

Rev 7/15

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PLANNING DEPARTMENT
COUNTY OF HAWAII

March 7, 2003

Christopher J. Yuen, Director
County of Hawaii
Planning Department
101 Pauahi Street
Hilo, Hawaii 96720

Dear Mr. Yuen:

**Subject: Parker Ranch - Waimea Town Center
Annual Status Report
Change of Zone Ordinance No. 96-117
Waimea, South Kohala, Hawaii Island**

This is to provide you with the annual status report for Parker Ranch's Parker Ranch 2020 Project activities in compliance with the various conditions of Ordinance No. 96-117.

For your information, there are two residential projects that are currently under construction within the Waimea Town Center (WTC) portion of the Parker Ranch 2020 Project. These include the Holoholo Ku residential project which is being undertaken by Kamuela Associates within the Village Commercial zoned lands south of the Parker Ranch Center. The initial phase consists of 44 single family residences. A total of 132 units are proposed within this site.

In addition, Kaomalo LLC, a joint venture between Schuler Homes, Inc. and Parker Ranch is proposing to develop Luala`i at Parker Ranch on approximately 75 acres of land on within the western portion of the WTC project area. Luala`i at Parker Ranch will consist of approximately 322 residential units and park and open space. A Planned Unit Development permit application to allow 5,000 square foot lots and reduced front yard setbacks has been issued by the Planning Department. The initial residential phase consisting of 55 units is currently under construction at this time.

The following is a summary of the conditions of Ordinance No. 96-117 and a description of Parker Ranch's actions or understanding of them.

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No.	Condition	Status
A	Comply with all stated conditions of approval.	Parker Ranch will Comply with this requirement.
B	Provide assurance that a water source can be established. Effective date of Change of Zone shall be the date on which the Planning Director has certified such assurance to be satisfactory	In a letter dated 12/24/96, the Planning Dept. stated that the condition was satisfied as of 7/3/96. Effective Date of Ordinance No. 96-117 is September 25, 1996.
C.	Prepare and submit for approval a historic preservation plan.	Planning Department confirmed compliance with this condition in its October 11, 2001 letter.
D.	Should any unidentified archaeological sites be encountered, work shall immediately cease.	Parker Ranch will Comply with this requirement.
E.	Submit a housing plan to address Goals and Polices of the General Plan are implemented to the County Housing Agency.	The Planning Department confirmed compliance with this condition in their Nov. 24, 2000 letter.
F.	Provide pro rata share of school facilities.	The Planning Department confirmed compliance with this condition in their Nov. 24, 2000 letter.
G.	Provide 30 acres of land for public park land south of Waimea Airport and Waimea Business Park.	Ordinance No. 02-25 was approved by the County and allowed the off-site park requirement to be satisfied north of the Waimea Airport provided there is mutual agreement by Parker Ranch. The County has identified a 25 acre regional park site in the general area south of Lalamilo Agricultural Park and 5 acres along Waikoloa Street which will be incorporated as part of the Waimea Trails and Greenways right-of-way.
H.	Provide fair share contribution for roads, fire, police, parks, and solid waste facilities.	Parker Ranch, its successors or assigns, will comply with this requirement.
I.	Provides for bonding of improvements to assure construction of infrastructural improvements	Parker Ranch acknowledges that it may bond its infrastructure improvements.
J.	Should County adopt a Unified Impact Fee Ordinance, conditions shall be credited towards requirements of the Ordinance.	Parker Ranch acknowledges that the required exactions may be credited towards the requirements of a Unified Impact Fee Ordinance should it be adopted.

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K.	Submit an annual progress report.	Parker Ranch will comply with this requirement.
L.	Provides for Administrative Time Extension.	Parker Ranch acknowledges that a time extension may be granted by the Planning Director under certain conditions.
M (1) a.	<p>Waimea Town Center shall be developed in two increments. Increment 1 shall consist of 579 residential lots/units and the commercial zoned area. Increment 2 shall include the balance of the residential lots/units.</p> <p>Increment 2 shall occur after assurance that the Connector Road is completed in its entirety.</p>	Parker Ranch acknowledges that the Waimea Town Center shall be developed in two increments.
M (1) b.	<p>Entire Connector Road and its intersections shall be constructed.</p> <p>If federal financing is available, Connector road shall be completed in its entirety within three years of receipt of funding.</p> <p>If federal financing is not available, Connector Road shall be completed in three phases. Phase 1 shall be completed prior to 300th unit. Phase 2 shall be completed prior to 450th unit. Phase 3 shall be completed prior to 579th unit.</p> <p>If Connector Road intersects with Kamamalu Street, it shall be improved within its existing right-of-way.</p>	Parker Ranch acknowledges that the Connector Road and its intersections are required to be constructed as part of the Waimea Town Center project.
M (1) c.	<p>Provide intersection improvements for Connector Road. Intersection improvements shall be constructed in conjunction with construction of adjacent portions of the connector road.</p> <p>Provide improvements to Kaomoloa Street-Mamalahoa Highway intersection as required.</p>	<p>Parker Ranch acknowledges that the Connector Road and its intersections are required to be constructed as part of the Waimea Town Center project.</p> <p>Parker Ranch is working with DPW to determine the necessary improvements to this intersection as part of the proposed Luala'i at Parker Ranch project which is proposed by Kaomalo LLC.</p>
M (1) d.	Improve Lindsey Road from Mamalahoa to the Connector Road. Improvements shall be installed concurrently with commercial development of immediately surrounding commercial zoned lands.	Parker Ranch, its successors or assigns will comply with this requirement.

M (1) e.	<p>Improve Lindsey Road from Connector Road to Urban District Boundary. Lindsey Road shall be constructed in conjunction with completion of Waimea Bypass segment east of Waimea Town Center.</p> <p>Provide right-of-way from Urban district boundary to Waimea Bypass alignment as required. Right-of-way shall be submitted for dedication upon request of DPW or DOT.</p>	<p>Parker Ranch acknowledges that the Lindsey Road Extension is required to be constructed from the Connector Road to the Urban District Boundary.</p>
M (1) f.	<p>Conduct comprehensive drainage study for review and approval by DPW. Required improvements shall be implemented as development proceeds.</p>	<p>Parker Ranch, its successors or assigns will comply with this requirement.</p>
M (1) g.	<p>Curbs, Gutters and sidewalks shall be constructed in commercial zoned area.</p> <p>Determination of need for CG&S for residential areas shall be made on case by case basis at time of plan approval or preliminary subdivision approval of the portion of the property being developed.</p>	<p>Parker Ranch, it successors or assigns will comply with this requirement.</p> <p>The County has determined that curbs, gutters and sidewalks are not required for the Luala'i at Parker Ranch residential project.</p>
M (1) h.	<p>Ten acre park area shall be provided within commercial zoned area and shall be improved with a multipurpose athletic field.</p>	<p>Construction of the ten acre park has been completed and maintenance turned over to the YMCA in accordance with the agreement with the County dated March 27, 2002.</p>
M (1) i.	<p>A sewage treatment plan shall be constructed.</p>	<p>The sewage treatment facility serving the WTC has been completed and is currently in operation.</p>
M (1) j.	<p>A minimum of 30 acres of park and open space shall be provided within the Town Center Area.</p> <p>A conceptual park plan shall identify location, configuration, phasing, improvements, and ownership, control and maintenance of the park and open space areas and shall be approved by the Planning Director.</p> <p>Park and Opens space improvements shall be developed in accordance with the Plan.</p>	<p>Parker Ranch, it successors or assigns will comply with this requirement.</p> <p>The revised WTC Park and Open Space Plan was approved on October 11, 2001.</p>
M (1) k.	<p>Provide equestrian trail. An equestrian trail plan shall be prepared including trail alignment, improvements, connections, signage, and ownership, control and maintenance for approval by the Planning Director.</p>	<p>Parker Ranch, it successors or assigns will comply with this requirement. The revised Equestrian Plan was approved on October 11, 2001.</p>

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M(2) (a)	Submit Subdivision Plans within 1 year of effective date of Zoning Ordinance.	A subdivision application for the Parker Ranch Waimea Industrial Park was submitted in 1995. This application was withdrawn on May 19, 1997. A consolidation and resubdivision was subsequently approved for a portion of this area.
M (2) (b)	Access to Mamalahoa Highway shall meet with approval of DOT Intersection improvements shall be completed in conjunction with final subdivision approval of any portion of the industrial development.	Parker Ranch, its successors or assigns will comply with this requirement.
M (2) (c)	Drainage system shall be installed	Parker Ranch, its successors or assigns will comply with this requirement.
M (2) (d).	Master landscaping plan shall be submitted for approval. Landscape buffers shall be established in conjunction with final subdivision approval of any portion of industrial area.	Parker Ranch, its successors or assigns will comply with this requirement.
M (2) (e)	Sewage disposal shall be provided	Parker Ranch, its successors or assigns will comply with this requirement.

Please call me or David Houle, Chief Operating Officer, at 885-7311 if you have any questions or require any further information on this matter.

Sincerely,



William L. Moore

cc: David Houle, COO
Parker Ranch Trustees