

Special Use Permit Application

MEMORANDUM

To: Roger Pelham, Washoe County Planning and Development
From: Eric Koster, on behalf of Fish Springs Ranch Solar, LLC
Subject: Special Use Permit (SUP) Application Package for the Fish Springs Ranch Solar Energy Center Project
Date: January 15, 2020
cc: Jesse Marshall, NextEra Energy Resources

Dear Ms. Mullin,

Enclosed is the Special Use Permit (SUP) Application Package for the Fish Springs Ranch Solar Project in Washoe County, Nevada. Table 1, Development Application Submittal Requirements, has been provided to demonstrate applicability of SUP submittal requirements and current submittal status.

Table 1			
Development Application Submittal Requirements			
<i>No.</i>	<i>Submittal Requirements</i>	<i>Applicable (Y/N)</i>	<i>Status /Rationale (If Applicable)</i>
1	Fees: See Master Fee Schedule. Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.	Y	A check in the amount of \$4,036.52 is made payable to Washoe County and enclosed per the Master Fee Schedule
2	Development Application: A completed Washoe County Development Application form.	Y	Enclosed
3	Owner Affidavit: The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.	Y	Enclosed: Attachment B
4	Proof of Property Tax Payment: The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property	Y	Enclosed: Attachment C

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	taxes for the current quarter of the fiscal year on the land have been paid.		
5	Application Materials: The completed Special Use Permit Application materials.	Y	Enclosed
6	<p>Title Report: A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:</p> <ul style="list-style-type: none"> • Name and address of property owners. • Legal description of property. • Description of all easements and/or deed restrictions. • Description of all liens against property • Description of all liens against property • Any covenants, conditions and restrictions (CC&Rs) that apply. <p>Submit Title Report with “Original Packet” only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.</p>	Y	Enclosed: Attachment D
7	<p>Proposed Site Plan Specifications (Special Use Permit and Stables):</p> <p>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.</p> <p>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.</p> <p>c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.</p>	Y	Enclosed: Attachment F

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	<p>d. Show locations of parking, landscaping, signage and lighting.</p> <p>e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.</p>		
8	Existing Site Specifications (Special Use Permit and Stables)	N	N/A – No horse uses proposed.
9	<p>Site Plan Specifications (Grading):</p> <p>a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map may be part of the site plan.</p> <p>b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.</p> <p>c. Location and limits of all work to be done.</p> <p>d. Existing contours and proposed contours.</p> <p>e. Location of all proposed and existing structures.</p> <p>f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site’s parcel boundary.</p> <p>g. Existing draining (natural and man-made) and proposed drainage patterns.</p> <p>h. Sufficient elevation data to show the drainage will work as proposed.</p> <p>i. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan. Areas under buildings and pavement need not be included in these calculations.</p> <p>j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.</p>	N	A grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.

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	<ul style="list-style-type: none"> k. Limiting dimensions of cut and fill. l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days. m. Cut and fill slopes setback from the property boundary. n. Structure setbacks from a slope. o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%). p. Boundary of any wetland areas and/or floodplains q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code. 		
10	<p>Grading: In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. Cross sections must be provided at a minimum of two key locations.</p>	N	A grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.
11	<p>Traffic Impact Report (Special Use Permit and Stables): Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.</p>	N	A Traffic Impact Report is not required for a solar facility.
12	<p>Landscaping: Landscape plans may be required, for stables. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location</p>	N	Landscaping not required for a solar facility.

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	<p>of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.</p> <p>a. Planting Plan Specifications: The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.</p> <ul style="list-style-type: none"> ○ Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend. ○ Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc. ○ Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol. ○ Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only). 		
13	<p>Signage Plan: The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage.</p>	N	<p>A signage plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.</p>
14	<p>Lighting Plan: Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security</p>	N	<p>A lighting plan will be prepared at a future date when engineering,</p>

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	lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.		procurement construction contractor (EPC) is selected to design/build the proposed project.
15	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. All architectural elevations from all building faces shall be presented.	Y	Enclosed: Preliminary building elevations are provided in Attachment F. Final building elevations will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.
16	Packets: Four (4) packets and a flash drive or DVD. One (1) packet must be labeled “Original” and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 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. Two (2) of the application packets shall include large format maps; the rest of the packets shall include either 8.5” x 11” or 11” x 17” maps. 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.	Y	Enclosed
<p>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.</p> <p>(ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.</p> <p>(iii) All oversized maps and plans must be folded to a 9” x 12” size.</p> <p>(iv) Labels: The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).</p>			

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(v) 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 Community Development.**

(vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Please contact Eric Koster at 702-335-2849 with questions related to this submittal.

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service 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 Special Use Permit Application materials.
6. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - 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 existing and 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 and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.

- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. Site Plan Specifications for Grading:

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.

- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **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. All architectural elevations from all building faces shall be presented.
14. **Packets:** Six (6) packets and a 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 an 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. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. 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) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the

proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).

- (v) 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.**
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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):	

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
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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).

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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?

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

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

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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.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

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

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

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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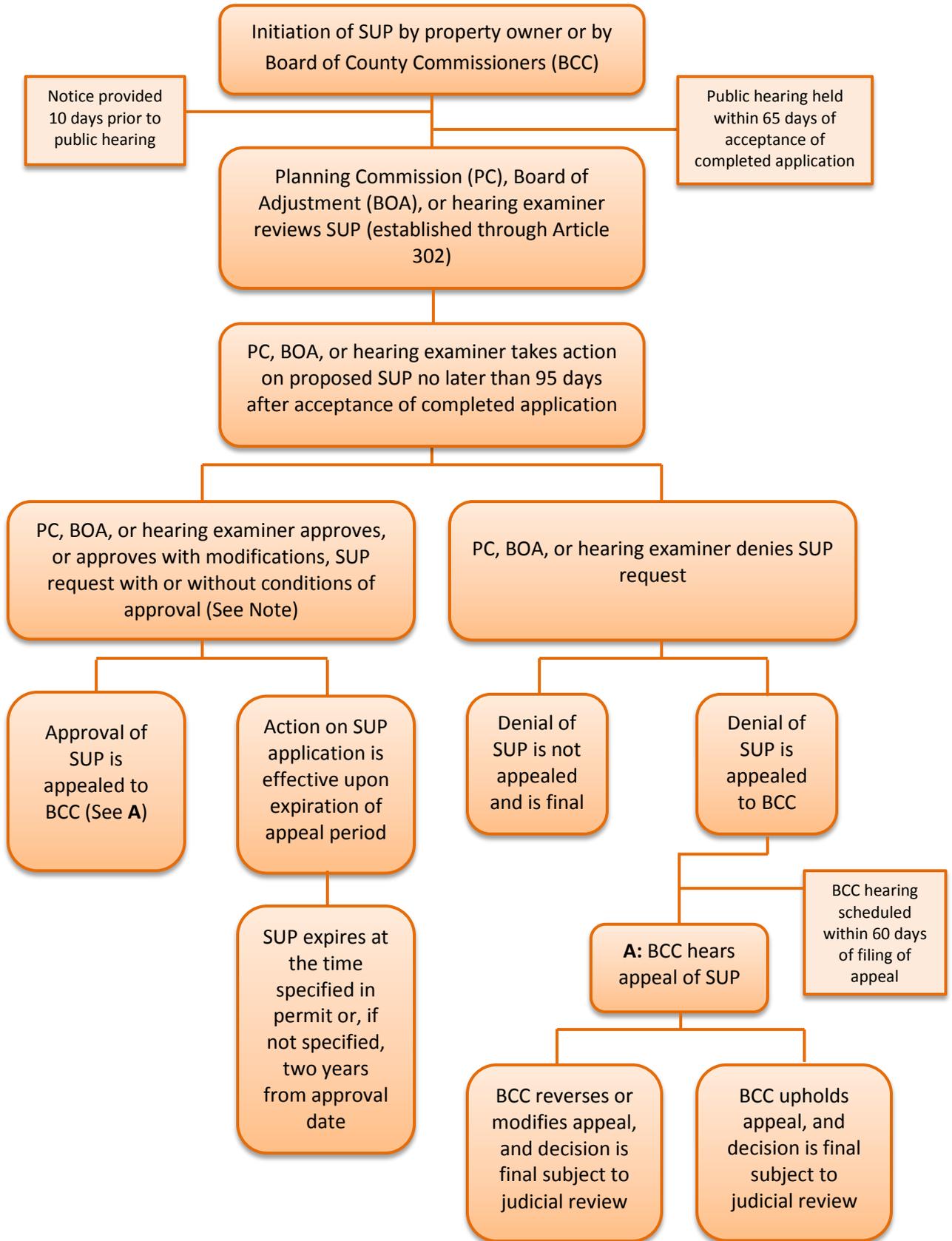
19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Special Use Permit (SUP) – Article 810



Note: If the SUP approval is for a project of regional significance, then the Regional Planning Commission and/or the Regional Planning Governing Board must take final action on the project before a permit for development or use of the property pursuant to the SUP shall be issued.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

2019 PUBLIC HEARING APPLICATION AND MEETING DATES

PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS	
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative PC Meeting Date
11/15/2018	01/02/2019			11/15/2018	01/10/2019		
12/15/2018	02/05/2019	12/15/2018	02/07/2019	12/15/2018	02/14/2019		
01/15/2019	03/05/2019	01/15/2019	03/07/2019	01/15/2019	03/14/2019	01/15/2019	TBD
02/15/2019	04/02/2019	02/15/2019	04/04/2019	02/15/2019	04/11/2019		
03/15/2019	05/07/2019	03/15/2019	05/02/2019	03/15/2019	05/09/2019		
04/15/2019	06/04/2019	04/15/2019	06/06/2019	04/15/2019	06/13/2019		
05/15/2019	07/02/2019	05/15/2019	?	05/15/2019	07/11/2019	05/15/2019	TBD
06/17/2019	08/06/2019	06/17/2019	08/01/2019	06/17/2019	08/08/2019		
07/15/2019	09/03/2019			07/15/2019	09/12/2019		
08/15/2019	10/01/2019	08/15/2019	10/03/2019	08/15/2019	10/10/2019		
09/16/2019	11/05/2019			09/16/2019	11/14/2019	09/16/2019	TBD
10/15/2019	12/03/2019	10/15/2019	12/05/2019	10/15/2019	12/12/2019		
11/15/2019	01/07/2020			11/15/2019	01/09/2020		
12/16/2019	02/04/2020	12/16/2019	02/06/2020	12/16/2019	02/13/2020		

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES		
	Planning			Engineering				Parks				Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL	ENVIRON.	VECTOR	TOTAL
TENTATIVE PARCEL MAP/PARCEL MAP WAIVER														
No System	\$803	\$200	\$40.12	\$345	\$68	\$16.52	-		\$1,864	-				\$3,336.64
1 System (Sewer)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$798	-				\$2,359.04
1 System (Water)	\$803	\$200	\$40.12	\$345	\$153	\$19.92	-		\$1,864	-				\$3,425.04
2 Systems (Water and Sewer)	\$803	\$200	\$40.12	\$345	\$203	\$21.92	-		\$798	-				\$2,411.04
Tahoe (Sewer)	\$803	\$200	\$40.12	\$345	-	\$13.80	-		\$798	-				\$2,199.92
Sun Valley (No WC Utilities)	\$803	\$200	\$40.12	\$345	\$51	\$15.84	-		\$798	-				\$2,252.96
TENTATIVE SUBDIVISION MAP (See Note 5)														
No System	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$2,448	\$384				\$7,044.00
1 System (Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$2,039	\$133.52	\$129	\$5.16	\$901	\$384				\$7,617.56
1 System (Water)	\$2,422	\$200	\$104.88	\$1,299	\$1,019	\$92.72	\$129	\$5.16	\$2,448	\$384				\$8,103.76
2 Systems (Water and Sewer)	\$2,422	\$200	\$104.88	\$1,299	\$3,059	\$174.32	\$129	\$5.16	\$901	\$384				\$8,678.36
Tahoe (Sewer)	\$2,422	\$200	\$104.88	\$1,299	-	\$51.96	\$129	\$5.16	\$901	\$384				\$5,497.00
With Hillside Ordinance - ADD	\$2,422	-	\$96.88	-	-		-		-	-				\$2,518.88
With Significant Hydrologic Resource - ADD	\$2,422	-	\$96.88	-	-		-		-	-				\$2,518.88
With Common Open Space - ADD	\$2,422	-	\$96.88	-	-		-		-	-				\$2,518.88
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY														
NOTICING FEE														
See Note 4														
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL														
Not Tahoe	\$1,060	\$200	\$50.40	\$65	\$26	\$3.64	-		\$180	-				\$1,585.04
Tahoe	\$1,060	\$200	\$50.40	\$65	-	\$2.60	-		\$180	-				\$1,558.00

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE

Applications accepted by CSD, Engineering and Capital Projects

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES				
	Planning			Engineering				Parks			Health District		TOTAL			
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR						
AMENDMENT OF MAP (MINOR) (NRS 278.473)	-	-		\$70	-	\$2.80	-		-	-	-	-	-	-	\$72.80	
AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7)																
With Sewer	\$520	-		\$429	-		-		\$901	\$384		-		\$384	\$2,234.00	
No Sewer	\$520	-		\$429	-		-		\$2,448	\$384		-		\$384	\$3,781.00	
CONSTRUCTION PLAN REVIEW (See Note 7)																
With Catch Basin	\$308	-		\$1,949	-		-		\$283	\$685		-		\$685	\$3,225.00	
Without Catch Basin	\$308	-		\$1,949	-		-		\$283	\$535		-		\$535	\$3,075.00	
FINAL SUBDIVISION MAP (See Note 8)																
Not Tahoe without Construction Plan	\$520	-	\$20.80	\$780	\$102	\$35.28	-		\$592	-		-		-	\$2,050.08	
Not Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$592	-		-		-	\$4,397.36	
Not Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	\$102	\$113.24	-		\$592	-		-		-	\$4,397.36	
Tahoe without Construction Plan	\$520	-	\$20.80	\$780	-	\$31.20	-		\$592	-		-		-	\$1,944.00	
Tahoe with Construction Plan with Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$592	-		-		-	\$4,291.28	
Tahoe with Construction Plan without Catch Basin	\$828	-	\$33.12	\$2,729	-	\$109.16	-		\$592	-		-		-	\$4,291.28	
With Hillside Ordinance - ADD	\$520	-	\$20.80	-	-		-		-	-		-		-	\$540.80	
With a Significant Hydrologic Resource - ADD	\$520	-	\$20.80	-	-		-		-	-		-		-	\$540.80	
With CC&Rs - ADD	\$520	-	\$20.80	-	-		-		-	-		-		-	\$540.80	
REVERSION TO ACREAGE																
Not Tahoe	\$51	-	\$2.04	\$215	\$26	\$9.64	-		\$180	-		-		-	\$483.68	
Tahoe	\$51	-	\$2.04	\$215	-	\$8.60	-		\$180	-		-		-	\$456.64	

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

INSPECTION FEES	
CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9)	CHARGES PER ACRE
0 - 6 Months Construction	\$30
7 - 12 Months Construction	\$60
13 - 18 Months Construction	\$90
19 - 24 Months Construction	\$120
Over 24 Months Construction	\$190
Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE	Additional \$30
Projects of less than one acre but are deemed sensitive/permitted by NDEP	Additional \$30
ADMINISTRATIVE SERVICE FEE (See Note 9)	FOR EACH APPLICATION
Per Site	\$30

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

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

January 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

January 2020

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PROJECT DESCRIPTION

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 and is not anticipated to be surfaced with off-site materials such as aggregate or pavement (i.e., the roads would be permanent dirt roads). Due to the terrain within the proposed ROW, drainage ditches, culverts, or low water crossings are not 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 is being obtained from Washoe County since the approved SUP allows 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

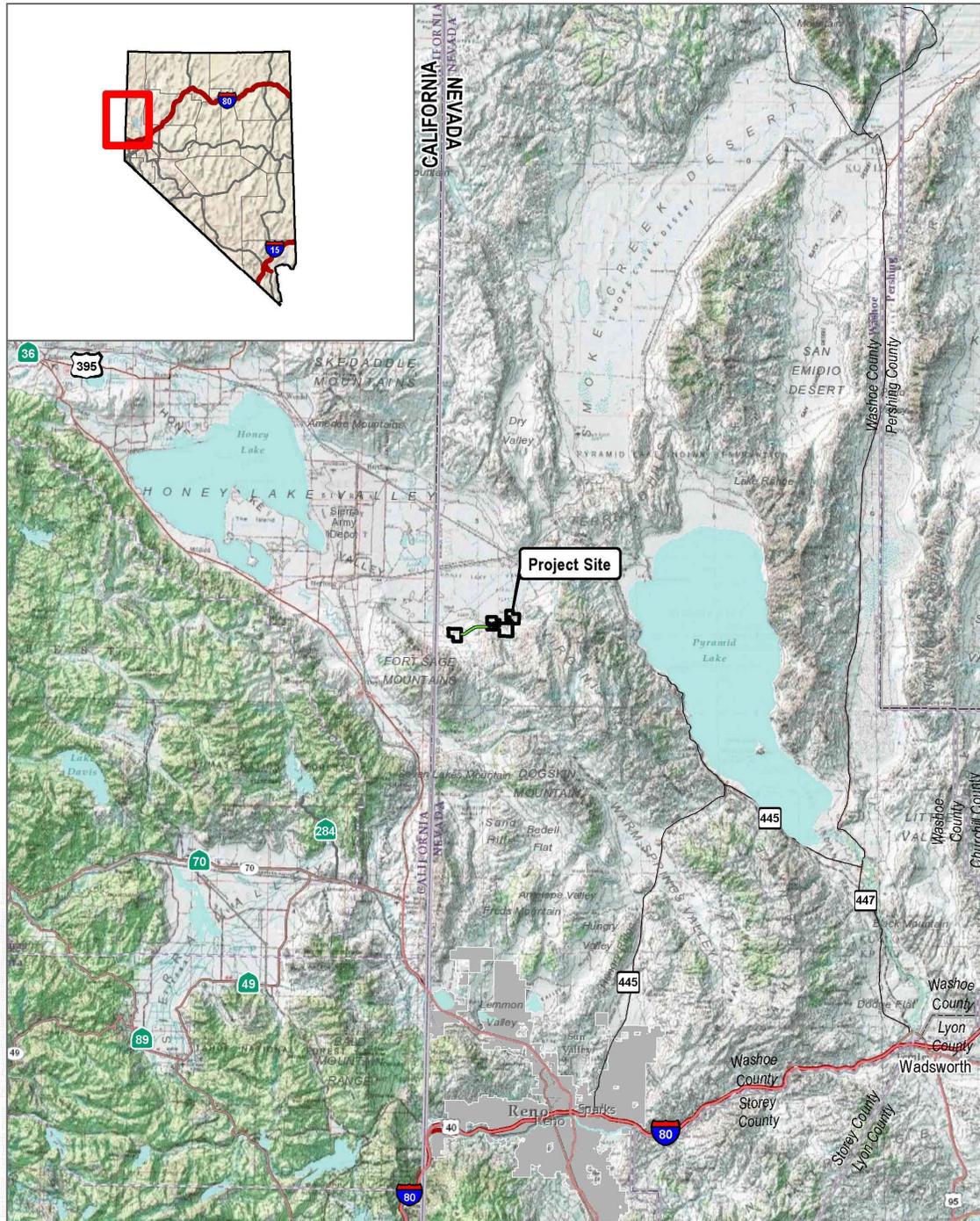
The location of the FSRSEC has been selected because of proximity to NV Energy's existing Fort Sage substation; anticipated low constraints to development; a special use permit (SUP)—Case No. SW09-002—has already been obtained for a 100-MW solar project from Washoe County, Nevada; and because of the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

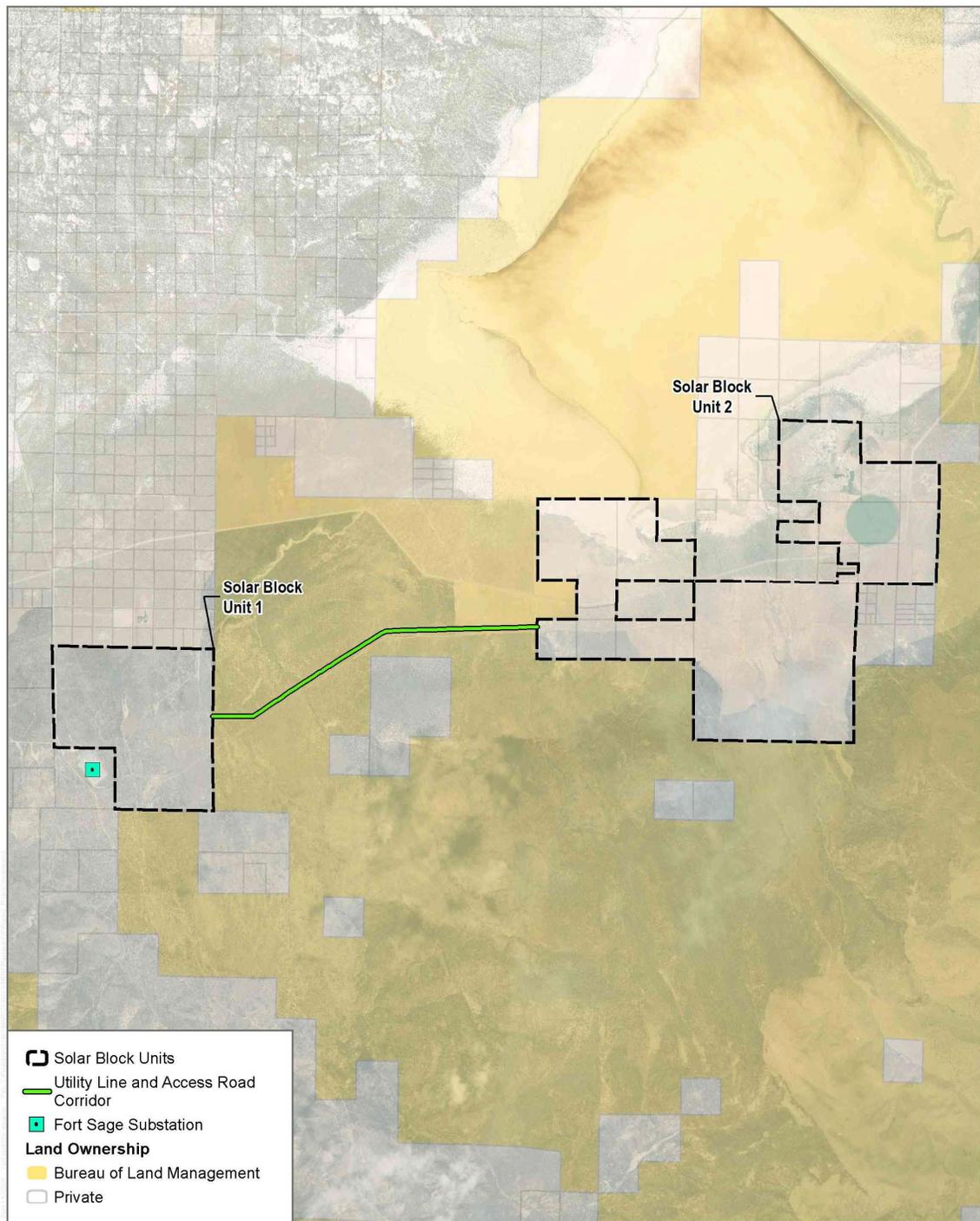


FIGURE 1

Regional Location

Fish Springs Ranch Solar Energy Center Project

Figure 2. Project Overview



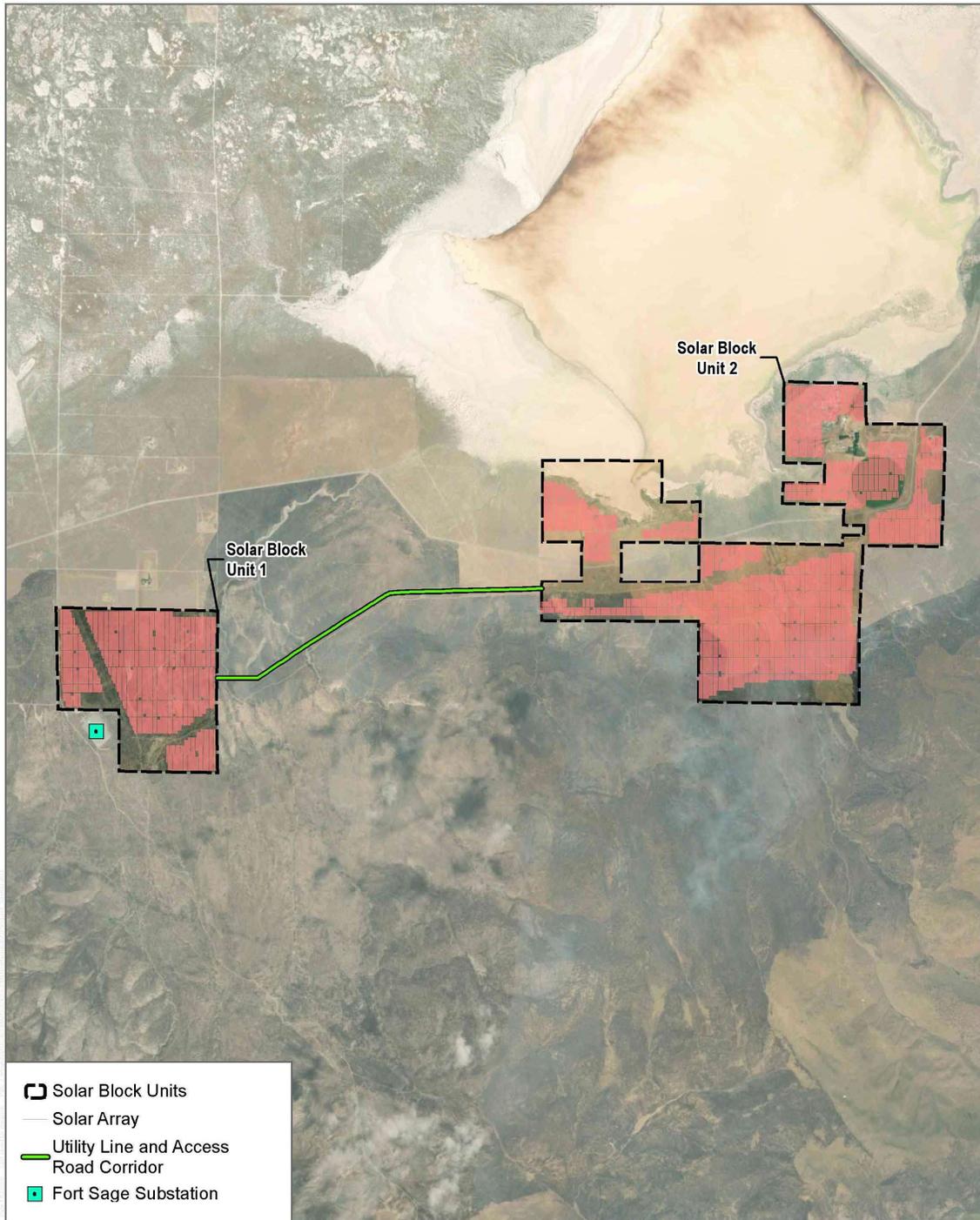
SOURCE: BLM 2018, Bing Maps 2019

FIGURE 2

Project Overview

Fish Springs Ranch Solar Energy Center Project

Figure 3. Site Plan



SOURCE: NextEra 2019, BLM 2018, Bing Maps 2019



FIGURE 3
Site Plan

Fish Springs Ranch Solar Energy Center Project

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 would be approximately 0.25 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 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 concrete for final backfill. Soils displaced from burial of the underground utility lines would be backfilled the same day as placement of utility lines. 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 and would be similar to fencing around the NV Energy Fort Sage Substation: 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 would 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 is fairly level, grading is expected to be minor in most instances. However, grading would occur throughout the site, especially for the construction of roads and inverter pads. 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, 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. 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 10 overhead temporary approximately 12,000-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: Owner Affidavit

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)**

<u>CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW</u>		NRS 76.020 Exemption Codes	
<input type="checkbox"/>	Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code: <input type="text"/>	001 - Governmental Entit	006 - NRS 680B.020 Insurance Co.
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.			
NAME	DOROTHY A TIMIAN-PALMER		
	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
3480 GS RICHARDS BLVD #101	CARSON CITY	NV	89703
NAME	STEPHEN D HARTMAN		
	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
3480 GS RICHARDS BLVD #101	CARSON CITY	NV	89703
NAME	MAXIM A WEBB		
	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
7979 IVANHOE AVENUE, SUITE 300	LA JOLLA	CA	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

Attachment C: Proof of Property Tax Payment

Washoe County Treasurer
 Tammi Davis

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Collection Cart	0	\$0.00		

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07404015	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:
 72975 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	\$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

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- 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



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Washoe County Treasurer
 Tammi Davis

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Collection Cart	0	\$0.00		

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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

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Collection Cart	0	\$0.00		

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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

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

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07404056	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 SubdivisionName _UNSPECIFIED Range 18 Township 26 Lot 1</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	\$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

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

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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

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Collection Cart	0	\$0.00		

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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

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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

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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

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Collection Cart	0	\$0.00		

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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

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

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07407072	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:
 74072 FISH SPRINGS RD

Taxing District:
 9000

Geo CD:

Legal Description
 Section 30 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	\$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

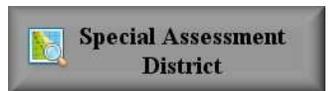
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Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

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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

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

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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

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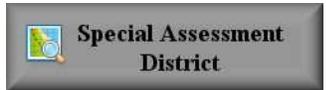
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Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

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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

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CollectionCart

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

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07442011	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 30

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

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

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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

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07442015	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 29</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	\$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

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

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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		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 9000		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

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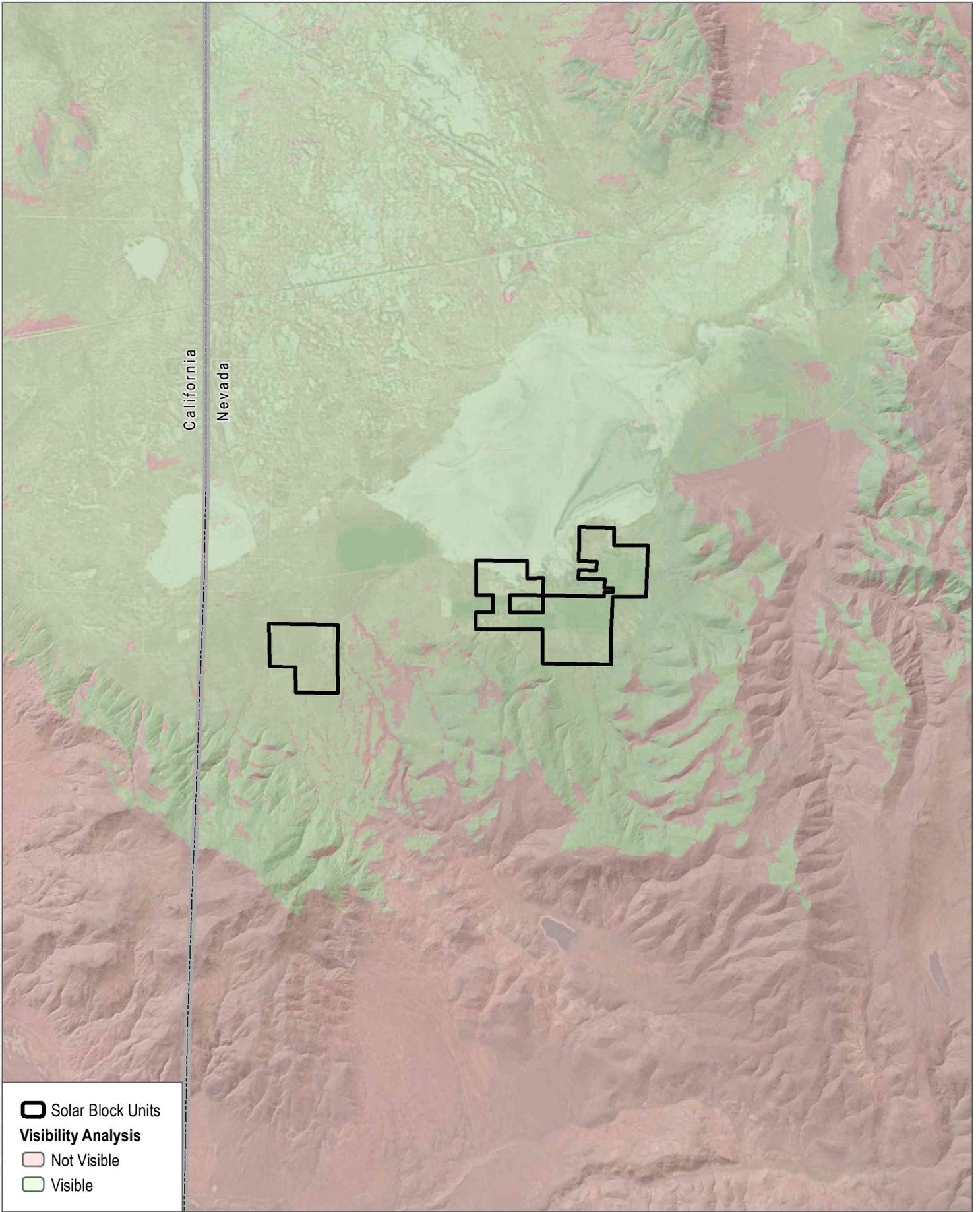
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Attachment E: Viewshed Map



California
Nevada

-  Solar Block Units
- Visibility Analysis**
-  Not Visible
-  Visible

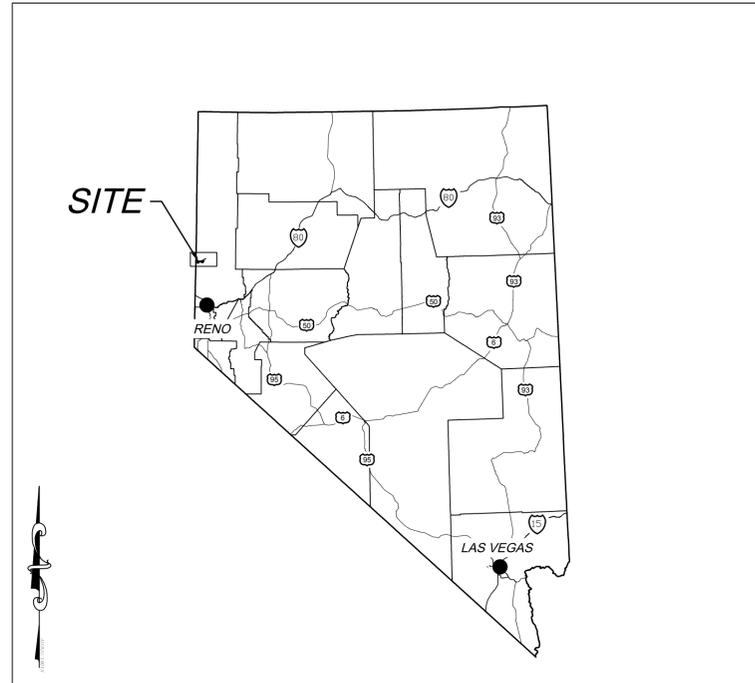
SOURCE: USGS 2018, Bing Maps 2020

Attachment F: Site Plans

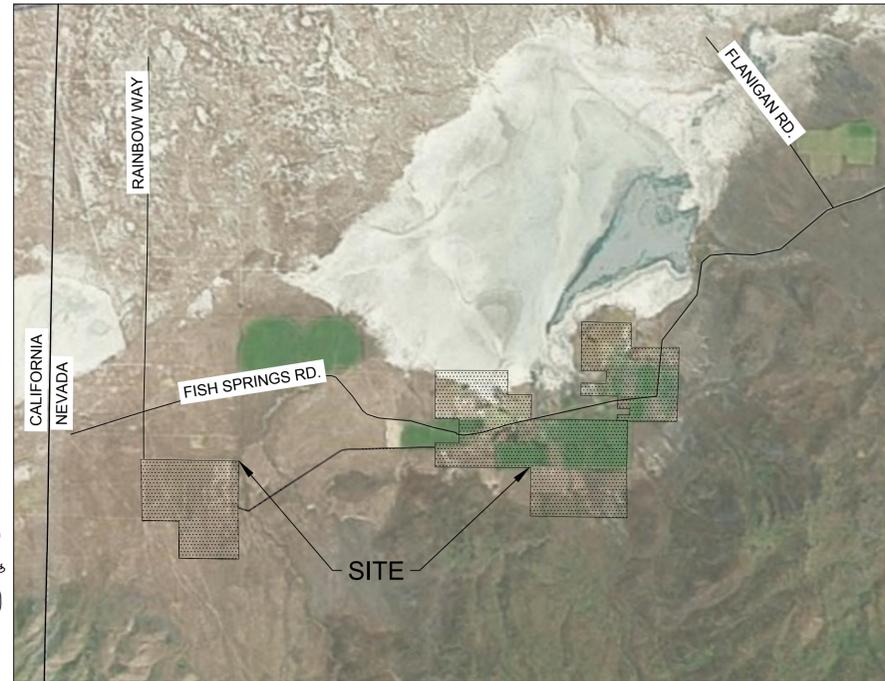
FISH SPRINGS SOLAR ENERGY CENTER

WASHOE COUNTY NEVADA

ISSUED FOR BID



STATE MAP



VICINITY MAP
SCALE: 1" = 5,000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	OVERALL EXISTING CONDITIONS MAP
3	OVERALL SITE PLAN
4	PRELIMINARY PV ARRAY LAYOUT
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	SITE PLAN
11	DETAILS
12	DETAILS

PROJECT DESCRIPTION & NOTES

- TOTAL SITE: ±2162 AC
- CURRENT USE: HIGH DESERT PLANNING AREA
PROPOSED USE: SOLAR
- BOUNDARY INFORMATION PER ALTA SURVEY PERFORMED BY SIERRA SURVEYING, INC.
- TOPOGRAPHIC 10 M. INFORMATION PROVIDED BY USGS.
- NO PERMANENT LIGHTING REQUIRED OR PROPOSED.

DEVELOPER
FISH SPRINGS RANCH SOLAR, LLC
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
(760) 846-4421



ENGINEER
TIMMONS GROUP
7501 LONE STAR DRIVE
SUITE B250
PLANO, TX 75025
PHONE: (469)810-0231



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CALHOUN COUNTY TRANSPORTATION/UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1026 SUBPART P, OR AS AMENDED.

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**FISH SPRINGS SOLAR
ENERGY PRELIMINARY
PV ARRAY PACKAGE**
WASHOE COUNTY, NV

DATE: 01/10/2020
PROJECT NUMBER: 43281.002
PROJECT NAME: FISH SPRING SOLAR
PRELIMINARY
DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

SEAL

NOT FOR CONSTRUCTION

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REVISIONS	
#	DESCRIPTION
0	ISSUED FOR BID

DRAWING DESCRIPTION
COVER

SCALE SHEET NUMBER
1 OF 12

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REVISIONS	
NO.	DESCRIPTION
01	ISSUED FOR BID

OVERALL EXISTING CONDITIONS MAP

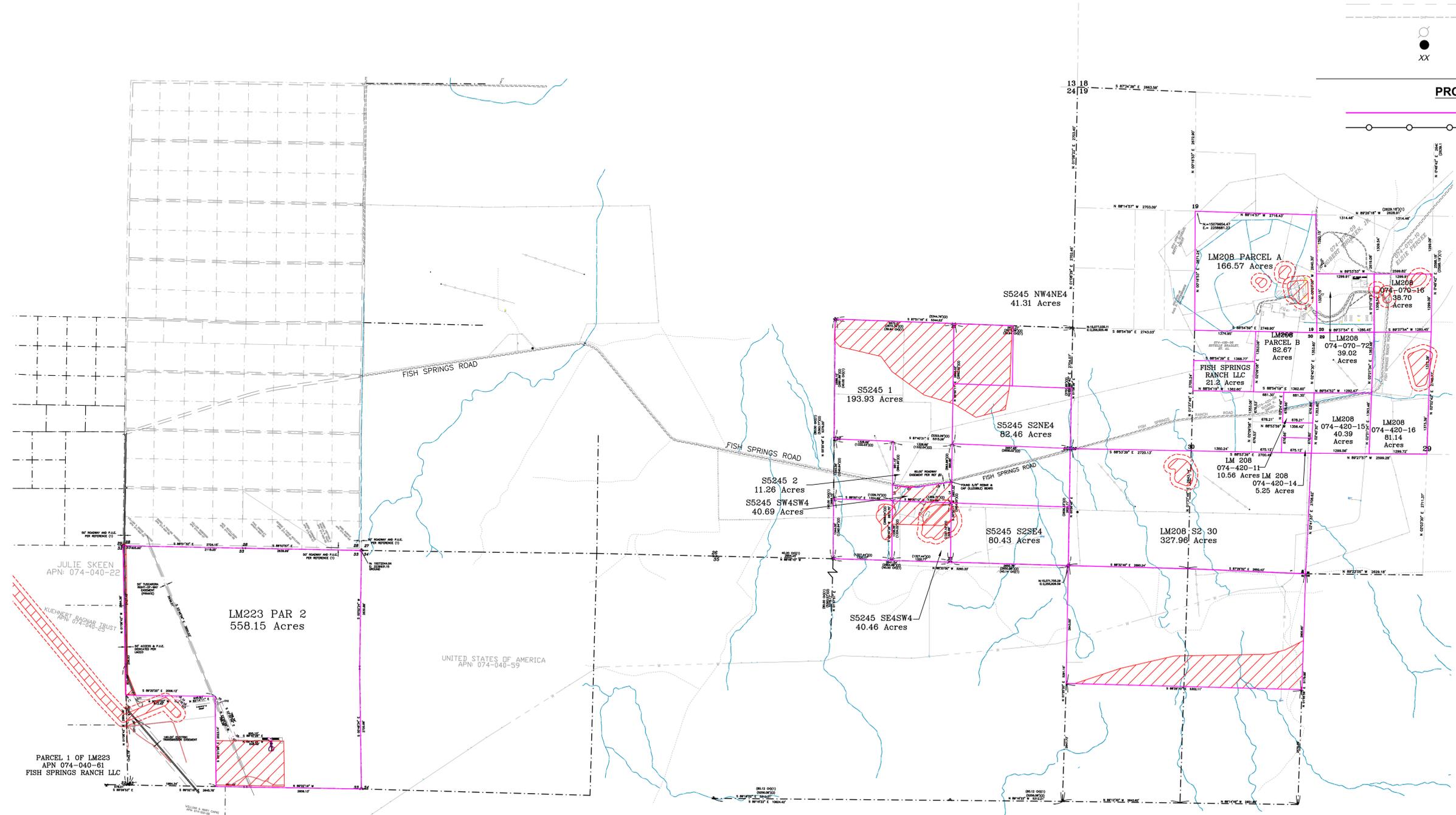
SCALE	SHEET NUMBER
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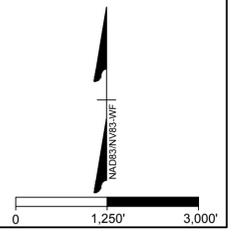
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- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EASEMENT
- COUNTY DRAIN
- MAJOR CONTOUR
- MINOR CONTOUR
- JEEP TRAIL
- PIPE LINE
- FENCE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE
- BENCHMARK
- SECTION NUMBER

PROPOSED LEGEND

- PROJECT BOUNDARY
- PERMANENT FENCE



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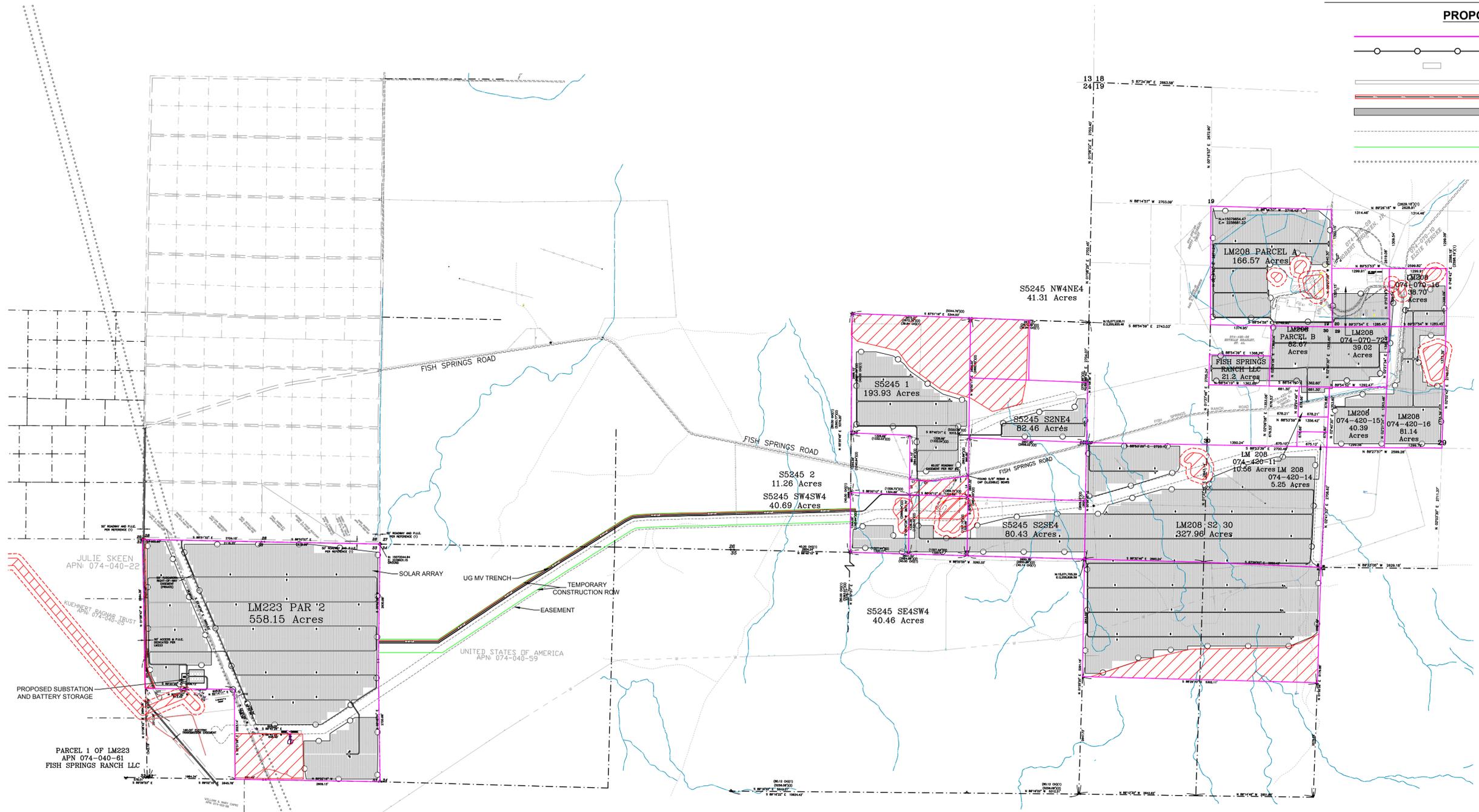
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NO.	DESCRIPTION
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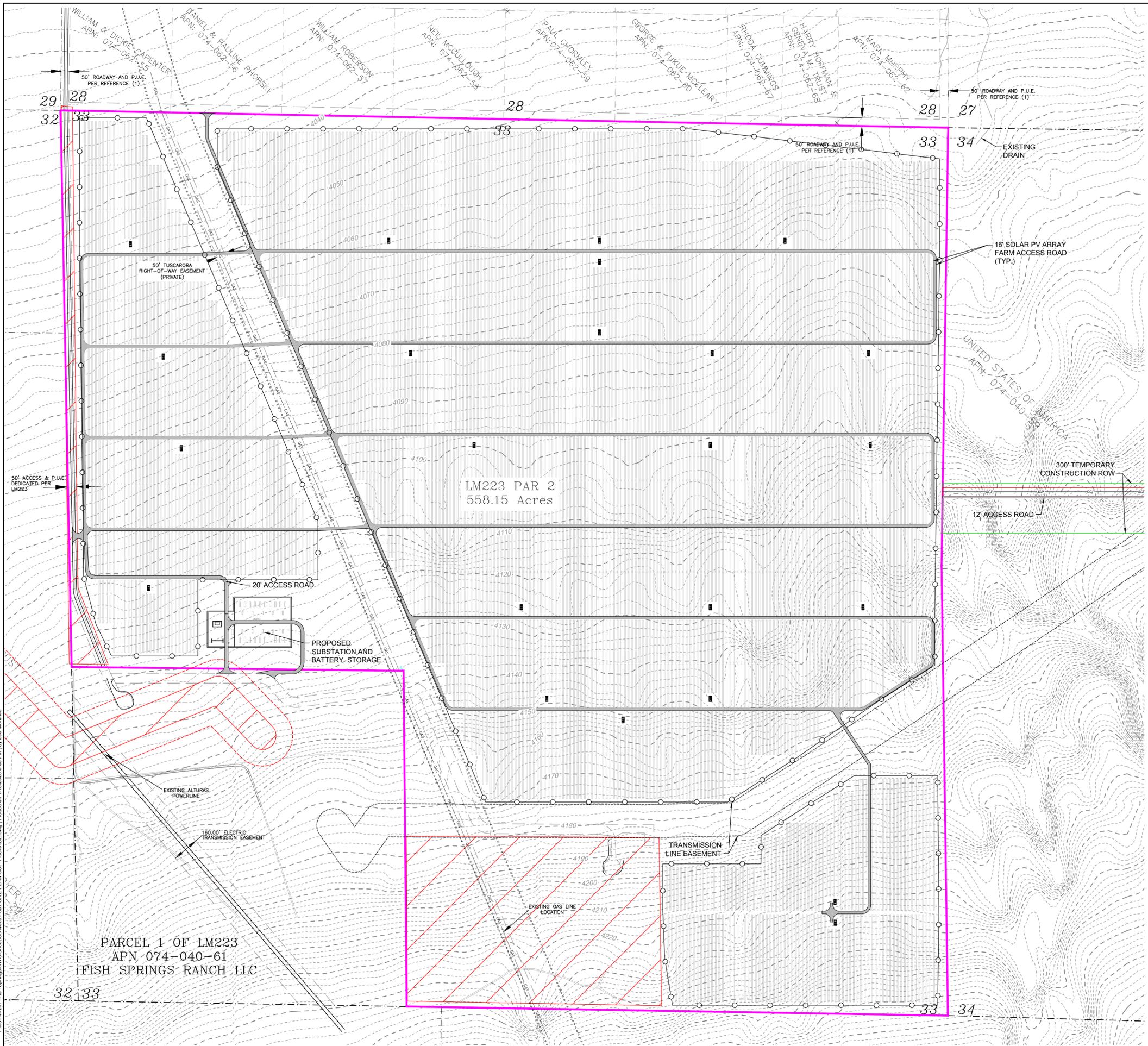
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PROPOSED LEGEND

- PROJECT BOUNDARY
- PERMANENT FENCE
- EQUIPMENT PAD
- TRACKER
- UG MV TRENCH
- GRAVEL ROAD
- EASEMENT
- TEMPORARY CONSTRUCTION ROW
- GAS LINE BUFFER

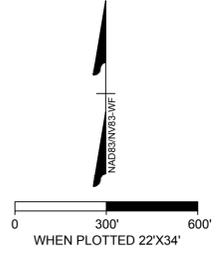
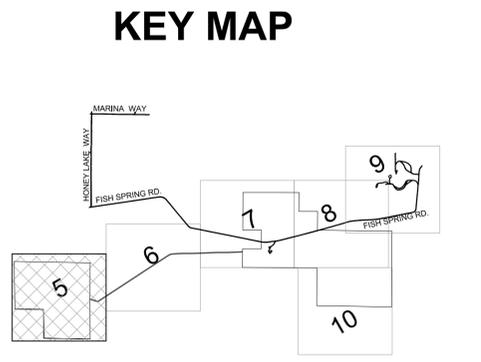


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EXISTING LEGEND	
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FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE
 WASHOE COUNTY, NV

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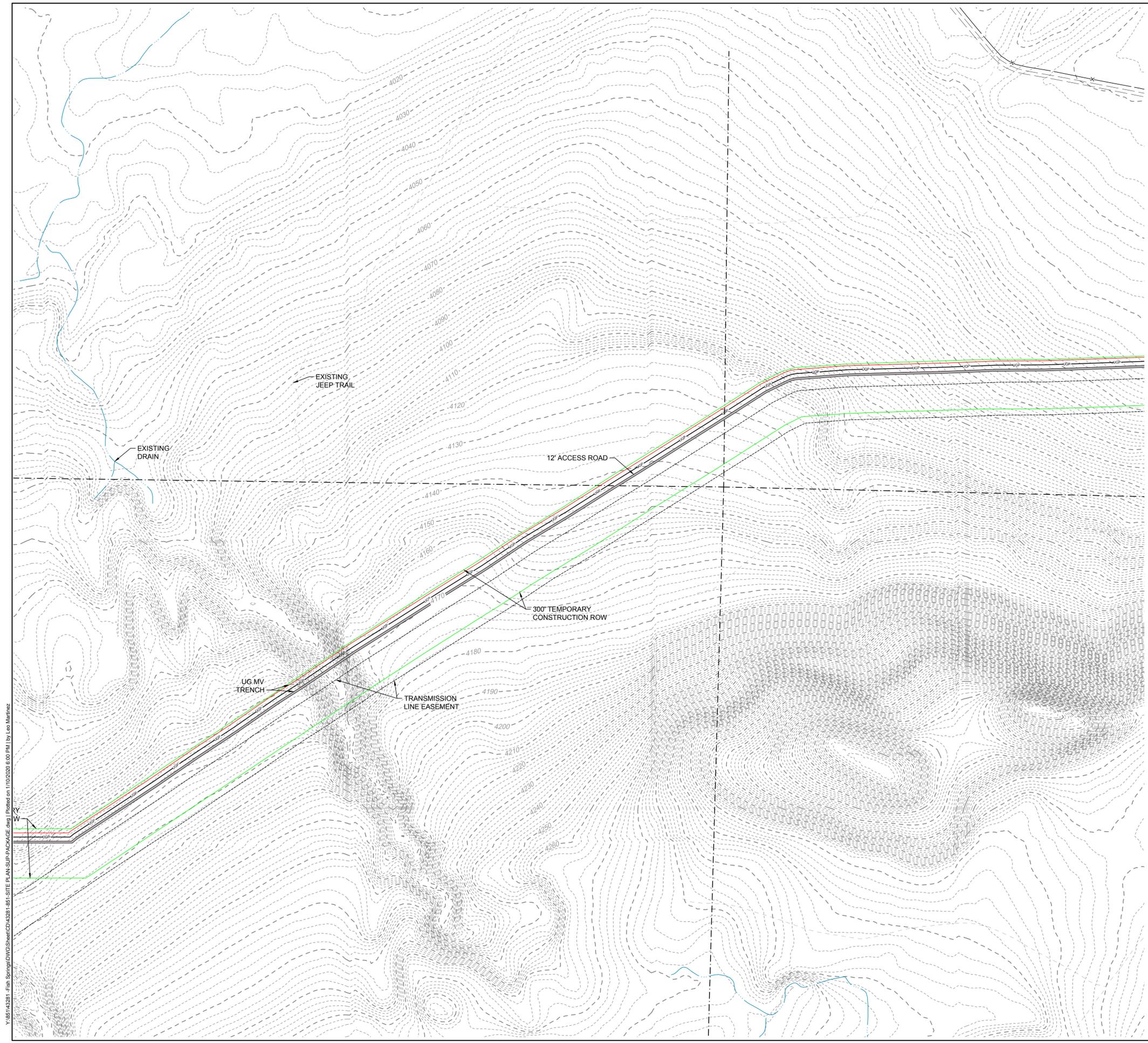
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REVISIONS	
NO.	DESCRIPTION
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SITE PLAN

SCALE: SHEET NUMBER: 5 OF 12

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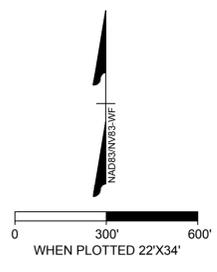
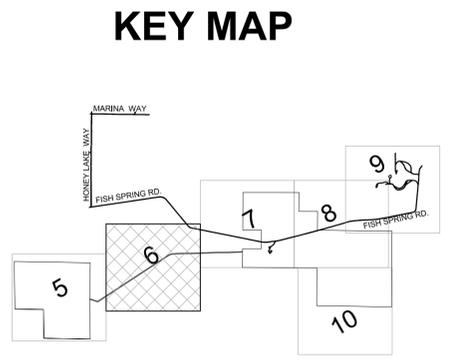


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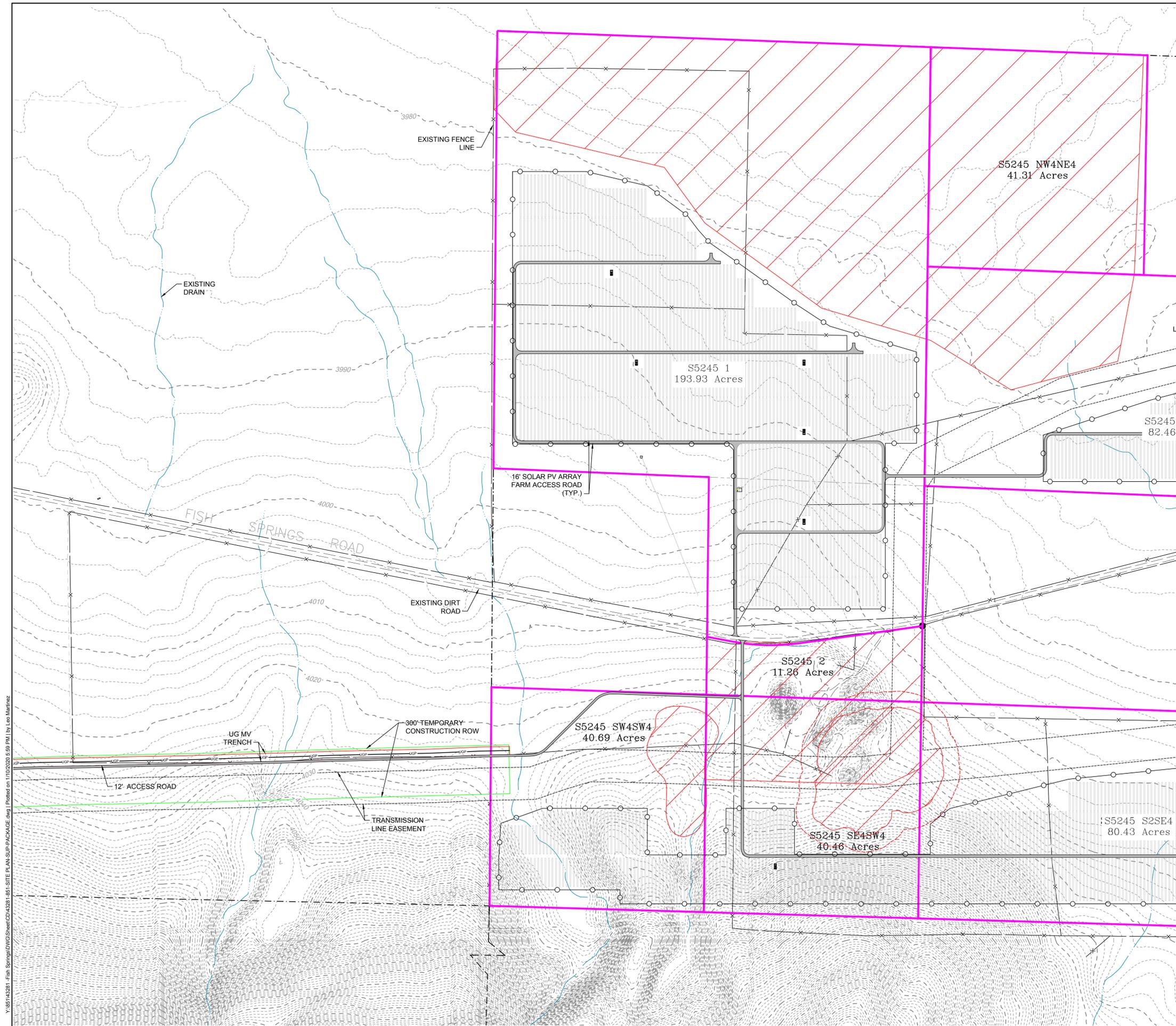
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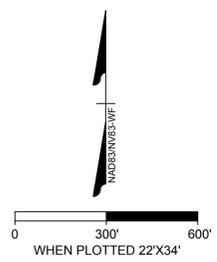
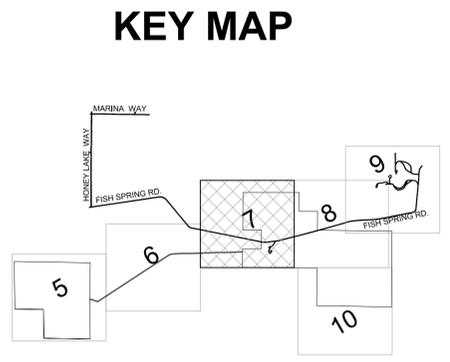


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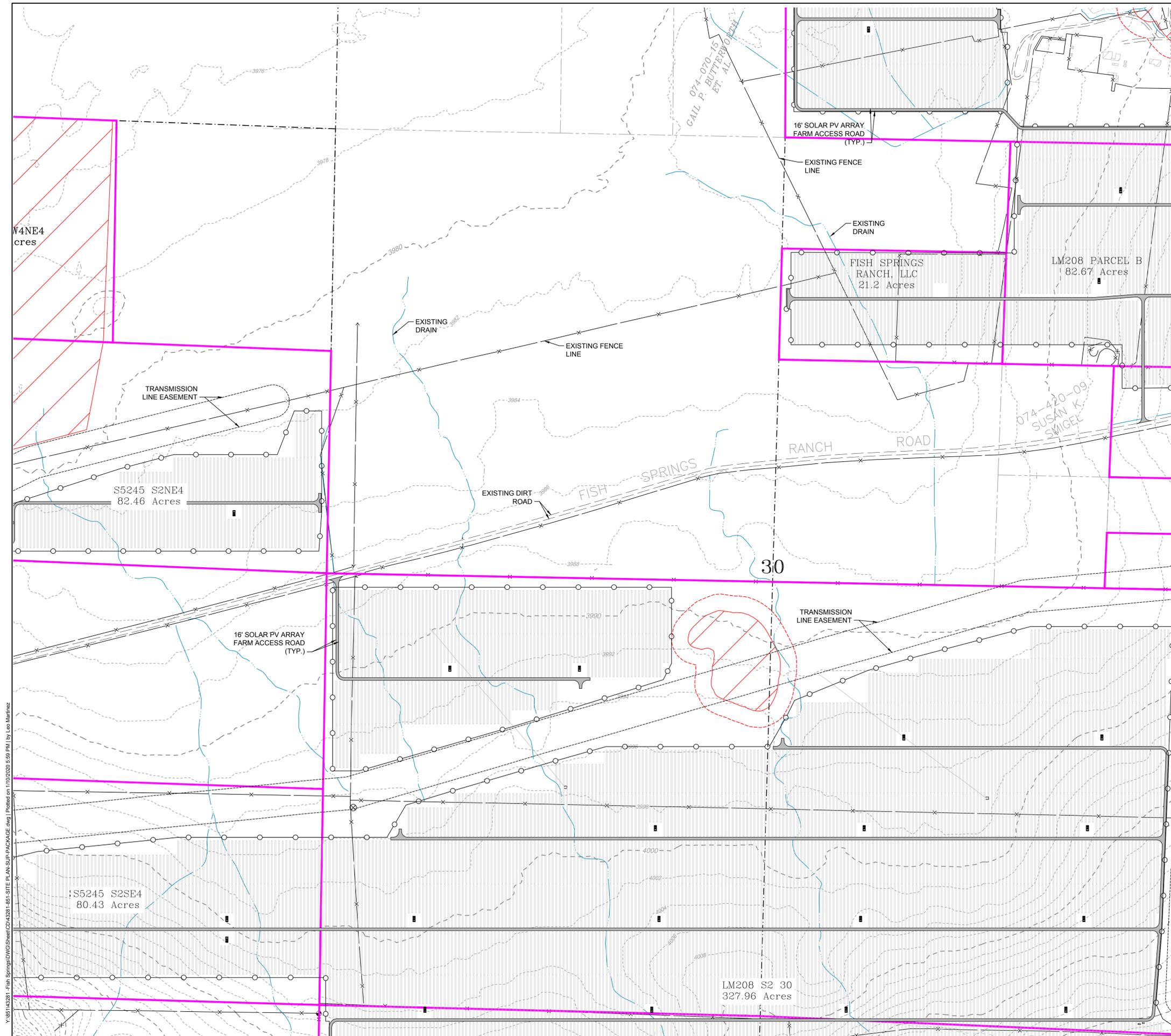
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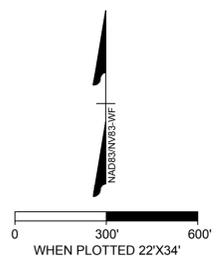
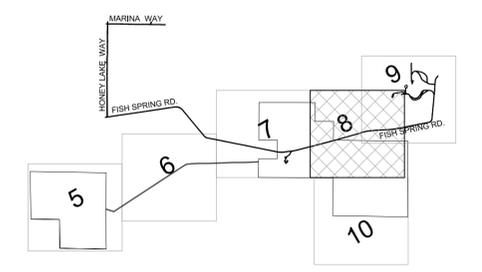
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KEY MAP



DATE: 01/10/2020
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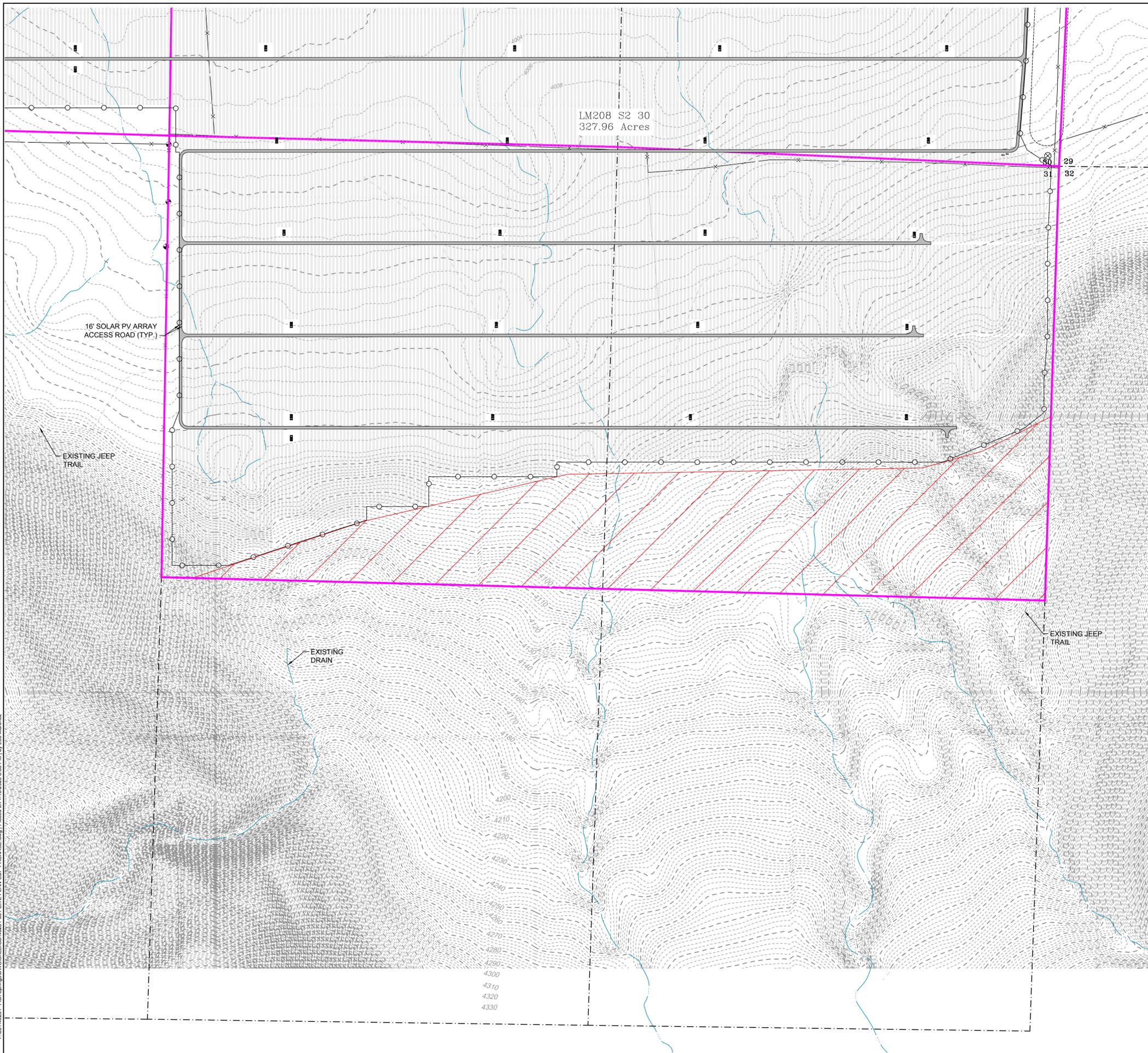
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SITE PLAN

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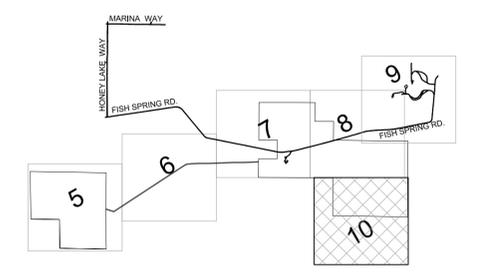
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KEY MAP



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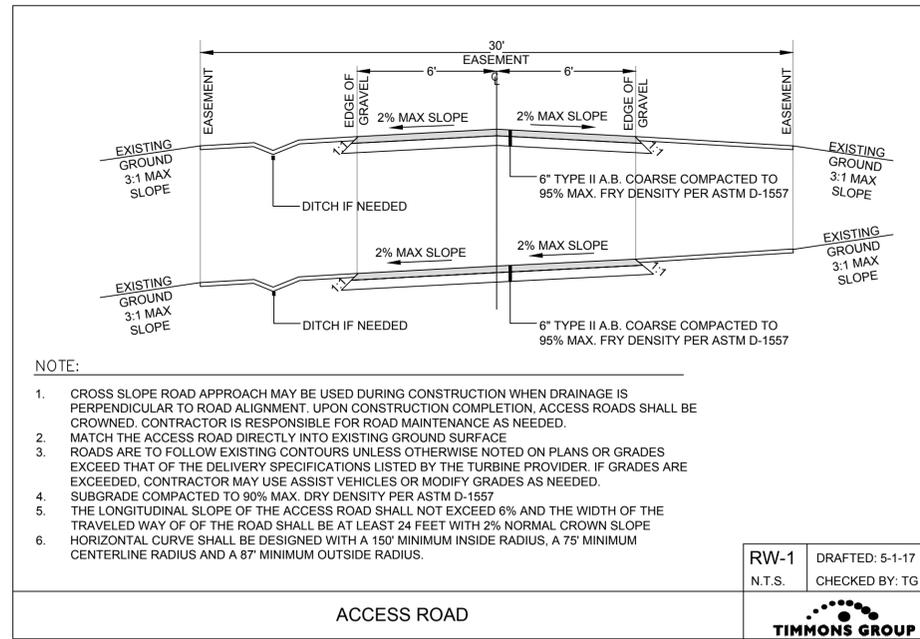
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GENERAL CONSTRUCTION NOTES:

- The contractor shall be responsible to furnish all material and labor to construct the facility as shown and described in the construction documents and in accordance with the appropriate approving authorities, specifications and requirements.
- All existing utilities shown are located according to the information available to the engineer at the time the drawings were prepared and have not been independently verified. Guarantee is not made that all existing underground utilities are shown or that the location of those shown are accurate. Finding the actual location of any existing utilities is the contractor's responsibility and shall be done before commencement of any work in the vicinity. Furthermore, the contractor shall be fully responsible for any and all damage due to the contractor's failure to exactly locate and preserve all utilities. The owner or engineer will assume no liability for any damage sustained or cost incurred because of the operations in the vicinity of existing utilities or structures, nor for temporary bracing and shoring of same. If it is necessary to shore, brace, swing or relocate a utility, the utility company or department affected shall be contacted by the contractor and their permission obtained regarding the method to use for such work.
- It is the contractor's responsibility to contact the various utility companies which may have buried or aerial utilities within or near the construction area before commencing work. The contractor shall provide 72 hours minimum notice to all utility companies prior to beginning construction. The contractor shall use all necessary safety precautions to avoid contact with overhead and underground power lines.
- Contractor is responsible for all construction field staking, testing and documentation, unless specified otherwise by the owner.
- All contractors must confine their activities to the work area. No encroachments onto developed or unleased areas will be allowed. Any damage resulting therefrom shall be contractor's responsibility to repair.
- These plans, prepared by Timmons Group, do not include designs or systems pertaining to the safety of the contractor or its employees, agents or representatives in the performance of the work. The engineer's seal hereon does not cover any such safety system of the contractor and the contractor shall be responsible for the design and implementation of all required safety procedures and programs.
- The contractor will be solely responsible for implementing an applicable traffic control plan per Nevada department of transportation (NDOT) standards and SWPP plan measures as required. Traffic control per NDOT and the manual of uniform traffic control devices (MUTCD). Contractor is responsible for adaptation and implementation to suit site specific situations.
- The contractor shall obtain and comply with terms of permits issued by each jurisdictional agency. Issuance of this plan does not equate approval from the applicable agencies.
- The contractor is responsible for removal of all construction debris. Burning and/or burying must be approved by the owner and landowner.
- Contractor to relocate all power lines, signs, mailboxes and other obstructions as required.
- Contractor shall locate stockpiles so they do not interfere with the drainage.
- Contractor to notify and obtain permission from the NDOT prior to construction in the respective row or easement area. Contractor shall follow NDOT specifications and details for all work within the DOT row.
- The contractor shall notify Nevada 811 at least 48 hours before excavation activities commence.
- Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.
- All grading associated with this special use permit shall comply with the standards within Washoe County Code Section 110.438.45, including, but not limited to maximum slope ratios of 3:1 and varying curvilinear slopes.

NEW ACCESS ROAD GRADING, MATERIALS AND COMPACTION:

- The private access roads have been design to accommodate light duty trucks for low volume use in normal operating conditions as well as heavy delivery vehicles throughout the construction period. The road design is not intended for all weather use of high volume, heavy construction loads. Periodic roadway maintenance is required such as grading and replacement of approved road base during and after construction including after heavy rain or excessive freeze-thaw cycles.
- Design access road structural sections are minimum thickness. The engineer of record should be contacted if adverse soil conditions are encountered and a thicker section may be required.
- The contractor shall field verify the horizontal and vertical locations of all existing utilities prior to start of construction and shall notify the construction manager and engineer of any conflicts discovered. Contractor is responsible for protecting existing utilities (shown or not shown) within scope of construction. If any existing utilities are damaged, the contractor shall repair or replace them at contractor's expense.
- All excavating is unclassified and shall include all materials encountered. Unusable excavated material and all waste resulting from site clearing and grubbing shall be disposed of off-site or by arrangement with the landowner at the contractor expense.
- No grading outside of the established row shall occur without the written permission of the property owner.
- All trees, brush, stumps and debris shall be removed by the contractor in the road construction area. The topsoil shall be removed from roadway and stockpiled for later use in the area that is to be re-vegetated.
- After removal of the topsoil, the roadway subgrade should be compacted and then smoothed and checked for pumping using a minimum 25-ton gross weight tandem axle vehicle. If areas "pump" or rut greater than 1.5 inches, soft area soils should be excavated and re-compacted or replaced with granular soils. Soft areas should be rechecked by proof-rolling and the process repeated as needed. Proof-rolling shall be performed in the presence of the geotechnical engineer or qualified technician.
- Fill soils should be placed in loose lifts not exceeding 12" with a maximum compacted thickness of 8". Fill material shall be compacted to a minimum of 95% of the maximum dry density and +/-3% of optimum moisture content as determined by ASTM D698.
- Fill should be compacted and proof-rolled as described in item 8.
- Care should be taken to ensure the exposed subgrade or fill soils do not dry out or become saturated prior to placement of additional fill or base material. If this occurs, the exposed fill soils or subgrade should be scarified, moisture adjusted, and re-compacted before placement of additional material.
- Subgrade preparation and compaction shall not be conducted when the ground is frozen. Frozen material shall not be placed for compaction. However, if temperatures are above freezing, and if the depth of the frozen ground does not exceed 6 inches then small sections (less than 500 feet in length) may be stripped to below the depth of the frozen ground and compacted immediately and unfrozen aggregate added and compacted according to plans before the next freeze.
- Approved base should be placed in loose lifts per the geotechnical report recommendations. Approved base shall be locally sourced flex base material meeting the requirements of NDOT item 704.03.05, Type 2 Class B Aggregate Base (see table 1).
- Approved road base should be proof-rolled with a minimum 25 ton gross weight tandem axle vehicle. If pumping or tugging more than 1-inch are observed, soft areas should be excavated and re-compacted or replaced and re-checked by proof-rolling.
- Sediment controlled construction entrance and exit shall be placed at all construction entrances.
- Approved road base shall be compacted per geotechnical engineer's recommendations to the maximum dry density and +/-2% of optimum moisture content as determined by ASTM D698, at a frequency of one test per lift per 2000 lineal feet, or minimum of 2 tests per lift per access road, whichever is greater.

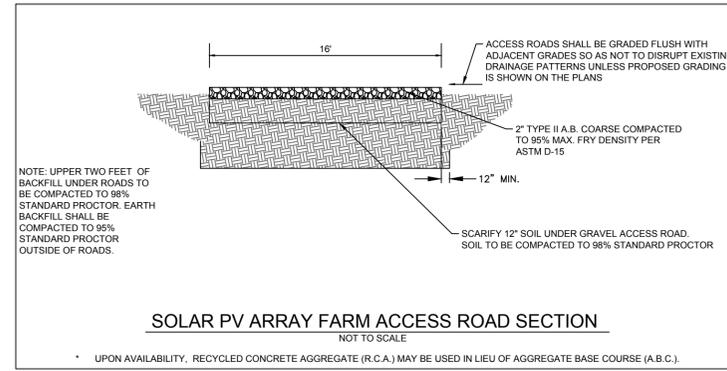


NOTE:

- CROSS SLOPE ROAD APPROACH MAY BE USED DURING CONSTRUCTION WHEN DRAINAGE IS PERPENDICULAR TO ROAD ALIGNMENT. UPON CONSTRUCTION COMPLETION, ACCESS ROADS SHALL BE CROWNED. CONTRACTOR IS RESPONSIBLE FOR ROAD MAINTENANCE AS NEEDED.
- MATCH THE ACCESS ROAD DIRECTLY INTO EXISTING GROUND SURFACE
- ROADS ARE TO FOLLOW EXISTING CONTOURS UNLESS OTHERWISE NOTED ON PLANS OR GRADES EXCEED THAT OF THE DELIVERY SPECIFICATIONS LISTED BY THE TURBINE PROVIDER. IF GRADES ARE EXCEEDED, CONTRACTOR MAY USE ASSIST VEHICLES OR MODIFY GRADES AS NEEDED.
- SUBGRADE COMPACTED TO 90% MAX. DRY DENSITY PER ASTM D-1557
- THE LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 6% AND THE WIDTH OF THE TRAVELED WAY OF OF THE ROAD SHALL BE AT LEAST 24 FEET WITH 2% NORMAL CROWN SLOPE
- HORIZONTAL CURVE SHALL BE DESIGNED WITH A 150' MINIMUM INSIDE RADIUS, A 75' MINIMUM CENTERLINE RADIUS AND A 87' MINIMUM OUTSIDE RADIUS.

RW-1	DRAFTED: 5-1-17
N.T.S.	CHECKED BY: TG

TIMMONS GROUP



NOTE: UPPER TWO FEET OF BACKFILL UNDER ROADS TO BE COMPACTED TO 98% STANDARD PROCTOR. EARTH BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR OUTSIDE OF ROADS.

ACCESS ROADS SHALL BE GRADED FLUSH WITH ADJACENT GRADES SO AS NOT TO DISRUPT EXISTING DRAINAGE PATTERNS UNLESS PROPOSED GRADING IS SHOWN ON THE PLANS

2" TYPE II A.B. COARSE COMPACTED TO 95% MAX. FRY DENSITY PER ASTM D-15

SCARIFY 12" SOIL UNDER GRAVEL ACCESS ROAD. SOIL TO BE COMPACTED TO 98% STANDARD PROCTOR

SOLAR PV ARRAY FARM ACCESS ROAD SECTION

UPON AVAILABILITY, RECYCLED CONCRETE AGGREGATE (R.C.A.) MAY BE USED IN LIEU OF AGGREGATE BASE COURSE (A.B.C.).

TABLE 1: NDOT SPEC 704.03.05 TYPE 2 CLASS B

SIEVE SIZE	PERCENT PASSING
1"	(100)
3/4"	(90-100)
NO.4.	(35-65)
NO.16.	(15-40)
NO.200.	(2-10)

ATTERBERG LIMITS:
LIQUID LIMIT ≤ 35
PLASTICITY INDEX (PI) = 4

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Nextera ENERGY RESOURCES

FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE

WASHOE COUNTY, NV

DATE: 01/10/2020
PROJECT NUMBER: 43281.002
PROJECT NAME: FISH SPRING SOLAR PRELIMINARY
DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

NOT FOR CONSTRUCTION

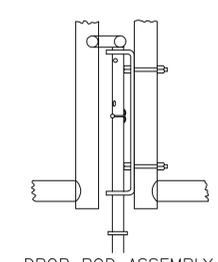
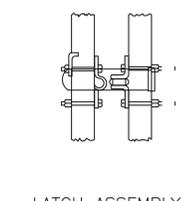
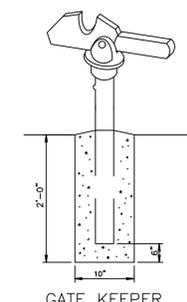
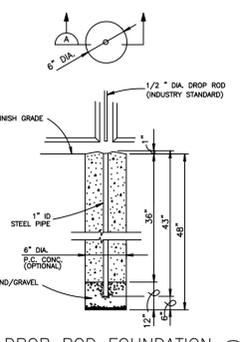
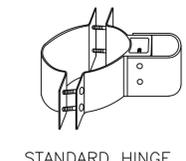
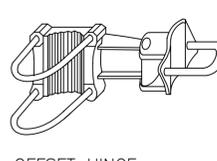
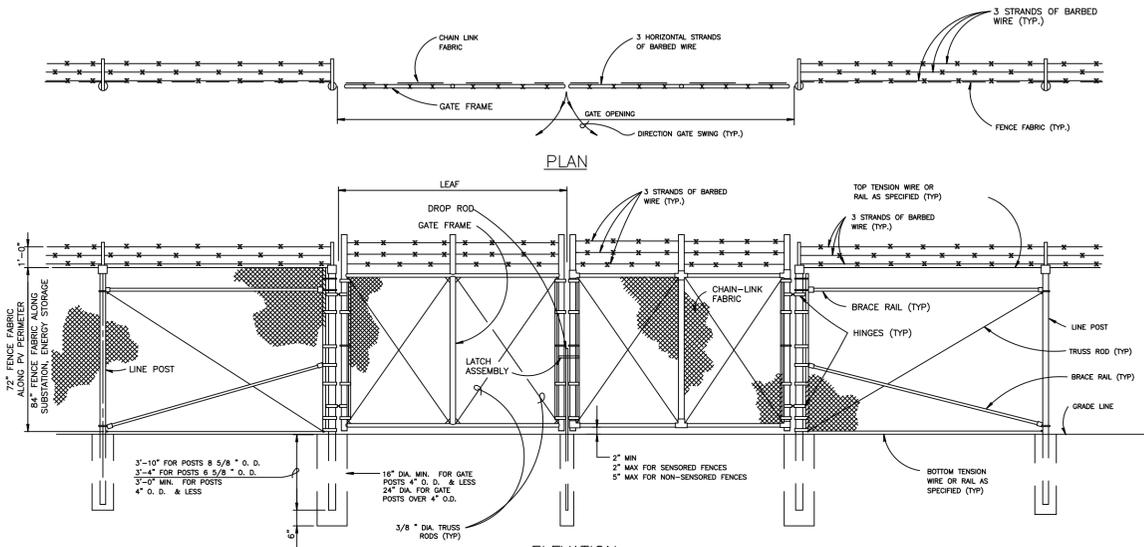
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#	MM/DD/YY	DESCRIPTION
0	01/09/20	ISSUED FOR BID

DETAILS

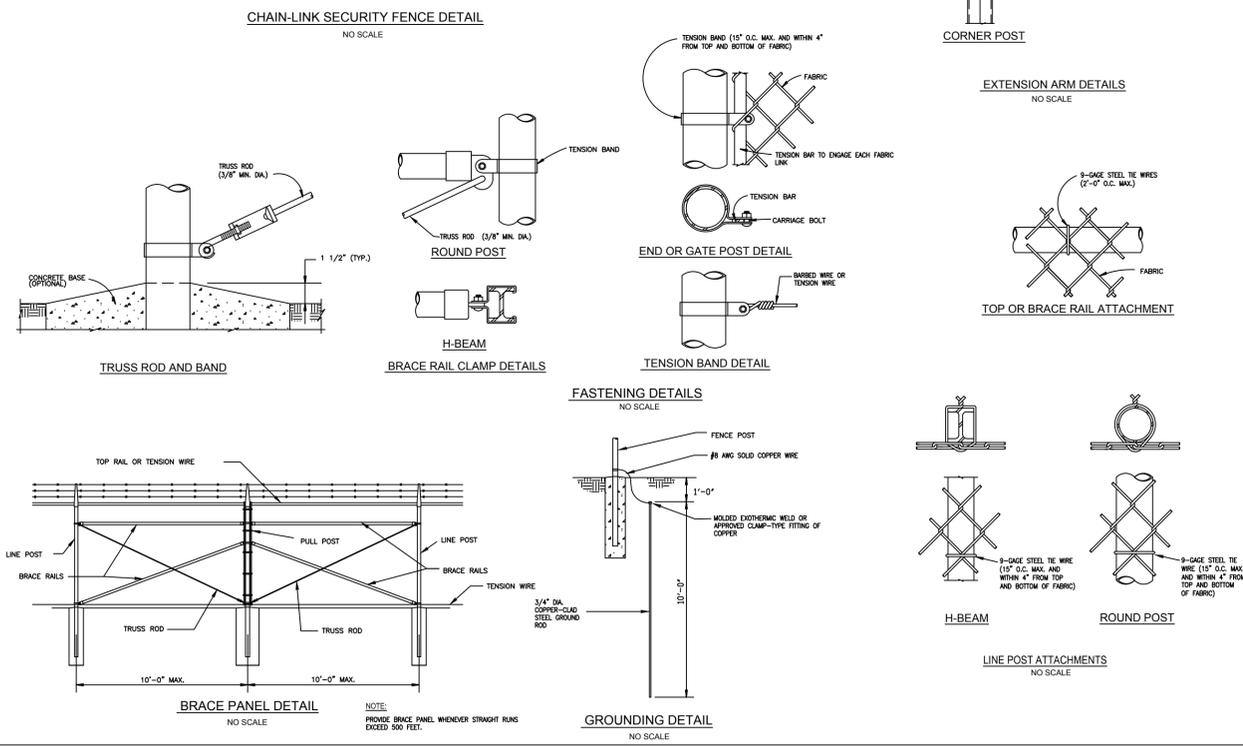
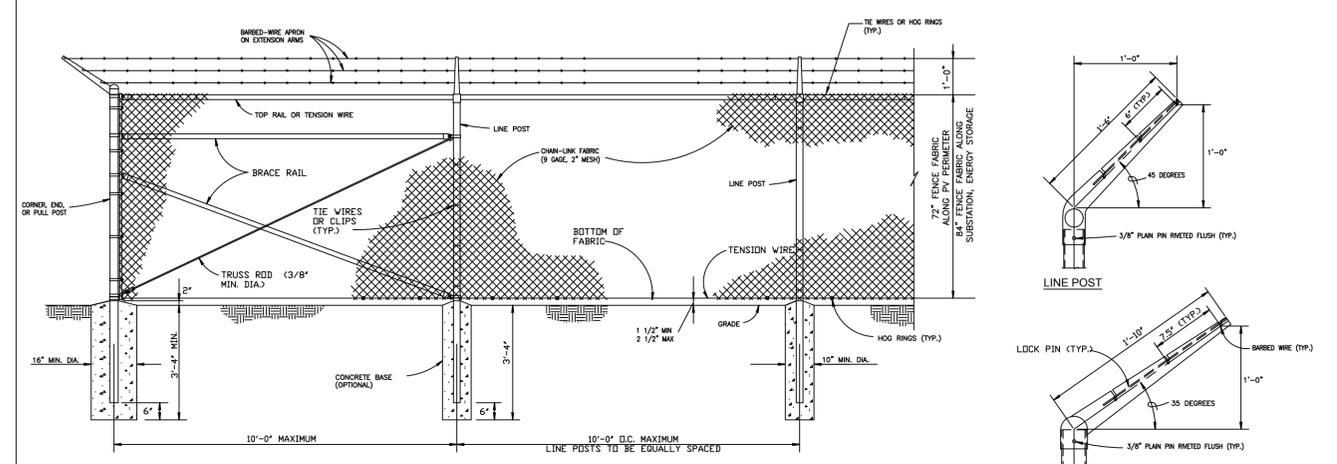
SCALE: SHEET NUMBER:

GATE POST SCHEDULE	
GATE LEAF WIDTH (NOMINAL)	OUTSIDE DIMENSION (NOMINAL)
6' OR LESS	2.875' O.D.
GREATER THAN 6' TO 12'	2.42' O.D.
GREATER THAN 12' TO 18'	6.625' O.D.
MORE THAN 18'	8.625' O.D.



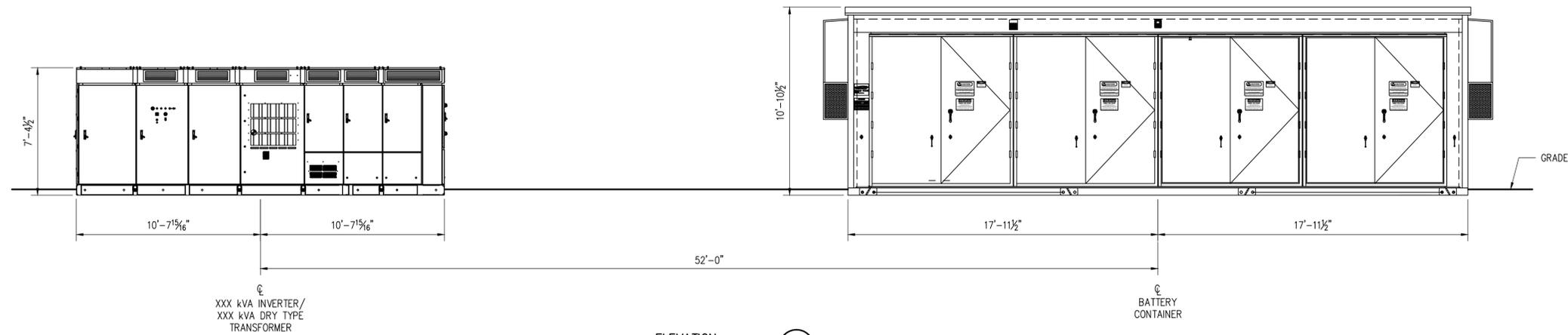
CHAIN-LINK FENCE GATE DETAIL N.T.S.

USE AND SECTION	STEEL POST SCHEDULE		
	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)	FABRIC WIDTH 84" TO 96"	FABRIC WIDTH 108" AND OVER
CORNER, END & PULL POSTS			
TUBULAR - ROUND	2.875" O.D.	2.875" O.D.	4.00" O.D.
TUBULAR - SQUARE	2.80" SQ.	2.50" SQ.	3.00" SQ.
C-SECTION (ROLL-FORMED)	3.50" X 3.50"	3.50" X 3.50"	
LINE POSTS			
TUBULAR - ROUND	1.90" O.D.	2.375" O.D.	2.875" O.D.
H-SECTION	2.25" X 1.70"	2.25" X 1.70"	2.25" X 1.70"
C-SECTION (ROLL-FORMED)	1.875" X 1.625"	2.25" X 1.70"	
TOP, BOTTOM & BRACE RAILS			
TUBULAR - ROUND		1.66" O.D.	
TUBULAR - SQUARE		1.50" SQ.	
H-SECTION		1.625" X 1.150"	
C-SECTION (ROLL-FORMED)		1.625" X 1.25"	

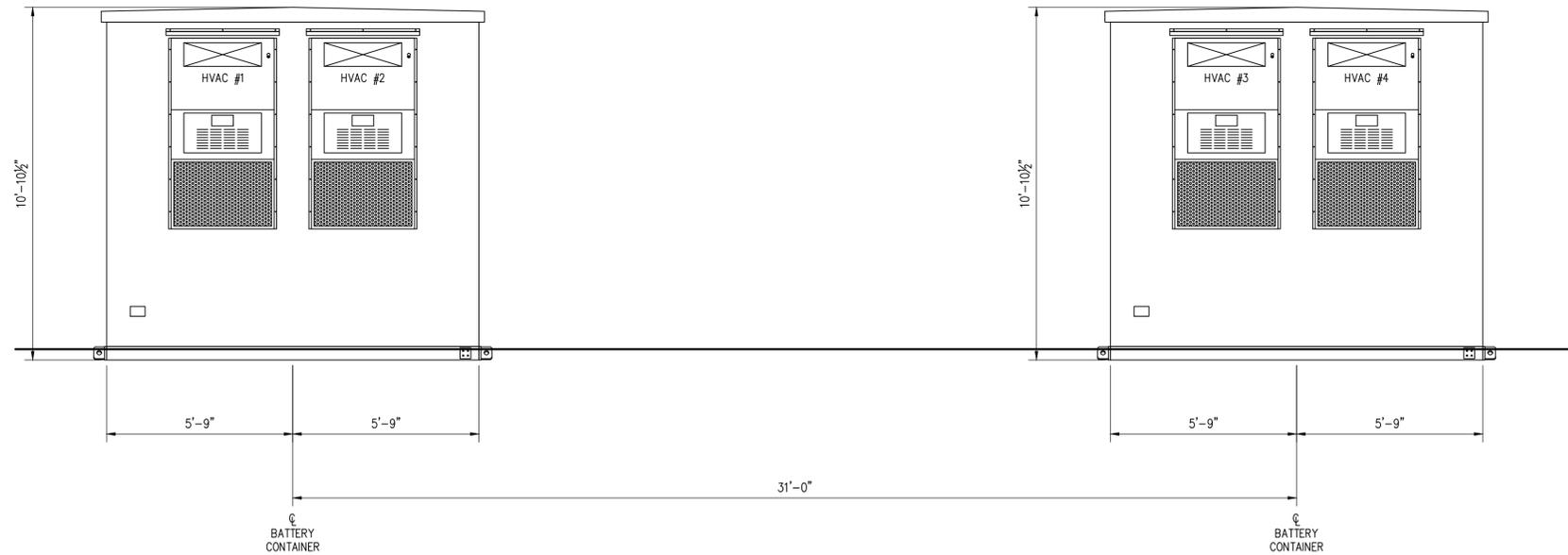


CHAIN-LINK FENCE DETAIL N.T.S.

REVISIONS	
NO.	DESCRIPTION
01	ISSUED FOR BID



ELEVATION A
SCALE: 1/4"=1'-0"



ELEVATION B
SCALE: 3/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

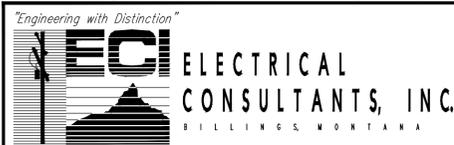
LEGEND

- INDICATES DETAIL A6
INDICATES DRAWING ON WHICH DETAIL
APPEARS "FSH-D-B005-1"
- INDICATES ELEVATION A
INDICATES DRAWING ON WHICH ELEVATION
APPEARS "FSH-D-B003-1"
- MATERIAL ITEM ON BILL OF MATERIAL DWG
FSH-B-Z001
- BUS SUPPORT FITTINGS: EXPANSION, FIXED, SLIP

NOTES

1. SEE DRAWING FSH-D-B001-1 FOR DRAWING LIST.
2. SEE DRAWING FSH-D-B005-1 FOR BILL OF MATERIALS.

FILE LOCATION: L:\FPL -- NEXTERA\NEXT-157 FISH SPRINGS\100 CADD\110 WORKING\111.2 BESS PHYSICAL\FSH-D-B004-1.DWG LAST SAVED BY: dhlugo 1/8/2020 5:04 PM PLOTTED BY: Duran H. Lugo 1/8/2020 5:04 PM Tab:FSH-D-B004-1



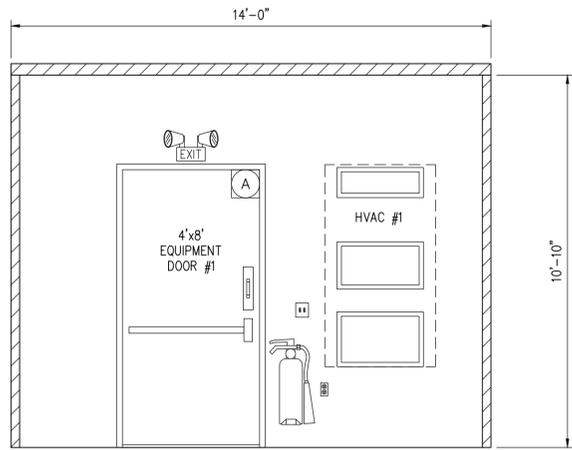
NO	REVISION	DATE	BY	APR
A	PRELIMINARY NOT FOR CONSTRUCTION	01/08/20	JPH	GSO



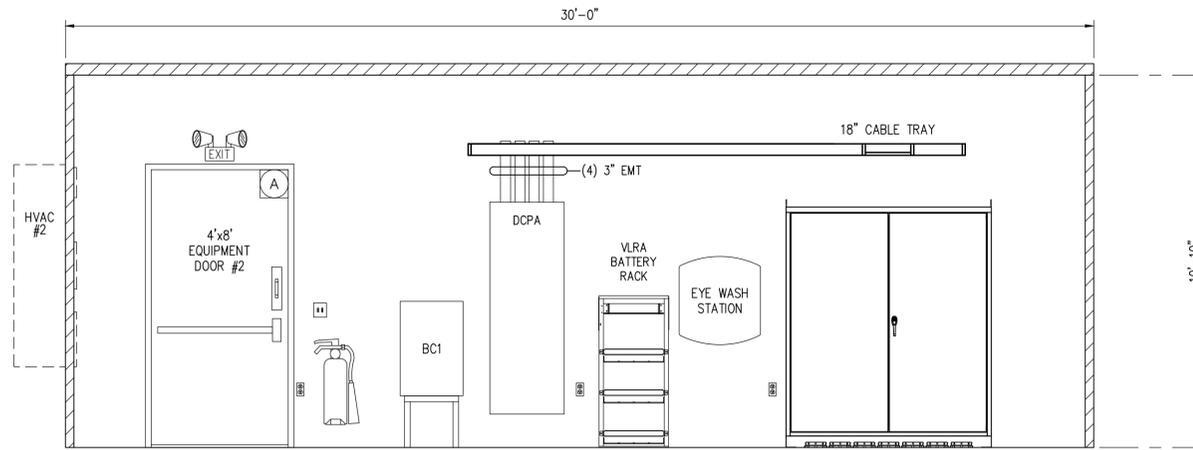
ENGINEERING RECORD		DATE
DRAWN	LUGO	01/08/20
DESIGNED	ORTEGA	01/08/20
CHECKED		
APPROVED		
DWG SCALE:	AS NOTED	PLT SCALE: 1:1

FISH SPRINGS SOLAR PROJECT
25 MW/100 MWH BESS YARD
ELEVATIONS A & B

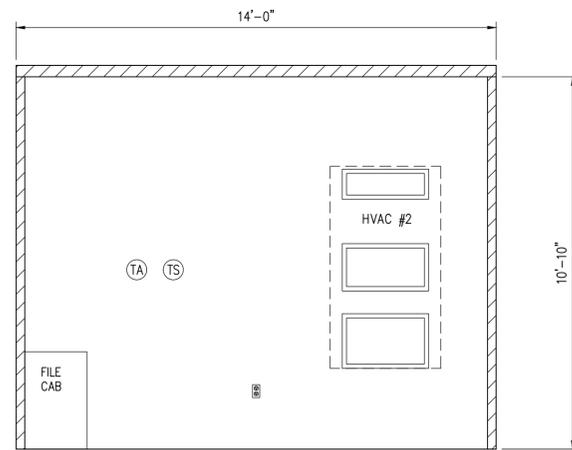
DWG. NAME: FSH-D-B004-1 REVISION NO.: A



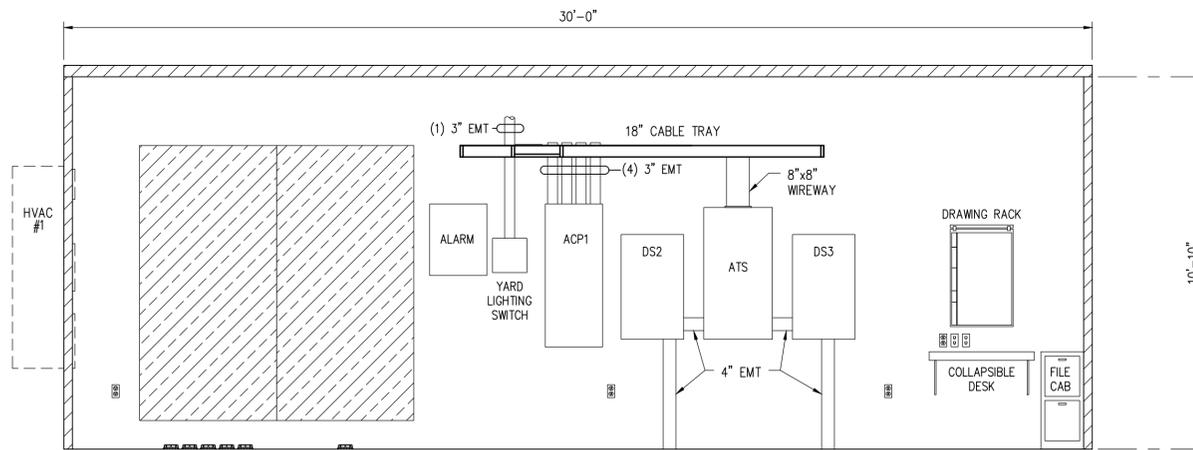
ELEVATION A
SCALE: 3/8"=1'-0" P017-1



ELEVATION B
SCALE: 3/8"=1'-0" P017-1



ELEVATION C
SCALE: 3/8"=1'-0" P017-1



ELEVATION D
SCALE: 3/8"=1'-0" P017-1

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND	
SYMBOL	DESCRIPTION
(TA)	ENCLOSURE TEMPERATURE HI/LO ALARM SWITCH
(TS)	THERMOSTAT
(A)	DOOR ALARM, MAGNETIC SWITCH, 130VDC ADEMCO #7939

FILE LOCATION: L:\FPL -- NEXTERA\NEXT-157 FISH SPRINGS\100 CADD\110 WORKING\111 PHYSICAL\FSH-D-P017-2.DWG LAST SAVED BY: mmspray 1/8/2020 2:42 PM PLOTTED BY: Michelle M. Spray 1/8/2020 2:42 PM Tab:FSH-D-P017-2

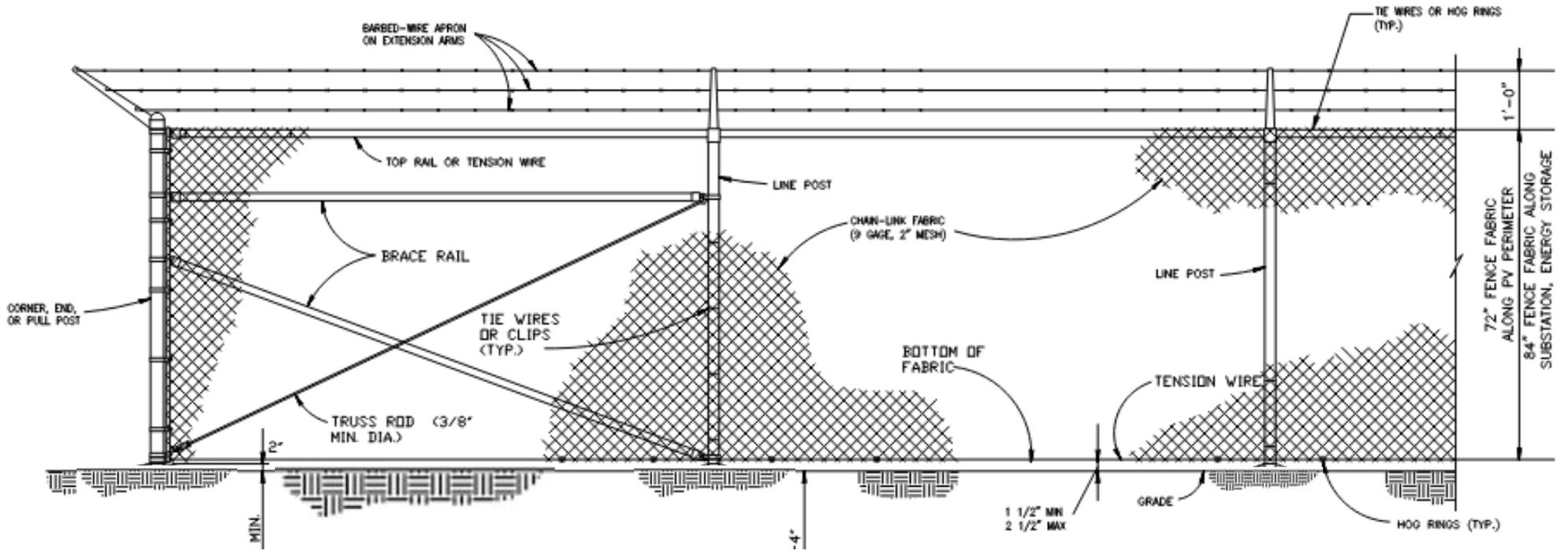


NO	REVISION	DATE	BY	APR
A	PRELIMINARY - NOT FOR CONSTRUCTION	01/08/20	GSO	VJK

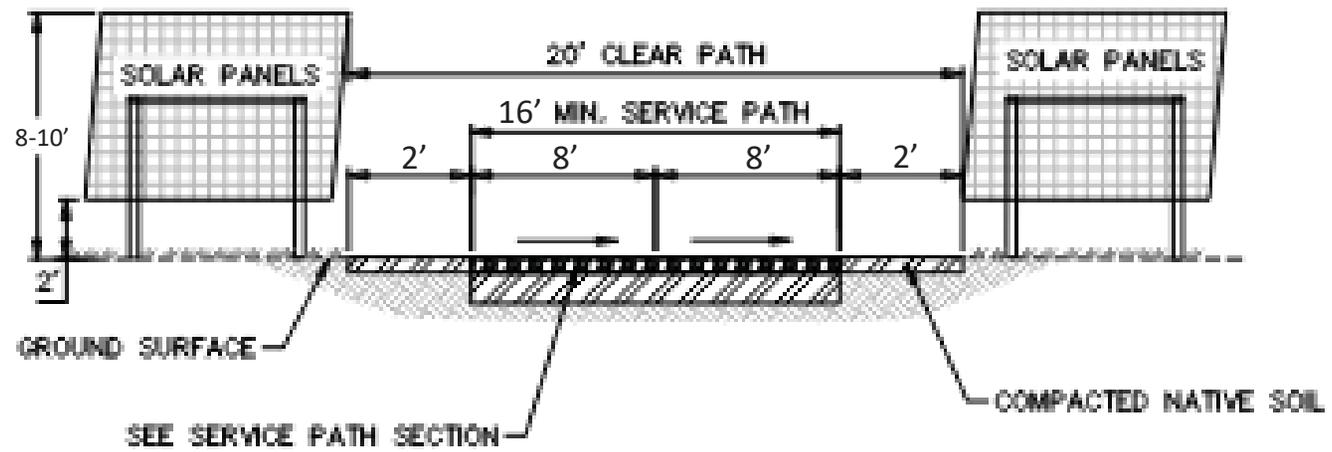


ENGINEERING RECORD		DATE
DRAWN	LUCO	12/18/19
DESIGNED	ORTEGA	12/18/19
CHECKED		
APPROVED		
DWG SCALE: 3/8"=1'-0"		PLT SCALE: 1:1

FISH SPRINGS SOLAR PROJECT 345-34.5 kV SUBSTATION CONTROL ENCLOSURE - INTERIOR ELEVATIONS	
DWG. NAME: FSH-D-P017-2	REVISION NO: A



Fencing Elevation



PV Array Elevation