

**PUBLIC UTILITY COMMISSION OF OREGON
STAFF REPORT
PUBLIC MEETING DATE: April 21, 2020**

REGULAR X CONSENT _____ EFFECTIVE DATE _____ N/A _____

DATE: April 13, 2020

TO: Public Utility Commission

FROM: Natascha Smith

THROUGH: Bryan Conway, Michael Dougherty, and JP Batmale **SIGNED**

SUBJECT: OREGON PUBLIC UTILITY COMMISSION STAFF:
(Docket No. UM 1930) Community Solar Projects for Conditional Pre-Certification Consideration.

STAFF RECOMMENDATION:

The Oregon Public Utility Commission (OPUC or Commission) should accept recommendation of the Program Administrator (PA) of the Community Solar Program (CSP or Program) to conditionally pre-certify these ten Projects.

DISCUSSION:

Issue

Whether the Commission should accept the recommendation of the Program Administrator to grant conditional pre-certification to the proposed Community Solar Projects.

Applicable Rule or Law

Section 22 of Senate Bill (SB) 1547, effective March 8, 2016, and codified in ORS 757.386, directs the Public Utility Commission of Oregon (Commission) to establish a community solar program.

On June 29, 2017, the Commission adopted formal rules for Oregon's CSP under OAR Division 88 of Chapter 860. OAR 860-088-0040 details the requirements for Project pre-certification.

Analysis

Background

On January 21, 2020, the CSP platform began accepting applications for Project pre-certification. As required by OAR 860-088-0040(e) the CSP Program Administrator has reviewed the following application and recommended the Commission grant conditional pre-certification to these Projects.

Projects

Project Name	Name of PM	Utility Territory	Project Size (kW-AC)	Recommendation	Attachment
Belvedere Solar	Sulus Solar LLC	PGE	2970	Conditionally Pre-certify	Attachment A
Manchester Solar LLC	Solar Town	PGE	1800	Conditionally Pre-certify	Attachment B
Clayfield Solar LLC	Solar Town	PGE	2565	Conditionally Pre-certify	Attachment C
Dover Solar	Solar Town	PGE	1980	Conditionally Pre-certify	Attachment D
Cosper Creek Solar, LLC	Conifer Community Energy 1, LLC	PGE	2500	Conditionally Pre-certify	Attachment E
Sesqui-C Solar, LLC	Conifer Community Energy 3, LLC	PGE	2500	Conditionally Pre-certify	Attachment F
Carnes Creek Solar, LLC	Conifer Community Energy 5, LLC	PGE	2500	Conditionally Pre-certify	Attachment G
Sandy River Solar	SR PM, LLC	PGE	1850	Conditionally Pre-certify	Attachment H
Fruitland Creek Solar	FC PM, LLC	PGE	1750	Conditionally Pre-certify	Attachment I
Kaiser Creek Solar, LLC	Kaiser Creek Project Manager, LLC	PGE	2000	Conditionally Pre-certify	Attachment J

Program Administrator Reasoning

The Program Administrator recommends that the Commission pre-certify the Projects listed above subject to several conditions, specified below.

Each Project listed above has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement (PPA) with Portland General Electric (PGE), which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. Accordingly, the PA believes the following conditions on pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.

The Program Administrator recommends that each of the Projects listed above be pre-certified with three conditions, below. Beyond Project's active PPA with PGE, we have no other reservations to raise with the Commission regarding this Project.

1. Within six weeks of the Commission conditionally approving the Projects for pre-certification, each Project must terminate its existing PPA with PGE. This period refers only to termination, not to the settlement of any damages stemming from early termination or breach of contract.
2. Until a Project has terminated its PPA with PGE, the Project Manager may not enter into Participant contracts for subscription or ownership.
3. Until the Program Administrator has confirmed receipt of documentation that the Project has terminated its PPA with PGE, the Project will not be listed as pre-certified on the Oregon CSP website and will not be included in the website's Project Finder.

If the Project is able to comply with these conditions and present documentation of PPA termination to the Program Administrator, the Project will be permitted to enroll Participants following the termination of its existing PPA and carry on as normal towards Certification. The Program Administrator will provide the Commission with documentation of the Project's compliance with these conditions at the time of the Project's Certification recommendation.

After the six-week period, if any Projects are unable to comply with these conditions, the Program Administrator would provide the Commission with a new recommendation to reject the Project's pre-certification application or to take other appropriate action. We also recommend adjusting the Project's Certification timeline so that it must achieve Certification within eighteen months of the date that the Program Administrator confirms receipt of documentation that pre-certification conditions have been met, as opposed to eighteen months from the date that the Project is conditionally pre-certified by the

Commission. We believe this adjustment is warranted as the eighteen-month timeline was established to give Projects adequate time to conduct Project development and Participant recruitment, both of which are impacted by the conditional nature of the Project's pre-certification.

Staff Assessment

In Order No. 20-076, the Commission adopted the process for conditional pre-certification. The above listed Projects meet all the requirements for pre-certification in statute, administrative rule, and in the PIM, however their executed PPAs with PGE practically bar them from Program participation. Conditional pre-certification would provide sufficient certainty for these Projects to terminate their contracts with the utility.

Staff, the effected developers, and PGE became aware of this specific issue in January. Since then, the Program in PGE's territory has been in limbo, with most Projects unable to move forward. Staff is aware that six weeks is a relatively short period, but notes that six weeks from now it will be June. Staff believes that if a solution is not reached by June, that reassessment of the situation is warranted.

Conclusion

Based on the reasoning of the Program Administrator and a review of CSP requirements, Staff ultimately recommends that the Commission grant the requested conditional pre-certification of these Projects.

PROPOSED COMMISSION MOTION:

Accept the recommendation of the Program Administrator and conditionally pre-certify the listed Projects in the Community Solar Program.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-15										
Project Name:	Belvedere Solar										
Project Manager:	Sulus Solar LLC										
Site Address:	9526-9530 Mt Angel Highway NE	Mt angel	97362								
Utility Territory:	Portland General Electric										
Project Size (kW-AC):	2970										
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Low Income</td> <td style="width: 30%;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td>No</td> </tr> <tr> <td>Brownfield</td> <td>No</td> </tr> <tr> <td>Dual-Use Ag</td> <td>No</td> </tr> </table>			Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No										
Workforce Diversity	No										
Brownfield	No										
Dual-Use Ag	No										
Development Entity Type:	LLC										
Projected COD:	null										
Project Description:	2.97 MWac utility scale ground mounted system connected to 12.5kV local PGE 3 phase infrastructure										

Participation and Billing Structure

Low Income Recruitment Method:	Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 880-088-0040)

Project manager has registered with the CSP:	Yes	1/7/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	
Submitted plan for meeting low-income requirements:	Yes	
Submitted estimated project cost information:	Yes	
Submitted development timeline:	Yes	

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-16								
Project Name:	Manchester Solar LLC								
Project Manager:	Solar Town								
Site Address:	18100 SE Neck Rd (45°13'18.47"N, 123°2'47.39"W) Dayton 97114								
Utility Territory:	Portland General Electric								
Project Size (kW-AC):	1800								
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Low Income</td> <td style="text-align: center; padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px;">Workforce Diversity</td> <td style="text-align: center; padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px;">Brownfield</td> <td style="text-align: center; padding: 2px;">No</td> </tr> <tr> <td style="padding: 2px;">Dual-Use Ag</td> <td style="text-align: center; padding: 2px;">No</td> </tr> </table>	Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No								
Workforce Diversity	No								
Brownfield	No								
Dual-Use Ag	No								
Development Entity Type:	LLC								
Projected COD:	null								
Project Description:	Ground Mounted Solar PV system of 1.8 MWac based in Yamhill County. Become a part of Solar Town's Community Solar Project!								

Participation and Billing Structure

Low Income Recruitment Method:	Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 880-088-0040)

Project manager has registered with the CSP:	Yes	11/1/2019
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	
Submitted plan for meeting low-income requirements:	Yes	
Submitted estimated project cost information:	Yes	

Submitted development timeline:

Yes

PA Recommendation:

Recommendation:

With_Reservations

Recommendation Date:

4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-17								
Project Name:	Clayfield Solar LLC								
Project Manager:	Solar Town								
Site Address:	23741 S Springwater Rd. (45°15'46.53"N, 122°20'58.94"W) Estacada 97023								
Utility Territory:	Portland General Electric								
Project Size (kW-AC):	2565								
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Low Income</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Brownfield</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Dual-Use Ag</td> <td style="text-align: center;">No</td> </tr> </table>	Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No								
Workforce Diversity	No								
Brownfield	No								
Dual-Use Ag	No								
Development Entity Type:	LLC								
Projected COD:	null								
Project Description:	Ground Mounted Solar PV system of 2.565 MWac based in Clackamas County. Become a part of Solar Town's Community Solar Project!								

Participation and Billing Structure

Low Income Recruitment Method:	Low-Income Coordinator
Low-Income Participation:	10 %
Residential & Small Business:	50 %
Large Commercial, Agricultural, & Industrial:	40 %

Requirements Checklist (OAR 890-088-0040)

Project manager has registered with the CSP:	Yes	11/1/2019
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	
Submitted plan for meeting low-income requirements:	Yes	
Submitted estimated project cost information:	Yes	

Submitted development timeline:

Yes

PA Recommendation:

Recommendation:

With_Reservations

Recommendation Date:

4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-19								
Project Name:	Dover Solar								
Project Manager:	Solar Town								
Site Address:	NE of crossroads Gribble Rd and Canby Marquam Hwy (45°12'34.71"N, 122°40'33.30"W) Canby 97038								
Utility Territory:	Portland General Electric								
Project Size (kW-AC):	1980								
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Low Income</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Brownfield</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Dual-Use Ag</td> <td style="text-align: center;">No</td> </tr> </table>	Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No								
Workforce Diversity	No								
Brownfield	No								
Dual-Use Ag	No								
Development Entity Type:	LLC								
Projected COD:	null								
Project Description:	Ground Mounted Solar PV system of 1.98 MWac based in Clackamas County. Become a part of Solar Town's Community Solar Project!								

Participation and Billing Structure

Low Income Recruitment Method:	Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8100-088-0040)

Project manager has registered with the CSP:	Yes	11/1/2019
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	

Submitted plan for meeting low-income requirements:	Yes
Submitted estimated project cost information:	Yes
Submitted development timeline:	Yes

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-34														
Project Name:	Cospers Creek Solar, LLC														
Project Manager:	Conifer Community Energy 1, LLC														
Site Address:	45.058° , - 123.499°	Willamina	97396												
Utility Territory:	Portland General Electric														
Project Size (kW-AC):	2500														
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Low Income</td> <td style="width: 20%;"></td> <td style="width: 20%; text-align: center;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Brownfield</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Dual-Use Ag</td> <td></td> <td style="text-align: center;">No</td> </tr> </table>			Low Income		No	Workforce Diversity		No	Brownfield		No	Dual-Use Ag		No
Low Income		No													
Workforce Diversity		No													
Brownfield		No													
Dual-Use Ag		No													
Development Entity Type:	LLC														
Projected COD:	null														
Project Description:	<p>Cospers Creek Solar, LLC is a 2.5 megawatt AC ground-mounted solar project on 10-acres sited one mile south of Willamina in Polk County. The project is in Portland General Electric's territory and will be interconnected to the utility's local distribution system.</p>														

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8110-088-0040)

Project manager has registered with the CSP:	Yes	1/13/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	

Submitted plan for meeting low-income requirements:	Yes
Submitted estimated project cost information:	Yes
Submitted development timeline:	Yes

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-45									
Project Name:	Sesqui-C Solar, LLC									
Project Manager:	Conifer Community Energy 3, LLC									
Site Address:	15000 HIGHWAY 47 YAMHILL	97148								
Utility Territory:	Portland General Electric									
Project Size (kW-AC):	2500									
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Low Income</td> <td style="width: 40%;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td>No</td> </tr> <tr> <td>Brownfield</td> <td>No</td> </tr> <tr> <td>Dual-Use Ag</td> <td>No</td> </tr> </table>		Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No									
Workforce Diversity	No									
Brownfield	No									
Dual-Use Ag	No									
Development Entity Type:	LLC									
Projected COD:	null									
Project Description:	<p>Sesqui-C Solar, LLC is a 2.5 megawatt AC ground-mounted solar project sited on 12-acres about one mile south of Yamhill in Yamhill County. The project is in Portland General Electric's territory and will be interconnected to the utility's local distribution system.</p>									

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8150-088-0040)

Project manager has registered with the CSP:	Yes	1/13/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	

Submitted plan for meeting low-income requirements:	Yes
Submitted estimated project cost information:	Yes
Submitted development timeline:	Yes

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-56														
Project Name:	Carnes Creek Solar, LLC														
Project Manager:	Conifer Community Energy 5, LLC														
Site Address:	10825 Portland Rd NE	Salem	97305												
Utility Territory:	Portland General Electric														
Project Size (kW-AC):	2500														
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Low Income</td> <td style="width: 20%;"></td> <td style="width: 20%; text-align: center;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Brownfield</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Dual-Use Ag</td> <td></td> <td style="text-align: center;">No</td> </tr> </table>			Low Income		No	Workforce Diversity		No	Brownfield		No	Dual-Use Ag		No
Low Income		No													
Workforce Diversity		No													
Brownfield		No													
Dual-Use Ag		No													
Development Entity Type:	LLC														
Projected COD:	null														
Project Description:	<p>Carnes Creek Solar, LLC is a 2.5 megawatt AC ground-mounted solar project sited on 12-acres about 2.5 miles north of Brooks in Marion County. The project is in Portland General Electric's territory and will be interconnected to the utility's local distribution system.</p>														

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8160-088-0040)

Project manager has registered with the CSP:	Yes	1/13/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	

Submitted plan for meeting low-income requirements:	Yes
Submitted estimated project cost information:	Yes
Submitted development timeline:	Yes

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-38										
Project Name:	Sandy River Solar										
Project Manager:	SR PM, LLC										
Site Address:	45°25'51.8"N										
	122°17'42.6"W	Sandy	97055								
Utility Territory:	Portland General Electric										
Project Size (kW-AC):	1850										
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Low Income</td> <td style="width: 30%;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td>No</td> </tr> <tr> <td>Brownfield</td> <td>No</td> </tr> <tr> <td>Dual-Use Ag</td> <td>No</td> </tr> </table>			Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No										
Workforce Diversity	No										
Brownfield	No										
Dual-Use Ag	No										
Development Entity Type:	LLC										
Projected COD:	null										
Project Description:	Sandy River Solar is a 1.85 MWac / 2.57 MWdc ground mounted photovoltaic solar project located northwest of Sandy, OR.										

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8120-088-0040)

Project manager has registered with the CSP:	Yes	1/14/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	
Submitted plan for meeting low-income requirements:	Yes	
Submitted estimated project cost information:	Yes	
Submitted development timeline:	Yes	

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-41														
Project Name:	Fruitland Creek Solar														
Project Manager:	FC PM, LLC														
Site Address:	44°55'48.5"N														
	122°56'15.0"W	Salem	97317												
Utility Territory:	Portland General Electric														
Project Size (kW-AC):	1750														
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Low Income</td> <td style="width: 20%;"></td> <td style="width: 20%; text-align: center;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Brownfield</td> <td></td> <td style="text-align: center;">No</td> </tr> <tr> <td>Dual-Use Ag</td> <td></td> <td style="text-align: center;">No</td> </tr> </table>			Low Income		No	Workforce Diversity		No	Brownfield		No	Dual-Use Ag		No
Low Income		No													
Workforce Diversity		No													
Brownfield		No													
Dual-Use Ag		No													
Development Entity Type:	LLC														
Projected COD:	null														
Project Description:	Fruitland Creek solar is a 1.75 MWac / 2.26 MWdc ground mounted photovoltaic solar project located east of Salem, OR														

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8130-088-0040)

Project manager has registered with the CSP:	Yes	1/14/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	
Submitted participant acquisition approach:	Yes	
Submitted plan for meeting low-income requirements:	Yes	
Submitted estimated project cost information:	Yes	
Submitted development timeline:	Yes	

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

We recommend a conditional Pre-certification in this case as the Project has met all Pre-certification requirements outlined in the PIM, but is subject to an existing Qualifying Facility Power Purchase Agreement with Portland General Electric, which raises practical barriers to it being able to operate as a Community Solar Project and to fulfill all Program requirements and obligations. We believe that these conditions on Pre-certification are necessary for consumer protection reasons and to ensure that practical concerns are addressed in a timely manner.



Community Solar Pre-Certification Recommendation

Public Meeting Date: 4/21/20

Project Overview

Project ID:	PGE-2020-42								
Project Name:	Kaiser Creek Solar, LLC								
Project Manager:	KAISER CREEK PROJECT MANAGER, LLC								
Site Address:	45°08'34.8"N, 122°36'32.4"W Molalla 97038								
Utility Territory:	Portland General Electric								
Project Size (kW-AC):	2000								
Applicable Designations :	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Low Income</td> <td style="width: 30%;">No</td> </tr> <tr> <td>Workforce Diversity</td> <td>No</td> </tr> <tr> <td>Brownfield</td> <td>No</td> </tr> <tr> <td>Dual-Use Ag</td> <td>No</td> </tr> </table>	Low Income	No	Workforce Diversity	No	Brownfield	No	Dual-Use Ag	No
Low Income	No								
Workforce Diversity	No								
Brownfield	No								
Dual-Use Ag	No								
Development Entity Type:	LLC								
Projected COD:	null								
Project Description:	Kaiser Creek Solar, LLC is a 2,000 kilowatt AC solar photovoltaic ground-mounted project sited on 12 acres about 1.5 miles southwest of the town of Molalla in Clackamas County, Oregon. Coordinates: 45°08'34.8"N, 122°36'32.4"W. The project is located in Portland General Electric territory.								

Participation and Billing Structure

Low Income Recruitment Method:	PM will collaborate with the Low-Income Coordinator	
Low-Income Participation:	10	%
Residential & Small Business:	50	%
Large Commercial, Agricultural, & Industrial:	40	%

Requirements Checklist (OAR 8140-088-0040)

Project manager has registered with the CSP:	Yes	1/15/2020
Meets all insurance project requirements:	Yes	
Submitted a detailed description of the project:	Yes	
Has obtained all non-ministerial permits:	Yes	
Has complied with interconnection requirements:	Yes	

Submitted participant acquisition approach:	Yes
Submitted plan for meeting low-income requirements:	Yes
Submitted estimated project cost information:	Yes
Submitted development timeline:	Yes

PA Recommendation:

Recommendation: With_Reservations

Recommendation Date: 4/7/2020

The Program Administrator recommends that the Commission Pre-certify this Project subject to several conditions, specified below.

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