DODGE FLAT SOLAR, LLC

MEMORANDUM

To:	Roger Pelham, Washoe County Planning and Development
From:	Frank Johnson, McCarthy, on behalf of Dodge Flat Solar, LLC
Subject:	Amendment of Conditions Application Package for the Dodge Flat Solar Project
Date:	October 9, 2020
cc:	Eric Koster, Next Era Energy Resources Kathleen Campanella, Next Era Energy Resources
Attachment(s):	Attachment A: Updated Project Description and Figure (updated text in underline) Attachment B: Proof of Property Tax Payment Attachment C: Site Specific Plans

Dear Mr. Pelham,

Enclosed is the Amendment of Conditions (AoC) Application Package for the Dodge Flat Solar Project in Washoe County, Nevada. Table 1, Application Submittal Requirements, has been provided to demonstrate applicability of submittal requirements and current submittal status. 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.

Table 1
Development Application Submittal Requirements

No.	*Submittal Requirements*	*Applicable (Y/N)*	*Status /Rationale (If Applicable)*
1	**Fees:** See Master Fee Schedule. Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.	Y	A check in the amount of $1,341.60 is made payable to Washoe County and enclosed per the Master Fee Schedule.

2	**Development Application:** A completed Washoe County Development Application form.	Y	Enclosed (see Amendment of Condition Application)
3	**Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.	Y	Enclosed (see Amendment of Condition Application)
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.	Y	Enclosed (see Amendment of Condition Application Attachment B)
5	**Application Materials:** The completed Amendment of Conditions Application materials.	Y	Enclosed (see Amendment of Condition Application, including updated Site Plans)
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 and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements. d. Show locations of parking, landscaping, signage and lighting.	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)
7	**Application Map Specifications:** Map to be drawn using 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 values shall be	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)

	clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.		
15	**Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.	Y	Enclosed (see Amendment of Condition Application, Attachment C: Site Plan Specifications)
16	**Packets:** Three (3) packets and a flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include 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.	Y	Enclosed (3 packets are provided)

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 Development and/or Engineering and Capital Projects.

(iii) All oversized maps and plans must be folded to a 9" x 12" size.

(iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).

(v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project**. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**

(vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to

determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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

Washoe County Development Application

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

Project Information **Staff Assigned Case No.:** _____

Project Name: Dodge Flat Solar Energy Center (DFSEC)

Project Description: Approximately 200-megawatt (MW) photovoltaic (PV) solar generation facility, substation, energy storage facility, and switching station.

Project Address: 2505 State Route 447, Nevada

Project Area (acres or square feet): Approximately 1,599 acres total

Project Location (with point of reference to major cross streets **AND** area locator):

Olinghouse Road, just west of SR-447; Latitude/Longitude 39°39'31N / 119°20'53"W

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Please see attached sheet. 079-150-29	600	079-180-16	499
079-150-11	480	079-150-45, -50, -06, -57, -17	<1

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). W0007-19, VA0007-21, WSUP17-0021, WADMIN17-0010, WAC19-0004

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: Dodge Flat Solar, LLC		Name: Dudek	
Address: 700 Universe Blvd, Juno Beach, FL		Address: 605 Third Street, Encinitas, CA	
	Zip:		Zip: 92024
Phone: (561)304-5622	Fax: 33408	Phone: 760.942.5147	Fax: 760632016
Email: anthony.pedroni@nexteraenergy.com		Email: dhochart@dudek.com	
Cell:	Other:	Cell: 760.415.2864	Other:
Contact Person: Anthony Pedroni		Contact Person: David Hochart	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Dodge Flat Solar, LLC		Name: Dodge Flat Solar, LLC	
Address: 700 Universe Blvd, Juno Beach, FL		Address: 949 Twilight Peak Ave, Henderson, NV	
	Zip: 33408		Zip: 89012
Phone: (561) 694-3854	Fax:	Phone: 702-335-2849	Fax:
Email: Kathleen.Campanella@nexteraenergy.com		Email: eric.koster@nee.com	
Cell:	Other:	Cell:	Other:
Contact Person: Kathleen Campanella		Contact Person: Eric Koster	

For Office Use Only

Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Dodge Flat Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 019-150-29. 019-150-11, 019-180-14. 019-180-16

Printed Name Matthew S. Handel

Signed _____

Address 700 Universe Blvd.
Juno Beach, FL 33408

Subscribed and sworn to before me this 1 day of OCTOBER, 2020.

_____
Notary Public in and for said county and state

My commission expires: 6/25/23

(Notary Stamp)

TAMIKO FOSTER
MY COMMISSION # GG 305952
EXPIRES: June 25, 2023
Bonded Thru Notary Public Underwriters

*Owner refers to the following: (Please mark appropriate box.)

- ☐ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

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)**.

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 solar arrays and civil design, resulting in the following modifications: 1) final site topography has increased grading requirements. Approximately 671 acres of the site now require grading, resulting in 774,295 cubic yards of cut and 672,645 cubic yards of fill; 2) On-site CONEX boxes increased to 10 during construction and remains at up to 5 during operation; 3) The primary access road would be increased from 20 to 24 feet wide, compacted base; and 4) internal access roads will vary between 16 and 24 feet depending on construction and operations needs.

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.

Granting the modifications described above would not result in impacts to public health, safety, or welfare. Modifications are proposed to improve constructibility and drainage. The amendment described is limited to addressing final engineering requirements and would not change the findings or impact analysis included in the environmental analysis. Daily quality control measures will be taken during grading to ensure grading does not go passed boundaries (areas will be marked and a quality control member will fill out daily report of areas graded).

Dodge Flat Solar Energy Center Parcels

Assessor's Parcel No. (s):	**Parcel Acreage**
Existing Parcels	
079-150-29	600
079-150-11	480
079-180-16	499
079-150-06, -17, -45, -50, -57	<1
Additional Parcels	
079-150-56	40
084-291-38	108
084-040-08	633
084-040-09	789
084-040-06	633
079-150-47	284

Special Use Permit Application
Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Dodge Flat Solar is a proposed 200-megawatt (MW) (approximate) photovoltaic solar generation facility, substation, switchyard, energy storage facility, and operations and maintenance building. The proposed project is located in the Truckee Canyon Planning Area and, per the Truckee Canyon Regulatory Zone Map, is located entirely within a General Rural (GR) zone. Renewable generation facilities are allowed in the GR zone with the approval of a Special Use Permit.

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.)

Please see the site plan attached to this application.

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

The proposed project is intended to be constructed in a single phase.

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?

The project does not include uses associated with horse facilities.

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

The Dodge Flat Solar facility will provide a reliable local and regional source of power, producing around 500,000 megawatt-hours of clean, emissions-free power each year. Compared to Nevada's current average power emissions, this project will allow for the reduction of around 265,000 tons of carbon dioxide annually. By locating the project near a State Highway, and directly adjacent to existing transmission lines, the project can be built with minimal additional infrastructure, minimizing additional property impacts and emissions during construction.

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

Surrounding lands include public lands managed by the Bureau of Land Management (BLM) and lands within with Pyramid Lake Indian Reservation managed by the Pyramid Lake Tribal Council. All lands surrounding the study area are designated "Rural" within the Washoe County Master Plan (WCMP) (Washoe County 2012). In the Truckee Canyon Area Plan (TCAP), surrounding lands are currently assessed as "Undeveloped" (Public Lands), "Industrial" (Reservation), and other private lands include a mix of "Low Density Rural," "Medium Density Suburban," "Vacant-Minor Improvements Common Area," and "Agricultural" (Washoe County 2012). The construction of solar generation facilities is considered to be consistent with the existing land use and zoning, and is not anticipated to have any adverse impacts or effects on these neighboring properties.

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.

It is being proposed that 774,295 cubic yards of materials will be excavated on site.

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.)

❑ Yes	■ No

9. Utilities:

a. Sewer Service	No service available
b. Electrical Service	NV Energy, et al
c. Telephone Service	No service available
d. LPG or Natural Gas Service	No service available
e. Solid Waste Disposal Service	Washoe County Solid Waste Management
f. Cable Television Service	No service available
g. Water Service	No service available

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 #	85241,85242, 85243	acre-feet per year	1428
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).

Due to the proposed use, zoning, and existing terrain, no visual mitigation has been proposed, and would not be appropriate for the solar generation facility.

10. Community Services (provided and nearest facility):

a. Fire Station	Femley Volunteer Fire Department, 165 E Main Street, Femley, NV 89408
b. Health Care Facility	Renown Medical Group, Femley 1343 Newlands Drive, W Femley, NV 89408
c. Elementary School	Natchez Elementary School, 1 Hwy 447, Wadsworth, NV 89442
d. Middle School	Femley Intermediate School, 320 Hwy 95A South, Femley, NV 89408
e. High School	Femley High School, 1300 US Highway 95A South, Femley NV 89408
f. Parks	In Town Skate Park, South Center St., Femley, NV 89408
g. Library	Femley Branch Library, 575 Silver Lace Blvd, Femley, NV 89408
h. Citifare Bus Stop	Nearby Wadsworth and Femley do not operate a city bus system

Special Use Permit Application
for Grading
Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

Because the proposed project site is fairly level, grading is expected to be limited to only certain portions of the site, especially for the construction of roads and inverter pads and areas of steep topography. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment (see attached grading plans).

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

It is being proposed that 774,295 cubic yards of materials will be excavated on site.

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

It is anticipated that approximately 1,200 acres of the site will be disturbed to support

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

No export or import of material is anticipated with the proposed project.

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

A Special Use Permit is required for the following: Grading projects excavating over 1,000 cubic yards; Importing more than 5,000 cubic yards of fill; Disturbing more than 25,000 square feet; Placing more than 1,000 cubic yards of fill in a flood hazard area; Constructing a permanent earthen structure over 4.5 feet high.

The project is anticipated to have approximately 774,295 cubic yards of cut and approximately 672,645 cubic yards of fill (see attached grading plans).

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.)

The north central portion of the project boundary has been historically disturbed by mining operations and is currently primarily unvegetated. The mining activity included extensive modifications of the landscape. The activities included the construction of roads, ditches, channels, pits and berms to reroute water around the mine site or isolate it in bermed areas. Some of the modifications still exist in original condition at the what appears to be a "reclaimed" portion of the mining area (presumably the quarry and ore processing area) and some have been left in place and/or failed over time, resulting in a large portion of the northcentral section of the project boundary draining into, and terminating at the bermed reclaimed mining area (bermed pits)

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

Yes, the attached plan represents all grading areas.

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

The project site will be visible from sections of Highway 447 and Olinghouse Road located adjacent to the project site. The town of Wadsworth is the closest town to the project site and would not have views of the project site due to intervening topography.

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)?

Access to the project site is readily available from Olinghouse Road and Canton Road. Olinghouse Road and the southern auxiliary access route consist of improved gravel roads that are being maintained. No new access driveways are proposed that would result in new access to additional neighboring properties. Should the Wadsworth Bypass be approved by Nevada Department of Transportation and constructed prior to the Dodge Flat Energy Center, the Bypass would serve as the primary route of access, connecting to Olinghouse Road.

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?

Cut and fill areas are not anticipated to exceed 1:1 ratio. A stormwater pollution prevention plan (SWPPP) has been prepared to address stormwater quality during construction-related activities, and a design-level SQMP will be submitted to Washoe County at a later date as part of final grading permit approvals, in compliance with Article 421 of the Washoe County Development Code (Storm Water Discharge Program) (see Attachment D2 (Stormwater Quality Management Plan)).

11. Are you planning any berms?

Yes	No X	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)?

No retaining walls are proposed for the project. The topography of the project site is

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

Due to the proposed use, zoning, and existing terrain, no visual mitigation has been proposed, and would not be appropriate for the solar generation facility.

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

Site improvements will not require the removal of any trees.

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?

A revegetation plan and associated seed mix has been prepared and reviewed/approved by Washoe Storey Conservation District. All construction roads and unpaved operation and maintenance site roads will be stabilized with a nontoxic soil stabilizer

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

Due to the proposed use, zoning, and existing terrain, no landscaping has been proposed, and would not be appropriate for the solar generation facility.

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

A revegetation plan and associated seed mix was prepared and has been reviewed/approved by Washoe Storey Conservation District.

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

Yes	No X	If yes, please attach a copy.

Attachment A: Updated Project Description

Project Description
Dodge Flat Solar Energy Center

SUP AMENDMENT INTRODUCTION

Washoe County (County) granted Dodge Flat Solar LLC (DFS) approval with conditions for Special Use Permit (SUP) (WSUP17-0021) for the construction and operation of the Dodge Flat Solar Energy Center (DFSEC) project in Washoe County on February 8, 2018. An Amendment of Conditions was subsequently approved on November 5, 2019 to address project changes. Project development and design has advanced since the SUP Amendment of Conditions was approved, resulting in modifications to the site plan presented in the original SUP and Amendment of Conditions. 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 DFSEC updated to incorporate the project modifications. The updated SUP Project Description below presents the updated text with an underline.

As part of the SUP Amendment review process, Washoe County will accept comments regarding the proposed project modifications only. All DFSEC components that were approved as part of the WSUP17-0021 and WAC19-0004 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 solar arrays and civil design, resulting in the following modifications: 1) final site topography has increased grading requirements. Approximately 671 acres of the site now require grading, resulting in 774,295 cubic yards of cut and 672,645 cubic yards of fill; 2) On-site CONEX boxes increased to 10 during construction and remains at up to 5 during operation; 3) The primary access road would be increased from 20 to 24 feet wide, compacted base; and 4) internal access roads will vary between 16 and 24 feet depending on construction and operations needs.

PROJECT DESCRIPTION (UPDATED TEXT IN UNDERLINE)

Summary

The proposed Dodge Flat Solar Energy Center (DFSEC) represents the "proposed project" for purposes of this project description. The proposed project is proposed by Dodge Flat Solar, LLC (the Applicant). This solar generation and energy storage project will connect to an existing 345-kilovolt (kV) transmission line that crosses over the subject property via a proposed new substation and switching station located on site. Dodge Flat Solar, LLC will construct and operate all facilities

proposed with the exception of the switching station that would be constructed and operated by NV Energy (NVE).

Washoe County (County) granted Dodge Flat Solar LLC approval with conditions for Special use Permit (SUP) WSUP17-0021 for the construction and operation of the DFSEC project in Washoe County on February 8, 2018. An Amendment of Conditions was subsequently approved on November 5, 2019 to address project changes. Project development and design has advanced since the SUP was approved, resulting in modifications to the project design which are detailed below. As directed by the County, these changes will be considered an Amendment of Conditions to the SUP.

The two access road/utility crossings on BLM lands and two segments of the Southern Access Utility Road that cross BLM lands were the subject of the *Dodge Flat Utility and Road Crossing Project Environmental Assessment* processed by the BLM Sierra Front Field Office (DOI-BLM-NV-C020-2019-0017-EA). The BLM concluded that impacts associated with the proposed road/utility crossings and use of the existing access road on public lands would not be significant and signed a Finding of No Significant Impact on August 29, 2019.

Proposed Project Description

The Applicant proposes to construct and operate the proposed project on properties consisting of approximately 1,599 acres in total. Approximately 1,200 acres of the subject property are proposed to be fenced and developed to produce approximately 500,000 megawatt-hours (MWhs) of renewable energy annually. The proposed solar and energy storage project would be a 200-megawatt (MW) alternating current (AC) photovoltaic (PV) solar energy and storage facility with associated on-site substation, inverters, fencing, roads, and supervisory control and data acquisition (SCADA) system. The proposed project would include a 200 MW AC maximum capacity battery system. The proposed project also would include a 345 kV overhead generation interconnection.

Proposed Project Location

The proposed project site is situated in Section 23, Township 21 North, Range 23 West; Section 25, Township 21 North, Range 23 West; Section 31, Township 21 North, Range 24 West; M.D.B. & M. It is found on the Wadsworth, Nevada U.S. Geological Survey (USGS) 7.5-topographic quadrangle at approximately latitude/longitude 39°39'31N/119°20'53"W. The proposed project site is located west of the intersection of State Route (SR-) 447 and Olinghouse Road, approximately 3.5 miles northeast of the town of Wadsworth, in unincorporated Washoe County, Nevada.

Proposed Project Setting

The location of the proposed project has been selected because of its proximity to the existing high-voltage transmission corridor; the fact that the land is currently encumbered by existing transmission facilities, pipeline facilities, and roadways; the site was previously disturbed by mining activities; the site has nearby access to existing roads reducing the need for new roads; and the site is in an area with excellent solar irradiance. The proposed project site is generally flat with only an approximately 2%–3% gradient overall (a portion of rugged and mountainous terrain at the northeast corner of the subject property has been excluded from the proposed development area, and is not be considered for development at this time). The site generally slopes from west to the east, with elevations of the proposed development being approximately 4,176 to 4,479 feet above mean sea level.

Locally, the proposed project would be accessed via two potential access routes (1) SR-447 and Olinghouse Road, via access road easements issued by the Pyramid Lake Paiute Tribe to the site and (2) Southern Access Utility Road. Access route (1) is included in the current SUP. The Southern Access Utility Road (2) would be accessed via Interstate 80 (I-80) to Canon Road. The Southern Access Utility Road crosses private lands and two segments of public lands managed by the BLM. The two segments that cross BLM lands are included in the ROW request that was the subject of the Environmental Assessment processed and approved by BLM's Sierra Front Field Office. The existing road is currently used to access nearby mining operations, a natural gas line and associated facilities, and private lands. The existing dirt road is approximately 20 feet wide and the segments on BLM-managed lands are a total length of 0.5 mile (1.2 acres).

The DFSEC site plan used for the SUP application included two small access road/utility line crossing ROWs on BLM lands for connecting the solar facilities on non-contiguous private parcels (Parcels 079-150-45 and 079-150-06). The permanent and temporary ROWs associated with the utility crossings and associated access would measure approximately 100 feet wide by 100 feet long, aggregating approximately 0.44 acres on BLM-administered public lands. The ROWs requested from the BLM were the subject of the Environmental Assessment that was processed and approved by BLM's Sierra Front Field Office.

The north-central portion of the proposed project site has been historically disturbed by mining operations and is currently primarily unvegetated or contains a low cover of non-native plant species. The mining activity included extensive modifications of the alluvial landscape to control the hydrology of the site. The activities included the construction of roads, ditches, channels, pits, and berms to reroute water around the mine site or isolate it in bermed areas. Some of the modifications still exist in their original condition at what appears to be a "reclaimed" portion of the mining area (presumably the quarry and ore processing area) and some have been left in place

and/or failed over time, resulting in a large portion of the north-central section of the study area draining into, and terminating at the bermed reclaimed mining area (bermed pits). The remaining proposed project site is vacant and mostly undisturbed with a land cover of native vegetation. Disturbances within the study area include the previously mentioned historical mining activities and uses ancillary to the mining operations, dirt roads, berms, channels, pits, and power lines, as well as small trash dumps, recreational off-road vehicle dirt tracks, and other signs of recent and ongoing human disturbance. One area in the northern section of the proposed project site appears to have been revegetated as evidenced by differing vegetation composition and relic irrigation piping.

The proposed project site has three identified groundwater wells on site in various conditions from prior activities. Each of these wells have production potential and are potentially ideal for use as a water source for proposed project construction and operation. Improvements to the wells, such as new pumps or drilling of replacement wells, may be necessary.

Electricity needed for DFSEC construction and substation backup power would be delivered by a modified distribution line from the existing Wadsworth Substation (see On-Site Electrical Distribution section below). Please reference Figure 1: Site Distribution Line and sheet EV-1 of the *Dodge Flat SUP Preliminary Layout Package 09-07-19* (Attachment C) for location information. If a distribution line cannot be run for some reason, diesel or propane generators would be used for backup power.

Existing land uses and Land Use Zoning Districts on and adjacent to the proposed project site are listed in Table 1.

Table 1
Proposed Project Existing Land Use and Land Use Zoning District

Location	Existing Land Use	Land Use Zoning District
Proposed Project Site	Vacant	GR (General Rural)
On-Site Substation	Vacant	GR (General Rural)
North	Vacant	GR (General Rural)
South	Vacant	GR (General Rural)
East	Vacant	GR (General Rural)/ Pyramid Lake Reservation
West	Vacant	GR (General Rural)

Source: Truckee Canyon Regulatory Zone Map, Washoe County Community Services Department 2013.

Proposed Project Characteristics

The proposed project consists of the following components:

- Photovoltaic solar energy generation system
- On-site substation
- Energy storage system
- Ancillary facilities.

Solar Energy Generation System

The proposed project includes a 200 MW solar power-generating installation built over a 16-month period. The existing site would house all structures, including solar panels, tracking/support structures, inverters, SCADA, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter security fence. Solar energy would be captured by an array of approximately 709,000 PV panels mounted to a single-axis tracking system (Note: the final number of panels will be determined based on the selected panel manufacturer and size of the panel selected).

The high-efficiency commercially available PV panels convert incoming sunlight to direct current (DC) electrical energy (see photo to the right). 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 via an above- or

belowground 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 PV panel would either be 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 is then fed to the AC collection system via an above- or below-ground 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 and Switching Station

On-Site Substation: The proposed project's on-site 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. The footprint of the on-site substation would be approximately 5.6 acres. Additionally, a telecommunications monopole with antenna dishes would also be constructed that is anticipated to be around 110 feet tall. The on-site substation would be constructed and operated by Dodge Flat Solar, LLC.

Switching Station: A separate switching station is proposed to host the interconnection safety equipment and switches required to interconnect to the high-voltage transmission system. The open-air on-site substation and switching stations would be constructed directly adjacent to and north of the existing 345 kV transmission line crossing the proposed project. Typical 345kV A-Frame structure that would be constructed within the Switching Station footprint will be

approximately 65 feet tall and include a 10-foot tall lightning mast attached at the top of the structure resulting in a total height of 75 ft. Additionally, a telecommunications monopole with antenna dishes would also be constructed that is anticipated to be around 90 feet tall. The switching station would also have a perimeter chain link fence, which is likely to be 6 feet tall topped with 1 foot of three-strand barbed wire (7 feet, total height). The footprint of the switching station would be approximately 19.6 acres.

The combined footprint of the on-site substation and switching station would be approximately 25.2 acres.

The existing NVE 3421 Line that currently runs from East Tracy to Valmy will be folded into the proposed switching station. The line fold will consist of four (4) total structures; two (2) three-pole angle structures and two (2) three pole in-line dead-end structures. All structures range in height, up to approximately 120 feet tall (and could be taller, potentially up to 135 feet tall).

The switching station would be constructed and operated by NVE.

CONEX Boxes

Up to 10 CONEX boxes will be located on the project site during construction and up to 5 will be located on the project site during operation of the facilities. The CONEX boxes will be used for equipment and materials storage and will be removed after the solar facilities are decommissioned. The proposed location of the CONEX boxes is adjacent to the DFSEC substation and next to project trailers during construction.

Energy Storage System

Adjacent to the on-site substation, an energy storage system is proposed to provide a maximum capacity of 200 MWh. The energy storage batteries would be housed in (an) enclosure(s), and would be located on approximately 5 acres of the proposed project site. The maximum height of the enclosure(s) would be up to 25 feet. The batteries would be housed in an open-air-style racking (similar to server racking), 7 to 9 feet high. The associated inverters, transformers, and switchgear would be located immediately adjacent to the enclosure(s) on concrete pads.

The energy storage equipment would be contained in (an) enclosure(s) that would also have a fire rating in conformance with local fire authority and County standards. The equipment would also have heating, ventilation, and air conditioning (HVAC) systems for thermal management of the batteries. Power to the HVAC, lighting, etc. would be provided via a connection to the on-site station service transformer with connection lines installed above and/or below ground. The energy

storage system would be un-staffed and would have remote operational control and periodic inspections/maintenance performed as necessary.

Ancillary Facilities

Access Road

The proposed primary project access road would be 24 feet wide, composed of compacted base and would connect to Olinghouse Road. This road would connect to SR-447 and would require the improvement of approximately 1.8 miles of existing road. An easement will need to be obtained from the Pyramid Lake Paiute Tribe (PLPT) for a portion of Olinghouse Road that is located on tribal reservation lands. DFS has been coordinating with the PLTP and is in final negotiations of the access easement agreement for the approximately 0.25 mile segment of Olinghouse Road that is located on PLPT lands. While DFS expects to utilize Olinghouse as the primary access, an auxiliary access route (Southern Access Utility Road) has been identified to support site access in the event the agreement is terminated. Additionally, this route may be used to alleviate construction traffic through Wadsworth.

The proposed Southern Access Utility Road (auxiliary access road) crosses private lands and two segments of public lands managed by the BLM. The two segments that cross BLM lands are included in the ROW request that was the subject of the Environmental Assessment processed and approved by BLM's Sierra Front Field Office. The existing road is currently used to access nearby mining operations, a natural gas line and associated facilities, and private lands. The existing dirt road is approximately 20 feet wide and the segments on BLM-managed lands are a total length of 0.5 mile (1.2 acres). DFS is pursuing land use agreements with the private land owners for use of the remaining segments of the road that are on private lands. Because the road already exists, no construction activities for the Southern Access Utility Road would be required outside the roads' existing footprints.

Perimeter roads connecting parcels connecting the project would consist of existing 20-foot-wide access roads within an existing 40-foot water pipeline and well easement, private easements, and traversing lands administered by the Bureau of Land Management, from whom Dodge Flat Solar is requesting a 100-foot easement.

The internal access roads to the onsite substation, switching station, and energy storage system would consist of 16-24-foot-wide roads with 6 inches of type II class B aggregate based compacted to 95% maximum dry density. Internal maintenance pathways between solar modules would be 16-feet-wide.

Access roads will be utilized by Dodge Flat Solar, LLC, Nevada Land and Resource Holding LLC and NVE.

Property Access Road

DFS will use an existing dirt road for property access to Dodge Flat Solar LLC Parcel (079-180-14) from Dodge Flat Solar LLC Parcel (079-150-11). The dirt road roughly parallels the boundary the Dodge Flat Solar LLC Parcel (079-180-14) and Cowles 1982 Trust Parcel (079-180-50). The Dodge Flat Solar LLC Parcel (079-180-11) contains two groundwater wells and segments of the distribution line removal and replacement (see On-Site Electrical Distribution section below).

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 "Dodge Flat 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.

Perimeter and Substation Fence

The perimeter of the proposed project site would be enclosed by a 6-foot-tall chain-link fence topped with a foot of three-strand barbed wire. Access into the proposed project site would be provided through drive-through gates. The main purpose of the fence is to prevent unauthorized access to the site. The total height, above grade, of the fence would be approximately 7 feet. The perimeter around the proposed substation would be enclosed by a 7-foot-tall chain-link fence, topped with a foot of three-strand barbed wire.

Lighting

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to energy storage structure. The lighting is only switched on 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. 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.

Construction

Schedule

The full 200 MW project is intended to be constructed at one time; however, the site will be built in parts (i.e. construction phases) during the construction process. The total construction duration associated with all project components for each phase is planned to take no more than 16 months from notice to proceed to final connection and commissioning. 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. Primary construction activities and durations are presented in Table 2. The activities shown in Table 2 would be overlapping in certain phases, but all are expected to occur within the estimated 16-month construction duration for each phase.

Traffic

Peak daily construction employees would be approximately 500 daily. In addition to the 500 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.

Table 2
Proposed 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	24 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	12	80,000	16+	3 Months
Pick-up Trucks	80	8,000	8	24 Months
Pile Driver	16	15,000	4	13 Months
Grader	8	54,000	4	10 Months
Boom Truck with Bucket	4	42,000	4	13 Months
Component Delivery Trucks	4	42,000	76	13 Months
Utility Line Service Truck	12	30,000	4	10 Months
TOTAL	—	—	116	—

Delivery of materials and supplies would reach the site via on-road truck delivery via SR-447 and the project access road or the Southern Utility Access Road (auxiliary access road). 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 8,250 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 885 truck deliveries per month (about 43 per work day) with a peak number of truck deliveries of 1,265 deliveries per month (about 59 per work day), plus one other miscellaneous delivery equates to a peak truck trip of 60 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 also 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 Activities

Because the proposed project site has varying topography, grading is expected to only occur on portions of the site, especially for the construction of roads and inverter pads and areas of steep topography. Approximately 671 acres of the site will require grading, resulting in 774,295 cubic yards of cut and 672,645 cubic yards of fill. 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). It is estimated that there would be approximately 116 pieces of construction equipment on site each month (see Table 2).

Vegetation on the site would be modified only where necessary. Vegetation would be removed where gravel roads would be constructed, where areas are leveled to address steep slopes, where fill would be placed from grading operations, where buildings are to be constructed, and where transmission pole and tracker foundations would be installed (if necessary). At locations where transmission pole and tracker foundations would be installed, minor cuts may be required where the foundations would be driven. Minor earth work would also occur to install aggregate base access roads and transmission line maintenance roads. The surface of the roads would be at-grade to allow any water to sheet flow across the site as it currently does. Throughout the remainder of the

developed area on the solar and energy storage site, the vegetation root mass would generally be left in place to help maintain existing drainage patterns on a micro level, and to assist in erosion control. During construction of the solar and energy storage facility, it is expected areas not requiring grading would only have vegetation cut, trimmed, or flattened as necessary, but otherwise undisturbed so that reestablishment is possible. 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.

Water Use

Water consumption during construction is estimated to be approximately 250 acre-feet (AF) for dust suppression and earthwork over an approximately 16-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 up to three improved 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 temporary approximately 12,000-gallon water storage tower/tanks (up to 16 feet tall), to assist in the availability of water for trucks and expedient filling thereof. The existing wells on site that would not be used would be capped in place in accordance with County requirements.

On-Site Electrical Distribution

Depending on location, existing electrical power distribution lines on site that serve existing facilities, including well pumps, would be relocated, replaced, and/or removed to allow for the proposed project development. The distribution lines would be needed to provide backup power to the substation and solar and energy storage facilities for lighting and communications purposes, groundwater well pump(s), as well as to provide electricity for DFSEC construction needs. Approximately 1.04 miles of the existing distribution line from the Wadsworth Substation that runs NW across Cowles 1982 Trust Parcel (079-180-50) will be replaced. A new distribution line will then re-direct West, South of the Nevada Land & Resource Holdings (079-180-14), Cowles 1982 Trust (079-180-17), Cecila Suzow Trust (079-150-57), and Helen Suzow (079-150-56) parcels. An existing distribution line that crosses the Dodge Flat Solar LLC Parcel (079-180-14), Cowles 1982 Trust Parcel (079-150-17), and Dodge Flat Solar LLC Parcel (079-150-11) would be removed. The existing distribution line on the western boundary of Dodge Flat Solar LLC Parcel (079-150-11) that provides electricity to a nearby mining facility would be relocated. Any other DFSEC distribution line needs would be located within the DFSEC properties. Please reference Figure 1: Site Distribution Line and sheet EV-1 of the *Dodge Flat SUP Preliminary Layout*

Package 09-07-19 (Attachment C) for additional information. If a distribution line cannot be run for some reason, diesel or propane generators would be used for construction and backup electricity instead.

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 expected to 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 would require 25 days to complete per wash cycle. Water consumption is expected to be around 0.28 gallons per square yard of panel based on other similar operations. Given a 200 MW AC plant, with four cycles per year, the annual water usage is expected to consume up to approximately 20 AF of water. While the Applicant only expects to actually wash the PV panels once per year, the panels may need to be washed more frequently (up to four times per year) based on site conditions. Conditions that may necessitate increased wash requirements include unusual weather occurrences, forest fires, local air pollutants, and other similar conditions. Therefore, the proposed project is requesting the use of up to 20 AF per year for the explicit use of washing panels. This amount is in addition to the amount of water necessary for the operations, fire suppression, and site landscape maintenance, which is a small amount of groundwater (i.e., approximately 2.0 AF) to be used for this purpose. In the event that electrical power distribution cannot be delivered to the groundwater pump, a generator would be located adjacent to the well pump to provide power. If groundwater proves unsuitable for washing, water trucks would be used to deliver water from a local purveyor.

Decommissioning

The PV system and energy storage system (including structure) would be recycled when the proposed project's life is over. 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.

Fuel, hydraulic fluids, and oils would be transferred directly to a tanker truck from the respective tanks and vessels. Storage tanks/vessels would be rinsed and transferred to tanker trucks. Other items that are not feasible to remove at the point of generation, such as smaller containers, lubricants, paints, thinners, solvents, cleaners, batteries, and sealants would be kept in a locked

utility building with integral secondary containment that meets Certified Unified Program Agencies (CUPA) and Resource Conservation and Recovery Act (RCRA) requirements for hazardous waste storage until removal for proper disposal and recycling. It is anticipated that all oils and batteries would be recycled at an appropriate facility. Site personnel involved in handling these materials would be trained to properly handle them. Containers used to store hazardous materials would be inspected regularly for any signs of failure or leakage. Additional procedures would be specified in the Hazardous Materials Business Plan (HMBP) closure plan. Transportation of the removed hazardous materials would comply with regulations for transporting hazardous materials, including those set by the United States Department of Transportation (USDOT), NDOT, U.S. Environmental Protection Agency (EPA), Nevada Highway Patrol (NHP), and Nevada State Fire Marshal.

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

Attachment B: Proof of Property Tax Payment

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	
	0	$0.00	Checkout View

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
07915011	Active	9/12/2019 2:07:27 AM

Current Owner:
DODGE FLAT SOLAR LLC
PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408

SITUS:
2505 STATE ROUTE 447
WCTY NV

Taxing District
4000

Geo CD:

Legal Description
Section 25 Range 23 SubdivisionName _UNSPECIFIED Township 21

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	$74.53	$74.53	$0.00	$0.00	$0.00
2018	$56.47	$56.47	$0.00	$0.00	$0.00
2018	$1,387.82	$1,387.82	$0.00	$0.00	$0.00
2017	$54.19	$54.19	$0.00	$0.00	$0.00
2017	$1,331.89	$1,331.89	$0.00	$0.00	$0.00
2016	$52.81	$52.81	$0.00	$0.00	$0.00
2016	$1,298.14	$1,298.14	$0.00	$0.00	$0.00
2015	$52.71	$52.71	$0.00	$0.00	$0.00
2015	$1,295.54	$1,295.54	$0.00	$0.00	$0.00
				Total	$0.00

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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

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	0	$0.00	Checkout View

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07915029	Active	9/12/2019 2:07:27 AM

Current Owner:
DODGE FLAT SOLAR LLC

700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408

SITUS:
0 STATE ROUTE 447
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Section 23 Range 23 SubdivisionName _UNSPECIFIED Township 21

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	$93.17	$93.17	$0.00	$0.00	$0.00
2018	$70.59	$70.59	$0.00	$0.00	$0.00
2018	$1,734.77	$1,734.77	$0.00	$0.00	$0.00
2017	$67.74	$67.74	$0.00	$0.00	$0.00
2017	$1,664.86	$1,664.86	$0.00	$0.00	$0.00
2016	$66.02	$66.02	$0.00	$0.00	$0.00
2016	$1,622.67	$1,622.67	$0.00	$0.00	$0.00
2015	$65.89	$65.89	$0.00	$0.00	$0.00
2015	$1,619.43	$1,619.43	$0.00	$0.00	$0.00
				Total	$0.00

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Washoe County Treasurer
Tammi Davis

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07918014	Active	9/12/2019 2:07:27 AM

Current Owner:
DODGE FLAT SOLAR LLC
PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408

SITUS:
0 UNSPECIFIED
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Section 19 SubdivisionName _UNSPECIFIED Township 21 Range 24

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	$11.49	$11.49	$0.00	$0.00	$0.00
2018	$8.78	$8.78	$0.00	$0.00	$0.00
2018	$199.04	$199.04	$0.00	$0.00	$0.00
2017	$8.43	$8.43	$0.00	$0.00	$0.00
2017	$191.02	$191.02	$0.00	$0.00	$0.00
2016	$8.21	$8.21	$0.00	$0.00	$0.00
2016	$186.18	$186.18	$0.00	$0.00	$0.00
2015	$8.20	$8.20	$0.00	$0.00	$0.00
2015	$186.19	$186.19	$0.00	$0.00	$0.00
				Total	$0.00

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Washoe County Treasurer
Tammi Davis

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Washoe County Parcel Information

Parcel ID	Status	Last Update
07918016	Active	9/12/2019 2:07:27 AM

Current Owner:
DODGE FLAT SOLAR LLC
PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408

SITUS:
0 UNSPECIFIED
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Section 31 Range 24 SubdivisionName _UNSPECIFIED Township 21

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	$83.95	$83.95	$0.00	$0.00	$0.00
2018	$65.21	$65.21	$0.00	$0.00	$0.00
2018	$1,442.04	$1,442.04	$0.00	$0.00	$0.00
2017	$62.88	$62.88	$0.00	$0.00	$0.00
2017	$1,383.92	$1,383.92	$0.00	$0.00	$0.00
2016	$57.85	$57.85	$0.00	$0.00	$0.00
2016	$1,348.85	$1,348.85	$0.00	$0.00	$0.00
2015	$54.82	$54.82	$0.00	$0.00	$0.00
2015	$1,346.16	$1,346.16	$0.00	$0.00	$0.00
				Total	$0.00

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Reno, NV 89520-3039

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

Payment Information

Special Assessment District

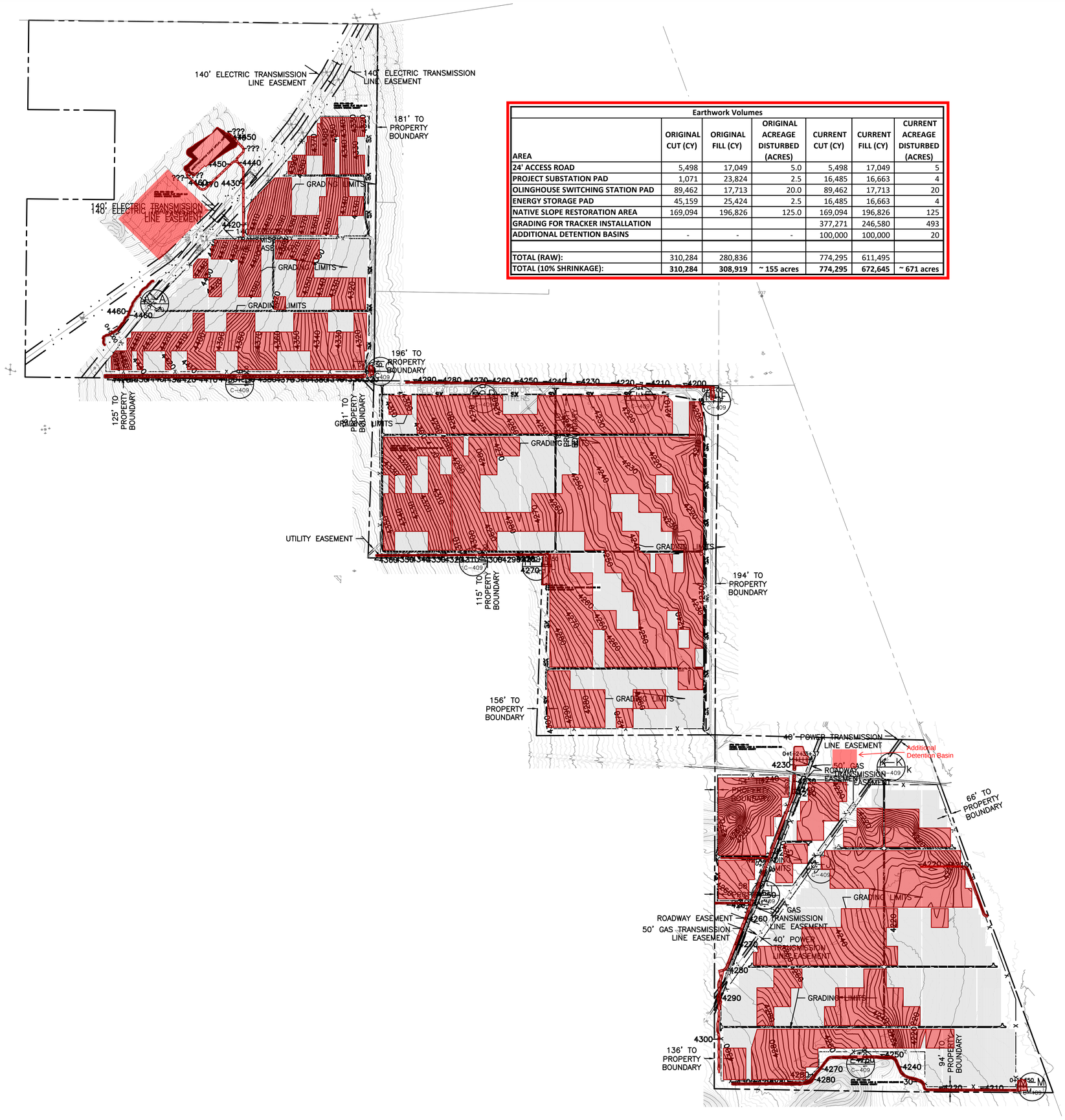
Installment Date Information

Assessment Information

Attachment C: Site Plan

LEGEND: GRADING

- BOUNDARY LINE
- UTILITY EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- SOLAR ARRAY
- ROAD
- EXISTING CONTOUR
- 10' CONTOUR



Earthwork Volumes						
AREA	ORIGINAL CUT (CY)	ORIGINAL FILL (CY)	ORIGINAL ACREAGE DISTURBED (ACRES)	CURRENT CUT (CY)	CURRENT FILL (CY)	CURRENT ACREAGE DISTURBED (ACRES)
24' ACCESS ROAD	5,498	17,049	5.0	5,498	17,049	5
PROJECT SUBSTATION PAD	1,071	23,824	2.5	16,485	16,663	4
OLINGHOUSE SWITCHING STATION PAD	89,462	17,713	20.0	89,462	17,713	20
ENERGY STORAGE PAD	45,159	25,424	2.5	16,485	16,663	4
NATIVE SLOPE RESTORATION AREA	169,094	196,826	125.0	169,094	196,826	125
GRADING FOR TRACKER INSTALLATION				377,271	246,580	493
ADDITIONAL DETENTION BASINS	-	-	-	100,000	100,000	20
TOTAL (RAW):	310,284	280,836		774,295	611,495	
TOTAL (10% SHRINKAGE):	**310,284**	**308,919**	**~ 155 acres**	**774,295**	**672,645**	**~ 671 acres**

NORTH

GRAPHIC SCALE

120' 0 120' 240'

(IN FEET)

1 inch = 120 ft.

ALL DRAWINGS SHALL BE CHECKED FOR PROPER SCALE

McCARTHY

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PROFESSIONAL ENGINEER-STATE OF NEVADA
THOMAS P. KRACUN
Exp: 06/30/21
CIVIL
No. 027941

NOT FOR CONSTRUCTION

DODGE FLATS
SOLAR ENERGY CENTER

WASHOE COUNTY, NEVADA

PROJECT NO. 2020114-01

REVISIONS

NO.	DATE	DESCRIPTION
–	08.11.20	60% SUBMITTAL
–	08.18.20	IFP SUBMITTAL
–	09.04.20	90% SUBMITTAL
–	09.22.20	IFP SUBMITTAL
–	10.05.20	100% SUBMITTAL
–	10.06.20	100% IFP SUBMITTAL

DRAWN BY: GY
CHECKED BY: BD
SCALE: 1"=120'
DMA JOB NO: 2020114-01
FILE: 2020114-01_C-400_Grading.dwg

SHEET TITLE

GRADING PLAN

DRAWING NO.

C-400

10/8/2020 4:59 PM