

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: Rock Springs Solar (RSS)			
Project Description: CED Rock Springs Solar, LLC (Applicant) proposes to construct RSS, a solar plus Battery Energy Storage System on approximately 660 acres. Amend approved special use permit WSUP-0001 to increase the wattage			
Project Address: Multiple parcels, see Attachment A: Project Description			
Project Area (acres or square feet): approximately 660 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Fish Springs Road, between Calveda Way and Rainbow Road in the Southeastern Honey Lake Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Multiple Parcels, see Attachment A: Project Description			
074-040-25	374.43 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Multiple Parcels, see Attachment B: Land Owner Information and Affidavits		Name: Universal Engineering Sciences	
Address:		Address: 4480 West Hacienda Avenue, Suite 104	
Zip:		Las Vegas, NV	Zip: 89118
Phone:	Fax:	Phone: 702-873-3478	Fax: 702-873-2444
Email:		Email: kmacdonald@teamues.com	
Cell:	Other:	Cell: 702-340-9324	Other:
Contact Person:		Contact Person: Ken MacDonald	
Applicant/Developer:		Other Persons to be Contacted:	
Name: CED Rock Springs Solar LLC		Name: Scott Risley	
Address: 100 Summit Lake Dr, Suite 210		Address: 101 West Broadway, Suite 1120	
Vahalla, NY	Zip: 10595	San Diego, CA	Zip: 92101
Phone: 914-286-7041	Fax:	Phone: 619-507-4130	Fax:
Email: mapellip@conedceb.com		Email: RisleyS@ConEdCEB.com	
Cell: 914-400-6165	Other:	Cell: 619.787.4227	Other:
Contact Person: Paul Mapelli (General Counsel)		Contact Person: Scott Risley(Director)	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)**.

- | |
|--|
| <ol style="list-style-type: none">a. The amount of battery storage is being increased from 84 megawatts to 120 megawatts.b. No change to the conditions.c. N/A |
|--|

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.

<p>The facility capacity remains unchanged, therefore no effect.</p>
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<p>Battery storage instruction would occur within the same footprint described in the initial application. Therefore there would be no change in the effects and no change in the findings.</p>

Attachment A Project Description

Project Description Rock Springs Solar Washoe County, Nevada

December 2020



Prepared for:



CED Rock Springs Solar, LLC
101 West Broadway
San Diego, California 92101

Prepared by:



3265 N. Fort Apache Road, Suite 110
Las Vegas, NV 89129

Table of Contents

Contents	
Project Summary	A3
Proposed Project Location	A4
Project Setting	A6
Project Components	A6
Figures	
Figure 1. Regional Location	A5
Figure 2. Project Overview Map	A6
Figure 3. Site Plan	A7
Tables	
Table 1. Proposed Project Construction – Estimated Truck Activity	A12

PROJECT DESCRIPTION

Summary

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus a 120 MW Battery Energy Storage System (BESS); combined facility output would not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An overhead NV Energy 345 kV transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus with an approximately 1000-foot Gen-Tie on NV Energy land. The Gen-Tie and any alterations within the existing footprint of the NV Energy Ft. Sage Substation would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expediate the start of construction to January 2023, resulting in a COD of December 2023.

There is currently no power purchase agreement (PPA) for the Project; however, there have been preliminary discussions with an off-taker for a build and transfer of the project upon COD.

The proposed project area would include all structures, including solar PV panels, tracking/support structures, inverters, supervisory control and data acquisition system, communication systems, energy storage facilities, and interconnection facilities (on-site substation), all of which would be enclosed by a perimeter security fence with interior access roads. An O&M building and any necessary drainage features would be within the project area. The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables. The BESS 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, in the southeastern property corner near the Ft. Sage Substation. The proposed Project on-site substation would consist of components up to 100 feet in height, and collection lines would be underground or overhead lines constructed with up to 100-foot-tall poles if overhead. The communications microwave at the substation would be placed on a pole up to 150 feet in height. Alternately, communication may be obtained through tie into the existing Ft Sage Substation system.

The temporary source of water for construction would be obtained from the Truckee Meadow Water Authority (TMWA) tap line (via hydrant) that is located to the west of the Ft. Sage Substation. An above or below ground pipe would be installed across an existing TMWA

easement from the water tap to the proposed project area or water may be trucked from the hydrant to the site. Long term water for operations will be obtained from an onsite water well. Permanent water rights equal or less than 1-acre foot per year will be acquired from Vidler Water Company.

Proposed Project Location

The location of the proposed project has been selected because of proximity to NV Energy’s existing Ft. Sage substation, availability of private land, low anticipated environmental impacts and the favorable solar irradiance of the Project site.

The proposed project is located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, and 15 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in Township 26 North, Range 18 East; portions of Sections 29 and 32 within the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map). The approximate center of the proposed project is located at latitude/longitude 40°4'49.14" North/ 119°59'11.85" West.

Washoe County Assessor’s Parcel Numbers for the private parcels proposed for development are as follows:

074-061-21	074-061-39
074-061-29	074-040-20
074-061-30	074-040-22
074-061-36	074-040-25
074-061-37	intentionally left blank

Washoe County Assessor’s Parcel Number for the NV Energy Substation and Gen-Tie is 074-040-60

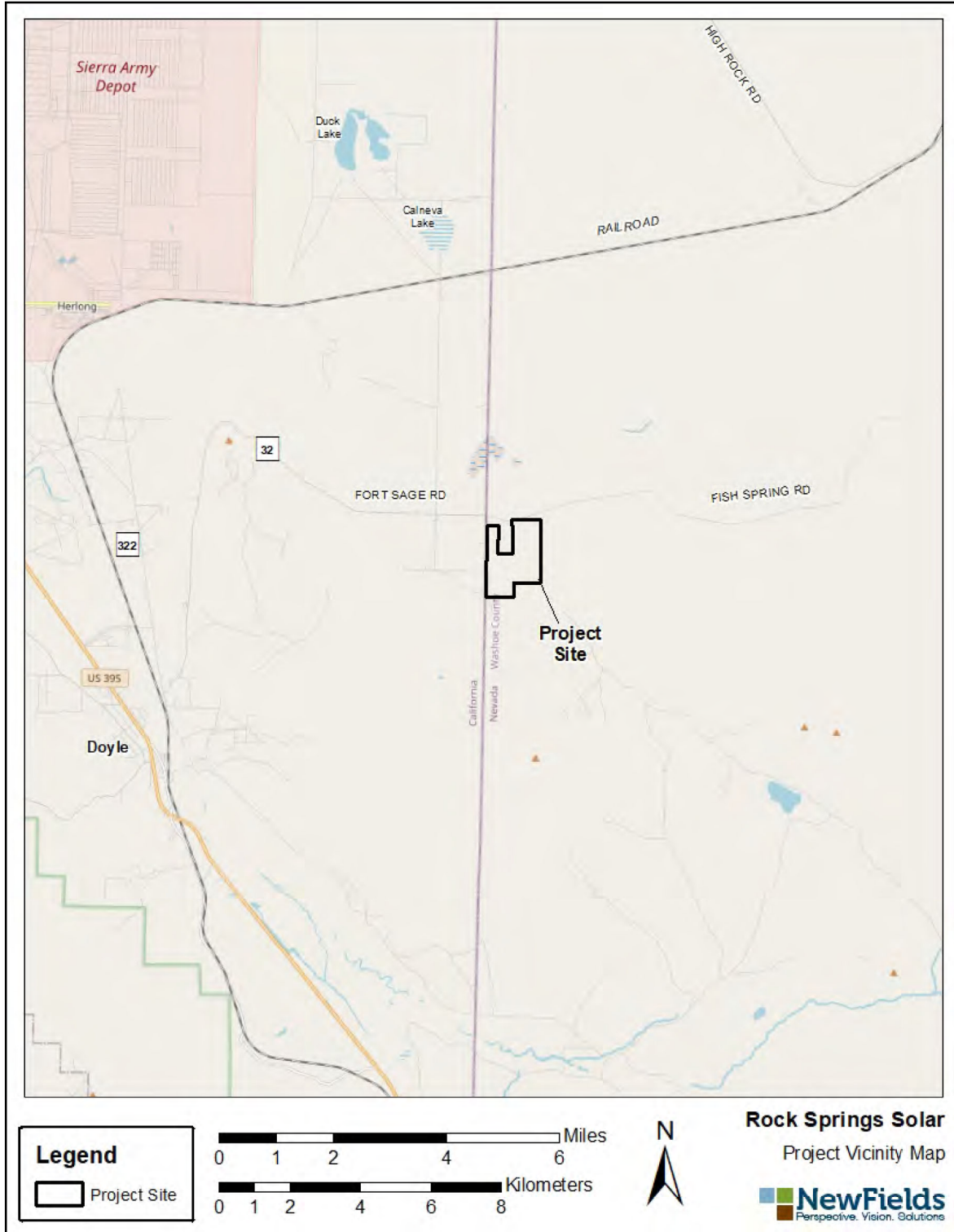


Figure 1. Regional Location

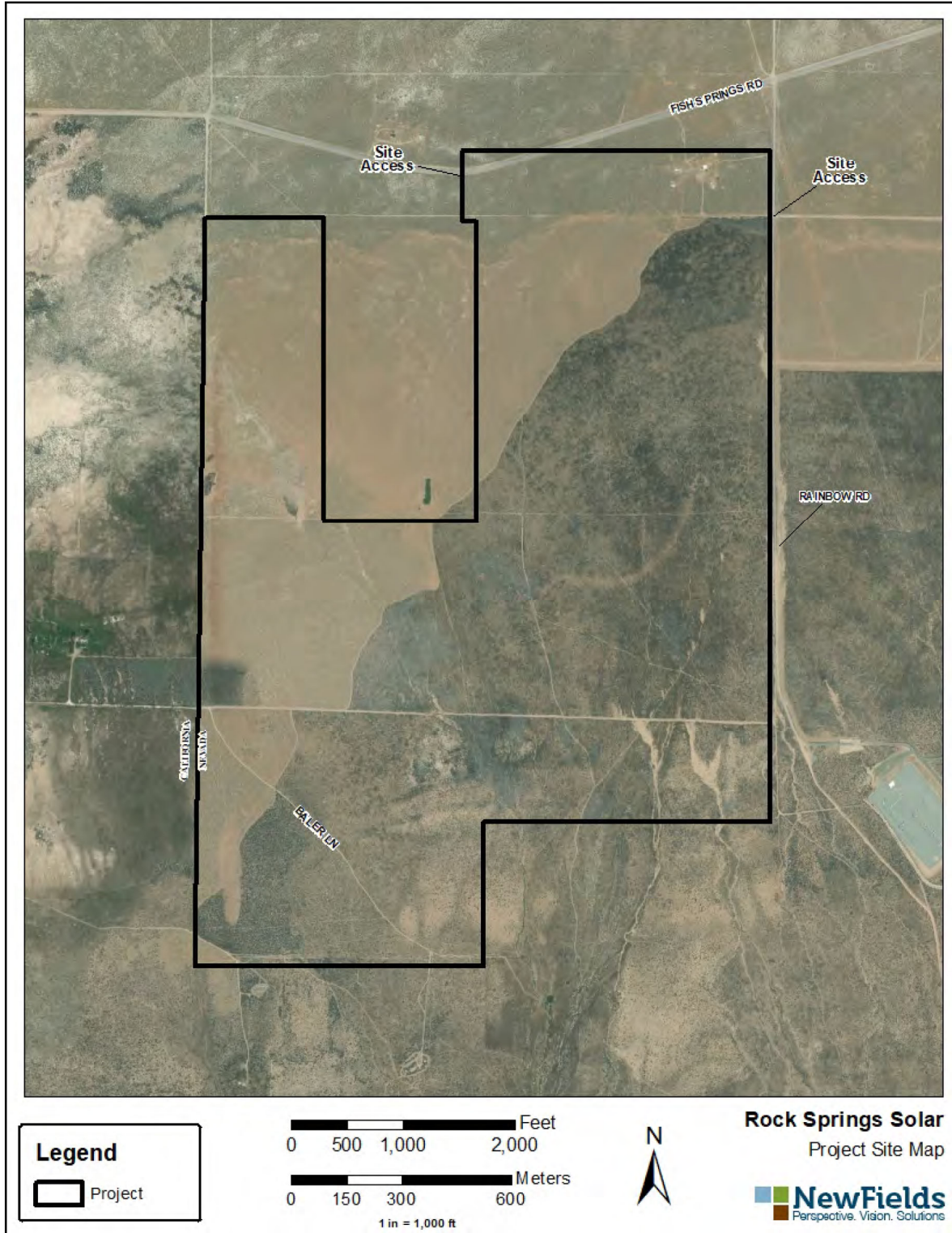


Figure 2. Project Overview Map

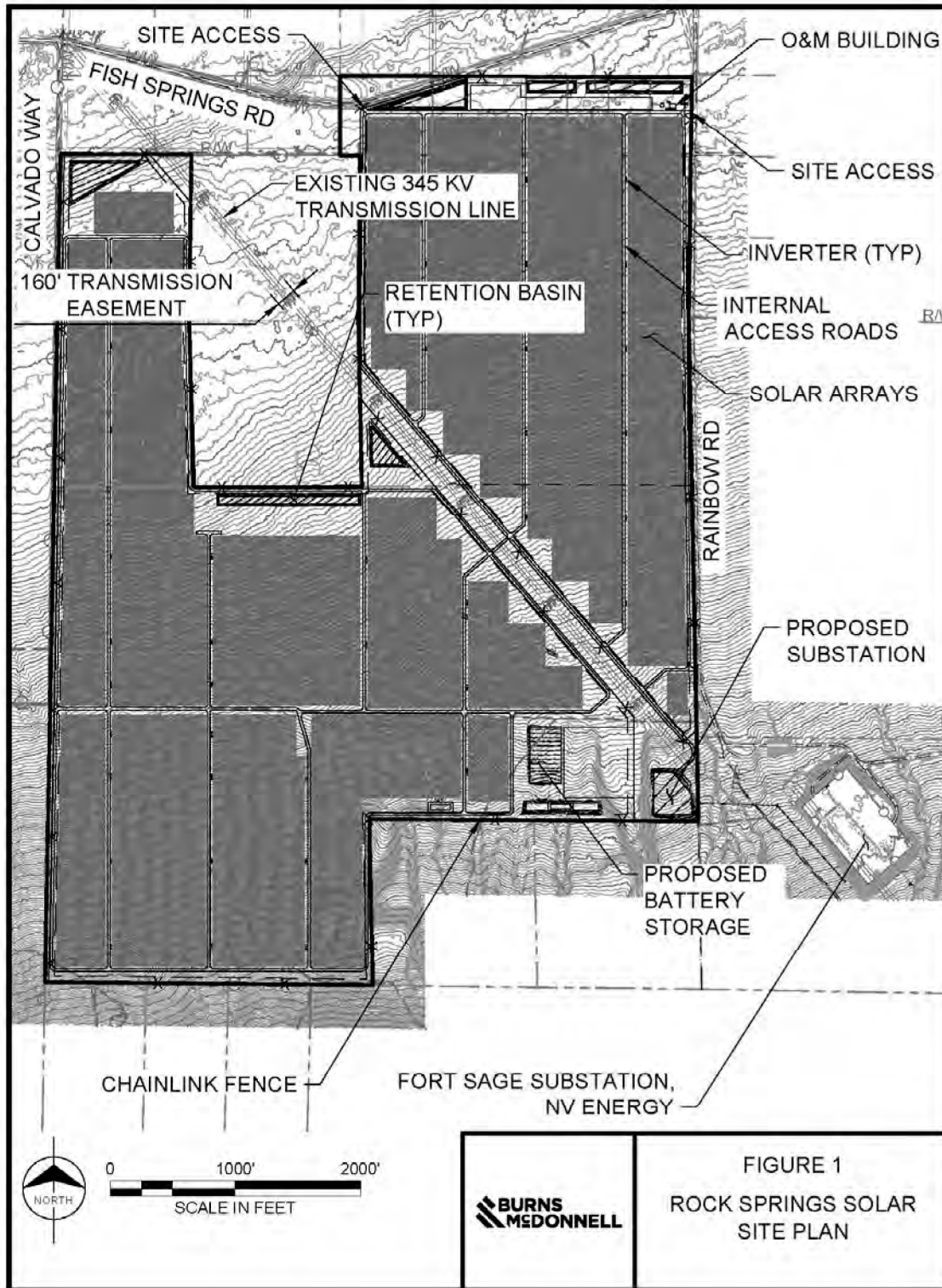


Figure 3. Site Plan

Setting

The proposed site is vacant land, except for an old homestead and some agricultural activities. A NV Energy 345 kV line that connects the Ft. Sage Substation to the Bordertown Substation runs diagonally through the project area. 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 proposed site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 4,000 to 4,200 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

Land Use and Zoning

The existing Land uses is predominantly vacant, and the Washoe County Regulatory Zone is GR, General Rural.

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 proposed project Site Plan is provided in **Figure 3**.

Solar Energy Generation System

The proposed Project includes an approximate 120 MWac solar power-generating facility. The proposed project would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation). The solar panels would be configured in two main areas, separated diagonally down the middle by NV Energy's 345 kV line. Each of the areas would be enclosed by a perimeter security fence.

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 increase the DC system 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 grouped together at the inverter stations, where the energy is converted to AC and then stepped up 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 15 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 12 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. The footprint of the onsite substation would be approximately 3 acres. The proposed project on-site substation would consist of components up to 100 feet in height, and overhead lines constructed with up to 100-foot-tall poles. The communications microwave at the substation would be placed on a pole up to 150 feet in height.

On-Site O&M Area

An O&M building and equipment storage area would be located in the north east area of the project site on approximately 3 acres. Staff parking would be within this location. Up to five CONEX would be located within the O&M area during construction and operation for equipment storage. A water well to serve the O&M building would be installed in this area.

Gen-Tie Line / (and POCO pole)

The proposed project would be connected to NV Energy's existing 345 kV Ft. Sage Substation, which is approximately 1000 feet from the site. The project Point Of Change of Ownership pole (POCO) would be adjacent to the project substation within the Project area. The 1000-foot Gen-

Tie, POCO pole and any installation of electrical interconnection equipment within the existing footprint of the Ft. Sage Substation necessary for interconnection of the Project would be constructed and operated by NV Energy.

On-site Energy Storage System

The proposed project would use a battery energy storage system consisting of either large format lithium-ion batteries or alternative battery technologies (such as flow 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.

An 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 system would be coupled to the PV array at the inverter, AC collection system or 34.5kV substation bus. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers, or buildings. The containers or buildings 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 on-site substation.

A DC-coupled system would consist of battery units located in containers adjacent to the solar inverters distributed throughout the solar arrays. The solar DC collection and the DC battery connection would connect on a common DC bus at the inverter. The containers would be similar in size (20–40 feet long) to the solar inverter skids. In some cases, depending upon the battery capacity, multiple containers may be located adjacent to a single inverter. The charge and discharge of the DC-coupled batteries would be controlled by the Battery Management System (BMS). DC-DC converters would be installed between the inverter and the batteries to control the DC voltage at the battery terminal. 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 conform with County standards in addition to National Fire Protection Agency (NFPA 855). Energy storage equipment would comply with UL-9540 and would account for the results of UL-9540A. The enclosures would have temperature control system consisting of fan, liquid, or equivalent. 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 underground or overhead within the project area to interconnect generation and storage components of the proposed project and provide remote communications, control, and systems monitoring. These utility lines would be buried 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 for the substation and Gen-Tie would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles.

Ancillary Facilities

Access

Access to the proposed project would be from Fish Springs Road and Rainbow Road. Fish Springs Road is on the northern boundary of the facility and Rainbow Road is on the east boundary of the facility. During construction, Fish Springs would serve as the main point of ingress for vehicles and equipment and Rainbow Road would serve as the main point of egress, thus allowing a flow of one way traffic through the site. During operations, the primary ingress and egress would be in the northeast area of the project site off Rainbow Road near the O&M building. Fish Springs would be used in the event of an emergency. There may also be an emergency gate on to Calveda Way. On-site roads would provide access to facilities internal to the proposed project areas.

On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division.

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 "Rock Springs Solar Facility." 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 and the Project substation. The fencing would be up to 8 feet high and would be similar to fencing around the NV Energy Ft. Sage Substation: chain link with barbed wire across the top.. Gates would be placed at each entrance from public roads. Gates would be access-controlled to allow only authorized personnel to enter the Proposed Project. The right of way for the NV Energy 345 kV line would be left open to allow access for inspection and maintenance.

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to the 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 proposed project is anticipated to be built in a 12-month period. 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 200 workers daily. In addition to the 200 maximum daily workers traveling to the site, there would be up to 50 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 250 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 1). Peak construction would be approximately 3 months of the overall 12-month construction timeframe.

Table 1. Proposed 100 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)	5	80,000	0	12 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	6	80,000	12+	3 Months
Pick-up Trucks	50	8,000	6	12 Months
Pile Driver	10	15,000	2	6 Months

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
Grader	6	54,000	2	6 Months
Boom Truck with Bucket	2	42,000	2	6 Months
Component Delivery Trucks	4	42,000	40	6 Months
Utility Line Service Truck	4	30,000	2	2 Months
TOTAL	—	—	66	—

Special Use Permit Application

**Amended
Special Use Permit
Application Rock Springs Solar
Project
Washoe County, Nevada**

February 2023



Submitted by:



CED Rock Springs Solar, LLC
101 West Broadway
San Diego, California 92101

Prepared by:



Amended by;



Table of Contents

1. Summary of Submittal 1
2. Development Application Submittal Requirements 3
3. Washoe County Application 10

Attachments

Attachment A Project DescriptionA1
Attachment E Viewshed Plan E1
Attachment F Site Plan..... F1

1. Summary of Submittal

For CED Rock Springs Solar, LLC

TO: Dan Cahalane, Staff Planner, Washoe County Planning and Development
FROM: Joan Heredia, on behalf of CED Rock Springs Solar, LLC
SUBJECT: Special Use Permit (SUP) Application Package for the Rock Springs Solar Project
DATE: January 8, 2021
Cc: Marilyn Burke, ConEdison, Clean Energy Business

This submittal contains a Special Use Permit (SUP) Application Package for the Rock Springs Solar Project (Project) located in Washoe County, Nevada. A SUP to construct the Project and a Major Grading Permit is requested. The parking area for the O&M building and parking area will not be accessible to the public and will be sized to accommodate the anticipated 2-3 full time employees at the site; therefore, Rock Springs Solar (RSS) requests a waiver from Washoe County Development Code Section 110.410.25. RSS also seeks a waiver to the landscaping requirements in Washoe County Development Code Sections 110.412.25 and 110.412.50 for Industrial use types and parking areas due to the remote location of the site. The Project will exceed the 5 MW limit established in the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2 and triggers the requirements for a project of regional significance. All development application submittal requirements are included, as described further in Section 2. The Special Use Application is provided in Section 3. Various attachments are presented to fulfill the submittal requirements.

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus a 120 MW Battery Energy Storage System (BESS), so combined facility output does not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An NV Energy 345 kV overhead transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus, with an approximately 1000-foot Gen-Tie over NV Energy land. The Gen-Tie would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expedite the start of construction to January 2023, resulting in a COD of December 2023. It is requested that

the duration of the SUP and associated approvals be granted for a 5-year period in the event grid interconnection or commercial development activities take longer than anticipated.

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: Rock Springs Solar (RSS)			
Project Description: CED Rock Springs Solar, LLC (Applicant) proposes to construct RSS, a solar plus Battery Energy Storage System on approximately 660 acres. Amend approved special use permit WSUP-0001 to increase the wattage			
Project Address: Multiple parcels, see Attachment A: Project Description			
Project Area (acres or square feet): approximately 660 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Fish Springs Road, between Calveda Way and Rainbow Road in the Southeastern Honey Lake Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Multiple Parcels, see Attachment A: Project Description			
074-040-25	374.43 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Multiple Parcels, see Attachment B: Land Owner Information and Affidavits		Name: Universal Engineering Sciences	
Address:		Address: 4480 West Hacienda Avenue, Suite 104	
Zip:		Las Vegas, NV	Zip: 89118
Phone:	Fax:	Phone: 702-873-3478	Fax: 702-873-2444
Email:		Email: kmacdonald@teamues.com	
Cell:	Other:	Cell: 702-340-9324	Other:
Contact Person:		Contact Person: Ken MacDonald	
Applicant/Developer:		Other Persons to be Contacted:	
Name: CED Rock Springs Solar LLC		Name: Scott Risley	
Address: 100 Summit Lake Dr, Suite 210		Address: 101 West Broadway, Suite 1120	
Vahalla, NY	Zip: 10595	San Diego, CA	Zip: 92101
Phone: 914-286-7041	Fax:	Phone: 619-507-4130	Fax:
Email: mapellip@conedceb.com		Email: RisleyS@ConEdCEB.com	
Cell: 914-400-6165	Other:	Cell: 619.787.4227	Other:
Contact Person: Paul Mapelli (General Counsel)		Contact Person: Scott Risley(Director)	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

CED Rock Springs Solar, LLC a wholly owner subsidiary on ConEdison Clean Energy Business proposes to construct Rock Springs Solar (RSS). The proposed RSS would an approximately 120 megawatt (MW) alternating current (AC) photovoltaic (PV) solar energy and storage facility with associated solar arrays, inverters, power transmission lines, onsite energy storage, operations and maintenance facilities, on-site substation and switchgear, fencing, internal access roads and other supporting infrastructure (see Attachment A: Project Description).

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.)

See Attachment F: Site Plans

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

The RSS would be constructed in a single phase over an approximate 12 month period.

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 proposed site is primarily undeveloped flat land, except for electrical transmission lines and rural roads with historic agricultural use. The proposed facility would connect to an existing high voltage transmission line, via NV Energy's existing Fort Sage substation, which is adjacent to the southeastern portion of the proposed site. Phase I of the Fish Springs Solar Energy Center project has recently been approved for construction on the eastern side of the proposed site.

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

RSS will provide a reliable local and regional source of renewable energy power, producing approximately 310,091 MW-hours per year of clean emissions-free power each year. Minimal off-site infrastructure is needed because the project would be constructed adjacent to the existing Ft. Sage substation. The proposed project will provide an estimated 200 construction jobs at the peak of construction and 5 permanent full-time positions during operations.

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 vacant or sparsely developed private land. All lands surrounding the site area are designated as General Rural (GR) by Washoe County. Development of a solar generation facility is considered consistent with the existing land use and zoning and not anticipated to have any adverse impacts on neighboring properties. The project will use Best Management practices to address any storm water impacts to adjacent facilities and will implement a Spill Prevention, Control and Counter Measures Plan during operations.

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.

See Attachment F: Site Plans

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 checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	No Service Available
b. Electrical Service	Provided by NV Energy, et al
c. Telephone Service	Limited service available, may utilize a microwave system
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 #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

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10. Community Services (provided and nearest facility):

a. Fire Station	Doyle Fire Interagency Fire Station, 434-695 Doyle Loop, Doyle, CA 96109
b. Health Care Facility	Banner Lassen Medical Center; 1800 Spring Ridge Dr, Susanville, CA 96130
c. Elementary School	Long Valley Elementary School; 436-965 Susan Dr, Doyle, CA 96109
d. Middle School	Fort Sage Middle School; 100 D.S. Hall Street, Herlong, CA 96113
e. High School	Herlong High School; 200 D.S. Hall Street, Herlong, CA 96113
f. Parks	Rancho Sam Rafael Regional Park; 1595 N Sierra St, Reno NV 89503
g. Library	Herlong Library, 2067 California St, Herlong, CA 96113
h. Citifare Bus Stop	Milford Store Bus Stop; Milford, CA 96121

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

1. What is the purpose of the grading?

The site has relatively flat topography, therefore grading is expected to be minor in most areas. Grading will be required for the construction of roads, inverter pads and O&M building foundation.

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

See Attachment F: Site Plans

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

Approximately 627 acres or 27,312,120 sf

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 for RSS. Material removed for cuts will be used for fill on other parts of the site, with any excess evenly distributed over the solar arrays.

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 1000 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, or constructing a permanent earthen structure over 4.5 feet high. Grading for the project would exceed 25,000 square feet and would require excavation in excess of 1,000 cubic yards of material. The project could not be modified to remain under these thresholds for a grading special use permit. Grading is expected to include approximately 143,000 cubic yards of cut and 143,000 cubic yards of fill.

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.)

Previous landowners have historically disturbed some portions of the site during agricultural and grazing operations, including roads and cleared areas.

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

Yes. Areas that will be disturbed by grading include all roads, building locations, inverter and transformer pads, transmission poles, storm water control features and tracker foundations (if necessary). Throughout the remainder of the site, areas will be mowed or trimmed with the goal of leaving root base, where possible, to prevent erosion. However, above ground vegetation will need to be removed to limit fire hazard.

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

Yes, disturbed areas would primarily be visible from Fish Springs Road looking south. A viewshed map is presented in Attachment E. As shown in the map, the site would be visible mostly from vacant land to the north. The surrounding area is sparsely populated. The closest towns, Doyle and Herlong, California, would not have views of the 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 RSS is readily available from a number of roads around the proposed project area. No new access driveways are proposed that would result in new access for 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?

Cut and fill areas are not anticipated to exceed a 3:1 ratio. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared to address potential erosion and a design-level Storm Water Quality Management Plan will be submitted to Washoe County at a later date as part of the final grading permit approvals, in compliance with Article 421 of the Washoe County Development code (Storm water Discharge Program).

11. Are you planning any berms?

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

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

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 for the project site.

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

No, construction of RSS 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 is being prepared for review. Soil binders will be used on disturbed areas, except the substation and main roads that will be covered with gravel. No mulch is proposed to be used.

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

No landscaping is proposed. Temporary construction water for dust control and revegetation will be obtained from the Truckee Meadows Water Authority flush valve located approximately 0.8 miles southeast of the proposed facility, either via temporary piping or trucking. Storage tanks may also be used during temporary construction.

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 is being prepared for review.

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

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

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

N/A

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

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

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

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

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

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

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

9. What are the planned hours of operation?

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

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

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

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

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

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

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

--

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

--

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

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

19. Community Sewer

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

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

Attachment A Project Description

Project Description Rock Springs Solar Washoe County, Nevada

December 2020



Prepared for:



CED Rock Springs Solar, LLC
101 West Broadway
San Diego, California 92101

Prepared by:



3265 N. Fort Apache Road, Suite 110
Las Vegas, NV 89129

Table of Contents

Contents	
Project Summary	A3
Proposed Project Location	A4
Project Setting	A6
Project Components	A6
Figures	
Figure 1. Regional Location	A5
Figure 2. Project Overview Map	A6
Figure 3. Site Plan	A7
Tables	
Table 1. Proposed Project Construction – Estimated Truck Activity	A12

PROJECT DESCRIPTION

Summary

CED Rock Springs Solar, LLC (Applicant) proposes to construct an approximately 120-megawatt (MW) Rock Springs Solar Project (proposed project) in Washoe County, Nevada, approximately 45 miles north of Reno on the western Nevada border (see Figures 1, 2, and 3). The proposed project would consist of a 120 MW Solar Photovoltaic (PV) generation facility plus a 120 MW Battery Energy Storage System (BESS); combined facility output would not exceed 120 MWac. The project site area is approximately 660 acres of private land that is relatively flat. An overhead NV Energy 345 kV transmission line bisects a portion of the project area. The proposed project has entered into a Large Generator Interconnection Agreement (LGIA) with NV Energy for connection to the energy grid at the Ft. Sage Substation 345 kV bus with an approximately 1000-foot Gen-Tie on NV Energy land. The Gen-Tie and any alterations within the existing footprint of the NV Energy Ft. Sage Substation would be constructed by NV Energy.

The proposed project is expected to be constructed in a single phase over an estimated 12-month period. The current LGIA contemplates a construction start date of June 2023 and a commercial operation date (COD) of July 2024; however, it may be possible to expediate the start of construction to January 2023, resulting in a COD of December 2023.

There is currently no power purchase agreement (PPA) for the Project; however, there have been preliminary discussions with an off-taker for a build and transfer of the project upon COD.

The proposed project area would include all structures, including solar PV panels, tracking/support structures, inverters, supervisory control and data acquisition system, communication systems, energy storage facilities, and interconnection facilities (on-site substation), all of which would be enclosed by a perimeter security fence with interior access roads. An O&M building and any necessary drainage features would be within the project area. The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables. The BESS 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, in the southeastern property corner near the Ft. Sage Substation. The proposed Project on-site substation would consist of components up to 100 feet in height, and collection lines would be underground or overhead lines constructed with up to 100-foot-tall poles if overhead. The communications microwave at the substation would be placed on a pole up to 150 feet in height. Alternately, communication may be obtained through tie into the existing Ft Sage Substation system.

The temporary source of water for construction would be obtained from the Truckee Meadow Water Authority (TMWA) tap line (via hydrant) that is located to the west of the Ft. Sage Substation. An above or below ground pipe would be installed across an existing TMWA

easement from the water tap to the proposed project area or water may be trucked from the hydrant to the site. Long term water for operations will be obtained from an onsite water well. Permanent water rights equal or less than 1-acre foot per year will be acquired from Vidler Water Company.

Proposed Project Location

The location of the proposed project has been selected because of proximity to NV Energy’s existing Ft. Sage substation, availability of private land, low anticipated environmental impacts and the favorable solar irradiance of the Project site.

The proposed project is located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, and 15 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in Township 26 North, Range 18 East; portions of Sections 29 and 32 within the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map). The approximate center of the proposed project is located at latitude/longitude 40°4'49.14" North/ 119°59'11.85" West.

Washoe County Assessor’s Parcel Numbers for the private parcels proposed for development are as follows:

074-061-21	074-061-39
074-061-29	074-040-20
074-061-30	074-040-22
074-061-36	074-040-25
074-061-37	intentionally left blank

Washoe County Assessor’s Parcel Number for the NV Energy Substation and Gen-Tie is 074-040-60

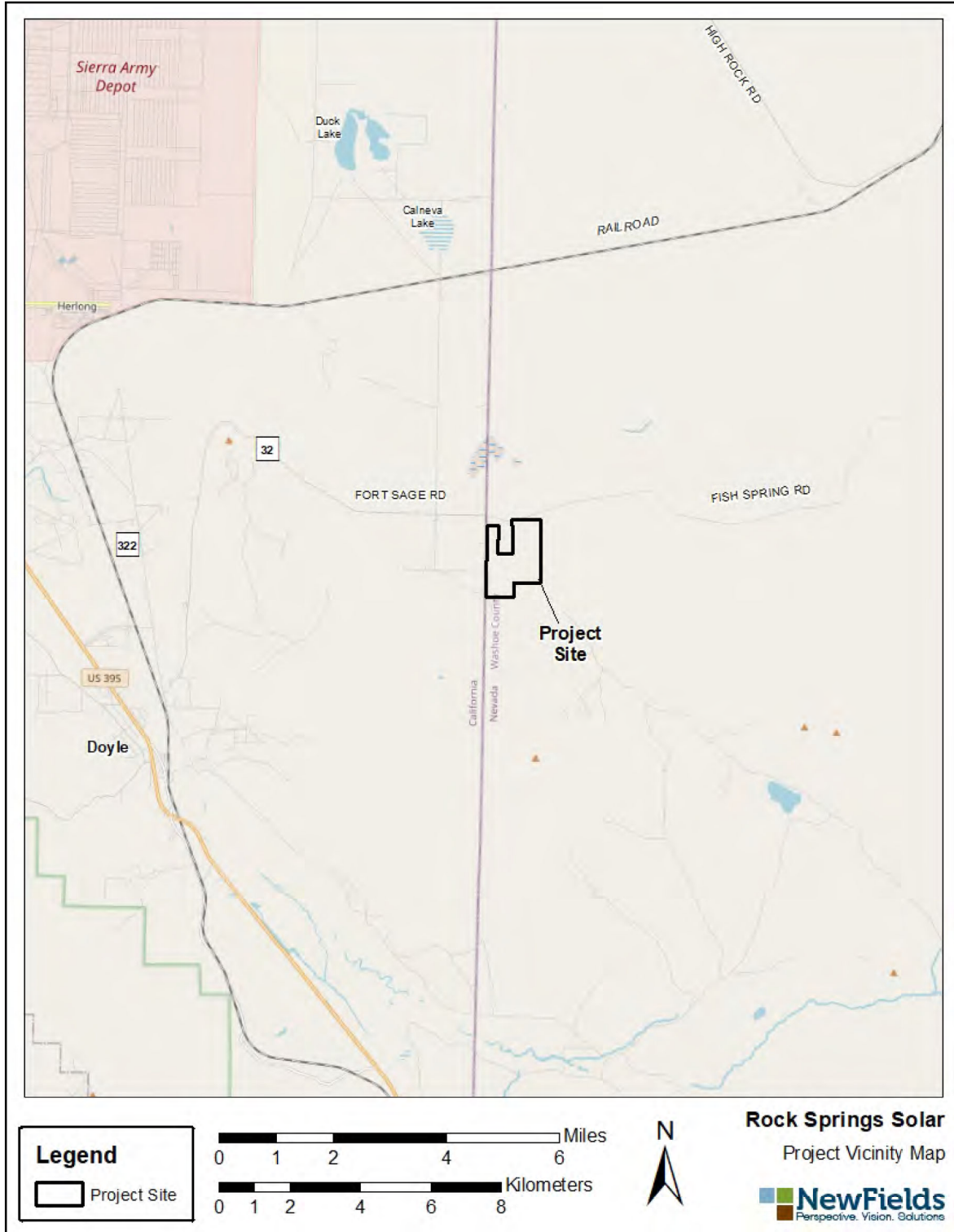


Figure 1. Regional Location

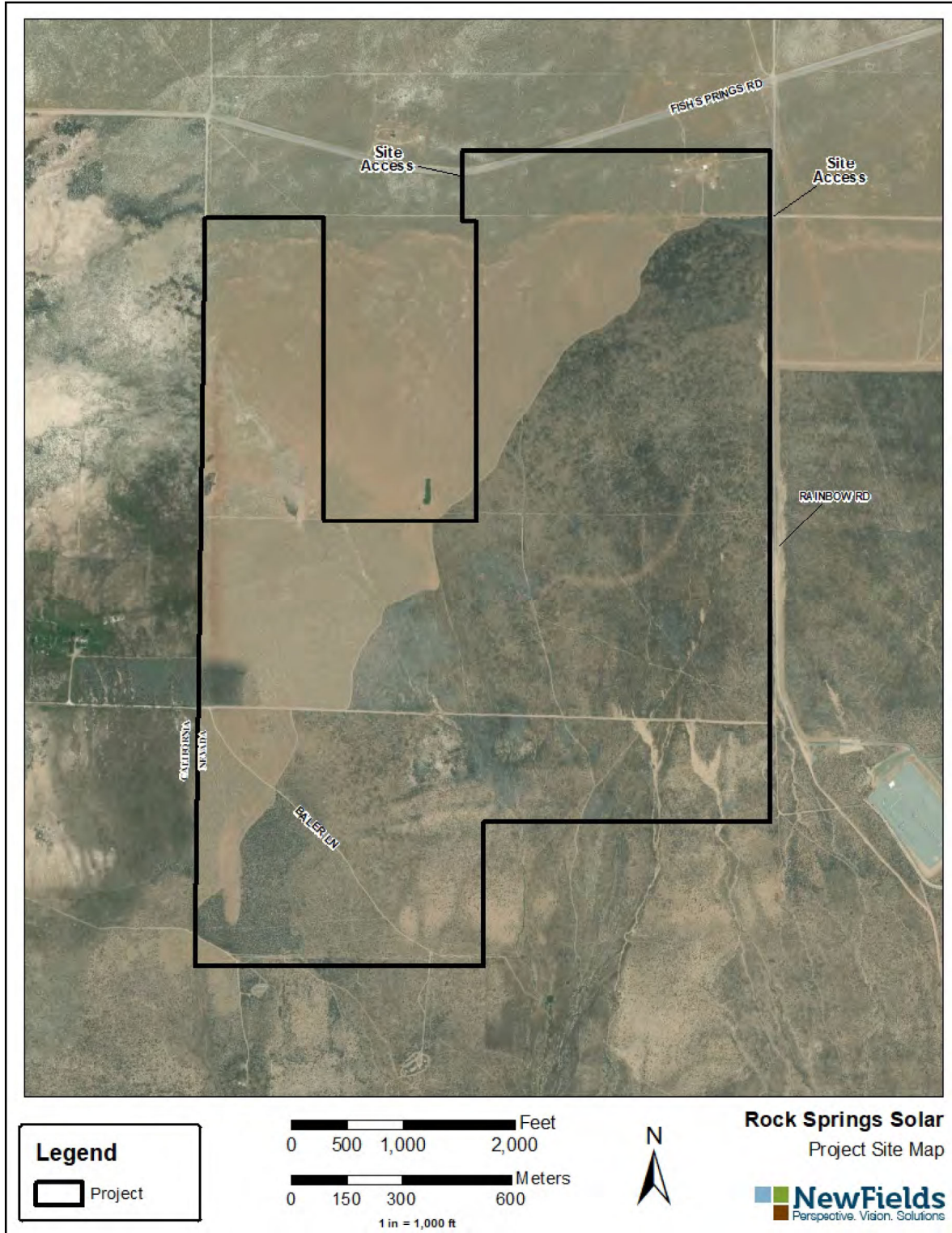


Figure 2. Project Overview Map

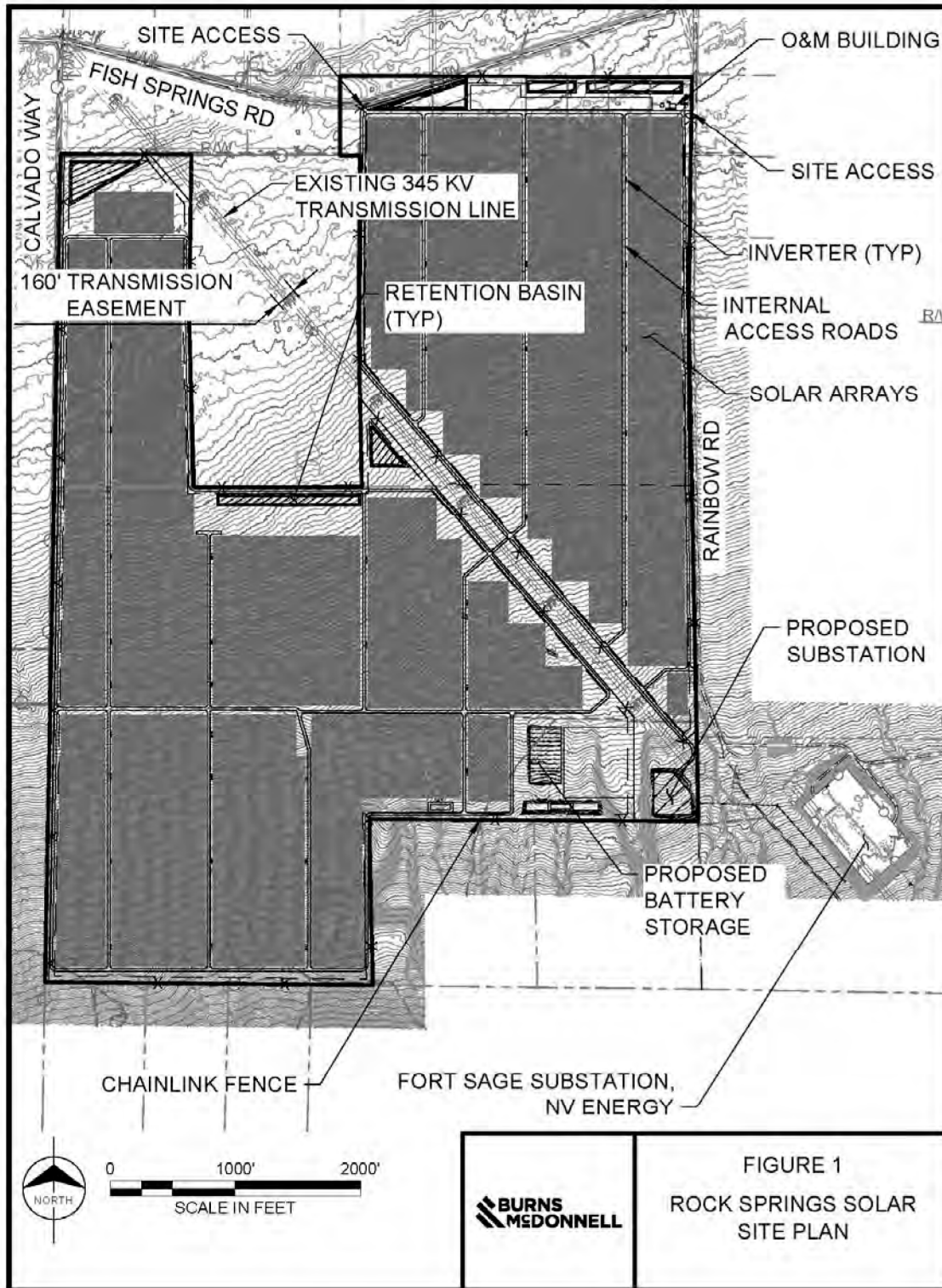


Figure 3. Site Plan

Setting

The proposed site is vacant land, except for an old homestead and some agricultural activities. A NV Energy 345 kV line that connects the Ft. Sage Substation to the Bordertown Substation runs diagonally through the project area. 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 proposed site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 4,000 to 4,200 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

Land Use and Zoning

The existing Land uses is predominantly vacant, and the Washoe County Regulatory Zone is GR, General Rural.

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 proposed project Site Plan is provided in **Figure 3**.

Solar Energy Generation System

The proposed Project includes an approximate 120 MWac solar power-generating facility. The proposed project would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation). The solar panels would be configured in two main areas, separated diagonally down the middle by NV Energy's 345 kV line. Each of the areas would be enclosed by a perimeter security fence.

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 increase the DC system 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 grouped together at the inverter stations, where the energy is converted to AC and then stepped up 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 15 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 12 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. The footprint of the onsite substation would be approximately 3 acres. The proposed project on-site substation would consist of components up to 100 feet in height, and overhead lines constructed with up to 100-foot-tall poles. The communications microwave at the substation would be placed on a pole up to 150 feet in height.

On-Site O&M Area

An O&M building and equipment storage area would be located in the north east area of the project site on approximately 3 acres. Staff parking would be within this location. Up to five CONEX would be located within the O&M area during construction and operation for equipment storage. A water well to serve the O&M building would be installed in this area.

Gen-Tie Line / (and POCO pole)

The proposed project would be connected to NV Energy's existing 345 kV Ft. Sage Substation, which is approximately 1000 feet from the site. The project Point Of Change of Ownership pole (POCO) would be adjacent to the project substation within the Project area. The 1000-foot Gen-

Tie, POCO pole and any installation of electrical interconnection equipment within the existing footprint of the Ft. Sage Substation necessary for interconnection of the Project would be constructed and operated by NV Energy.

On-site Energy Storage System

The proposed project would use a battery energy storage system consisting of either large format lithium-ion batteries or alternative battery technologies (such as flow 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.

An 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 system would be coupled to the PV array at the inverter, AC collection system or 34.5kV substation bus. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers, or buildings. The containers or buildings 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 on-site substation.

A DC-coupled system would consist of battery units located in containers adjacent to the solar inverters distributed throughout the solar arrays. The solar DC collection and the DC battery connection would connect on a common DC bus at the inverter. The containers would be similar in size (20–40 feet long) to the solar inverter skids. In some cases, depending upon the battery capacity, multiple containers may be located adjacent to a single inverter. The charge and discharge of the DC-coupled batteries would be controlled by the Battery Management System (BMS). DC-DC converters would be installed between the inverter and the batteries to control the DC voltage at the battery terminal. 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 conform with County standards in addition to National Fire Protection Agency (NFPA 855). Energy storage equipment would comply with UL-9540 and would account for the results of UL-9540A. The enclosures would have temperature control system consisting of fan, liquid, or equivalent. 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 underground or overhead within the project area to interconnect generation and storage components of the proposed project and provide remote communications, control, and systems monitoring. These utility lines would be buried 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 for the substation and Gen-Tie would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles.

Ancillary Facilities

Access

Access to the proposed project would be from Fish Springs Road and Rainbow Road. Fish Springs Road is on the northern boundary of the facility and Rainbow Road is on the east boundary of the facility. During construction, Fish Springs would serve as the main point of ingress for vehicles and equipment and Rainbow Road would serve as the main point of egress, thus allowing a flow of one way traffic through the site. During operations, the primary ingress and egress would be in the northeast area of the project site off Rainbow Road near the O&M building. Fish Springs would be used in the event of an emergency. There may also be an emergency gate on to Calveda Way. On-site roads would provide access to facilities internal to the proposed project areas.

On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division.

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 "Rock Springs Solar Facility." 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 and the Project substation. The fencing would be up to 8 feet high and would be similar to fencing around the NV Energy Ft. Sage Substation: chain link with barbed wire across the top.. Gates would be placed at each entrance from public roads. Gates would be access-controlled to allow only authorized personnel to enter the Proposed Project. The right of way for the NV Energy 345 kV line would be left open to allow access for inspection and maintenance.

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to the 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 proposed project is anticipated to be built in a 12-month period. 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

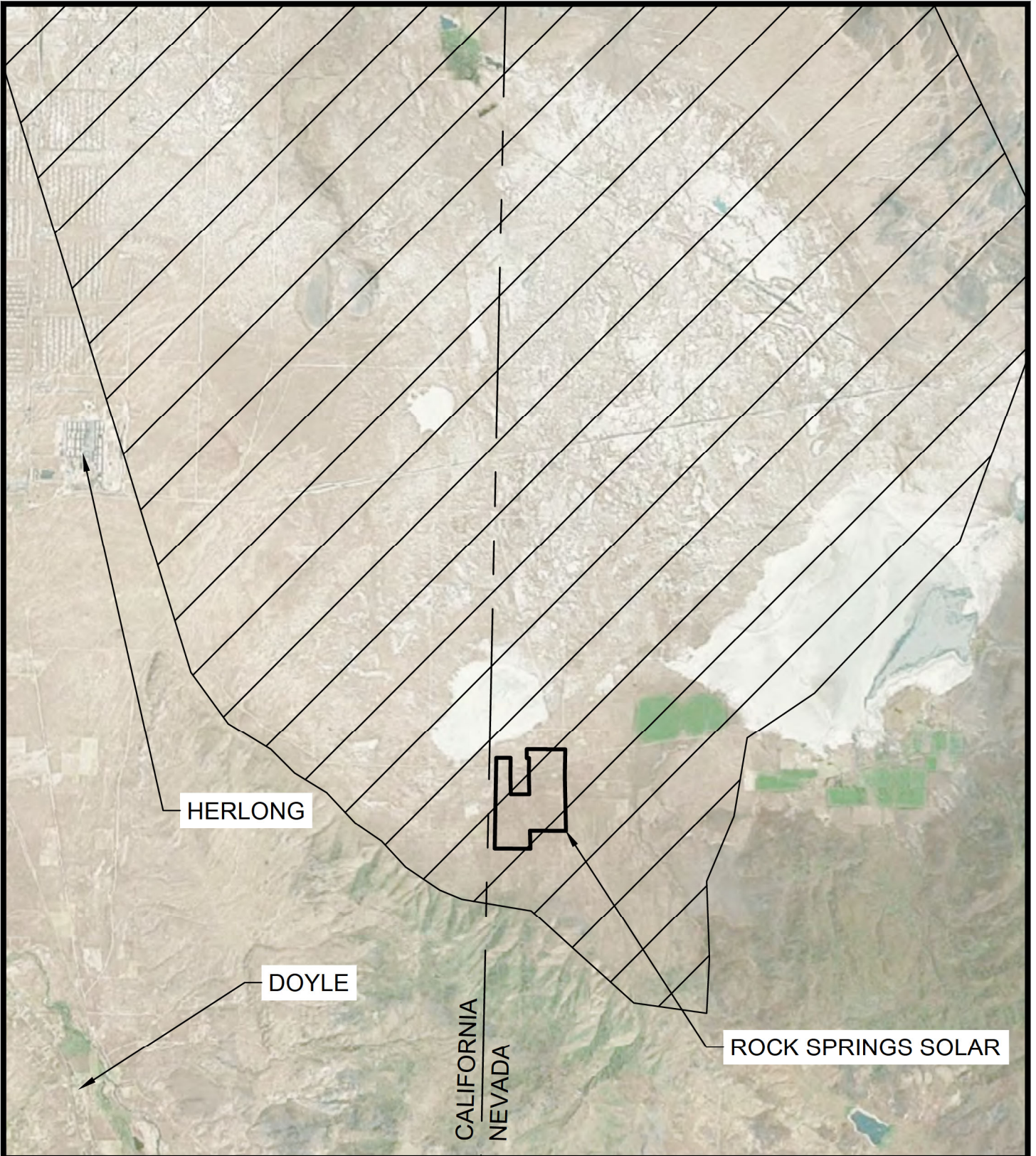
Peak daily construction employees would be 200 workers daily. In addition to the 200 maximum daily workers traveling to the site, there would be up to 50 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 250 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur (Table 1). Peak construction would be approximately 3 months of the overall 12-month construction timeframe.

Table 1. Proposed 100 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)	5	80,000	0	12 Months
20 Cubic Yard Dump/Bottom Dump Truck (loaded)	6	80,000	12+	3 Months
Pick-up Trucks	50	8,000	6	12 Months
Pile Driver	10	15,000	2	6 Months

Truck Type	Average No. On Site	Gross Weight (pounds)	Trips/Day	Duration
Grader	6	54,000	2	6 Months
Boom Truck with Bucket	2	42,000	2	6 Months
Component Delivery Trucks	4	42,000	40	6 Months
Utility Line Service Truck	4	30,000	2	2 Months
TOTAL	—	—	66	—

Attachment E Viewshed Plan



VISIBILITY ANALYSIS

 VISIBLE

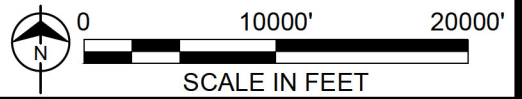


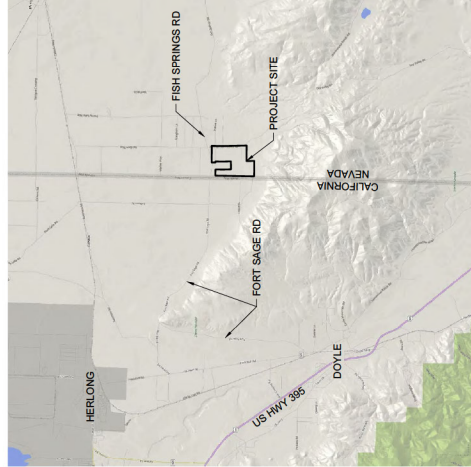
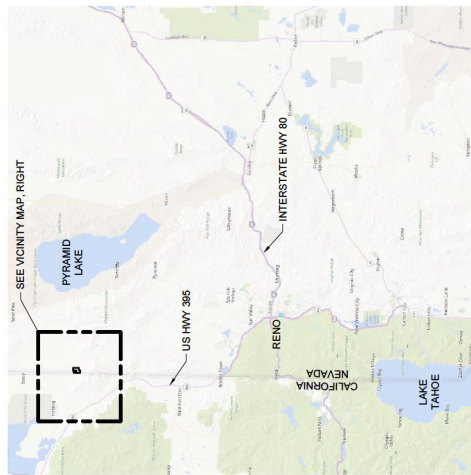
FIGURE 2
ROCK SPRINGS SOLAR
VIEWSHED MAP

Attachment F Site Plan

ROCK SPRINGS SOLAR

SPECIAL USE PERMIT

BEING PORTIONS OF THE SOUTH ONE-HALF (S 1/2)
OF SECTION TWENTY-NINE (29) & OF SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-SIX (26) NORTH, RANGE EIGHTEEN (18) EAST, M.D.M.
COUNTY OF WASHOE, STATE OF NEVADA



12/16/20
PROJECT NO: 121684

DRAWING INDEX

NO.	TITLE
C100	COVER & INDEX
C101	SITE PLAN
C102	GRADING PLAN - NORTH
C103	GRADING PLAN - CENTER
C104	GRADING PLAN - SOUTH
C105	GRADING PLAN - SOUTH EAST
C106	GRADING SECTIONS AND DETAIL
C107	FENCING DETAILS
C108	BATTERY STORAGE DETAILS
C109	SITE DETAILS
C110	O&M BUILDING DETAIL & ELEVATIONS

LEGEND

---	SITE BOUNDARY LINE
---	SOLAR SETBACK
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	OVERHEAD ELECTRIC
---	NEW MAJOR CONTOUR
---	NEW MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	CHAIN LINK FENCE
---	EXISTING FENCE
---	FLOW ARROW
---	SOLAR ARRAYS

ENGINEERS NOTE:
THE DESIGN INTENT FOR THIS PROJECT IS THAT IT BE CONSIDERED AS A PRELIMINARY DESIGN OF THE WASHOE COUNTY DEVELOPMENT CODE.

SITE DATA

TOTAL:	657.9 ACRES (GROSS)
--------	---------------------

EARTHWORK (SEE NOTE 1)

LOCATION	CUT (CY)	FILL (CY)	NET (CY)
BASINS, SUBSTATION, BESS, O&M BUILDING	61,000	61,000	0
SOLAR ARRAY FIELD (DISC & ROLL)	82,000	82,000	0
TOTAL	143,000	143,000	0

NOTES:
1) QUANTITIES ARE ESTIMATED AND PRELIMINARY IN NATURE. INTENT OF DESIGN IS TO BALANCE SITE TO HAVE NO IMPORT/EXPORT. FINAL GRADING QUANTITIES TO BE DETERMINED AT FINAL DESIGN.

PROJECT LOCATION
LATITUDE: 40.086198° N
LONGITUDE: -119.897752° W

CIVIL ENGINEER:
BURNS & MCDONNELL, ENGINEERING CO., INC.
CONTACT: J. TANNER DOWELL, P.E.
1850 N CENTRAL AVE, SUITE 800
PHOENIX, AZ 85004
F: 602-977-2680

OWNER:
CED ROCK SPRINGS SOLAR, LLC
CED ROCK SPRINGS SOLAR, LLC
CONTACT: ELLIOT STEIN
101 W BROADWAY, SUITE 1120
SAN DIEGO, CA 92130
919-571-5359

FOR PERMITTING PURPOSES ONLY

no.	date	by	std	description
D	12/16/20	DKG	BNS	ISSUED FOR REVIEW
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW

designed	B. SVOR	detailed	D. KOPER
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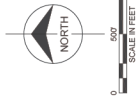
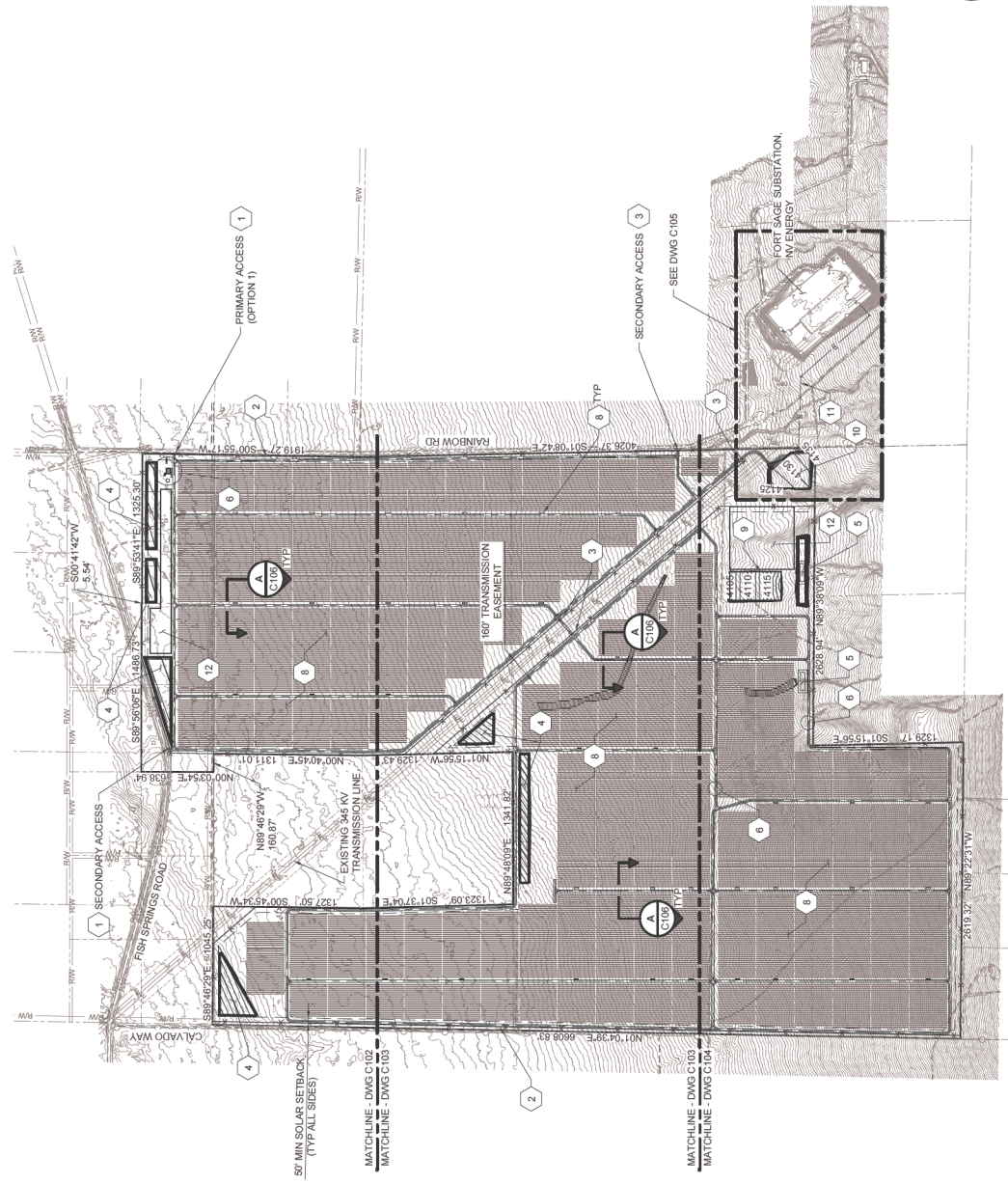
		BURNS & MCDONNELL 1850 N CENTRAL AVE SUITE 800 PHOENIX, AZ 85004 Burns & McDonnell Engineering Co., Inc. www.burnsmcd.com	
		WASHOE COUNTY, NV	

ROCK SPRINGS SOLAR SPECIAL USE PERMIT COVER & INDEX	project 121684	contract -	rev. -	sheets of C100	drawing 121684	sheet of D	file 121684C100.DWG
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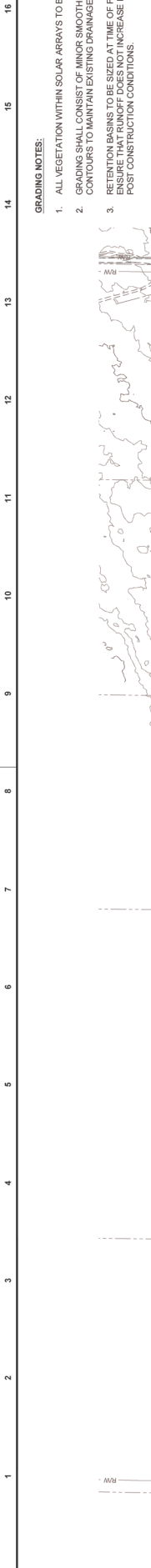
KEY NOTES:

1. ROLLING GATE
SEE DETAIL 3, DWG C107
2. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
3. DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
4. RETENTION BASIN
SEE GRADING PLANS, DWGS C102 & C103
5. ENERGY DISSIPATING BASINS
SEE GRADING PLAN, DWG C104
6. O&M BUILDING
SEE DETAIL 1, DWG C110
7. INVERTER SKID
SEE DETAIL 1, DWG C109
8. SOLAR ARRAY
SEE DETAIL 2, DWG C109
9. BATTERY STORAGE AREA
SEE DETAIL 1, DWG C108
10. CUSTOMER SUBSTATION
SEE DETAIL 3, DWG C109
11. OVERHEAD 346 KV GENERATION TIE LINE
12. CONSTRUCTION LAYDOWN AREA



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<p>BURNS MEDONNELL 1850 N CENTRAL AVE SUITE 800 PHOENIX, AZ 85004 Burns & McDonnell Engineering Co., Inc.</p>		<p>conEdison Development A Con Edison Clean Energy Business</p>		<p>ROCKSPRINGS SOLAR SPECIAL USE PERMIT SITE PLAN</p>	
<p>designed by B. SVOR</p>		<p>detailed by D. KOPFER</p>		<p>project 121684 contract</p>	
<p>no. 1</p>		<p>date</p>		<p>drawing 121684</p>	
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GRADING NOTES:

1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PREVS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. ROLLING GATE
SEE DETAIL 3, DWG C107
2. CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
3. RETENTION BASIN
4. O&M BUILDING
SEE DETAIL 1, DWG C110
5. INVERTERS SWD
SEE DETAIL 1, DWG C109
6. SOLAR ARRAY
SEE DETAIL 2, DWG C109

PRIMARY ACCESS (OPTIONS 2)

50' MIN SOLAR SETBACK (TYP ALL SIDES)



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ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - NORTH	
Project	contract
Drawing	121684
Sheet	rev. C
of	—
sheets	—
File: 121684C102.DWG	

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Con Edison Green Energy Business

WASHOE COUNTY, NV

BURNS MEDONNELL
 1850 N CENTRAL AVE SUITE 800
 PHOENIX, AZ 85004
 Burns & McDonnell Engineering Co., Inc.

designed by B. SVOR
 detailed by D. KOPER

no.	date	by	chk	description
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW

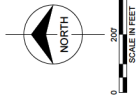
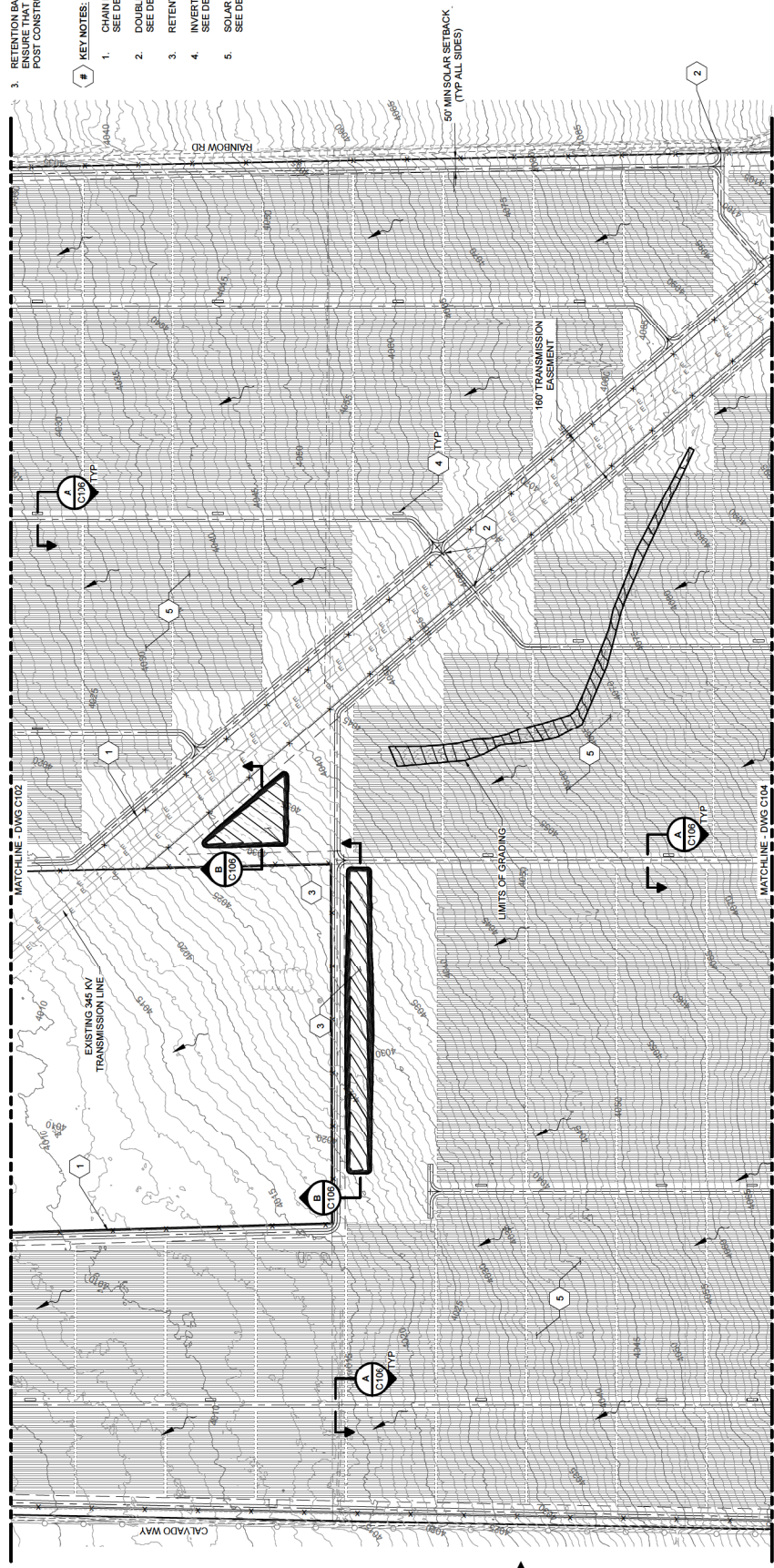
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GRADING NOTES:

1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ACCOMMODATE 10 YEAR FREQUENT RAINFALL INCREASE FROM PREVS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. CHAIN LINK FENCE SEE DETAIL 2, DWG C107
2. DOUBLE SWING GATE SEE DETAIL 1, DWG C107
3. RETENTION BASIN
4. INVERTER SKID SEE DETAIL 1, DWG C109
5. SOLAR ARRAY SEE DETAIL 2, DWG C109



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<p>BURNS MEDONNELL 1850 N CENTRAL AVE SUITE 800 FT. OENY, TX 75004 Burns & McDonnell Engineering Co., Inc.</p>		<p>conEdison Development A Con Edison Clean Energy Business</p>		<p>ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - CENTER</p>	
<p>designed by B. SVOR</p>		<p>detailed by D. KOPER</p>		<p>project 121684 drawing C103 sheet of 121684C103.DWG</p>	
<p>no. date by dtd description</p>		<p>no. date by dtd description</p>		<p>WASHOE COUNTY, NV</p>	
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B	07/31/20	DKG	BNS	ISSUED FOR REVIEW	
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW	

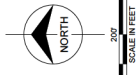
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GRADING NOTES:

- ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
- GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
- RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ACCOMMODATE ALL EXISTING AND PROPOSED INCREASE FROM PRE VS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

- CHAIN LINK FENCE
SEE DETAIL 2, DWG C107
- DOUBLE SWING GATE
SEE DETAIL 1, DWG C107
- ENERGY DISSIPATING BASINS
- INVERTER SKID
SEE DETAIL 1, DWG C109
- SOLAR ARRAY
SEE DETAIL 2, DWG C109
- BATTERY STORAGE AREA
SEE DETAIL 1, DWG C108
- CUSTOMER SUBSTATION
SEE DETAIL 3, DWG C109
- OVERHEAD 346 KV GENERATION TIE LINE



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ROCK SPRINGS SOLAR SPECIAL USE PERMIT GRADING PLAN - SOUTH	
project 121884	contract
drawing C104	rev. -
sheet of 10	of sheets 14
file: 121884C104.DWG	

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WASHOE COUNTY, NV

**BURNS
MCDONNELL**
1850 N CENTRAL AVE SUITE 800
Ft. OENAV, AZ 85004
Burns & McDonnell Engineering Co., Inc.
a wholly owned subsidiary of Burns & McDonnell

designed
B. SVOR

detailed
D. KOPER

no.	date	by	chk	description
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW

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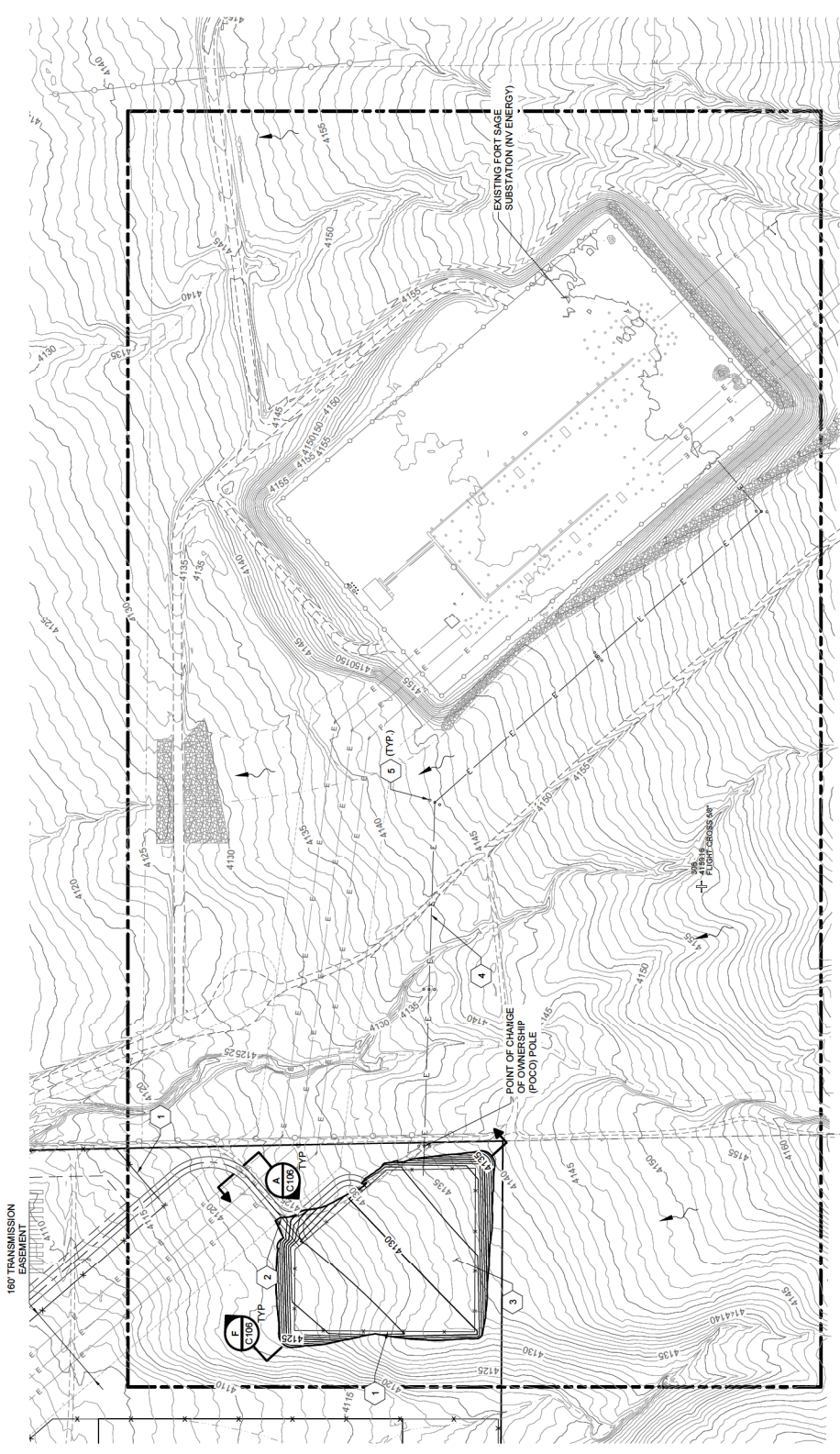
NOTES:
 1. STREAM BUFFER IS APPROXIMATED ONLY FOR THE PURPOSE OF THIS PRELIMINARY SITE PLAN. FINAL ENCROACHMENT LIMITS WILL BE DETERMINED BY ENVIRONMENTAL STUDIES PRIOR TO FINAL DESIGN.

GRADING NOTES:

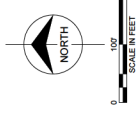
1. ALL VEGETATION WITHIN SOLAR ARRAYS TO BE REMOVED.
2. GRADING SHALL CONSIST OF MINOR SMOOTHING OF EXISTING CONTOURS TO MAINTAIN EXISTING DRAINAGE PATTERNS.
3. RETENTION BASINS TO BE SIZED AT TIME OF FINAL DESIGN TO ENSURE THAT RUNOFF DOES NOT INCREASE FROM PREVS. POST CONSTRUCTION CONDITIONS.

KEY NOTES:

1. CHAIN LINK FENCE SEE DETAIL 2. DWG C107
2. DOUBLE SWING GATE SEE DETAIL 1. DWG C107
3. CUSTOMER SUBSTATION SEE DETAIL 3. DWG C109
4. OVERHEAD 345 KV GENERATION TIE LINE
5. PROPOSED 345KV SUPPORT STRUCTURES CONFIGURATION AND TOWER STRUCTURES TO BE DETERMINED AT FINAL DESIGN.



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ROCK SPRINGS SOLAR
 SPECIAL USE PERMIT
 GRADING PLAN - SOUTH EAST

project 121684 contract
 drawing C105 rev. C
 sheet of sheets
 file 121684C105.DWG

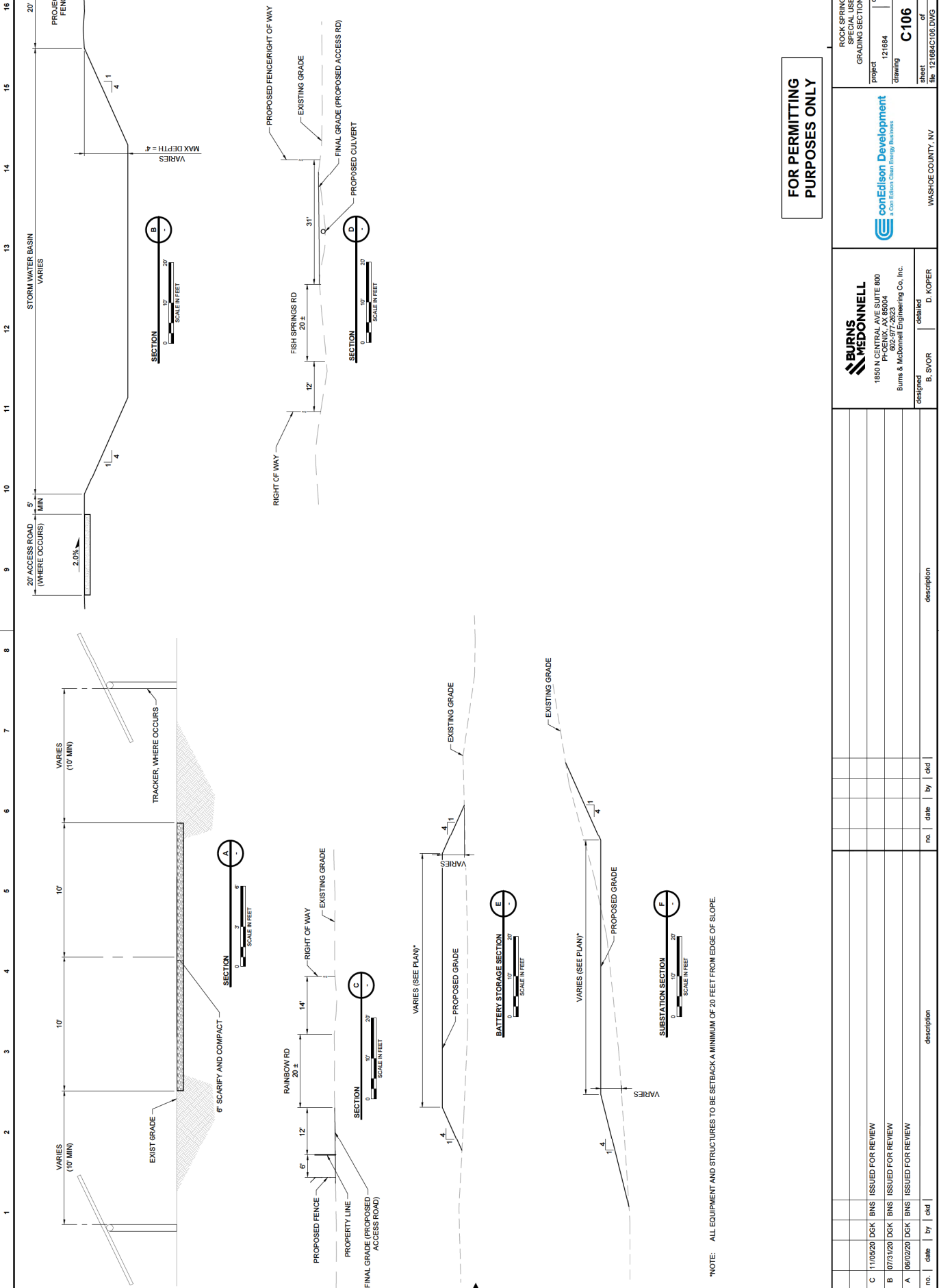
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WASHOE COUNTY, NV

BURNS & MCDONNELL
 1850 N CENTRAL AVE SUITE 800
 PHOENIX, AZ 85004
 Burns & McDonnell Engineering Co., Inc.

designed by B. SVOR detailed by D. KOPER

no.	date	by	chk	description
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW



*NOTE: ALL EQUIPMENT AND STRUCTURES TO BE SETBACK A MINIMUM OF 20 FEET FROM EDGE OF SLOPE.

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ROCK SPRINGS SOLAR
SPECIAL USE PERMIT
GRADING SECTIONS AND DETAIL

Project 121884 contract
Drawing C106 rev. C
Sheet of sheets
File 121884C106.DWG

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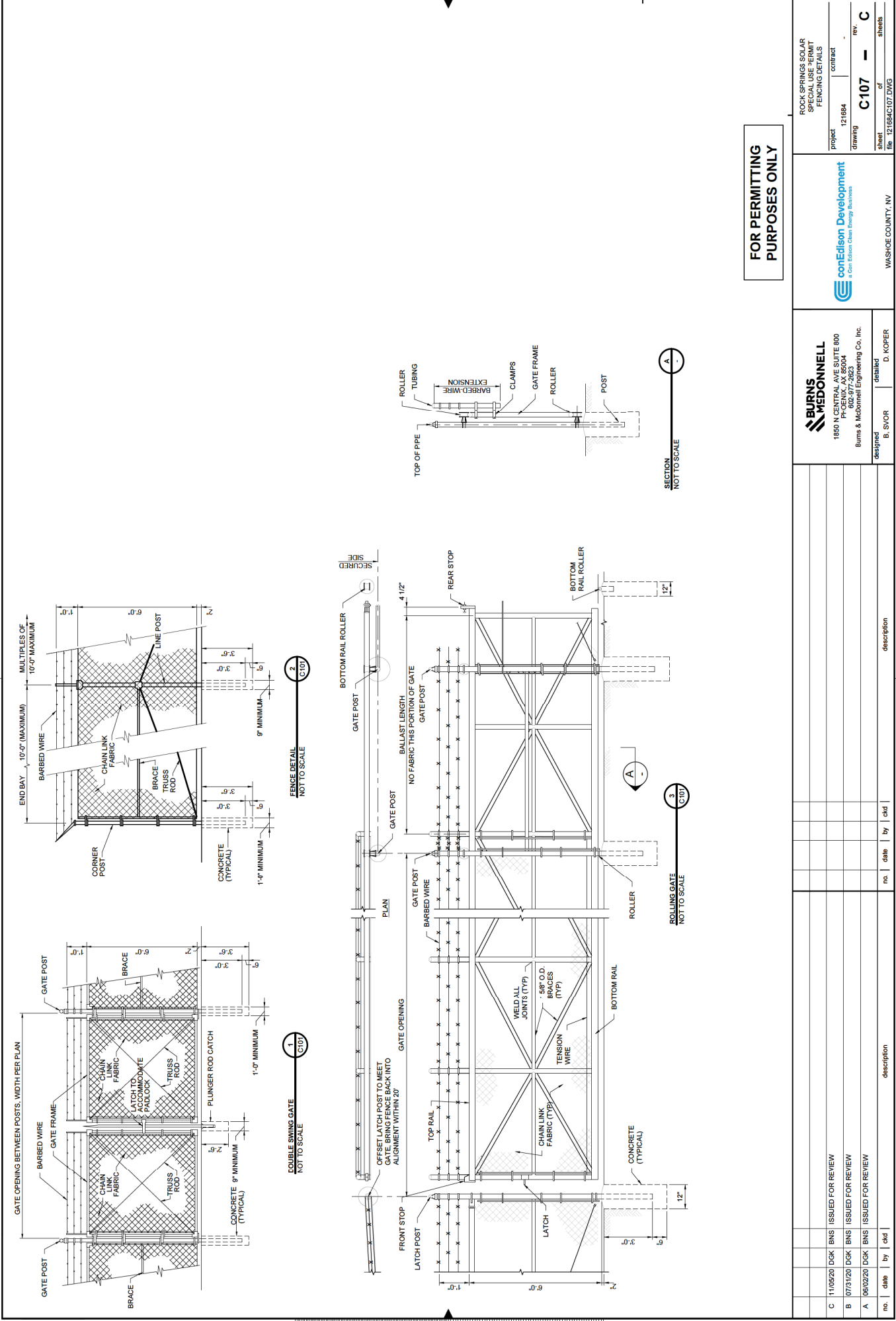
WASHOE COUNTY, NV

**BURNS
MCDONNELL**
1850 N CENTRAL AVE SUITE 800
PHOENIX, AZ 85004
Burns & McDonnell Engineering Co., Inc.

designed by B. SVOR detailed by D. KOPER

no.	date	by	chk	description
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



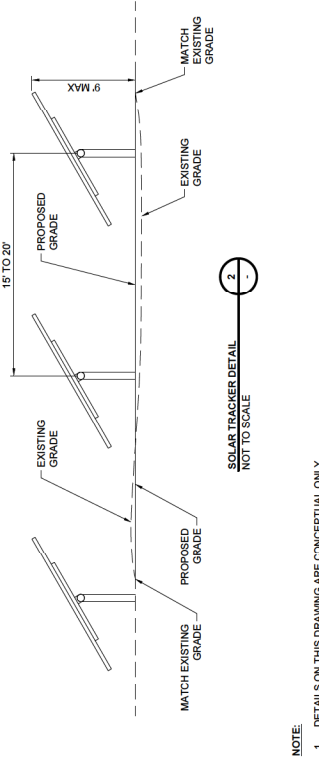
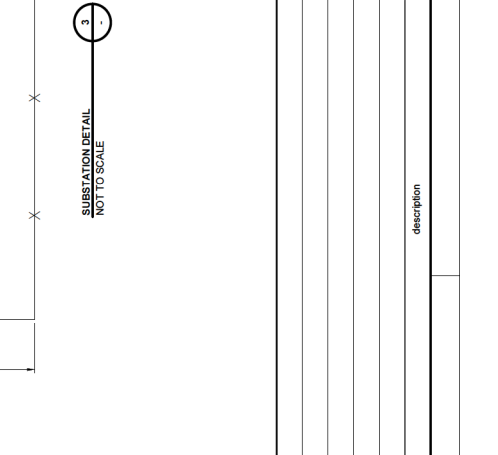
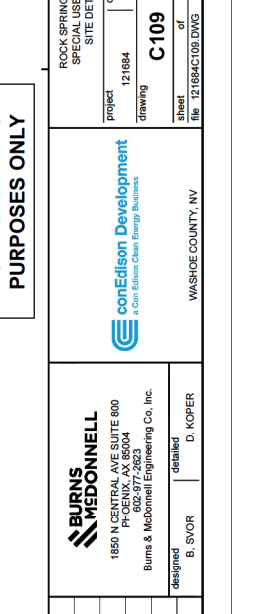
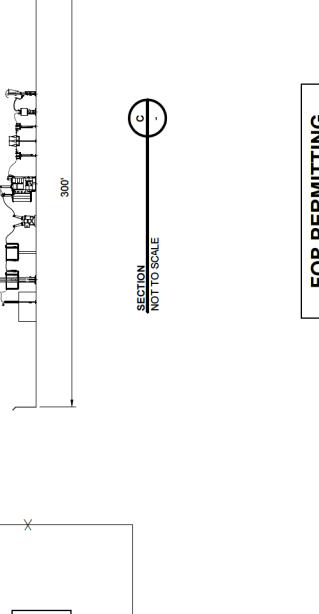
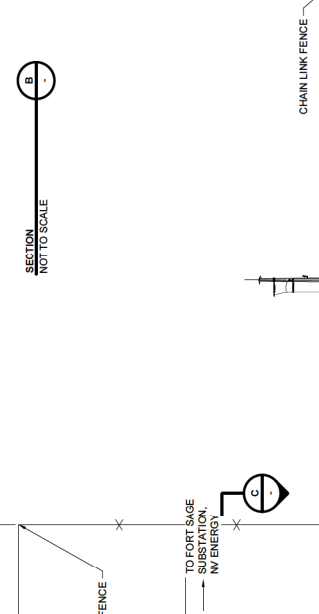
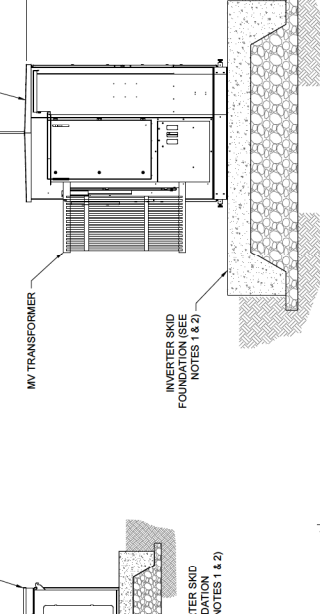
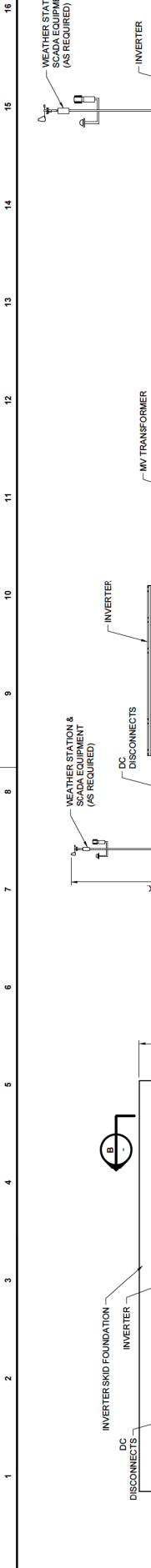
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ROCK SPRINGS SOLAR SPECIAL USE PERMIT FENCING DETAILS
 project 121684 contract
 drawing C107 rev. C
 sheet of sheets
 file 121684C107.DWG

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 a Con Edison Clean Energy Business

BURNS MEDONNELL
 1850 N CENTRAL AVE SUITE 800
 FT. OWEN, TX 75004
 Burns & McDonnell Engineering Co., Inc.
 designed by B. SVOR detailed by D. KOPER
 WASHOE COUNTY, NV

no.	date	by	chk	description
C	11/05/20	DKG	BNS	ISSUED FOR REVIEW
B	07/31/20	DKG	BNS	ISSUED FOR REVIEW
A	06/02/20	DKG	BNS	ISSUED FOR REVIEW



NOTE:
 1. DETAILS ON THIS DRAWING ARE CONCEPTUAL ONLY.
 FOUNDATION AND EQUIPMENT CONFIGURATION SUBJECT TO CHANGE DURING DETAILED DESIGN.

no.	date	by	chkd	description
C	11/05/20	DKK	BNS	ISSUED FOR REVIEW
B	07/31/20	DKK	BNS	ISSUED FOR REVIEW
A	06/02/20	DKK	BNS	ISSUED FOR REVIEW

no.	date	by	chkd	description

BURNS MEDONNELL
 1850 N CENTRAL AVE SUITE 800
 PHOENIX, AZ 85004
 Burns & McDonnell Engineering Co., Inc.

designed by B. SVOR
 detailed by D. KOPER
 WASHOE COUNTY, NV

FOR PERMITTING PURPOSES ONLY

ROCK SPRINGS SOLAR SPECIAL USE PERMIT SITE DETAILS
 project 121684
 drawing C 109
 sheet of 1
 rev. -
 File 121684C109.DWG

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