

March 8, 2020

Via eDockets

Mr. Will Seuffert
Executive Secretary
Public Utilities Commission
121 Seventh Place East, Suite 350
St. Paul, MN 55101-2147

RE: Comments and Recommendations on Application Completeness
Louise Solar
Docket No. IP 7039/WS-20-647

Mr. Seuffert:

Energy Environmental Review and Analysis staff provide the attached comments and recommendations on application completeness for the February 11, 2020 site permit application filed by EDF Renewable Energy for the Louise Solar Project.

Staff recommends the commission accept the site permit application as substantially complete but require the applicant to supplement the record with additional information. Staff further recommends the commission take no action on an advisory task force. Staff recommends a full Administrative Law Judge (ALJ) report with recommendations. A full ALJ report reduces the burden on Commission staff and helps to ensure that the Commission has a robust record on which to base its decision.

Lastly, it may be unnecessary for staff to present site alternatives to the commission for its input prior to issuance of the scoping decision due to the inherent difficulties in suggesting alternative site locations for a project of this size.

I am available to answer any questions the commission might have.

Sincerely,

/s/ Jamie MacAlister

Jamie MacAlister, Environmental Review Manager
Energy Environmental Review and Analysis

cc: Cesar Panait, Public Utilities Commission
Bret Eknes, Public Utilities Commission
Louise Miltich, Energy Environmental Review and Analysis

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BEFORE THE MINNESOTA PUBLIC UTILITIES COMMISSION

ENERGY ENVIRONMENTAL REVIEW AND ANALYSIS COMMENTS AND RECOMMENDATIONS ON APPLICATION COMPLETENESS

Louise Solar Project
Docket No. IP7039/WS-20-647

Date: March 8, 2021

Staff: Jamie MacAlister | jamie.macalister@state.mn.us | 651-539-1775

Issues Addressed: These comments and recommendations address completeness of the site permit application, use of joint environmental review, presence of contested issues of fact, and need for an advisory task force.

Figures and Tables: Figure 1 Project Location; Table 1 Proposed Schedule; Table 2 Application Completeness Checklist

Additional documents and information, including the route permit application, can be found on eDockets by searching “20” for year and “647” for number: <https://www.edockets.state.mn.us/EFiling/search.jsp> or the EERA webpage: <https://mn.gov/eera/web/project/14235/>

This document can be made available in alternative formats, that is, large print or audio, by calling (651) 539-1530 (voice).

On February 11, 2021 Louise Solar Project, LLC (“Louise Solar” or “Applicant”), a wholly owned subsidiary of EDF Renewables filed a site permit application¹ for the proposed Louise Solar Project (“project”) located in Mower County. The Public Utilities Commission (“commission”) issued a notice soliciting comments on the completeness of the application and other concerns on February 22, 2021.²

Project Purpose

The applicant states that *“the Project is needed to meet the growing commercial and industrial customer (C&I) demand for additional renewable energy resources, to accommodate the Solar Energy Standard set forth in Minnesota Statutes and to meet other clean energy requirements in Minnesota and neighboring states. The Project will provide cost-effective solar energy and help meet the Minnesota Renewable Energy Objectives (Minnesota Statutes §216B.1691). The Applicant is working towards securing a Power Purchase Agreement (PPA) or Develop, Build, Sale (DBS) agreement for the output of the Project.”*³

¹ Louise Solar, LLC (February 11, 2021) *Application for a site permit*, eDocket ID: [20212-170899-02](https://www.edockets.state.mn.us/EFiling/search.jsp), -03, -04, -05, -06, -07, -08, -09, -10.

² Notice of Comment Period (Application Acceptance), eDocket ID: [20212-171196-02](https://www.edockets.state.mn.us/EFiling/search.jsp)

³ Application at page 2.

Project Description

Louise Solar, LLC proposes to construct a 50 MegaWatt (“MW”) solar facility in Mower County, Minnesota. Its primary components include photovoltaic panels affixed to a linear ground-mounted single-axis tracking system, inverters and transformers housed in electrical cabinets, electrical collection system, project substation, and SCADA systems and metering equipment. The project also requires fencing, access roads, laydown areas, weather stations, and an operation and maintenance facility. The project would interconnect to the electrical grid at the existing ITC Midwest Adams Substation through a new, 700-1,000 feet of 161 kV gen-tie transmission line.

The proposed project is located approximately one mile east of Adams and 1.3 miles west of Taopi, Minnesota in Lodi and Adams townships (**Figure 1**). The Applicant has secured site control for 613 acres of agricultural land for the proposed project. Final project design is expected to occupy approximately 325 acres or less. The soils in the project area are classified as prime farmland.⁴

Regulatory Process and Procedures

The project requires a site permit from the commission.⁵ Because the project is powered by solar energy it qualifies for the alternative permitting process.⁶ Applicants must provide the commission with written notice of their intent to file an application under the alternative permitting process,⁷ which was provided December 10, 2020.⁸

A certificate of need (“CN” or “certificate”) is also required.⁹ The applicant applied to the commission for a certificate on February 11, 2020.¹⁰ The CN application is considered under the process outlined in Minnesota Statute [216B.243](#) and Minnesota Rules [7849](#).

A new gen-tie line will interconnect the project substation to the electrical grid at the existing ITC Midwest Adams Substation.¹¹ This gen-tie line will be less than 1,500 feet in length; therefore, its construction does not require a separate commission route permit.¹² The project substation and gen-tie line are associated facilities of the project as defined by Minnesota Rule [7850.1000](#), subpart 3, and, as a result, will be analyzed as part of the environmental review process.

⁴ Application at page 11.

⁵ Minn. Stat. [216E.03](#), subd. 1 (no person may construct a large electric generating plant without a site permit from the commission); Minn. Stat. [216E.01](#), Subd. 5 (“large electric power generating plant” shall mean electric power generating equipment and associated facilities designed for or capable of operation at a capacity of 50,000 kilowatts or more).

⁶ Minn. Stat. [216E.04](#), subd. 2(8).

⁷ Minn. R. [7850.2800](#), subp. 2.

⁸ Louise Solar, LLC (December 10, 2020) *Notice of Application to File a Site Permit Application*, eDockets No. [202012-168926-01](#).

⁹ Minn. Stat. [216B.243](#), subd. 2 (no “large energy facility” shall be constructed without issuance of a certificate of need); Minn. Stat. [216B.2421](#), subd. 2(1) (“large energy facility” means any electric power generating plant or combination of plants at a single site with a combined capacity of 50,000 kilowatts or more).

¹⁰ Louise Solar, LLC (February 11, 2021) *Application for a Certificate of Need*, eDockets No. [20212-170897-02](#), -02, -03, -04 (trade secret), -05, -06, -07; *see generally* eDockets No. IP-7039/[CN-20-646](#).

¹¹ Application at page 1 (overall length of the gen-tie transmission line currently estimated at 300-1,000 feet).

¹² Minn. Stat. [216E.01](#), subd. 4 (“high voltage transmission lines” must be capable of operation of 100 kilovolts or more and be greater than 1,500 feet in length).

Site Permit Application and Acceptance

Site permit applications must provide specific information.¹³ This includes, but is not limited to, information about the applicant, descriptions of the project and site, and discussion of potential human and environmental impacts and possible mitigation measures.¹⁴ Under the alternative permitting process an applicant is not required to propose alternative sites; however, if alternative sites were evaluated and rejected, the application must describe these sites and reasons for rejecting them.¹⁵

Upon receiving a site permit application the commission may accept it as complete, reject it and advise the applicant of its deficiencies, or accept it as complete but require the applicant submit additional information.¹⁶ If the commission determines the application is complete, environmental review begins. The commission is required to make a permit decision within six months from the date an application is accepted.¹⁷ This time limit may be extended up to three months for just cause or upon agreement of the applicant.¹⁸

Public Advisor

Upon acceptance of a site permit application the commission must designate a public advisor.¹⁹ The public advisor answers questions about the permitting process but cannot provide legal advice or act as an advocate for any person.

Advisory Task Force

The commission may appoint an advisory task force to aid in the environmental review process.²⁰ An advisory task force would assist Energy Environmental Review and Analysis (“EERA”) staff in identifying additional sites or particular impacts to evaluate in the environmental assessment (EA) prepared for the project.²¹ If appointed, an advisory task force must include certain local government representatives.²² The advisory task force expires upon completion of its charge or issuance of the scoping decision.²³

Appointment of an advisory task force is not required. In the event no advisory task force is appointed citizens may request one be created.²⁴ If such a request is made, the commission must make this determination at its next scheduled agenda meeting.²⁵

The decision whether to appoint an advisory task force does not need to be made at this time; however, a decision should be made as soon as practicable to ensure an advisory task force could complete its charge prior to issuance of the scoping decision.

¹³ Minn. Stat. [216E.04](#), subd. 3; Minn. R. [7850.3100](#).

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ Minn. R. [7850.3200](#).

¹⁷ Minn. R. [7850.3900](#), subp. 1.

¹⁸ *Ibid.*; see *infra* note 33 (the commission has 12 months to approve or deny a CN application).

¹⁹ Minn. R. [7850.3400](#).

²⁰ Minn. Stat. [216E.08](#), subd. 1; Minn. R. [7850.3600](#), subp. 1.

²¹ Minn. R. [7850.2400](#), subp. 3.

²² Minn. Stat. [216E.08](#), subd. 1.

²³ Minn. R. [7850.2400](#), subp. 4.

²⁴ Minn. R. [7850.2400](#), at subp. 2.

²⁵ *Ibid.*

Environmental Review

An EA is required for the alternative permitting process and is prepared by EERA staff.²⁶ An EA contains an overview of the resources affected by the project and discusses potential human and environmental impacts and mitigation measures.²⁷ Under the alternative permitting process an EA is the only required state environmental review document.

EERA conducts public scoping meetings in conjunction with a public comment period to inform the content of the EA.²⁸ The commissioner of the Department of Commerce (or designee) determines the scope of the EA,²⁹ and may include alternative sites suggested during the scoping process if they would aid the commission in making a permit decision.³⁰

Certificate of Need and Joint Environmental Review

The project requires a CN, and the applicant applied to the commission for a certificate. CN applications are subject to environmental review. EERA staff must prepare an environmental report for the project.³¹ The report contains “*information on the human and environmental impacts of the [project] associated with the size, type, and timing of the project, system configurations, and voltage.*”³² It also contains information on alternatives to the project, as well as mitigation measures. The commission has 12 months to approve or deny a certificate of need from the date the application is filed.³³

If an applicant for a CN applies for a site permit prior to completion of the environmental report, EERA may elect to prepare an EA in lieu of an environmental report. If so, the EA must include the content required by Minnesota Rule [7849.1500](#).

Public Hearing

The alternative permitting process requires a public hearing be held in the project area upon completion of the EA³⁴ in accordance with the procedures outlined in Minnesota Rule [7850.3800](#), subpart 3. If the site permitting process and CN determination are proceeding concurrently, the commission may order that a joint hearing be held to consider both siting and need.³⁵

The hearing is typically presided over by an administrative law judge (“ALJ”) from the Office of Administrative Hearings (“OAH”). The commission may request the ALJ provide a summary of the hearing, or request the ALJ provide a full report with findings of fact, conclusions of law, and recommendations regarding the site permit application. This hearing is not a contested case hearing and is not conducted under OAH Rule [1405](#).

²⁶ Minn. Stat. [216E.04](#), subd. 5; Minn. R. [7850.3700](#), subp. 1.

²⁷ Minn. Stat. [216E.04](#), subd. 5; Minn. R. [7850.3700](#), subp. 4.

²⁸ Minn. R. [7850.3700](#), subp. 2.

²⁹ *Id.* at subp. 3.

³⁰ *Id.* at subp. 2.

³¹ Minn. R. [7849.1200](#).

³² *Ibid.*

³³ Minn. Stat. [216B.243](#), subd. 5; Application at page 4 (the applicant anticipates a site permit decision to be made in Q4 of 2021).

³⁴ Minn. R. [7850.3800](#), subp. 1.

³⁵ Minn. Stat. [216B.243](#), subd. 4 (stating that unless a joint hearing is not feasible or more efficient, or otherwise not in the public interest, a joint hearing shall be held).

Requesting the ALJ to prepare a full report with findings, conclusions of law, and recommendations may extend the length of the permitting process. However, a full ALJ report reduces the burden on Commission staff and helps to ensure that the Commission has a robust record on which to base its decision. **Table 1** provides a hypothetical comparison of schedules between the two processes.³⁶

Staff Comments

EERA provides technical expertise and assistance to the commission.³⁷ EERA and the commission work cooperatively, but function independently to meet their respective statutory responsibilities.

Application Completeness

The application submitted by Louise Solar provides a preliminary project design and layout. However, since equipment selection for the project has not been finalized, there may be changes to the project presented in the application. For example, panel technology and manufacturer are still under consideration, as are inverter type and number. The applicant has specified that the electrical collection system is proposed to be below-ground. The applicant has identified a preliminary location for the project sub-station and the gen-tie line into the Adams substation.

Staff have a reasonable understanding of the project as presented. However, more specific information is required to complete the environmental review process. If this information is not available from the applicant prior to preparing the EA, EERA staff will examine the “worst case scenario” with regards to potential impacts. For example, potential impacts from panels are rather generic and not necessarily dependent on type, and by analyzing a “maximum number” of inverters the EA captures the “worst case scenario” with regards to their potential impact.

While staff believes environmental review can and should accommodate a certain level of flexibility at the application stage, the site permit, if issued, should not be ambiguous. Therefore, staff will use the environmental review process and the public record to recommend permit language that removes uncertainty.

Staff evaluated the application against the completeness requirements of Minnesota Rule [7850.3100](#) (**Table 2**). The application contains information with respect to these requirements, including descriptions of the project, potential human and environmental impacts, and mitigation measures. As noted in **Table 2** by italicized font, and summarized below, staff believes the application is substantially complete except for the Decommissioning Plan and Vegetation Management Plan.

Decommissioning Plan

In several recent siting dockets, members of the public have expressed concern about what will happen to a project at the end of its life. Consistent with recommendations to the Commission in Docket 17-123 (Solar and Wind Decommissioning Working Group) recent solar and wind site permit applications have included draft decommissioning plans to allow opportunity for public comment on the plan.

³⁷ Minn. Stat. [216E.03](#), subd. 11.

The Applicant provided EERA staff with an opportunity to review an early draft of the decommissioning plan. EERA staff provided substantive comments that have not been incorporated into the plan provided in the application. Although the plan provided in Appendix G of the application provides detailed information on the anticipated tasks, timing, and costs associated with the decommissioning process, EERA staff notes several missing elements that make it difficult to provide meaningful comment. Of particular concern:

- Language throughout the plan addresses solar farms in the aggregate (e.g. situations that would require a solar farm or garden to be decommissioned), and not the project seeking a permit. The plan should address the proposed project.
- There is no project map provided to show the layout of the project and extent of restoration envisioned in decommissioning.
- There is no list of anticipated permits.
- There is no description of how landowners, local units of government, and agencies with permitting or approval authority will be notified of decommissioning activities.
- The plan references “the owner,” but does not specifically identify the legal entity responsible for decommissioning. The plan should identify the permittee and clarify the permittee will be responsible for decommissioning.
- The plan is missing any information on how the funds will be available to accomplish decommissioning at the end of the project life. Consistent with the Solar and Wind Decommissioning Working Group recommendation, EERA recommends that some type of financial security be established no later than year 10 and that the financial security provide for full decommissioning costs prior to the expiration of any PPA. This section should also provide some general concept of the type of surety anticipated (e.g. bond, LOC) and the beneficiary of that surety.

EERA staff recommend the applicant revise the decommissioning plan provided in Appendix G of the application to include the above-listed items. While a revised Decommissioning Plan would ideally be available prior to the scoping meeting, EERA staff believes that so long as a revised plan is in the record prior to the hearing, there will still be sufficient opportunity for meaningful and constructive public comment on the decommissioning plan.

Vegetation Management Plan

Recent siting dockets (Elk Creek Solar 19-495 and Regal Solar 19-395) include a permit condition for establishment of beneficial habitat on solar sites. Permitted solar projects such as the Marshall and Aurora Distributed Solar Project, as well as numerous community solar garden projects, include beneficial habitat when restoring the site after construction. Beneficial habitat requires planning. Beneficial habitat has the greatest chance of establishment and long-term success when it is well planned.

EERA and agency partners from the Minnesota Department of Natural Resources (“MDNR”), Minnesota Department of Agriculture (“MDA”), and Minnesota Board of Water and Soil Resources (“BWSR”) have developed guidance for preparing a Vegetation and Establishment Management Plan (VEMP). Other programs, such as BWSR’s Habitat Friendly Solar Program also require a VEMP. EERA shared a draft version of the guidance with the applicant during review of the draft application. The Vegetation Management Plan provided in Appendix D of the application does not meet the VEMP Guidance.

EERA staff recommend the applicant revise the Vegetation Management Plan provided in Appendix D of the application to be consistent with the Vegetation and Establishment Management Plan Guidance. A revised plan should be submitted into the record prior to the hearing to allow for agency and public review.

Prime Farmland Analysis

The applicant provides a “constraints analysis” in the application that includes a discussion of prime farmland.³⁸ It is not clear to EERA if the Adams substation is the only point of interconnection (POI) to emerge from the screening exercise described in the application. If other POIs made it through the screening process, a discussion of how those POIs were eliminated would complete the screening analysis provided.

EERA staff recommend the applicant provide additional discussion of their review and elimination of any other POIs that emerged from screening along with the Adams substation.

Upon acceptance of the application EERA will commence the environmental review process.

Joint Environmental Review

EERA staff recommend that the CN and site permitting processes proceed concurrently. At this time, staff anticipates a single environmental review document—an EA—will be prepared for the project. Preparation of an EA in lieu of an environmental report for the CN will not significantly lengthen the permitting processes. Additionally, joint environmental review is more easily understood and efficient for the public, local governments, and state and federal agencies, particularly with regards to comment periods.

Contested Issues of Fact

Staff is unaware of contested issues of fact with respect to the application.

Advisory Task Force

Staff analyzed the merits of establishing an advisory task force for the project and believes a task force is not warranted.

Staff considers four characteristics when analyzing the merits of establishing an advisory task force: project size and complexity, known or anticipated controversy, and presence of sensitive natural resources. The proposed design information and preliminary environmental data contained in the application was used to complete this evaluation.

Size

Although moderate in terms of total nameplate capacity (50 MW), the project is large in terms of total land requirements. The applicant identified a total project area of 600 acres, with a preliminary development area of approximately 325 acres or 6.5-acres per MW. This land requirement is less than other Minnesota solar energy generating systems of similar nameplate capacity including North Star Solar (eight acres per MW) and Aurora Distributed Solar (nine acres per MW).³⁹

³⁸ Application at page 12.

³⁹ Department of Commerce (March 4, 2015) *EERA Staff Comments on Application Completeness—North Star Solar*, eDockets No. [20153-107931-01](https://www.dockets.org/doc.aspx?docid=20153-107931-01).

Complexity

With the approval and construction of North Star Solar ([IP6943/GS-15-33](#)), Aurora Distributed Solar ([E6928/GS-14-515](#)), and Marshall Solar ([IP6941/GS-14-1052](#)), large scale utility solar projects are no longer novel in Minnesota. Staff believes the project is no more complex than these projects previously permitted by the commission.

Site preparation and construction of photovoltaic facilities is relatively straightforward. Construction would not entail large-scale excavation or deep foundations. A short transmission line is required to interconnect with the Adams Substation.

Known or Anticipated Controversy

To date, staff has not been contacted about the project, and only one comment has been received through e-dockets raising concerns about increased deer and turkey pressure on crops due to the project's fence.

The public will have opportunities to raise concerns and issues during scoping and the public hearing. As it has previously, EERA will assist citizens and governmental units in understanding the environmental review process and how to best identify issues to be addressed and site alternatives to be considered in the EA.

Sensitive Resources

Over 90 percent of the project area is currently in agricultural use.⁴⁰ Because land within the preliminary development area is previously disturbed, few, if any, sensitive resources are likely to be present. Nearly all the project area is located on prime farmland.⁴¹

No historical or archaeological resources were identified within the project area.⁴² No biologically significant areas, for example, native plant communities or sites of biodiversity significance, are located within or adjacent to the land project area. There are no wildlife management areas or scientific and natural areas within the land control area.⁴³ A records search indicates several occurrences of state and federal endangered, threatened, or special concern species near or within the project area.⁴⁴

The Shooting Star State Trail is located just outside of the project area (108 feet). The applicant will coordinate with MDNR if trail use is anticipated to be disrupted during construction.⁴⁵

Recommendations

Staff recommend the commission accept the site permit application as substantially complete. However, staff recommend the following:

⁴⁰ Application at page 57.

⁴¹ *Id.* at page 58.

⁴² *Id.* at page 61.

⁴³ *Id.* at page 51.

⁴⁴ *Id.* at pages 75-80.

⁴⁵ *Id.* At pages 51, 52.

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1. Require the applicant to resubmit the Decommissioning Plan to address staff concerns.
 2. Require the applicant to resubmit the Vegetation Management Plan to be consistent with Vegetation Establishment and Management Plan Guidance.
 3. Require the applicant to provide additional details on the POIs to complete the prime farmland analysis prior to scoping for the EA.
 4. Require the applicant to provide additional information as needed to prepare the EA.
 5. Staff further recommends the commission take no action on an advisory task force.

Figure 1 Project Location

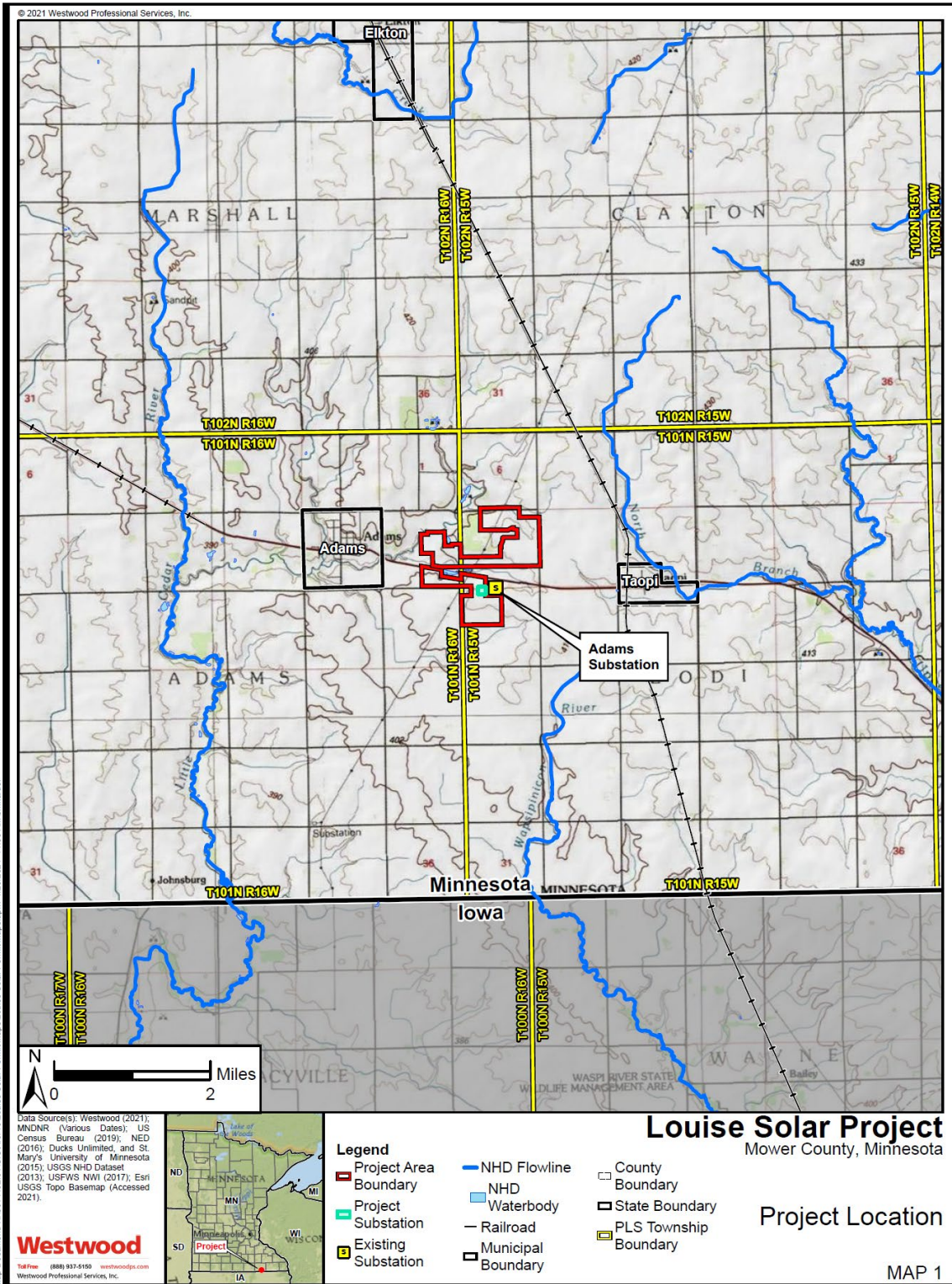


Table 1 Comparison of Schedules

Timeframe	Project Day	Process Step	Entity
December-March 2020	—	10-day Notice	Applicant
		Application Filed	Applicant
		Application Completeness Comments	Agencies/Public
		Reply Comments	Applicant
April 2020		Consideration of Application Acceptance	Commission
Acceptance through Environmental Assessment			
May 2021	1	Application Acceptance Order	Commission
May 2021		Public/Scoping Meeting Notice	EERA/Commission
End of May 2021	20	Public Information/Scoping Meetings	EERA/Commission
June 2021	35	Scoping Comment Period Closes	EERA
June 2021	50	Scoping Summary to Commission	EERA
July 2021	70	Commission Consideration of Alternatives	Commission
July 2021	80	Scoping Decision Issued	Commerce
July 2021	200	EA Issued/Public Hearing Notice	EERA/Commission
Summary of Hearing*			
November 2021	215	Public Hearing	OAH
December 2021	230	Comment Period Closes	OAH
January 2022	235	ALJ Submits Hearing Transcript and Comments	OAH
January 2022	240	Draft Findings of Fact (FOF)	Applicant
January/March 2022	255	Comments on Draft FOF / Technical Analysis	EERA
		Response to Hearing Comments	Applicant
	275	ALJ Submits Summary of Hearing	OAH
March/April 2022	320	Consideration of Route Permit Issuance	Commission
Full ALJ Report**			
November 2021	215	Public Hearing	OAH
December 2021	230	Comment Period Closes	OAH
January 2022	235	ALJ Submits Hearing Transcript and Comments	OAH
January 2022	240	Draft FOF	Applicant
January /March 2022	255	Comments on Draft FOF / Technical Analysis	EERA
		Response to Hearing Comments	Applicant
April 2022	295	ALJ Issues Full Report, FOF and Recommendation	OAH
April 2022	305	Exceptions to ALJ Report	EERA, Applicant
May 2022	325	Consideration of Route Permit Issuance	Commission

*A summary of hearing includes:

- The hearing process consists of a public hearing (or multiple hearings depending on the project) and one comment period (closing 10 days after the last public hearing).
- An ALJ presides over the public hearing.
- ALJ provides a summary of the public hearing and comments only.
- Applicant provides proposed findings of fact, conclusions and a recommendation.

- EERA responds to comments on the EA; provides technical analysis; and responds to the applicant's proposed findings.
- An exception period is not provided.

** A Full ALJ Report includes:

- The hearing process is identical to the summary report process.
- An ALJ presides over the public hearing.
- The ALJ provides a summary and a factual analysis of the record, findings of fact, and recommendations on alternatives or permit conditions.
- Applicant provides proposed findings of fact, conclusions and a recommendation.
- EERA responds to comments on the EA; provides technical analysis; and responds to the applicant's proposed findings.
- An exception period is provided.

Table 2 Application Completeness Checklist

The following checklists provide staff discussion about application requirements.

Minnesota Rule 7850.3100. Contents of Application. The applicant shall include in the application the same information required in part 7850.1900, except the applicant need not propose any alternative sites or routes to the preferred site or route. If the applicant has rejected alternative sites or routes, the applicant shall include in the application the identity of the rejected sites or routes and an explanation of the reasons for rejecting them.

Minnesota Rule 7850.1900, subpart 1. Site permit for LEPGP. An application for a site permit for a large electric power generating plant must contain the following information:

7850.1900, subp. 1	Section(s)	Comments
A. a statement of proposed ownership of the facility as of the day of filing and after commercial operation;	1.2.3	Louise Solar, LLC will own, construct, and operate the project.
B. the precise name of any person or organization to be initially named as permittee or permittees and the name of any other person to whom the permit may be transferred if transfer of the permit is contemplated;	1.2.1, 1.2.2, and 1.2.3	The permittee will be Louise Solar, LLC. Louise Solar is a wholly owned subsidiary of EDF Renewables.
C. at least two proposed sites for the proposed large electric power generating plant and identification of the applicant's preferred site and the reasons for preferring the site;		Alternatives not required under alternative process (2014 Minnesota Statutes 216E.04, Subdivisions 2 and 3)
D. a description of the proposed large electric power generating plant and all associated facilities, including the size and type of the facility;	2.0, Maps 3 and 4	The application describes the project and associated facilities. It describes construction, restoration, and decommissioning.
E. the environmental information required under subpart 3;	See Minn. R. 7850.1900, subpart 3 below.	
F. the names of the owners of the property for each proposed site;	Appendix E	The applicant has 100% land control of the project area.
G. the engineering and operational design for the large electric power generating plant at each of the proposed sites;	3.0; Map 3 and 4	The application provides general design information. A preliminary site plan is provided.

7850.1900, subp. 1	Section(s)	Comments
H. a cost analysis of the large electric power generating plant at each proposed site, including the costs of constructing and operating the facility that are dependent on design and site;	2.4	The project is anticipated to cost \$62.05 million. Of this amount, \$52.35 million is reserved for engineering, procurement, and construction.
I. an engineering analysis of each of the proposed sites, including how each site could accommodate expansion of generating capacity in the future;	2.5	The applicant does not anticipate expanding the project given that its interconnection request with MISO is for 50 MW.
J. identification of transportation, pipeline, and electrical transmission systems that will be required to construct, maintain, and operate the facility;	3.1	The application discusses impacts to existing transportation, transmission, and pipeline systems. Upgrades or changes to public roads, for example, driveway changes, will be required. A short 161 kV transmission line is required. Pipeline systems are not required.
K. a listing and brief description of federal, state, and local permits that may be required for the project at each proposed site; and	1.4, Table 2	The application lists potential permits needed for the project.
L. a copy of the Certificate of Need for the project from the Public Utilities Commission or documentation that an application for a Certificate of Need has been submitted or is not required.	1.4.1	A certificate of need is required for the project. The applicant has applied for a certificate. The docket number is IP-7039/CN-20-646.

Minnesota Rule 7850.1900, subpart 3. Environmental information. An applicant for a site permit or a route permit shall include in the application the following environmental information for each proposed site or route to aid in the preparation of an [environmental assessment]:

7850.1900, subp. 3	Section(s)	Comments
A. a description of the environmental setting for each site or route;	4.1	The environmental setting is described specifically in section 4.1, and throughout section 4.
B. a description of the effects of construction and operation of the facility on human settlement, including, but not limited to, public health and safety, displacement, noise, aesthetics, socioeconomic impacts, cultural values, recreation, and public services;	4.2	The application discusses potential impacts to public health and safety, displacement, noise, aesthetics, socioeconomics, cultural values, recreation, land use and zoning, and public services and infrastructure.
C. a description of the effects of the facility on land-based economies, including, but not limited to, agriculture, forestry, tourism, and mining;	4.3	The application discusses impacts to agriculture (including prime farmland), forestry, tourism, and mining.

7850.1900, subp. 3	Section(s)	Comments
D. a description of the effects of the facility on archaeological and historic resources;	4.4	The application discusses archaeological and historic resources. A Phase I inventory report is included in Appendix J.
E. a description of the effects of the facility on the natural environment, including effects on air and water quality resources and flora and fauna;	4.5	The application discusses impact to air quality, geology, groundwater, surface waters, floodplains, wetlands, vegetation, soils, and wildlife. A draft agricultural impact mitigation plan and vegetation management plan are provided.
F. a description of the effects of the facility on rare and unique natural resources;	4.5.7	The application discusses federal and state listed species, and Department of Natural Resources high value areas, such as native plant communities, native prairies, and public conservation and recreation lands.
G. identification of human and natural environmental effects that cannot be avoided if the facility is approved at a specific site or route; and	4.1 – 4.5	Unavoidable impacts are discussed throughout sections 4.1 to 4.5.
H. a description of measures that might be implemented to mitigate the potential human and environmental impacts identified in items A to G and the estimated costs of such mitigative measures.	4.1 – 4.5	<p>The application discusses mitigation. While specific cost estimates are not provided, such estimates are difficult until the record is further developed to identify the level of mitigation necessary or otherwise desired.</p> <p>An agricultural impact mitigation plan and vegetation management plan are included with the application. These documents will be reviewed as part of the environmental review process, and depending on the record developed, may be modified.</p>