

LAULANI VILLAGE, LLC
225 Queen Street, Suite 200
Honolulu, Hawaii 96813
Ph:808.524.8700 • Fax: 808.538.3764

LAND USE COMMISSION
STATE OF HAWAII
2006 APR 20 P 3:21

April 18, 2006

Mr. Anthony J. H. Ching
Executive Director
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804-2359

Dear Mr. Ching:

Re: 2006 Annual Report; Docket No. A98-726; Laulani Commercial

Laulani Village, LLC (Laulani) ("Owner") submits this seventh annual progress report to the Land Use Commission ("LUC"), the State Office of Planning and the City Department of Planning and Permitting pursuant to Condition 11 of the April 30, 1999, LUC Decision and Order in Docket No. A98-726.

The subject of this annual report is the petition area comprised of 20.0 acres located at Honouliuli, Ewa, Oahu (the "Property").

I. General Progress

Laulani will be the developer of this commercial retail project which will be called Laulani Village. Site work for the project has commenced, and completion is anticipated for the end of 2007.

II. Status of Compliance with Conditions

These conditions to reclassification are reproduced boldface followed by a description of the progress being made to comply with them.

1. **Petitioner or landowners shall fund and construct adequate wastewater transmission and disposal facilities, as determined by the City and County of Honolulu Department of Public Works (DPW) and the State Department of Health (DOH).**

Petitioner's engineers have met with the City and County of Honolulu Department of Planning and Permitting (DPP), Wastewater Branch over planning and design of sewer infrastructure that will serve the project. Petitioner will participate in the funding of its share of the infrastructure.

2. **Petitioner or landowners shall participate in the pro-rate funding and construction of local and regional transportation improvements and program necessitated by the proposed development in designs and schedules accepted and determined by the State Department of**

**Transportation and the City and County of Honolulu Department of
Transportation Services.**

Petitioner has submitted to the DPP, Traffic Review Branch, a driveway and roadway plan for review and approval of Keaunui Drive, the main access road to the project. Plans have been circulated to the State Department of Transportation (DOT). Traffic Review Branch and DOT has returned comments that are being incorporated into the construction plans for final approval including installation of duct lines for future traffic signalization at the Keaunui Drive and Fort Weaver Road intersection.

- 3. Petitioner or landowners of the affected properties shall fund and construct adequate civil defense measures as determined by the County and State Civil Defense agencies.**

The Petitioner will consult with Civil Defense agencies to determine whether specific civil defense measures are needed.

- 4. Should any previously unidentified burials, archaeological or historic sites such as artifacts, marine shell concentrations, charcoal deposits, or stone platforms, pavings or walls be found, Petitioner or landowners of the affected properties shall stop work in the immediate vicinity and the State Historic Preservation Division of the Department of Land and Natural Resources (SHPD) shall be notified immediately. Subsequent work shall proceed upon an archaeological clearance from the SHPD when it finds that mitigative measures have been implemented to their satisfaction.**

The Petitioner will comply with the requirements of the SHPD regarding any archaeological encountered on site.

- 5. Petitioner or landowners shall fund the design and construction of drainage improvements required as a result of the development of the Petition Area to the satisfaction of the State Department of Health, Natural Resources Conservation Service, and County agencies.**

The Petitioner will work with affected agencies to provide drainage improvements required as a result of development of the Petition Area.

- 6. Petitioner or landowners shall participate in the funding and construction of adequate water source, storage, and transmission facilities and improvements to accommodate the proposed project. Water transmission facilities and improvements shall be coordinated and approved by appropriate State and County agencies. The County's Water Use and Development Plan shall be amended to reflect changes in water demand forecasts and in water development plans to supply the proposed project.**

The Petitioner will confer with the Board of Water Supply and appropriate State and County agencies on providing water system facilities to accommodate the proposed project.

7. **Petitioner or landowners shall provide a dual water system which includes facilities accommodating both potable and non-potable water. Non-potable water would be used for landscaping when appropriate sources become available. In addition, water efficient landscaping would be used as appropriate to reduce the project's water demands.**

The Petitioner will provide the dual water system as required and will use water efficient landscaping to reduce the project's water demands.

8. **Petitioner or landowners shall participate in an air quality monitoring program as specified by the State Department of Health.**

The Petitioner will participate in an air quality monitoring program if specified by the Department of Health.

9. **Petitioner or landowners shall develop the Petition Area in substantial compliance with the representations made to the Commission. Failure to do so may result in reversion of the Petition Area to its former classification, or a change to a more appropriate classification.**

The Petitioner will develop the Petition Area in substantial compliance with representations made to the Commission. The Petitioner, in August 1999, secured approval of county zoning from AG-2 general agricultural district to B-2 community business district. This rezoning is covered by Ordinance 99-47.

10. **Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the Petition Area, prior to the development of the Petition Area.**

The Petitioner will give notice to the Commission of any sale or lease of the Petition Area.

11. **Petitioner shall timely provide without any prior notice, annual reports to the Commission, the Office of State Planning, and the City and County of Honolulu Department of Planning and Permitting in connection with the Status of the subject project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.**

This annual report is submitted as required and in compliance with Condition No. 11.

12. **The Commission may fully or partially release the conditions provided herein as to all or any portion of the Petition Area upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner.**

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The Petitioner acknowledges that the Commission may release these conditions upon their satisfaction.

13. **Within 7 days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall (a) record with the Bureau of Conveyances a statement that the Petition Area is subject to conditions imposed herein by the Land Use Commission in the reclassification of the Petition Area, and (b) shall file a copy of such recorded statement with the Commission.**

The Decision and Order was recorded on March 8, 1999, and a file copy of this recordation was submitted to the commission on April 15, 1999.

14. **Petitioner or landowners shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to Section 15-15-92, Hawaii's Administrative Rules.**

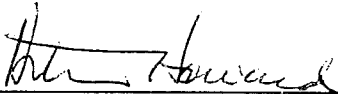
The conditions imposed were recorded April 30, 1999, with the Bureau of Conveyances.

It is Laulani's intent to develop the Petition Area consistent with the currently approved City and County zoning, and further details of Laulani's progress will be reported in the next annual report.

If you have any questions, please direct them to the Laulani Project Coordinator, Nelson Lee, at 228.2224.

Sincerely,

LAULANI VILLAGE, LLC
By Laulani Partners, LLC
Its Managing Member

By: 
Arthur Howard
Managing Member

cc: Mary Lou Kobayashi, Office of Planning
Henry Eng, Director, Planning and Permitting Department
Max Rogers, Department of Business and Economic Development (pdf)