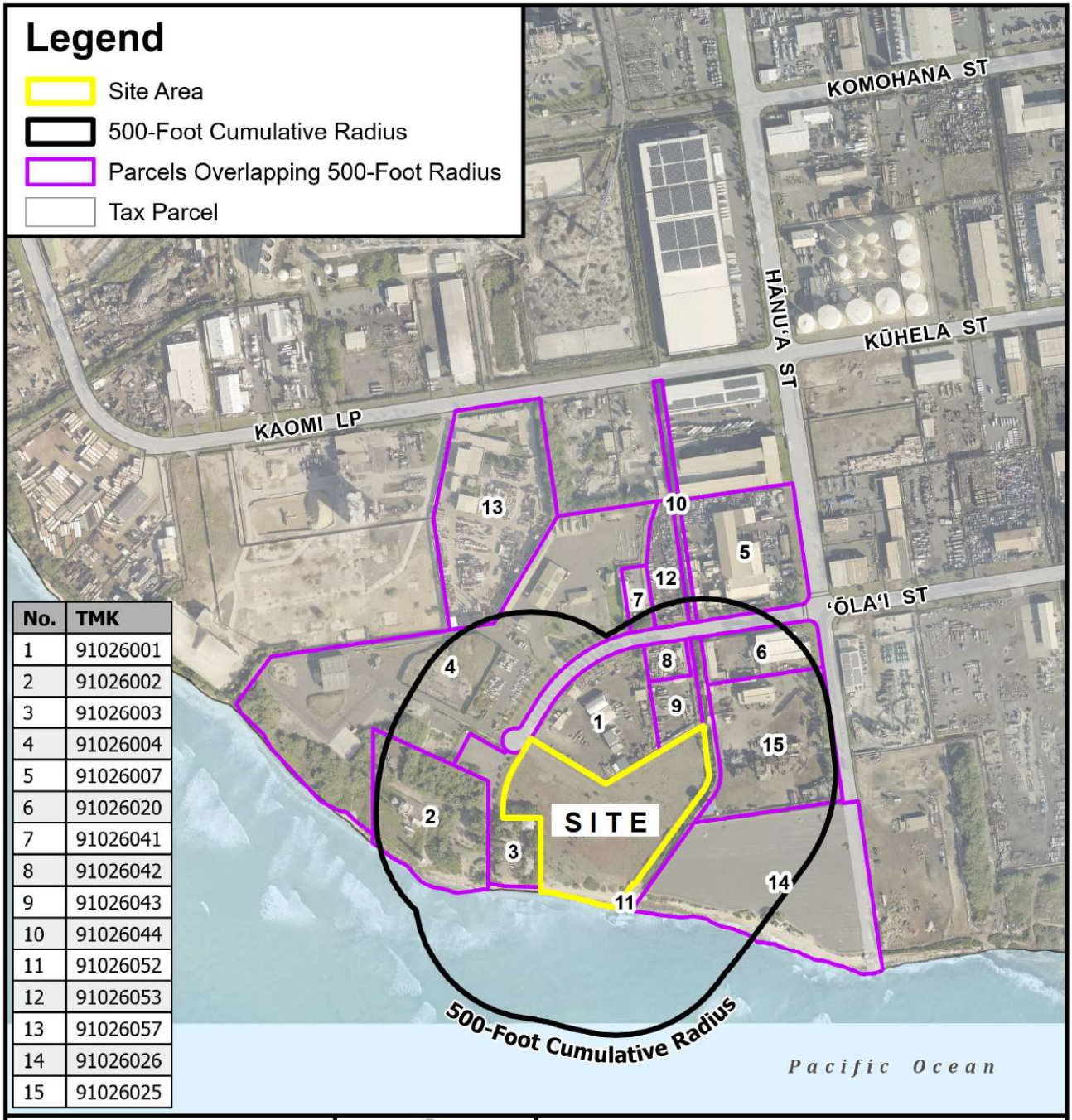
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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

Date Prepared: 05/2026

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**EXHIBIT K**




| No. | TMK |
|---|---|
| 1 | 91026001 |
| 2 | 91026002 |
| 3 | 91026003 |
| 4 | 91026004 |
| 5 | 91026007 |
| 6 | 91026020 |
| 7 | 91026041 |
| 8 | 91026042 |
| 9 | 91026043 |
| 10 | 91026044 |
| 11 | 91026052 |
| 12 | 91026053 |
| 13 | 91026057 |
| 14 | 91026026 |
| 15 | 91026025 |




VICINITY MAP

0 250 500 1,000

Distance in Feet

# CUMULATIVE RADIUS MAP

## 'EWA

TAX MAP KEY(S): 9-1-026:027
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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

Date Prepared: 05/2026

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**EXHIBIT L**

# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No._____.

## RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE O'AHU SUBSEA CABLE TELECOMMUNICATIONS PROJECT IN KAPOLEI, O'AHU.

WHEREAS, on April 21, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-12) from Starfish Infrastructure Inc. and Humuhumu Services, LLC ("Applicants") for a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance to allow for the cable landing and installation of six new trans-Pacific subsea fiber-optic telecommunication cables via horizontal directional drilling within Barber's Point Beach Park and the shoreline setback of a shoreline lot zoned P-2 General Preservation District, located at 91-121 'Ōla'i Street, and identified as Tax Map Key 9-1-026: 027 (the "Project"); and

WHEREAS, on June 5, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members; no members of the public attended or presented testimony; and

WHEREAS, on July 7, 2026, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____ and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, D-1 through D-4, E-1 through E-6, and F through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on

coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to issuance of any construction permit or building permit ("BP") for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") and Architectural Reconnaissance Level Survey that meets the requirements of Section 13-276-5, Hawai'i Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activities and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials, iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

C. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15);

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

7. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The U.S. Fish and Wildlife Service ("USFWS") and Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division;

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish;

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition C.7.c must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

D. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

E. Prior to the issuance of a construction permit or BP, the Applicant shall obtain an approved Shoreline Setback Variance.

F. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Six days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

   The extension will be deemed to be denied.

G. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

# HONOLULU CITY COUNCIL

***KE KANIHELA O KE KALANA O HONOLULU***

CITY AND COUNTY OF HONOLULU

No._____.

## RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Alex Bartlett, ICF, 980 9th Street, Suite 1200, Sacramento, California 95814; Laura Thielen, Director of the Department of Parks and Recreation; Ryan Kanaka'ole, Acting Chairperson, Department of Land and Natural Resources; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

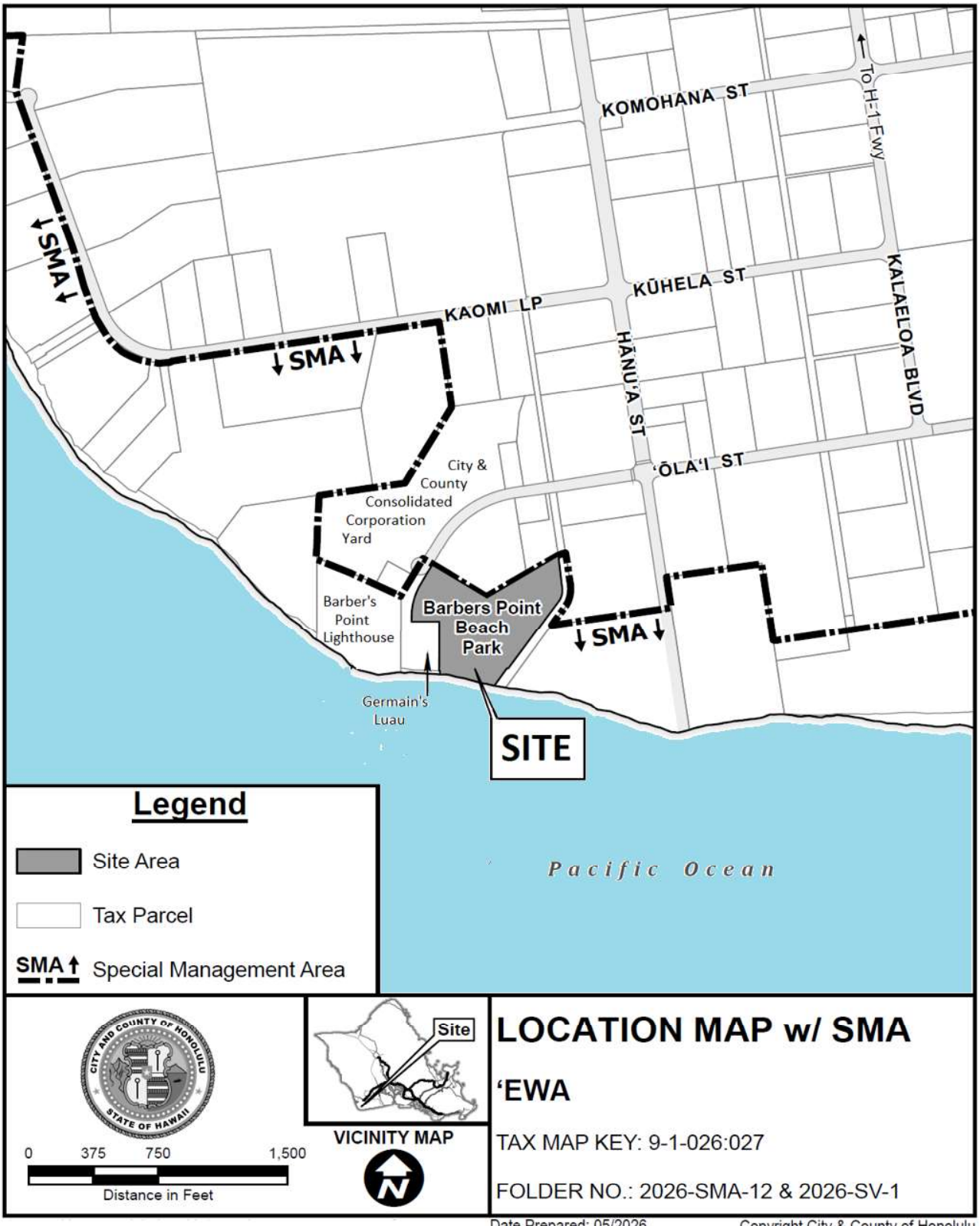
_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

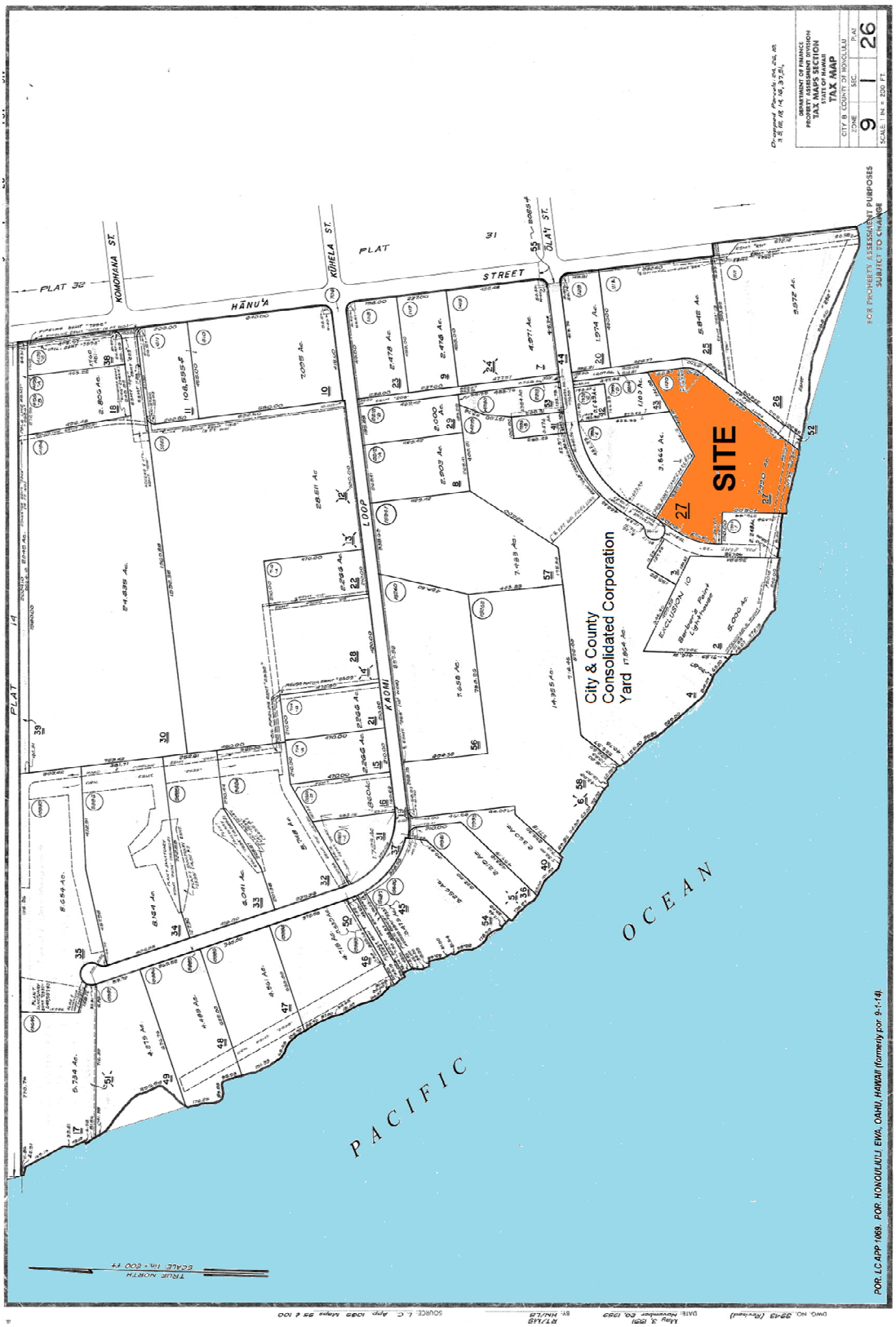



Prepared by: Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

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# EXHIBIT A




# EXHIBIT B

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

**ZONING MAP**

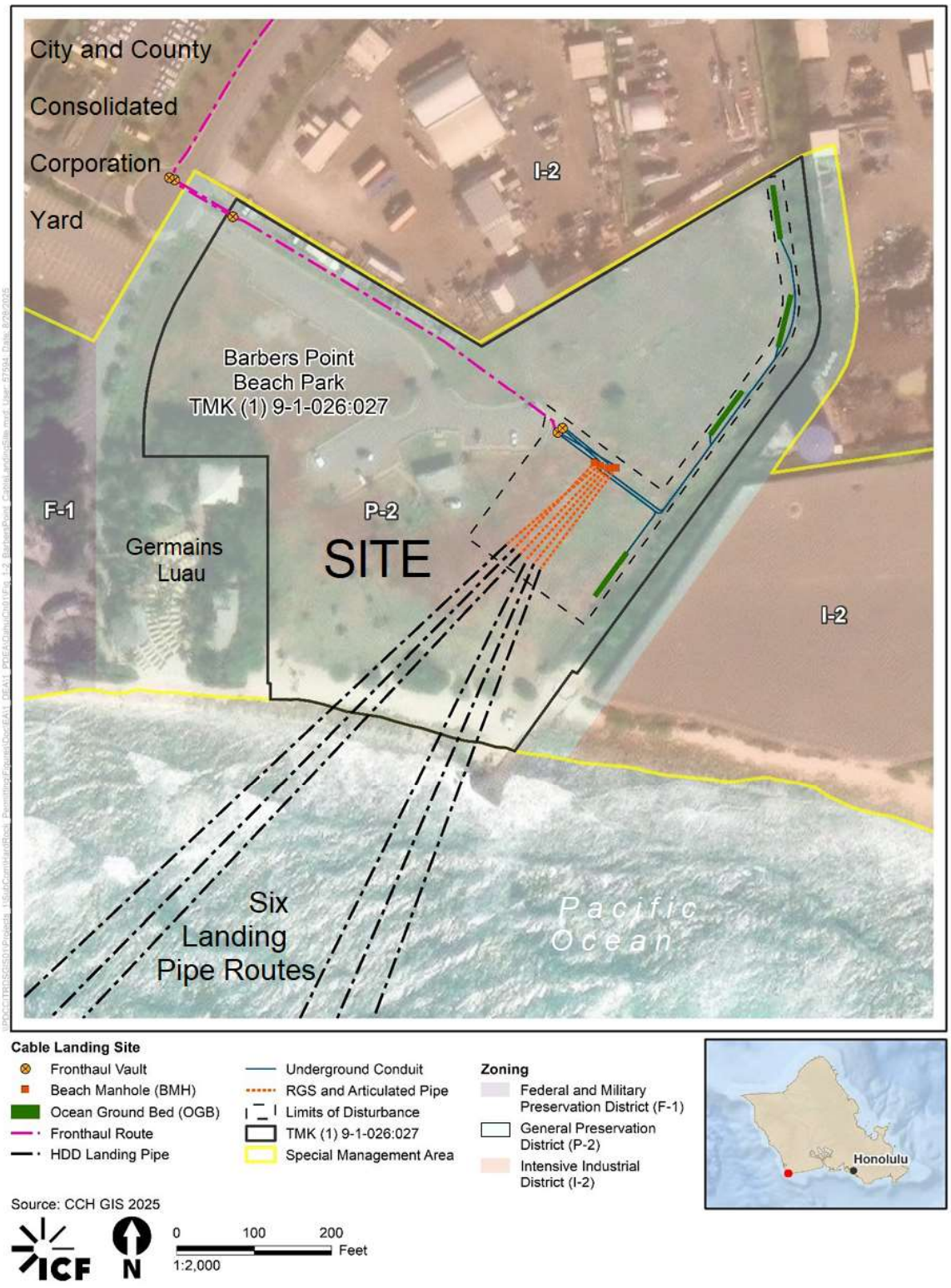
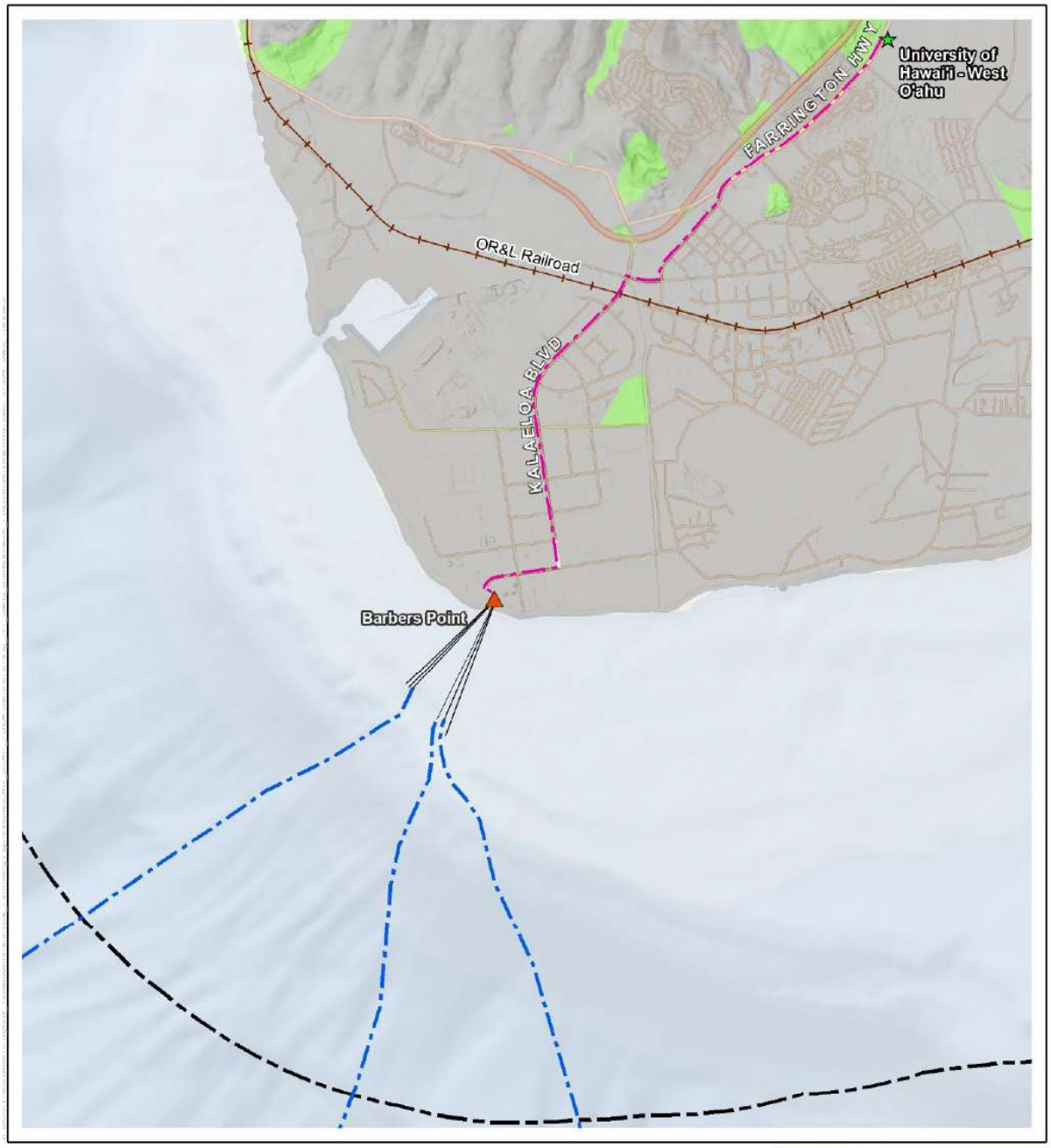



**Figure 1-2. Cable Landing Site**

*(From Final EA, September 2025)*

# EXHIBIT C

**FILE NOS.: 2026-SMA-12**
**2026-SV-1**




**Project Overview**

- Cable Landing Site
- Telecommunication Facility – Pending University Board Approval
- Fronthaul Route
- HDD Landing Pipe
- Subsea Cable
- 3 nm State Seaward Boundary
- Highway
- County Road
- City Street
- OR&L Railroad

**State Land Use Districts**

- Agricultural
- Conservation
- Urban




ICF

N

0 0.5 1 Miles

1:66,000

# EXHIBIT D-1

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT D-2

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

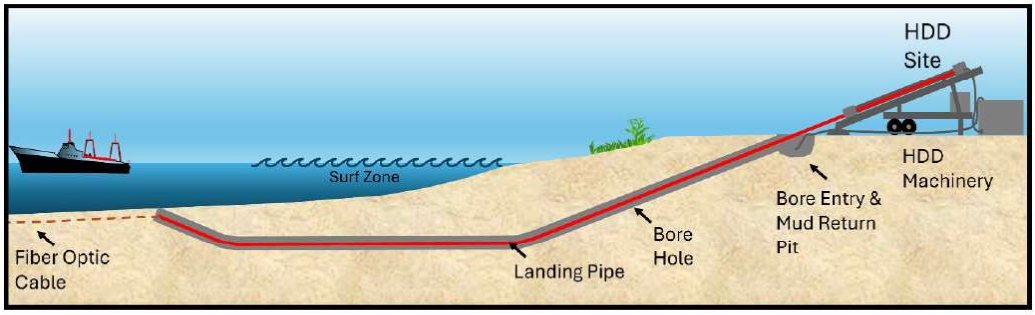





Photo 1. Coast Sand Dune Vegetation at the Barbers Point Beach Park Landing Area with Native Pōhuehue (*Vitex rotundifolia*) in the Foreground



Photo 11. Open Maintained Habitat at Barbers Point Beach Park with Prostrate Herbaceous Species Such as Australian Saltbush (*Atriplex semibaccata*) and ʻĀkulikuli (*Sesuvium portulacastrum*)

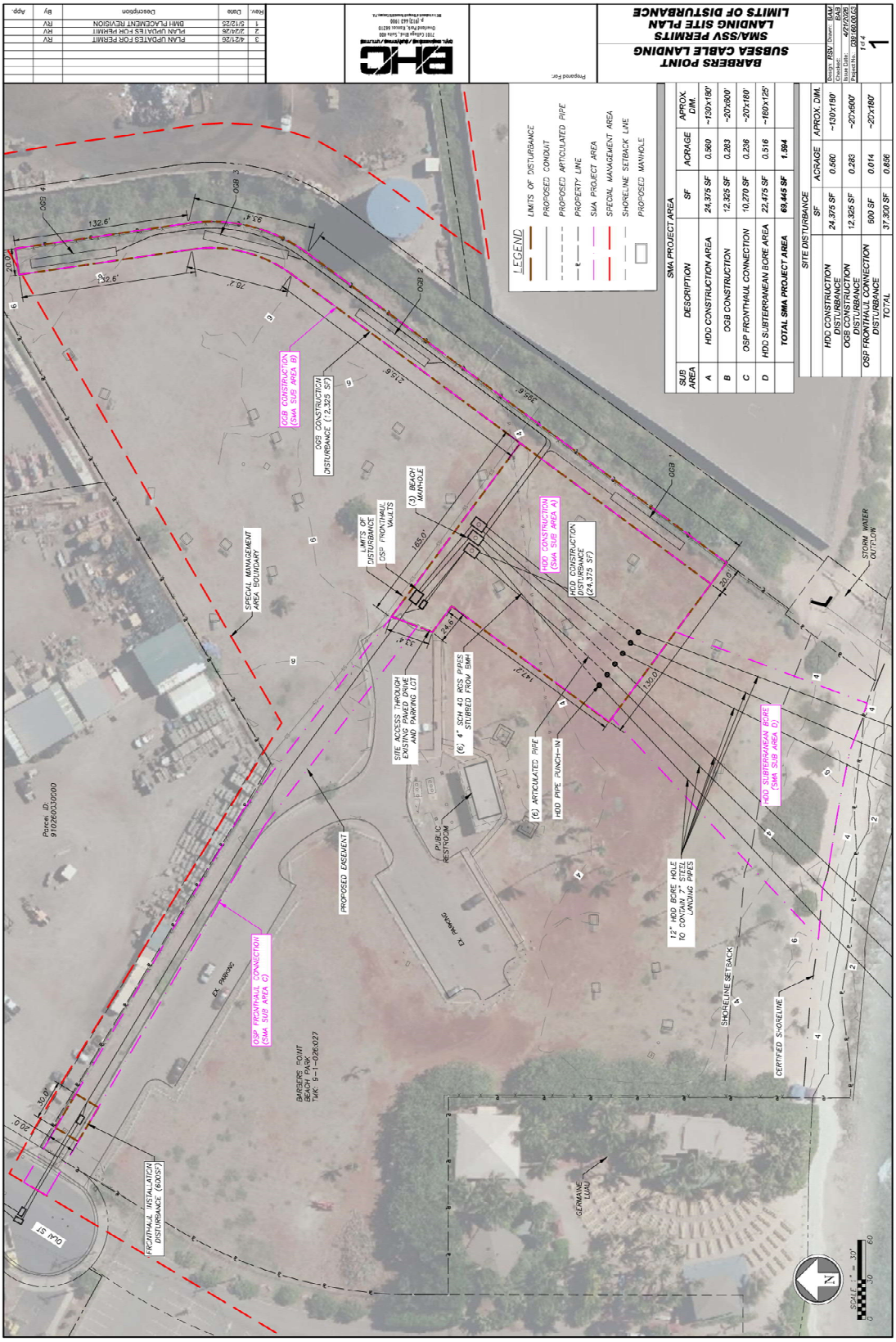
**EXHIBIT D-3** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT D-4

**FILE NOS.: 2026-SMA-12**

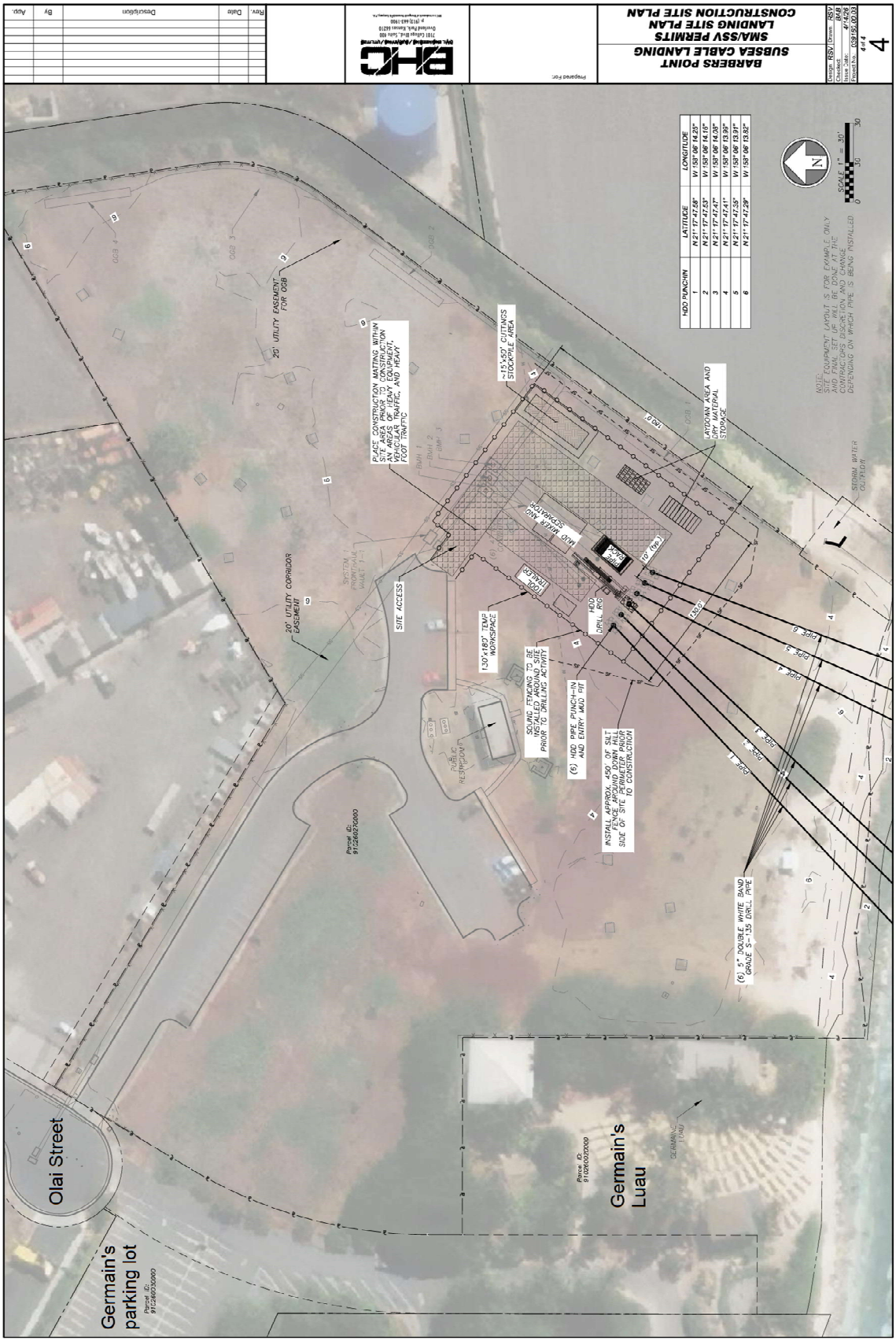
**2026-SV-1**




# EXHIBIT E-1

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**




# EXHIBIT E-2

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

# EXHIBIT E-3

**FILE NOS.: 2026-SMA-12**

**2026-SV-1**

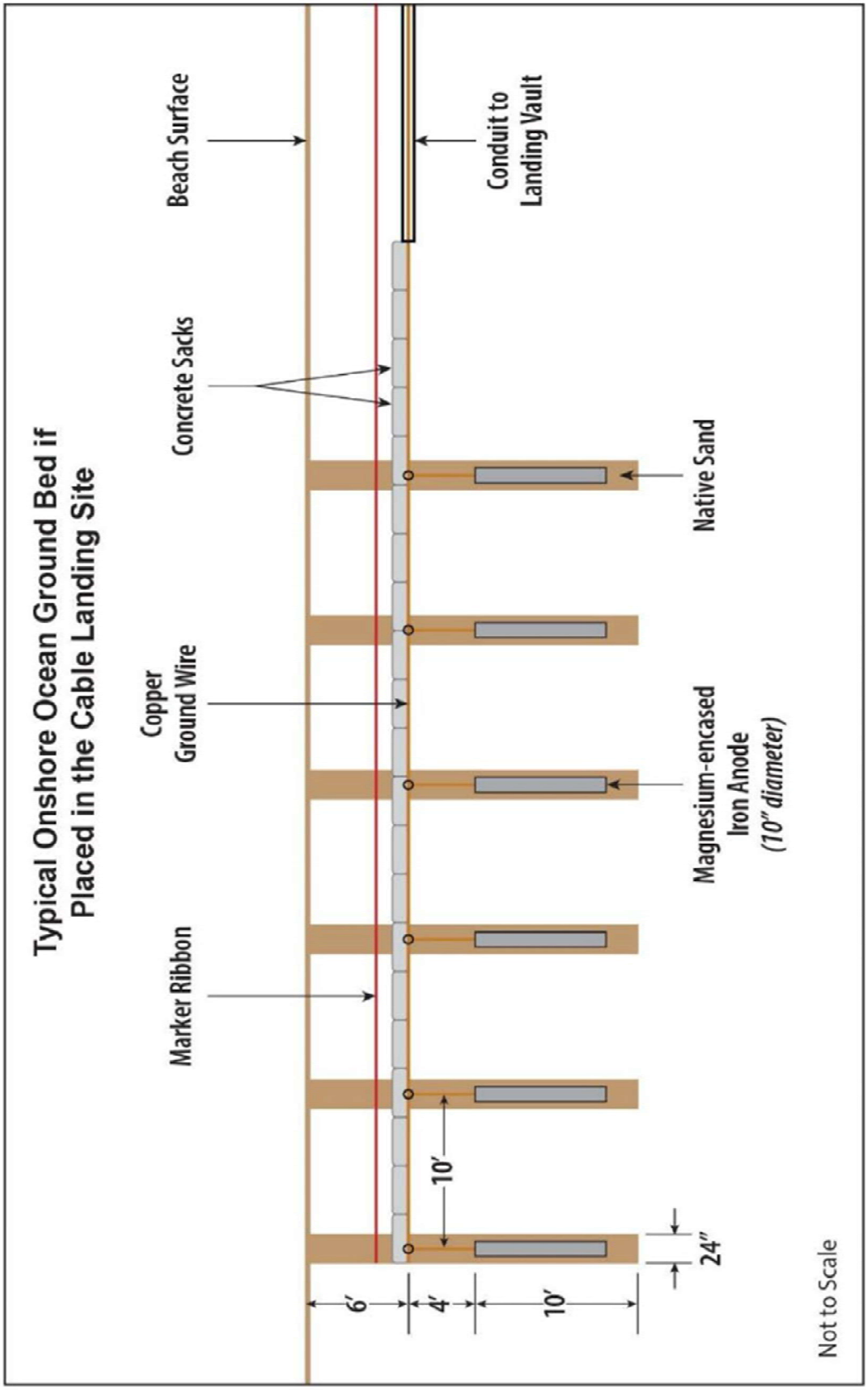



**EXHIBIT E-4** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

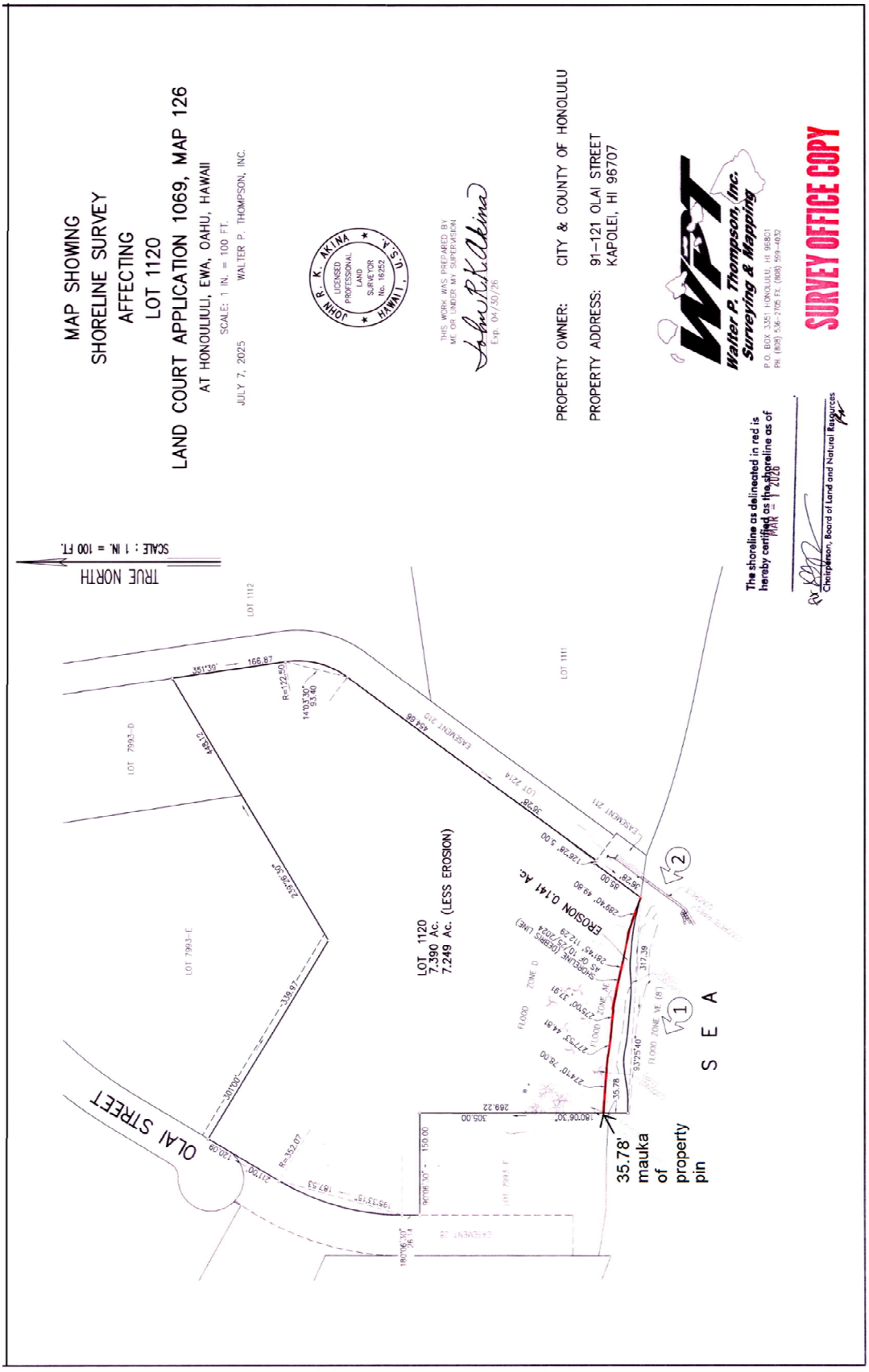



**EXHIBIT E-5** **FILE NOS.: 2026-SMA-12**

**2026-SV-1**

Shoreline Certification
Tax Map Key: 9-1-026: 027
Honouliuli, Ewa, Oahu, Hawaii



Picture 1: Facing Northwest Taken: October 10, 2024



Picture 2: Facing Northwest Taken: October 10, 2024

**EXHIBIT E-6** **FILE NOS.: 2026-SMA-12**
**2026-SV-1**




## Legend

Tax Parcel

0312G 01/19/11 FIRM Flood Panel (Index) 2014

Site Area

D AE VE

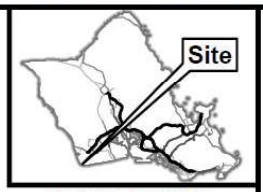
**Flood Hazard Zones:**

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.

0 250 500 1,000
Distance in Feet




VICINITY MAP

PORTION OF
# FLOOD HAZARD MAP

**FIRM PANEL 15003C0312G**

TAX MAP KEY: 9-1-026:027

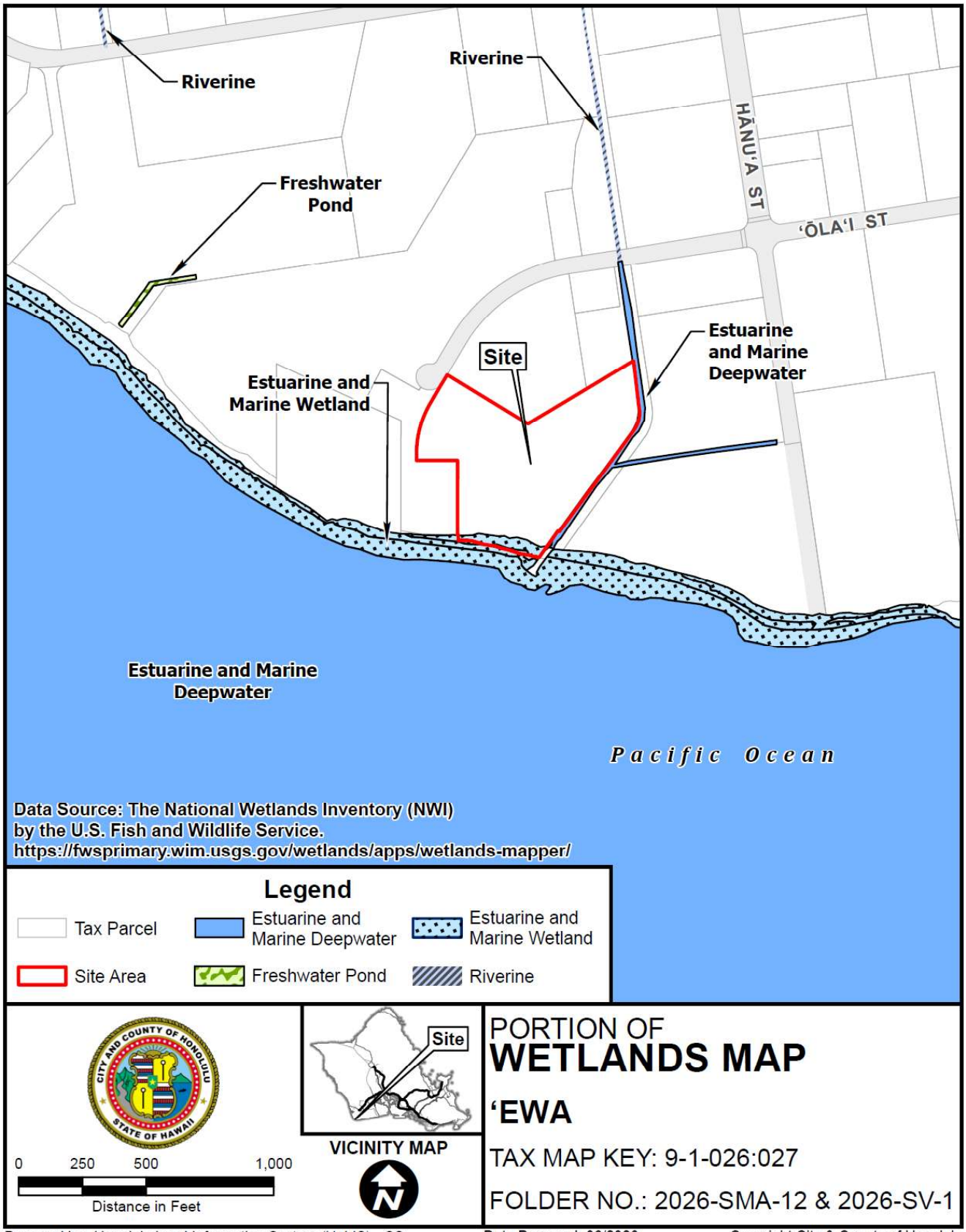
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

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**EXHIBIT F**




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# EXHIBIT G




**Legend**

Site Area

Tax Parcel

Soil Boundary

**NRCS Soil Type**

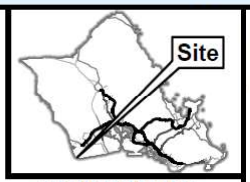
**BS** Beaches

**CR** Coral outcrop

Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 250 500 1,000

Distance in Feet




VICINITY MAP

PORTION OF

# SOIL MAP

## ʻEWA

TAX MAP KEY: 9-1-026:027

FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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# EXHIBIT H




Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

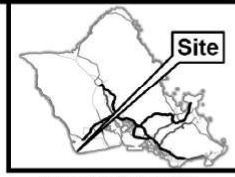
## Legend

- Tax Parcel
- Site Area
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

*Pacific Ocean*

0 250 500 1,000

Distance in Feet




VICINITY MAP

# SEA LEVEL RISE EXPOSURE AREA MAP

## 'EWA

TAX MAP KEY: 9-1-026:027

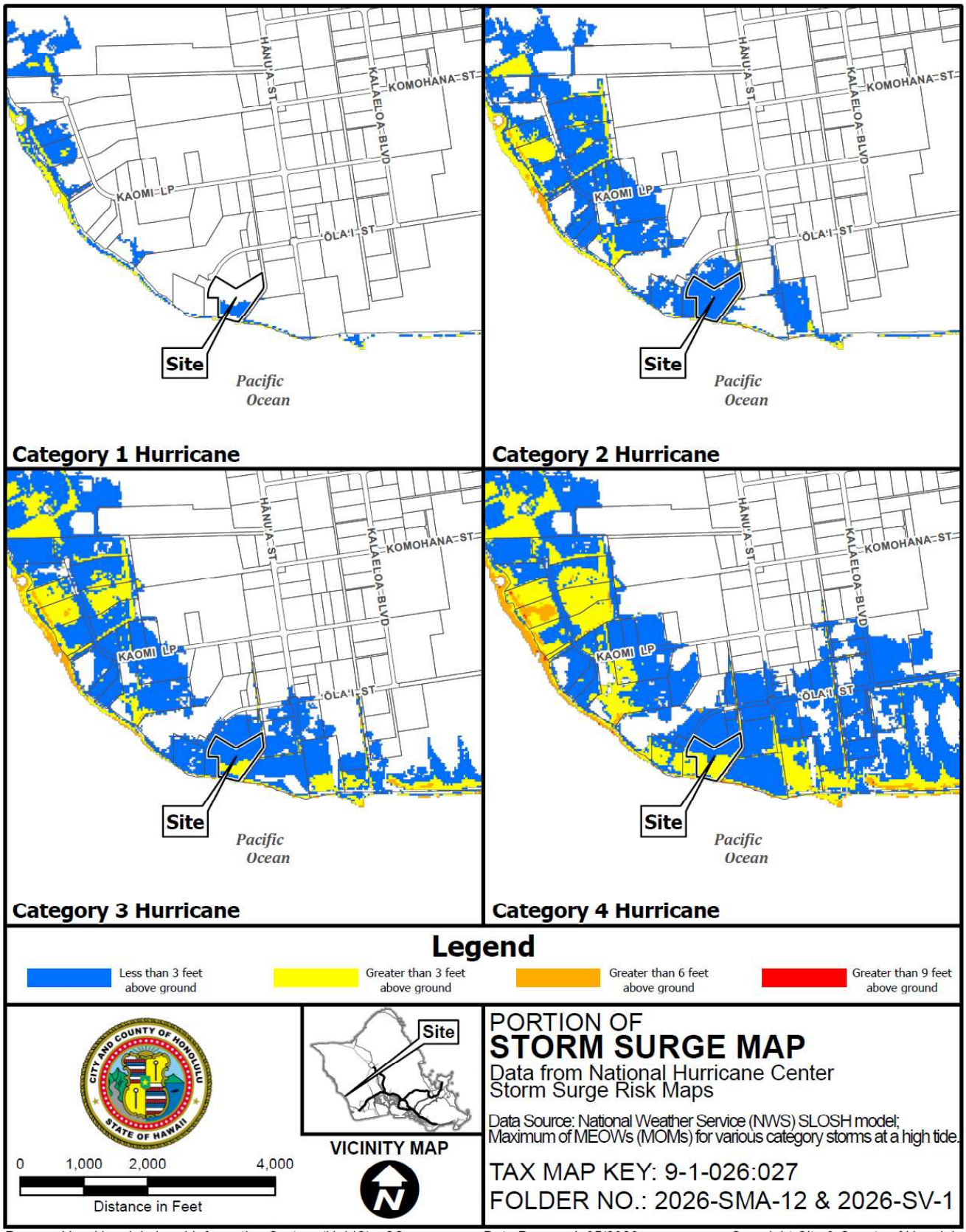
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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# EXHIBIT I

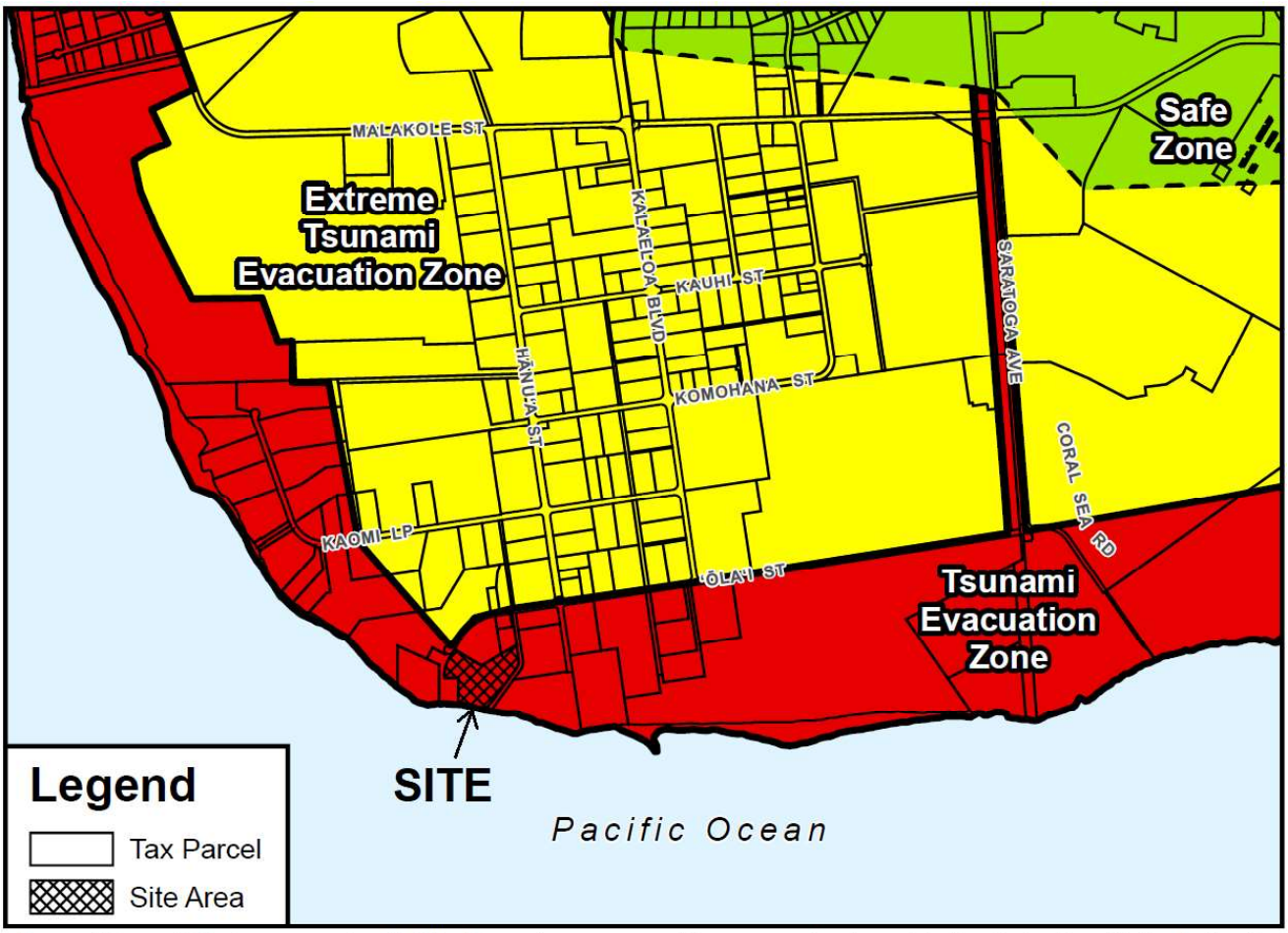



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# EXHIBIT J

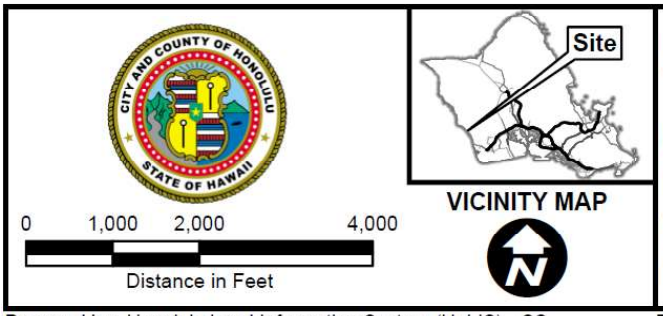



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone




PORTION OF
# TSUNAMI EVACUATION MAP
## KAHE PT TO ʻEWA BEACH
## MAP 17 INSET 1

TAX MAP KEY: 9-1-026:027

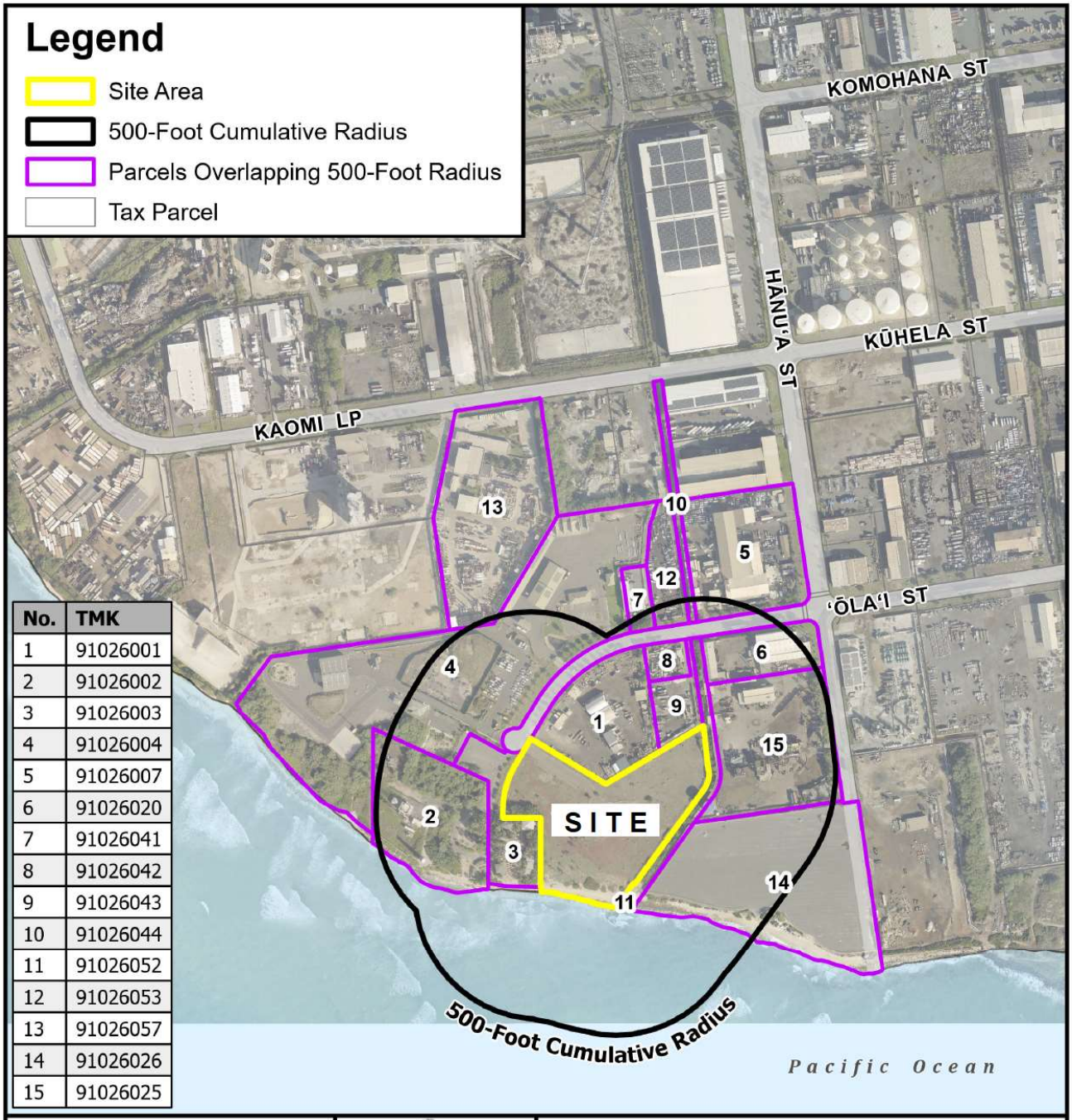
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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**EXHIBIT K**




| No. | TMK |
|---|---|
| 1 | 91026001 |
| 2 | 91026002 |
| 3 | 91026003 |
| 4 | 91026004 |
| 5 | 91026007 |
| 6 | 91026020 |
| 7 | 91026041 |
| 8 | 91026042 |
| 9 | 91026043 |
| 10 | 91026044 |
| 11 | 91026052 |
| 12 | 91026053 |
| 13 | 91026057 |
| 14 | 91026026 |
| 15 | 91026025 |




VICINITY MAP

0 250 500 1,000

Distance in Feet

# CUMULATIVE RADIUS MAP

## 'EWA

TAX MAP KEY(S): 9-1-026:027
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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**EXHIBIT L**