JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKAʻOLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

January 9, 2025

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Ref: EO 4584

OAHU

Request to Conduct Two (2) Public Hearings on the Island of Oahu Regarding Eurus Energy America LLC's Application to Directly Lease State Lands for the Construction and Operation of a Renewable Hydrogen Generation Facility, Honouliuli, Ewa, Oahu, Tax Map Key: (1) 9-1-031:001; Lot 12022, Map 888, Land Court Application No. 1069; Certificate of Title No. 498,504.

and

Amend Prior Board Action of November 14, 2025, Item H-1, *Authorize the Withdrawal of Approximately 100.7 Acres from Governor's Executive Order No. 4584 to the Department of Agriculture & Biosecurity (formerly known as the Department of Agriculture) for Agriculture Purposes, Honouliuli, Ewa, Oahu, Tax Map Key: (1) 9-1-031:001; Lot 12022, Map 888, Land Court Application No. 1069; Certificate of Title No. 498,504.*

The purpose of this amendment is to expand the scope of the executive order to withdraw approximately 100.7 acres from Governor's Executive Order No. 4584 to include removal of the reservation to the Board of Land and Natural Resources of the right to issue leases for renewable energy projects on the approximately 9.4 acres that will remain with the Department of Agriculture and Biosecurity.

APPLICANT:

Eurus Energy America, LLC, (Eurus) a Delaware Limited Liability Company

LEGAL REFERENCE:

Sections 171-11, 17, and 95.3, Hawaii Revised Statutes (HRS), as amended.

LOCATION and AREA:

Portion of Government lands with an area of 100.7 acres, more or less, situated at Honouliuli, Ewa, Oahu, Tax Map Key: (1) 9-1-031:001; Lot 12022, Map 888, Land Court Application No. 1069; Certificate of Title No. 498,504, as shown on the map attached as **Exhibit A**.

ZONING:

State Land Use District:	Urban
County of Maui CZO:	I-2, Intensive Industrial District

TRUST LAND STATUS:

Acquired after 8/59, i.e., non-ceded.
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CHAPTER 343, HRS - ENVIRONMENTAL IMPACT STATEMENTS:

This action before the Board of Land and Natural Resources (Board) requests approval to conduct two public hearings. This action does not involve the use of State lands or funds and therefore, does not trigger HRS Chapter 343 and Hawaii Administrative Rules (HAR) § 11-200.1.

BACKGROUND INFORMATION:

At its meeting of November 9, 2018, under Agenda Item D-16, the Board approved the set aside of the subject parcel to the Department of Agriculture (now Agriculture and Biosecurity) (DAB) for agricultural purposes. The subject parcel was formally set aside to DAB via Governor's Executive Order No. 4584 (EO4584) on May 15, 2019. Subsequently, DAB leased the subject parcel to Hawaii Land and Livestock (HLL) under General Lease No. 3138 (GL3138). GL3138 was executed on December 26, 2019, for a term of 35 years for diversified agriculture including animal feedlot purposes for finishing prior to slaughter of livestock.

Beginning in January 2022, staff visited the subject parcel and observed substantial misuse at the permission of DAB and its tenant, HLL. DAB and HLL permitted American Hauling to occupy the subject parcel and use a significant portion of it for an industrial base yard dubbed "the boneyard". This area contained an assortment of road building equipment and debris, abandoned vehicles, industrial equipment, and support and maintenance buildings. Staff immediately notified DAB of the misuse of the subject parcel and later informed the Board at its meeting of April 8, 2022, under Agenda Item D-4. At its April 8 meeting, the Board also approved a right-of-entry permit to Eurus to conduct due diligence in support of a potential future request for a directly negotiated lease should the Department secure the return of all, or a portion, of the subject parcel. HLL's misuse of the subject parcel was subsequently before the Board on December 9, 2022, under Agenda Item D-11, February 10, 2023, under Agenda Item D-4, and March 24, 2023, under Agenda Item D-6. HLL's misuse of the property was

resolved when American Hauling secured a lease from the Department of Hawaiian Home Lands and relocated its operation as of July 1, 2025.

Most recently, at its meeting of November 14, 2025, the Board approved the withdrawal of approximately 100.7 acres from EO4584, leaving DAB and its tenant with approximately 9.4 acres (Exhibit B). The Board of Agriculture and Biosecurity took corresponding action at its meeting of October 28, 2025, under Agenda Item IV-B-4. Note that voluminous and duplicative exhibits have been removed from the attached Exhibit B, original and complete documents referenced above may be viewed on the Board's website for the respective meeting at the following link: https://dlnr.hawaii.gov/boards-commissions/blnr-board/.

The subject parcel, known as the Feedlot, is an approximately 110-acre lot located in Campbell Industrial Park and zoned I-2. It served as a feedlot supporting Hawaii Meat Company's operations from 1963 to 1991, when it ceased operation. The State acquired the subject parcel in 1994 as part of a large land banking initiative in the Kapolei area.

The subject parcel is largely undeveloped. At present, there remain significant remnants of the historic feedlot operations as well as some perimeter fencing and dirt roads. Eurus proposes to construct and operate a renewable hydrogen generation facility. This project envisions a 20-megawatt photovoltaic system to generate electricity which would then power an electrolyzer to separate hydrogen from oxygen using recycled water supplied by the Honolulu Board of Water Supply. A layout of the proposed project can be found in attached project description labeled Exhibit C. The hydrogen would then be sold as a fuel additive which would be transported from the subject parcel via truck.

REMARKS:

HRS § 171-95.3(c) mandates,

> To inform the public prior to the lease of public land or the renewal of a lease of public land for a proposed renewable energy project under this section, the department of land and natural resources shall conduct not less than two public hearings on the island where the public land to be leased for the proposed renewable energy project is located; provided that the notice of the hearing shall be published as provided in section 1-28.5. The board shall prepare and distribute an outline of the proposals for the renewable energy project and receive testimony from interested parties and the general public at each public hearing.

Accordingly, Staff is requesting that the Board consent to staff conducting two (2) public hearings on the Island of Oahu regarding Eurus's request to lease State lands at the subject TMK, approve the content and form of the informational material to be distributed at the public hearings (Exhibit C), and allow the Chairperson to delegate a hearings officer(s) for the public hearings to collect testimony on behalf of the Board.

After the Board's November 14, 2025, action, DAB staff reached out at the request of HLL to request that the Board consider a request to remove the reservation from of the right to issue leases for renewable energy projects on the approximately 9.4 acres of the subject parcel that will remain with DAB. Staff reviewed the request and have no objections as the return of the majority of the subject parcel satisfies the original intent of the renewable energy reservation in EO4584.

RECOMMENDATIONS: That the Board:

1. Grant permission to conduct two public hearings on the island of Oahu for Eurus Energy America LLC's request to lease State lands.

2. Approve the content and form of the informational material presented in Exhibit C to be distributed at the public hearings.

3. Authorize the Chairperson to:
   a. Set the date, location, and time of the public hearings; and
   b. Appoint a hearings officer(s) for the two (2) public hearings.

4. Require Eurus Energy America, LLC to reimburse all costs incurred to hold the public hearings, including but not limited to travel costs, venue costs, and costs to procure audio visual equipment.

5. Amend its prior Board action of November 14, 2025, under agenda item H-1, to expand the scope of the executive order to withdraw approximately 100.7 acres from Governor's Executive Order No. 4584 to include removal of the reservation to the Board of Land and Natural Resources of the right to issue leases for renewable energy projects on the approximately 9.4 acres that will remain with the Department of Agriculture and Biosecurity.

6. Except as amended hereby, all terms and conditions as approved on November 14, 2025, Item H-1, shall remain the same.

Respectfully Submitted,

Luke Sarvis

_____

Luke Sarvis,
Special Assistant

APPROVED FOR SUBMITTAL:

For: _____

Dawn N. S. Chang, Chairperson

Exhibit A

DAB DLNR

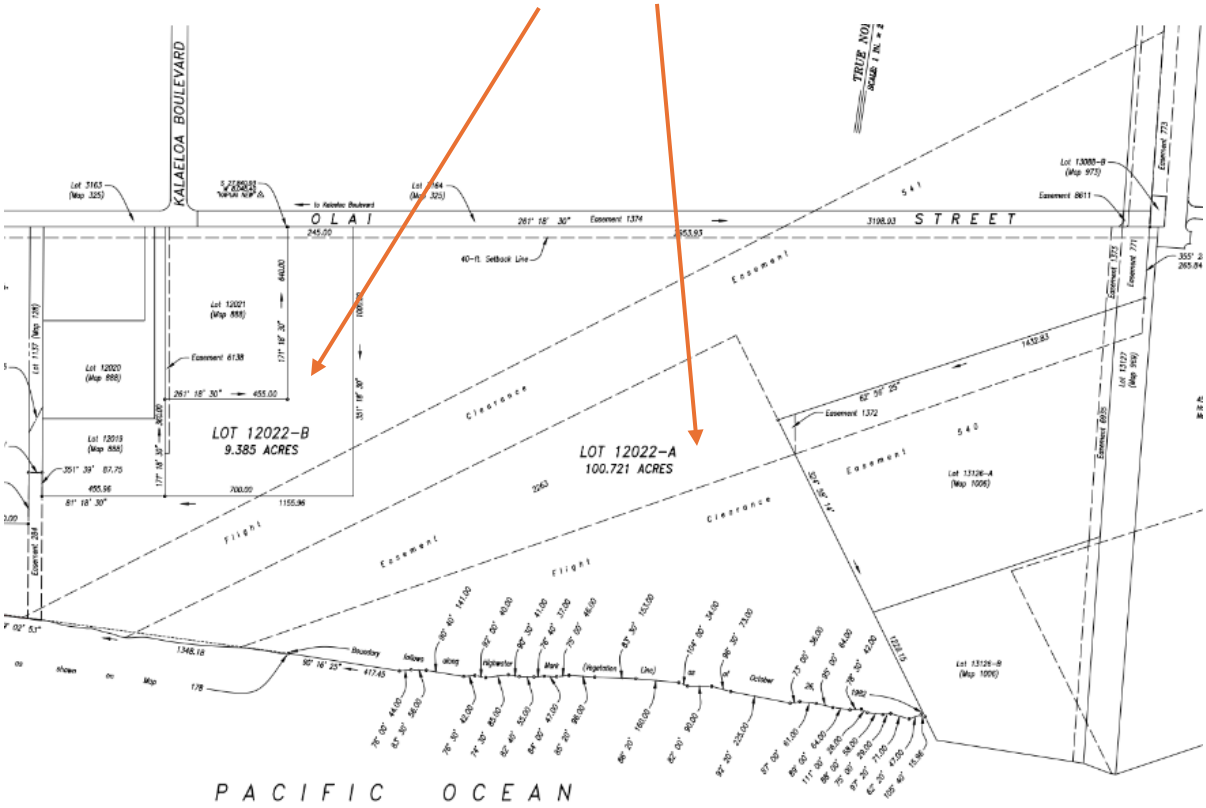


Exhibit B

JOSH GREEN, M.D.
GOVERNOR | KE KIAʻĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIAʻĀINA

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKAʻOLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

November 14, 2025

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Ref: EO 4584

OAHU

Authorize the Withdrawal of Approximately 100.7 Acres from Governor's Executive Order No. 4584 to the Department of Agriculture & Biosecurity (formerly known as the Department of Agriculture) for Agriculture Purposes, Honouliuli, Ewa, Oahu, Tax Map Key: (1) 9-1-031:001; Lot 12022, Map 888, Land Court Application No. 1069; Certificate of Title No. 498,504.

APPLICANT:

Department of Land and Natural Resources (Department).

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Honouliuli, Ewa, Oahu, Tax Map Key: (1) 9-1-031: 001, por., as shown on the attached map labeled **Exhibit A**.

AREA:

Total Area under Executive Order No 4584 (EO4584):	Approximately 110.1 acres.
Area to be Withdrawn from EO4584:	Approximately 100.7 acres.

ZONING:

State Land Use District: Urban
County Zoning: I-2 Intensive Industrial District

ITEM H-1

TRUST LAND STATUS:

Acquired after 8/59, i.e., non-ceded.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

EO4584 setting aside to the Department of Agriculture & Biosecurity (DAB) for agriculture purposes (**Exhibit B**). DAB subsequently leased the land to Hawaii Land & Livestock, LLC (HLL) under DAB General Lease No. S-3138 (GL3138) for diversified agriculture including animal feedlot purposes for finishing prior to slaughter of livestock (**Exhibit C**).

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) §11-200.1-15 and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 that states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing," and Item 36 that states, "Transfer of management authority over state-owned land, such as setting aside of state lands to or from other government agencies through a Governor's executive order."

The proposed disposition is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR.

BACKGROUND:

At its meeting of November 9, 2018, under Agenda Item D-16 (**Exhibit D),** the Board of Land and Natural Resources (Board) approved the set aside of the subject parcel to DAB for agricultural purposes. The subject parcel was formally set aside to DAB via EO4584 on May 15, 2019. Subsequently, DAB leased the subject parcel to HLL under GL3138. GL3138 was executed on December 26, 2019, for a term of 35 years for diversified agriculture including animal feedlot purposes for finishing prior to slaughter of livestock.

Beginning in January 2022, staff visited the subject parcel and observed substantial misuse at the permission of DAB and its tenant, HLL. DAB and HLL permitted American Hauling to occupy the subject parcel and use a significant portion of it for an industrial base yard dubbed "the boneyard". This area contained an assortment of road building equipment and debris, abandoned vehicles, industrial equipment, and support and maintenance buildings. Staff immediately notified DAB of the misuse of the subject parcel and later informed the Board at its meeting of April 8, 2022, under Agenda Item

D-4 (**Exhibit E**). At its April 8 meeting, the Board also approved a right-of-entry permit to Eurus Energy America LLC to conduct due diligence in support of a potential future request for a directly negotiated lease should the Department secure the return of all, or a portion, of the subject parcel. HLL's misuse of the subject parcel was subsequently before the Board on December 9, 2022, under Agenda Item D-11 (**Exhibit F**), February 10, 2023, under Agenda Item D-4 (**Exhibit G**), and March 24, 2023, under Agenda Item D-6 (**Exhibit H**). Note that voluminous and duplicative exhibits have been removed from the attached exhibits, original and complete documents may be viewed on the Board's website for the respective meeting at the following link: https://dlnr.hawaii.gov/boards-commissions/blnr-board/. At the three most recent meetings, HLL stated that it intended to remedy the situation by removing American Hauling from the premises. Most recently, at the March 24, 2023, meeting, HLL assured the Board that American Hauling would be removed by April 1, 2023. Less than a week later, HLL sent a letter stating that it would require an additional six months to remove American Hauling. On August 2, 2023, through its attorney, HLL notified the Chairperson that it had secured a Writ of Possession ousting American Hauling but would require yet another 60 to 90 days to remedy the situation.

At the request of the Governor, efforts to forcefully remove American Hauling from the subject parcel were suspended to provide American Hauling the opportunity to secure an alternative location for its operation and for the Department and DAB to negotiate a sharing arrangement that would benefit both Departments. Negotiations have proven fruitful and HLL has agreed to surrender approximately 100.7 of the 110.1 acres it currently leases. American Hauling was able to secure a lease with the Department of Hawaiian Home Lands and relocated its operation. Staff most recently visited the subject parcel on July 1, 2025, and verified that American Hauling has removed its material and equipment from the subject parcel and cleaned the area it formerly occupied.

REMARKS:

Chapter 171-11, HRS, allows land previously set aside to a government agency to be withdrawn when not needed or used for its intended purpose. Specifically, the statute states:

> Whenever lands set aside for a public purpose to the various departments and agencies of the State, or to any city and county, county, or other political subdivisions of the State, or to the United States, are not being utilized or required for the public purpose stated, the order setting aside the lands shall be withdrawn and the lands shall be returned to the department.

In this case, the public purpose for withdrawing land from EO4584 is to pursue renewable energy development to generate revenue to support the Department's mission.

Prior to setting the subject parcel aside to DAB, staff pursued various renewable energy projects on the subject parcel. When the subject parcel was set aside to DAB a reservation to the Department was added to EO4584 to ensure that the Department retained its right to pursue renewable energy projects on the subject parcel in the future (**Exhibit B**, page

2). GL3138 contains a related provision allowing the Lessor to withdraw land for renewable energy or other public purposes.

Accordingly, staff is recommending that the Board withdraw approximately 100.7 acres from EO4584 for development for future renewable energy development. This will leave approximately 9.4 acres for HLL's future cattle resting and agricultural purposes. The proposed division of the subject parcel is shown on **Exhibit A**.

In the interest of expediting and simplifying the process of dividing the subject parcel as well as future development, this Board and the Board of Agriculture and Biosecurity (BAB) agreed to deregister it from Land Court. This Board approved the deregistration of the subject parcel from Land Court at its November 8, 2024, meeting under Agenda Item D-7 (**Exhibit I)**. DAB has taken the following steps to effectuate this withdrawal. On June 24, 2025, DAB staff secured BAB approval to cancel Transfer Certificate of Title (TCT) 498,504 and issue individual TCTs for each parcel formerly listed and deregister the subject parcel from Land Court under Agenda Item A-2 (**Exhibit J)**. Additionally, the Agribusiness Development Corporation (ADC) was required to approve the cancellation of TCT 498,504 and issuance of individual TCTs because it holds one of the listed parcels via Governor's Executive Order No. 4465. ADC's Board of Directors approved that request on June 26, 2025, under Agenda Item E-7 (**Exhibit K**). At its meeting of October 28, 2025, under Agenda Item IV-B-4, BAB approved the withdrawal of 100.7 acres from EO4584, as well as the associated subdivision and reduction in acreage of GL3138 (**Exhibit L)**.

Finally, as discussed in previous submittals on this matter, the original purpose of DAB's request for the subject parcel was to provide additional water to HLL's slaughterhouse on an adjoining parcel. When the State purchased these parcels from the Campbell Estate, the deeds carried restrictive covenants limiting the amount of water allotted to each parcel based on respective acreage. This was to ensure that Campbell Estate would have enough water in the area to support its agricultural operations, which were still active at the time. The allotment for the slaughterhouse parcel was not adequate to support slaughterhouse operations, so DAB requested the subject parcel to secure access to its additional water allotment. On June 24, 2025, the James Campbell Company executed documents terminating the restrictive covenants. These documents were subsequently recorded in Land Court on June 30, 2025 (**Exhibit M**). The Honolulu Board of Water Supply also confirmed that it has adequate water service in the area to support both HLL's operations and a potential renewable energy project on the subject parcel.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.

2. Approve of and recommend to the Governor the issuance of an executive order withdrawing approximately 100.7 acres from the Governor's Executive Order No. 4584, subject to:

   A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;

   B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;

   C. Review and approval by the Department of the Attorney General; and

   D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Luke Sarvis

Luke J. Sarvis
Special Assistant

APPROVED FOR SUBMITTAL:

For: Dawn N. S. Chang, Chairperson

Exhibit C

Project Overview

Eurus Energy America, LLC (Eurus or Applicant) is proposing to construct and operate the Olai Green Hydrogen and Solar Project, a renewable hydrogen production facility, located in Kapolei within Campbell Industrial Park, in the ʻEwa District, Oʻahu, Hawaiʻi (Project). The Project design is under development but is expected to include an approximate 20-megawatt (MW) solar photovoltaic (PV) system and a hydrogen production area. Most of the Project components would be located within Tax Map Key (TMK) 9-1-031:001 (por), on Lot 12022-A, an approximate 100-acre Lot owned by Department of Land and Natural Resources (DLNR) ("DLNR Lot"). The Applicant is seeking a state land lease from DLNR for long-term use of the DLNR Lot. Access to the DLNR Lot would be through the approximately 5-acre TMK 9-1-031:008, owned by Hawaii MMGD LLC ("Olai Street"). TMK 9-1-031:001 (por) and TMK 9-1-031:008 are referred to as the Project Area. The Project Area is shown in Figure 1.

The Project would produce renewable electricity which would then be used to convert water into hydrogen and oxygen. No other gases or chemicals are produced. The oxygen would be released into the environment while the hydrogen would be sold for use as a transportation fuel or for heating. The Board of Water Supply would supply demineralized reverse osmosis (RO) water from an existing pipeline on the proposed Project site. The hydrogen would be transported off site to purchasers either by truck or by pipeline. If the hydrogen is transported off site by truck, loading facilities would be constructed by the Applicant near the hydrogen production area but the trucks and/or truck-trailers would be owned and operated by a third party. If the hydrogen is transported offsite via a pipeline, a third party would construct, own, and operate the pipeline and would be responsible for obtaining any necessary permits and/or approvals. Electricity generated by the PV system may also be delivered to the regional electrical grid to be used by others. The Project would provide clean, renewable, carbon-free energy for the island of Oʻahu, contributing to the State of Hawaiʻi's Renewable Energy and Carbon Free goals[1].

The Project Area is located in the State Urban Land Use District and City and County of Honolulu (CCH) Intensive Industrial (I-2) zoning district. Portions of the Project Area are located within the CCH special management area (SMA) and the shoreline setback area[2]. The Project would be sited to avoid the shoreline setback area, but components of the Project (e.g., solar array, internal access roads, and stormwater basin) would be within the SMA.

The major components of the Project are described in greater detail below.

- **Facility Access and Land Improvements**. Legal ingress, egress and utility access to the Project site exists via Olai street (TMK 9-1-031:008). Access and easements would be upgraded to support project construction and operations as necessary. Improvements may include drainage, grading and paving as needed. New internal access roads may require excavation and fill to achieve acceptable grades within

[1] Act 97 (2015) set a legally binding Renewable Portfolio Standard (RPS) that commits the State's electric utilities to transition to 100 percent renewable/clean electricity generation by 2045. Act 15 (2018) added HRS §225P-5, which established Hawaiʻi's statutory "Zero Emissions Clean Economy Target." The State committed to achieving net negative greenhouse gas emissions (i.e., to sequester more GHGs than are emitted) as quickly as practicable, but no later than 2045. Act 238 (2022) established an interim economy-wide GHG limit to statewide emissions at least 50% below 2005 levels by 2030. SB1024 (2023) establishes statutory direction for Hawaiʻi to pursue zero-emission transportation across multiple modes (ground vehicles, inter-island air, and marine).

[2] The shoreline setback line is range from a minimum of 60 feet to up to 88.7 feet (east to west) from the certified shoreline.

the DLNR Lot. Stormwater would be managed on-site through controlled grading and by maintaining an engineered system of piping, earthen drainage ditches and channels. A stormwater basin would be located in the makai-portion of the Project Area to allow stormwater and unused deionized water to percolate through the soil or evaporate.

- **Solar PV Array**. Approximately 90-acres of the DLNR Lot would be used for a solar PV array. The panels would be positioned in rows, mounted on a racking system. Electricity would be produced by the PV array and transmitted to the hydrogen production area through electrical conductors (wires) placed above or below the ground. If electricity is exported to the local grid, additional interconnection equipment may be constructed including transformers, circuit breakers, other electrical protection and telecommunication equipment, mounted on either wooden or mono-steel poles or on concrete pads.
- **Hydrogen Production Area.** Approximately 3-acres of the DLNR Lot would be used for the hydrogen production system. The area would contain approximately 15, 40-foot weatherproof shipping containers or equivalently sized transportable equipment permanently affixed to concrete pads. Power conversion, communication and control systems, water purification units, electrolyzers, pumps, piping and metering equipment would be located inside, or adjacent to these containers.
- **Hydrogen Filling Station**. A hydrogen filling station would be constructed adjacent the hydrogen production area on approximately 2-acres of land. The filling station would consists of up to 4 bays where trucks or truck trailers, specifically designed and certified to transport hydrogen compressed gas on public roads would be parked, filled and then trucked/trailered off-site for delivery. Trucks and/or truck-trailers would be owned and operated by a third party.
- **Electricity, Water and Telecommunication Services.** All of the electricity used to separate water into hydrogen and oxygen would be generated by the solar PV array. Electricity to support 24-hour control and communication and monitoring activities would be received from Hawaiian Electric via an existing distribution line located the north-side of the DLNR Lot. Demineralized RO water would be sourced from an existing CCH Board of Water Supply (BWS) pipeline that currently supplies recycled R-1 water for industrial uses within Cambell Industrial Park. The water pipeline is located in an existing easement on the DLNR Lot. Approximately 70% of the water supplied would be directly converted into hydrogen and oxygen. Water that is not converted to hydrogen would be used for beneficial purposes including solar panel washing and irrigation for landscaping. Telecommunication services would be provided by the regional telecommunication provider.

Hydrogen production, storage, and distribution systems would be designed and operated in compliance with federal, state, and local environmental, health and safety requirements.

It is anticipated that on-site construction and commissioning would require approximately 12 months. Commercial operation of the facility is expected in late 2027. Once operational, the Project would produce between 500,000 and 800,000 kg of hydrogen per year. This is enough hydrogen to fuel heavy trucks to travel approximately 4-7 million miles per year[3]. This would offset approximately 10-16 thousand barrels of fossil fuel per year.

[3] Heavy duty trucks average 8.5 to 10 miles per kg of Hg (BURKE-ZHAO-EVS30-MDHD-Fuel-Economy-Analysis_ver1.pdf) DOE Hydrogen Heavy Duty Truck Targets

For more information regarding the Project, please contact Dave Tomlinson at DTomlinson@EurusEnergy.com.

Olai Green Hydrogen and Solar Project

Campbell Industrial Park, ʻEwa, Oʻahu, Hawaiʻi

Eurus Energy America, LLC

December 2025

TETRA TECH

Project Location

TMK

Project Area

N

Scale: 1:7,000

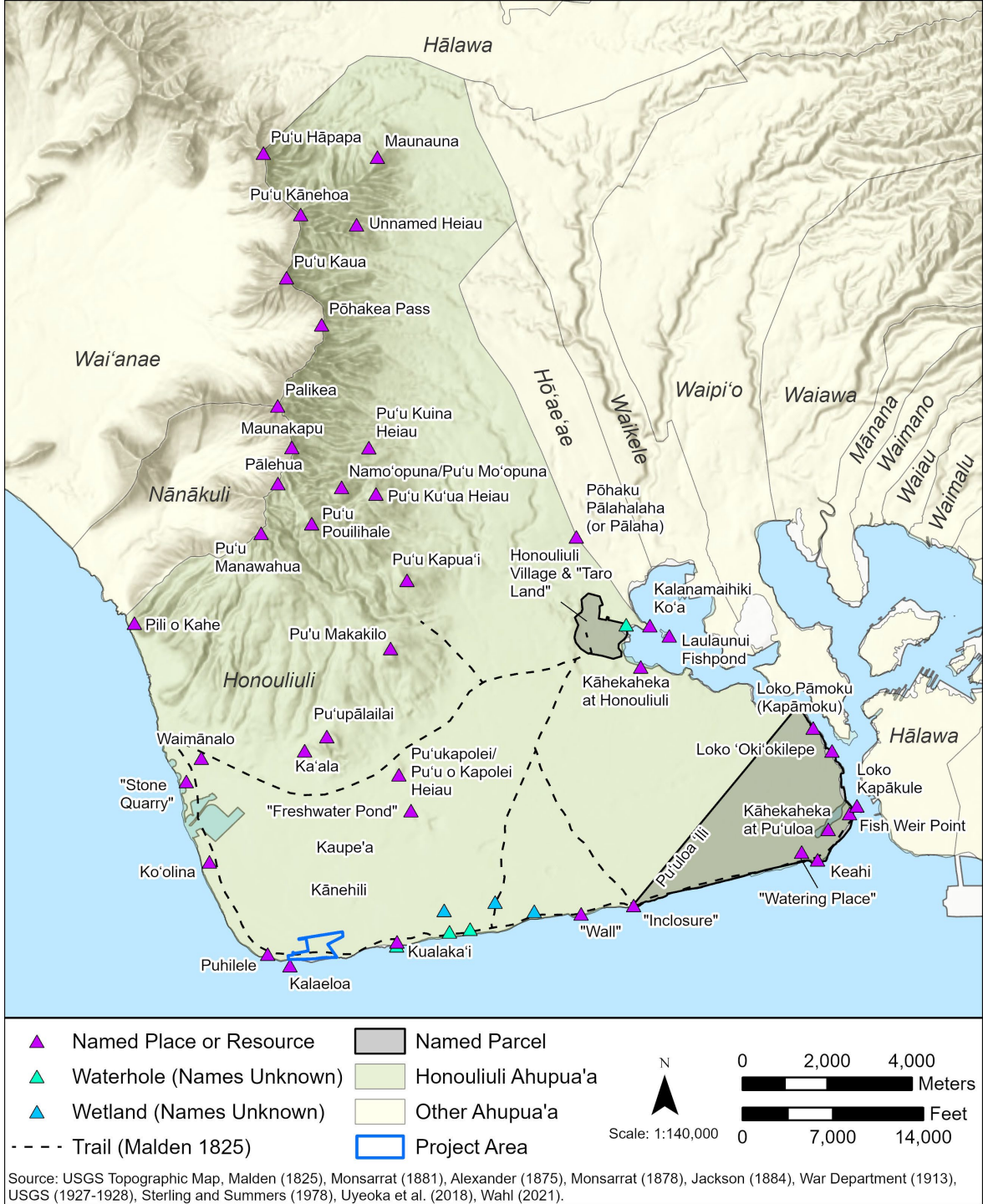
0 250 500 Meters

0 1,000 2,000 Feet

Source: Esri, Maxar, Earthstar Geographics and the GIS User Community, 2025.

Historical Background

- Project Area located in Ahupua‘a of Honouliuli, Moku of ‘Ewa.
- Feedlot established by Hawai‘i Meat Company (HMCo) in 1963.
- In operation until 1991, when the feedlot portion of the operation folded, the facility was partially dismantled, and the State purchased the land.
- In 1998 new slaughterhouse constructed next door, still in operation.

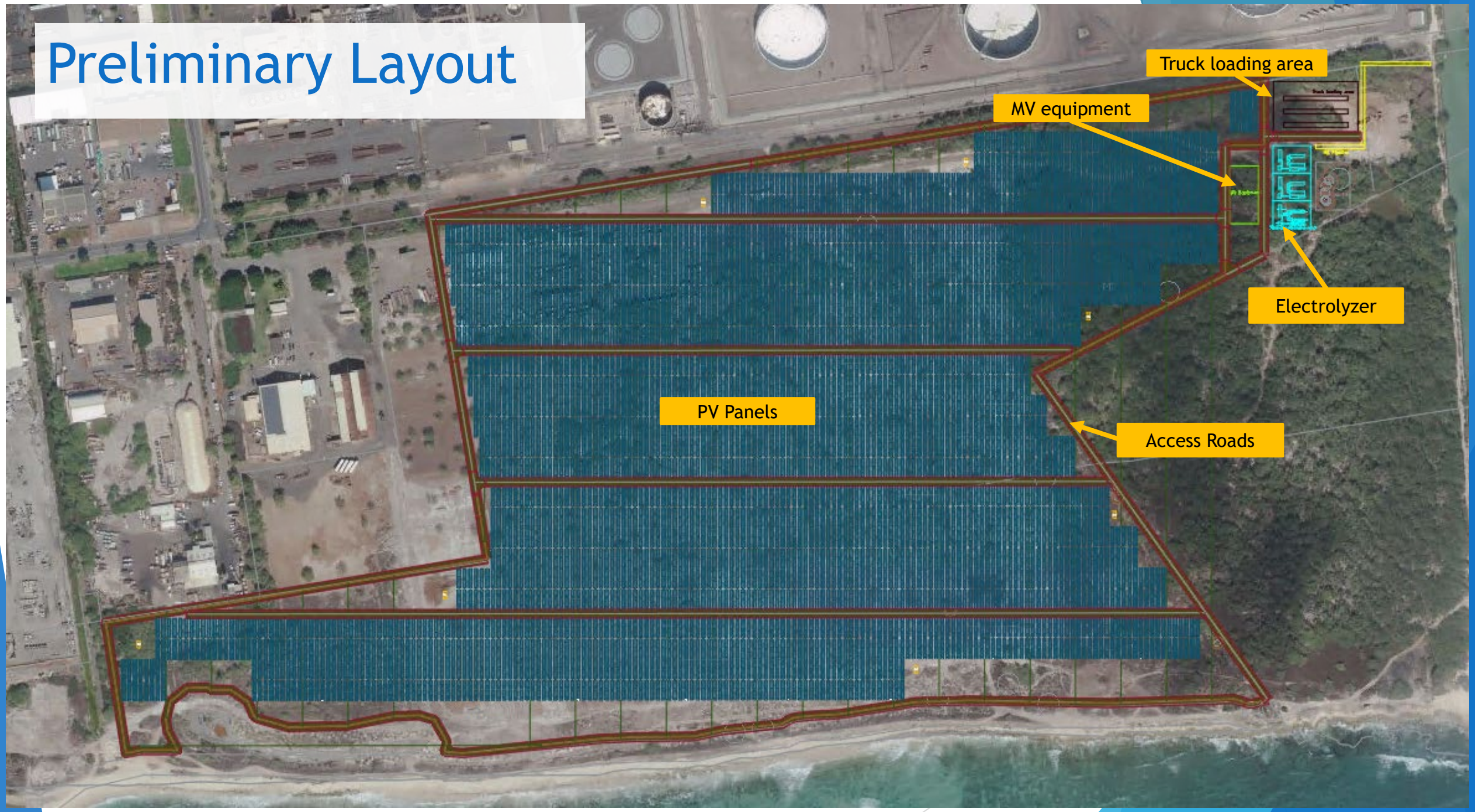


Source: USGS Topographic Map, Malden (1825), Monsarrat (1881), Alexander (1875), Monsarrat (1878), Jackson (1884), War Department (1913), USGS (1927-1928), Sterling and Summers (1978), Uyeoka et al. (2018), Wahl (2021).

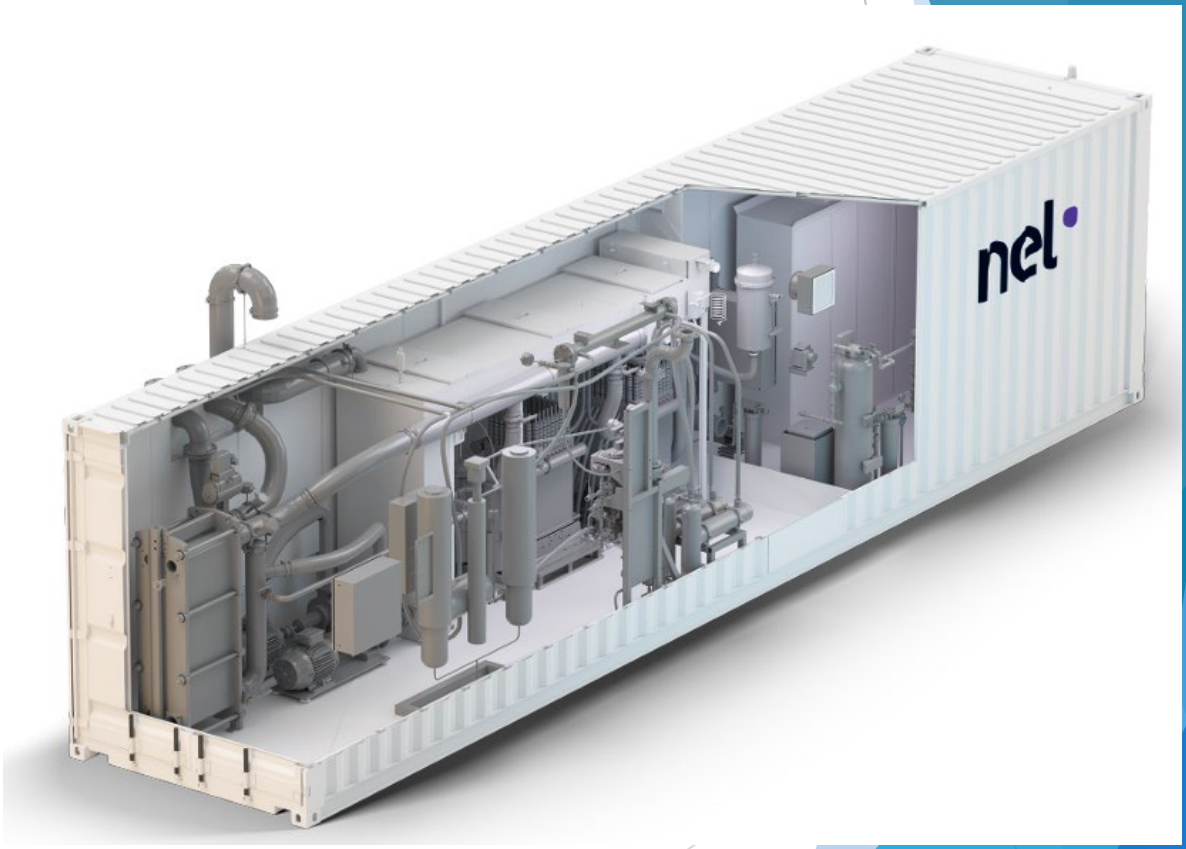
Project Description

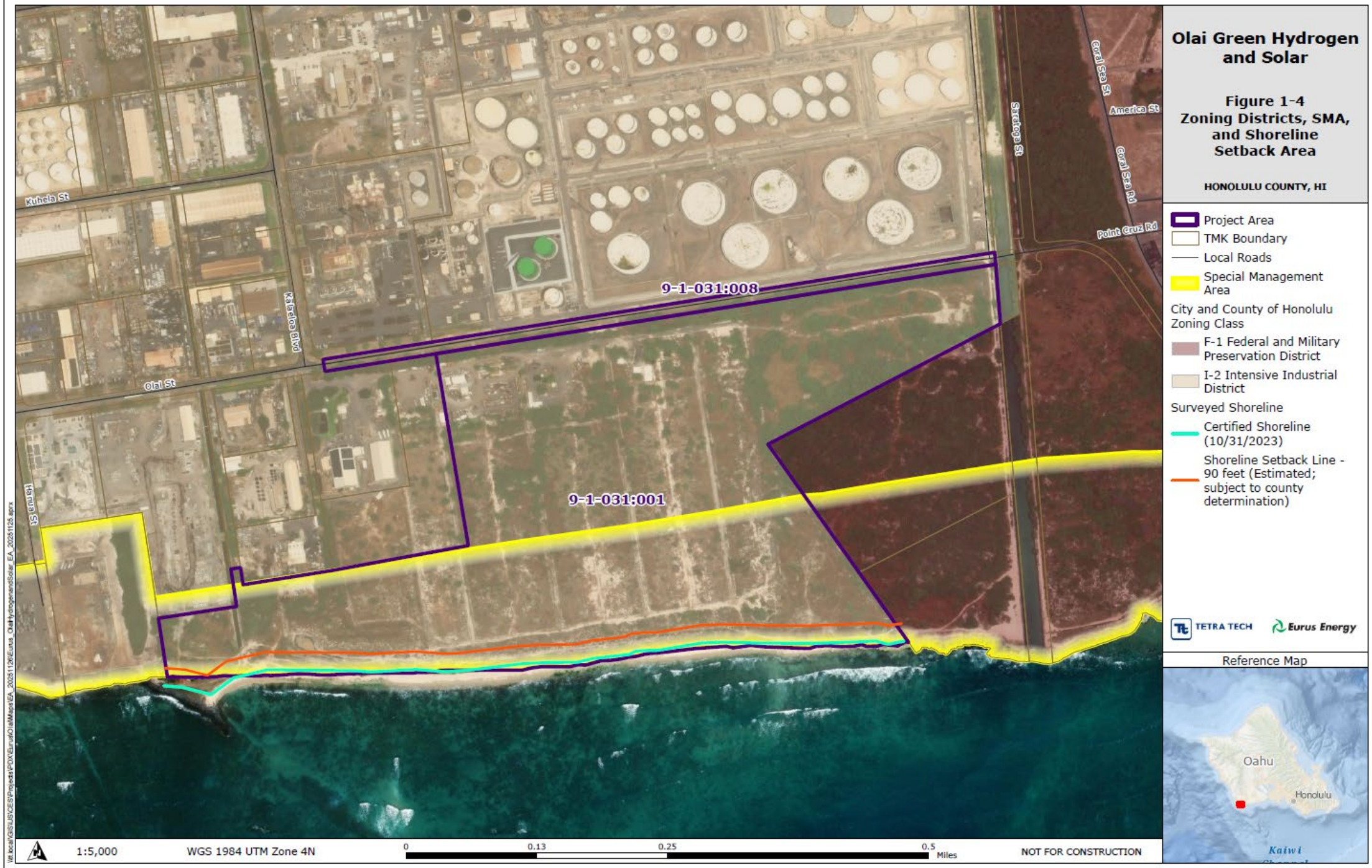
- Production of renewable electricity, which would then be used to convert water into hydrogen and oxygen using an electrolyzer.
  - Renewable energy produced from 20-megawatt solar photovoltaic (PV) facility.
  - The Board of Water Supply would supply demineralized reverse osmosis (RO) water from an existing pipeline on the proposed Project site.
  - Oxygen would be released into the environment and hydrogen would be sold for use as a transportation fuel or for heating. The hydrogen would be transported off site to purchasers either by truck or by pipeline.
- Project would provide clean, renewable, carbon-neutral energy for the island of O‘ahu.
- Contributes to the State of Hawai‘i’s Renewable Energy and Carbon-net negative goals.

Preliminary Layout



Example Hydrogen Electrolyzer Formats




Olai Green Hydrogen and Solar
Figure 1-4
Zoning Districts, SMA, and Shoreline Setback Area
HONOLULU COUNTY, HI
Project Area
TMK Boundary
Local Roads
Special Management Area
City and County of Honolulu Zoning Class
F-1 Federal and Military Preservation District
I-2 Intensive Industrial District
Surveyed Shoreline
Certified Shoreline (10/31/2023)
Shoreline Setback Line - 90 feet (Estimated; subject to county determination)
TETRA TECH
Eurus Energy
Reference Map
Oahu
Honolulu
Kaiwi
9-1-031:008
9-1-031:001
Kuhela St
Kalaeloa Blvd
Olai St
Hanua St
Coral Sea St
America St
Saratoga St
Coral Sea Rd
Point Cruz Rd
1:5,000
WGS 1984 UTM Zone 4N
0
0.13
0.25
0.5
Miles
NOT FOR CONSTRUCTION

HRS Chapter 343 Compliance

- **HRS Chapter 343 Trigger:** (1) Propose use of state lands
- **Discretional Approvals:**
  - Land Lease, Hawai‘i Board of Land and Natural Resources
  - Special Management Area Permit Major, City and County of Honolulu, Department of Planning and Permitting
- **Approving Agency:** Department of Land and Natural Resources
- **Anticipated Level of Environmental Review:** Environmental Assessment (EA)
- The EA will be prepared in compliance with HRS Chapter 343 and HAR Section 11-200.1 as well as ROH Chapter 25.