

MEMORANDUM

To: Dan Cahalane, Washoe County Planning and Development
From: Kathleen Campanella, on behalf of Fish Springs Ranch, LLC
Subject: Special Use Permit (SUP) Application Amendment of Conditions Package for the Fish Springs Ranch Solar Energy Center Project
Date: December 11, 2020
cc: Eric Koster, Fish Springs Ranch, LLC
Attachment(s): Attachment A: Updated Project Description and Figures (updated text in underline)
Attachment B: Proof of Property Tax Payment
Attachment C: Site Plans

Dear Mr. Cahalane,

Washoe County granted Fish Springs Ranch, LLC approval with conditions for Special Use Permit (SUP) WSUP20-0001 for the construction and operation of the Fish Springs Solar Energy Center (FSSEC) project in Washoe County on March 3, 2020. Project development and design has advanced since the SUP was approved, resulting in modifications to the site plan presented in the original SUP. Therefore, enclosed is the Amendment of Conditions Application Package for the Fish Springs Ranch Solar Project in Washoe County, Nevada. Please note that in Attachment A: Updated Project Description text underline is used to indicate the project updates that are the subject of this Amendment of Conditions.

We understand that as part of the SUP Amendment review process, Washoe County will accept comments regarding the proposed project modifications only. All FSSEC components that were approved as part of the WSUP20-0001 and have not been modified are not subject to comment during the SUP Amendment review process.

Please contact myself at 561-281-0284 or Eric Koster at 702-335-2849 with questions related to this submittal.

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Packets:** Three (3) packets and flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

FISH SPRINGS RANCH, LLC
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER
LLC6318-2000



100403

FOR THE FILING PERIOD OF JUN. 2019 TO JUN. 2020

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all manager or managing members. A **Manager**, or if none, a **Managing Member** of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional managers or managing members, attach a list of them to this form.
3. Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
5. Make your check payable to the Secretary of State.
6. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A **copy fee of \$2.00 per page** is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
7. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
8. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20190267780-82
	Filing Date and Time 06/24/2019 8:06 AM
	Entity Number LLC6318-2000

(This document was filed electronically.)
ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) **BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)**

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NRS 76.020 Exemption Codes	
001 - Governmental Entit	
006 - NRS 680B.020 Insurance Co.	

NAME DOROTHY A TIMIAN-PALMER	MANAGER OR MANAGING MEMBER		
ADDRESS 3480 GS RICHARDS BLVD #101	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME STEPHEN D HARTMAN	MANAGER OR MANAGING MEMBER		
ADDRESS 3480 GS RICHARDS BLVD #101	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME MAXIM A WEBB	MANAGER OR MANAGING MEMBER		
ADDRESS 7979 IVANHOE AVENUE, SUITE 300	CITY LA JOLLA	STATE CA	ZIP CODE 92037
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X LEANN BRANDT Title Date
WATER RIGHTS SPECIALIST 6/24/2019 8:06:05 AM

Signature of Manager, Managing Member or Other Authorized Signature

Nevada Secretary of State List ManOrMem
Revised: 7-1-17

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

<input checked="" type="radio"/> Yes	<input type="radio"/> No	If yes, how tall is the berm at its highest?
--------------------------------------	--------------------------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

--

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	<input checked="" type="radio"/> No	If yes, please attach a copy.
-----	-------------------------------------	-------------------------------

Attachment A: Project Description



**Project Description
Fish Springs Ranch Solar Energy Center
Washoe County, Nevada**

Prepared for
Fish Springs Ranch Solar LLC

Prepared by
Dudek

December 2020

PROJECT DESCRIPTION
FISH SPRINGS RANCH SOLAR ENERGY CENTER

Prepared for

Fish Springs Ranch Solar LLC
700 Universe Boulevard
Juno Beach, Florida 33408

Prepared by

Dudek
8545 W. Warm Springs Road
Suite A-4, Box 334
Las Vegas, Nevada 89113

December 2020

CONTENTS

Project Description..... 1
 Summary 2
 Proposed Project Location 3
 Setting 8
 Project Components 8

Figures

Figure 1. Regional Location..... 5
Figure 2. Project Overview Map..... **Error! Bookmark not defined.**
Figure 3. Site Plan..... 7

Tables

Table 1. Project Site Existing Land Use and Zoning District..... 8
Table 2. Proposed Project Construction – Estimated Truck Activity 12
Table 3. Regulatory Approvals Potentially Required **Error! Bookmark not defined.**

SUP AMENDMENT INTRODUCTION

Washoe County (County) granted Fish Springs Ranch, LLC (FSR) approval with conditions for Special Use Permit (SUP) (WSUP20-0001) for the construction and operation of the Fish Springs Solar Energy Center (FSSEC) project in Washoe County on March 3, 2020. Project development and design has advanced since the SUP was approved, resulting in modifications to the site plan presented in the original SUP. The project modifications are presented below in two formats: 1) a summary of the project modifications that is the subject of this SUP Amendment of Conditions and 2) the SUP Project Description for the FSSEC updated to incorporate the project modifications. The updated SUP Project Description below presents the updated text with changes underlined.

We understand that as part of the SUP Amendment review process, Washoe County will accept comments regarding the proposed project modifications only. All FSSEC components that were approved as part of the WSUP20-0001 and have not been modified are not subject to comment during the SUP Amendment review process.

PROJECT MODIFICATION SUMMARY

Project development and design has advanced since the SUP was approved. The original SUP used a conceptual approach based on available data at the time. This Amendment of Conditions is based on actual engineering calculations for the first 100 MW phase of solar arrays and civil design, resulting in the following primary modifications: 1) final site topography has increased grading requirements. Approximately 831.7 acres of the site now require grading, resulting in 773,306 cubic yards of cut and 715,401 cubic yards of fill; 2) an increase to approximately 3 acres for total project substation(s) to account for multiple phases up to 300 MW, and 3) an increase from 10 to 25 overhead temporary approximately 21,000-gallon (increased from 12,000-gallon) water storage tower/tanks (up to 16 feet tall), to county dust control requirements and construction needs.

PROJECT DESCRIPTION (UPDATED TEXT IN UNDERLINE)

Summary

Fish Springs Ranch Solar, LLC (Applicant) proposes to construct, operate, and maintain the approximately 300-megawatt (MW) Fish Springs Ranch Solar Energy Center (FSRSEC) (proposed project) in Washoe County, Nevada (see Figures 1, 2, and 3). The proposed project is expected to be constructed in multiple phases (Phase I will last approximately 10 months, subsequent phase(s) will last approximately 12 months) on two noncontiguous solar block units totaling approximately 2,191 acres. Solar Block Unit 1 (SB1) is 568 acres and Solar Block Unit 2 (SB2) is 1,602 acres. An additional 21 acres of right-of-way (ROW) on public land administered by the Bureau of Land Management (BLM) will be used for a collection line and collection line access road to connect the two noncontiguous solar block units. Construction of the first phase of the FSRSEC (100MW on SB1 and SB2 to meet power purchase agreement (PPA) with NV Energy) is expected to last approximately 10 months and is anticipated to begin after all required permits and authorizations have been secured. The subsequent phase(s) of the FSRSEC (approximately 200 MW) would occur after FSRSEC secures a new PPA. As shown in Figure 1, the two proposed solar block units are separated by public land administered by BLM.

The proposed Project includes an approximately 300 MW alternating current (AC) solar power-generating installation as well as up to 300 MW of energy storage (i.e. battery). The exact final project output within the project area may be higher or lower depending on the procured panel technology. The existing site would house all structures, including solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter security fence. The FSRSEC would use an energy storage system (batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC- or DC- coupled system is ultimately determined through off-taker preference and contract terms. The proposed project also would include an on-site substation on SB1, adjacent to the Fort Sage Substation. In addition to the on-site substation, a separate switching station is proposed to host the interconnection safety equipment and switches required to interconnect to the high-voltage transmission system. The proposed Project on-site substation and switching station would consist of components up to 125 feet in height, and feeders would be overhead lines constructed with up to 125-foot-tall poles for the single and double circuits, respectively.

The FSRSEC would be connected to NV Energy's existing Fort Sage Substation, which is immediately adjacent to SB1. The Fort Sage substation has three open 345-kV bays and one open 24.9-kV bay, which provide options for interconnecting to the facility to accept power delivered by the FSRSEC. The 345-kV generation tie line between the project switching station/substation and Fort Sage would be approximately 0.25 mile.

The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables, as well as an associated access road, which would be constructed within proposed ROW over public lands administered by the BLM (Figure 2). For the segments of BLM-administered land that the

collection line/access road corridor would cross, the Applicant will obtain a ROW grant from BLM as part of the current FSRSEC permitting process. The utility lines and associated access road would parallel an existing right-of-way (ROW) grant, N-76800, associated with the Truckee Meadows Water Authority (TMWA) water pipeline project. The existing TMWA ROW grant N-76800 authorizes construction, operation, maintenance, and decommissioning of a 29.4 kV overhead power line, an access road, buried water pipelines, buried fiber-optic lines, and temporary staging areas. The ROW grant will also authorize improvement of an access route on public lands for construction purposes. To the maximum extent feasible, the access road would be collocated with an existing two-track access road associated with the existing TMWA water pipeline ROW. The road is anticipated to require minimal grading that will be scarified and compacted. It is anticipated that portions of the road will be surfaced with off-site materials such as aggregate and geotextile fabric. Due to the terrain within the proposed ROW, drainage ditches, culverts, and/or low water crossings are anticipated at this time. The Applicant would construct and operate all facilities proposed.

Background

A special use permit (SUP) for the FSRSEC development area was approved by Washoe County on January 5, 2010 (Case No. SW09-002), which permits developing up to 100 megawatts of photovoltaic solar energy on approximately 2,588 acres of private land. The FSRSEC has not been built to date; however, on September 16, 2014, the Applicant was granted a special use permit extension to January 5, 2020 (Washoe County 2014).

A new SUP was obtained from Washoe County since the original SUP allowed for a 100-MW facility and the current FSRSEC includes approximately 300-MW solar facility as well as up to 300 MW of energy storage (i.e. battery). It is anticipated that the FSRSEC would be licensed as one facility and would be constructed separately under different Power Purchase Agreements (PPAs). Due to technological advances in panel efficiencies since the 2010 Washoe County SUP was approved, a solar facility exceeding 100 MW is anticipated to be constructed within a smaller footprint than originally proposed in 2010.

Proposed Project Location

The location of the FSRSEC has been selected because of proximity to NV Energy's existing Fort Sage substation; anticipated low constraints to development; a special use permit (SUP)—Case No. SW09-002—has already been obtained for a 100-MW solar project from Washoe County, Nevada; and because of the favorable solar irradiance of the Project site.

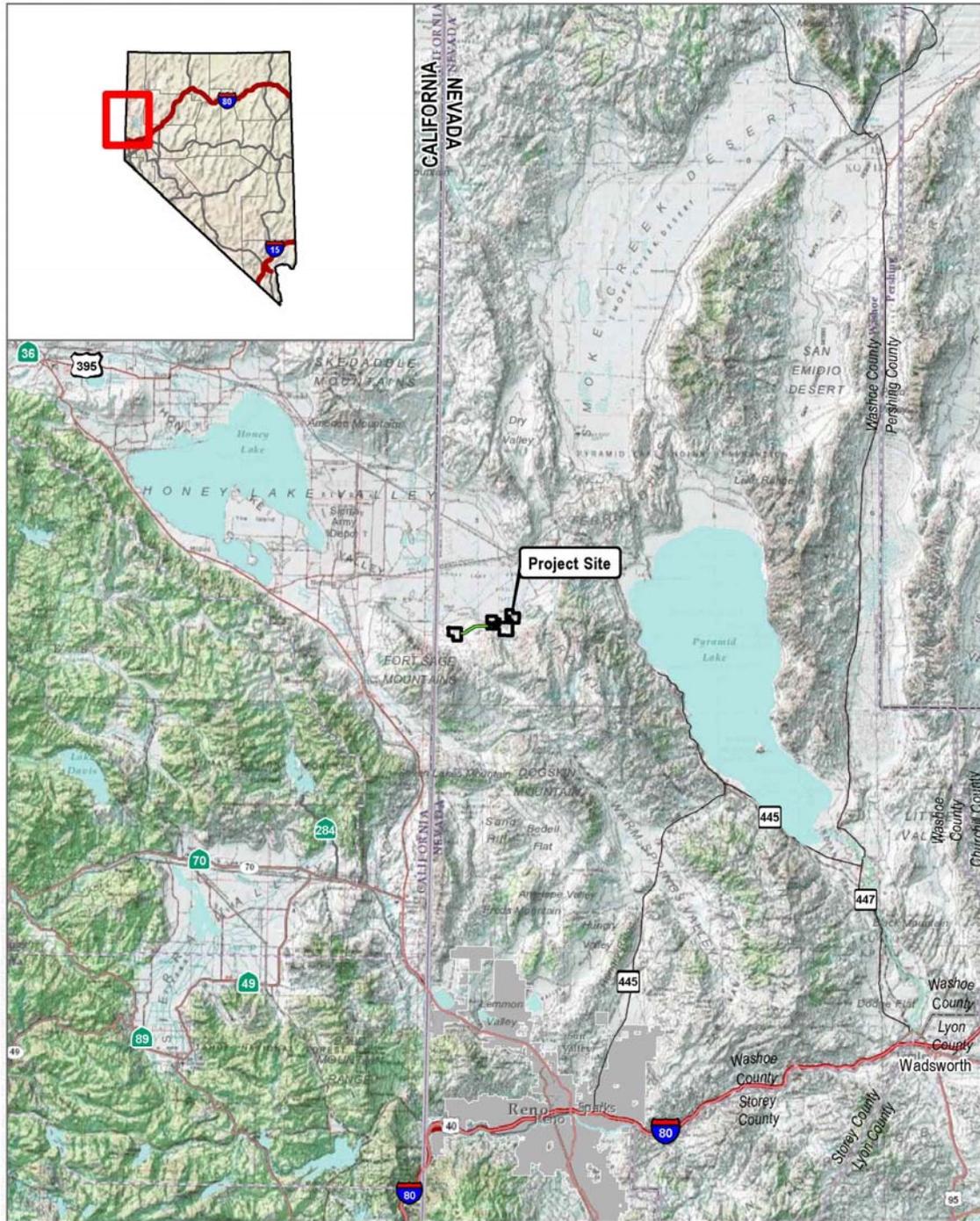
The FSRSEC is generally located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, approximately 5.5 miles east of the California/Nevada border, and 12 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in portions of Sections 25, 26, 27, 28, 33, and 34, Township 26 North, Range 18 East; and Sections 9, 10, 16, 17, 19, 20, 29, 30, and 31, Township 26 North, Range 19 East, M.D.B. and M. The SB1 and SB2 are found on the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map).

The approximate center of the FSRSEC is located on SB2 at latitude/longitude 40°5'14.44" North/119°53'34.69" West.

Washoe County Assessor's Parcel Numbers for the private parcels proposed for development within the two solar block units include the following:

- 074-040-56
- 074-040-58
- 074-040-61
- 074-040-57
- 074-040-24
- 074-040-23
- 074-420-11
- 074-420-16
- 074-420-15
- 074-420-07
- 074-070-73
- 074-420-14
- 074-070-16
- 074-040-15
- 074-070-74
- 074-070-72
- 074-070-28

Figure 1. Regional Location



SOURCE: ESRI 2020



FIGURE 1

Regional Location

Fish Springs Ranch Solar Energy Center Project

Figure 2. Project Overview

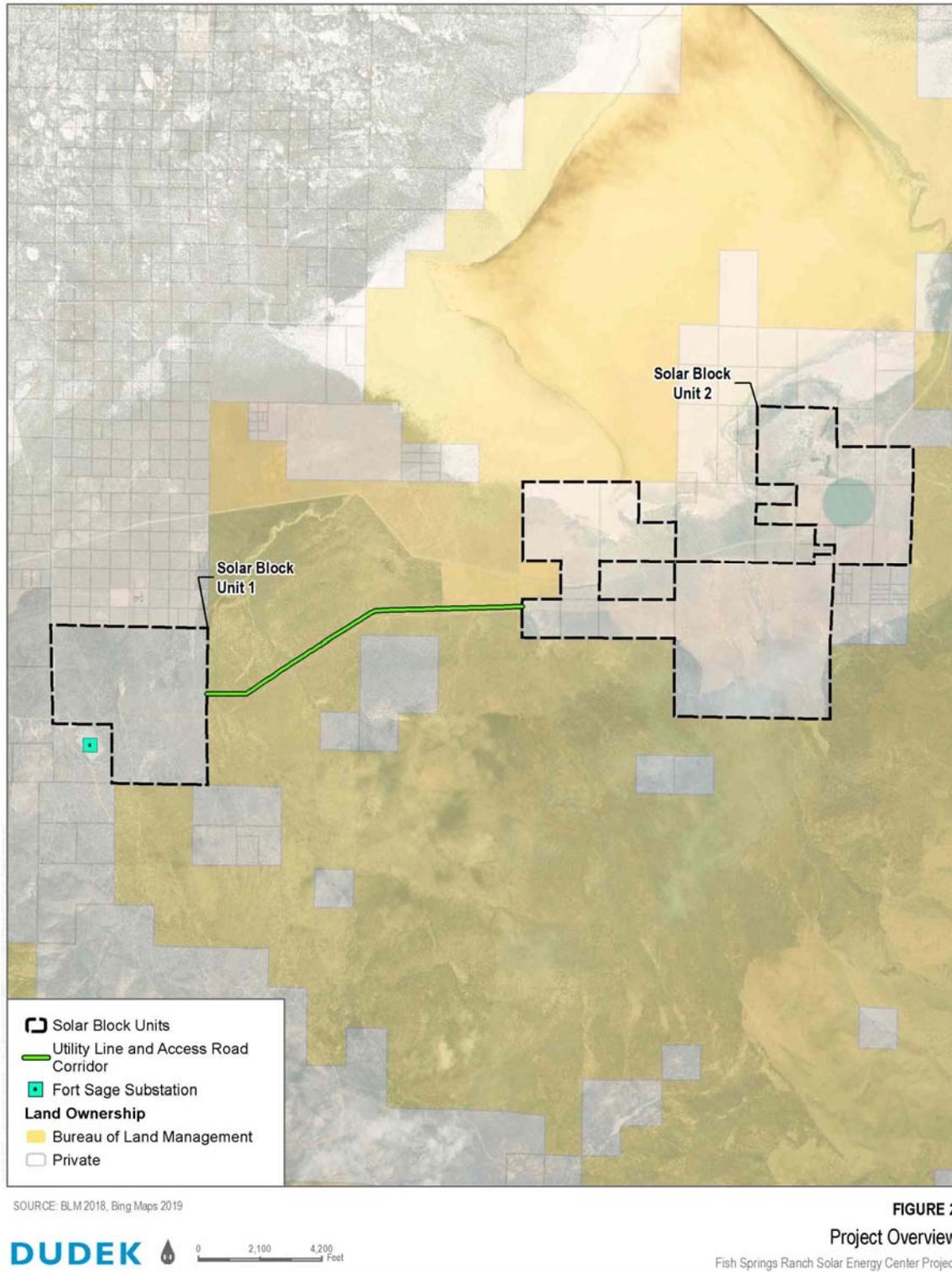
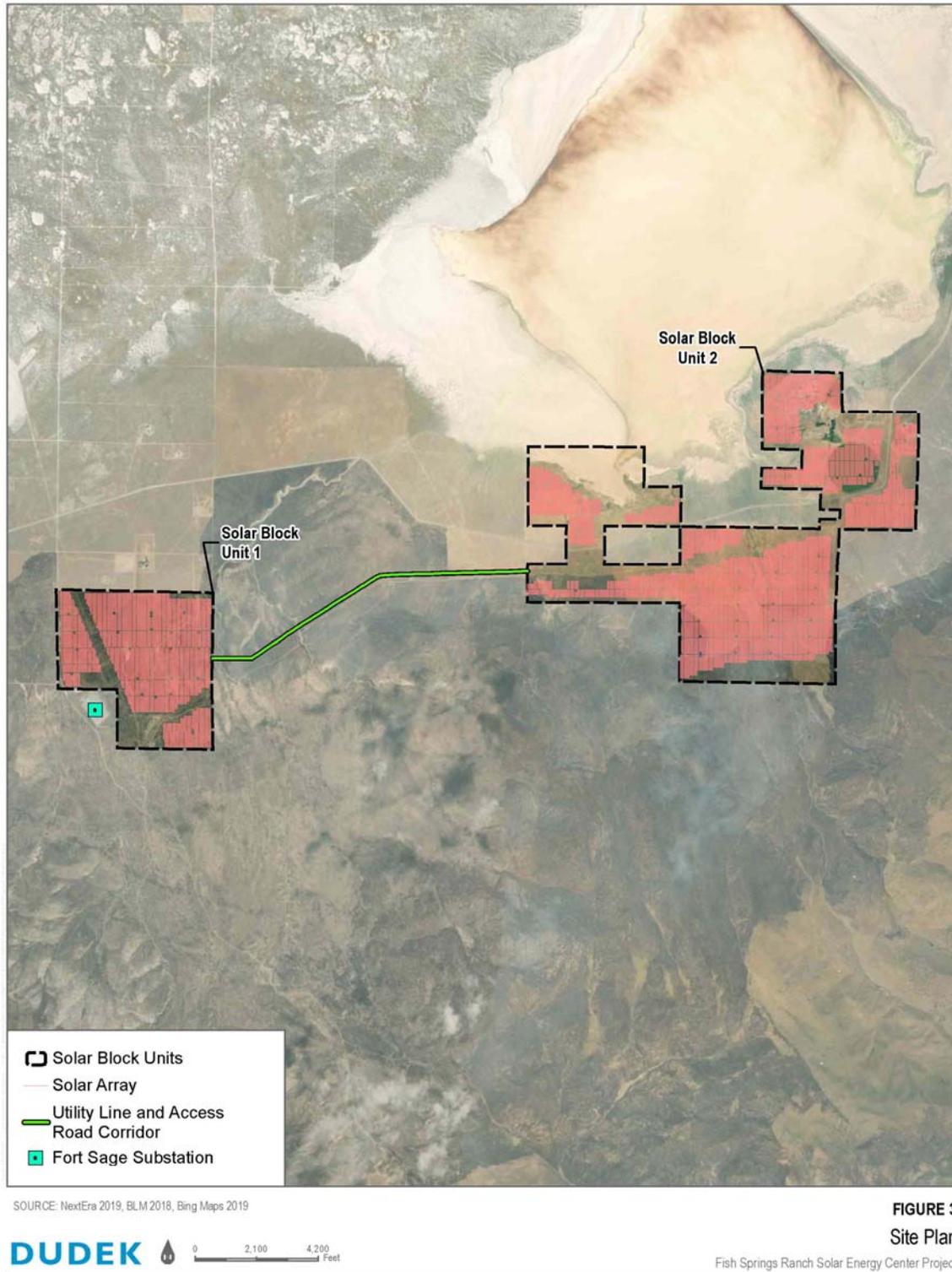


Figure 3. Preliminary Site Plan for Full Buildout



Setting

The site for the FSRSEC was selected because of proximity to NV Energy’s existing Fort Sage substation, anticipated low constraints to development, favorable solar irradiance of the site, and because there is an approved SUP that permits development of a 100-MW solar project on the site. The FSRSEC site is vacant except for some agricultural activities. The site has been historically disturbed by agriculture including alfalfa farming and is currently vegetated in-part with non-native plant species, though areas of recovering native species exist. Prior disturbances are related to agricultural uses and include roads, ditches and berms to reroute water for irrigation and drainage, fences and power lines. Some portions of the FSRSEC site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 3,970 to 4,260 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

Land Use and Zoning

Existing land uses and land use zoning districts on and adjacent to the proposed FSRSEC site are identified in Table 1, below.

Table 1. Project Site Existing Land Use and Zoning District

Proposed	Existing Land Use	Washoe County Regulatory Zone
Solar Block Unit 1		
Solar arrays	Vacant	GR (General Rural)
Solar Block Unit 2		
Solar Arrays	Vacant	GR (General Rural)
34.5-kV Collection Line		
Collection Line	Vacant, Utilities ROW (BLM)	NA

Source: Washoe County Community Services Department 2016.

Project Components

This section generally describes the facilities that would create a footprint in and around the solar block units that would be developed on private lands. This includes the solar arrays, power transmission lines, substation, on-site energy storage, internal access and perimeter roads, fencing, operations and maintenance facilities, and other supporting infrastructure. The FSRSEC Site Plan is provided in Figure 3.

Solar Energy Generation System

The proposed Project includes an approximate 300 MW alternating current (AC) solar power-generating installation built in phases (Phase 1 will last approximately 10 months, subsequent phase(s) will last approximately 12 months). The FSRSEC would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter security

fence. An energy collection system would be constructed within rights-of-way between the two solar block units to connect the solar blocks to the project substation. Solar energy would be captured by an array of photovoltaic panels mounted to a single-axis tracking system. The high-efficiency, commercially available photovoltaic panels convert incoming sunlight to direct current (DC) electrical energy. The panels are arranged in series to effectively increase output voltage to approximately 1,500 volts. These series chains of panels are called “strings” in industry terms and provide the basic building block of power conversion in the solar array. The strings are combined in the solar field through an above- or below ground DC collection system and then further ganged together at the inverter stations, where the energy is converted to AC and then stepped to an intermediate voltage, typically 34.5 kV. The chosen photovoltaic panel would be either crystalline silicon or thin film and would be well suited for the desert environment due to their durability and reliability.

The tracking system would be supported, when practical, by driven piers (piles) directly embedded into the ground and would be parallel to the ground. The system would rotate slowly throughout the day at a range of +/- 60 degrees facing east to west to stay perpendicular to the incoming solar rays so that production can be optimized.

Each tracker would hold approximately 80 to 90 panels (depending on final configuration) and, at its highest rotated edge, would have a maximum height of approximately 12 feet above grade, depending on the dimensions of the chosen panel. The minimum clearance from the lower edge of the panel to ground level is approximately 18 to 24 inches, pending final design.

The inverter stations would be up to 13 feet in height and perform three critical functions for the solar plant: (1) collect DC power in a central location, (2) convert the DC power into AC power, and (3) convert low-voltage AC power to medium-voltage AC power. The inverter stations are typically open-air and well suited for desert environments. The stations consist of DC collection equipment, utility-scale inverters, and a low- to medium-voltage transformer. The output power from the inverter stations would be fed to the AC collection system through an above- or belowground collection system. This AC collection system would deliver the electricity to the on-site substation, where the voltage would be stepped up to the interconnection voltage.

On-Site Substation

The substation is the termination point of the collection system of 34.5 kV electricity. The output of the entire field is passed through a final interconnection step-up transformer to convert it to the interconnection voltage at 345 kV or 24.9 kV depending on which bay is used. The footprint of the onsite substation(s) would be approximately 3.0 acres at full buildout, with the first 100 MW phase substation being approximately 0.75 acre. The FSRSEC’s on-site substation would consist of components up to 125 feet in height, and feeders would be overhead lines constructed with up to 125-foot-tall poles for the single and double circuits, respectively. Telecommunication monopoles, as described further below, would be constructed within the substation site. Up to five CONEX would be located at the on-site substation during construction and operation for equipment storage. The on-site substation would be constructed and operated by Fish Springs Ranch Solar, LLC.

Gen-Tie Line / Substation Interconnect

The FSRSEC would be connected to NV Energy's existing 345 kV Fort Sage Substation, which is immediately adjacent to the SB1. The Fort Sage Substation has three open 345 kV bays and one open 24.9 kV bay that provide options for interconnecting to the facility to accept power delivered by the FSRSEC. The 345 kV generation tie line between the project switching station/substation and Fort Sage would be approximately 0.25 mile.

On-site Energy Storage System

The FSRSEC would use an energy storage system (batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC- or DC- coupled system is ultimately determined through off-taker preference and contract terms.

The AC-coupled system would be connected to a bi-directional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries in order to provide charge and discharge. This AC energy would be coupled to the PV array at the 34.5-kV busbars. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers. The containers would be placed on concrete or gravel pads and would occupy approximately up to 20 acres, depending on the size of the system contracted and technology selected. The equipment enclosures and buildings would be located next to the FSRSEC substation.

If a DC-coupled system is used, battery units would be stored in containers. Those containers would make use of the solar inverters, feeding them in DC power. Therefore, the battery containers would be distributed throughout the solar arrays, adjacent to their respective inverters. The containers would be similar in size (20–40 feet long) to the solar inverter skids. The battery and solar inputs would be metered separately prior to signal inversion. The charge and discharge of the DC-coupled batteries would be controlled by signal from the inverters. As is typical for the industry, inverters would be controlled by a central control system. The protections to the batteries would be internal to the battery management systems and control boxes located within the containers and inverters.

A battery supplier has not been selected at this time due to changing markets. The final battery supplier(s) would be selected prior to project construction and would be subject to an industry-standard pre-qualification process.

The energy storage equipment would be enclosed in a structure that would also have a fire rating in conformance with County standards and necessary fire suppression systems installed for the battery compartments. The structure would also have heating, ventilation, and air conditioning cooling in areas with batteries to maintain energy efficiency. Power to the heating, ventilation, and air conditioning and lighting would be provided through a connection to the on-site station service transformer with connection lines installed above- and/or belowground. The energy storage system would be un-staffed and would have remote operational control and period inspections/maintenance performed as necessary.

Utility Lines

Collection and communication lines would be placed within ROWs over private lands and lands managed by BLM. Additional lateral lines would be constructed within the solar block units to interconnect generation and storage components of the FSRSEC and provide remote communications, control, and systems monitoring. Utility lines on private lands would be placed at a depth of approximately 3 feet below grade, and parallel lines would be separated by approximately 5 feet. Trenches would be backfilled and compacted to design specifications. Overhead lines would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles.

Utility lines on BLM land would be located within the 50-foot-wide utility corridor ROW. Disturbance would be limited to the space needed for the trencher to access the utility corridor and the area where the trencher excavates and buries the 34.5 kV cables and communication lines. It is anticipated that the trench for each cable would not exceed 5 feet in width and approximately 3 to 4 feet in depth. To minimize site disturbance, communication system cabling would be buried in the same trench as the electrical cables, wherever possible. To fill the remaining trench space, clean fill would be placed around the cables immediately after construction. Underground lines would be marked by a buried warning tape placed close to the surface to warn personnel of the presence of underground lines. The warning tape would also be used to avoid accidental excavation of the lines in the future. Following the placement of utility cables, the trench would be backfilled with native soil for final backfill. Soils displaced from burial of the underground utility lines would be backfilled the same day as placement of utility lines as reasonably possible. Topsoil previously salvaged would then be spread along the disturbance area for restoration.

At locations where it may not be feasible to bury utility lines (e.g., rocky terrain) and/or it may be necessary to avoid sensitive resources, the utility lines would be constructed aboveground in an overhead configuration. Construction of overhead utility lines would include the use of a drill auger to create a foundation hole where a crane would be used to direct bury poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles. Communication system cabling would be located on the same poles as the electrical cables.

Ancillary Facilities

Access

Access to the FSRSEC's two solar block units on private lands would be from Fish Springs Road, Rainbow Road, the proposed utility access road on BLM lands, and from existing public roadways in the FSRSEC area. Fish Springs Road runs through SB2 and would provide the primary access to SB2. SB1 would be accessed by Rainbow Road from Fish Springs Road. The proposed access road would provide access to the utility lines between each Solar Block Unit development area on private lands. On-site roads would provide access to facilities internal to the FSRSEC development areas. On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access to private lands would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division. Access roads would be utilized by Fish Springs Ranch Solar, LLC, and Fish Springs Ranch, LLC.FSRSEC

Signage

A small sign at the site main entry to the proposed project would be installed. The sign would be no larger than 8 by 4 feet, and read “Fish Springs Ranch Solar Energy Center.” In addition, required safety signs would be installed identifying high voltage within the facility on the fence near the entrance, as well as information for emergency services. Signs would conform to County standards.

Fencing, Gates, and Lighting

Fences would be constructed around the solar facility areas within the FSRSEC solar block units. The fencing would be up to 8 feet high chain link with barbed wire across the top, coated Sudan brown or approved equivalent color. Gates would be placed at each entrance from public roads and at the access road within the proposed BLM ROW. Gates would be access-controlled to allow only authorized personnel to enter the FSRSEC.

Low-elevation (<14 foot) controlled security lighting may be installed at primary access gates and the on-site substation, and entrance to energy storage structure for security purposes only. The lighting would be switched on only when personnel enter the area (either motion-sensor or manual activation [switch]). All safety and emergency service signs would be lighted when the lights are on. The lighting would be shielded so that the light is directed downwards in order to eliminate spillover glare. Electrical power to supply the access gate and lighting would be obtained from NV Energy. Lighting would only be in areas where it is required for safety, security, or operations. All lighting would be directed on site and would include shielding as necessary to minimize illumination of the night sky or potential impacts to surrounding viewers. All proposed lighting would conform to County lighting standards.

Construction***Schedule for Construction***

The FSRSEC project, is anticipated to be built in phases. The first phase would construct a 100 MW project located on SB1 and SB2 over 10 months. The subsequent phase(s) would build out approximately 200 MW on the remaining developable land within SB2 over approximately 12 months. It is anticipated that the work would be completed in 8- to 10-hour shifts, with a total of five shifts per week (Monday–Friday). Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate schedule and would comply with all applicable Nevada labor laws.

Traffic During Construction

Peak daily construction employees would be 400 workers daily. As shown in Table 3, in addition to the 400 maximum daily workers traveling to the site, there would be up to 116 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 616 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur. Peak construction would be approximately 3 months of the overall 22-month construction timeframe. If completed in phases, these estimates would be reduced accordingly.

Table 2. Proposed 300 MW Project Construction – Estimated Truck Activity

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
8,000 Gallon Water Truck—will stay on site (loaded)	8	80,000	0	22 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	12	80,000	16+	3 Months
Pick-up Trucks	80	8,000	8	22 Months
Pile Driver	16	15,000	4	13 Months
Grader	8	54,000	4	10 Months
Boom Truck with Bucket	4	42,000	4	13 Months
Component Delivery Trucks	4	42,000	76	13 Months
Utility Line Service Truck	12	30,000	4	10 Months
TOTAL	—	—	116	—

Access to the FSRSEC during construction would be in accordance with a Construction Traffic Haul Route Plan approved by the Washoe County Engineering Division. Delivery of materials and supplies to the FSRSEC site is proposed via Fish Springs Road and on-site and off-site project access roads. The majority of the truck deliveries would be for the PV system installation, as well as any aggregate material that may be required for road base. It is estimated that a total of up to 9,250 truck trips will be required to complete the proposed project, with the aggregate trucks accounting for approximately 30% of this number. It is estimated that there would be an average of 1,000 truck deliveries per month (about 45 per work day) with a peak number of truck deliveries of 1,380 deliveries per month (about 63 per work day), plus one other miscellaneous delivery equates to a peak truck trip of 64 per work day. These truck trips would be intentionally spread out throughout the construction day to optimize construction efficiency as is practical by scheduling deliveries at predetermined times.

The heaviest delivery loads to the site would consist of the tracker structures, rock truck deliveries, and the delivery of the generator step up (GSU). These loads would typically be limited to a total weight of 80,000 pounds, with a cargo load of approximately 25 tons or 50,000 pounds of rock or tracker structures. The GSU could be up to 160,000 pounds. Typically, the rock is delivered in “bottom dump trucks” or “transfer trucks” with six axles and the tracker structures would be delivered on traditional flatbed trucks with a minimum of five axles. Low bed transport trucks would transport the construction equipment to the site as needed. The size of the low bed truck (axles for weight distribution) would depend on the equipment transported.

Construction Details and Grading

Because the proposed project site has varying topography, grading is expected to only occur on portions of the site. Grading would occur throughout the site, especially for the construction of roads and inverter pads and areas of steep topography. Approximately 231.7 acres of the site will require grading for the first 100 MW phase, resulting in 573,306 cubic yards of cut and 490,401 cubic yards of fill. Based on this updated site information, it is estimated that approximately 200,000 cubic yards of cut and 225,000 cubic yards of fill would be used for future buildout over approximately 600 acres. Total cut for the full approximately 300 MW buildout would be approximately 773,306 cubic yards and total fill would be approximately 715,401 cubic yards of fill. Final design for future phases may result in changes to the total

cut/fill quantities. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. The PV modules would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small- to medium-sized construction equipment, as needed. Construction equipment would be delivered to the site on “low-bed” trucks unless the equipment can be driven to the site (for example the boom trucks).

Vegetation on the site would be modified only where necessary for grading roadways and areas of steep slopes, clearing laydown and staging areas, constructing buildings and parking areas, and for placing transmission lines and constructing tracker foundations. The surface of the roads would be at-grade to allow any water to sheet flow across the site as in the existing condition. Vegetation on the remainder of the FSRSEC site would be left in place to the extent possible to promote soil stability and maintain existing drainage patterns and to allow for reestablishment following construction disturbance. Soils displaced during construction would be backfilled, the work space would be smoothed to approximate pre-disturbance conditions, and displaced vegetation would be re-integrated into the work area. Areas where revegetation occurs would be mowed on regular basis per the vegetation management plan so that plants will not grow too high and become a fire hazard. An approved non-toxic soil stabilizer would be applied to disturbed areas and dirt roads to stabilize soils and prevent erosion. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared prior to construction to control off-site migration of sediment and to control erosion during construction. Construction practices would comply with the SWPPP. The SWPPP would be developed when detailed design is completed and would be updated throughout construction.

Water Use

Water consumption during construction is estimated to be approximately 250 acre-feet (AF) for dust suppression and earthwork over an approximately 22-month period. Panel rinsing is expected to be conducted up to four times annually as performance testing and as weather and site conditions dictate. Construction, as well as operational water for panel rinsing, would be provided by on-site groundwater through existing wells, or a new well permitted and drilled (if necessary). An on-site diesel generator may be used to power pumps for well water use during construction. During construction, water would be pumped directly into 2,000- to 4,000-gallon tank water trucks. Water may be stored in up to 25 overhead temporary approximately 21,000-gallon water storage tower/tanks (up to 16 feet tall), to assist in the availability of water for trucks and expedient filling thereof.

On-Site Electrical Distribution

Any existing electrical power distribution lines serving existing facilities would be removed to allow for development of the FSRSEC. New distribution lines would be placed to provide backup power to the solar and energy storage facilities for lighting and communications purposes, as well as to the groundwater well pump(s).

Operation

The proposed project would be unmanned and no operation and maintenance building would be constructed. Operations would be monitored remotely via the SCADA system and periodic inspections and maintenance activities would occur.

During operations, solar panel washing is not expected to be needed. However, as a worst-case estimate, washing may occur one to four times per year, and general labor (up to 20 individuals) may assist in the panel cleaning. Panel washing for a project of this size will require 25 days to complete per wash cycle. Water consumption is expected to be around 0.28 gallon per square yard of panel based on other similar operations. Given a 300 MW AC plant, with four cycles per year, the annual water usage is expected to consume up to approximately 20 AF of water. Conditions that may necessitate increased wash requirements include unusual weather occurrences, forest fires, local air pollutants, and other similar conditions. Therefore, the FSRSEC is anticipated to use up to 20 AF per year for washing panels. This amount is in addition to the amount of water necessary for operations, fire suppression, and landscape maintenance, which is a small amount of groundwater (i.e., approximately 2.0 AF) to be used for this purpose. If groundwater proves unsuitable for washing, water trucks would be used to deliver water from a local purveyor.

Decommissioning

Site decommissioning would occur at the end of the FSRSEC's life in accordance with a decommissioning plan that would be approved by Washoe County prior to issuance of grading and/or building permits for the FSRSEC. The plan would ensure that all materials are disposed and transported in accordance with applicable regulations. The photovoltaic system and energy storage system (including structure) would be recycled (as possible). Most parts of the proposed system are recyclable. Panels typically consist of silicon, glass, and a metal frame. Batteries include lithium-ion, which degrades but can be recycled and/or repurposed. Site structures would include steel or wood and concrete. All of these materials can be recycled. Concrete from deconstruction is to be recycled. Local recyclers are available. Metal and scrap equipment and parts that do not have free-flowing oil may be sent for salvage.

Upon removal of the proposed project components, the site would be left as disturbed dirt generally consistent with the existing (pre-development) conditions and in accordance with the approved decommissioning plan.

Attachment B: Proof of Property Tax Payment

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404015	Active	1/13/2020 2:08:57 AM
<p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p>		
<p>SITUS: 72975 FISH SPRINGS RD</p> <p>Geo CD:</p>		
<p>Legal Description SubdivisionName _UNSPECIFIED Section 25 Range 18 Township 26</p>		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$8.75	\$8.75	\$0.00	\$0.00	\$0.00
2018	\$9.44	\$9.44	\$0.00	\$0.00	\$0.00
2017	\$9.99	\$9.99	\$0.00	\$0.00	\$0.00
2016	\$9.52	\$9.52	\$0.00	\$0.00	\$0.00
2015	\$9.28	\$9.28	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

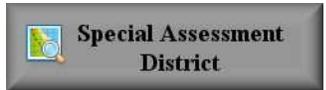
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404023	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC
 3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

Taxing District:
 9000

SITUS:
 0 UNSPECIFIED
 WCTY NV

Geo CD:

Legal Description
 Section 25 Range 18 SubdivisionName _UNSPECIFIED Township 26

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$2.92	\$2.92	\$0.00	\$0.00	\$0.00
2018	\$2.79	\$2.79	\$0.00	\$0.00	\$0.00
2017	\$2.68	\$2.68	\$0.00	\$0.00	\$0.00
2016	\$2.61	\$2.61	\$0.00	\$0.00	\$0.00
2015	\$2.60	\$2.60	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404024	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 9000		Geo CD:
Legal Description		
Section 25 SubdivisionName _UNSPECIFIED Township 26 Range 18		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$7.21	\$7.21	\$0.00	\$0.00	\$0.00
2018	\$7.18	\$7.18	\$0.00	\$0.00	\$0.00
2017	\$6.89	\$6.89	\$0.00	\$0.00	\$0.00
2016	\$6.72	\$6.72	\$0.00	\$0.00	\$0.00
2015	\$6.84	\$6.84	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404056	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 FISH SPRINGS RD WCTY NV
Taxing District 9000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Range 18 Township 26 Lot 1		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$15.18	\$15.18	\$0.00	\$0.00	\$0.00
2018	\$15.07	\$15.07	\$0.00	\$0.00	\$0.00
2017	\$14.46	\$14.46	\$0.00	\$0.00	\$0.00
2016	\$14.09	\$14.09	\$0.00	\$0.00	\$0.00
2015	\$14.36	\$14.36	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404057	Active	1/13/2020 2:08:57 AM
<p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p>		
<p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p>		
<p>Legal Description Township 26 Range 18 SubdivisionName _UNSPECIFIED Lot 2</p>		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1.44	\$1.44	\$0.00	\$0.00	\$0.00
2018	\$1.52	\$1.52	\$0.00	\$0.00	\$0.00
2017	\$1.46	\$1.46	\$0.00	\$0.00	\$0.00
2016	\$1.42	\$1.42	\$0.00	\$0.00	\$0.00
2015	\$1.42	\$1.42	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

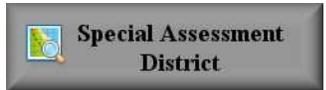
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404058	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC
 3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

SITUS:
 72571 FISH SPRINGS RD

Taxing District:
 9000

Geo CD:

Legal Description
 SubdivisionName _UNSPECIFIED Section 25 Range 18 Township 26

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$29.94	\$29.94	\$0.00	\$0.00	\$0.00
2018	\$29.66	\$29.66	\$0.00	\$0.00	\$0.00
2017	\$29.23	\$29.23	\$0.00	\$0.00	\$0.00
2016	\$28.49	\$28.49	\$0.00	\$0.00	\$0.00
2015	\$28.43	\$28.43	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07404061	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 RAINBOW WAY WCTY NV
Taxing District 9000	Geo CD:	
Legal Description		
Township 26 Section 33 Range 18 SubdivisionName _UNSPECIFIED Lot 2 Block		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$52.15	\$52.15	\$0.00	\$0.00	\$0.00
2018	\$56.35	\$56.35	\$0.00	\$0.00	\$0.00
2017	\$59.55	\$59.55	\$0.00	\$0.00	\$0.00
2016	\$56.74	\$56.74	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$55.12	\$55.12	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07407016	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC
 3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

SITUS:
 0 FISH SPRINGS RD
 WCTY NV

Taxing District:
 9000

Geo CD:

Legal Description
 Section 20 Range 19 SubdivisionName _UNSPECIFIED Township 26

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$5.21	\$5.21	\$0.00	\$0.00	\$0.00
2018	\$5.57	\$5.57	\$0.00	\$0.00	\$0.00
2017	\$5.90	\$5.90	\$0.00	\$0.00	\$0.00
2016	\$20.02	\$20.02	\$0.00	\$0.00	\$0.00
2015	\$19.98	\$19.98	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07407028	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC

SITUS:
 73570 FISH SPRINGS RD

3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

Taxing District
 9000

Geo CD:

Legal Description

Township 26 Section 30,31 Range 19 SubdivisionName _UNSPECIFIED Lot Block

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$57.63	\$57.63	\$0.00	\$0.00	\$0.00
2018	\$62.30	\$62.30	\$0.00	\$0.00	\$0.00
2017	\$65.79	\$65.79	\$0.00	\$0.00	\$0.00
2016	\$60.02	\$60.02	\$0.00	\$0.00	\$0.00
2015	\$60.21	\$60.21	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

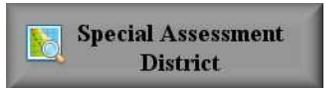
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07407072	Active	1/13/2020 2:08:57 AM
<p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p>		
<p>SITUS: 74072 FISH SPRINGS RD</p> <p>Geo CD:</p>		
<p>Legal Description Section 30 Range 19 SubdivisionName _UNSPECIFIED Township 26</p>		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,630.14	\$1,630.14	\$0.00	\$0.00	\$0.00
2018	\$1,602.20	\$1,602.20	\$0.00	\$0.00	\$0.00
2017	\$1,628.94	\$1,628.94	\$0.00	\$0.00	\$0.00
2016	\$1,735.98	\$1,735.98	\$0.00	\$0.00	\$0.00
2015	\$1,739.36	\$1,739.36	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

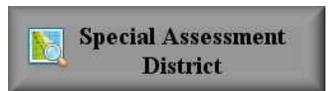
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07407073	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC
 3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

SITUS:
 73955 FISH SPRINGS RD
 WCTY NV

Taxing District:
 9000

Geo CD:

Legal Description
 SubdivisionName _UNSPECIFIED Township 26 Lot A Range 19

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$4,535.43	\$4,535.43	\$0.00	\$0.00	\$0.00
2018	\$4,496.21	\$4,496.21	\$0.00	\$0.00	\$0.00
2017	\$4,543.68	\$4,543.68	\$0.00	\$0.00	\$0.00
2016	\$4,592.13	\$4,592.13	\$0.00	\$0.00	\$0.00
2015	\$4,582.96	\$4,582.96	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07407074	Active	1/13/2020 2:08:57 AM
<p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p>		
<p>SITUS: 73635 FISH SPRINGS RD</p> <p>Geo CD:</p>		
<p>Legal Description Township 26 SubdivisionName _UNSPECIFIED Range 19 Lot B</p>		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$56.86	\$56.86	\$0.00	\$0.00	\$0.00
2018	\$49.36	\$49.36	\$0.00	\$0.00	\$0.00
2017	\$31.42	\$31.42	\$0.00	\$0.00	\$0.00
2016	\$23.32	\$23.32	\$0.00	\$0.00	\$0.00
2015	\$13.75	\$13.75	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07442007	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 9000		Geo CD:
Legal Description		
Section 30 SubdivisionName _UNSPECIFIED Township 26 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$2.59	\$2.59	\$0.00	\$0.00	\$0.00
2018	\$2.73	\$2.73	\$0.00	\$0.00	\$0.00
2017	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00
2016	\$2.55	\$2.55	\$0.00	\$0.00	\$0.00
2015	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07442011	Active	1/13/2020 2:08:57 AM
<p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District 9000</p>		
<p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p>		
<p>Legal Description Range 19 SubdivisionName _UNSPECIFIED Township 26 Section 30</p>		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00
2018	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00
2017	\$1.06	\$1.06	\$0.00	\$0.00	\$0.00
2016	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00
2015	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07442014	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 9000		Geo CD:
Legal Description		
Range 19 Section 30 SubdivisionName _UNSPECIFIED Township 26		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$0.63	\$0.63	\$0.00	\$0.00	\$0.00
2018	\$0.67	\$0.67	\$0.00	\$0.00	\$0.00
2017	\$0.64	\$0.64	\$0.00	\$0.00	\$0.00
2016	\$0.62	\$0.62	\$0.00	\$0.00	\$0.00
2015	\$0.62	\$0.62	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07442015	Active	1/13/2020 2:08:57 AM
Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442		SITUS: 0 FISH SPRINGS RD WCTY NV
Taxing District 9000		Geo CD:
Legal Description		
Range 19 SubdivisionName _UNSPECIFIED Township 26 Section 29		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$3.46	\$3.46	\$0.00	\$0.00	\$0.00
2018	\$3.47	\$3.47	\$0.00	\$0.00	\$0.00
2017	\$3.33	\$3.33	\$0.00	\$0.00	\$0.00
2016	\$3.25	\$3.25	\$0.00	\$0.00	\$0.00
2015	\$3.30	\$3.30	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07442016	Active	1/13/2020 2:08:57 AM

Current Owner:
 FISH SPRINGS RANCH LLC
 3480 GS RICHARDS BLVD STE 101
 CARSON CITY, NV 89703-8442

Taxing District:
 9000

SITUS:
 0 UNSPECIFIED
 WCTY NV

Geo CD:

Legal Description
 Range 19 Section 29 SubdivisionName _UNSPECIFIED Township 26

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$7.02	\$7.02	\$0.00	\$0.00	\$0.00
2018	\$6.98	\$6.98	\$0.00	\$0.00	\$0.00
2017	\$6.70	\$6.70	\$0.00	\$0.00	\$0.00
2016	\$6.53	\$6.53	\$0.00	\$0.00	\$0.00
2015	\$6.66	\$6.66	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

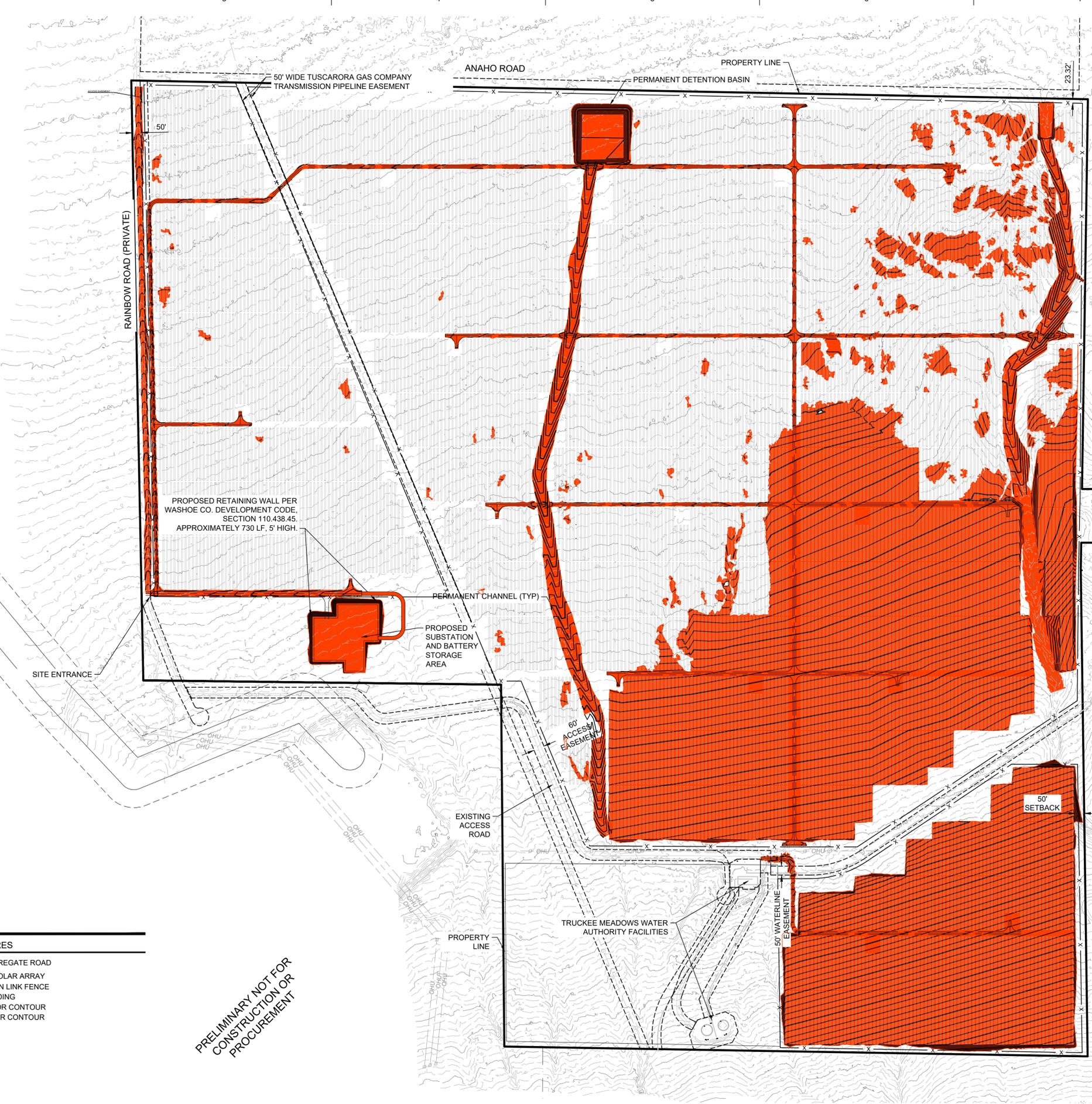
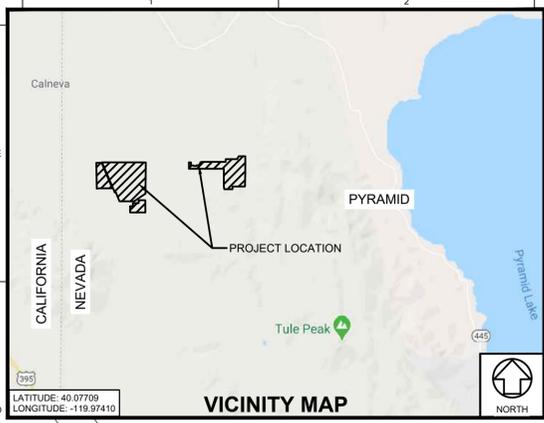
Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

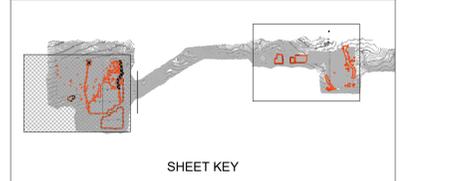
Attachment C: Site Plans



EARTHWORK VOLUMES (TOTAL FOR EAST AND WEST)

GRADING AREA	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT GRADED AREA (ACRES)
ACCESS ROADS	11,566	22,384	21.4
TRACKER INSTALLATION	335,011	408,792	172.7
CHANNEL IMPROVEMENTS	74,337	12,540	31.9
DETENTION BASIN	12,655	3,935	2.6
TOP SOIL STRIPPING	139,737	0	-
SUBSTATION	0	42,750	3.2
TOTAL*	573,306	490,401	231.7

*NO SHRINKAGE OR SWELL INCLUDED
 INCLUDES BOTH EAST AND WEST PARCEL TOTALS



LEGEND

EXISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	AGGREGATE ROAD
EASEMENT LINE	PV SOLAR ARRAY
ROAD RIGHT OF WAY	CHAIN LINK FENCE
EDGE OF AGGREGATE ROAD	GRADING
DIRT ROAD	MAJOR CONTOUR
FENCE	MINOR CONTOUR
CENTER PIVOT PIPELINE	
OVERHEAD POWER	
GAS LINE	
WATER LINE	
DO NOT DISTURB AREAS	
MAJOR CONTOUR	
MINOR CONTOUR	
POWER POLE	

PRELIMINARY NOT FOR CONSTRUCTION OR PROCUREMENT

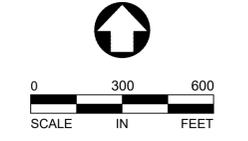


CLIENT



PROJECT
FISH SPRINGS SOLAR
LOCATION
WASHOE COUNTY, NEVADA
SUBMITTAL
ISSUED FOR PERMIT

SCALE



#	DATE	DESCRIPTION

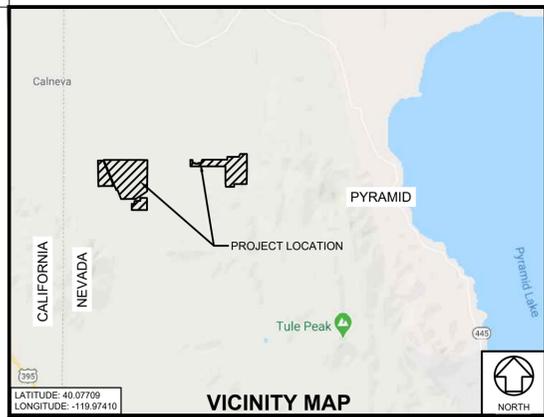
PROFESSIONAL CERTIFICATION



Noah Waterhouse

DRAWN BY
CB
CHECKED BY
NW
DATE
12.11.20
PROJECT #
2020-134.1

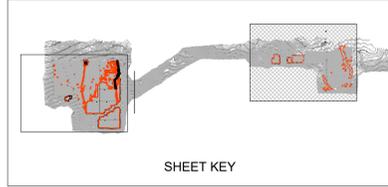
SHEET NAME
WEST GRADING PLAN
SHEET NUMBER
C300



EARTHWORK VOLUMES (TOTAL FOR EAST AND WEST)

GRADING AREA	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT GRADED AREA (ACRES)
ACCESS ROADS	11,566	22,384	21.4
TRACKER INSTALLATION	335,011	408,792	172.7
CHANNEL IMPROVEMENTS	74,337	12,540	31.9
DETENTION BASIN	12,655	3,935	2.6
TOP SOIL STRIPPING	139,737	0	-
SUBSTATION	0	42,750	3.2
TOTAL*	573,306	490,401	231.7

*NO SHRINKAGE OR SWELL INCLUDED
 INCLUDES BOTH EAST AND WEST PARCEL TOTALS



LEGEND

EXISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	AGGREGATE ROAD
EASEMENT LINE	PV SOLAR ARRAY
ROAD RIGHT OF WAY	CHAIN LINK FENCE
EDGE OF AGGREGATE ROAD	GRADING
DIRT ROAD	MAJOR CONTOUR
FENCE	MINOR CONTOUR
CENTER PIVOT PIPELINE	
OVERHEAD POWER	
GAS LINE	
WATER LINE	
DO NOT DISTURB AREAS	
MAJOR CONTOUR	
MINOR CONTOUR	
POWER POLE	

PRELIMINARY NOT FOR
 CONSTRUCTION OR
 PROCUREMENT

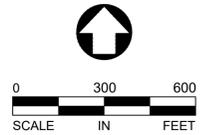


CLIENT



PROJECT
FISH SPRINGS SOLAR
 LOCATION
WASHOE COUNTY, NEVADA
 SUBMITTAL
ISSUED FOR PERMIT

SCALE



DATE DESCRIPTION

#	DATE	DESCRIPTION

PROFESSIONAL CERTIFICATION



Noah Waterhouse

DRAWN BY
CB CHECKED BY
NW

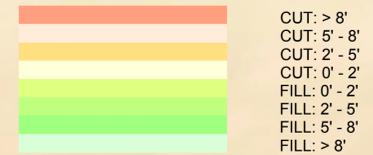
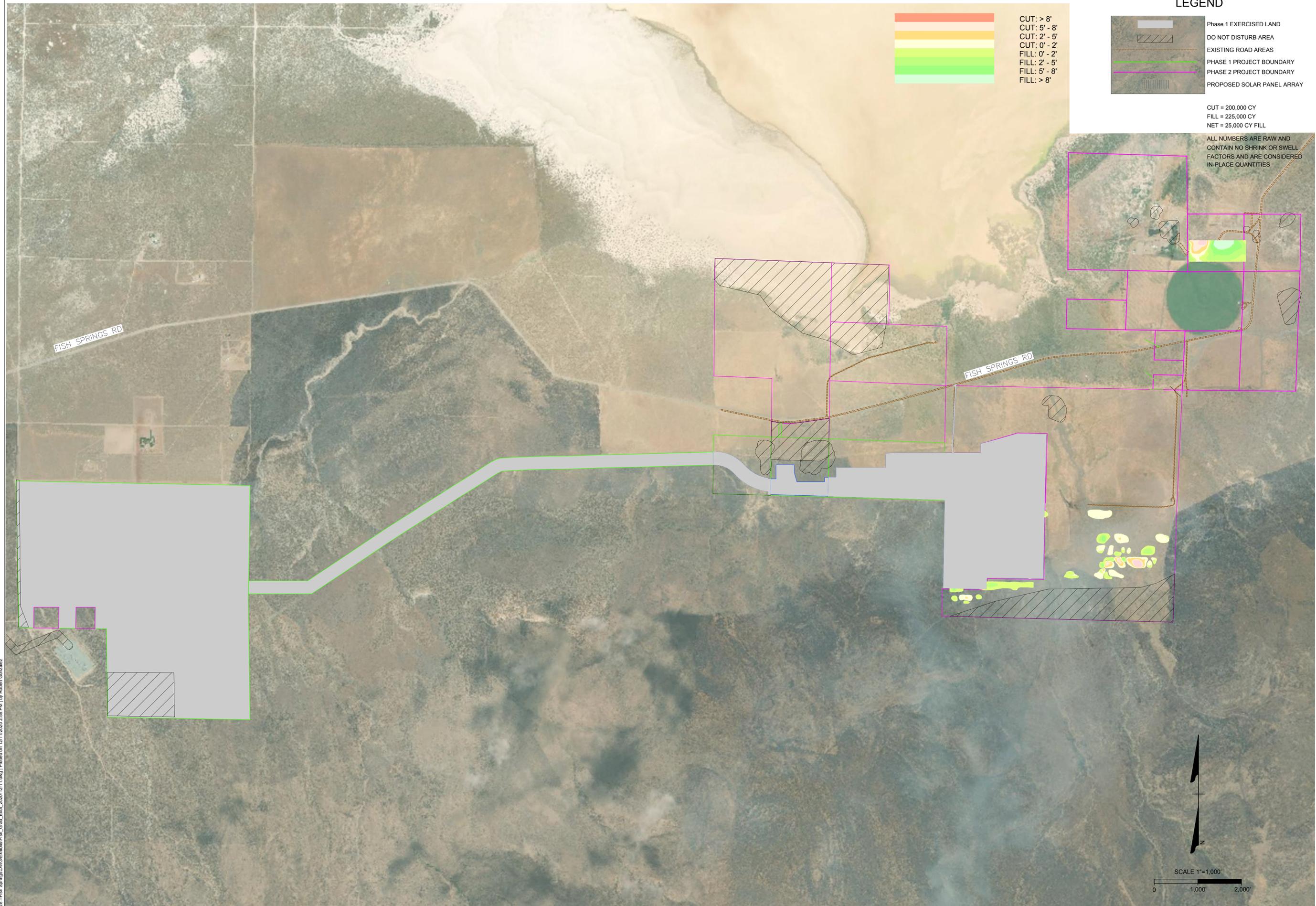
DATE
12.11.20 PROJECT #
2020-134.1

SHEET NAME

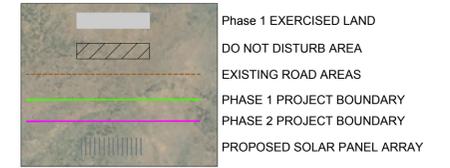
EAST GRADING PLAN
 SHEET NUMBER

C301

Y:\85143281-Fish Springs\DWG\EMB\Fish_Grad_Emb_2020-12-11.dwg | Plotted on 12/11/2020 2:08 PM | by Robert Gonzalez



CUT: > 8'
 CUT: 5' - 8'
 CUT: 2' - 5'
 CUT: 0' - 2'
 FILL: 0' - 2'
 FILL: 2' - 5'
 FILL: 5' - 8'
 FILL: > 8'



CUT = 200,000 CY
 FILL = 225,000 CY
 NET = 25,000 CY FILL

ALL NUMBERS ARE RAW AND
 CONTAIN NO SHRINK OR SWELL
 FACTORS AND ARE CONSIDERED
 IN-PLACE QUANTITIES

TIMMONS GROUP
 YOUR VISION. ACQUIRED THROUGH OURS.
 THIS DRAWING PREPARED AT THE
PLANO, TEXAS OFFICE
 7501 Lone Star Road, Suite 8250 | PLANO, TX 75024
 TEL: 469.810.0230 FAX: 972.378.6866
 www.timmons.com



FISH SPRINGS ENERGY CENTER
 WASHOE COUNTY, NV
**OVERALL PRELIMINARY
 GRADING PLAN**

DATE: 12/11/2020
 PROJECT NUMBER:
 PROJECT NAME:
 FISH SPRINGS ENERGY CENTER
 DESIGNED BY / DRAWN BY:
 R. GONZALEZ

SEAL:
**PRELIMINARY
 NOT FOR CONSTRUCTION**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION:
 22"x34" FULL SIZE
 (11"x17" PLOTS ARE HALF SCALE)

SCALE: 1"=1,000'
 SHEET NUMBER: 1 OF 1