



RESOLUTION

APPROVING THE GRANT OF EASEMENT 10000 TO THE STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES WITHIN A PORTION OF THE CITY'S PROPOSED H-POWER EXPANSION PROPERTY, TMK: 9-1-026:035.

WHEREAS, Section 46-66, Hawaii Revised Statutes, as amended, (HRS) authorizes each county, subject to council approval, to grant, sell, or otherwise dispose of any easement for particular purposes in perpetuity by direct negotiation or otherwise, subject to reverter to such county upon the termination or abandonment of the specific purpose for which the easement was granted, including easements for any governmental or public utility purpose; and

WHEREAS, the Department of Environmental Services ("ENV") is requesting a perpetual archaeological easement within the City's proposed H-Power expansion property for preservation and protection of archaeological remains; and

WHEREAS, in 2010 Pacific Consulting Services, Inc. conducted a survey during preliminary construction planning and identified many relatively small sinkholes, with concentration of 13 sinkholes in the eastern portion of the parcel; and

WHEREAS, paleontological materials consisting of avifaunal remains and five pieces of medium mammal bone, which is most likely cultural in origin, were discovered in all of the tested sinkholes; and

WHEREAS, because of the significance of the sinkholes, the area was determined to be a historic site and is recommended that it be placed under the protection of the State's Historic Preservation Division; and

WHEREAS, the Director, Department of Budget and Fiscal Services (hereinafter "Director"), has recommended the granting of a perpetual archaeological easement to the State of Hawaii, Department of Land and Natural Resources ("DLNR") for archaeological purposes at no charge for the protection and preservation of this historic site; and

WHEREAS, the perpetual archaeological easement, with a total area of 22,503 square feet, is designated as Easement 10000; and

WHEREAS, Easement 10000 is located in a fenced area within a portion of the City's proposed H-Power expansion property, identified as TMK: 9-1-026:035, as shown colored in yellow on the maps attached as Exhibits A and B, and colored in purple on Exhibit C, and which is attached hereto and by reference made a part hereof; and



RESOLUTION

WHEREAS, the various City agencies, including ENV, have no objections to the granting of Easement 10000; and

WHEREAS, the grant of the above-described perpetual archaeological easement will be in accordance with Section 46-66, HRS; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu, that it approves the grant of the above-described perpetual archaeological easement to DLNR at no cost; and

BE IT FURTHER RESOLVED that the grant of easement be in accordance with the recommendations of the Director, and/or designee, and with all applicable laws and City policies; and

BE IT FURTHER RESOLVED that the Director, and/or designee, shall be authorized to sign the easement and other necessary documents; and



RESOLUTION

BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Director of the Department of Budget and Fiscal Services.

INTRODUCED BY:

[Signature] (br)

Councilmembers

DATE OF INTRODUCTION:

JUN 14 2017

Honolulu, Hawaii

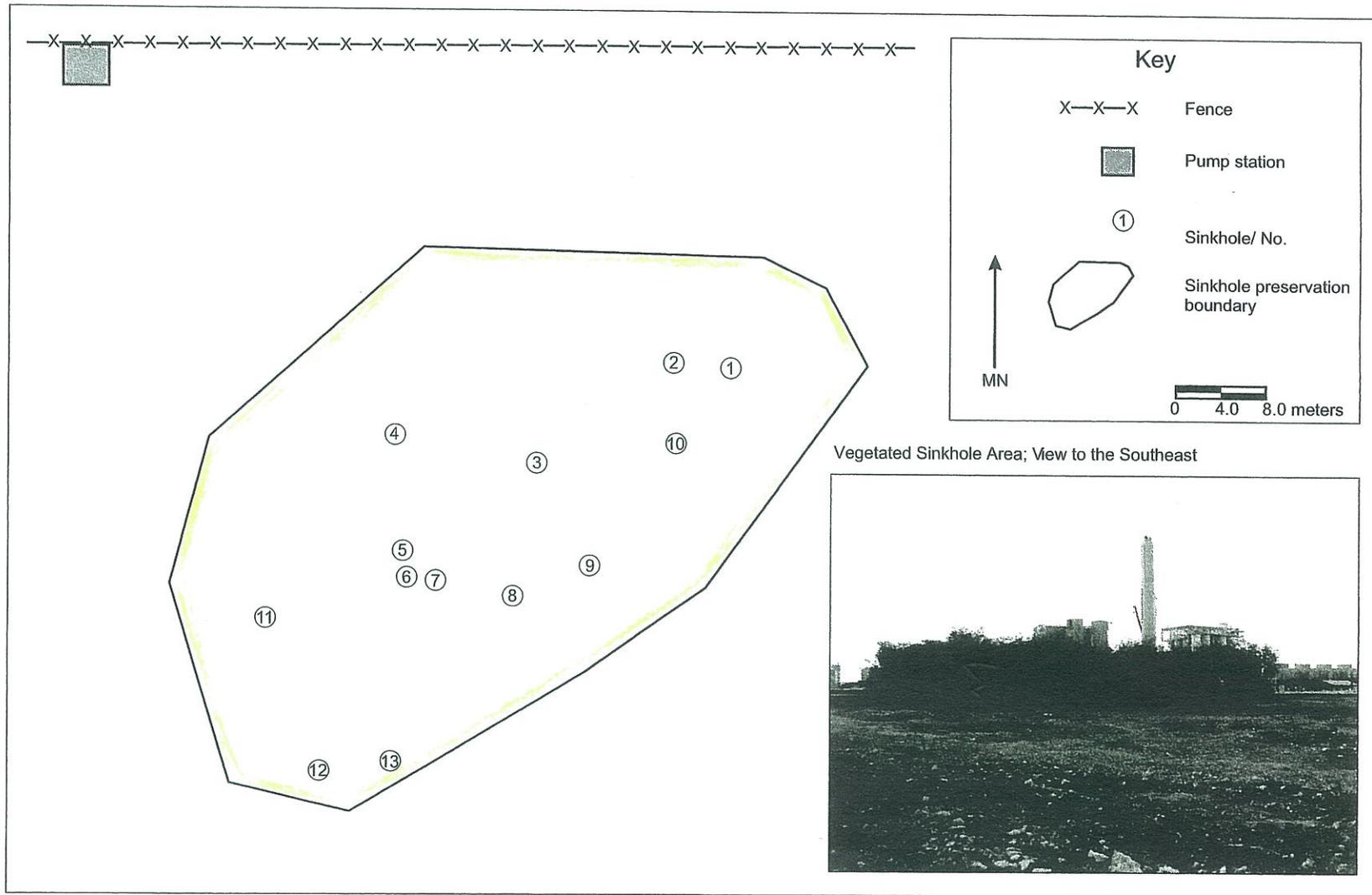


Figure 8. Sinkhole Area Boundary Showing location of Sinkholes 1 through 13.



PRELIMINARY MAP
LAND COURT
 STATE OF HAWAII
LAND COURT APPLICATION 1069
 DESIGNATION OF EASEMENT 10000
 AFFECTING LOT 10389 AS SHOWN ON MAP 793
 FOR ARCHEOLOGICAL SITE
 AT, HONOLULUI, EWA, OAHU, HAWAII



CONTROLPOINT SURVEYING, INC.
Gary S. Takamoto
 Licensed Professional Land Surveyor
 Certificate Number 7946
 Land Court Certificate Number 262
 License Expires 4/30/2018

615 Piikoi Street
 Suite 700
 Honolulu, Hawaii
 June 00, 2016

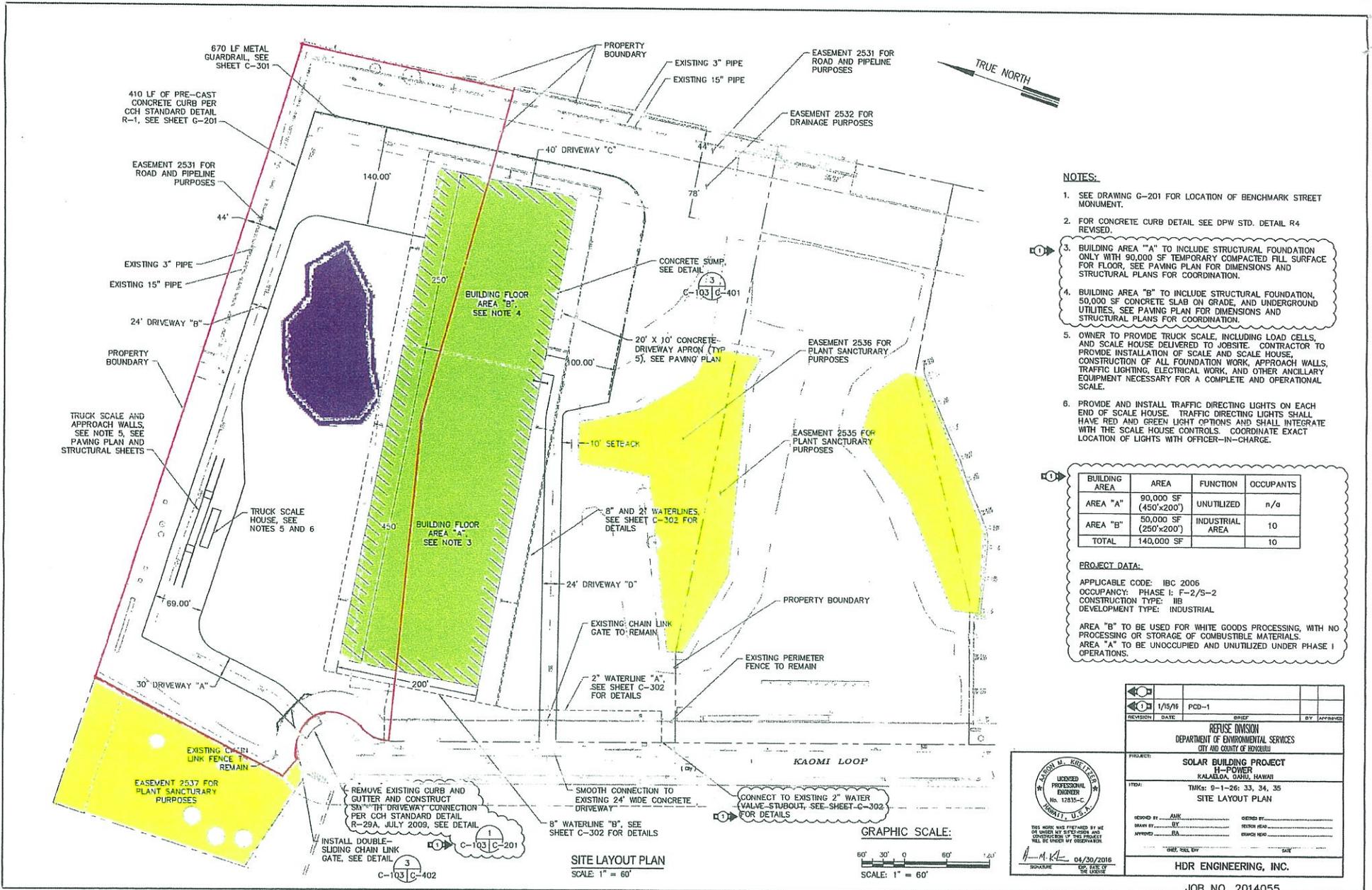
Owner: City and County of Honolulu
 Transfer Certificate of Title:
 AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
 OF THE LAND COURT DATED _____
 BY ORDER OF THE COURT.
 REGISTRAR OF THE LAND COURT

Note:
 Area of Easement 10000 = 22,503 Sq.Ft. or 0.517 Acs. in favor of _____

N:\SUBDIVISION\16097.dwg

Tax Map Key: (1) 9-1-026: 035

15" X 21" = 2.2 Sq.Ft.
 F.B. No. 3547: 55



- NOTES:**
- SEE DRAWING G-201 FOR LOCATION OF BENCHMARK STREET MONUMENT.
 - FOR CONCRETE CURB DETAIL SEE DPW STD. DETAIL R4 REVISED.
 - BUILDING AREA "A" TO INCLUDE STRUCTURAL FOUNDATION ONLY WITH 90,000 SF TEMPORARY COMPACTED FILL SURFACE FOR FLOOR, SEE PAVING PLAN FOR DIMENSIONS AND STRUCTURAL PLANS FOR COORDINATION.
 - BUILDING AREA "B" TO INCLUDE STRUCTURAL FOUNDATION, 50,000 SF CONCRETE SLAB ON GRADE, AND UNDERGROUND UTILITIES, SEE PAVING PLAN FOR DIMENSIONS AND STRUCTURAL PLANS FOR COORDINATION.
 - OWNER TO PROVIDE TRUCK SCALE, INCLUDING LOAD CELLS, AND SCALE HOUSE DELIVERED TO JOBSITE. CONTRACTOR TO PROVIDE INSTALLATION OF SCALE AND SCALE HOUSE, CONSTRUCTION OF ALL FOUNDATION WORK, APPROACH WALLS, TRAFFIC LIGHTING, ELECTRICAL WORK, AND OTHER ANCILLARY EQUIPMENT NECESSARY FOR A COMPLETE AND OPERATIONAL SCALE.
 - PROVIDE AND INSTALL TRAFFIC DIRECTING LIGHTS ON EACH END OF SCALE HOUSE. TRAFFIC DIRECTING LIGHTS SHALL HAVE RED AND GREEN LIGHT OPTIONS AND SHALL INTEGRATE WITH THE SCALE HOUSE CONTROLS. COORDINATE EXACT LOCATION OF LIGHTS WITH OFFICER-IN-CHARGE.

BUILDING AREA	AREA	FUNCTION	OCCUPANTS
AREA "A"	90,000 SF (450'x200')	UNUTILIZED	n/a
AREA "B"	50,000 SF (250'x200')	INDUSTRIAL AREA	10
TOTAL	140,000 SF		10

PROJECT DATA:
 APPLICABLE CODE: IBC 2006
 OCCUPANCY: PHASE I: F-2/S-2
 CONSTRUCTION TYPE: IIB
 DEVELOPMENT TYPE: INDUSTRIAL
 AREA "B" TO BE USED FOR WHITE GOODS PROCESSING, WITH NO PROCESSING OR STORAGE OF COMBUSTIBLE MATERIALS.
 AREA "A" TO BE UNOCCUPIED AND UNUTILIZED UNDER PHASE I OPERATIONS.

REVISION	DATE	PCD-1	BRIEF	BY	APPROVED
REFUSE DIVISION DEPARTMENT OF ENVIRONMENTAL SERVICES CITY AND COUNTY OF HOVULU PROJECT: SOLAR BUILDING PROJECT H-POWER KALAHELO, OAHU, HAWAII ITEM: TMK: 9-1-026-33, 34, 35 SITE LAYOUT PLAN DESIGNED BY: AHK DRAWN BY: BY APPROVED: RA CHECKED BY: GK HDR ENGINEERING, INC. JOB NO. 2014055					

- TMK: 9-1-026-035
- Archaeological Easement
- Proposed Building for H-Power Purposes
- Plant Sanctuary

EXHIBIT C

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 17-168

Introduced: 06/14/17 By: RON MENOR – BY REQUEST Committee: BUDGET

Title: RESOLUTION APPROVING THE GRANT OF EASEMENT 10000 TO THE STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES WITHIN A PORTION OF THE CITY'S PROPOSED H-POWER EXPANSION PROPERTY, TMK: 9-1-026:035.

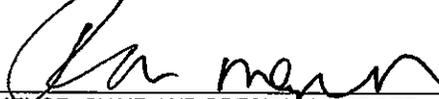
Voting Legend: * = Aye w/Reservations

06/28/17	BUDGET	CR-262 - RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
07/12/17	COUNCIL	CR-262 AND RESOLUTION 17-168 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

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.



GLEN I. TAKAHASHI, CITY CLERK



RON MENOR, CHAIR AND PRESIDING OFFICER