

Appendix D

Response to Data Request

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Energy Environmental Review and Analysis

Questions for Development of Environmental Review

In the Matter of the Application of Gopher State Solar, LLC for a Site Permit for the up to 200 MW Gopher State Solar Project

PUC Docket No.	IP-7119/GS-24-106	Directed To:	Zane Jones
EERA Question No.	1	Please Respond By:	February 20, 2025

Note: Energy Environmental Review and Analysis staff intends to use information provided in this response to develop an environmental review document and is a public document. Responses to these questions will be considered public information unless otherwise designated by the respondent as nonpublic information pursuant to Minnesota Stat. § 13.02.

Question(s): Project Cost

The Applicant has designated that the project cost estimate provided in Appendix M of the application as nonpublic data in accordance with Minnesota Rules, part 7829.0500 and Minn. Sta. Ch. 13. The Applicant contends that release of Project cost information “would have a detrimental effect on Gopher State Solar by providing potential competitors and others in the energy marketplace with valuable information not otherwise readily ascertainable and from which these persons would obtain economic value.”

The Department has not evaluated this claim; however, high-level cost estimates are provided by other applicants for site permits. Please provide a summary of the Project’s capital cost similar to those provided by applicants for other recent site permits for solar facilities (e.g., [Louise Solar Project - Site Permit Application](#), Table 4; Table 2.5.2, Elk Creek Solar Amended Application; [Timberwolf Solar Project Site Permit Application](#), Table 2.5.1; [Lake Wilson Solar Energy Center Site Permit Application](#), Table 5; [Byron Solar Project Joint Site and Route Permit Application](#), Table 4).

Typical cost categories used in the above-cited examples include engineering, procurement, and construction; development; interconnection; financing; and transmission.

Jessica Livingston

February 6, 2025

Environmental Review Manager

Date

MN Department of Commerce

Livingston, Jessica (She/Her/Hers) (COMM)

From: Zane Jones <zane@rangerpower.com>
Sent: Wednesday, February 19, 2025 3:21 PM
To: Livingston, Jessica (She/Her/Hers) (COMM)
Cc: Rosanne Koneval
Subject: Re: Gopher State Solar - Data Request 1
Attachments: Estimated Project Costs_RANGE.pdf

Follow Up Flag: Follow up
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Hi Jessica,

Please find our estimated costs attached to this email. Let me know if you have any questions.

Best,
Zane

From: Livingston, Jessica (She/Her/Hers) (COMM) <jessica.livingston@state.mn.us>
Sent: Thursday, February 6, 2025 10:03 AM
To: Zane Jones <zane@rangerpower.com>
Cc: Rosanne Koneval <rosanne@rangerpower.com>
Subject: Gopher State Solar - Data Request 1

Good morning Zane,

I am reaching out to request additional project data for the development of the Gopher State Solar project EA. Please see the attached Data Request document.

Currently, cost information in Appendix M of the Site Permit Application is filed as nonpublic data. The Department is seeking high-level cost estimates that can be included as public data for the Gopher State Solar project EA, as project costs are a necessary factor considered for a permit under Minnesota Rule. To protect the integrity of the nonpublic data, public cost estimates can be provided as a range or can be broken down into additional categories. I am requesting a response by no later than February 20th 2025.

Please let me know if you have any questions,

Thank you!
Jessica

Jessica Livingston

Energy Environmental Review and Analysis

651-539-1823

mn.gov/commerce/energyfacilities

Minnesota Department of Commerce

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Estimated Project Costs	
Task	Cost
Planning and Permitting	\$0.5 - 1 million
Design, Procurement, Construction	\$175 - 225 million
Operation	\$1 - 2 million
Decommissioning	\$1 - 2 million
Interconnection	\$10 - 12 million
Gen-Tie Line	\$0.25 - 0.5 million
TOTAL	\$187.75 - 242.5 million

Livingston, Jessica (She/Her/Hers) (COMM)

From: Zane Jones <zane@rangerpower.com>
Sent: Friday, January 10, 2025 5:54 PM
To: Livingston, Jessica (She/Her/Hers) (COMM); Rosanne Koneval
Subject: Re: Gopher State Solar GIS Shapefiles

Follow Up Flag: Follow up
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Hi Jessica, there is a little additional information about the wetlands in the data before that we wanted to provide to you.

The GIS data attached will result in a slight discrepancy in the number of total wetlands in the project area and the total acres of wetlands in the project area. Right before application submittal, the LGU for Renville County asked us to include 5 wetlands in our survey that we had previously decided were not wetlands. We *did* account for the possibility of those wetlands in the Site Plan as it was included in the Site Permit application, but those wetlands were *not* included in application Table 4.5.3.5-1, Wetlands within Project Area. This is because of the timing of when the issue with the LGU was resolved. Because the design avoids those “new” wetlands, there are no additional permanent impacts to wetlands based on this change. However, it is something that we wanted to acknowledge while providing this GIS data to you. An updated table of Wetlands within the Project Area is included below. The “new” wetlands are w13 – w18.

Wetland ID	Eggers and Reed Classification	Circular 39 Classification	Size within the Project Area
w01	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.56
w02	Fresh (Wet) Meadow	Type 2: Inland Fresh Meadow	0.03
w04	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.02

w05	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.2
w10	Fresh (Wet) Meadow	Type 2: Inland Fresh Meadow	0.01
w11	Hardwood Swamp	Type 7: Inland Wooded Hardwood Swamp	0.46
w12	Hardwood Swamp	Type 7: Inland Wooded Hardwood Swamp	0.14
w13	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.29
w14	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.08
w15	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.1
w16	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.79
w17	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.01
w18	Seasonally Flooded Basin	Type 1: Inland Seasonally Flooded	0.24
Total			2.93

From: Zane Jones <zane@rangerpower.com>

Sent: Friday, January 10, 2025 5:43 PM

To: Livingston, Jessica (She/Her/Hers) (COMM) <jessica.livingston@state.mn.us>; Rosanne Koneval <rosanne@rangerpower.com>

Subject: Re: Gopher State Solar GIS Shapefiles

Hi Jessica,

I have attached a package that includes shapefiles for the wetlands, O&M building, and panels.

I expect to have the shapefiles for the gen-tie line and lay down yard ready for you next week.

Thank you, please let me know if you have any questions.

Zane

From: Zane Jones <zane@rangerpower.com>

Sent: Tuesday, January 7, 2025 12:16 PM

To: Livingston, Jessica (She/Her/Hers) (COMM) <jessica.livingston@state.mn.us>; Rosanne Koneval <rosanne@rangerpower.com>

Subject: Re: Gopher State Solar GIS Shapefiles

Hi Jessica,

We will get these to you ASAP. Thank you.

—

Zane Jones

Assistant Development Manager | Ranger Power LLC

(734) 709-7358 | zane@rangerpower.com

www.rangerpower.com

From: Livingston, Jessica (She/Her/Hers) (COMM) <jessica.livingston@state.mn.us>

Sent: Tuesday, January 7, 2025 7:56:40 AM

To: Zane Jones <zane@rangerpower.com>; Rosanne Koneval <rosanne@rangerpower.com>

Subject: Gopher State Solar GIS Shapefiles

Good Morning Zane and Rosanne,

I am in the process of EA development for the Gopher State Solar project, and I wanted to ask about GIS shapefiles. I got an original shapefile package when we received the Site Permit Application, however there were a few project components missing from these.

For developing project maps, I am requesting shapefiles for the following project components, similar to what is included in Figure 4 of the SPA:

- PV panels
- Project Gen-tie line
- Laydown

- O&M Building
- Delineated wetlands

Let me know if you have any questions.

Thank you!

Jessica

Jessica Livingston

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