Site Control Requirements for PSCo’s LGIP

To demonstrate 100% site control, the Interconnection Customer must show that it has sufficient land to site the size and type of facility that it is requesting to interconnect.

- For a wind-powered generating facility, the minimum accepted site control (without a wind turbine layout) is 30 acres/MW of wind generation.

- For a solar-powered generating facility, the minimum accepted site control (without a solar array layout) is 6 acres/MW of solar generation.

- For a storage generating facility, the minimum accepted site control (without a detailed layout) is 1 acre/MW of generation.

- For a conventional generating facility, the minimum accepted site control (without a detailed layout) is 40 acres.

- For the Interconnection Customer’s Interconnection Facilities an option for easement or an easement for the entire path of the Interconnection Customer’s Interconnection Facilities would demonstrate 100% Site Control.

If the Interconnection Customer provides a reasonable site layout demonstrating that it can site the generating facility on less acreage, Xcel Energy may accept such demonstration as satisfying the requirements of the Tariff.

Although there is some flexibility as to what documents may be submitted to support Site Control requirements, Site Control evidence for the interconnection process typically demonstrates three key elements: conveyance, exclusivity, and term.

- Conveyance is demonstrated through a document retained by the Interconnection Customer that either conveys the property to the Interconnection Customer (i.e. deed or lease) or guarantees the Interconnection Customer the right to future conveyance at Interconnection Customer’s sole discretion (i.e. option to lease or option to buy). A Memorandum of Understanding (MOU) or a Letter of Intent (LOI) to demonstrate conveyance is not sufficient since MOUs/LOIs do not contain firm and sole site control commitment.

- Exclusivity is evidenced by written acknowledgement from the property owner of the identified site that, for the term (which shall be, at a minimum, equal to the term requirement) of the lease or option agreement, the property owner cannot make the identified site property available for purchase or lease to anyone other than the Interconnection Customer. Note that exclusivity is required for the generator site control documentation, but it is not required for the Gen-Tie site control documentation.

- Term requirement is the minimum duration required to evidence adequate site control. To enter Phase 1, 2, 3, or 4, the minimum term requirement is two years from the date the
customer submitted its Large Generator Interconnection Study Request. Prior to executing the LGIA (concurrent with M5), the term must be similar to the expected life of the facility.

In addition, Site Control documentation must also include:

- The evidence of ownership provided for Site Control must be from the same company name that is providing the Interconnection Request or the parties must demonstrate to PSCo’s satisfaction the relationship between the owner with site control and the party requesting interconnection.

- A project site map indicating the current extent of the Interconnection Customers Site Control (i.e. parcels under Site Control), the project boundary for the Generating Facilities, and the location of any Interconnection Facilities.

- A signed Site Control Affidavit executed by a company executive attesting that the Interconnection Customer has met the minimum site control percentage outlined above.

PSCo has the authority to verify whether the Interconnection Customer’s Site Control is fully sufficient for the technology and MWs requested for a proposed Generating Facility.

The Interconnection Customer’s site plan submitted with the application must show the arrangement of the proposed facilities for the amount of MW requested. In the case of solar generation, the determination of sufficient land to accommodate the proposed installation is an engineering analysis based on the capability of solar panels proposed, the solar panel arrangement, and the geographical site location. Similarly, land needed for a wind generation installation is also calculated based on the size and location of the wind turbine. If PSCo receives an interconnection request that does not provide a site plan of the proposed facilities along with accompanying information to determine adequate land space, the request will be deemed deficient by PSCo. For example, an interconnection request received for a 50 MW solar installation on five acres of land is deficient because it is not technically feasible to produce that much output with that amount of land. In this case, PSCo will ask that the Interconnection Customer provide evidence of the additional site control necessary to accommodate the full level of power output requested or require the Interconnection Customer to reduce the proposed output to match the site area. In the event of a disagreement between PSCo and the Interconnection Customer, PSCo will accept, a Professional Engineer (PE) stamped site plan drawing (licensed in the state of Colorado) that depicts the proposed generation arrangement and specify the maximum facility output for that arrangement. Failure to take one of these measures will result in the queue request being terminated and withdrawn.

PSCo shall at each stage in the process provide a statement to the Interconnection Customer indicating Site Control documentation has been reviewed, along with specification of any deficiencies PSCo finds with such documentation. Site Control documentation that has already been provided with the application and deemed not deficient, will also be considered valid documentation as permissible by the Tariff at later stages in the Large Generator Interconnection Process.