

DIVISION 25
SITE CERTIFICATE CONDITIONS

345-025-0006

Mandatory Conditions in Site Certificates

The Council shall impose the following conditions in every site certificate. The Council may impose additional conditions.

(1) The Council shall not change the conditions of the site certificate except as provided for in OAR Chapter 345, Division 27.

(2) The certificate holder shall submit a legal description of the site to the Department of Energy within 90 days after beginning operation of the facility. The legal description required by this rule means a description of metes and bounds or a description of the site by reference to a map and geographic data that clearly and specifically identify the outer boundaries that contain all parts of the facility.

(3) The certificate holder shall design, construct, operate and retire the facility:

(a) Substantially as described in the site certificate;

(b) In compliance with the requirements of ORS Chapter 469, applicable Council rules, and applicable state and local laws, rules and ordinances in effect at the time the site certificate is issued; and

(c) In compliance with all applicable permit requirements of other state agencies.

(4) The certificate holder shall begin and complete construction of the facility by the dates specified in the site certificate.

(5) Except as necessary for the initial survey or as otherwise allowed for wind energy facilities, transmission lines or pipelines under this section, the certificate holder shall not begin construction, as defined in OAR 345-001-0010, or create a clearing on any part of the site until the certificate holder has construction rights on all parts of the site. For the purpose of this rule, "construction rights" means the legal right to engage in construction activities. For wind energy facilities, transmission lines or pipelines, if the certificate holder does not have construction rights on all parts of the site, the certificate holder may nevertheless begin construction, as defined in 345-001-0010, or create a clearing on a part of the site if the certificate holder has construction rights on that part of the site and:

(a) The certificate holder would construct and operate part of the facility on that part of the site even if a change in the planned route of a transmission line or pipeline occurs during the certificate holder's negotiations to acquire construction rights on another part of the site; or

(b) The certificate holder would construct and operate part of a wind energy facility on that part of the site even if other parts of the facility were modified by amendment of the site certificate or were not built.

(6) If the certificate holder becomes aware of a significant environmental change or impact attributable to the facility, the certificate holder shall, as soon as possible, submit a written report to the Department describing the impact on the facility and any affected site certificate conditions.

1 (7) The certificate holder shall prevent the development of any conditions on the site that would
2 preclude restoration of the site to a useful, non-hazardous condition to the extent that prevention
3 of such site conditions is within the control of the certificate holder.

4 (8) Before beginning construction of the facility, the certificate holder shall submit to the State of
5 Oregon, through the Council, a bond or letter of credit in a form and amount satisfactory to the
6 Council to restore the site to a useful, non-hazardous condition. The certificate holder shall maintain
7 a bond or letter of credit in effect at all times until the facility has been retired. The Council may
8 specify different amounts for the bond or letter of credit during construction and during operation
9 of the facility.

10 (9) The certificate holder shall retire the facility if the certificate holder permanently ceases
11 construction or operation of the facility. The certificate holder shall retire the facility according to a
12 final retirement plan approved by the Council, as described in OAR 345-027-0110. The certificate
13 holder shall pay the actual cost to restore the site to a useful, non-hazardous condition at the time
14 of retirement, notwithstanding the Council's approval in the site certificate of an estimated amount
15 required to restore the site.

16 (10) The Council shall include as conditions in the site certificate all representations in the site
17 certificate application and supporting record the Council deems to be binding commitments made
18 by the applicant.

19 (11) Upon completion of construction, the certificate holder shall restore vegetation to the extent
20 practicable and shall landscape all areas disturbed by construction in a manner compatible with the
21 surroundings and proposed use. Upon completion of construction, the certificate holder shall
22 remove all temporary structures not required for facility operation and dispose of all timber, brush,
23 refuse and flammable or combustible material resulting from clearing of land and construction of
24 the facility.

25 (12) The certificate holder shall design, engineer and construct the facility to avoid dangers to
26 human safety presented by seismic hazards affecting the site that are expected to result from all
27 maximum probable seismic events. As used in this rule "seismic hazard" includes ground shaking,
28 landslide, liquefaction, lateral spreading, tsunami inundation, fault displacement and subsidence.

29 (13) The certificate holder shall notify the Department, the State Building Codes Division and the
30 Department of Geology and Mineral Industries promptly if site investigations or trenching reveal
31 that conditions in the foundation rocks differ significantly from those described in the application
32 for a site certificate. After the Department receives the notice, the Council may require the
33 certificate holder to consult with the Department of Geology and Mineral Industries and the
34 Building Codes Division and to propose mitigation actions.

35 (14) The certificate holder shall notify the Department, the State Building Codes Division and the
36 Department of Geology and Mineral Industries promptly if shear zones, artesian aquifers,
37 deformations or clastic dikes are found at or in the vicinity of the site.

38 (15) Before any transfer of ownership of the facility or ownership of the site certificate holder, the
39 certificate holder shall inform the Department of the proposed new owners. The requirements of
40 OAR 345-027-0100 apply to any transfer of ownership that requires a transfer of the site certificate.

41 (16) If the Council finds that the certificate holder has permanently ceased construction or
42 operation of the facility without retiring the facility according to a final retirement plan approved by

1 the Council, as described in OAR 345-027-0110, the Council shall notify the certificate holder and
2 request that the certificate holder submit a proposed final retirement plan to the Office within a
3 reasonable time not to exceed 90 days. If the certificate holder does not submit a proposed final
4 retirement plan by the specified date, the Council may direct the Department to prepare a proposed
5 final retirement plan for the Council's approval. Upon the Council's approval of the final retirement
6 plan, the Council may draw on the bond or letter of credit described in section (8) to restore the site
7 to a useful, non-hazardous condition according to the final retirement plan, in addition to any
8 penalties the Council may impose under OAR Chapter 345, Division 29. If the amount of the bond or
9 letter of credit is insufficient to pay the actual cost of retirement, the certificate holder shall pay any
10 additional cost necessary to restore the site to a useful, non-hazardous condition. After completion
11 of site restoration, the Council shall issue an order to terminate the site certificate if the Council
12 finds that the facility has been retired according to the approved final retirement plan.

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14 **345-025-0010**

15 **Site-Specific Conditions**

16 The Council may include the following conditions, as appropriate, in the site certificate:

17 (1) If the facility uses coal, the certificate holder shall take all necessary steps to ensure that surface
18 and groundwater are not contaminated by run-off or seepage associated with coal or ash storage,
19 transport or disposal. The certificate holder shall handle coal and ash so as to minimize the
20 likelihood of coal dust and ash being windblown and causing an environmental or public health
21 problem. If the certificate holder permanently disposes of ash on the facility site, the certificate
22 holder shall cover the ash with a layer of topsoil and revegetate the area.

23 (2) If the energy facility or related or supporting facility is a natural gas pipeline, the certificate
24 holder shall submit to the Department copies of all incident reports involving the pipeline required
25 under 49 CFR Sec. 191.15.

26 (3) If the facility includes any pipeline under Council jurisdiction:

27 (a) The certificate holder shall design, construct and operate the pipeline in accordance with the
28 requirements of the U.S. Department of Transportation as set forth in Title 49, Code of Federal
29 Regulations, Part 192, in effect on August 15, 2011; and

30 (b) The certificate holder shall develop and implement a program using the best available
31 practicable technology to monitor the proposed pipeline to ensure protection of public health and
32 safety.

33 (4) If the facility includes any transmission line under Council jurisdiction:

34 (a) The certificate holder shall design, construct and operate the transmission line in accordance
35 with the requirements of the 2012 Edition of the National Electrical Safety Code approved on June
36 3, 2011, by the American National Standards Institute; and

37 (b) The certificate holder shall develop and implement a program that provides reasonable
38 assurance that all fences, gates, cattle guards, trailers, or other objects or structures of a permanent
39 nature that could become inadvertently charged with electricity are grounded or bonded
40 throughout the life of the line.

41 (5) If the proposed energy facility is a pipeline or a transmission line or has, as a related or
42 supporting facility, a pipeline or transmission line, the Council shall specify an approved corridor in

1 the site certificate and shall allow the certificate holder to construct the pipeline or transmission
2 line anywhere within the corridor, subject to the conditions of the site certificate. If the applicant
3 has analyzed more than one corridor in its application for a site certificate, the Council may, subject
4 to the Council's standards, approve more than one corridor.

5 (6) If the facility is a surface facility related to an underground gas storage reservoir, the Council
6 shall, in the site certificate, specify the site boundary and total permitted daily throughput of the
7 facility.

8 (7) If the facility is subject to a carbon dioxide emissions standard adopted by the Council or enacted
9 by statute, the Council shall include in the site certificate appropriate conditions as described in OAR
10 345-024-0550, 345-024-0560, 345-024-0590, 345-024-0600, 345-024-0620, 345-024-0630 and 345-
11 024-0710.

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13 **345-025-0016**

14 **Monitoring and Mitigation Conditions**

15 In the site certificate, the Council shall include conditions that address monitoring and mitigation to
16 ensure compliance with the standards contained in OAR Chapter 345, Division 22 and Division 24.
17 The site certificate applicant, or for an amendment, the certificate holder, shall develop proposed
18 monitoring and mitigation plans in consultation with the Department and, as appropriate, other
19 state agencies, local governments and tribes. Monitoring and mitigation plans are subject to Council
20 approval. The Council shall incorporate approved monitoring and mitigation plans in applicable site
21 certificate conditions.
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