

Hokuli`a at HokuKano by Oceanside 1250  
 Golf Course, Club House and Related Improvements  
 Submittals for Final Plan Approval  
 November 4, 2000

Special Management Area Use Permit No. 345  
 Use Permit No. 115

Permit/ No.	Condition	Due Date	Status	Submittal	Comments/Next Steps
SMA 345 - 1. UP 115 - 1.	Comply with Stated Conditions of Approval.	N/A	Ongoing	Various	Oceanside agrees that it will comply with all stated conditions of approval.
SMA 345 - 2. UP 115 - 2.	Indemnify the County for any loss or claim arising under this permit.	N/A	Complete	Indemnification language from CC & R's (Exhibit A)	Indemnification is incorporated in CC&R's.
UP 115 - 3.	Provide assurance that water sources of sufficient quality and quantity to support the total irrigation needs of the golf course	Provide prior to issuance of certificate of occupancy or opening of the golf course whichever comes first.	In process		Assurance will be provided to the Planning Director prior to the golf course opening.
UP 115 - 4.	Secure Final Plan Approval for the golf course.	Not specified	In Progress	Final Plan Approval was submitted for review Oct 13, 2000 (Exhibit B)	Oceanside will comply with this requirement.
UP 115 - 5.	Construction of Golf Course & related improvements shall be completed within 5 years	Complete within 5 years of Final Plan Approval	In Progress		Construction is ongoing and Scheduled for completion in June of 2001.

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Permit/ No.	Condition	Due Date	Status	Submittal	Comments/Next Steps
SMA 345 - 3. UP 115 - 10.	Submit Archaeological Mitigation and Interpretation Plan prior to submitting plans for plan approval review.	Prior to submitting plans for plan approval review.	Complied	Data Recovery Plan, Preservation Plan, Monitoring Plan, Approval, Aug. 4 & Sep. 15, 1999. (Exhibit C)	Oceanside has complied with the requirements of the approval mitigation plan prior to or in conjunction with any land alteration. County approved the grading plan on _____
	Approved mitigation plans shall be implemented prior to or in conjunction with any land alteration.  Plan shall include detailed map of known lava tubes to ensure the golf course and related improvements do not impact these caves.	Prior to any land alteration.	Complied	Letter from County stating compicance with condition. Sept. 23, 1999 (Exhibit D)	
SMA 345 - 4. UP 115 - 11	Cease work if unidentified sites or remains ar encountered	N/A	Ongoing	Various	Oceanside will notify Planning Director the state of the discovery of unidentified sites or remains.

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SMA 345 - 5. UP 115 - 6.	Submit Drainage study prior to submittal of for Plan Approval Review  Drainage systems shall be installed meeting with approval of the DPW.	Prior to Plan Approval review	Ongoing	Drainage report was submitted with Plan Approval package on (Oct. 13, 2000)	The required drainage improvements are included in the golf course grading plans.
UP 115 - 7.	Golf Course Design shall utilize guidelines for Golf Course Design.	N/A	Completed	Drainage Improvements on Grading Plans.	Oceanside will comply with this condition
UP 115-8.	Construct the Aii Drive-Halekii Street extension.  Aii Drive-Halekii Street extension shall allow for perpetual public use by easement or dedication  No golf cart crossing shall be allowed except as may be approved by the Director and DPW.  Direct access for residential lots from this road will not be allowed.	Prior to the issuance of the Certificate of Occupancy or golf course opening.  Prior to the issuance of the Certificate of Occupancy or golf course opening.  N/A  N/A	Ongoing	Final Plans submitted Oct 13, 2000  Final Subdivision Approval No. 7168, Bond Agreement and Bond approved Sept. 18, 1999 (Exhibit E)  Grant of Easement and Covenants recorded Dec. 29, 1999 (Exhibit F)	1. Oceanside has included the Halekii Street extension as part of subdivision construction plans. 2. Oceanside agrees to build Halekii Street to County dedicable standards. 3. Oceanside agrees to dedicate or the perpetual easement for access. At Bureau of Dec #99-206268. will secure approval course crossings. plans provide no t along Halekii tial lots.
		N/A	Completed		

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SMA 345 - 6. UP 115 - 12	Use of pesticides and herbicides shall conform with applicable regulations of appropriate government agencies.	N/A	Ongoing	Integrated Golf Course Management Plan Approved Jul. 14, 1999. (Exhibit G)	Oceanside will comply with applicable regulations with best management practices.
SMA 345 - 7. UP 115 - 13	Minimize dust and runoff sedimentation. Measures shall be in compliance with industry standards and practices.	N/A	Ongoing	Grading Plan Notes Erosion Control Plan submitted on documents	Oceanside will incorporate standard language in Grading Plan specifications and Erosion Control Plan.
SMA 345 - 8.	Comprehensive Public Access Plan shall be prepared in consultation with community groups, Planning Director and DLNR.  Public shoreline access plan shall integrate access to interpretive trails and archaeological sites in conjunction with mitigation plan.  Applicant shall apply for CDUA and SMA to implement CPA	In conjunction with golf course plan submitted for plan approval review  N/A	Completed  Complied	Letter of Approval of Public Access Plan Jan. 29, 1999. (Exhibit H)  Letter of submittal of CDUA Permit Application. (Exhibit I)	Letter of Approval dated Jan 23, 1999 from director approved the Public Access Plan.  Oceanside will comply with this requirement.
			Completed		

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UP 115 - 9.	Install intersection improvements includes signals and channelization at Mamalaha Hwy and Halekii St.	Prior to the issuance of the Certificate of Occupancy or golf course opening.	Completed	Agreement for Regional Traffic Improvements, and Corresponding Bond. Approved Sept. 18, 1999. (Exhibit J)	These improvements have been bonded in accordance with Section 23-81 of the Subdivision Code and Paragraph 13 of Development Agreement No. 1.
SMA 345 - 9.	Alii Drive- Halekii Street extension shall allow for perpetual public use by easement or dedication to the County.	N/A	Completed	Grant of Easement and Covenants recorded: Dec. 29, 1999 (Exhibit K)	Grant of Easement & Covenants recorded at Bureau of Conveyances Dec. 29, 1999 Document No. 99-206268
SMA 345 - 10	Areas in State Land Use Conservation District shall be set aside consistent with the final Comprehensive Public Access Plan via covenants recorded with Bureau of Conveyances.  Submit draft covenants.	Record covenants prior to receipt of Final Plan Approval	Completed	Grant of Easement & Covenants Recorded: Dec 29, 1999 (Exhibit L)	Grant of Easement & Covenants recorded at Bureau of Conveyances Dec 29, 1999 Document No. 99-206268
	The approved covenants shall be recorded.	Prior to Final Plan approval for Golf Course or FSA for ag lots.	In Process	Grant of Easements and Covenants Approved Sept. 18, 1999.	Oceanside will comply with this requirement.

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SMA 345 - 11	Monitoring Plan to be approved	Prior to the commencement construction of any portion of the golf course.	Completed	Letter of Approval of Water Monitor Plan July 14, 1999 (Exhibit M)	Oceanside will continue ongoing Monitoring as required.
SMA 345 - 12	Prepare landscaping Plan for golf course and Clubhouse for Approval.	Submit Landscape plans with plan approval submitted.	In Progress	Submitted for Final Plan Approval on Oct. 13, 2000 (Exhibit N)	Landscape plans have been submitted for review.
SMA 345 - 13.	All electrical & communication utility lines shall be placed underground. (except for Main 69 KV line)	N/A	In Process	Subdivision Plans and Final Approval No 7168. Approved Sept. 18, 1999 (Exhibit O)	Construction Plans reviewed and approved by DPW include underground utilities
UP 115 - 14.	Demonstrate that all off-site topsoil/sand are being supplied from approved quarry or resource site	Prior to construction of golf course.	Complete	Approved Quarry documentation February 13, 1997 (Exhibit P)	Oceanside will comply with this condition.
UP 115 - 15.	Develop program for Public Play	Prior to issuance of Certificate of Occupancy or opening of the golf course.	Complete	Public Play Plan Approval July 20, 2000 (Exhibit Q)	Oceanside will comply with this condition.
UP 115 - 16.	Establish Employee Housing Program	Submit for review and approved together w/plans for plan approval	In Process	Submitted May 10, 2000 (Exhibit R) County of Housing and Community Development Letter date May 31, 2000 (Exhibit S)	In progress at Housing Agency

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UP 115 - 17.	Develop job training program for approval.	Submit for review and approval prior to Certificate of Occupancy or opening of the golf course.	In Process	Job Training Plan	Oceanside will comply with this condition.
SMA 345 - 14. UP 115 - 18.	Comply with all applicable laws, regulations and requirements.	Not Specified	Ongoing		Oceanside will comply with all applicable laws, rules and requirements.
SMA 345 - 15. UP 115 - 19.	Provide annual progress reports.	Prior to anniversary of approval date each year	Ongoing	Various	Oceanside has and will continue to provide annual reports to the County in accordance with this requirement
SMA 345 - 16. UP 115 - 20.	Acknowledges that a time extension for compliance with the conditions of approval may be granted.	Not specified	Ongoing		Oceanside acknowledges that a time extension for compliance with the conditions of approval may be granted by the Director.

Handwritten note on a yellow sticky note: "Mr. [unclear] [unclear]"