

PUBLIC NOTICE

Sunstone Solar Project

Public Hearing and Request for Comments on Request for Site Certificate Amendment 1 and Proposed Order



Summary:

Notice Date: October 31, 2025

Approved Facility: A not-yet constructed 1,200 megawatt (MW) solar photovoltaic (PV) power generation facility approved to occupy up to 9,442 acres of a 10,600 (17 sq. miles) site boundary.

Amendment Request: Request for Amendment 1 (RFA1) seeks Energy Facility Siting Council (EFSC or Council) authorization to: split the approved facility into six separate facilities, amending the current site certificate and creating five new site certificates; three facility design modifications; and amend several conditions to be consistent with the site certificate split.

Facility Location: Morrow County, approximately 15 miles northeast of Lexington, Oregon.

Proposed Order Recommendation: In the Proposed Order (PO), the Oregon Department of Energy (ODOE or Department) recommends that the facility, with the changes proposed in RFA1, complies with all required standards and should be approved by Council, subject to new and recommended amended site certificate conditions.

Public Comment Period and Hearing:

The comment period extends 35-days, from October 31, 2025 through December 5, 2025. The public may provide written or verbal comments regarding RFA1 and the PO including but not limited to recommended new or amended site certificate conditions. Written comments may be submitted during the public comment period to the Department Representative identified below on page 3. Verbal comments may be made during the public hearing.

In Person & Remote Public Hearing Information:

Date: November 21, 2025

Start Time: 10:00 a.m. Pacific Time (PST)

In Person: Oregon Dept of Energy, Meitner Room
550 Capitol St. NE
Salem, OR 97301

The public hearing will be held at ODOE's office in Salem, Oregon because the requirement for the hearing to be held in-proximity to the facility site has been waived by Chair Howe due to the limited scope of the amendment.

You may also participate in the public hearing via Webinar or Teleconference Information:

Webex Link:

<https://odoe.webex.com/odoe/onstage/g.php?MTID=eb7b8160f5c9be4dfaa22db12d9ee04ef>

Webex Number: 2662 392 2307

Webex Password: EFSC (3372 from phones and video systems)

Teleconference: +1-650-479-3208

Teleconference Access code: 2662 392 2307

Please use your full name to sign in to help staff manage public comments.

Description of Approved but Not Yet Constructed Facility:

Energy Facility

- 1,200 MW Solar PV power generation facility
- 1,200 MW Battery Energy Storage System with 6 hours of discharge Capacity

Related or Supporting Facilities

- An interconnection substation
- Up to six collector substations

- Up to four operations and maintenance buildings
- Up to 9.5 miles of 230-kilovolt (kV) overhead transmission lines
- Other infrastructure including roads, perimeter fencing and gates.

The Council approved the facility and issued a site certificate on November 14, 2024. The site certificate requires construction to begin by November 18, 2027, and be completed within three years from the construction start date.

Description of Changes Proposed in RFA1: RFA1 seeks Council approval for the following changes to the site certificate:

1. Split the approved facility into six separate facilities; each with their own site boundary, certificate holder, and site certificate. The split would amend the current site certificate and create five new site certificates.
2. Three facility design modifications:
 - a. Modify the transmission line corridor, in length and location.
 - b. Reduce the number of switchyards from two to one.
 - c. Increase the footprint (acreage) of the Phase 1 substation from 1.6 to 7.3 acres.
3. Amend several conditions to be consistent with the site certificate split.

Approved Facility Location:

Approximately 15 miles northeast of Lexington, Oregon. The facility is approved to be located on privately owned land zoned for Exclusive Farm Use. A map of the approved and proposed site boundaries is included in this Notice. The map is also available on the Sunstone Solar Project [Webpage](#) and ODOE's [Online Mapping Tool](#).

EFSC Review Process:

The EFSC review is a consolidated, comprehensive permitting process. The Department Siting Division serves as staff to EFSC and conducts the RFA review process. The certificate holder must demonstrate through a preponderance of evidence on the record that the facility, with the proposed changes, complies with all laws and Council standards applicable to an

original site certificate application; the amount of the bond or letter of credit required under OAR 345-022-0050 is adequate; and, the facility, with the proposed RFA1 changes, complies with the applicable laws or Council standards that protect a resource or interest that could be affected by the proposed change. OAR 345-027-0375. For more information relating to EFSC standards, please visit:

<http://www.oregon.gov/energy/facilities-safety/facilities/Pages/Siting-Standards.aspx>

RFA Process Overview and Hearing Information:

Request for Site Certificate Amendment

Sunstone Solar, LLC (certificate holder), a wholly owned subsidiary of Pine Gate Renewables, LLC, filed the preliminary Request for Amendment 1 on July 24, 2025. Based on the Department's review of the preliminary request, and responses to its requests for additional information received, the Department notified the certificate holder that the amendment request was complete on October 29, 2025. A complete amendment request was received on October 31, 2025 and has been reviewed by the Department. RFA1 is available on the project webpage for review, as described in the [More Information](#) section below.

Proposed Order Issuance

On October 31, 2025, the Department issued a Proposed Order on RFA1. The Proposed Order, ODOE's first evaluation for the amendment request, includes recommended findings of fact, conclusions of law and recommends new and amended site certificate conditions, all of which are open for the public to comment on. The Proposed Order recommends that EFSC find that EFSC approve RFA1, subject to existing and recommended new and amended conditions. The Proposed Order is available on the project webpage for review, as described below.

Public Hearing and Comment Period:

EFSC will hold the public hearing on RFA1 and the Proposed Order on November 21, 2025, which will be both in person and remote. See Hearing details on page 1.

During the hearing, there will first be a brief overview by ODOE on the siting process, the approved facility

and requested amendment, followed by an overview of the hearing format and finally an opportunity to provide oral comments on RFA1 and the Proposed Order. **The duration of the time for individual commenters to provide oral comments will be 5 minutes, but that may be lengthened or shortened based on the number of people who wish to comment. Written comments reflecting oral comments are encouraged.**

Council has the ability to pose questions to the Department, certificate holder, and commenters, should they seek additional clarification.

Commenters contending that the Council should reject the RFA or the Department's Proposed Order must raise their issues on the record, with sufficient specificity. To raise an issue on the record, a person must raise the issue in person during the public hearing or in a written comment submitted after the date of this Notice of the public hearing and received by the Department before the comment deadline, December 5, 2025.

To raise an issue with sufficient specificity, in their written and/or oral comments, a person must

- identify the recommended findings of fact, conclusions of law or conditions of approval identified in the proposed order to which they object;
- specify the Council standard or other applicable state and local requirements on which their objection is based; and,
- present facts or statements supporting their objection.

In order to be included on the record of the public hearing, written comments **must be received by December 5, 2025 (the comment deadline)** through the public comment portal described below or by mail, or email to the Department's representative listed below:

1. By mail or email to the Department's Representative:

Chase McVeigh-Walker, Senior Siting Analyst
550 Capitol Street NE
Salem, OR 97301
Phone: (971) 600-5323

Email: Chase.McVeigh-Walker@energy.oregon.gov

2. Orally during the public hearing. If using Webex or telephone, additional instructions will be provided at the hearing. **Please note that individual commentors will be limited to 5 minutes. However, as noted above, that time may be decreased (or increased) based on the number of commentors.**
3. Hand Delivered at the address listed above or during the public hearing.
4. Online Comment Portal - <https://odoe.powerappsportals.us/SitingPublicComment/>
Choose Sunstone Solar Project from the drop-down menu. Click "Next" and follow the instructions on the screen. You will receive an email confirmation after submitting your comment.

ODOE also has an online docket system which displays comments that have been submitted on this and other projects. Comments will normally be available to view

within 3 business days of receipt. The docket can be accessed via the following link:

<https://odoe.powerappsportals.us/en-US/sitingdocket/>

Individuals who comment during the comment period will have the opportunity to continue in the following process, allowing further review of their issue(s).

Following the close of the public comment period on December 5, 2025, commenters may participate in the following process:

1. Certificate holder must submit written responses to written and verbal comments by December 19, 2025.
2. Department may submit written responses to written and verbal comments by December 19, 2025.
3. Commenters may submit replies to certificate holder and Department responses by December 29, 2025.
4. Certificate holder and Department may submit sur-replies to commenters by January 7, 2026.

If no comments are received during the comment period, the process and deadlines above do not apply.

Please note: Comment submission does not register your contact information to receive future notices. If you would like to receive notices for this facility or any other EFSC facility, and have not already done so, please follow the ClickDimensions link included in the [More Information](#) section below.

All comments submitted to ODOE may be disclosed to the public, subject to Oregon Public Records Laws (ORS Chapter 192). Public comments are made available via the systems described in this Notice and will be attached to the Proposed Order.

Council Review of the Draft Final Order

Following the sur-reply deadline, as identified above, during an EFSC meeting, EFSC will review the Department's draft Final Order including its written analysis of comments, responses, replies and sur-replies. EFSC will then issue a Final Order either approving or rejecting RFA1. If approved, one

Amended, and five new Site Certificate's will be issued.

Receipt of this Notice:

Please note that you may be receiving this notice for multiple reasons:

1. You own property within or adjacent to (within 500 feet) the property on which the proposed changes would be located. You will automatically receive all future notices related to this amendment request.
2. You have previously signed up to receive email related to the Sunstone Solar Project, or all EFSC project-related notices. You will automatically receive all future notices per your request, unless you unsubscribe via ClickDimensions by following the link provided below or contacting ODOE.
3. You are the contact for a land management agency or organization with jurisdiction over a protected area identified in the RFA.

More Information:

1. Sunstone Solar Project [webpage](#): RFA1, the Proposed Order, and facility maps are available at: <https://www.oregon.gov/energy/facilities-safety/facilities/Pages/ESP.aspx>
2. [Physical copies](#) of RFA1 and the Proposed Order are available for public inspection at no cost at the address of the Department Representative listed above. Physical copies will also be provided at reasonable cost upon request. Please contact Chase McVeigh-Walker.
3. If you would like to receive [email notices](#) of the Sunstone Solar Project, other projects, Council meetings or rulemakings, subscribe to ClickDimensions, a self-managed, automated email system: <http://web.energy.oregon.gov/cn/a6n53/subscribe>
4. [Additional resources](#) to help you participate in the state siting process can be found at: <http://www.oregon.gov/energy/facilities-safety/facilities/pages/default.aspx>
5. If you have any [questions](#) about the approved facility, RFA1, the Proposed Order, how to provide public comments, or are seeking additional

information, please contact the Department Representative as listed above.

Accessibility information:

The Oregon Department of Energy is committed to accommodating people with disabilities. If you require any special physical or language accommodations for review of RFA1, the Proposed Order, or attendance at the public hearing, or need information in an alternate format, please contact Nancy Hatch at 503-428-7905, toll-free in Oregon at 800-221-8035, or email to nancy.hatch@energy.oregon.gov. For any other accommodation needed to attend the public hearing, please contact ODOE as soon as possible so we may provide the accommodation.

Figure 1: Facility Location and RFA1 Site Boundary

