

Project Summary

SV CSG Mankato North 1, LLC ("The Project" or "Mankato North 1 CSG") respectively submits this application for a Conditional Use Permit ("CUP") to Lime Township and Blue Earth County for a 1,000 kW AC Solar Garden. Additionally, SV CSG Mankato North 1, LLC is requesting a variance from Lime Township Ordinance Section 15.4.3. requiring consent from adjoining for a second Community Solar project per tax parcel (more information on SV CSG Mankato North 1's variance request on page 8). Mankato North 1 CSG requests that Lime Township and Blue Earth County, upon review, recommends approval, and that the Project to be permitted, constructed, own and operated by SV CSG Mankato North 1, LLC. SV CSG Mankato North 1, LLC is requesting a one-year period to pull a building permit and establish the Conditional Use. For review, the Project's detailed legal description, site plan and other specifications will follow.

The Project is located in the Rural Conservation District and will be located east of 3rd Ave 1,800+ feet and north of Industrial Avenue 6,800+ feet. The address is 23759 3rd Avenue, Mankato, Minnesota, 56001. The closest neighboring house to the project is 1,300+ feet, meeting the 750-foot requirement from an existing residence (depiction found on page 32). Please see the attached site plan for a location map of the project. The Project plans to interconnect to Xcel Energy's local distribution system along 3rd Ave.

The Project will be marketed as a host for a community solar project under the LM -Accessible CSG Program. Under the Program, utility customers may subscribe to a solar project and receive a credit on the monthly electric bill based on the production of the project subscription.

Mankato North 1 CSG is being developed by SunVest Solar, LLC, an experienced full-service solar developer. We have a track record of success developing 1 MW solar projects in Minnesota and larger community solar projects throughout the country.

The land is owned by John C. Bohrer and leased for up to 35 years by SV CSG Mankato North 1, LLC.

Project Specifications

LOCATION

The Project will be located on the west side of Tax Parcel No. R40.04.29.200.017 with following legal description: The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning.

A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato

and St. Peter Road.

The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof.

Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning.

There is no shoreland overlay on the property, and it resides in flood zone X with no flood plains.

OWNERSHIP

SV Mankato North 1, LLC will be the Applicant, developer, owner, and operator of the Project and has a long-term lease with the landowner to operate the project.

PROJECT FACILITIES

The Project facilities will include: Solar modules, inverters, steel racking, fencing, access road, one weather station, and interconnection poles. The project footprint is approximately 8 acres, with 6 acres being within the fenced area. Mankato North 1 CSG selected the specific development area based on available land use guidance, significant landowner interest, interconnection suitability and optimal solar resource.

CONSTRUCTION

It is anticipated that construction of the Project will begin in summer of 2025 with intended completion of the end of the 2025 calendar year. Traffic during construction is estimated to be a total of 25-35 trucks on the on-set of construction and tapering off thereafter. Traffic will include employees, pickup trucks, semi-trailers for delivery of equipment and other machinery. No overweight or oversized loads are anticipated for the Project. If any existing drain tile is damaged during installing, it will be dug up and repaired immediately. As part of the due diligence prior to

applying for a building permit, we investigate to see if there is any drain tile on site and have it mapped out by a professional to help insure it's not damaged. General waste generated by the project will be placed into a construction dumpster kept on site, and will be replaced as needed along with temporary restroom facilities.

STORMWATER MANAGEMENT PLAN

The stormwater management plan can be viewed in the Proposed Stormwater Management Sediment, and Erosion Control Plan on the following two pages of this application. The Project will adhere to the Minnesota Environmental Protection Agency Construction Stormwater Permit requirements. This includes obtaining a SWPPP permit, following the state's national pollutant discharge elimination system (NPDES), and the state disposal system (SDS) standards for sediment control and will be obtained prior to attaining a building permit. The proposed project discharges in a manner like the existing flow pattern in all modeled storm events and does not alter drainage patterns.

The SWPPP will include the following:

- 1) Summary of general construction activity
- 2) Storm water mitigation and management resources
- 3) Wetland impacts
- 4) Project plans and specifications
- 5) Official Temporary erosion prevention measures
- 6) Official Temporary sediment control measures
- 7) Permanent erosion and sediment control measures, if needed
- 8) Best management practices (BMPs) regarding erosion control
- 9) Inspection and maintenance
- 10) Pollution prevention measures
- 11) Final stabilization plan for long-term soil stability

As described in the Minnesota Stormwater Manual, better site design techniques have been incorporated to ensure a site maintains good drainage. All impervious surfaces are fully disconnected and routed over low maintenance grass prior to leaving the site. The MPCA's spreadsheet tool has been used to calculate the volume of stormwater that must be treated on site from solar installations to meet the requirement of 1.1 inch of runoff from new impervious surfaces. A small basin (1700 ft³) is proposed to make up the remainder of the volume required. The basin design will allow for a 48-hour drawdown time. Pretreatment is provided throughout the site by fully vegetative land cover that will be utilized as buffer. Runoff from access roads will not be channelized prior to discharge to the infiltration areas but allowed to freely sheet flow across the vegetated site.

EROSION AND SEDIMENT CONTROL PLAN

SV CSG Mankato North 1, LLC will comply with the Minnesota pollution Control Agency (MPCA) Construction Stormwater Permit Requirements, including obtaining a National Pollutant Discharge Elimination System (NPDES) stormwater permit prior to construction. The Project proposes no substantial grading or filling, as our racking equipment can accommodate the current terrain. Please refer to the Proposed Stormwater Management, Sediment, and Erosion Control Plan in the application. The existing topography creates enough storage, so no grading is needed for this design. In addition to the silt fence, we propose a stormwater basin within the Project and permanent erosion control at the outlet. As can be seen on Stormwater Management, Sediment, and Erosion Control Plan, our permanent basin can hold a volume of 3,401 CF, meeting the minimum requirement.

PROJECT COMPONENTS

Panel Type

- Photovoltaic Panels

Panel Size

- Approximately 4 feet x 3 feet

Panel Height

- Approximately 8 feet

Panel Material

- Glass covering
- Aluminum frame
- Weatherized plastic backing

Racking

- Galvanized steel for pipes & frame, single axis trackers

Inverter & Transformers

- Enclosed cabinets approximately 8 feet tall

Access Roads

- Short gravel roads to get to inverter/transformer just inside the fenced area

Safety

- Tempered glass solar panel covers, security fence, security camera