



TC1 DP1 Site Control Update

Jonathan Thompson
Interconnection Projects Department
Interconnection Process Subcommittee
May 29, 2024

- PJM believes current interpretation meets both the intent behind IPRTF negotiations and the accepted tariff language
- First Ready, First Out was a guiding principle of IPRTF
 - Site Control is a key way of showing readiness
 - Allowing significant changes to Site Control unfairly penalizes those projects coming into the cycle ready
 - Projects with significant changes to site should terminate and re-apply when ready

- In areas where the manual and the tariff differ, the tariff rules.
- PJM is currently taking steps to correct Manual 14H to align with the tariff

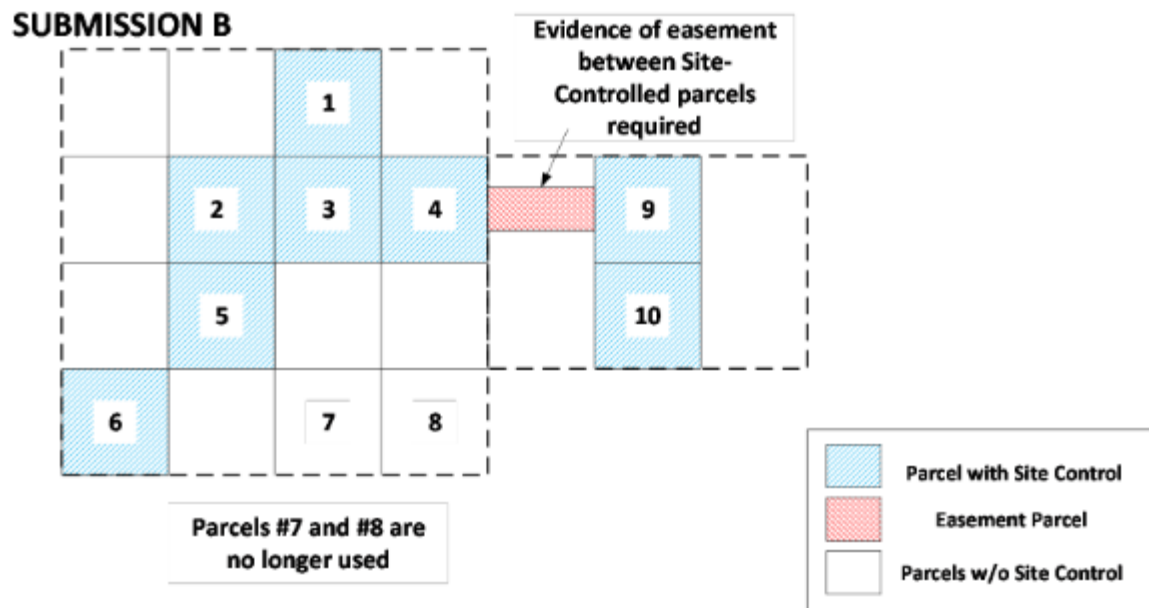


Exhibit 23: Easements for Non-Contiguous Parcels

Site Control Term

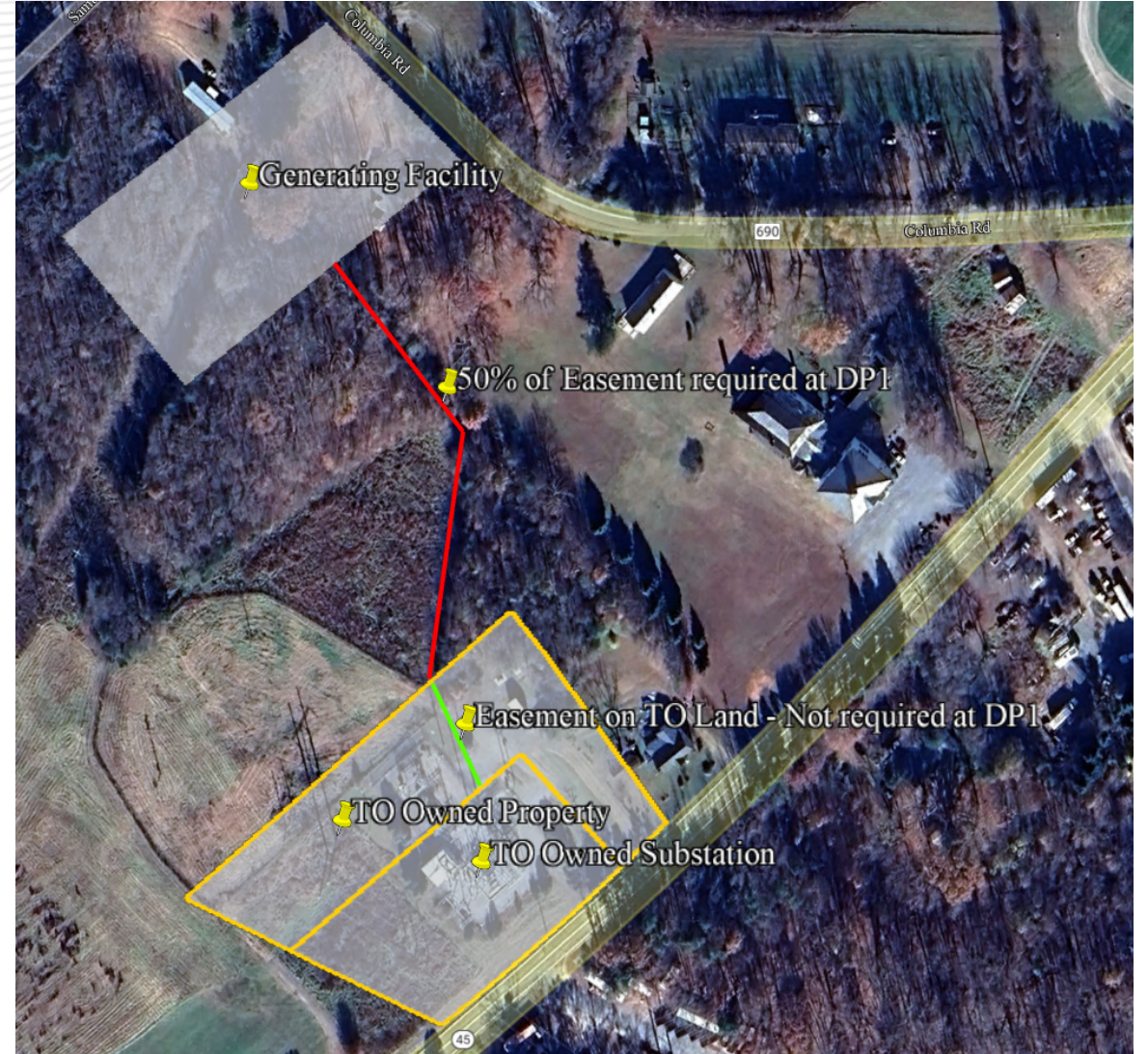
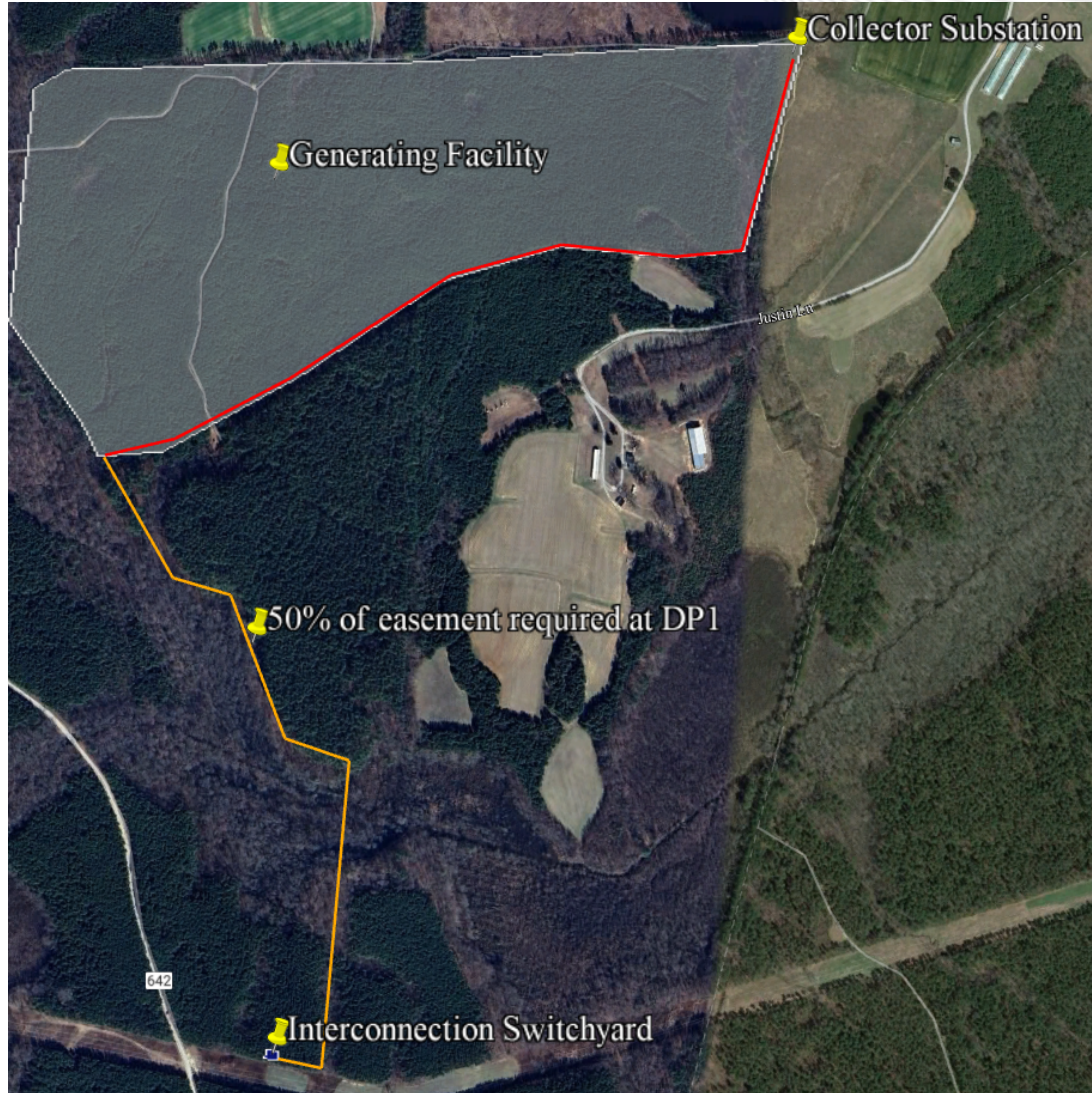
		Generating Facility	Interconnection Facility	Interconnection Switchyard
Submission 1 Application Phase	Full	100% Deed Lease Option (See Note 1)	<i>Not Required</i>	<i>Not Required</i>
Term Requirement		1 year from Application Deadline		
Submission 2 Decision Point 1 (See Note 2)	Partial	100% Deed Lease Option	50% Deed Lease Option Right-of-Way	50% Deed Lease Option
Term Requirement		1 year from last day of Phase 1		
Submission 3 Decision Point 3 (See Note 3)	Full	100% Deed Lease Option	100% Deed Lease Option Right-of-Way	100% Deed Lease Option (See Note 4)
Term Requirement		Additional 1 year from last day of Phase 3 (for Transition Cycles #1 and #2) Additional 3 years from last day of Phase 3 (for new Cycle)		

= 100% Site Control Required

= 50% Site Control Required

- Generating Facility Site Reduction allowed if following conditions are met
 - All provided Site Control meets requirements of Tariff Part VII Section 302 and Section 309, including acreage requirements for the MW size and technology of the project
 - Remaining Site Control matches what was provided at Transition
 - No additional/new Generating Facility Site Site Control is provided
- Generating Facility Site addition allowed if the following conditions are met
 - All provided Site Control meets requirements of Tariff Part VII Section 302 and Section 309
 - If additional site is not physically adjacent, easement between parcels must be provided
- **Projects cannot add and drop (aka swap) Generator Facility Site Control**

- All site control must meet Tariff, Part VII, Subpart A, section 302 requirements
- Easement evidence must demonstrate the three key elements
 - Term
 - 1 year from the last day of Phase 1
 - Show term through May 20, 2025
 - Exclusivity
 - Conveyance
- 50% of easement corridor from the edge of the Generating Facility Site to the edge of the Interconnection Switchyard/TO Property



- Provide evidence of an easement granted to Project Developer demonstrating allowance for:
 - installation, operation, maintenance, repair and replacement of poles and fixtures for generator lead line
- Provide complete un-redacted copy of easement agreement/option
 - Redactions of financials allowed
 - Recording of easement preferred but not required at DP1
- Easement grants the developer exclusive use and right to install, etc. within easement area
 - No other party should have right to do same
 - Other easements should not interfere
- Contains as exhibit a depiction of the easement area such that PJM can verify site plan/50% of easement corridor has been provided

- Easements do not need to be recorded at DP1. It is recommended for protection of the Project Developer.
- Easements do not need evidence of a survey at DP1. However, a depiction of the easement area needs to be provided for PJM to review and verify that 50% of Interconnection Facilities has been acquired.
- Exclusivity is for the developer to have exclusive use and right to install wires, cables, poles, and equipment for transmission and electrical energy. No other party should have the right to do the same. Other easements that do not interfere with Project Developers right to install and maintain wires, poles, etc. are allowed.

- 50% site control of interconnection switchyard must be provided with DP1 submission
- Evidence via deed, lease, option to lease or purchase
 - Memorandums are not acceptable
 - Evidence of intent to control Site not acceptable
- Many are on Generating Facility Sites

kV Level	Acreage Required	Acreage at DP1
138 kV and below	4 acres	2 acres
230 + 345 kV	6 acres	3 acres
500 + 765 kV	8 acres	4 acres

- If TO acreage requirements are less, PJM will evaluate Developer provided evidence

- Updated Officer Certification for TC1 DP1 posted on PJM.com Planning Forms and Applications page
 - Officer Certification form provided at Transition will NOT be accepted at DP1

Presenter:
Jonathan Thompson

Jonathan.thompson@pjm.com



Member Hotline

(610) 666 – 8980

(866) 400 – 8980

custsvc@pjm.com