



KAMEHAMEHA SCHOOLS®

LAND USE COMMITTEE
STATE OF HAWAII
2019 JAN 10 A 10:58

January 4, 2019

Ms. Kathy Sokugawa
Department of Planning & Permitting
650 South King St.
Honolulu, Hawaii 96813

RE: 2018 Annual Status Reports For Ordinance 98-01 (Bill 72 (1996) CD 2,
As Amended By Ordinance 98-69 (Bill 78 (1998)) and Ordinance 03-01 (Bill 83 (2002), CD1, FD1

Dear Ms. Sokugawa,

This correspondence is a correction to the date of the enclosed previously submitted 2018 Annual Reports. The enclosed status reports submitted by Kamehameha Schools ("KS") are in compliance with the conditions of Ordinance 98-01 (Bill 72 (1996) CD 2, as amended by Ordinance 98-69 (Bill 78 (1998)) and Ordinance 03-01 (Bill 83 (2002), CD1, FD1.

Very truly yours,

KAMEHAMEHA SCHOOLS

Paul Kay
Planning and Development Director
Commercial Real Estate

cc: Mr. Leo Asuncion
Mr. Daniel Orodener



KAMEHAMEHA SCHOOLS®

LAND USE COMMISSION
STATE OF HAWAII

2019 JAN 10 A 10:58

December 31, 2019

Ms. Kathy Sokugawa
Department of Planning & Permitting
650 South King St.
Honolulu, Hawaii 96813

RE: 2018 Annual Status Reports For Ordinance 98-01 (Bill 72 (1996) CD 2,
As Amended By Ordinance 98-69 (Bill 78 (1998)) and Ordinance 03-01 (Bill 83 (2002), CD1, FD1

Dear Ms. Sokugawa,

The enclosed status reports are being submitted by Kamehameha Schools ("KS"), in compliance with the conditions of Ordinance 98-01 (Bill 72 (1996) CD 2, as amended by Ordinance 98-69 (Bill 78 (1998)) and Ordinance 03-01 (Bill 83 (2002), CD1, FD1.

Very truly yours,

KAMEHAMEHA SCHOOLS

Paul Kay
Planning and Development Director
Commercial Real Estate

cc: Mr. Leo Asuncion
Mr. Daniel Orodener

ORDINANCE 98-01 (BILL 72 (1996) CD 2, AS AMENDED BY ORDINANCE 98-69 (BILL 78 (1998))

LAND USE COMMISSION
STATE OF HAWAII

2019 JAN 10 A 10: 58

This chart lists the conditions of approval that were imposed under the following:

(1) that certain *Unilateral Agreement And Declaration For Conditional Zoning* dated December 2, 1997, and the related rezoning Ordinance No. 98-01, which rezoned 874 acres within the Subject Property from Restricted Agriculture (AG-1) to Neighborhood Business District (B1), Community Business District (B2), Low Density Apartment District (A1), Industrial-Commercial Mixed Use District (IMX1), Residential (RS) and General Preservation (P-2) pursuant to Ordinance 98-01, effected January 15, 1998 ("**Ord. 98-01**"); and

(2) that certain *Amendment To Unilateral Agreement And Declaration For Conditional Zoning* dated November 16, 1988, pursuant to Ordinance 98-69, effective December 17, 1998 ("**Ord. 98-69**").

The above items (1) and (2) are collectively herein referred to as the "**Phase 1 U/A**".

Cond #	Phase 1 U/A Condition	Status	Comments
1.	<p>URBAN DESIGN PLAN: Prior to final subdivision approval, a conceptual urban design plan for the Project shall be submitted by the Declarant to the Department of Land Utilization ("DLU") for review and approval. The Project shall conform to the approved urban design plan; provided that the urban design plan may be amended by Declarant from time to time with the prior written approval of DLU. The urban design plan shall depict the following elements:</p> <ul style="list-style-type: none"> a. Master Plan showing project components and elements; b. A circulation plan showing the pattern and hierarchy of roadways and typical sections, proposed transit locations, and pedestrian and bike path system; 	Ongoing	<p>An Urban Design Plan ("UDP") for the Gentry Waiawa Phase 1 lands was approved by the Department of Planning & Permitting ("DPP") on October 29, 2001.</p> <p>The UDP was updated to incorporate Gentry Waiawa Phase 1 lands rezoned under Ordinance 98-01, Phase 2 lands that were rezoned under Ordinance 03-01, as well as refinements to the project master plan. A preliminary draft was submitted to DPP for review and comment in July 2005.</p> <p>On August 31, 2012 Kamehameha Schools ("KS") acquired all lands and entitlements held by Waiawa Ridge Development, LLC ("WRD") (successor to Gentry Investment Properties). Since then, KS has been evaluating various modifications to certain elements of the plan.</p>

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>c. Overall design theme and architectural character of streetscapes, residential neighborhoods and the town center;</p> <p>d. A landscape plan showing treatment of the project entry, major roadways, common areas and the town center.</p>		<p>Prior to any final subdivision approvals for development of residential or commercial uses within the property, Declarant will submit the proposed revised plan to DPP for review and approval.</p>
2.	<p><u>As amended by the deletion of (g) per Ord. 98-69 AFFORDABLE HOUSING PROGRAM; REQUIREMENTS AND DEFINITIONS:</u> Prior to applying for building permits for the first dwelling units to be constructed on the Land, Declarant shall enter into and execute a binding agreement with the Department of Housing and Community Development ("DHCD") of the City and County of Honolulu to participate in an affordable housing program containing the following provisions [fully set forth in subsections 2(a) - 2(f), 2(h) - 2(i) of the Phase 1 U/A; subsection 2(g) was deleted per Ord.98-69]</p>	Ongoing	<p>Declarant received approval of an affordable housing agreement from the City's Corporation Counsel as to form and legality in 2008. However, due to changes in land ownership, WRD submitted a revised agreement, applicable to the portion of the project owned by WRD, to DPP for review and approval in December 2009. In 2010, DPP informed WRD and KS that a joint affordable housing agreement for the entire project would be required.</p> <p>Since August 31, 2012, KS has held all lands and all of the entitlements previously held by WRD. KS is currently engaged in updating the plan for its land within the Project area and acknowledges this condition.</p>
3.	<p>TRANSPORTATION IMPROVEMENTS. Prior to final subdivision approval the Declarant shall submit a traffic assessment plan to the Department of Transportation Services ("DTS") for review and approval. The plan shall determine required lengths for left and right turn lanes at each major intersection; provide schematic diagrams for major intersections; evaluate the need for additional traffic signals in accordance with <u>Manual on Uniform Traffic Control Devices</u>; and address traffic control measures to curb speeding, particularly near school sites. The Declarant</p>	Ongoing	<p>An Internal Circulation Traffic Report was submitted by WRD to DPP on May 5, 2004. Meetings were held to review the traffic report and various schematic plans.</p> <p>A Transportation Improvement Plan was submitted to DOT in July 2005 and DOT's written concurrence was transmitted to DPP on September 8, 2005.</p> <p>A Transportation Master Plan, including final schematic roadway plans (interim and ultimate conditions) was</p>

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>shall construct or implement traffic improvements recommended in the plan.</p> <p>Prior to final subdivision approval, the Declarant shall submit to the State Department of Transportation (the "DOT") a plan for providing transportation improvement programs and measures identified by the DOT, which may include measures described in their letters of July 25, 1995 and June 26, 1996. The Declarant shall submit written documentation of DOT's concurrence to DLU.</p>		<p>prepared and submitted to DPP for approval on August 1, 2006.</p> <p>However, in light of KS' evaluation of new planning options for the property, it is expected that an updated traffic assessment plan and plan for addressing transportation improvements will be prepared and circulated to DTS and DOT for review and approval prior to final subdivision approval.</p> <p>KS acknowledges this condition and will comply.</p>
4.	<p>DRAINAGE AND FLOOD CONTROL IMPROVEMENTS: The Declarant or its assignee or successor in interest shall retain ownership and maintain all drainage infrastructure constructed by the Declarant, including but not limited to retention berms, culverts and dams and shall not transfer ownership of these improvements to the City and County of Honolulu, unless the Department of Public Works determines that this infrastructure meets applicable City standards and is willing to accept maintenance responsibilities.</p>	Ongoing	<p>A revised Drainage Master Plan submitted by WRD was approved by DPP on July 17, 2007.</p> <p>KS acknowledges this condition and will comply.</p>
5.	<p>SCHOOL SITE: Declarant shall dedicate an eight (8) acre elementary school site to the State of Hawaii subject to a reversion of the site to the Declarant in the event that:</p> <p>a. The State Department of Education ("DOE") determines that there is no need for the school site in the area; or</p> <p>b. An alternative site has been obtained from the Declarant; or</p>	Ongoing	<p>Coordination with DOE has been ongoing since 1991. Based on the original project master plan for Phases 1 and 2, DOE identified the need for one elementary school and one middle school to serve the projected student population. Therefore, one elementary school site and one middle school site were initially planned within the Phase 1 and Phase 2 zoning areas.</p>

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>c. The need for a school site has been otherwise satisfied.</p> <p>The Declarant shall coordinate with the Department of Education (DOE) to facilitate the timely construction of public school facilities to serve the Project and shall explore feasible construction alternatives with the DOE and the Department of Accounting and General Services. Written documentation of coordination with DOE shall be submitted to the DLU prior to approval of any residential building permits.</p>		<p>An Educational Contribution Agreement between WRD and DOE for the Phase 1 and Phase 2 land was executed on July 7, 2006.</p> <p>KS acknowledges this condition and will comply.</p>
6.	<p>CIVIL DEFENSE: Prior to obtaining subdivision approval, except those for conveyance purposes, Declarant shall coordinate with the Oahu Civil Defense Agency to develop a warning, evacuation and shelter program to prepare for natural disasters. Declarant shall be required to perform in accordance with the approved plan.</p>	Ongoing	<p>KS acknowledges this condition and will comply.</p> <p>DCD has concurred on the proposed placement of sirens. (A copy of correspondence was submitted with the 2007 report.)</p>
7.	<p>FIRE PROTECTION: Declarant shall coordinate with the Honolulu Fire Department regarding fire protection facilities required to serve the Project.</p> <p>Prior to subdivision approval, except those for conveyance purposes, the Declarant shall enter into an agreement with the Honolulu Fire Department (HFD) which addresses the need to provide fire protection facilities for the development and may require the Declarant to dedicate a one-acre vacant land site or contribute towards the construction of a station to accommodate the needed fire protection facility subject to a reversion of the site to the Declarant in the event that:</p>	Ongoing	<p>WRD made efforts toward coordination with HFD. Similarly, KS will continue to coordinate with HFD as planning proceeds.</p> <p>KS acknowledges this condition and will comply.</p>

Cond #	Phase 1 U/A Condition	Status	Comments
	(1) HFD determines that there is no need for a fire protection facility in the area; or (2) The need for a fire protection facility has been otherwise satisfied.		
8.	REFUSE COLLECTION: Declarant shall provide twelve (12) months prior notice to the Department of Public Works of the need for refuse collection service.	Ongoing	KS acknowledges this condition and will comply.
9.	SOLID WASTE REDUCTION: At appropriate times and as may be required by the Department of Public Works or the State Office of Solid Waste Management, Declarant shall coordinate with the affected agencies to develop solid waste reduction/recycling strategies for the Waiawa Project.	Ongoing	KS acknowledges this condition and will comply.
10.	PARK DEDICATION REQUIREMENTS: Prior to subdivision approval, except those for conveyance purposes, Declarant shall comply with park dedication requirements as established by City ordinance and shall coordinate park site development and phasing with the Department of Parks and Recreation, including the construction of comfort stations prior to the dedication of park sites.	Ongoing	WRD submitted an updated master plan showing the proposed location and size of park sites to DPR in June 2006. Following meetings with DPR, the proposed parks master plan was revised and resubmitted for approval on November 17, 2006. DPR approved the proposed plan on December 21, 2006. (Letter was attached to 2006 Annual Status Report). It is anticipated that the park site development and phasing may be revisited should there be substantial revisions to the original development plan. KS acknowledges this condition and will comply.
11.	GOLF COURSE DEVELOPMENT: The development of the two (2) golf courses within the Project shall be subject to the following:	Ongoing	Any golf courses developed will comply with applicable DOH guidelines. WRD's efforts to establish Waiahole Ditch as the non-potable water source for golf course irrigation were unsuccessful and no other suitable non-potable source is

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>a. Declarant shall be subject to the guidelines established by the State Department of Health relating to new golf course developments.</p> <p>b. Declarant shall establish a non-potable water system for irrigation of the golf courses and other appropriate uses within the Project, subject to approval of a water use permit by the State Commission on Water Resource Management. Should non-potable water be unavailable, the Declarant will undertake reasonable steps to minimize use of potable water sources for irrigation of the golf courses. These steps may include utilizing a second non-potable source for irrigation and undertaking water conservation measures.</p>		<p>currently available. Should non-potable water continue to not be available when the golf courses are being developed, Declarant will take reasonable steps to minimize the use of potable water for golf course irrigation.</p> <p>KS acknowledges this condition and will comply.</p>
12.	<p><u>As amended in its entirety by Ord. No. 98-69.</u></p> <p>MAKAI GOLF COURSE - KAMA'AINA GOLF PLAY: In the event the Declarant develops the makai golf course, located on a portion of the land as shown on Exhibit "C" attached hereto and incorporated herein (the "Makai Golf Course"), the Declarant shall, as a benefit to the community, provide the following for the Makai Golf Course:</p>	Ongoing	KS acknowledges this condition and will comply.
	<p><u>Kama'aina Golf Play.</u> On designated days per week, make available golf course tee times at discounted rates ("Kama'aina Rates") to Hawaii residents having valid identification ("Kama'aina Play"); provided that Kama'aina Play shall be made available at the Makai Golf Course on at least one (1) weekday and one-half (1/2) of a weekend day per week, or a minimum of 240 rounds of golf (18-hole rounds) per week shall be reserved for public play by Hawaii residents; and</p>		

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>provided further that Declarant's initial designation of said weekday and weekend day shall be final unless a change in the designated days is approved by the Golf Course Division of the Department of Enterprise Services.</p> <p>The Declarant shall keep a record of the number of affordable rounds of golf reserved and of the number of such rounds provided to Hawaii residents pursuant to this condition and shall make the record available to the City upon request.</p> <p>For a period of ten (10) years from the date that the Makai Golf Course is open for play, the Kama' aina Rates shall not exceed Hawaii resident municipal rates for weekend/holiday greens fee multiplied by a factor of one-and-one-half (1.5). After the initial ten (10) year period has expired, the Declarant may increase the Kama' aina Rate up to two (2) times the Hawaii resident municipal green fee rates for the C&C of Honolulu.</p>		
13.	<p>RESIDENTIAL UNIT COUNT: The residential unit count within the Project shall be consistent with the existing Central Oahu Development Plan and any amendments thereto.</p>	Ongoing	<p>Ordinance 98-55 amended the Central Oahu Development Plan (DP) to authorize 7,095 residential dwelling units for Phase 1 and Phase 2. The DP was superseded in December 2002 by the Central Oahu Sustainable Communities Plan. Table 2.2 of the Plan indicates 7,095 residential units for Waiawa under the Previously Approved category. Updates to the DP are currently under consideration.</p> <p>KS acknowledges this condition and will comply.</p>
14.	<p>Deleted in its entirety by Ord. 98-69 (1998).</p>	N/A	N/A

Cond #	Phase 1 U/A Condition	Status	Comments
15.	<p>MULTI-PURPOSE SOCIAL SERVICE FACILITY: Prior to subdivision approval, except those for conveyance purposes, Declarant shall coordinate with the Department of Human Resources ("DHR") to determine the need for a multi-purpose social service facility to house social services such as childcare, elderly and youth programs to serve the Project. Declarant shall submit documentation of such coordination with DHR to DLU. If after review, DHR determines the need for such a facility, the Declarant shall dedicate a suitable site not to exceed one (1) acre, subject to reversion to the Declarant in the event that it is subsequently determined by DHR that there is no need for a social service facility site in the area, or an alternative site has been obtained from the Declarant, or the need for a social service facility site has been otherwise satisfied.</p>	Ongoing	KS acknowledges this condition and will comply.
16.	<p>ARCHAEOLOGICAL RESOURCES: Prior to application for grading permits, the Declarant shall enter into an agreement with the Department of Land and Natural Resources, Historic Preservation Division, the terms and conditions of which are to be acceptable to the Historic Preservation Division. The agreement shall address the preservation of historic sites. The Declarant shall be required to perform in accordance with the approved plan.</p>	Satisfied	A Preservation Plan was approved by DLNR on October 25, 2007. (A copy of the approval letter was included with the 2007 Annual Status Report.) In April 2015 SHPD approved an updated AIS for the 1,395 acre property. A Final Archeological Preservation Plan was completed in May 2015 and approved by SHPD in September 2015. A copy of the SHPD approval letter was included with the 2017 Annual Status Report.
17.	<p>OWNERSHIP OF LAND: Declarant shall give notice to DLU of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter its ownership interest in any portion of the Land prior to commencement of</p>	Ongoing	As of the effective date of Ordinance 98-01, KS was the fee owner of the property, and noted as such in the Unilateral Agreement. The Declarant under the UA was Gentry Investment Properties. Gentry formed Waiawa

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>construction of the initial dwelling units on that portion of the Land; provided, however, that Declarant may transfer ownership in the Land to an affiliate (including, without limitation, Gentry Homes, Limited) or joint venture of which Declarant is a member or in a manner consistent with prior representations to the City, and may mortgage the Land at any time without notice to the City; provided further, that a mortgagee under such mortgage may foreclose the mortgage, by judicial foreclosure or under a power of sale contained in such mortgage (provided that notice of the date of such foreclosure sale is given to the City), or may, with notice to the City, acquire title to such property in lieu of foreclosure; and provided, however, that this Condition 17 shall not apply to any subdivided residential lots of less than 20,000 square feet within the Land, as it is not the intent of this Condition 17 to restrict the sale of individual residential lots within the Land to the general public.</p>		<p>Ridge Development LLC ("WRD") in 2006 to develop the Property. WRD's plans were sidelined due to the global financial crisis of 2008/2009. By late 2012, KS regained all rights in the Property and the development agreement with Gentry/WRD ended. KS began submitting these Annual Reports to DPP starting in December 2012.</p> <p>KS acknowledges this condition and will comply.</p>
18.	<p>GOVERNMENTAL APPROVALS: Declarant, at its sole cost and expense, shall obtain any and all governmental approvals which may be required for the Project.</p>	Ongoing	KS acknowledges this condition.
19.	<p>Approval of this zone change does not constitute compliance with other LUO or governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for insuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.</p>	Ongoing	KS acknowledges this condition.

Cond #	Phase 1 U/A Condition	Status	Comments
20.	On an annual basis, the Declarant shall submit a written status report to the DLU documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DLU by December 31 of each year until such time as the DLU has determined that all conditions of approval have been satisfied.	Ongoing	KS acknowledges this condition and has prepared this report to comply with this condition.
21.	In the event of noncompliance with any of the conditions set forth herein, the Director of Land Utilization shall inform the City Council and may initiate action to rezone the property, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.	Ongoing	KS acknowledges this condition.
22.	Failure to fulfill any conditions to the zone change may be grounds for revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.	Ongoing	KS acknowledges this condition.
23.	As added by Ord. No. 98-69. DENSITY LIMITATION APPLICABLE TO COMMERCIAL/INDUSTRIAL ZONED LAND: The portion of the Land which is zoned under the Rezoning Ordinance IMX-1 Industrial-Commercial Mixed Use District and B-2 Community Business District shall be subject to the following limitations on density:	Ongoing	KS acknowledges this condition.

Cond #	Phase 1 U/A Condition	Status	Comments
	<p>a. The total floor area to be constructed on the Land zoned IMX-1 Industrial-Commercial Mixed Use District shall be limited to a total of 1.7 million square feet; and</p> <p>b. The total floor area to be constructed on the Land zoned B-2 Community Business District shall be limited to a total of 2.2 million square feet.</p>		

ORDINANCE 03-01 (BILL 83 (2002), CD1, FD1

This chart lists the condition of approval that were imposed under that certain *Unilateral Agreement And Declaration For Conditional Zoning* dated January 28, 2003 and the related rezoning Ordinance No. 03-01, which rezoned 175.43 acres within the Subject Property from AG-1 to R-5, A-1, Medium Density Apartment District (A-2) and P-2 effective February 12, 2003 ("Ord. 03-01").

Cond #	UA Condition	Status	Comments
1.	URBAN DESIGN PLAN: Condition 1 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project.	Ongoing	<p>An Urban Design Plan ("UDP") for Phase 1 lands was approved by the Department of Planning & Permitting ("DPP") on October 29, 2001.</p> <p>The UDP was updated to incorporate Phase 1 lands rezoned under Ordinance 98-01, Phase 2 lands rezoned under Ordinance 03-01 and refinements to the project master plan. A preliminary draft was submitted to DPP for review and comments in July 2005.</p> <p>On August 31, 2012 Kamehameha Schools ("KS") acquired all lands and entitlements held by Waiawa Ridge Development, LLC ("WRD")</p>

Cond #	UA Condition	Status	Comments
			(successor to Gentry Investment Properties). Since then, KS has been evaluating various modifications to certain elements of the plan. Prior to any final subdivision approvals for development of residential or commercial uses within the property, Declarant will submit the proposed revised plan to DPP for review and approval.
2.	<p>AFFORDABLE HOUSING PROGRAM; REQUIREMENTS AND DEFINITIONS:</p> <p>a. Condition 2 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project.</p> <p>b. Notwithstanding any of the foregoing, this Condition 2 shall be subject to the applicable provisions of Ordinance 99-51 (relating to temporary amendments to affordable housing conditions in unilateral agreements), as amended by Ordinance 01-33, and any further amendment or repeal thereof.</p>	Ongoing	<p>Declarant received approval of an affordable housing agreement from the City's Corporation Counsel as to form and legality in 2008. However, due to changes in land ownership, WRD submitted a revised agreement, applicable to the portion of the project owned by WRD, to DPP for review and approval in December 2009. In 2010, DPP informed both land owners, WRD and KS, that a joint affordable housing agreement for the entire project will be required.</p> <p>Since August 31, 2012, KS has held all lands and all of the entitlement previously held by WRD. KS is currently engaged in updating the plan for its land within the Project area and acknowledges this condition.</p>
3.	<p>TRANSPORTATION IMPROVEMENTS:</p> <p>a. Condition 3 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the plans required to be provided to, respectively, the Department of Transportation Services (DTS) and the Department of Transportation (DOT) shall be respect to both the Phase 1 Project and the Phase 2</p>	Ongoing	<p>An Internal Circulation Traffic Report was submitted by WRD to DPP on May 5, 2004. Meetings were held to review the traffic report and various schematic plans.</p> <p>A Transportation Improvement Plan was submitted to DOT in July 2005 and DOT's</p>

Cond #	UA Condition	Status	Comments
	<p>Project. The Declarant shall implement the traffic improvements and measures recommended in the approved plans.</p> <p>b. If the DOT adopts regulations establishing a contributory plan for developers to provide a "file share" of required transportation improvements, the Declarant shall participate in the contributory plan to the extent required by the plan.</p>		<p>written concurrence was transmitted to DPP on September 8, 2005.</p> <p>A Transportation Master Plan, including final schematic roadway plans (interim and ultimate conditions) was prepared and submitted to DPP for approval on August 1, 2006.</p> <p>However, in light of KS' evaluation of new planning options for the property, it is expected that an updated traffic assessment plan and plan for addressing transportation improvements will be prepared and circulated to DTS and DOT for review and approval prior to final subdivision approval.</p> <p>KS acknowledges this condition and will comply.</p>
4.	<p>DRAINAGE AND FLOOD CONTROL IMPROVEMENTS: Condition 4 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land.</p>	Ongoing	<p>A revised Drainage Master Plan submitted by WRD was approved by DPP on July 17, 2007.</p>
5.	<p>SCHOOL SITE:</p> <p>a. Condition 5 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project. The eight-acre elementary school site required by this Condition shall be <u>in addition to</u> the eight-acre elementary school site required by Condition 5 of the Phase 1 U/A.</p>	Ongoing	<p>KS acknowledges this condition and will comply.</p> <p>Coordination with DOE has been ongoing since 1991. Based on the original project master plan for Phases 1 and 2, DOE identified the need for one elementary school and one middle school to serve the projected student population. Therefore, one elementary school site and one</p>

Cond #	UA Condition	Status	Comments
	<p>This subsection a. shall not be construed to limit the Declarant's obligations under subsection b. of this Condition.</p> <p>b. Prior to the issuance of building permits for the development of the Phase 2 Land, the Declarant shall submit to the Department of Planning and Permitting (DPP) confirmation from the Department of Education (DOE) that the Declarant has executed a fair share agreement with the DOE to support the DOE's provision of school facilities required to serve both the Phase 1 Project and the Phase 2 Project.</p>		<p>middle school site were initially planned within the Phase 1 and Phase 2 zoning areas.</p> <p>An Educational Contribution Agreement between WRD and DOE for the Phase 1 and Phase 2 land was executed on July 7, 2006.</p> <p>KS acknowledges this condition and will comply</p>
6.	CIVIL DEFENSE: Condition 6 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the required warning, evacuation and shelter program shall be a coordinated program for both the Phase 1 Project and the Phase 2 Project.	Ongoing	<p>KS acknowledges this condition and will comply.</p> <p>DCD has concurred on the proposed placement of sirens. (A copy of correspondence was submitted with the 2007 report.)</p>
7.	FIRE PROTECTION: Condition 7 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project. This Condition and Condition 7 of the Phase 1 U/A shall collectively require the dedication of a site for or contribution towards the construction of only one fire protection facility.	Ongoing	<p>WRD made efforts toward coordination with HFD. Similarly, KS will continue to coordinate with HFD as planning proceeds.</p> <p>KS acknowledges this condition and will comply.</p>
8.	REFUSE COLLECTION: Condition 8 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land.	Ongoing	KS acknowledges this condition and will comply.

Cond #	UA Condition	Status	Comments
9.	SOLID WASTE REDUCTION: Condition 9 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Waiawa Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project.	Ongoing	KS acknowledges this condition and will comply.
10.	PARK DEDICATION REQUIREMENT: Condition 10 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the required coordination with the Department of Parks and Recreation for park site development and phasing shall be with respect to both the Phase 1 Project and the Phase 2 Project.	Ongoing	<p>An updated master plan showing the proposed location and size of park sites was submitted by WRD for approval by DPR in June 2006. Following meetings with DPR, the proposed parks master plan was revised and resubmitted for approval on November 17, 2006. DPR approved the proposed plan on December 21, 2006. (Letter was attached to 2006 Annual Status Report).</p> <p>It is anticipated that the park site development and phasing may be revisited should there be substantial revisions to the original development plan.</p> <p>KS acknowledges this condition and will comply.</p>
11.	MULTI-PURPOSE SOCIAL SERVICE FACILITY: Condition 15 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project. This Condition and Condition 15 of the Phase 1 U/A shall collectively require the dedication of only one social service facility site.	Ongoing	KS acknowledges this condition and will comply.

Cond #	UA Condition	Status	Comments
12.	ARCHAEOLOGICAL RESOURCES: Condition 16 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land.	Satisfied	A Preservation Plan was approved by DLNR on October 25, 2007. (A copy of the approval letter was included with the 2007 Annual Status Report.) A Final Archeological Preservation Plan was completed in May 2015 and approved by SHPD in September 2015. SHPD's approval of the Preservation Plan was provided with the 2017 Annual Status Report.
13.	OWNERSHIP OF LAND: Condition 17 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land.	Ongoing	As of the effective date of Ordinance 03-01, Kamehameha Schools was the fee owner of the property, and noted as such in the Unilateral Agreement. The Declarant under the UA was Gentry Investment Properties. Gentry formed Waiawa Ridge Development LLC ("WRD") in 2006 to develop the Property. WRD's plans were sidelined due to the global financial crisis of 2008/2009. By late 2012, KS regained all rights in the Property and the development agreement with Gentry/WRD ended. KS began submitting these Annual Status Reports to DPP starting in December 2012. KS acknowledges this condition and will comply.
14.	GOVERNMENTAL APPROVALS: Condition 18 of the Phase 1 U/A is incorporated herein by this reference and shall apply to the Phase 2 Land, provided that the term "Project" shall collectively refer to both the Phase 1 Project and the Phase 2 Project.	Ongoing	KS acknowledges this condition.

Cond #	UA Condition	Status	Comments
15.	SOCIAL IMPACTS: The Declarant shall submit to the Office of Hawaiian Affairs, for its review and comment, an analysis of the Phase 2 Project's potential impacts on native Hawaiian culture and remedial measures to correct such impacts if appropriate.	Satisfied and ongoing	The Office of Hawaiian Affairs was consulted in the initial scoping of the cultural impact assessment as well as in the review of the final report. The final report was completed in June 2003 and transmitted to Dr. Pua Aiu of the Office of Hawaiian Affairs on July 14, 2003. Dr. Aiu requested that the report also be provided to Tom Lenchanko of the Wahiawa Hawaiian Civic Club and Shad Kane, Committee of Historic Sites and Cultural Properties for the Hawaiian Civic Club but offered no further comment on the assessment. Copies of the report were transmitted as requested by OHA on July 31, 2003. KS acknowledges this condition.
16.	On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval of this zone change and of Ordinance 98-01. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.	Ongoing	KS acknowledges this condition and has prepared this report to comply with this condition.
17.	Approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Phase 2 Project comply with all applicable LUO and other governmental provisions and requirements.	Ongoing	KS acknowledges this condition.

Cond #	UA Condition	Status	Comments
18.	In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Phase 2 Project until applicable conditions are met.	Ongoing	KS acknowledges this condition.
19.	Failure to fulfill any of the conditions set forth herein may be grounds for revocation of the permits issued under this zoning and grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.	Ongoing	KS acknowledges this condition.