



Oregon

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To: Energy Facility Siting Council

From: Sarah Esterson, Senior Policy Advisor

Date: June 12, 2026

Subject: Agenda Item C (Transfer Hearing and Possible Action Item):
Sunstone Solar Project, Request for Amendment 1 – Hearing on Request to
Transfer Site Certificate for the June 26, 2026 EFSC Meeting

Attachments: Attachment 1: Request for Amendment to Transfer (Request for Amendment 1)
Attachment 2: Draft Final Order
Attachment 3: Comments (placeholder, to be provided if received)

STAFF RECOMMENDATION

The Oregon Department of Energy (Department) recommends that the Energy Facility Siting Council (Council) review the Request for Amendment to transfer the Sunstone Solar Project Site Certificate from Sunstone Solar, LLC to Oregon Solar 1, LLC, consider any comments received during the comment period, and potentially take action at the June 26, 2026 Council meeting to approve or reject the transfer request, consistent with the Draft Final Order recommendations.

BACKGROUND

Sunstone Solar Project is an approved but unconstructed utility-scale solar photovoltaic and battery energy storage facility authorized for up to 1,200 megawatts (MW) of solar and 7,200 MWh of storage, located in Morrow County. The existing site certificate allows occupation of up to 9,442 acres (14.75 sq. miles) within a 10,960-acre site boundary (primarily EFU-zoned private land).

The current certificate holder is Sunstone Solar, LLC (a subsidiary of Pine Gate Renewables, LLC). The new owner / certificate holder is Oregon Solar 1, LLC, owned by Amazon Energy, LLC, a wholly owned subsidiary of Amazon.com, Inc. The transfer reflects Oregon Solar 1, LLC's acquisition of the facility following Sunstone Solar's bankruptcy proceedings; no changes to certificate conditions other than updating references to the certificate holder, facility name, and parent company are proposed.

TRANSFER REQUEST PROCESS

The procedural requirements for a Request for Amendment to Transfer a Site Certificate are established in OAR 345-027-0400. A procedural requirement includes the Department's issuance of a Public Notice of the Request for Amendment to Transfer to all persons on the Council's general mailing list, the special mailing list established for the facility, list of property owners

supplied by the certificate holder, and reviewing agencies as defined in OAR 345-001-0010(52). The Department issued this notice on May 14, 2026. The notice established a comment period extending from May 14, 2026 through the close of a public hearing on the Request to Amend to Transfer on June 26, 2026.

Since issuance of the Notice, no comments have been received. Attachment 3 of this staff report is a placeholder, to be replaced with any comments received in the Supplemental Council packet materials.

The transfer hearing is scheduled to occur at the June 26, 2026 Council meeting, at approximately 9:30 am (Additional details on WebEx login and conference call-in number for the transfer hearing are provided on the Department's Council meeting webpage at: <https://www.oregon.gov/energy/facilities-safety/facilities/Pages/Council-Meetings.aspx>)

RECOMMENDED COUNCIL ACTION

To approve this Request for Amendment to Transfer a Site Certificate, Council must find that the new owner has the ability to satisfy the requirements of the Organizational Expertise (OAR 345-022-0010) and Retirement and Financial Assurance (OAR 345-022-0050) standards. Council must also find that the new owner is or will be lawfully entitled to possession or control of the site or facility. As presented in the draft Final Order on the Request for Amendment to Transfer Certificate Holder of Sunstone Solar Project Site Certificate (Attachment 3 of this staff report), the Department recommends that the Council find that the new certificate holder:

- Meets OAR 345-022-0010 (Organizational Expertise);
- Meets OAR 345-022-0050 (Retirement and Financial Assurance); and
- Is lawfully entitled to possession or control of the facility under OAR 345-027-0400(8)(b);

Therefore, the Department recommends Council approve the Request for Amendment to transfer the Sunstone Solar Project Site Certificate to Oregon Solar 1, LLC, and issue an amended Site Certificate naming Oregon Solar 1, LLC as certificate holder.