



**NEVADA GOVERNOR'S
OFFICE OF ENERGY**

Facility Information:	YELLOW PINE SOLAR III, LLC		
Date of Submittal to GOE:	30-Mar-26		
Type of Incentives (Please check all that the company is applying for on this application)			
Sales & Use Tax Abatement	<input checked="" type="checkbox"/>	Property Tax Abatement	<input checked="" type="checkbox"/>
Company Information (Legal name of company under which business will be transacted in Nevada)			
Company Name:	YELLOW PINE SOLAR III, LLC		
Department of Taxation's Tax Payer ID number:	NV20201778702 / E6584902020-0		
Federal Employer ID number (FEIN, EIN or FID):	92-1849085		
NAICS Code:	221114		
Description of Company's Nevada Operations:	Company plans to construct, own, and operate a 100 MW alternating current solar generation facility and a co-located 225 MW battery storage system		
Percentage of Company's Market Inside Nevada:	100%		
Mailing Address:	700 Universe Boulevard		
City:	Juno Beach	Zip:	33408
Phone:	561-694-3636		
APN:	168-00-002-024, 168-00-002-025, 171-00-001-004, 171-00-001-005, 171-00-001-006, 171-00-001-007, 171-00-001-008, 171-00-001-009, 171-00-001-010, 171-00-001-011, 171-00-001-012		
Taxation District where facility is located:	168 and 171		
Nevada Facility			
Type of Facility (please check all that are relevant to the facility)			
Geothermal	<input type="checkbox"/>		
Process Heat from Solar Energy	<input type="checkbox"/>		
Solar PV	<input checked="" type="checkbox"/>		
Solar Thermal	<input type="checkbox"/>		
Wind	<input type="checkbox"/>		
Biomass	<input type="checkbox"/>		
Waterpower	<input type="checkbox"/>		
Renewable Energy Storage	<input checked="" type="checkbox"/>		
Transmission that is interconnected to a renewable energy or geothermal	<input checked="" type="checkbox"/>		
Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable energy facilities and/or geothermal facilities	<input checked="" type="checkbox"/>		
Name Plate Production Capacity of the Facility:	250		
Net Output Production Capacity of the Facility in MW:	225		
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	305,000		
Estimated total capital investment:	\$583.6 million		
Percent of total estimated capital investment expended in Nevada:	25%		

Anticipated date or time range for the start of construction:	Q2 2026	
Anticipated date for the Commercial Operation Date (COD) of the facility:	Q2 2027	
Construction period (in months). Note: time period must match payroll calculations	16	
Address of the Real Property for the Generation Facility: 6901 Tecopa Road		
	City:	Las Vegas
	Zip:	89124
Size of the total Facility Land (acre):	1,008.94	

Are you required to file any paper work with the PUC and/or FERC?		
If yes, Purpose of the Filing with PUC:	Filing Date OR Anticipated filing Date:	PUC Docket Number:
Obtain UEPA Permit to Construct	Q2 2026	16-06026
If yes, Purpose of the Filing with FERC:	Filing Date OR Anticipated filing Date:	FERC Docket Number:
Exemption of wholesale status	8/21/2025	EG25-498

List All the county(s), Cities, and Towns where the facility will be located	
1	Clark County, Nevada
2	
3	
4	
5	
6	
7	
8	
9	

CHECKLIST - PLEASE ATTACH:	
1	Description of the Technology and Complete Facility including generation, transmission or distribution, the physical point at which the ownership of energy is transferred and nature of the connection to the transmission grid.

2	Complete and legal description of the location of the proposed facility, including a regional facility map that identifies the location, county boundaries and state boundaries of the proposed facility or a reference to any such map of appropriate scale.
3	Description of any natural or nonrenewable resources that will be affected by or required to be used in the construction or operation of the proposed facility, including statement of any areas of mitigation, controversy, issue or concern.
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started.
5	Copy of the Business Plan for the Nevada Facility.
6	For Expansion Applications, Copy of the most recent assessment schedule and tax bill from the County Assessor's Office or the Department of Taxation.
7	Website link to company profile.
8	Copy of the Current Nevada State Business License.
9	Facility Information Form.
10	Employment Information, construction, and permanent employee salary schedules.
11	Supplemental Information Form.
12	Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8).
13	Names and contact information for construction company, contractors, subcontractors.
14	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.
15	Confidential Information Identification Form.

Civil/Grading Permit - Battery Storage	Clark County		The Project requires grading	Submit application to Clark County Building Department.	03/09/26	Expected 4/6/2026
Building Permit - Solar	Clark County		Construction of the generating facility requires a permit.	Submit application to Clark County Building Department.	02/02/26	Expected 5/1/2026
Building Permit - Battery Storage	Clark County		Construction of the onsite battery energy storage system requires a permit.	Submit application to Clark County Building Department.	Expected 4/1/2026	Expected 7/20/2026
Building Permit - Substation/T-line	Clark County		Construction of the substation/T-line requires a permit.	Submit application to Clark County Building Department.	Expected 5/11/2026	Expected 7/22/2026
Fencing Permit	Clark County		Construction of the required tortoise fencing around the project perimeter	Submit application to Clark County Building Department.	11/21/23	02/21/24
Dust Control Permit	Clark County		The Project construction covers over .25 acres, so a Dust Control Permit is required.	Submit application to Clark County Department of Environment and Sustainability.	Permit approved for previous phase in Nov 2023, will be amended for YPS3 prior to construction.	Expected April 2026
IV. City Permits or Authorizations						
N/A						



**NEVADA GOVERNOR'S
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NOTE: Project contractors, subcontractors, and other entities including owner that will be purchasing goods and equipment for the construction of the Facility are entitled to claim or receive the sales and use tax abatement

Contractors and Subcontractors List	
Vendor 1	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 2	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 3	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 4	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 5	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 6	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 7	
Tax ID	
Contact	
Mailing Address	
E-Mail	

Employment

New Operations or Expansion

CONSTRUCTION EMPLOYEES			Full Time	Part Time
Number of anticipated construction employees who will be employed during the entire construction phase ?			200	
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents ?			160	
Average anticipated hourly wage of construction employees, excluding management and administrative employees:				
Number of anticipated construction employees who will be employed during the second-quarter of construction* ?			105	
Percentage of anticipated second-quarter* construction employees who will be Nevada Residents ?			90%	
Number of anticipated second-quarter* construction employees who will be Nevada Residents ?			90	

PERMANENT EMPLOYEES			Full Time	Part Time
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?			6	
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:				
Number of permanent employees who were employed prior to the expansion?			0	
Average hourly wage of current permanent employees, excluding managements and administrative employees			N/A	

Employee Benefit Program for Construction Employees

Health insurance for construction employees and an option for dependents must be offered upon employment

<p>List Benefits Included (medical, dental, vision, flex spending account, etc): All craft and craft leadership will be Union Members and will receive union health and retirement benefits while employed on the Yellow Pine 3 project.</p> <p><i>IBEW - Health & Welfare, Pension, Annuity; Ironworkers - Health & Welfare, Pension, Annuity, Vacation/Personal Time Off (PTO) Plan; Operating Engineers - Health & Welfare, Pension, Annuity, Vacation-Holiday Fund; Laborers - Health & Welfare, Pension, Annuity, Vacation Fund.</i></p> <p><i>All construction workers on the project will be provided with a benefits package in compliance with NAC 701A.590(5).</i></p>			
Name of Insurer:	Varies by Union Local - All benefits provided by the respective Unions		
Cost of Total Benefit Package:	\$44.64/Hr	Cost of Health Insurance for Construction Employees:	\$17/hr

* For reporting purposes, the "second quarter of construction" is weeks 13 through 26 of a 52-week construction period. However, if the construction period is expected to last more or less than 52 weeks, justification may be provided to and considered by the Director of the Governor's Office of Energy as to why there should be an adjustment in the duration or timing of the "second quarter of construction".

NRS 701A.365 (7) (a) and (b)

7. As used in this section, "wage" or "wages";
 - (a) Means the basic hourly rate of pay.
 - (b) Does not include the amount of any health insurance plan, pension or other bona fide fringe benefits which are a benefit to the employee.

Construction Employee Schedule

NOTE: List all anticipated construction employees* and associated wages for all persons who will be working on the construction of the facility during the entire construction period. Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

Job Title <small>*Construction Employees excluding Management and Administrative employees</small>	(a) # of Nevada Employees	(b) # of Non-Nevada Employees	(c) = (a)+(b) Total # of Employees	(d) Average Hourly Wage (\$)	(e) = (c) x (d) Total Hourly Wage per category (\$)
IBEW Electrician - Includes tracker and module construction	105	7	112	\$	\$
Operator	25	3	28	\$	\$
Laborer	60	0	60	\$	\$
			0	\$	\$ -
			0	\$	\$ -
			0	\$	\$ -
			0	\$	\$ -
			0	\$	\$ -

TOTAL	190	10	200	\$	\$
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TOTAL CONSTRUCTION PAYROLL	\$ 22,213,200.00
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Man Hours/Week	40
Total Construction Period	50
Man hours/Week	8,000
Total Payroll/Week	\$ 444,264.00
Total Payroll/Total Construction Period	\$ 22,213,200.00

** Man Hours/Week: # Construction Workers (D20) x Hours Per Week (B24)
 Total Payroll/Week: Manhours/Week (B26) x Average Hourly Wage (E20)
 Total Payroll/Total Construction Period: # of Weeks (B25) x Total Weekly Payroll (B27)

Second Quarter Construction Employee Schedule

NOTE: List all anticipated construction employees* and associated wages for all persons who will be working on the construction of the facility during the second quarter of construction period. Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

	(a)	(b)	(c) = (a)+(b)	(d)	(e) = (c) x (d)
Job Title <small>*Construction Employees excluding Management and Administrative employees</small>	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Average Hourly Wage (\$)	Total Hourly Wage per category (\$)
Electrician	70	15	85	\$ [REDACTED]	\$ [REDACTED]
Operator	20	5	25	\$ [REDACTED]	\$ [REDACTED]
Laborer	25	0	25	\$ [REDACTED]	\$ [REDACTED]
			0		\$ -
			0		\$ -
			0		\$ -
			0		\$ -
			0		\$ -

TOTAL 115 20 135 \$ [REDACTED] \$ [REDACTED]

TOTAL CONSTRUCTION PAYROLL \$ 3,764,856.00

Man Hours/Week	40
Total Construction Period	12
Man hours/Week	5,400
Total Payroll/Week	\$ 313,738.00
Total Payroll/Total Construction Period	\$ 3,764,856.00

** Man Hours/Week: # Construction Workers (D20) x Hours Per Week (B24)

Total Payroll/Week: Manhours/Week (B26) x Average Hourly Wage (E20)

Total Payroll/Total Construction Period: # of Weeks (B25) x Total Weekly Payroll (B27)

Permanent Employee Schedule

NOTE: List all anticipated permanent employees who will be employed by the Nevada Facility as of the end of its first fourth-quarter of new operations or expansion and the employment per job title will continue next 20 years. Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

Job Title	(a)	(b)	(c) = (a) x (b)
	Total # of Employees	Average Hourly Wage (\$)	Total Hourly Wage per category (\$)
Management and Administrative Employees	0	\$ -	\$ -
Permanent Employees - excluding Management and Administrative Employees	6	\$ 39.00	\$ 234.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

TOTAL **6** **\$ 39.00** **\$ 234.00**

TOTAL PAYROLL **\$ 468,000.00**

Hours/Week	40
Annual in Weeks	50
Total Hours/Week	240
Total Payroll/Week	\$ 9,360.00
Total Payroll/Annual in Weeks	\$ 468,000.00

** Hours/Week: # Permanent Employees (B19) x Hours Per Week (B24)
 Total Payroll/Week: Total Hours/Week (B26) x Average Hourly Wage (C19)
 Total Payroll/Annual in Weeks: # of Weeks (B25) x Total Weekly Payroll (B27)

Supplemental Information

Note: Please respond to each question. Answers to the questions will assist Department of Taxation staff in determining whether the facility should be locally or centrally assessed. Other questions will assist staff in understanding whether the reported replacement costs capture all aspects of taxable value.

1) Will you have a possessory interest in any governmentally owned property for this facility? Please describe if yes.

Yes, project will be built on entirely on land managed by the US Bureau of Land Management (BLM), including the gen-tie to the Point of Interconnection. A BLM right-of-way (ROW) grant is required for the project to construct and operate. The BLM ROW grant and Notice to Proceed have been issued.

2) Will the facility, including generation, transmission, or distribution cross state or county boundaries? If yes, please describe.

No

3) Is the facility owned by a subsidiary of a company that is interstate or intercounty in nature? Name and location of the subsidiary company, if yes.

Yes, Yellow Pine Solar III facility is a subsidiary of NextEra Energy Resources located at 700 Universe Blvd, Juno Beach, FL 33408. Yellow Pine Solar III, LLC is the entity that owns the facility which will be located at 6901 Tecopa Springs Road, Las Vegas, NV 89124

4) At what physical point is the ownership of energy transferred? Describe the location and nature of the connection to the transmission grid.

Ownership of energy is transferred south of the GridLiance West Trout Canyon Substation (the point of interconnection) at a transmission pole to the southwest of NV-160/Pahrump Valley Highway, within APN 171-00-001-005. The Point of Interconnection (POI) is the final connection point to the customer's switchyard and is transferred there by generation transmission lines (gen-ties). Gen-ties connect the stepped-up power from the substation collector yard to the POI.

5) Will the facility be eligible for other abatements or exemptions such as pollution control exemptions? Please describe if yes

No

6) Has your company applied and/or been approved for any abatements or exemptions for this facility or any other facility by the State of Nevada and/or local governments? If yes, list the abatements awarded, name and location of the project, name of the awardee, date of approval, amounts and status of the accounts.

No

7) Has your company applied for, or planning to apply for, an exempt wholesale generator designation as defined in 15 U.S.C 79z-5A?

Yes, Yellow Pine Solar III will submit an exempt wholesale generator self-certification to FERC.

8) If an EIS or EA has been performed, please supply the ROD number.

DOI-BLM-NV-S010-2017-0110-EIS

9) Has an appraisal been performed on any portion of this land or project?

No

10) Has a Power Purchase Agreement been executed?

Yes, 6 PPAs have been executed with San Jose Clean Energy (1), San Diego Gas & Electric (1), San Diego Community Power (2), and Silicon Valley Clean Energy (2)



Summary Sheet

Company Name:	Yellow Pine Solar III, LLC
Division:	

Line No.	Schedule	Total Estimated RCNLD or Transaction Cost	Department Use Only
1	Sch. 1 Personal Property - Property Tax - Total from Col. J. *		
2	Sch. 2 Real Property - Improvements - Total from Col. F. *		
3	Sch. 3 Real Property - Land - Total from Col. I		
4	Sch. 4 Operating Leases - Total from Col. F *		
5	Sch. 5 Contributions in Aid of Construction - Total from Col. F		
6	Sch. 6 First Year Estimated Sales & Use Tax - Total from Col. H		
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. H		
8	Sch. 8 Third Year Estimated Sales & Use Tax - Total from Col. H		

* The final determination of the classification of property as real or personal is made by the county assessor for locally-assessed property or by the Department of Taxation for centrally-assessed property. Placement of property on these sheets of the application is made for purposes of this fiscal note only and is not determinative of the final classification of property by the appropriate taxing official.



Schedule 3 - Real Property Land

Company Name: _____
 Division: _____

Show the requested data for all land, owned or leased, in Nevada.

A	B	C	D	E	F	G	H	I	
Line #	Where Situated		Tax District	Brief Description, Size of the Land (acre), Date Acquired	Assessor's Parcel Number (APN)	Owned (O) Leased (L) Rented (R)	G/L Account Number (if applicable)	Purchase Price (if applicable)	Assessor's Taxable Value
	County	City or Town							
1	Clark		100	BLM ROW, Total for Parcel: 640, 01/15/2021	168-00-002-024	L	N/A	N/A	\$2,314,298
2	Clark		100	BLM ROW, Total for Parcel: 640, 01/15/2021	168-00-002-025	L	N/A	N/A	\$2,872,284
3	Clark		100	BLM ROW, Total for Parcel: 572, 01/15/2021	171-00-001-004	L	N/A	N/A	\$120,156
4	Clark		100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-005	L	N/A	N/A	\$3,534,159
5	Clark		100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-006	L	N/A	N/A	\$3,513,568
6	Clark		100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-007	L	N/A	N/A	\$3,588,555
7	Clark		100	BLM ROW, Total for Parcel: 620, 01/15/2021	171-00-001-008	L	N/A	N/A	\$1,120,705
8	Clark		100	BLM ROW, Total for Parcel: 625, 01/15/2021	171-00-001-009	L	N/A	N/A	\$347,334
9	Total of APNs		100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-010	L	N/A	N/A	\$1,453,938
10	Grand Total		100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-011	L	N/A	N/A	\$1,726,534
11			100	BLM ROW, Total for Parcel: 640, 01/15/2021	171-00-001-012	L	N/A	N/A	\$1,965,961
12				1,008.94 acres of APNs					
13				Total Acres on BLM		14.54%			
14				6,937.00 ROW grant		\$3,280,836			
15									
16									
17									
18									
19									
20									
								TOTAL	\$22,557,492

Attestation and Signature

I, Anthony Pedroni, by signing this Application, I do hereby attest and affirm under penalty of perjury the following:

- (1) I have the legal capacity to submit this Application on behalf of the applicant;
- (2) I have prepared and personally knowledgeable regarding the contents of this Application; and
- (3) The content of this Application are true, correct, and complete.

Anthony Pedroni 
Name of person authorized for signature:

Vice President
Title:


Signature: /

3/26/26
Date:



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This Application contains confidential information: Yes No

If yes, please identify any information in the within Application or documents submitted herewith, which Applicant considers confidential or trade secret information. Further, identify: (1) the applicable statutory authority or agreement preventing public disclosure of the information; and (2) Applicant's rationale underlying non-disclosure of the information or document(s).

Applicant acknowledges that the burden of demonstrating confidentiality or trade secret status lies with the Applicant, and Applicant agrees to defend and indemnify the State and its agencies for honoring such designation. Notwithstanding, Applicant understands that the over-inclusive designation of information or documents as confidential or trade secret may cause the Nevada State Office of Energy to conduct further inquiry of the Applicant into the confidentiality of the information, potentially delaying submission of the Application to the Nevada Energy Director.

Material for which confidentiality is claimed :

Confidentiality is claimed for data relating to costs and prices, as well as private information of individuals and companies such as e-mail addresses of individuals and tax ID numbers of companies.

Basis for claims of confidentiality :

Basis for claims of confidentiality: NRS 360.247, 49.325, 703.190, 239B.030, and 239B.040

Yellow Pine Solar III- RETA Support Articles

CHECKLIST - PLEASE ATTACH:	
1	Description of the Technology and Complete Facility including generation, transmission or distribution, the physical point at which the ownership of energy is transferred and nature of the connection to the transmission grid.
2	Complete and legal description of the location of the proposed facility, including a regional facility map that identifies the location, county boundaries and state boundaries of the proposed facility or a reference to any such map of appropriate scale.
3	Description of any natural or nonrenewable resources that will be affected by or required to be used in the construction or operation of the proposed facility, including statement of any areas of mitigation, controversy, issue or concern.
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started.
5	Copy of the Business Plan for the Nevada Facility.
6	For Expansion Applications, Copy of the most recent assessment schedule and tax bill from the County Assessor's Office or the Department of Taxation.
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13	Names and contact information for construction company, contractors, subcontractors.
14	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.
15	Confidential Information Identification Form.

1. Description of the Technology and Complete Facility including generation, transmission or distribution, the physical point at which the ownership of energy is transferred and nature of the connection to the transmission grid.

Yellow Pine Solar III (YPS III) will consist of a 100 MW solar and 225 MW battery energy storage facility and ancillary facilities including a 0.1-mile long 230kV generation tie transmission line. The Project includes a 225 MW (1,264 MWh) ac-coupled battery storage system constructed for the primary purpose of storing energy generated by the Project. YPS III is located approximately 32 miles west of Las Vegas along State Route 160 at Tecopa Road in Clark County, Nevada. The Project will use Federal public lands managed by the Bureau of Land Management (BLM), Southern Nevada District, Las Vegas Field Office.

Ownership of energy is transferred south of the GridLiance West Trout Canyon Substation (the point of interconnection) at a transmission pole to the southwest of NV-160/Pahrump Valley Highway, within APN 171-00-001-005. The Point of Interconnection (POI) is the final connection point to the customer's switchyard and is transferred there by generation transmission lines (gen-ties). Gen-ties connect the stepped-up power from the substation collector yard to the POI.

2. Complete and legal description of the location of the proposed facility

Facility will be located on all or part of parcel numbers 168-00-002-024, 168-00-002-025, 171-00-001-004, 171-00-001-005, 171-00-001-006, 171-00-001-007, 171-00-001-008, 171-00-001-009, 171-00-001-010, 171-00-001-011, 171-00-001-012.

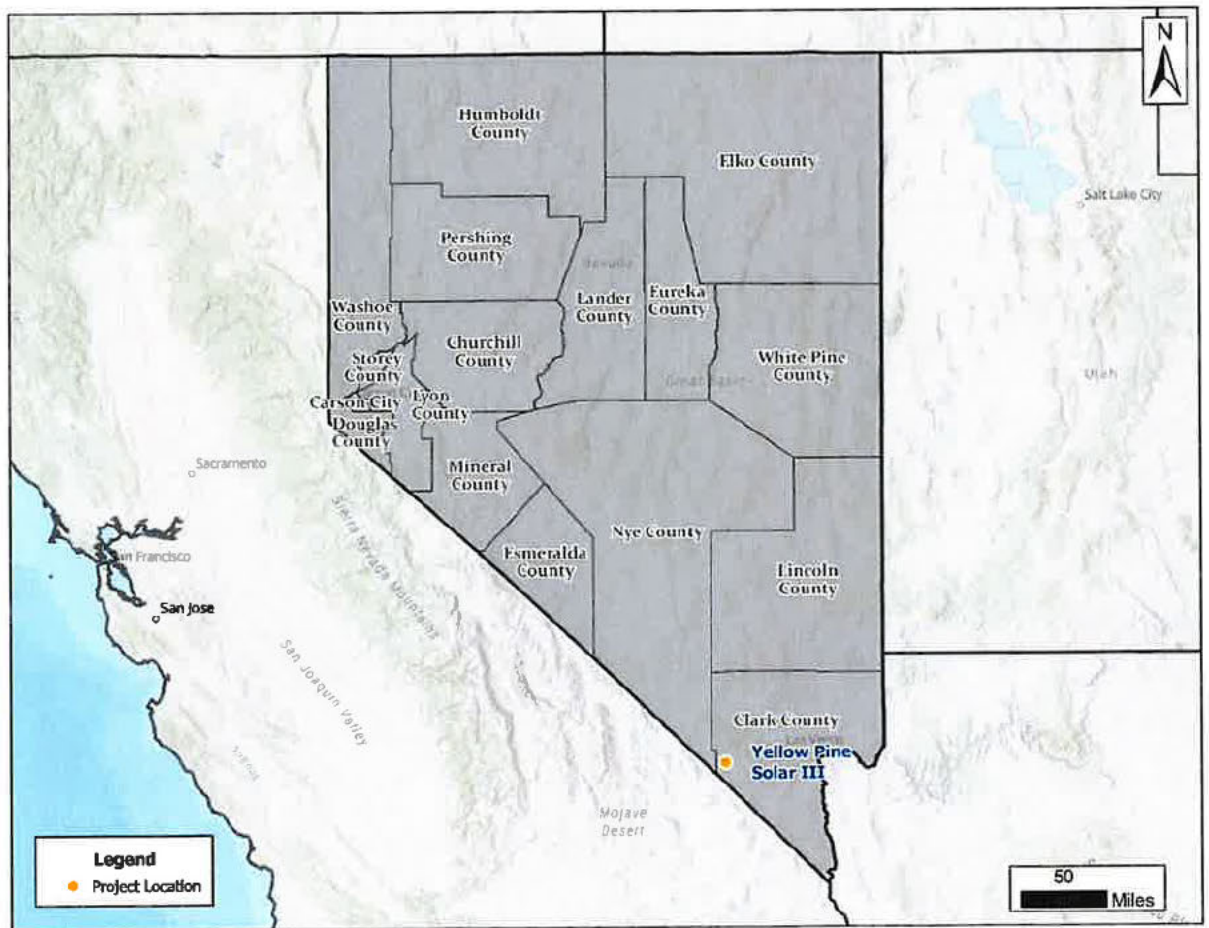
Land Description:

Area Aliquot Parts Clark County,
 Pahrump, Nevada, Mount Diablo, Meridian, Nevada
 T. 21 S., R. 55 E.,
 sec. 32, S ½ NE ¼, and S ½;
 sec. 33, SW ¼ NE ¼, S ½ NW ¼, SW ¼, NE ¼ SE ¼, and S ½ SE ¼; and

Yellow Pine Solar III- RETA Support Articles

- sec. 34, SW ¼ NE ¼, S ½ NW ¼, and NW ¼ SW ¼.
T. 22 S., R. 55 E.,
- sec. 02, Lot 4, SW ¼ NW ¼, and NW ¼ SW ¼;
- sec. 03, Lots 1 and 2, S ½ NE ¼, S ½ NW ¼, SW ¼, NE¼ SE ¼, and S ½ SE ¼;
- sec. 04, Lots 2 through 4, S ½ NE ¼, S ½ NW ¼, and S ½;
- sec. 05, Lots 1 through 4, S ½ NE ¼, S ½ NW ¼, N ½ SW ¼, SW ¼ SW ¼, and SE ¼;
- sec. 06, Lot 1, S ½ NE ¼, and SE ¼;
- sec. 07, NE ¼ NE ¼;
- sec. 08, E ½ NE ¼, NW ¼ NW ¼, SE ¼ NW ¼, and N ½ SE ¼;
- sec. 09, N ½; and
- sec. 10, N ½ NE ¼, SW ¼ NE ¼, S ½ NW ¼, and SW ¼.

Area Map- regional facility map that identifies the location, county boundaries and state boundaries of the proposed facility



3. Description of any natural or nonrenewable resources that will be affected by or required to be used in the construction or operation of the proposed facility, including statement of any areas of mitigation, controversy, issue or concern.

The project would have minimal impacts on general wildlife and vegetation, and those impacts will be mitigated as specified by National Environmental Policy Act (NEPA) and monitored by the Bureau of Land Management (BLM). Threatened species in the area include Mojave Desert Tortoise, which have been surveyed, monitored, and translocated by qualified tortoise biologist as stipulated in the Wildlife Service (USFWS) Biological Opinion regarding desert tortoise. Protocol surveys for cultural and historical resources were completed and any known sites will be avoided. No jurisdictional waters occur in the project area.

During construction, water would be used for dust control purposes to protect air quality. Panel washing is not anticipated during operation. No other resource issues have been identified.

The BLM completed an Environmental Impact Study (EIS) covering the entirety of the project, as it is entirely within BLM land. As with Yellow Pine Solar and Yellow Pine Solar II, impacts to desert tortoise from the proposed YPS3 would be mitigated by protective measures tailored to the project to reduce impacts to the greatest extent possible, following BLM and USFWS recommendations for utility-scale solar development. Cumulative effects were considered to be negligible as well.

4. Summary of the PUC and FERC Dockets if any PUC and FERC filing have started:

- FERC EWG Docket Number EG25-498. Filed 8/21/2025.
- PUCN Docket Number 16-06026. To be filed Q2 2026.

5. Business Plan

Yellow Pine Solar III, through NEER affiliates and the use of contractors, will operate and maintain the Project consistent with North American Electric Reliability Corporation Reliability Standards. NEER affiliates will conduct operational monitoring of the Project through SCADA on a continual basis, 24 hours per day, 7 days a week. Once the Project shifts into operations, the local O&M crew will be comprised of approximately 6 primary staff workers who largely will be solar technicians (i.e., technicians who carry out the maintenance on the panels) along with a site supervisor. These workers will also support Yellow Pine Solar and Yellow Pine Solar II.

Panel critical parameters and overall performance are monitored on-site, and 24 hours a day at the Applicant's Renewable Operations Control Center (ROCC) in Juno Beach, Florida. The ROCC is an advanced technical facility, enabling remote operation and resetting of solar inverters. These unique capabilities allow YPS3 to undertake performance and reliability optimization through: (1) remote facility operation and fault reset capability; (2) the use of advanced real-time equipment performance statistical modeling for advanced diagnostics; and (3) benchmarking among similar components.

Fleet O&M is focused on prevention rather than an event response philosophy. It is supported at the fleet level by production assurance engineers and solar fleet team major component subject matter experts. It is the O&M personnel's responsibility to provide root cause and fleet risk analyses, as well as to provide mitigation planning to assure countermeasures are performed on a scheduled basis, which serves to maximize production. In addition, the large number of solar arrays in the NEER affiliate fleet allows for a sufficient spare part inventory at the fleet level to accommodate sharing across individual sites when spare parts are not available through the commercial supply system.

Yellow Pine Solar III- RETA Support Articles

9. Facility Information Form

See attached tabs

10. Employment Information, construction, and permanent employee salary schedules.

See attached tabs

11. Supplemental Information Form.

See attached tabs

12. Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8).

See attached tabs

13. Names and contact information for construction company, contractors, subcontractors

See attached tabs

14. Letter from the utility or company describing the highlights of PPA, LOI, or MOU.

Yellow Pine Solar II is a 100 MW solar photovoltaic facility with a 225 MW co-located battery energy storage system (BESS) located in Clark County, Nevada. The project has executed power purchase agreements (PPAs) with:

- a. San Diego Gas & Electric, a California regulated, investor-owned public utility for 65 MW solar and 50 MW 4-hour battery energy storage for a 15-year delivery term. The agreement was executed on 1/24/2023 with initial COD on 6/1/2027.
- b. San Diego Community Power, a California joint powers authority, for
 - i. 35 MW solar and 35 MW 4-hour battery energy storage for a 15-year delivery term. The agreement was executed on 1/24/2023 with initial COD on 6/1/2027.
 - ii. 60 MW 8-hour battery energy storage for a 20-year delivery term. The agreement was executed on 10/27/2023 with a contractual commercial operation date (COD) of 6/1/2027.
- c. San Jose Clean Energy, a California joint powers authority for 25 MW 4-hour battery energy storage for a 20-year delivery term. The agreement was executed on 1/24/2023 with a contractual commercial operation date (COD) of 6/1/2027.
- d. Silicon Valley, a California joint powers authority, for
 - i. 9 MW 8-hr battery energy storage for a 15 year delivery term. The agreement was executed on 8/9/2023 with a contractual commercial operation date (COD) of 6/1/2028.
 - ii. 24 MW 4-hr battery energy storage for a 15 year delivery term. The agreement was executed on 8/9/2023 with a contractual commercial operation date (COD) of 6/1/2028.

15. Confidential Information Identification Form.

See attached tabs

Yellow Pine Solar III- RETA Support Articles

Scheduling of preventative maintenance service is based on forecast data in order to allow plant production to remain maximized. NEER's central O&M group has been created to support the scheduled maintenance activity and optimize its execution based on standardization, continuing process review, and improvement. Individuals can be pulled from this dedicated group at any time to conduct maintenance on the Project, as needed.

6. For Expansion Applications, Copy of the most recent assessment schedule and tax bill from the County Assessor's Office or the Department of Taxation.

N/A

7. Website link to company profile:
<https://www.nexteraenergyresources.com/our-solutions/utility-scale-renewables.html>

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

Yellow Pine Solar III, LLC

Nevada Business Identification # NV20222639761

Expiration Date: 11/30/2026

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 10/07/2025.



Certificate Number: B202510076155525

You may verify this certificate

online at <https://www.nvsilverflume.gov/home>

FRANCISCO V. AGUILAR
Secretary of State

8. Copy of the Current Nevada State Business License.

SECRETARY OF STATE




NEVADA STATE BUSINESS LICENSE

Yellow Pine Solar III, LLC

Nevada Business Identification # NV20222639761
Expiration Date: 11/30/2023

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 12/02/2022.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

Certificate Number: B202212023203621
You may verify this certificate
online at <http://www.nvsos.gov>