



# Planning Commission Staff Report

Meeting Date: February 2, 2021

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE NUMBER: WAC20-0004 for Fish Springs Solar Special Use Permit Case Number: WSUP20-0001

BRIEF SUMMARY OF REQUEST: Amend WSUP20-0001 to increase the scope of grading

STAFF PLANNER: Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve an amendment of conditions of approval for WSUP20-0001 (Fish Springs Solar) to increase the approved grading from 351,000 cubic yards of cuts and 337,000 cubic yards of fill to a total of 773,306 cubic yards of cuts and 715,401 cubic yards of fills.

Applicant/ Property Owner: Fish Springs Ranch, LLC

Location: 45 miles north of Reno in southeastern Honey Lake Valley

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

Parcel Size: 2191 acres total

Master Plan: Rural (R)

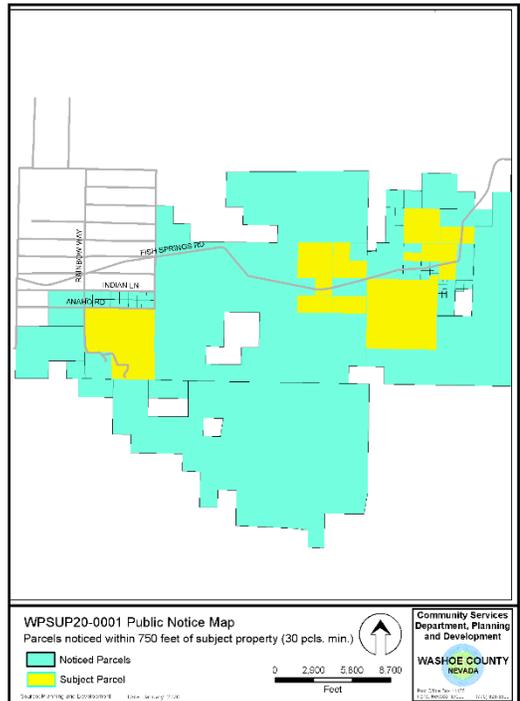
Regulatory Zone: General Rural (GR)

Area Plan: High Desert

Citizen Advisory Board: Gerlach/Empire

Development Code: Authorized in Articles 438, 810

Commission District: 5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0004 for Fish Springs Ranch, having made all five findings in accordance with Washoe County Code Section 110.810.30:

*(Motion with Findings on Pages 9 and 10)*

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Washoe County Engineering Memo ..... Exhibit B

Washoe County Water Rights Memo ..... Exhibit C

Washoe County Parks Memo..... Exhibit D

Washoe-Storey Conservation District Memo ..... Exhibit E

Original Conditions of Approval ..... Exhibit F

Public Notice ..... Exhibit G

Project Application ..... Exhibit H

### **Amendment of Conditions**

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC20-0004 is attached to this staff report and will be included with the amended action order.





## **Background**

The applicant is requesting to amend WSUP20-0001, Fish Springs Solar, which was a project of regional significance covering:

- (1) A special use permit for:
  - (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres; and
  - (b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and
- (2) A variance for a reduction of minimum landscaping standards and parking requirements.

The Planning Commission approved WSUP20-0001 for the use, major grading, and all development associated with WSUP20-0001 on March 3, 2020 and adopted a resolution to amend the regional utility map on April 28, 2020. The Regional Planning Commission determined that WSUP20-0001 (project of regional significance) was in conformance with the Truckee Meadows Regional Plan and amended the Regional Utility Map associated with this request on May 28, 2020. The Regional Planning Governing Board adopted the amended regional utility map on June 11, 2020.

The applicant is specifically requesting to amend the following aspects of WSUP20-0001. None of these amendments will result in a need for further conformance review by the Regional Planning Commission:

Change	Original SUP	Amendment of Conditions	Difference
<b>Temporary Water Storage</b>	12,000 gallons	21,000 gallons	9,000 gallons
<b>Phase 1 substation footprint</b>	0.25 acres	0.75 acres	0.5 acres
<b>Total substation footprint</b>	0.25 acres	3 acres	2.75 acres
<b>Disturbed Acreage</b>	1,490 acres	1,490 acres	0 acres
<b>Cut</b>	351,000 cy	773,306 cy	422,306 cy
<b>Fill</b>	337,000cy	715,401 cy	378,401cy

## **Evaluation of Amendment Request**

The proposed application deals specifically with grading and water use associated with the approved Fish Springs Solar facility; the use of the facility has already been approved and is not subject to review as part of this amendment of conditions request. Staff forwarded the application to the Washoe County Water Rights Coordinator, who reviewed the application and found that the original conditions of approval still applied.

## **Article 438 – Grading**

The applicant is requesting to change the amount of approved grading based on revised engineering calculations for solar arrays and civil design on the first 100 MW and estimates for the remaining buildout. Final site topography has increased grading requirements. The updated estimates indicate major grading of with total cuts of 773,306cy (+422,306cy) and total fills of 715,401cy (+378,401cy).

The applicant is not requesting to vary any grading standards. Therefore, the slopes must comply with Washoe County Code 110.438.45-100 by the time of grading permit issuance. WCC 110.438.45, Grading of Slopes, is summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	10 ft maximum			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

Staff is **still** able to support the Planning Commission's ability to make all of the findings for a Grading SUP per 110.810.30 as outlined below:

- a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Staff Comment: The proposed use is consistent with the action programs, policies standards, and maps of the Master Plan and High Desert Area plan as outlined above.

- b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- c) Staff Comment: The proposed grading will create adequate roadway improvements to serve the approved 300 MW solar energy production use type.

- d) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Staff Comment: The proposed site is physically suitable to be graded. Most slopes are less than 30%.

- e) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Staff Comment: The proposed use, as conditioned in Exhibit A, will not be significantly detrimental to the public health, safety, or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. The proposed conditions mitigate the effects of the grading by directing runoff, requiring revegetation, and mitigating the effects on natural wildlife.

- f) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military installations within 3000 ft of the proposed grading.

### **Area Plan Evaluation**

Staff has shortened the list of relevant policies from WSUP20-0001 as the proposed amendment of conditions only applies to the grading aspect of the application as outlined below.

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
HD 2.2	Noxious weed plan required	No	Staff has provided conditions of approval in Exhibit A.
HD 2.3	Applicant shall submit a written statement to staff responding to CAB input	Yes	Gerlach/Empire CAB discussed the application but were satisfied with the initial conditions of approval in mitigating community concerns.
HD 2.13	Finding that community character can be conserved for SUPs and Admin Permits	Yes	This policy does not require a condition of approval; however, staff is able to make the finding that community character can be conserved for this SUP.
HD 6.1	Grading shall minimize visual impacts of hillside development	Yes	NA
HD 6.2	Slopes shall not exceed a 3:1 slope	Yes	This is required by code.
HD 6.4	80% reestablishment of vegetation prior to release of bonds	Yes	Staff provided conditions of approval in the original application
HD 7.2	County will cooperate with state, federal, and Native American agencies	Yes	NA
HD 10.2	Development will comply with local, state, and federal air quality standards.	Yes	Washoe County Air Quality Management provided conditions of approval in the original application
HD 10.3	Finding of no significant degradation of air quality for SUPs	Yes	Washoe County Air Quality Management provided conditions of approval in the original application
HD 11.1	Development will include detailed soils and geo-technical studies	Yes	Staff has provided conditions of approval in Exhibit A.
HD 11.2	Developments shall comply with recommendation of geo-technical studies	Yes	NA
HD 12.1	NDOW to be contacted on projects greater than 10 acres or MPAs/TMs	Yes	NDOW provided conditions of approval in the original application
HD 12.2	Project must demonstrate how it will not negatively impact established wildlife migration routes or critical habitat	Yes	NDOW provided conditions of approval in the original application
HD 15.3	County will ensure that action of one property owner does not adversely impact the properties and rights of other property owners.	Yes	Staff provided conditions of approval in the original application.

### **Gerlach/Empire Citizen Advisory Board (GECAB)**

The amendment of conditions request was provided to the Empire/Gerlach Citizen Advisory Board for comments. The Empire/Gerlach Citizen Advisory Board discussed the proposed application on January 14, 2021. The discussion outlined concerns regarding drainage, onsite detention, and road maintenance based on past public comment for WSUP20-0001. The CAB was generally satisfied with the original conditions of approval mitigating these impacts.

## **Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE lvesely@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim Shaffer Shafferjam51@gmail.com
Nevada Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gerlach/Empire CAB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Amended Conditions of Approval.

## **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC20-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0004 for Fish Springs Ranch, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- a) **Consistency**. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- b) **Improvements**. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c) **Site Suitability**. The site is physically suitable for the type of development and for the intensity of development;

- d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

### **Appeal Process**

Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant/Owner: Fish Springs Ranch, LLC, 3480 GS Richards Blvd. Ste 101, Carson City, NV 89703

Representatives: Dudek, 605 Third Street, Encinitas, CA 92024



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC20-0004

For Fish Springs Solar Special Use Permit Case Number WSUP20-0001

The project approved under Amendment of Conditions Case Number WAC20-0004 for Fish Springs Solar Special Use Permit Case Number WSUP20-0001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Washoe County Planning Commission on February 2, 2021. Note: These Amended Conditions of Approval are in addition to the conditions required in the Conditions of Approval for WSUP20-0001. Unless otherwise specified herein, all Conditions of Approval for WSUP20-0001 remain in full force and effect. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all amended conditions of approval for WSUP20-0001 shall be met or financial assurance must be provided to satisfy the amended conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these amended conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Fish Spring Solar WSUP20-0001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved WSUP20-0001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this application should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

FOLLOWING ARE THE AMENDED CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

### **Washoe County Planning and Building Division**

1. The following additional conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions. Note: These conditions are in addition to the conditions required in the Conditions of Approval for WSUP20-0001. Unless otherwise specified herein, all Conditions of Approval for WSUP20-0001 remain in full force and effect.

**Contact Name – Dan Cahalane, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us), 775-328-3628**

- a. The applicant shall attach a copy of the action orders approving this project for WAC20-0004 **AND** WSUP20-0001 to all permits and applications (including building permits) applied for as part of this approval.
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County (March 3, 2022). The applicant shall complete grading within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. Total approved grading shall be 1,490 acres of disturbed area, 773,306 cubic yards of cut and 715,401 cubic yards of fill.
- d. Applicant shall submit a grading plan and grading permit in conformance with WCC 110.438.36 prior to the issuance of any building permit. All grading included in the plans shall conform to the grading standards included in WWC 110.438.45-**100**. Failure to comply with these requirements shall result in the revocation of the Major Grading permit and require a new Special Use Permit for Major Grading.
- e. Applicant shall submit a noxious weed plan in accordance with High Desert Policy 2.2. This plan **may** be developed in consultation with the University of Nevada Cooperative Extension or the Washoe-Storey Conservation District.

### **Washoe County Engineering and Capital Projects**

2. The following additional conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions. Note: These conditions are in addition to the conditions required in the Conditions for Approval for WSUP20-0001. Unless otherwise specified herein, all Conditions of Approval for WSUP20-0001 remain in full force and effect.

**Contact Name – Leo Vesely, P.E., 775-328-3600**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

- g. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

- i. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

\*\*\* End of Amended Conditions \*\*\*



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: January 30, 2020

To: Dan Calalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WAC20-0004 – Fish Springs Solar**  
APNs: see APNs listed in application

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve increasing the approved grading from 1490 acres with 351,000 cubic yards of cuts and 337,000 cubic yards of fill to 2,321.7 acres (831.7 acres additional) with a total 773,306 cubic yards of cut and 715,401 cubic yards of fill. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Dudek Consultants for NextEra Energy Resources. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **WAC20-0004 – Fish Springs Solar**  
Date: December 23, 2020  
Page: 2

6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

1. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

December 17, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Amendment of Conditions Case Number WAC20-0004 Fish Springs Solar Grading

**Project description:**

The applicant is proposing to approve amended conditions of approval increasing the approved grading from 1490 acres with 351,000 cubic yards of cuts and 337,000 cubic yards of fill to 2,321.7 acres (831.7 acres additional) with a total 773,306 cubic yards of cuts and 715,401 cubic yards of fills.

Project is located at 45 miles north of Reno, in southeastern Honey Lake Valley, Assessor's Parcel Numbers: 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.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:*

There are no new conditions of approval other than those provided for the original project addressing temporary construction water and water rights.



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

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**TO:** Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** December 28, 2020

**SUBJECT:** Amendment of Conditions Case Number WAC20-0004 (Fish Springs Solar Grading)

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The Washoe County Regional Parks and Open Space Program (Parks Program) has reviewed and prepared the following comments related to WAC20-0004:

If approved, this amendment of conditions would allow for additional grading (773,306 cubic yards of cuts and 715,401 cubic yards of fills instead of 351,000 cubic yards of cuts and 337,000 cubic yards of fills) and additional site disturbance (2,321.7 acres instead of 1490 acres) as part of the approved Fish Springs Solar Project. The Parks Program will not require any additional conditions due to these modifications. However, the original conditions of approval for Special Use Permit Case Number WSUP20-0001 remain in effect.

Parks Program staff would like to note that the application for WAC20-0004 indicates that a revegetation plan and associated seed mix has been reviewed and approved by the Washoe Storey Conservation District. Per Condition of Approval 3.D for WSUP20-0001, the plan also needs to be developed in consultation with Washoe County Parks. While Parks Program staff have been contacted to clarify provisions related to this requirement, staff have yet to see or review the revegetation plan. Just to reiterate, the plan does need to be reviewed and approved by Parks Program staff prior to the issuance of building or grading permits. If there are any questions about this, please do not hesitate to reach out.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

December 18, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WAC20-004 Fish Springs Solar grading

Dear Dan,

In reviewing the amended conditions of increasing the approved grading, include the July 3<sup>rd</sup> letter of the Districts comments and the following statements.

With the proposed detention basin, the District requires a 2 feet by 3 feet infiltration trench from the inlet to the farthest point of the basin. In addition, the channel designed with 2 feet by 3 feet infiltration trenches at its origin, prior to discharging into the detention basin and two infiltration trenches within the channel's length.

If retaining walls are rockery, fill the voids in the face of the rockery wall with smaller rock (entire height) to eliminate undermining by small animals.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



# Conditions of Approval

Special Use Permit Case Number WSUP20-0001

The project approved under Special Use Permit Case Number WSUP20-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Dan Cahalane, 775-328-3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **Operational Conditions** shall be required for the life of the (project/business/development):
  - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- f. All containers located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage or rust.
- g. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- h. Any parking and loading areas shall be paved and lit in accordance with WCC 110.410.
- i. Applicant shall provide a grading plan in conformance with WCC 110.438.36 prior to the issuance of any building permit. All grading included in the plans shall conform to the grading standards included in WWC 110.438.45-70. Failure to comply with these requirements shall result in the revocation of the Major Grading permit and require a new Special Use Permit for Major Grading.
- j. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in the area or provide proof that there is no increased runoff from the proposed project.

Applicant shall maintain all improved drainage areas throughout the life of the proposed project.

- k. The applicant shall obtain and maintain a business license with Washoe County throughout the life of the project.
- l. Bonds for revegetation (see item 'd' below) shall not be released until 80% of reestablishment of vegetation has occurred.

### **Washoe County Engineering and Capital Projects**

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Leo Vesely, P.E., 775-328-3600

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect or appropriate design professional.

### **DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

**Contact Name** – Leo Vesely, P.E., 775-328-3600

- i. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include

all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- j. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

**Contact Name** – Mitchell Fink, 775-328-2050

- k. Applicant shall provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

**Washoe County Parks**

- 3. The following conditions are requirements of the Parks Division, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Sophia Kirschenman

- a. Prior to issuance of grading and/or building permits, the applicant shall consult with USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading/building permits.
- b. The application states that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. The application states that site decommissioning would occur at the end of the solar installation’s life in accordance with a decommissioning plan. If there are no re-development plans underway at the time of decommissioning, the decommissioning plan shall include revegetation measures. Specifically, the disturbed area shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe-Storey Conservation District and the Washoe County Parks Program.
- d. The application states that a revegetation plan is being prepared for review. This plan shall be prepared in consultation with the Washoe-Storey Conservation District and the Washoe County Parks Program prior to the issuance of building/grading permits. All undeveloped disturbed areas of the site, including staging areas, shall be revegetated utilizing a native seed mix.

**Washoe County Water Resources**

- 4. The following conditions are requirements of the Water Resources Division, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Vahid Behmaram, 775-954-4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item 'a' shall be transferred to an appropriate ground water well on one of the parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.

- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

#### **Truckee Meadows Fire Protection District (TMFPD)**

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Don Coon, 775-326-6077, [Dcoon@TMFPD.US](mailto:Dcoon@TMFPD.US)

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
- b. Access for emergency operations shall comply with the International Fire Code and the adopted amendments and standards to the entire facility. All roads to the site shall have an all-weather access surface.
- c. An Operational Permit will be required for the Battery storage facility as required by the International Fire Code section 105.6.20.
- d. Because of the remote location and electrocution hazard presented by a utility scale, photovoltaic power generation field, Truckee Meadows Fire Protection District will require a fire protection plan for the site and power storage facility. This plan is to include access to the water system in the Fish Springs Ranch area.
- e. Prior to the commencement of grading the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provision of the plan and a copy of the approved plan shall be kept on site for the duration of the project.

#### **Washoe County Health District**

6. The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

**Contact Name** – James English, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)

- a. Condition #1: WCHD has no comments or conditions for this application as proposed based on a review stating no landscaping is required, no buildings are proposed and no water or wastewater are used or produced respectively.
- b. Condition #2: WCHD reserves the right to comment further on the proposed project if water use or wastewater will be produced as part of the project.
- c. Condition #3: Based on the submitted application and the scope of the project the WCHD is waiving the requirement for the applicant to complete a Public Health Impact Review.

#### **Washoe-Storey Conservation District**

7. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Jim Shaffer, [shafferjam51@gmail.com](mailto:shafferjam51@gmail.com)

- a. The applicant shall provide a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.
- b. The applicant must demonstrate a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

### **Nevada Department of Wildlife**

8. The following conditions are the recommendations and requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Mark Freese, [markfreese@ndow.org](mailto:markfreese@ndow.org)

- a. We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek (e.g. solar block unit 1) from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise. We recommend further noise analysis occur to determine potential impacts to sage-grouse during the nesting season (April 1 – June 30).
- b. We recommend participating in the Nevada State Conservation Credit System process.
- c. We recommend burying the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. If the transmission line cannot be buried, we recommend discouraging raven nest building or perching on poles and infrastructure utilizing the state of the art technologies. Furthermore, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- d. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- e. Water and shore birds and bats utilize the Honey Lake and Flanigan Playa Lakes seasonally. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts in the event that regular mortalities or large mortality events occur.
- f. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- g. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If

surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- h. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- i. Nevada is an arid state making water a valuable commodity and resource for wildlife. As such, we recommend that project proponents carefully plan where water will come from for project construction and operation. That is, please ensure that water remains available for wildlife in existing locations.
- j. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- k. Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- l. We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is restored and improved to provide habitat for wildlife.

### **Washoe County Health District – Air Quality Division**

9. The following conditions are requirements of the Washoe County Air Quality Management Department (AQMD), which shall be responsible for determining compliance with these conditions.

**Contact Name** – Michael Wolf, 775-784-7206, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)

- a. The applicant must apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the “District Board of Health Regulations Governing Air Quality Management.” Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule. The Dust Control Permit will be valid for a period of 18 months and dust control plans must be valid during the “construction” of the project.
- b. Before the expiration of the dust control permits for the project a written dust control plan must be submitted to Washoe County Air Quality management describing how dust from the project will be controlled to comply with District regulations in perpetuity.

\*\*\* End of Conditions \*\*\*

# OFFICIAL NOTICE OF PUBLIC HEARING

DATE: January 22, 2021

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

**6:30 p.m., Tuesday, February 2, 2021**  
**Washoe County Commission Chambers**  
**1001 East Ninth Street, Building A, Reno, NV 89512**

**Amendment of Conditions Case Number WAC20-0004 for Fish Springs Solar Case Number WSUP20-0001** – For possible action, hearing, and discussion to approve an amendment of conditions of approval for WSUP20-0001 (Fish Springs Solar) to increase the approved grading from 351,000 cubic yards of cuts and 337,000 cubic yards of fill to a total of 773,306 cubic yards of cuts and 715,401 cubic yards of fills.

- Applicant/Property Owner: Fish Springs Ranch, LLC
- Location: 45 miles north of Reno in southeastern Honey Lake Valley
- Assessor's Parcel Numbers: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74
- Parcel Size: 2191 acres total
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Articles 438, 810
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters. **Unless and until the Governor issues a Directive or Order requiring a physical location be designated for meetings of public bodies where members of the public are permitted to attend and participate, no members of the public will be allowed in the Washoe County Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only. The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>. As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit live public comment or testimony during the hearing on this item by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/87228923949>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment or testimony can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voicemail into the record. Please try to provide email or voicemail comments or testimony by 11:00 a.m. on February 2, 2021. Comments or testimony are limited to 3 minutes per person.**

**If the Governor has issued a Directive or Order requiring a physical location be designated for meetings of public bodies where members of the public are permitted to attend and participate and if this Directive or Order is in effect on February 2, 2021, then public comment and testimony will be handled under standard**

**WAC20-0004**  
**EXHIBIT G**

procedures for people to appear at the location of the meeting and speak in accordance with the meeting agenda. In such case, comments will also be limited to 3 minutes per person.

To access additional information about this item, please visit our website at [www.washoecounty.us/csd/planning\\_and\\_development/](http://www.washoecounty.us/csd/planning_and_development/), choose **Boards and Commissions**, then **Planning Commission**, click on **2021** and choose the meeting date. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.

## MEMORANDUM

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

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Dear Mr. Cahalane,

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

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

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

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



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

Telephone: 775.328.6100

# Amendment of Conditions Development Application Submittal Requirements

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

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

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

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

## Washoe County Development Application

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

<b>Project Information</b>		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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	



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

FISH SPRINGS RANCH, LLC  
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER  
LLC6318-2000



\*100403\*

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

USE BLACK INK ONLY - DO NOT HIGHLIGHT

**\*\*YOU MAY FILE THIS FORM ONLINE AT [www.nvsilverflume.gov](http://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 <b>20190267780-82</b>
	Filing Date and Time <b>06/24/2019 8:06 AM</b>
	Entity Number <b>LLC6318-2000</b>

(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)**

<b>CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW</b>		<b>NRS 76.020 Exemption Codes</b>	
<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.
<b>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.</b>			
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 ManagMem  
Revised: 7-1-17

**WAC20-0004  
EXHIBIT H**

# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

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

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

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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

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

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

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

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

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

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

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

9. Utilities:

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

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

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

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

--

10. Community Services (provided and nearest facility):

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

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

1. What is the purpose of the grading?

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

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

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

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

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

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

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

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

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

11. Are you planning any berms?

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

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

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

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

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

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

--

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

--

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

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

*Attachment A: Project Description*



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

Prepared for  
Fish Springs Ranch Solar LLC

Prepared by  
Dudek

December 2020

**PROJECT DESCRIPTION**  
**FISH SPRINGS RANCH SOLAR ENERGY CENTER**

Prepared for

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

Prepared by

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

December 2020

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## **SUP AMENDMENT INTRODUCTION**

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

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

## **PROJECT MODIFICATION SUMMARY**

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

## PROJECT DESCRIPTION (UPDATED TEXT IN UNDERLINE)

### Summary

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

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

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

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

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

## Background

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

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

## Proposed Project Location

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

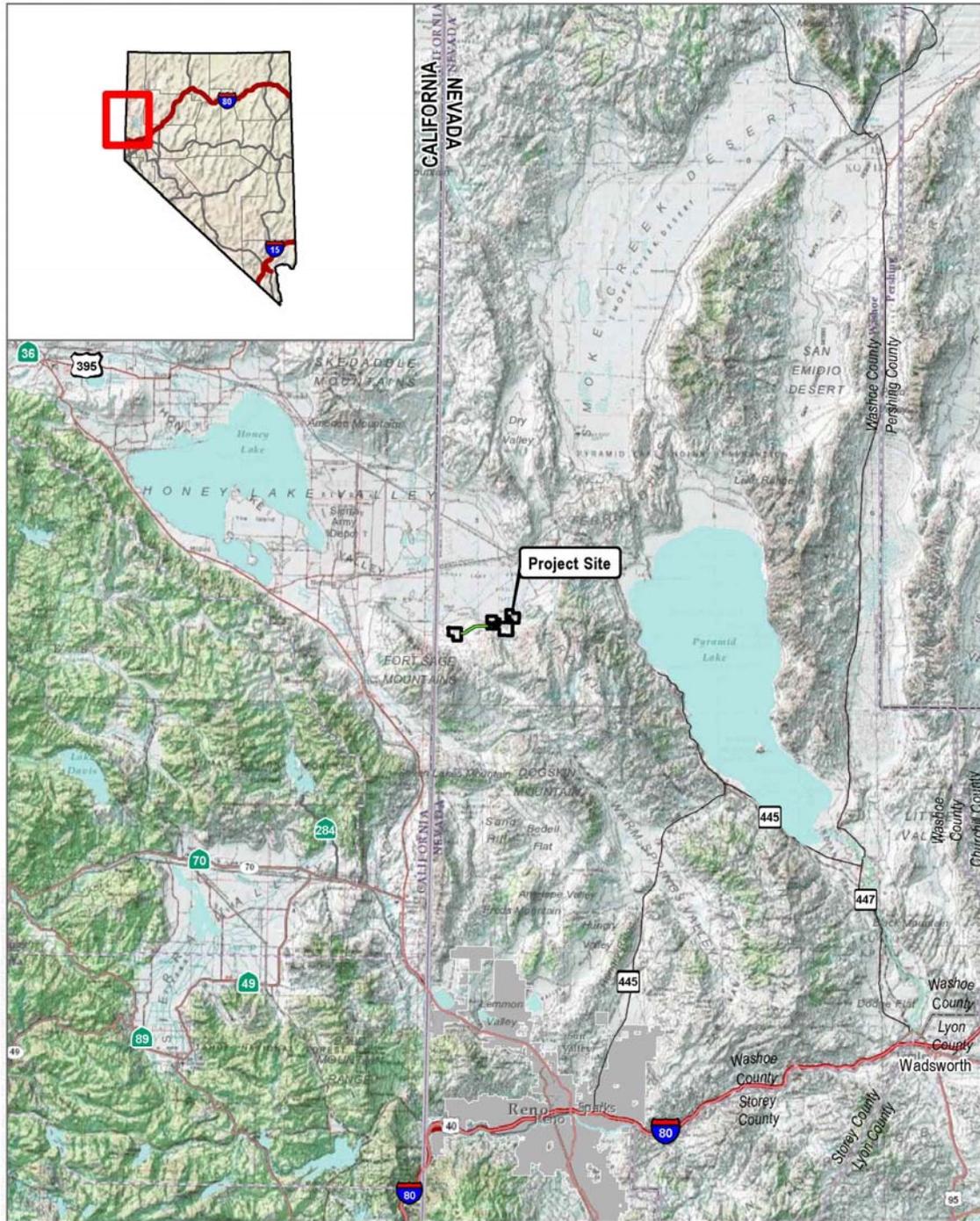
The FSRSEC is generally located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, approximately 5.5 miles east of the California/Nevada border, and 12 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is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

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

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

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

Figure 1. Regional Location



SOURCE: ESRI 2020



FIGURE 1

Regional Location

Fish Springs Ranch Solar Energy Center Project

Figure 2. Project Overview

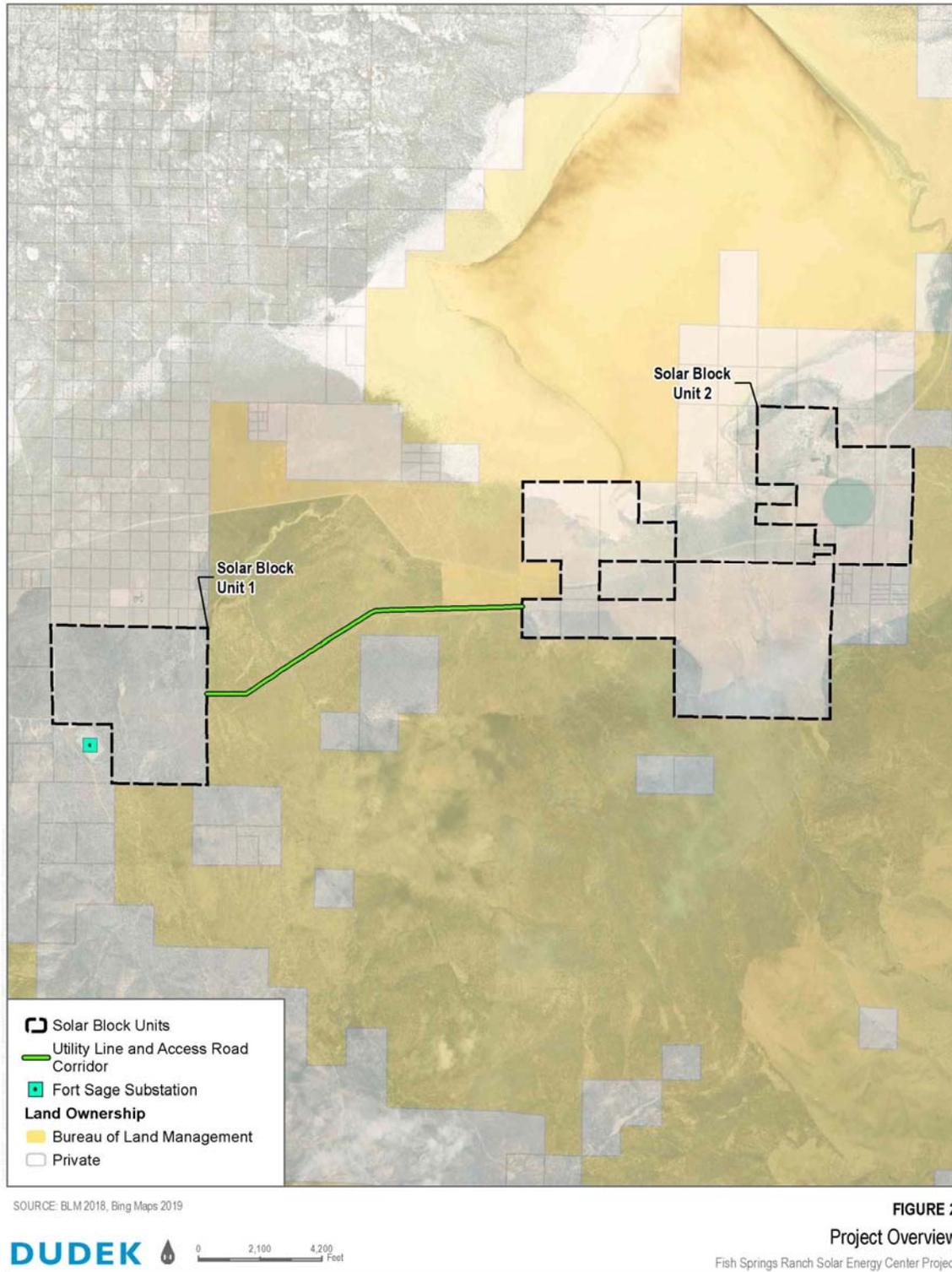
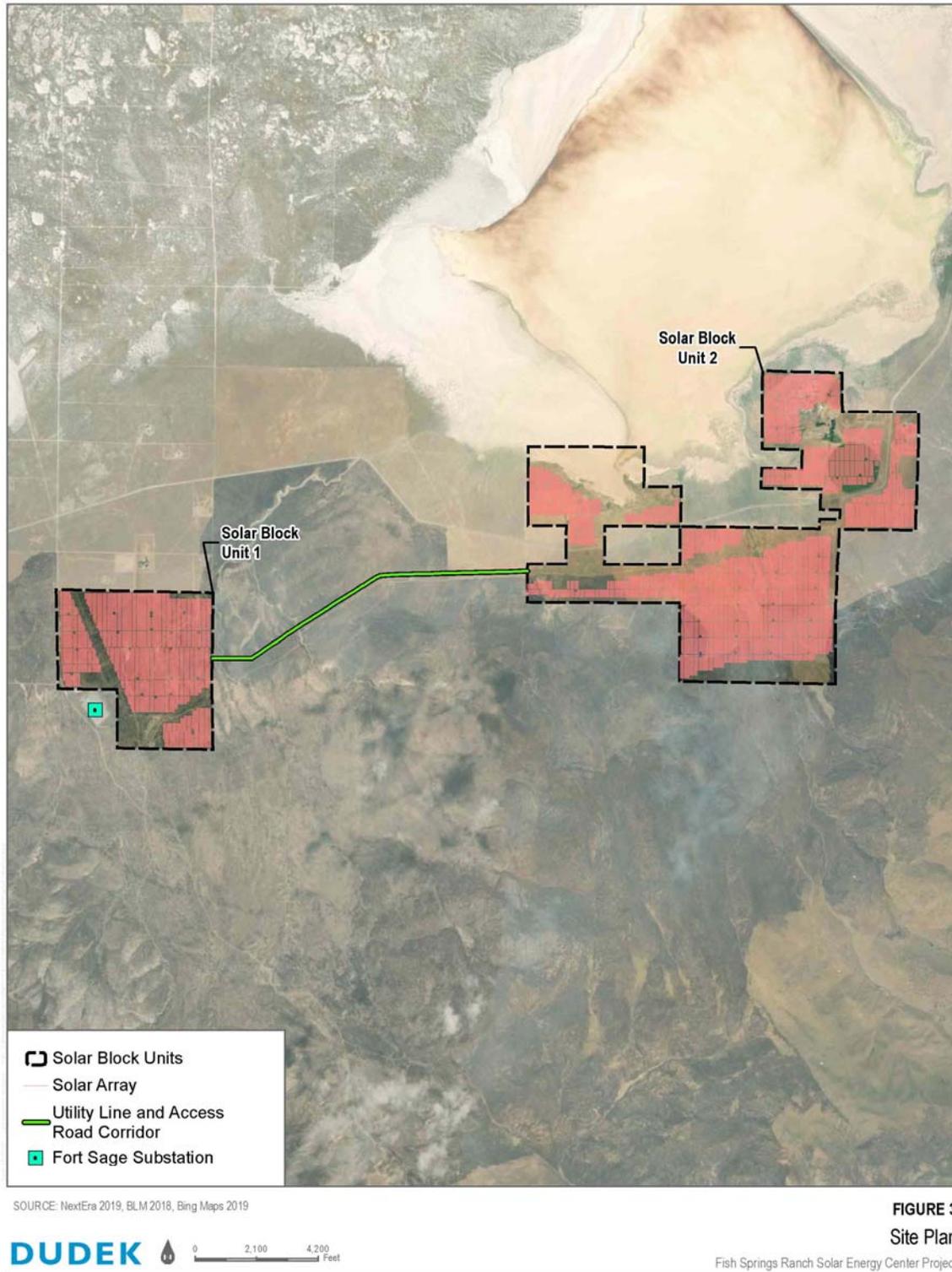


Figure 3. Preliminary Site Plan for Full Buildout



## Setting

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

### Land Use and Zoning

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

**Table 1.** Project Site Existing Land Use and Zoning District

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

Source: Washoe County Community Services Department 2016.

## Project Components

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

### Solar Energy Generation System

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

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

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

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

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

### **On-Site Substation**

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

**Gen-Tie Line / Substation Interconnect**

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

**On-site Energy Storage System**

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

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

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

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

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

## **Utility Lines**

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

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

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

## **Ancillary Facilities**

### **Access**

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

**Signage**

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

**Fencing, Gates, and Lighting**

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

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

**Construction*****Schedule for Construction***

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

***Traffic During Construction***

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

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

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

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

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

### ***Construction Details and Grading***

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

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

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

### ***Water Use***

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

### ***On-Site Electrical Distribution***

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

### **Operation**

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

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

### **Decommissioning**

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

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

***Attachment B: Proof of Property Tax Payment***

Washoe County Treasurer  
 Tammi Davis

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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
<a href="#">2019</a>	\$8.75	\$8.75	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$9.44	\$9.44	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$9.99	\$9.99	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$9.52	\$9.52	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$9.28	\$9.28	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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**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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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
<a href="#">2019</a>	\$2.92	\$2.92	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$2.79	\$2.79	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$2.68	\$2.68	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2.61	\$2.61	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$2.60	\$2.60	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	0	\$0.00		

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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

**Taxing District:**  
 9000

**SITUS:**  
 0 UNSPECIFIED  
 WCTY NV

**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
<a href="#">2019</a>	\$7.21	\$7.21	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$7.18	\$7.18	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$6.89	\$6.89	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$6.72	\$6.72	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$6.84	\$6.84	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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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

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

**SITUS:**  
 0 FISH SPRINGS RD  
 WCTY NV

**Taxing District:**  
 9000

**Geo CD:**

Legal Description  
 SubdivisionName \_UNSPECIFIED Range 18 Township 26 Lot 1

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$15.18	\$15.18	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$15.07	\$15.07	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$14.46	\$14.46	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$14.09	\$14.09	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$14.36	\$14.36	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	0	\$0.00		

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Parcel ID	Status	Last Update
07404057	Active	1/13/2020 2:08:57 AM
<p><b>Current Owner:</b>                  FISH SPRINGS RANCH LLC                   3480 GS RICHARDS BLVD STE 101                  CARSON CITY, NV 89703-8442</p> <p><b>Taxing District:</b>                  9000</p>		
<p><b>SITUS:</b>                  0 FISH SPRINGS RD                  WCTY NV</p> <p><b>Geo CD:</b></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
<a href="#">2019</a>	\$1.44	\$1.44	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$1.52	\$1.52	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$1.46	\$1.46	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1.42	\$1.42	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$1.42	\$1.42	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	0	\$0.00		

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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
<a href="#">2019</a>	\$29.94	\$29.94	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$29.66	\$29.66	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$29.23	\$29.23	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$28.49	\$28.49	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$28.43	\$28.43	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	0	\$0.00		

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Parcel ID	Status	Last Update
07404061	Active	1/13/2020 2:08:57 AM
<p><b>Current Owner:</b>                  FISH SPRINGS RANCH LLC                   3480 GS RICHARDS BLVD STE 101                  CARSON CITY, NV 89703-8442</p> <p><b>Taxing District:</b>                  9000</p>		
<p><b>SITUS:</b>                  0 RAINBOW WAY                  WCTY NV</p> <p><b>Geo CD:</b></p>		
<p>Legal Description                  Township 26 Section 33 Range 18 SubdivisionName _UNSPECIFIED Lot 2 Block</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
<a href="#">2019</a>	\$52.15	\$52.15	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$56.35	\$56.35	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$59.55	\$59.55	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$56.74	\$56.74	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$55.12	\$55.12	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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**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
<a href="#">2019</a>	\$5.21	\$5.21	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$5.57	\$5.57	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$5.90	\$5.90	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$20.02	\$20.02	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$19.98	\$19.98	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

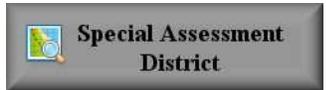
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**WASHOE COUNTY TREASURER**

**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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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
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  
 3480 GS RICHARDS BLVD STE 101  
 CARSON CITY, NV 89703-8442

**SITUS:**  
 73570 FISH SPRINGS RD

**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
<a href="#">2019</a>	\$57.63	\$57.63	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$62.30	\$62.30	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$65.79	\$65.79	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$60.02	\$60.02	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$60.21	\$60.21	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07407072	Active	1/13/2020 2:08:57 AM

**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
<a href="#">2019</a>	\$1,630.14	\$1,630.14	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$1,602.20	\$1,602.20	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$1,628.94	\$1,628.94	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1,735.98	\$1,735.98	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$1,739.36	\$1,739.36	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

**Washoe County Parcel Information**

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

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

**SITUS:**  
 73955 FISH SPRINGS RD  
 WCTY NV

**Taxing District:**  
 9000

**Geo CD:**

Legal Description  
 SubdivisionName \_UNSPECIFIED Township 26 Lot A Range 19

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$4,535.43	\$4,535.43	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$4,496.21	\$4,496.21	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$4,543.68	\$4,543.68	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$4,592.13	\$4,592.13	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$4,582.96	\$4,582.96	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

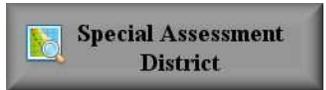
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Collection Cart	0	\$0.00		

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07407074	Active	1/13/2020 2:08:57 AM

**Current Owner:**  
 FISH SPRINGS RANCH LLC

**SITUS:**  
 73635 FISH SPRINGS RD

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

**Taxing District**  
 9000

**Geo CD:**

Legal Description

Township 26 SubdivisionName \_UNSPECIFIED Range 19 Lot B

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$56.86	\$56.86	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$49.36	\$49.36	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$31.42	\$31.42	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$23.32	\$23.32	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$13.75	\$13.75	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
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
<a href="#">2019</a>	\$2.59	\$2.59	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$2.73	\$2.73	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2.55	\$2.55	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
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
<a href="#">2019</a>	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$1.06	\$1.06	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
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

**Taxing District:**  
 9000

**SITUS:**  
 0 UNSPECIFIED  
 WCTY NV

**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
<a href="#">2019</a>	\$0.63	\$0.63	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$0.67	\$0.67	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$0.64	\$0.64	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$0.62	\$0.62	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.62	\$0.62	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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Collection Cart	0	\$0.00		

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07442015	Active	1/13/2020 2:08:57 AM

**Current Owner:**  
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 3480 GS RICHARDS BLVD STE 101  
 CARSON CITY, NV 89703-8442

**SITUS:**  
 0 FISH SPRINGS RD  
 WCTY NV

**Taxing District:**  
 9000

**Geo CD:**

Legal Description  
 Range 19 SubdivisionName \_UNSPECIFIED Township 26 Section 29

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$3.46	\$3.46	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$3.47	\$3.47	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$3.33	\$3.33	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$3.25	\$3.25	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$3.30	\$3.30	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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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
<a href="#">2019</a>	\$7.02	\$7.02	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$6.98	\$6.98	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$6.70	\$6.70	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$6.53	\$6.53	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$6.66	\$6.66	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

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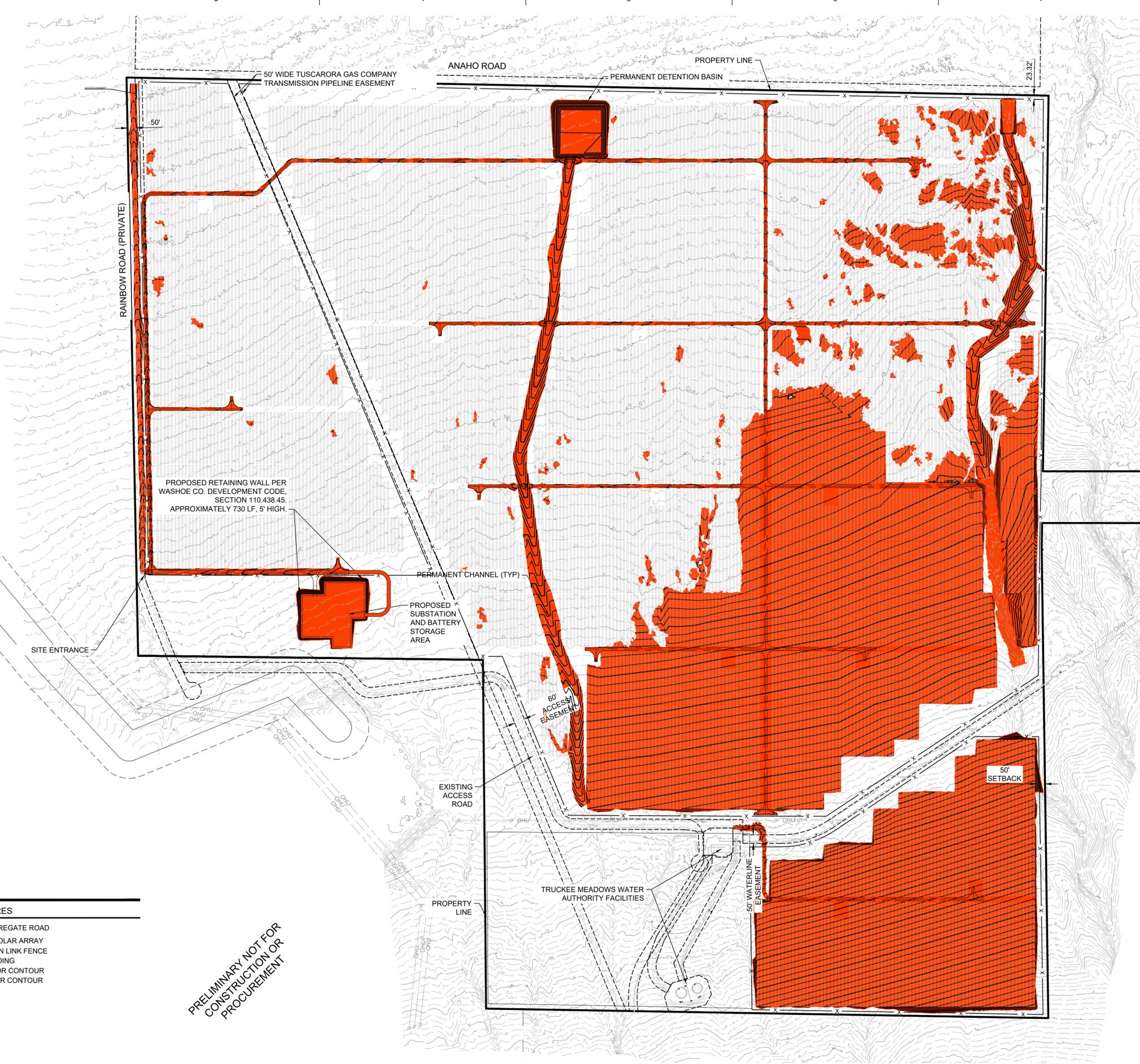
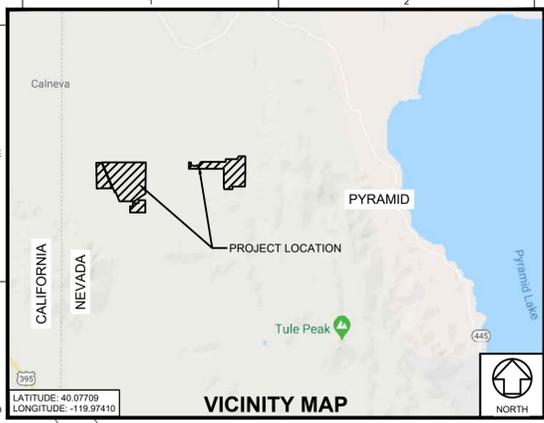
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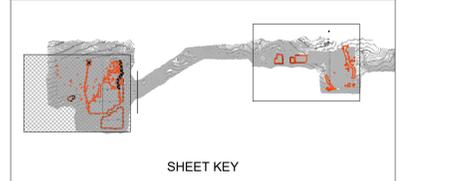
*Attachment C: Site Plans*



**EARTHWORK VOLUMES (TOTAL FOR EAST AND WEST)**

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

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



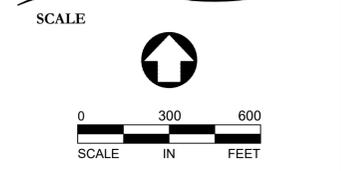
**LEGEND**

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

**PRELIMINARY NOT FOR CONSTRUCTION OR PROCUREMENT**



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



#	DATE	DESCRIPTION



DRAWN BY  
**CB**

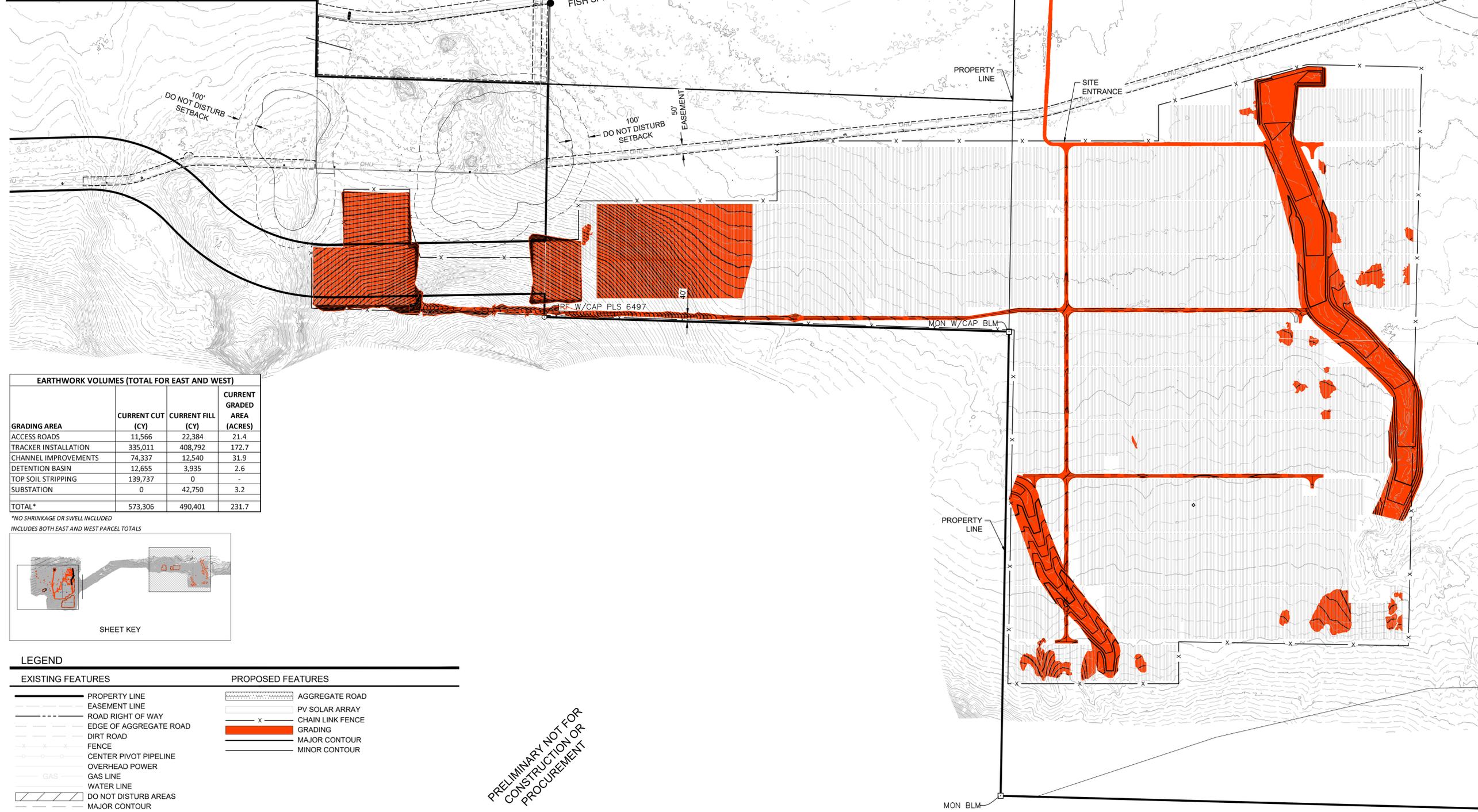
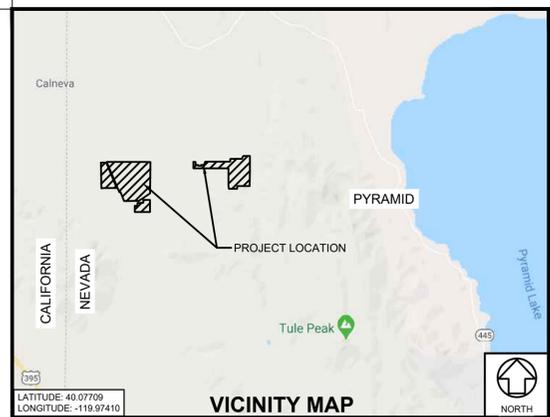
CHECKED BY  
**NW**

DATE  
**12.11.20**

PROJECT #  
**2020-134.1**

SHEET NAME  
**WEST GRADING PLAN**  
SHEET NUMBER  
**C300**

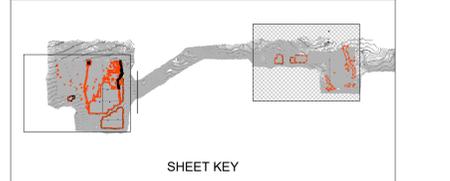
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**EARTHWORK VOLUMES (TOTAL FOR EAST AND WEST)**

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

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



**LEGEND**

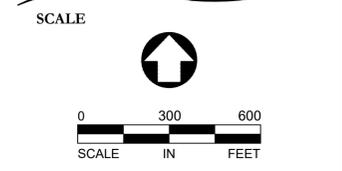
EXISTING FEATURES	PROPOSED FEATURES
— PROPERTY LINE	— AGGREGATE ROAD
- - - EASEMENT LINE	— PV SOLAR ARRAY
— ROAD RIGHT OF WAY	- x - CHAIN LINK FENCE
- - - EDGE OF AGGREGATE ROAD	— GRADING
— DIRT ROAD	— MAJOR CONTOUR
- x - FENCE	— MINOR CONTOUR
— CENTER PIVOT PIPELINE	
— OVERHEAD POWER	
— GAS LINE	
—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

PRELIMINARY NOT FOR CONSTRUCTION OR PROCUREMENT



CLIENT  
**BLATTNER ENERGY**

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



#	DATE	DESCRIPTION



DRAWN BY  
**CB**

CHECKED BY  
**NW**

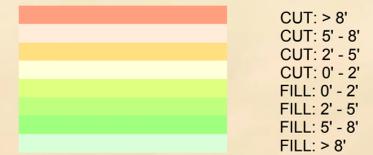
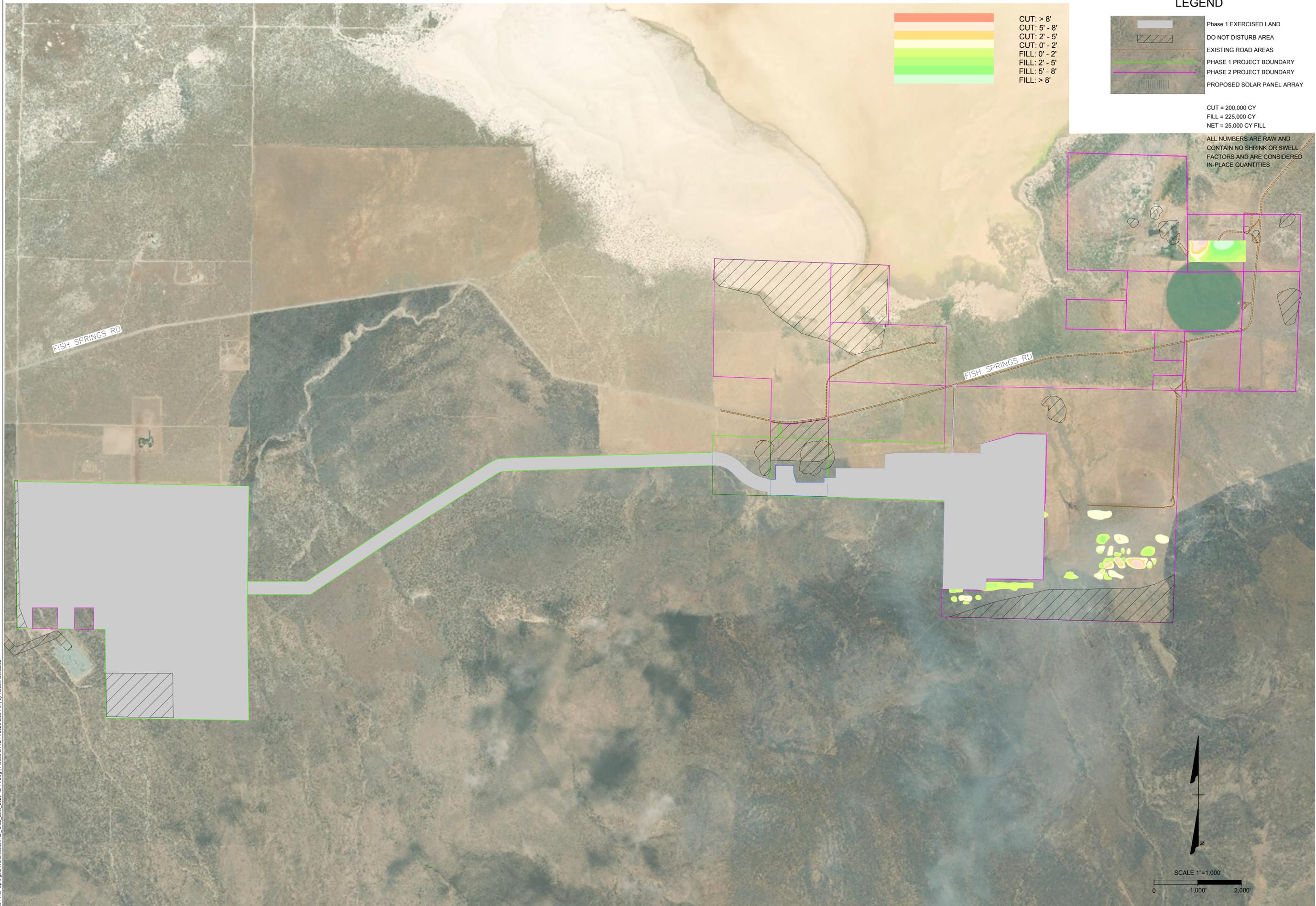
DATE  
**12.11.20**

PROJECT #  
**2020-134.1**

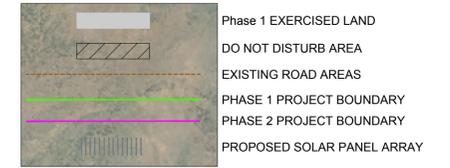
SHEET NAME  
**EAST GRADING PLAN**  
SHEET NUMBER  
**C301**

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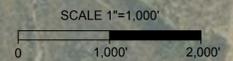


CUT: > 8'  
 CUT: 5' - 8'  
 CUT: 2' - 5'  
 CUT: 0' - 2'  
 FILL: 0' - 2'  
 FILL: 2' - 5'  
 FILL: 5' - 8'  
 FILL: > 8'



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

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



**TIMMONS GROUP**  
 YOUR VISION. ACQUIRED THROUGH OURS.  
 THIS DRAWING PREPARED AT THE  
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 TEL: 469.810.0230 FAX: 972.378.6866  
 www.timmons.com

**NEXTERA ENERGY RESOURCES**

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

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

SEAL:  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

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#	MM/DD/YY	DESCRIPTION

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

SCALE: 1"=1,000'  
 SHEET NUMBER: **WAC25-0004**  
**EXHIBIT H**