

EXHIBIT "3"

GENERAL CLASS III AND IV REQUIREMENTS CHECKLIST			
Project Name: LAWA'I SOLAR PROJECT		TMK: (4) 2-6-003:001 (por.)	
Applicant: AES LAWA'I SOLAR, LLC		Permit Nos.	
REQUIRED INFORMATION			
Applicant and Property Information		Exhibit and/or Page Number	Staff Comments
1	Zoning Permit Application Form or Petition for Amendments. The Application Form or Petition shall be completed and provide the required information pertaining to the property, such as, the Tax Map Key number(s), State Land Use District Designation, General Plan Designation, and County Zoning Designation.	Sections 1.2, 2.1, 2.2 Exhibits C-1 thru C-7	
2	Documents that verify ownership of the property under the subject application(s) or that the applicant is the authorized agent of the property owner.	Sections 1.1, 1.2 Exhibits A, B	
3	If the applicant is not the owner of the subject parcel, then a notarized written authorization for the application by the owner shall be included. Said authorization shall include the owner's name, mailing addresses and telephone numbers.	Section 1.1, 1.2 Exhibits A, B	
4	Agent's name, mailing address, and telephone numbers.	Exhibits A, B	
GRAPHIC AND SCHEMATIC REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
5	Location Map identifying the site, adjacent roadways and identifying landmarks.	Exhibits C-1, C-2, C-3, C-4	
6	Schematic Site Development Plan or Plot Plans drawn to scale, which identify the following:		
a	Property lines and easements with its dimensions and total land or parcel area calculations;	Exhibits B-1, B-2	
b	County and SLUD Zoning and General Plan Designation areas of the property and applicable densities;	Sections 7, 8, 9 Exhibits C-4, C-5, C-6	
c	Flood Zones and required elevations;	Exhibit C-10, C-11, C-12	
d	Location, size, and dimensions of all existing and proposed buildings, structures, improvements and uses;	Exhibit E-1, E-2	
e	Building setback distances to properties lines, between buildings, right of ways, and parking lots;	Exhibit E-1, E-2	
f	Proposed Lot Coverage calculations and areas;	Section 3.4b.	
g	Offstreet Parking layouts and calculations for existing and proposed uses;	N/A	
h	Topographic information showing existing features, conditions and drainage patterns and proposed grading and finished grade elevations and drainage patterns;	Exhibits E-6	
i	Location of environmentally sensitive areas, habitat and botanical features which include, but are not limited to, wetlands, streams, rock outcroppings, endangers plants and animals and exceptional trees;	Sections 4.2, 6.1, 6.2 Exhibits C-10, C-11, C-12	
j	Existing and proposed landscaping which depicts open spaces, plantings and trees;	Section 3.5 Exhibit F-1	
k	Existing and proposed roadways and accesses to the project; and	Section 6.11 Exhibits E-1, E-2	
l	Certified Shoreline, shoreline setback lines, stream and other setback lines.	N/A	
7	Conceptual Building Plans drawn to scale showing:	N/A	
a	All existing and/or proposed building elevations with finished materials called out. Building elevation plans shall contain existing and finished grade.	N/A	
b	Building heights, maximum wall plate height, sections which are drawn to scale and which clearly define the architectural character of the development.		
c	Floor plans of all buildings and typical unit types for multi-family project.		
WRITTEN REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
8	A report or statement addressing the following:		
a	Description of the proposed project and proposed uses, operations and management of the proposed use which includes, but is not limited to, proposed employee housing plan, hours of operation.	Sections 3.1 thru 3.10	
b	Summary of Permits (i.e. Use Permit, Special Permit, Class IV etc.) or Land Use Amendments requested and the applicable section of the Kauai County Code or regulation citing the specific standards and criteria for granting of the permit or amendment.	Sections 5.1, 5.2 & 5.3 7.1 thru 7.5, 8.1 & 8.2, 9.1 thru 9.8, 10.1 thru 10.4, 11.1 & 11.2, 12.1 thru 12.6, 13.1, 14.1 thru 14.3	
c	Policies and objectives of the General Plan; the provisions of the community development plan applicable to the application (including design standards and application requirements); the provisions of the applicable zoning district; and an analysis of the extent to which the application, if granted, conforms to these provisions of the applicable district; and an analysis of the extent to which the application, if granted, conforms to these policies, objectives and provisions.	Sections 5.1 & 5.2, 8.1 & 8.2, 9.1 thru 9.8, 10.1 thru 10.4, 11.1 & 11.2	

	d	Detailed land use history of the parcel which includes, but is not limited to former and existing State and County land use designations, violations and uses.	Sections 2.2a thru 2.2h Exhibits C-5, C-6, C-7	
	e	Status reports of all Zoning Amendment Ordinance Conditions, existing Land Use Permit Conditions, and Subdivision Permit Conditions pertaining to the project.	Sections 2.2f & g	
	f	Analysis of the secondary impacts of the proposed use on surrounding uses which includes, but is not limited to increases in property value, population, housing, community services and facility needs, second jobs and employment generated and compatibility with surrounding uses.	Sections 6.3 thru 6.12	
	g	Water Source, supply and distribution system analysis which includes, but is not limited to, methods of irrigation existing on the parcel and proposed for the application, location and use of groundwater and nonpotable water sources.	Sections 4.2f & 6.5a	
	h	Sewage disposal analysis, a description of a proposed method of sewage disposal.	Section 6.6	
	i	Solid waste disposal analysis, a description of a proposed method of solid waste disposal, including recycling, reclamation and waste stream diversion.	Section 6.7	
	j	Description of environmentally sensitive areas, habitat and botanical features which include, but are not limited to, wetlands, streams, rock outcroppings, endangered plants and animals and exceptional trees.	Sections 4.2, 6.1, 6.2, 6.12 Exhibits C-4, C-8 thru C-12, E-5, E-9	
9		Completed Evaluation form or written comments from Housing Division relative to the requirements of Ordinance #860		
ADDITIONAL INFORMATION (SUBJECT TO DIRECTOR'S DETERMINATION)				
Applicant and Property Information			Exhibit and/or Page Number	Staff Comments
10		Title Report of for properties involving Kuleanas a copy of Title Insurance acquired for the property.	N/A	
GRAPHIC AND SCHEMATIC REQUIREMENTS			Exhibit and/or Page Number	Staff Comments
11		Schematic Site Development Plans or Plot Plans drawn to scale, which identify the following:		
	a	Location of existing or required access to shoreline or traditional sites either on property or adjacent.	N/A	
	b	Certified Shoreline, shoreline setback lines, stream and other setback lines.	N/A	
12		Three (3) dimensional drawings or models which clearly indicates the relation of the proposed development to other uses and structures within the surrounding area and show the development in the context of significant viewplanes.	N/A	
13		Photographs of the subject site, existing structures and surrounding area which are dated.	Exhibit E-1	
WRITTEN REQUIREMENTS			Exhibit and/or Page Number	Staff Comments
14		Additional information to be included in the required report.		
	a	Preliminary archaeological and historical data.	Section 6.2	
	b	A preservation/mitigation plan.	N/A	
	c	Traffic impact analysis showing level of service with and without the project, when required by State DOT or Department of Public Works.	N/A	
	d	A transportation master plan which includes vehicle, pedestrian and other forms of circulation to adjacent services and destinations.	N/A	
	e	For parcels located in SLUD Agriculture or County Zone Agriculture an assessment of the impact which the proposed use may have on agricultural use of the parcel which includes, but is not limited to, a feasibility analysis of potential agricultural uses suited to the site.	Sections 4.3, 4.4, 9.1 thru 9.8, 12.1 thru 12.6, Exhibit E-8	
	f	A water master plan which aligns to the goals of the 2020 Water Plan for Kauai.	N/A	
	g	A baseline study and preservation/mitigation plan for environmentally sensitive areas and endangered species habitat.	Section 6.1 Exhibits E-5, E-9	
	h	A report of all meetings held between the applicant and any community or residential group which may be impacted by the applicant's request, the issues raised by these meetings and any measures proposed by the applicant to deal with or to mitigate these issues.	Section 14.1	
	i	For properties adjacent to the shoreline or containing traditional access or sites requiring access, a preservation/mitigation plan detailing how access will be allowed and managed.	N/A	
	j	For projects near the shoreline, riparian areas or wetlands, or those involving intensive landscaping or turf management, such as golf courses, identification and assessment of chemicals and fertilizers used including, but not limited to, detailing effects upon surface, underground and marine water resources and neighboring properties and surrounding flora and fauna. If applicable, a mitigation plan and maintenance program and schedule.	N/A	
	k	For properties listed on the Kauai Historic and Non-Historic Resource Inventory an inventory and description of historic features on the property.	N/A	
	l	Proposed employee housing plan.	Section 6.9b	
	m	Description of sustainable strategies incorporated into project including but not limited strategies to reduce water and energy and materials consumption, promote alternative forms of transportation, reduce wastewater and storm runoff, waste stream diversion and encourage the preservation of functioning ecosystems i.e. LEEDS, Low Impact Design, Green Building principles, recycling, composting, BMP's etc.	N/A	

ADDITIONAL PERMITS		Exhibit and/or Page Number	Staff Comments
15	If the property is in the Special Treatment District the applicant shall comply with necessary requirements of section 8-9.5, and provide info noted in the Special Treatment Checklist.	N/A	
16	If property is in the Special Management Area of the County of Kauai, the applicant shall complete and submit an SMA Assessment of the proposed development.	N/A	
17	If the property is within 500' feet of the shoreline the applicant shall comply with the section 8-27 of the Kauai County Code- Shoreline Setback and Coastal Protection and provide info noted in the Shoreline Setback Checklist.	N/A	
18	If applicable, the petition requirements and content for a Special Permit Planning pursuant to Chapter 13 of the Rules of Practice and Procedures of the Commission and Chapter 205 of the Hawaii Revised Statutes.	Sections 12.1 thru 12.6	
19	A Finding of No Significant Impact or Final E.I.S. when required by Chapter 343, Hawaii Revised Statutes.	N/A	
20	Any other information as may be required by the Director of Planning of the County of Kauai.	N/A	