

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 26-165, CD1

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 (the "Applicant") for a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance to allow for the cable landing of three new trans-Pacific subsea fiber-optic telecommunication cables and installation of six cable landing pipes via horizontal directional drilling within Barber's Point Beach Park and the shoreline setback on an approximately 7.39-acre 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

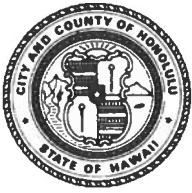
WHEREAS, on June 5, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, and DPP staff members; no members of the public attended the hearing; and

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 §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 July 9, 2026, by Departmental Communication 477 (2026), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an 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



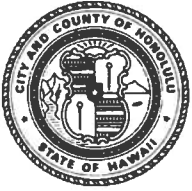
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in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

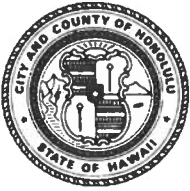
- B. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following.
1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP copies of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's:
 - a. Architectural Reconnaissance Level Survey;
 - b. Archaeological Inventory Survey that meets the requirements of § 13-276-5, Hawaii Administrative Rules ("HAR"), and includes subsurface testing conducted by a qualified archaeologist; and
 - c. Archaeological Monitoring Plan ("AMP") that meets the requirements of HAR § 13-279-4.
 2. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AMP, 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, including iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant 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.



RESOLUTION

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit 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 on the Project site, 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 light 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. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.



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8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal endangered, threatened, 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 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 United States Fish and Wildlife Service ("USFWS") and State of Hawai'i 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 Project construction period, before work may resume, the qualified biologist must conduct subsequent 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



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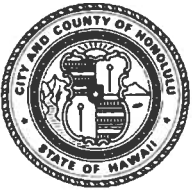
RESOLUTION

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.

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

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



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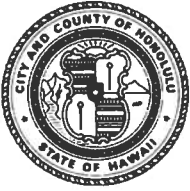
RESOLUTION

information provided by the 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 ("CRB") 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 CRB host material.

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

- E. Prior to the issuance of a construction permit or building permit, the Applicant shall obtain an approved Shoreline Setback Variance.
- F. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit 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 Applicant demonstrates 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



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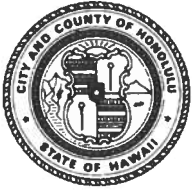
RESOLUTION

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. Sixty days after its 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 Applicant is 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; and



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Alex Bartlett, ICF, 980 9th Street, Suite 1200, Sacramento, California 95814; Laura Thielen, Director of Parks and Recreation, 1000 Ulu'ōhi'a Street, Suite 309, Kapolei, Hawai'i 96707; Ryan Kanaka'ole, Acting Chairperson of the Board of Land and Natural Resources, 1151 Punchbowl Street, Room 130, Honolulu, Hawai'i 96813; 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 State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

July 10, 2026

Honolulu, Hawai'i

Councilmembers



EXHIBIT A

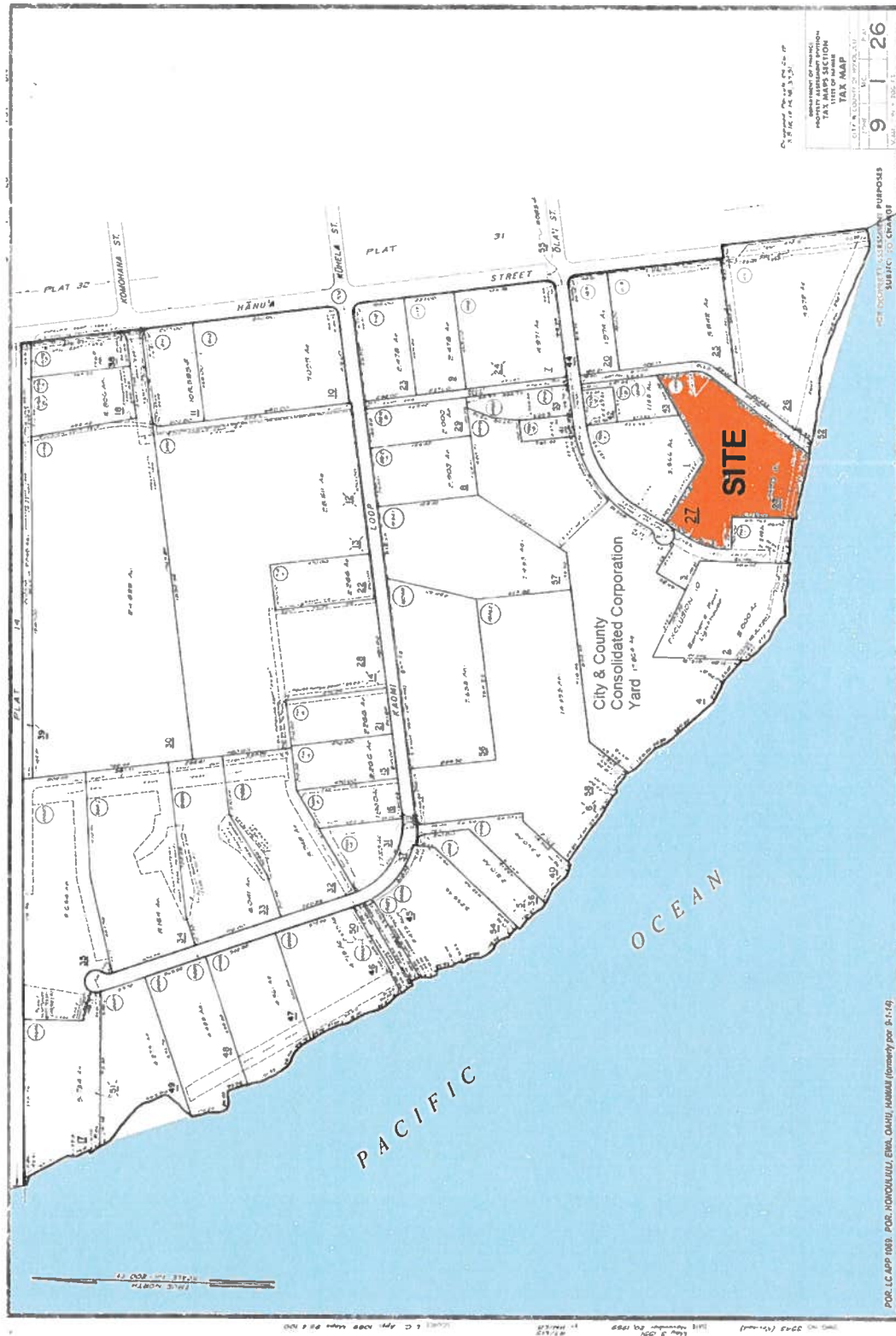


EXHIBIT B

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

ZONING MAP

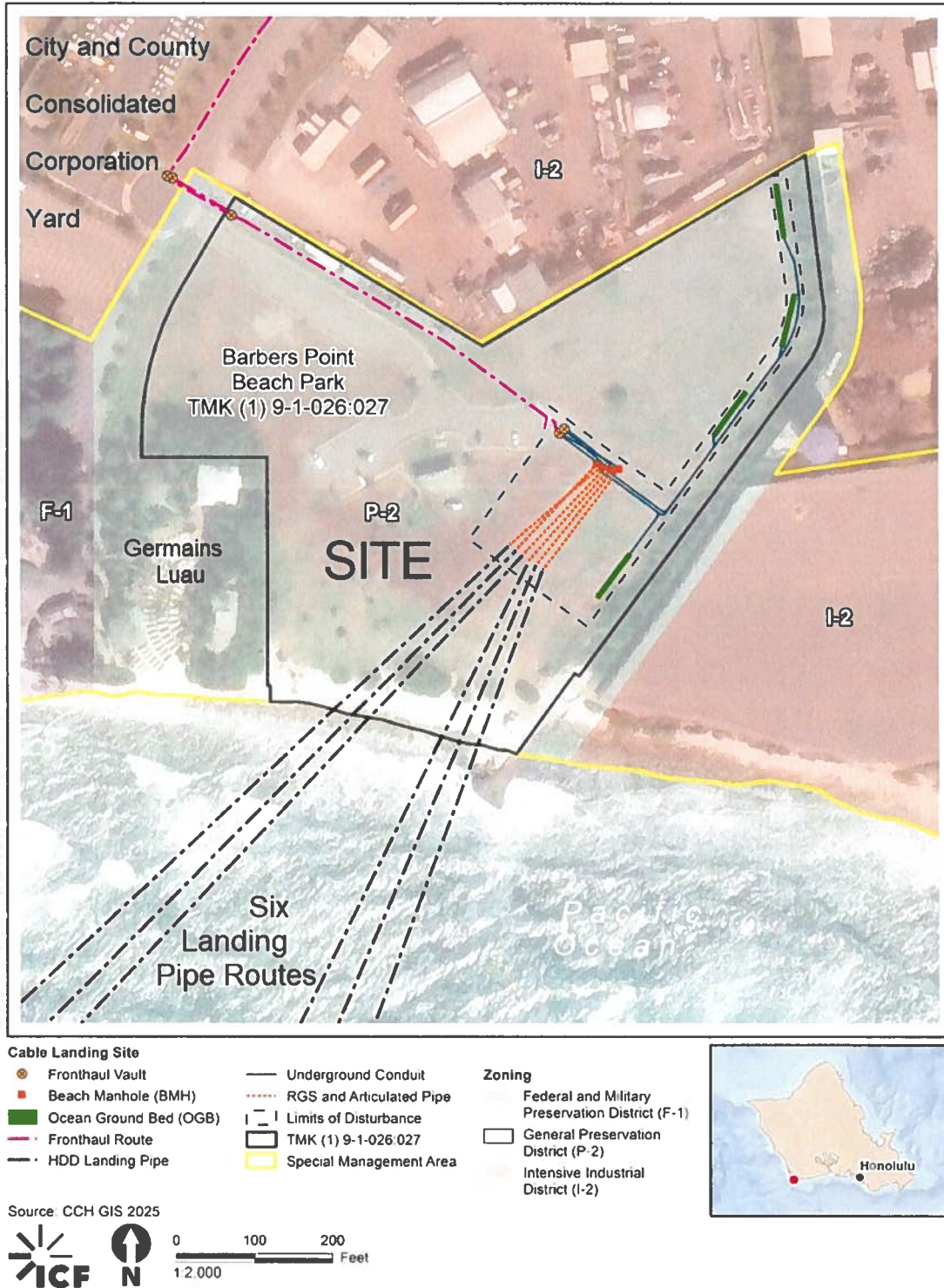
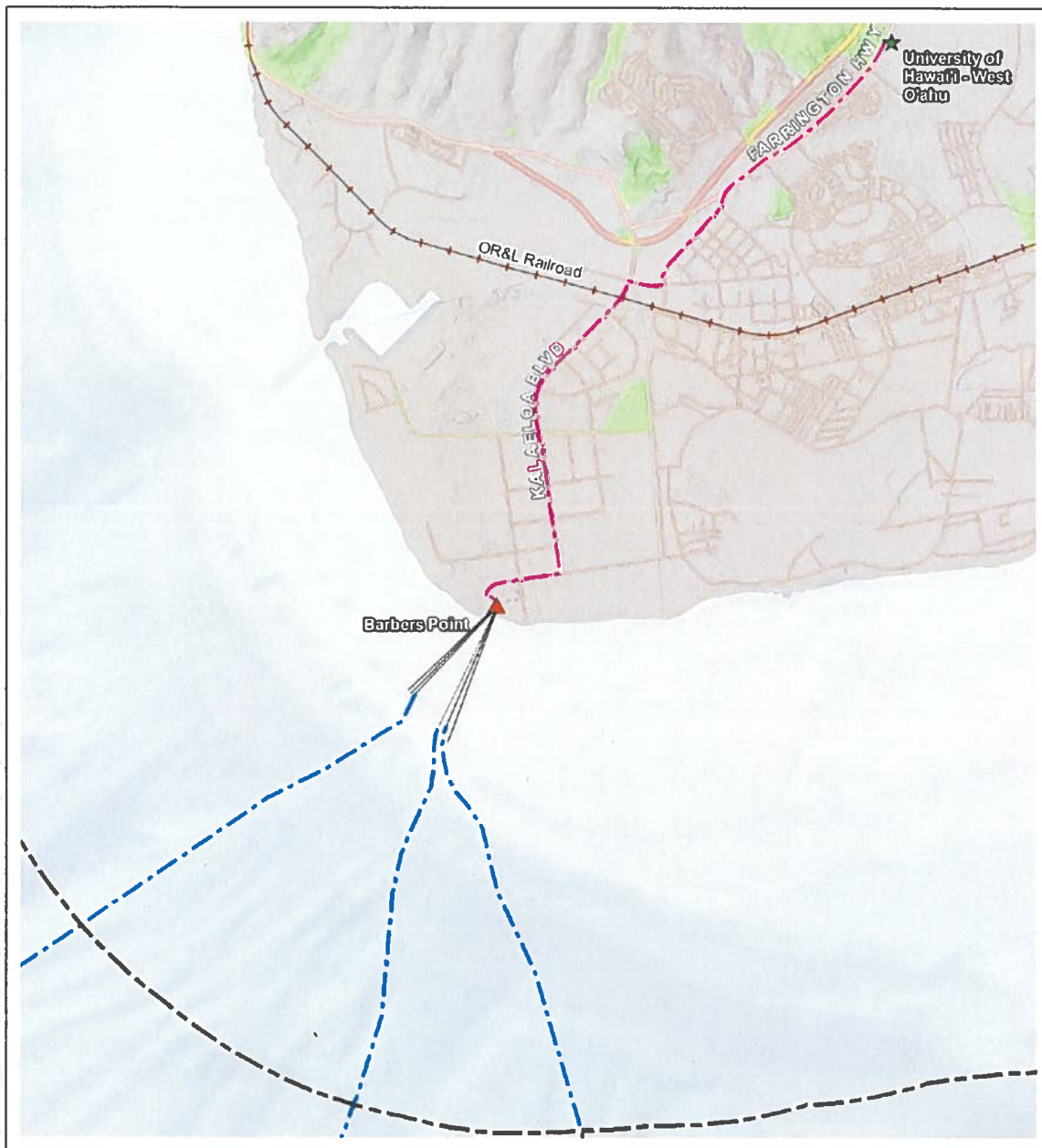


Figure 1-2. Cable Landing Site

(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



0 0.5 1
166,000 Miles

EXHIBIT D-1

FILE NOS.: 2026-SMA-12

2026-SV-1

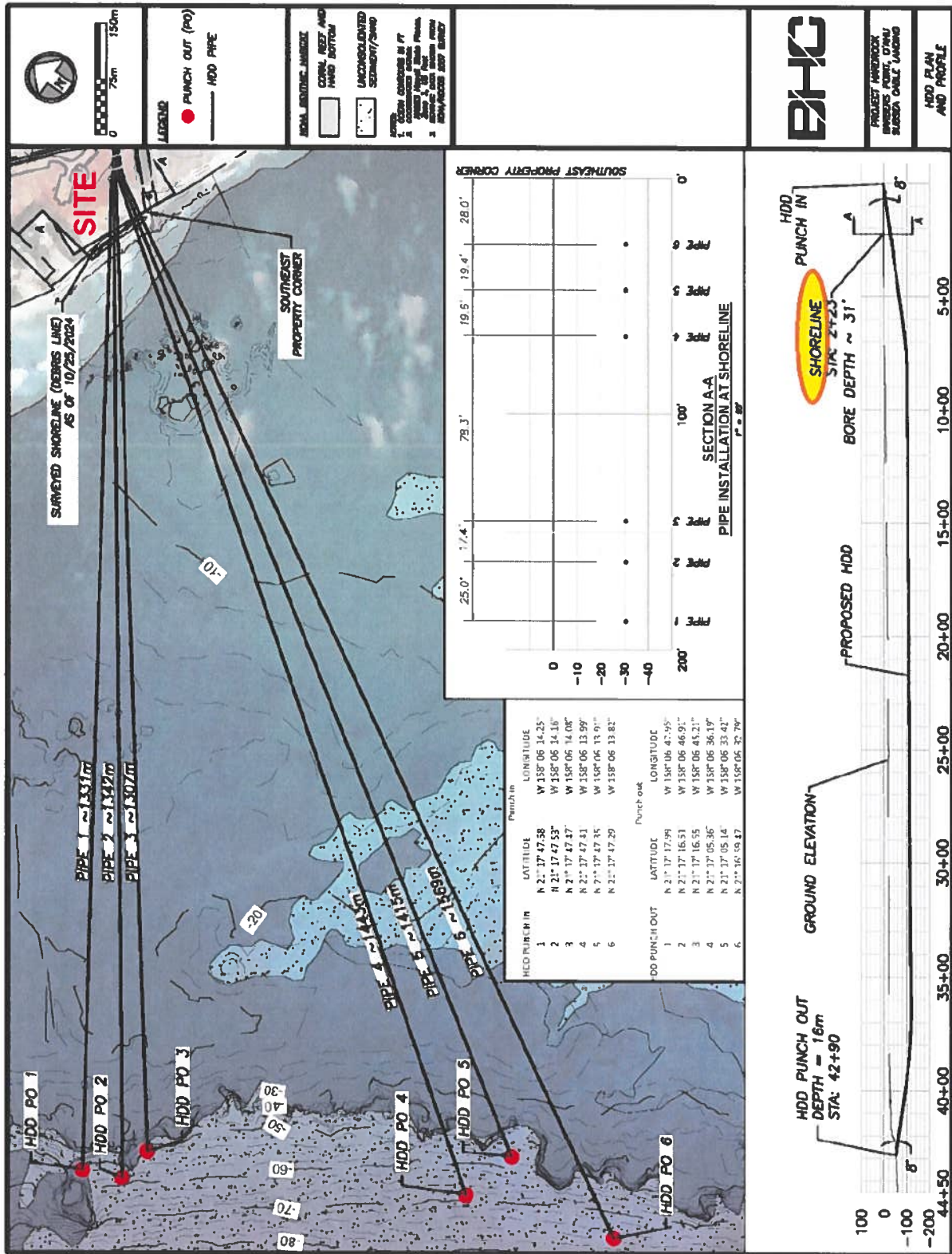


EXHIBIT D-2

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

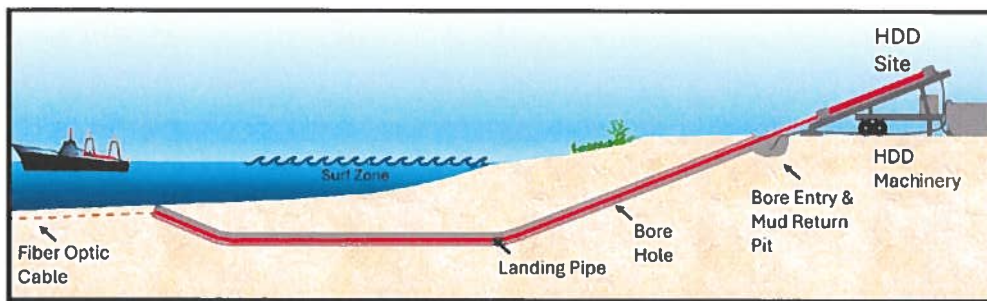


EXHIBIT D-3

FILE NOS.: 2026-SMA-12

2026-SV-1



EXHIBIT D-4

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

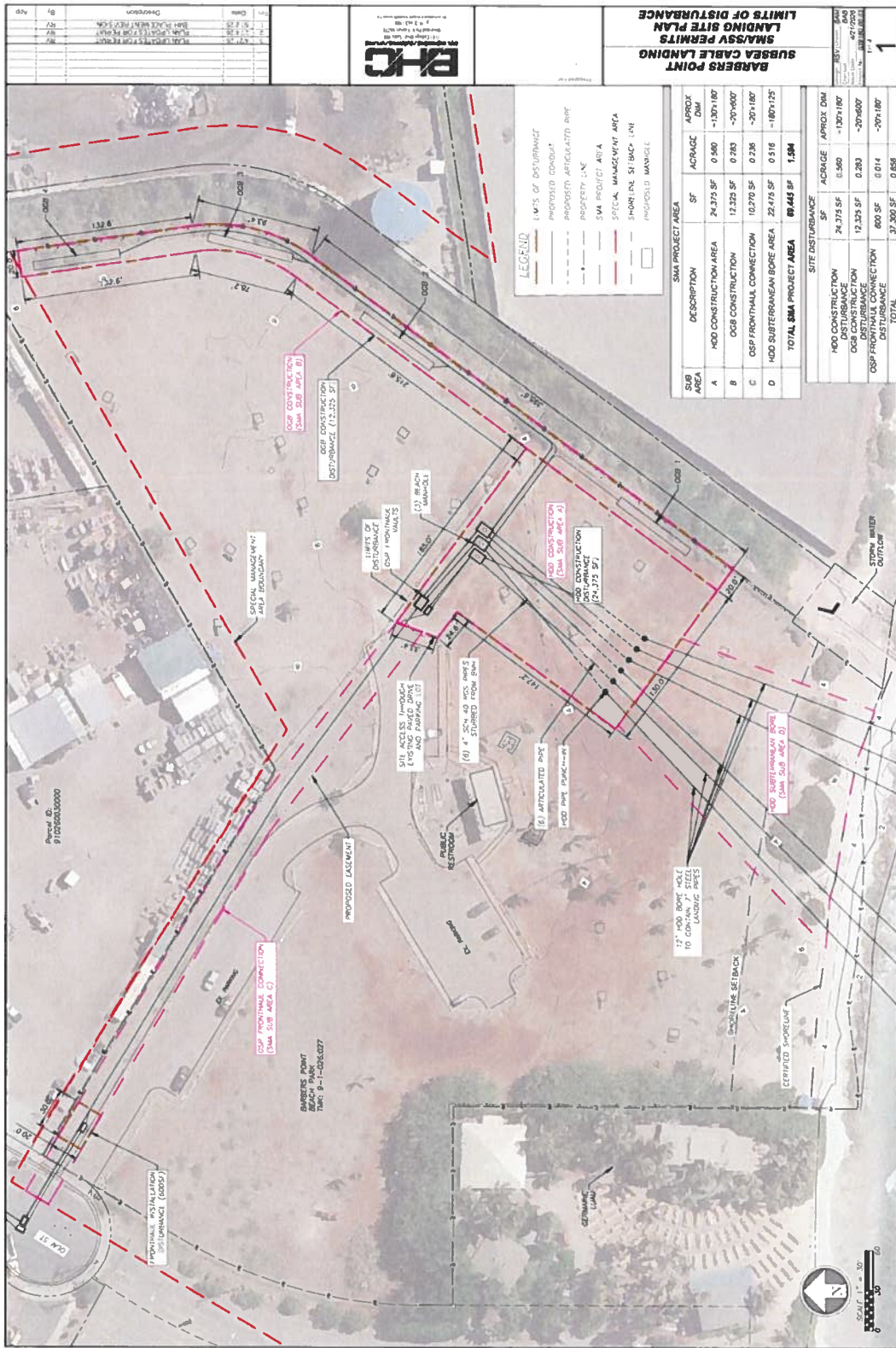


EXHIBIT E-1

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



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

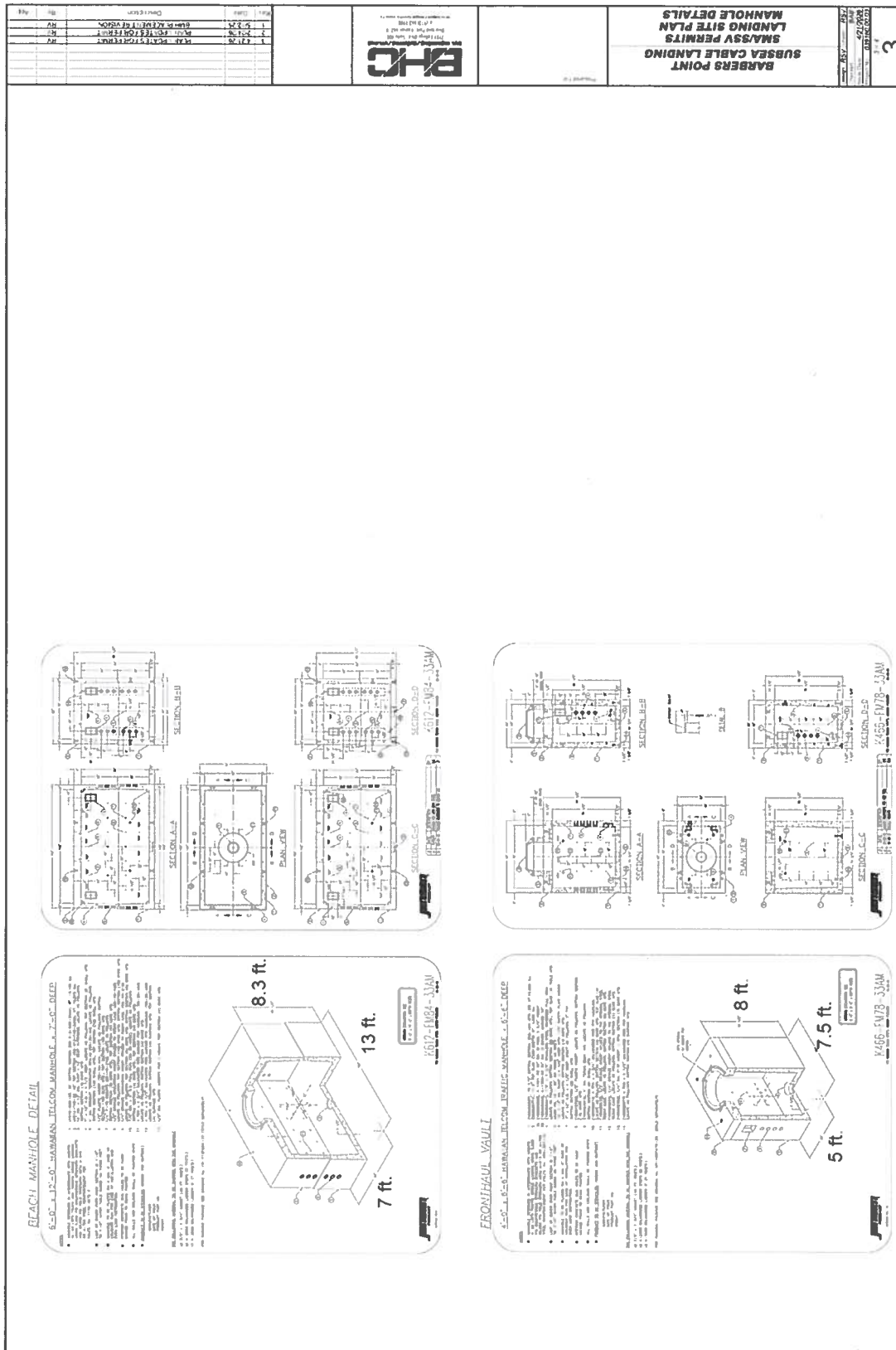


EXHIBIT E-3

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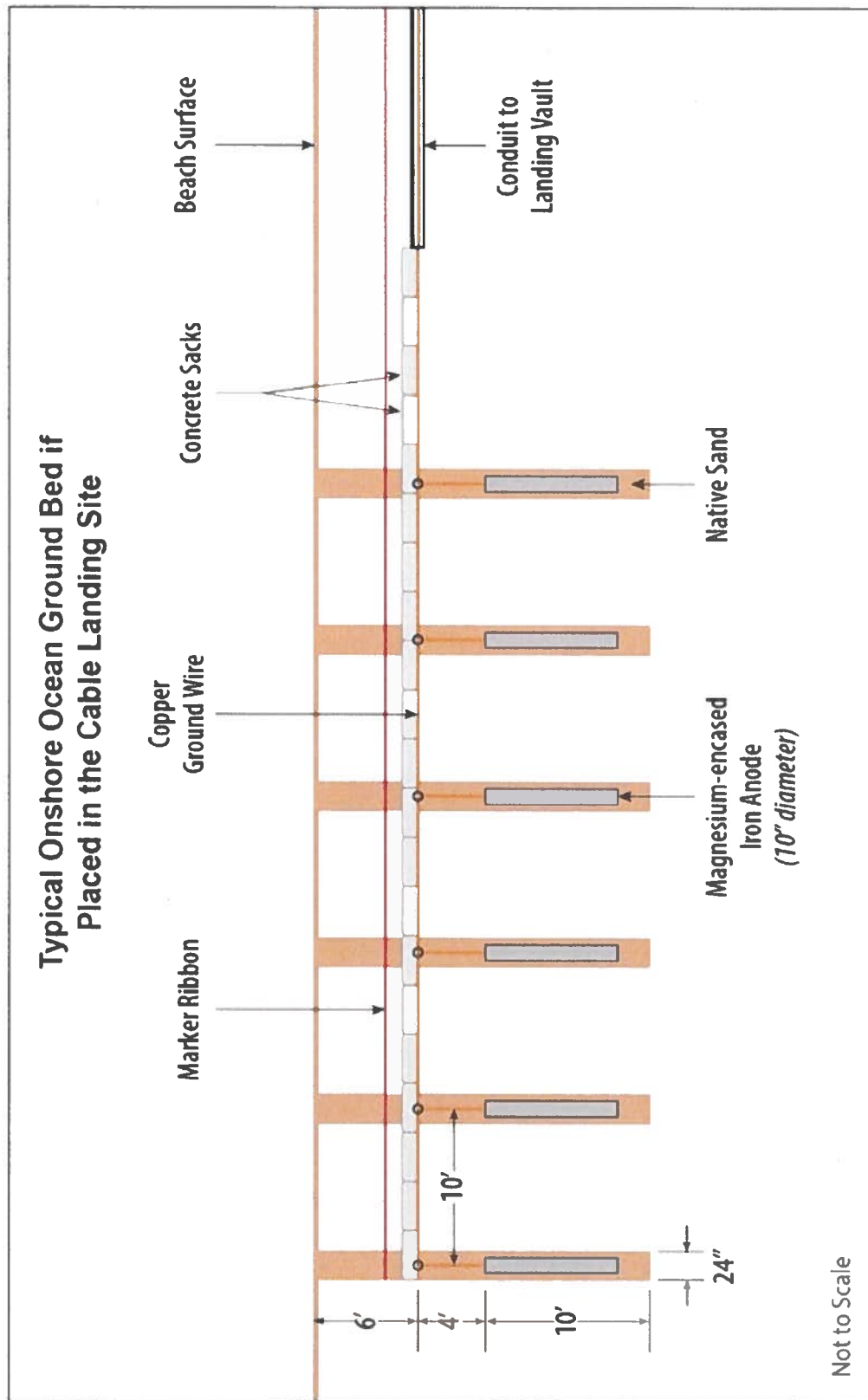
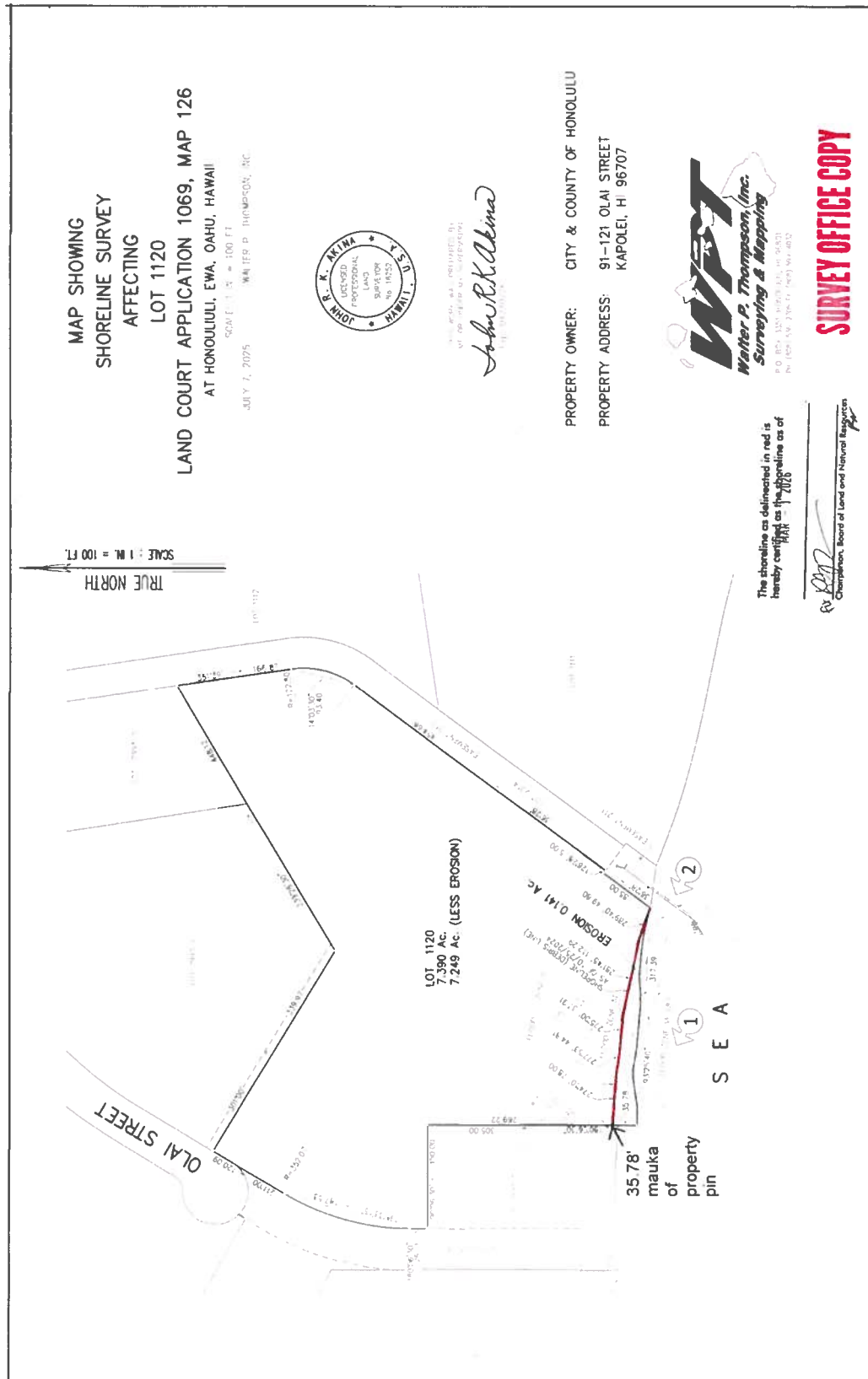


EXHIBIT E-4

FILE NOS.: 2026-SMA-12

2026-SV-1



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

EXHIBIT E-5

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	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

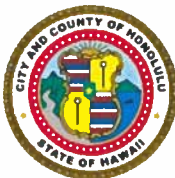
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface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

Zone **AE** = BFE determined

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

Other Areas

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



VICINITY MAP



PORTION OF FLOOD HAZARD MAP

FIRM PANEL 15003C0312G

TAX MAP KEY: 9-1-026:027

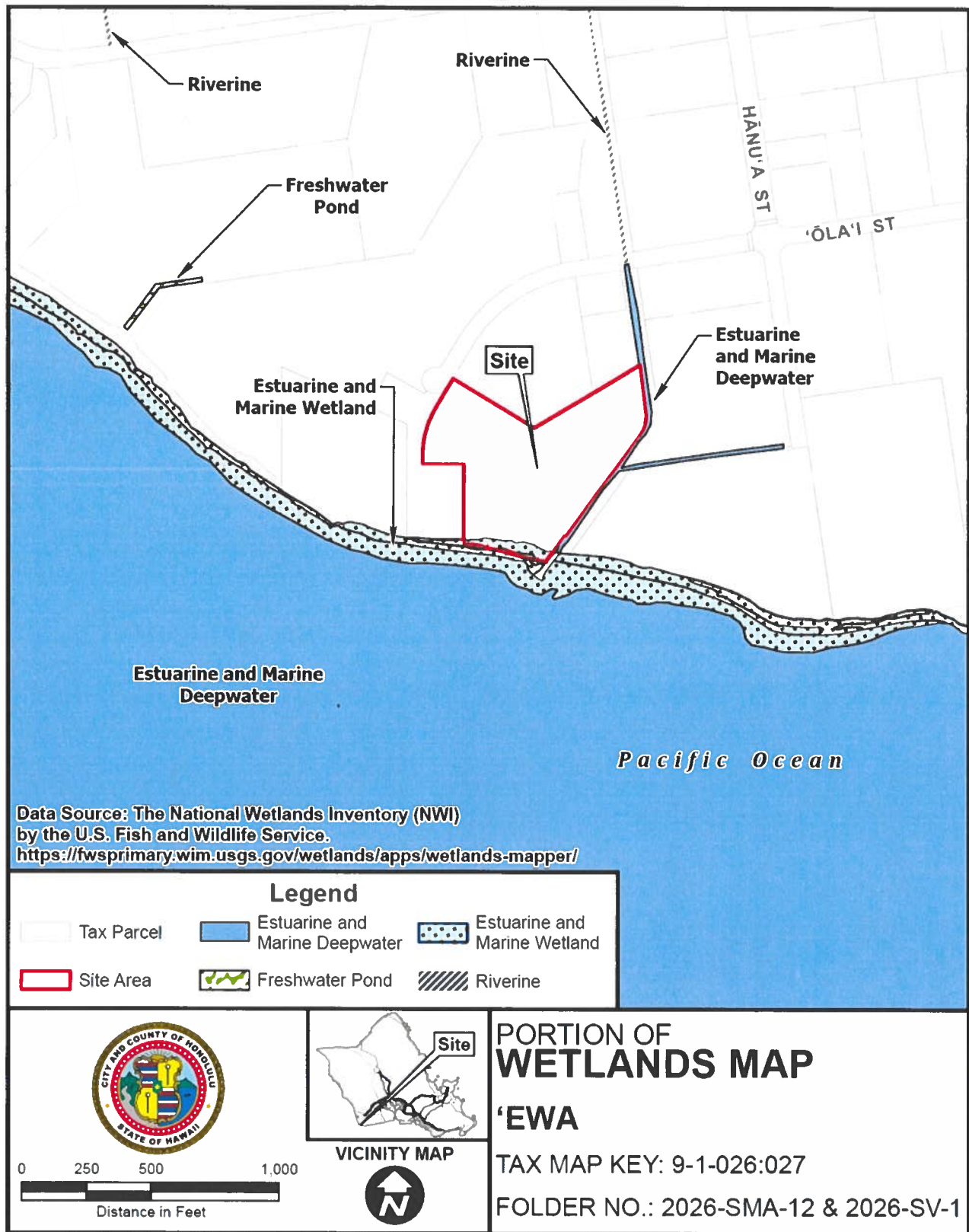
FOLDER NO.: 2026-SMA-12 & 2026-SV-1

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

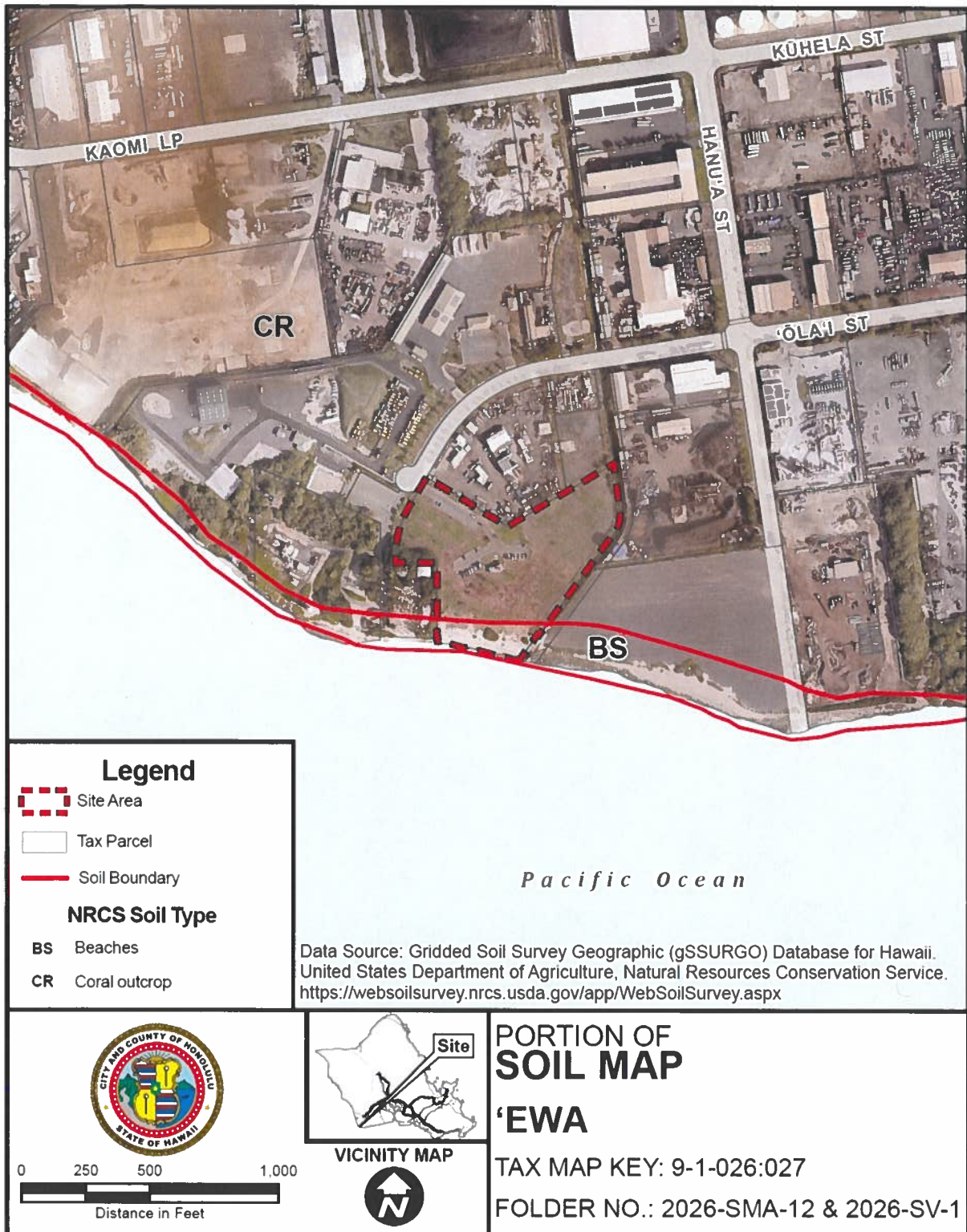


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EXHIBIT G



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EXHIBIT H

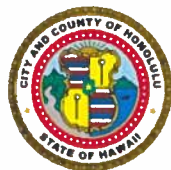


Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

Legend

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

Pacific Ocean



VICINITY MAP



SEA LEVEL RISE EXPOSURE AREA MAP 'EWA

TAX MAP KEY: 9-1-026:027

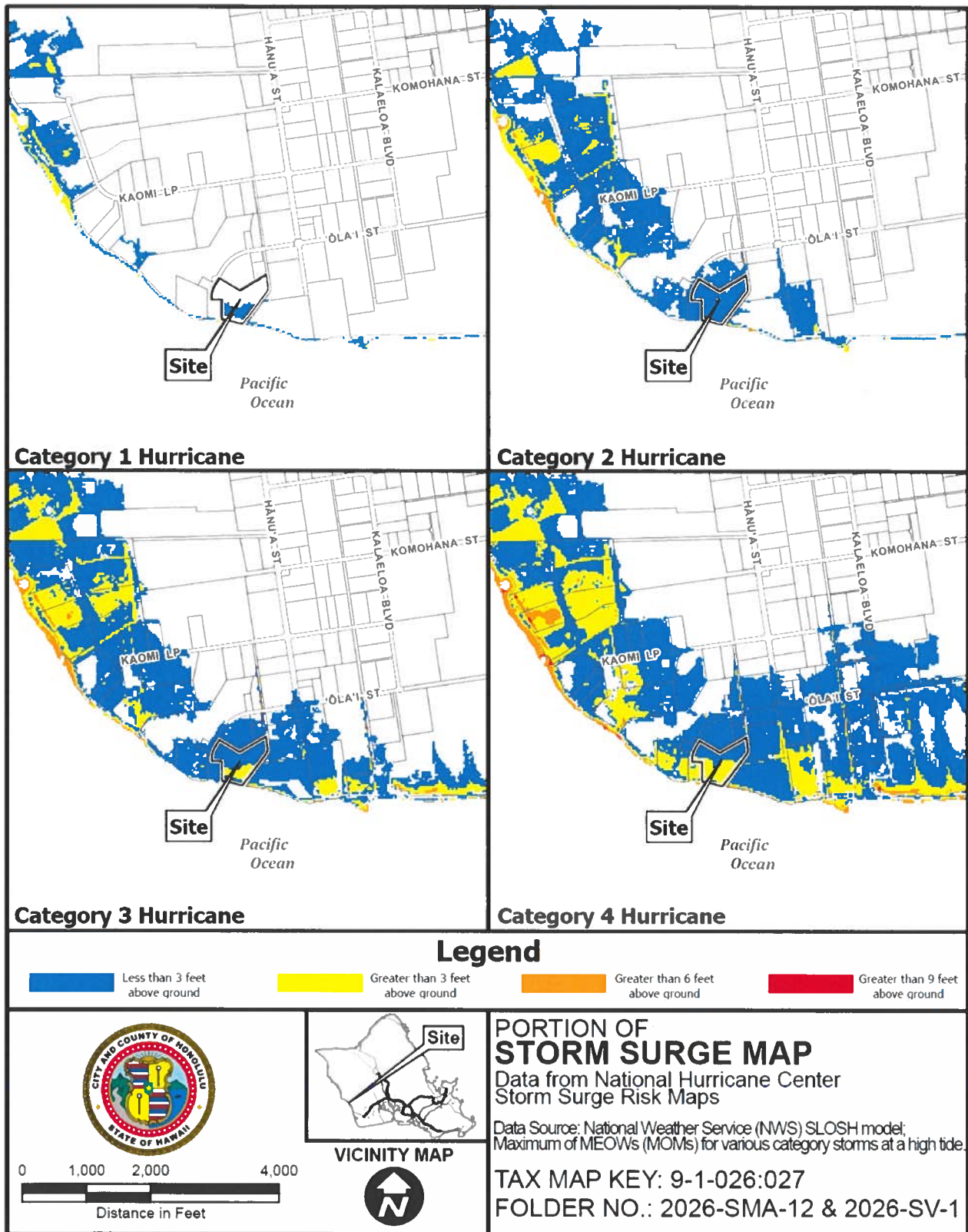
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Date Prepared: 06/2026

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EXHIBIT I

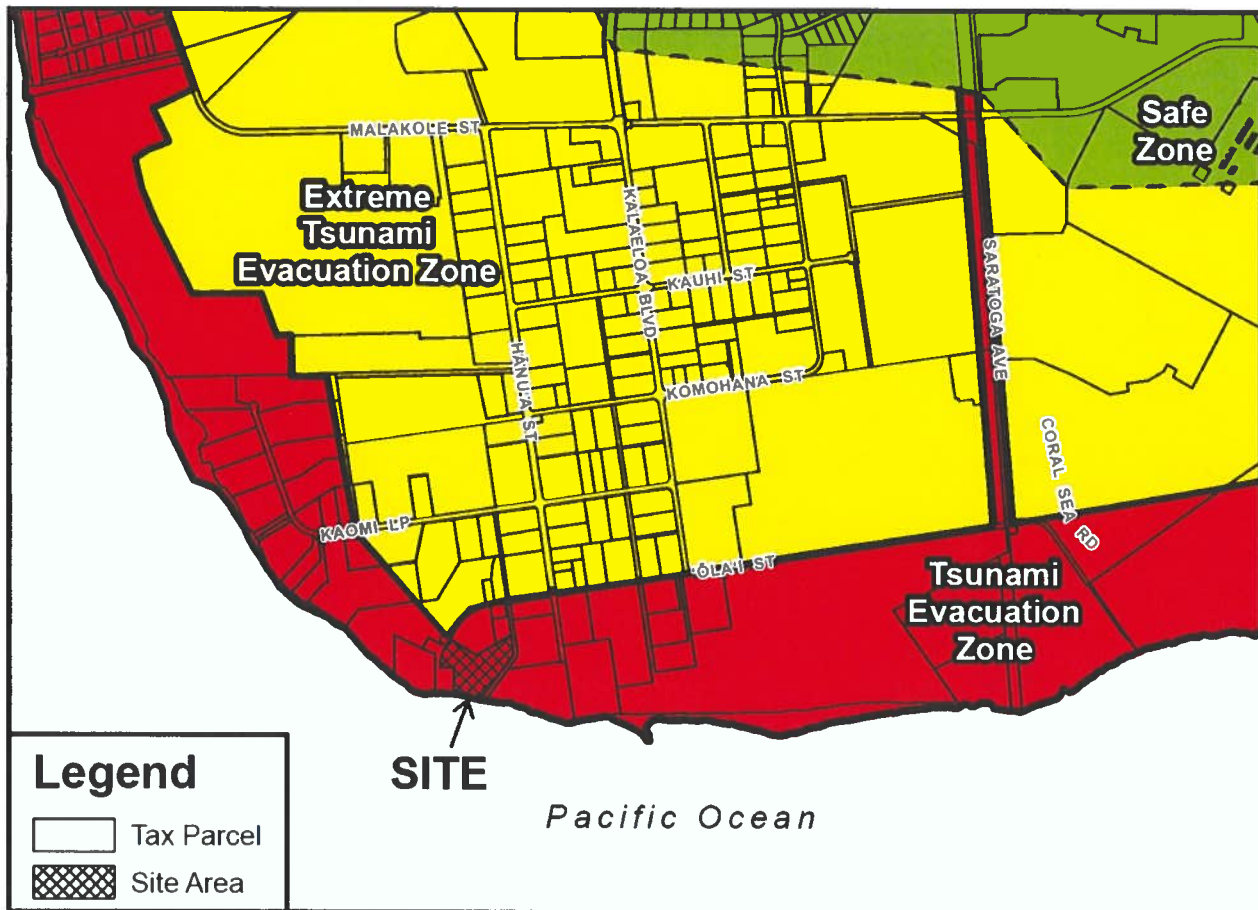


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 City and County of Honolulu

Date Prepared: 05/2026

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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

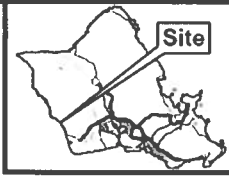
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone
1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone
 2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone





0 1,000 2,000 4,000

Distance in Feet


VICINITY MAP


PORTION OF
TSUNAMI EVACUATION MAP
KAHE PT TO 'EWA 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

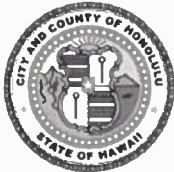
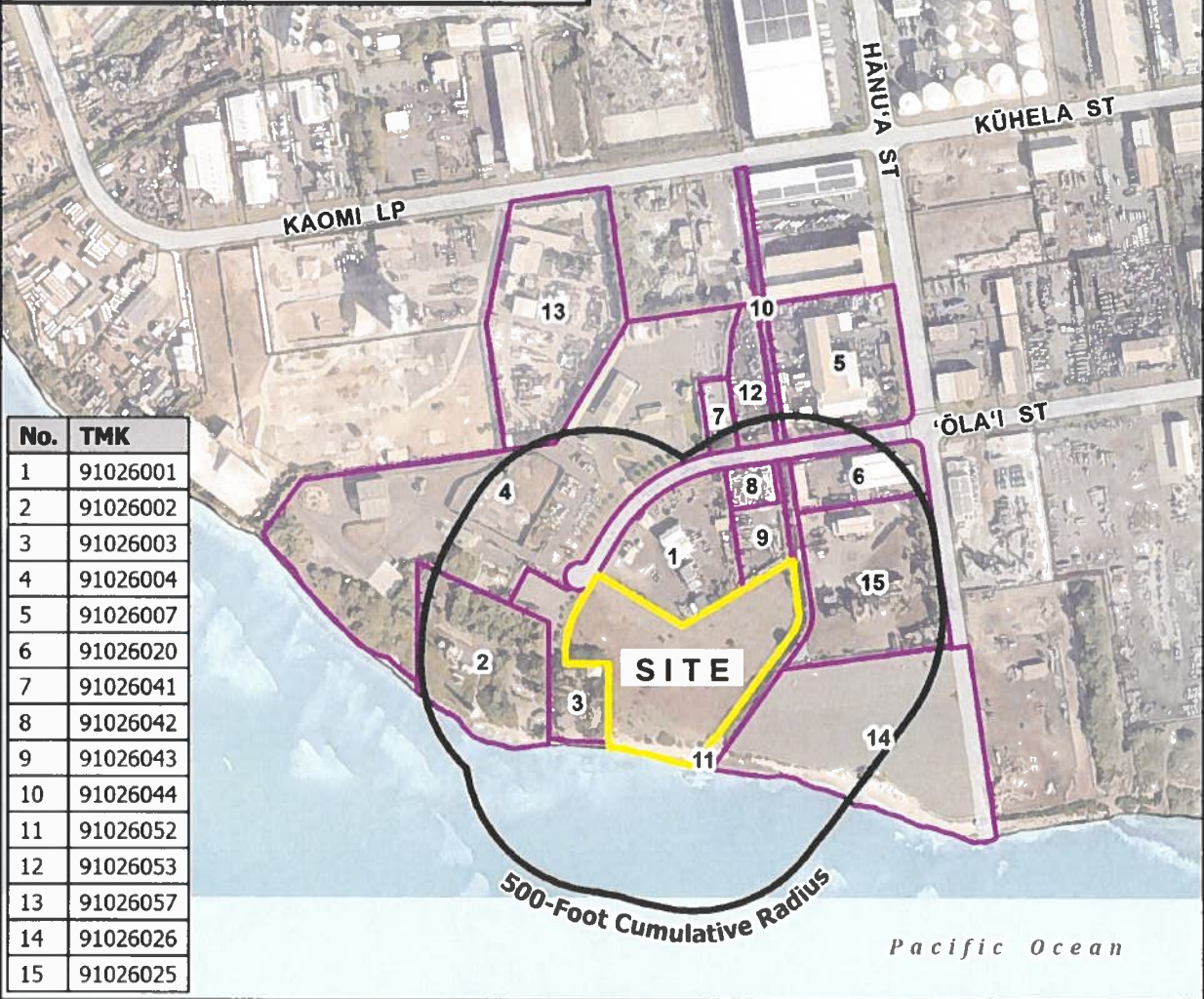
Date Prepared: 05/2026

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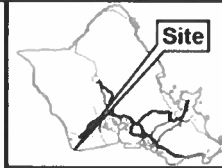
EXHIBIT K

Legend

-  Site Area
-  500-Foot Cumulative Radius
-  Parcels Overlapping 500-Foot Radius
-  Tax Parcel



0 250 500 1,000
Distance in Feet



VICINITY MAP



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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 26-165, CD1

Introduced: 07/10/26 By: TOMMY WATERS - BY REQUEST Committee: ZONING & PLANNING (ZON)

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

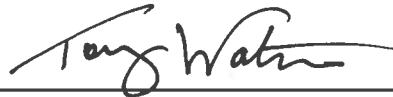
Voting Legend: * = Aye w/Reservations

07/10/26	INTRO	Introduced.
07/16/26	ZON	Reported out for adoption as amended in CD1 form. CR-212(26) 4 AYES: CORDERO, KIA'ĀINA, OKIMOTO, WATERS 1 ABSENT: TUPOLA
08/12/26	CCL	Committee report and Resolution as amended were adopted. 8 AYES: CORDERO, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER 1 ABSENT: DOS SANTOS-TAM

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this
RESOLUTION.



CHADD KADOTA, ACTING CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER