



Le Sueur County, MN

Thursday, April 13, 2017

Regular session

Item 2

SoCore Red Maple 1 LLC/Regenscheid Packet

Staff Contact: Kathy Brockway or Michelle Mettler

Conditional Use Permit Extension Application

VII. Type of Request:

- a. Other: Extend the previously-approved conditional use permit's deadline to complete work for the 3MW solar farm to June 28, 2018.

VIII. Description of Request:

- a. A full description of request with detailed information must be attached.
 - i. SoCore Red Maple 1 LLC ("SoCore") is respectfully requesting an extension of the deadline to complete work for our previously-approved conditional use permit to June 28, 2018. This is a one-year extension from the current deadline.

In the months since the permit issuance, SoCore has completed most of the extensive boundary surveys, topographic surveys, geotechnical studies, and environmental reviews required for site development. These studies are required for our engineering design process, which can take several additional months after receiving completed surveys.

In addition, the timeline to complete the Xcel Energy interconnection process and complete contracting for the energy required more time than initially anticipated.

SoCore has invested tens of thousands of dollars for this work, which we believe constitutes a good-faith effort to develop the site. Unfortunately, one year to complete site work has not been a sufficient amount of time to complete the surveys and engineering work, and finalize the interconnection and contracting process. SoCore believes a year extension should provide the time necessary to complete the work authorized under the permit.



PROPRIETARY AND CONFIDENTIAL

SoCore Energy is not the same company as Southern California Edison, the utility, and SoCore Energy is not regulated by the California Public Utilities Commission.



LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17040

Applicant: SO CORE RED MAPLE 1 LLC

Land Owner: KATHLEEN M REGENSCHEID REVOCABL

Conditional Use Permit Request: TO GRANT AN EXTENSION ON CUP #16047 FOR A 3 MW SOLAR GARDEN ON 18 ACRES OF A 40-ACRE PARCEL

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____