

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

Facility Information		Sierra Solar Phase I Project	
Date of Submittal to GOE:		7/16/2024	
Type of Incentives (Please check all that the company is applying for on this application)			
☒ Sales & Use Tax Abatement		☒ Property Tax Abatement	
Company Information (Legal name of company under which business will be transacted in			
Company Name: Sierra Pacific Power Company, d/b/a NV Energy			
Department of Taxation's Tax Payer ID number:		1001027191-001	
Federal Employer ID number (FEIN, EIN or FID):		88-0044418	
NAICS Code:		221118, Other Electric Power Generation	
Description of Company's Nevada Operations: Sierra Pacific Power Company, together with its subsidiaries (collectively, the "Company"), is a wholly owned subsidiary of NV Energy, Inc. ("NV Energy"), a holding company that also owns Nevada Power Company ("Nevada Power") and certain other subsidiaries. The Company is a United States utility company serving electric retail customers, including residential, commercial and industrial customers primarily in Nevada. NV Energy is an indirect wholly owned subsidiary of Berkshire Hathaway Energy Company ("BHE"). BHE is a holding company based in Des Moines, Iowa that owns subsidiaries principally engaged in energy businesses. BHE is a consolidated subsidiary of Berkshire Hathaway Inc.			
Percentage of Company's Market Inside Nevada:		100%	
Mailing Address: 6100 Neil Road			
City:	Reno	NV, 89511	
Phone:	(402)402-3128		
APN:	004-351-05, 004-351-03, 004-351-09, 004-351-11, 004-351-15, 004-351-22		
Taxation District where facility is located: 030 Churchill County			
Nevada Facility			
Type of Facility (please check all that are relevant to the facility)			
☐ Geothermal			
☐ Process Heat from Solar Energy			
☒ Solar PV			
☐ Solar Thermal			
☐ Wind			
☐ Biomass			
☐ Waterpower			
☒ Renewable Energy Storage			

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☒ Transmission that is interconnected to a renewable energy or geothermal facility

☒ 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

Name Plate Production Capacity of the Facility: 600 MWdc

Net Output Production Capacity of the Facility in MW: 400 Mwac

Annual Net Production Capacity of the Facility in MWh (or other appropriate unit): 1,200,295

Estimated total capital investment: \$1.536 Billion

Percent of total estimated capital investment expended in Nevada: 100%

Anticipated date or time range for the start of construction: Oct-24

Anticipated date for the Commercial Operation Date (COD) of the facility: May-27

Construction period (in months). Note: time period must match payroll calculations 32 months

Address of the Real Property for the Generation Facility: The project is located in Churchill County, on private property. Presently, there is no address for the facility. The generating component of the facility is located within the entirety of APN: 004-351-03, Township 23 North, Range 26 East, Section 3; the entirety of APN: 004-351-09 Township 23 North, Range 26 East, Section 9; the entirety of APN: 004-351-11 Township 23 North, Range 26 East, Section 11; the entirety of APN: 004-351-15 Township 23N, Range 26 East, Section 15; and a portion of APN 004-351-22 being the NWNW, SWNW and a portion of the SENW, NWSW, NESW and NWSE quarters of Section 22, Township 23 North, Range 26 East. Please see Attachment #0 for a listing of project components, APNs, property owners, and public land survey system identification of their location that includes information on the transmission that is connected to the generating facility, transmission that enables the grid to transmit the electricity from the generating facility, and communication infrastructure required to transmit the electricity from the generating facility.

City: Churchill County

Size of the total Facility Land (acre): 2800

Are you required to file any paper work with the PUC and/or FERC? Yes

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If yes,	Purpose of the Filing with PUC: Approval to construct the facility (UEPA) and approval to rate base the asset (Fifth Amendment to the 2021 Joint Integrated Resource Plan Docket 23-08015)	Filing Date OR Anticipated filing Date: UEPA filing Date anticipated:	Filling date of Fifth Amendment to the 2021 Joint Integrated Resource Plan Docket 23-08015: 08/21/2023. A Phased UEPA process will occur for this project where the first phase will be for the grading and civil work, and a second phase will be for the construction of the generating, storage and transmission facilities. First phase of UEPA to be filed in August 2024.
If yes,	Purpose of the Filing with FERC: TBD	Filing Date OR Anticipated filing Date: TBD	TBD

List All the county(s), Cities, and Towns where the facility will be	
1	Churchill County, Nevada for the solar PV, renewable energy storage and transmission facilities
2	Lyon County, Nevada for a telecom tower addition to the Eagle Ridge North Tower to contribute to the transmission infrastructure to allow this project to interconnect
3	Storey County, Nevada for a telecom tower addition to Comstock Meadows to contribute to the transmission infrastructure to allow this project to interconnect
4	Washoe County, Nevada for a telecom tower at Virginia Peak to contribute to the transmission infrastructure to allow this project to interconnect
5	
6	
7	
8	
9	

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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	See Attachment #1
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	See attached Legal Descriptions and Churchill County Assessors Maps (Attachment #2 thru #2.9)
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	None, see Attachment #3 for Plan of Development
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started	Amendment to the 2021 Joint Integrated Resource Plan Docket 23-08015: 08/21/2023
5	Copy of the Business Plan for the Nevada Facility	See Attachment #4
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- All new construction
7	Website link to company profile	www.NVEnergy.com
8	Copy of the Current Nevada State Business License	See Attachment #5
9	Facility Information Form	Included
10	Employment Information, construction, and permanent employee salary schedule	Included
11	Supplemental Information Form	Included
12	Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8)	Included

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13	Names and contact information for construction company, contractors, subcontractors	See "Contractors & Subcontractors" Tab
14	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.	N/A - Being Completed by the Utility
15	Confidential Information Identification Form	Included

List of Required Permits or Authorizations for the Proposed Facility

	Permit or Authorization Title	Issuing Agency	Project Circumstance Requiring Permit or Authorization	Steps to Obtain Permit	Application Date	Approval Date or Expected Approval Date
I. Federal Permits or Authorizations						
1	Right of Way Grant from BLM for Corner Crossings	Department of Interior, Bureau of Land Management Winnemucca District, Humboldt River Field Office	Disturbance of land managed by federal agency	Submit SF-299 application, Plan of Development, Mitigation and Management Plans, BLM Required Baseline Surveys, Environmental Assessment		
2	Navigable Water Determination	Army Corp of Engineers	Request for Jurisdictional Determination	Submit Request for Jurisdictional Determination		
3	FAA Determination	Federal Aviation Association	Determination of Hazard or No Hazard	Submit Form 7460		
II. State of Nevada Permits or Authorizations						
1	Utility Environmental Protection Act Permit to Construct Phase 1	Public Utilities Commission of Nevada	Civil work, site prep and grading for Project	Submit application package and conditional items of Compliance Order		
2	Utility Environmental Protection Act Permit to Construct Phase 2	Public Utilities Commission of Nevada	Required to construct the Project	Submit application package and conditional items of Compliance Order		
3	Groundwater Discharge Permit	Nevada Division of Environmental Protection	Working in storm water drainage area	Contractor will submit application package to Churchill County		
4	Surface Area Disturbance Permit	Nevada Division of Environmental Protection	Required for construction with civil work and ground disturbance	Contractors will submit application to NDEP		
5	Construction Stormwater General Discharge Permit	Nevada Division of Environmental Protection	Control to control erosion of construction site.	Contractors will submit application to NDEP		
6	Application for Energy Projects	Nevada Department of Wildlife	Construction of a Renewable Energy Project	Submit application with Nevada Division of Wildlife		
7	Hazardous Materials Storage Permit	Nevada State Fire Marshall	Storage of fuels and other hazardous materials at construction site	Contractor submit required documents to Nevada State Fire Marshall and obtain permit.		
8	Well Construction Permit	Nevada Division of Environmental Protection	Permit to construct a water well on site.	Contractor will submit required application		

[illegible]

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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	Sierra Pacific Power Company d/b/a NV Energy
Tax ID	1001027191-001
Contact	Jennifer Sahin
Mailing Address	7155 S. Lindell Rd M/S B13RE Las Vegas, NV
E-Mail	Jennifer.Sahin@nvenergy.com
Vendor 2	Kiewit Power Constructors Co.
Tax ID	1002018803-002
Contact	Joy Nielsen
Mailing Address	1550 Mike Fahey Street Omaha, Nebraska 68102
E-Mail	TransactionTax.Support@kiewit.com
Vendor 3	
Tax ID	
Contact	
Mailing Address	
E-Mail	
Vendor 4	Tesla Inc.
Tax ID	91-2197729
Contact	Elaine Zhang
Mailing Address	1 Tesla Road, Austin, TX 78725
E-Mail	elzhang@tesla.com
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	

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Employment Information

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 ?		0
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents ?		0
Average anticipated hourly wage of construction employees, excluding management and administrative employees:		0
Number of anticipated construction employees who will be employed during the second-quarter of construction *?		0
Percentage of anticipated second-quarter * construction employees who will be Nevada Residents ?	54.6%	0
Number of anticipated second-quarter * construction employees who will be Nevada Residents ?		0
PERMANENT EMPLOYEES		
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?		n/a
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:		n/a
Number of permanent employees who were employed prior to the expansion?	0	0
Average hourly wage of current permanent employees, excluding managements and administrative employees	n/a	n/a

Employee Benefit Program for Construction Employees

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

List Benefits Included (medical, dental, vision, flex spending account, etc.): TBD, but will comply with NRS 701(A).365(1)(d&e)(4)(I&II). Health insurance will be provided to employees and their dependents, and it will include without limitation emergency care, inpatient and outpatient hospital services, physicians' services, outpatient medical services, laboratory services, diagnostic testing services and for an in-network provider, a minimum employer contribution of at least 80% of medical expenses after the employee's deductible limit is met.	
Name of Insurer: TBD	
Cost of Total Benefit Package: TBD	Cost of Health Insurance for Construction Employees: TBD

* 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.

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Construction Employee Schedule

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

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\sum(e) / \sum(c)$
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding					
	Management and Administrative Employees					
	Operator 1					
	Laborer 1					
	Electrician 1					
	Module Installers					
	Lineman					
	Operator 2					
	Operator 3					
	Laborer 2					
	Laborer 3					
	Electrician 2					
	Electrician 3					
	Electricians 4					
	TOTAL					
	TOTAL CONSTRUCTION PAYROLL (annually)					

Second Quarter Construction Employee Schedule

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**. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per job title (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding					
	Management and Administrative Employees					
	Lineman					
	Operators					
	Operator 1					
	Operator 2					
	Laborers					
	Laborer 1					
	Laborer 2					
	Electricians					
	Electrician 1					
	Electrician 2					
	Electrician 3					
	Field Service Technicians					
	TOTAL					

TOTAL CONSTRUCTION PAYROLL (annually)	
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- * # Construction Workers x Hours Per Week
Manhours per Week x Average Hourly Wage
of Weeks x Total Weekly Payroll = Yearly Payroll

*** Second Quarter of Construction is Defined as June 2025 - January 2026 for a October 2024 through May 2027 Construction Period

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**Summary Report
Schedules 1 through 8**

Company: Sierra Pacific Power Company d/b/a NV Energy

Division:

Line No.	Schedule	Total Estimated RCNLD or Transaction Cost	Department Use Only
1	Sch. 1 Personal Property - Property Tax - Total from Col. J. *	Subject to Central Assessment, no differentiation between real and personal property. See attachment #6 for budget	
2	Sch. 2 Real Property - Improvements - Total from Col. F. *	Subject to Central Assessment, no differentiation between real and personal property. See attachment #6 for budget	
3	Sch. 3 Real Property - Land - Total from Col. I	Subject to Central Assessment, no differentiation between real and personal property. See attachment #6 for budget	
4	Sch. 4 Operating Leases - Total from Col. F *	Subject to Central Assessment, no differentiation between real and personal property. See attachment #6 for budget	
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.*

Permanent Employee Schedule

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

		(c)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Employees	Average Hourly Wage (\$)

1	Management and Administrative Employees		
2	Permanent Employees, excluding Management		
	and Administrative Employees		
TOTAL			

TOTAL ANNUAL PAYROLL	
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* # Employees x Hours Per Week x 52 Weeks x Average Hourly Wage

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Supplemental Information

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.

NV Energy will have a right of way grant with the BLM for corner crossings for medium voltage collector lines and high voltage transmission lines.

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

The facility will interconnect to the Tracy-Valmy 345kV transmission line which crosses county lines and there will be telecommunication infrastructure that will be in other counties.

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.

The Facility is owned by Sierra Pacific Power Company, d/b/a NV Energy. NV Energy is an indirect wholly owned subsidiary of Berkshire Hathaway Energy Company ("BHE"). BHE is a holding company based in Des Moines, Iowa that owns subsidiaries principally engaged in energy businesses.

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

The project interconnection will be through a generator tie-line from the project substation to the Lantern 345kV switching station. The project has an amended LGIA in place with NV Energy, dated 04/04/2024, which has been designated as Service Agreement No. 22-00099. This interconnection will connect the Project substation to the Lantern 345 switching station and will provide a total generating facility capacity of 400MWac net at the point of interconnection. The LGIA defines the point of interconnection, or the physical point of energy transferred, as the point where the project gen-tie line connects to the Lantern 345kV switching station.

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 awarder, date of approval, amounts and status of the accounts.

Yes. Sales/Use Tax Abatement and Property Tax Abatement for NV Energy/ Great Basin Transmission South, LLC ON Line Transmission Project, located throughout various counties in Nevada. Awarded by Nevada State Office of Energy, Date of Approval: 11/24/11, project went into service 12/31/13.

Yes. Sales/Use Tax Abatement and Property Tax Abatement for NV Energy Nellis Project, located in Clark County, Nevada, Awarded by Nevada State Office of Energy, Date of Approval: 5/1/2015, project went into service February 16, 2016.

Yes. Sales/Use Tax Abatement and Property Tax Abatement for NV Energy Dry Lake Solar, located in Clark County, Nevada, Awarded by Nevada State Office of Energy, Date of Approval: 1/12/2021, project went into service May 2, 2024.

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?

No.

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

Currently being drafted and anticipate its completion in September 2024.

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

No

10) Has a Power Purchase Agreement been executed?

Utility owned asset. PPA not applicable. PUCN approved the project on March 1, 2024 as a part of Docket No. 23-08015.

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Property Tax: Real Property Improvements
Schedule 2

Company Name: Sierra Pacific Power Company db/a NV Energy
Division: _____

Instructions:

- (1) List each item of real property improvements subject to property tax in Col. A. Pursuant to NRS 361.035, real property includes all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or public property, as well as mobile or manufactured homes converted to real property. Place all land on Schedule 3.
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. F should include estimated or actual costs of labor (do not include construction or operational employee totals from previous tab), materials, supervision, contractors' profit and overhead, architects' plans and specifications, engineering plans, building permits, site preparation costs, sales taxes and insurance; costs of buying or assembling land such as escrow fees, legal fees, right of way costs, demolition, storm drains, rough grading or other land improvement costs, yard improvements including septic systems, signs, landscaping, paving, walls, yard lighting; off-site costs including roads, utilities, park fees, jurisdictional hookup, tap-in, impact or entitlement fees and assessments, and fixtures unique to the property.
- (4) Use Schedule 3 to report land; Schedule 4 to report operating leases; and Schedule 5 to report contributions in aid of construction.
- (5) Attach additional sheets as necessary.

A		B	C	F
Real Property Improvements Itemized Description		G/L Account No. (if applicable)	Estimated Date of Completion	Estimated Total Construction Cost
PV Modules			May-27	
Posts and Install			May-27	
Racking			May-27	
Inverters			May-27	
Additional Solar Electrical Work			May-27	
Other Costs			May-27	
Design			May-27	
Access Roads			May-27	
Site Prep/Civil Work			May-27	
Solar Foundations			May-27	
Wiring Harness Install			May-27	
Tracker Install			May-27	
Power Conditioning System Installation			May-27	
Underground Solar Electrical Installation			May-27	
Other Solar Installation			May-27	
Solar Startup/Commissioning			May-27	
Misc Solar Specialty Work			May-27	
Solar Construction Equipment			May-27	
Solar Construction Indirect			May-27	
Temporary Utilities			May-27	
Erosion Control			May-27	
Solar Construction Letter of Credit			May-27	
Solar Ancillary Equipment Sales Tax			May-27	
Electrical Substation			Mar-26	
Electrical Switchyard			Mar-26	
Battery Energy Storage Site and MVTs			Mar-26	
Generation Transmission Line			Mar-26	
Owners Engineer Services			Mar-26	
Third Party Inspection Services for Major Electrical Equipment			Mar-26	
Additional Third Party Reviews			Apr-26	
Virginia Peak Communication Upgrade			Jan-26	
Eagle Ridge Communication Upgrade			Mar-26	
Comstock Meadows Communication Upgrade			Mar-26	
Other Interconnection Costs			Mar-26	
Line Fold Costs			Mar-26	
Owners Overhead and Additional Costs			Mar-26	
Grand Total				\$ 1,535,908,537

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**Property Tax: Real Property Land
Schedule 3**

Company: Sierra Pacific Power Company d/b/a NV Energy

Division: _____

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

A	B	C	D	Where Situated		H	F	G	H	I
Line #	County	City or Town	Tax District	Brief Description, Size of the Land (acre), Date Acquired		Assessor's Parcel Number (APN)	Owned (O) Leased (L) Rented (Rtd)	G/L Account Number (if applicable)	Purchase Price (if applicable)	Assessor's Taxable Value
1	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-03	Owned			
2	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-11	Owned			
3	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-15	Owned			
4	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-09	Owned			
5	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-22	Owned			
6	Churchill	Churchill County	030	See Attachment #1 for detailed Site Description. Purchased 11/29/2022		004-351-05	Owned			
7	Storey	Sparks	122	15.34 acre parcel for transmission and communication for electric utility. Utility owned since 2019		005-01-199	Owned			\$ -
8	Lyon	Fernley	6.1	7323 acre parcel located at 17500 Ruby Avenue Fernley, NV communication equipment at the top of a mountain peak. Sierra Pacific Power Company has an easement from property owner for the communication equipment.		021-411-03	Easement			\$ -
9	Washoe	Reno	4400	421.86 Acre Property. Owner acquired the property in 2010. Sierra Pacific Power Company has an easement from property owner for the communication equipment.		076-580-02	Easement			\$ -
10	Grand Total									

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Company Name: Sierra Pacific Power Company d/b/a Portland General Electric **Property Tax: Operating Leases**
 Division: _____ **Schedule 4**

Instructions:

- (1) List each operating lease for real or personal property. Designate whether the lease is for real or personal property in Col. C.
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. E and Col. F should contain the costs appropriate to real or personal property. For definitions, please refer to Schedule 1 for personal property and Schedule 2 for Improvements.
- (4) Report the Annual Lease Payment in Col. G; the term of the lease in Col. H; and any residual value at the end of the lease term in Col. I.
- (5) Attach additional sheets as necessary.

A	B	C	E	F	G	H	I
	G/L Account No. (if applicable)	Real or Personal Property?	Lessor's Replacement Cost Per Unit	Estimated Total Replacement Cost	Annual Lease payment	Lease Years Remaining	Residual Value
Operating Lease Itemized Description							
Lease of Water from the City of Fernley		Real		N/A		3	
Grand Total							

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Company Name: Sierra Pacific Power Company d/b/a NV Energy Sales and Use Tax
Division: _____ First Year of Eligible Abatement
Schedule 6

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events.
- (2) Column B: For each item in column A, list applicable account number.
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax.
- (4) Column D: List the date the personal property or materials and supplies were purchased.
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken.
- (6) Column F: List the cost of the personal property or materials and supplies.
- (7) Column G: List the county where possession will be taken and the applicable sales tax rate of that county. Find the appropriate sales/use tax rate on the Department of Taxation's website at <http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (8) Column H: Multiply Column F by the Sales Tax Rate in Column G.
- (9) Attach additional sheets as necessary.

A	B	C	D	E	F	G	H
Personal Property or Materials and Supplies Itemized Description	Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction Cost	County and Applicable Sales Tax Rate	Estimated Sales Tax Paid or to be Paid
Battery		O	12/22/2023	06/10/2025 - 09/02/2025		2.60%	
Medium Voltage Transformers		O	2/27/2024	05/02/2025 - 06/02/2025		2.60%	
Reactor		O	8/4/2023	8/1/2025		2.60%	
HV Breakers		O	9/15/2024	1/31/2025		2.60%	
Post Supply		C	2024	2025		2.60%	
Racks		C	2024	2025		2.60%	
Inverters		C	2024	2025		2.60%	
DAS/SCADA		C	2024	2025		2.60%	
Electrical System Materials		C	2024	2025		2.60%	
O&M Building Materials		SC	2024	2025		2.60%	
Electrical Substation Materials		C	06/24-10/25	Between 01/25-10/25		2.60%	
Electrical Switchyard Materials		C	06/24-10/25	Between 01/25-10/25		2.60%	
Battery Energy Storage Site Materials		C	06/24-10/25	Between 01/25-10/25		2.60%	
Generation Tie-Line Materials		C	06/24-10/25	Between 01/25-10/25		2.60%	
Line Fold Materials		FO	2024	Between 12/2024-5/2025		2.60%	
Virginia Peak Tower ¹		SC	Feb-25	Mar-25		2.60%	
Comstock Monopole ²		SC	Feb-25	Mar-25		2.60%	
Eagle Ridge Tower Upgrades ³		SC	Feb-25	Mar-25		2.60%	
Grand Total							

**First year is defined at 10/2024-9/2025

All upgrades are Churchill County unless indicated as ¹ Washoe County, ² Storey County, and ³ Lyon County

Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:

Attestation and Signature

I, Jimmy Daghlia, 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.

Jimmy Daghlia

Name of person authorized for signature:

Vice President Renewables & Origination, NV Energy

Title:

Jimmy Daghlia

Jimmy Daghlia (Jul 16, 2024 11:44 PDT)

Signature:

Jul 16, 2024

Date:

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

This Application contains confidential information: **Yes** **X** 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 :

EPC and Material costs (Attachment 6), Schedule 2 (Improvements), Schedule 6 Sales Tax 1st year, Schedule 7 Sales Tax 2nd year, construction schedule, manpower information

Basis for claims of confidentiality :

All costs provided by vendors and EPCs are held under a confidentiality agreement with the provider.

Attachment #0

County	Project Component	APN	Property Owner	PLSS TRS
Churchill	Solar Array Area	004-351-03	Sierra Pacific Power Company	T 23 N, R 26 E, S 3
Churchill	Solar Array Area	004-351-09	Sierra Pacific Power Company	T 23 N, R 26 E, S 9
Churchill	Solar Array Area	004-351-11	Sierra Pacific Power Company	T 23 N, R 26 E, S 11
Churchill	Solar Array Area, Project Substation, BESS, O&M Building	004-351-15	Sierra Pacific Power Company	T 23 N, R 26 E, S 15
Churchill	Solar Array Area	004-351-22	Sierra Pacific Power Company	T 23 N, R 26 E, S 23
Churchill	Line	004-351-05	Sierra Pacific Power Company	T 23 N, R 26 E, S 5
Churchill	345 kV Line Fold	004-351-07	Cerasola Brothers LLC	T 23 N, R 26 E, S 7
Churchill	345 kV Line Fold	004-331-01	Forty Mile Desert Parkway	T 23 N, R 25 E, S 1
Churchill	345 kV Line Fold Corner Crossing	004-351-36	BLM	T 23 N, R 26 E, S 6
Churchill	Gen-Tie Corner Crossing	004-351-04	BLM	T 23 N, R 26 E, S 4
Churchill	Collector Line and Road Corner Crossing	004-351-02	BLM	T 23 N, R 26 E, S 2
Churchill	345 kV Line Fold Corner Crossing	004-331-11	BLM	T 23 N, R 25 E, S 12
Churchill	345 kV Line Fold Corner Crossing	004-351-08	BLM	T 23 N, R 26 E, S 8
Churchill	Gen-Tie, Collector Line, and Road Corner Crossing	004-351-10	BLM	T 23 N, R 26 E, S 10
Churchill	Gen-Tie, Collector Line, and Road Corner Crossing	004-351-16	BLM	T 23 N, R 26 E, S 16
Churchill	Collector Line, and Road Corner Crossing	004-351-14	BLM	T 23 N, R 26 E, S 14
Churchill	Collector Line and Road Corner Crossing	004-351-21	BLM	T 23 N, R 26 E, S 22
Washoe	Virginia Peak Communication Tower	076-580-02	H & H Properties LLC	T 22 N, R 22 E, S 23
Lyon	Eagle Ridge North Communication Tower	021-411-03	North Lyon LLC	T 19 N, R 23 E, S 24
Storey	Comstock Meadow Communication Tower	005-011-99	Sierra Pacific Power Company	T 19 N, R 23 E, S 19

APN = Assessor's Parcel Number
 BLM = Bureau of Land Management
 PLSS = Public Land Survey System
 TRS = Township, Range and Section



Attachment #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

The project will install a 400 MW AC solar photovoltaic (PV) generating plant with a 400 MW / 1600 MWhr battery storage system, and interconnections to NV Energy's transmission and distribution systems.

The Sierra Solar Phase I Project (the "Project") includes a utility-scale 400-MW solar photovoltaic (PV) generation facility and a 400 MW / 1,600 MWh BESS located on approximately 2,800 acres of undeveloped private lands and corner crossings on lands managed by the Bureau of Land Management (BLM) located approximately 20 miles northwest of the city of Fernley, in unincorporated Churchill County, Nevada. The Applicant is proposing two generation tie (gen-tie) transmission lines and collector lines constructed on a requested BLM right of way (ROW) of approximately two acres. The Project will interconnect to the grid via a line fold from the proposed Lantern switching station to Sierra Pacific Power's existing 345 kV transmission lines. Phase II is tentatively proposed for development between 2029 and 2032.

Lantern Switching Station - The Project would interconnect to the new 345kV Lantern substation. The Lantern Switching Station will fold into the existing NV Energy 3422 345kV Tracy-Valmy transmission line.

Comstock - New monopole tower at the existing substation facility

Eagle Ridge - Adding dishes and antenna to the existing tower

Virginia Peak - Brand New Microwave Tower

Lantern - Brand new microwave tower plus a passive tower.

Attachment #2

Legal Description

The generating facility is entirely in Churchill County within the entirety of APN: 004-351-03, Township 23 North, Range 26 East, Section 3; the entirety of APN: 004-351-09 Township 23 North, Range 26 East, Section 9; the entirety of APN: 004-351-11 Township 23 North, Range 26 East, Section 11; the entirety of APN: 004-351-15 Township 23N, Range 26 East, Section 15; and a portion of APN 004-351-22 being the NWNW, SWNW and a portion of the SENW, NWSW, NESW and NWSE quarters of Section 22, Township 23 North, Range 26 East.

The line-fold is located entirely in Churchill County within a portion of APN: 004-331-01, being the NESW and SE quarters of Section 1 Township 23 North, Range 25 East; in APN:004-331-11, the NENE quarter of Township 23 North, Range 25 East, Section 12; in APN: 004-351-36, the L8 and SESE quatres of Township 23 North, Range 26 East, Section 06; a portion of APN: 004-351-07, being the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 7, Township 23 North, Range 26 East; in APN: 004-351-08, the NWNW quarter of Township 23 North, Range 26 East, Section 08; and in APN: 004-351-05, being the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Section 5, Township 23 North, Range 26 East.

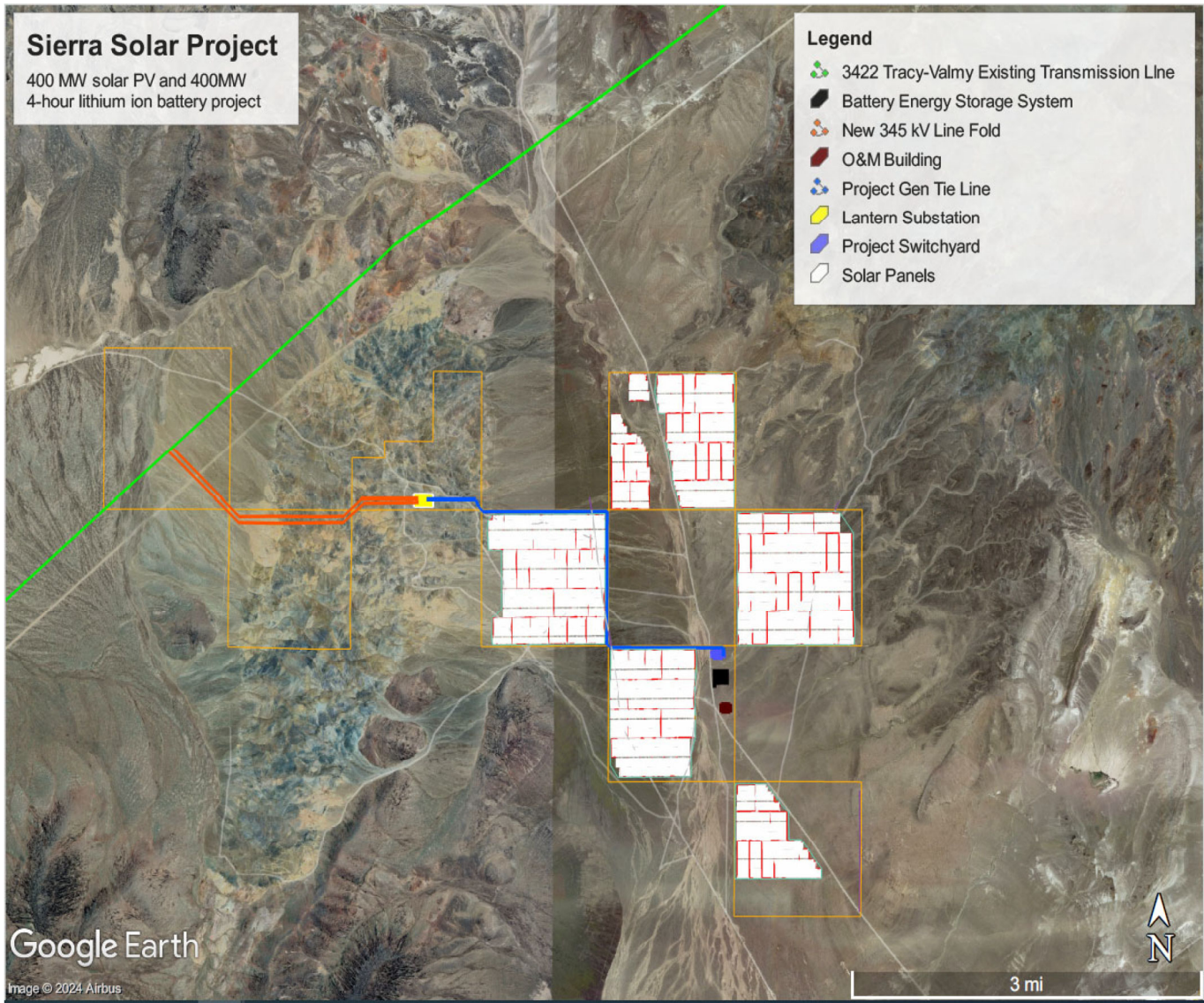
The lantern switching station is located entirely in Churchill County within in APN: 004-351-05, the SESW and SWSE quarter sections of Township 23 North, Range 26 East, and Section 05

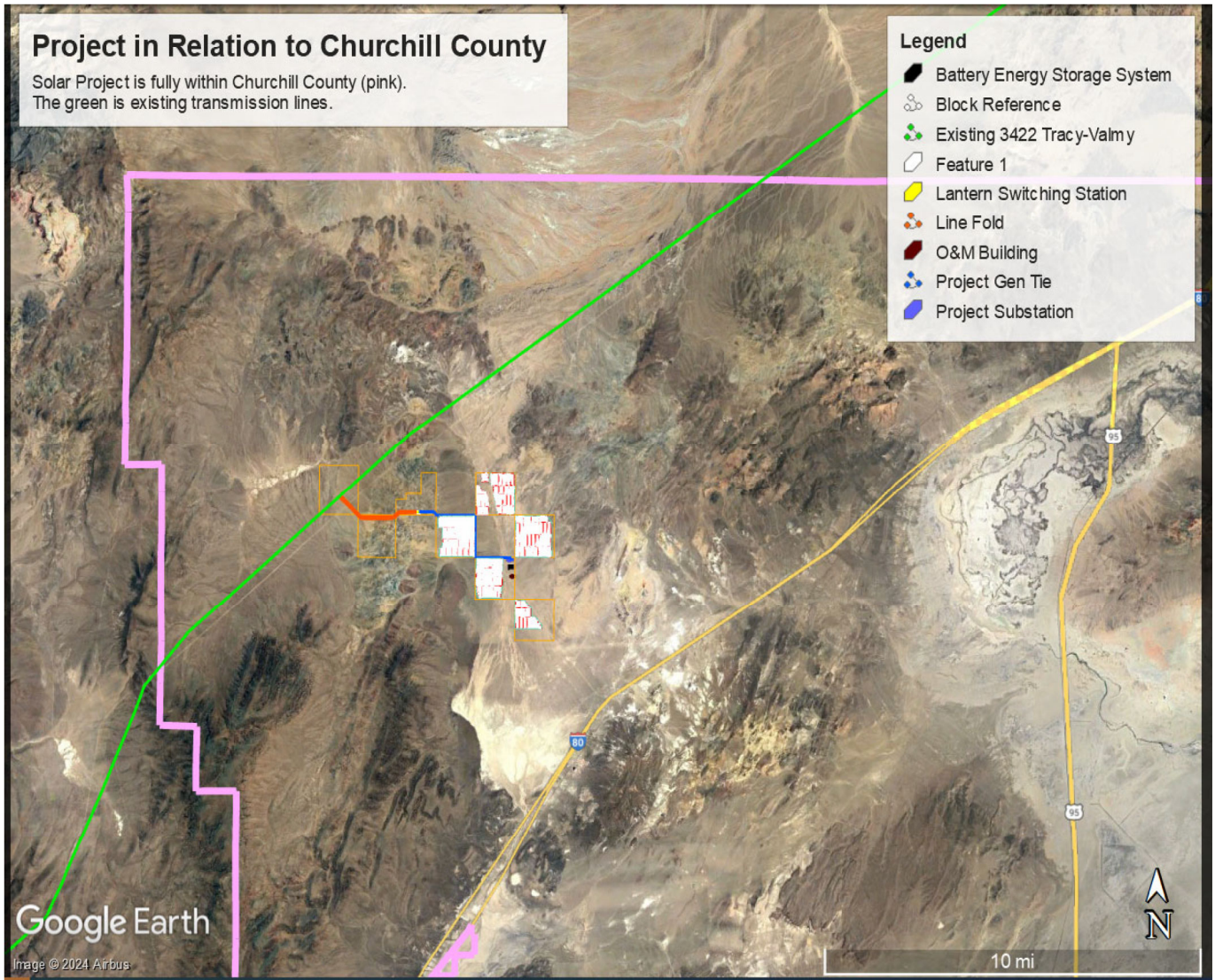
The gen-tie line is located entirely in Churchill County within the generating facility and on in APN: 004-351-08, the NENE quarter section of Township 23 N, Range 26 East, Section 08, APN: 004-351-08, the SWSW quarter section of Township 23 N, Range 26 East, Section 04, and APN: 004-351-05, the SESE and SWSE quarter sections of Township 23 North, Range 26 East, Section 05.

The Eagle Ridge Tower is in Lyon County within a portion of APN: 021-411-03, being the the SENE and NESE quarter of Section 24 of Township 19 North, Range 23 East.

The Comstock Meadows Tower is in Storey County within a portion of APN: 005-011-99, being the NESE quarter of Section 19, Township 19 North, Range 23 East.

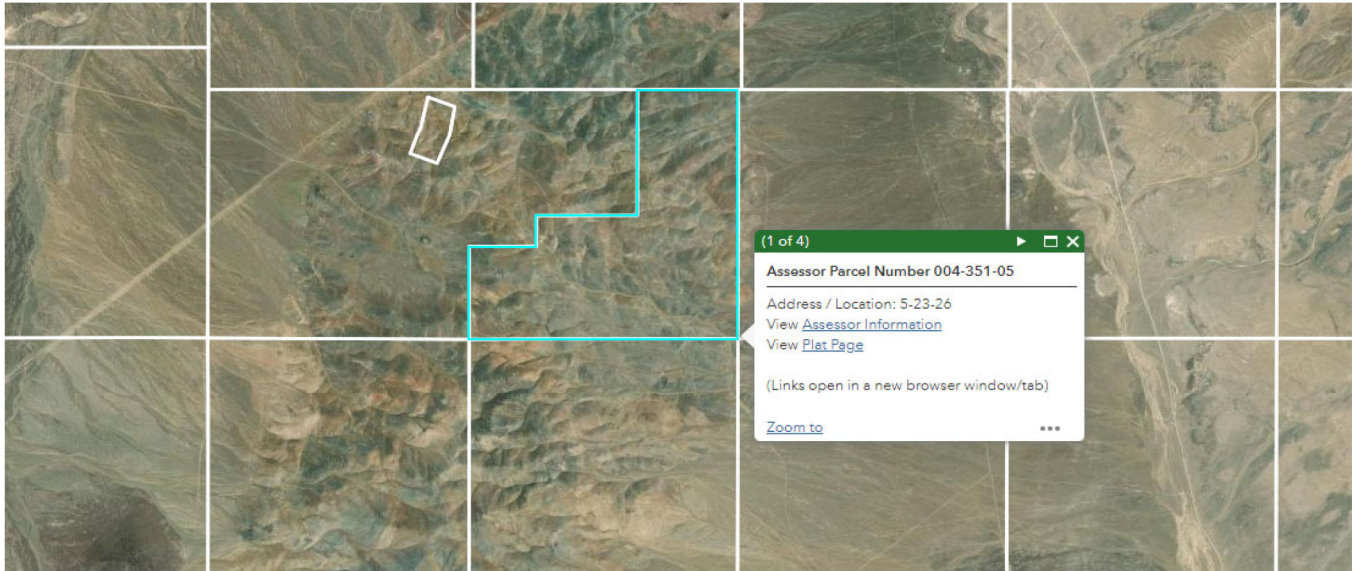
The Virginia Peak Tower is in Washoe County a portion of APN: 076-580-02, being the SENE quarter of Section 23, Township 23 North, Range 22 East.





Attachment #2.1

APN: 004-351-05



Property Information

Parcel ID	004-351-05	Parcel Acreage	422.6300
Tax Year	2023	Assessed Value	23,455
Land Use Group	VAC	Tax Rate	2.8329
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$664.46
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		Pay Taxes

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	67,013	0	0	67,013
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	67,013	0	0	67,013

Assessed Value	Land	Building	Per. Property	Totals
Residential	23,455	0	0	23,455
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	23,455	0	0	23,455

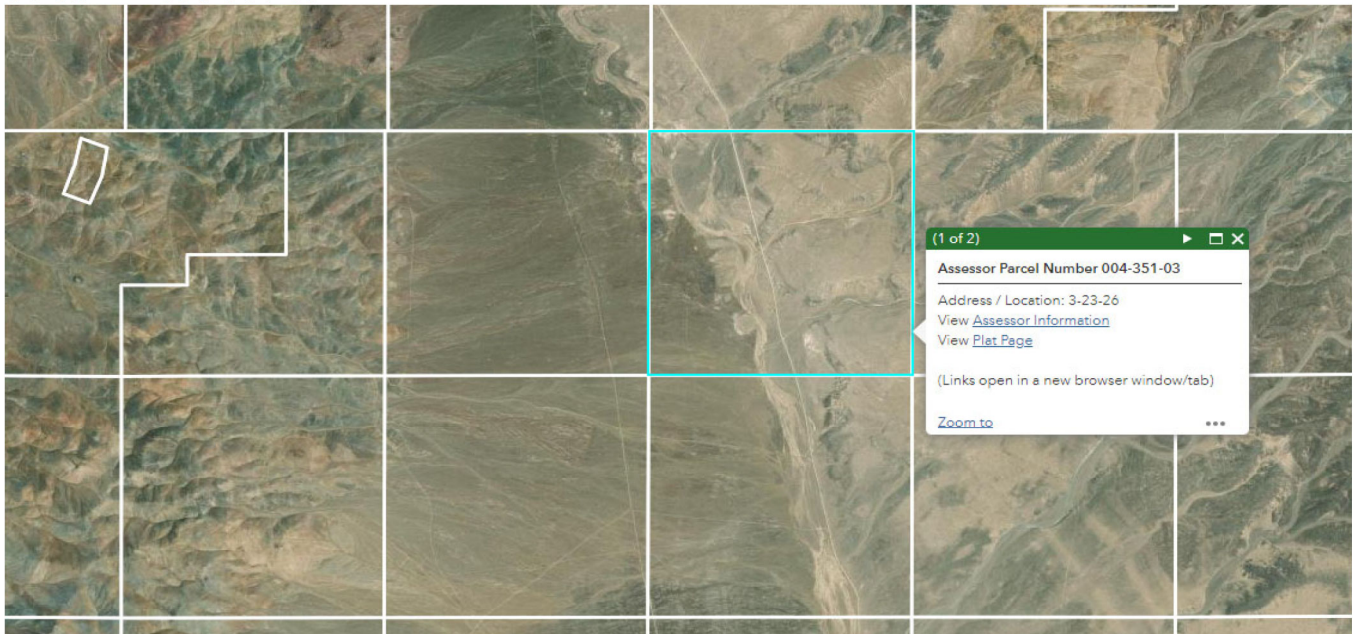
	New Land	New Const.	New P.P.
Residential	21,000	0	0

Residential	21,980	0	0
Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	21,980	0	0

Related Names			
CURRENT OWNER FOR 2024 (2024 - 2025)		OWNER FOR 2023 (2023 - 2024)	
Name	SIERRA PACIFIC POWER COMPANY	Name	SIERRA PACIFIC POWER COMPANY
Mailing Address	P O BOX 10100	Mailing Address	P O BOX 10100
	RENO, NV, 89520-0100		RENO, NV, 89520-0100
Status	Current	Status	Current

Attachment #2.2

APN: 004-351-03



Property Information

Parcel ID	004-351-03	Parcel Acreage	645.1200
Tax Year	2023	Assessed Value	34,668
Land Use Group	VAC	Tax Rate	2.8329
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$982.11
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		Pay Taxes

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	99,051	0	0	99,051
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	99,051	0	0	99,051
Assessed Value	Land	Building	Per. Property	Totals
Residential	34,668	0	0	34,668
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	34,668	0	0	34,668
	New Land	New Const.	New P.P.	

Residential	32,445	0	0
Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	32,445	0	0

Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)

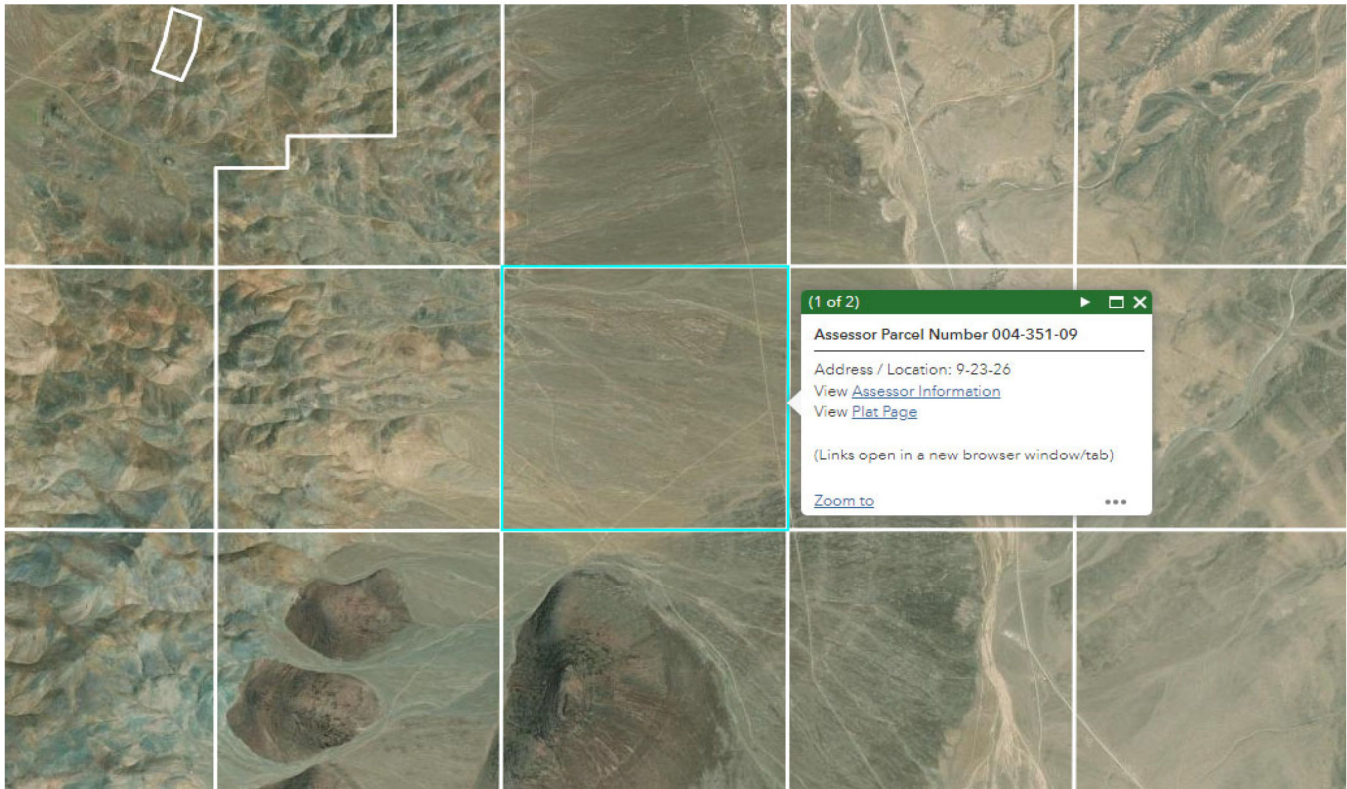
Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

OWNER FOR 2023 (2023 - 2024)

Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

Attachment #2.3

APN: 004-351-09



Property Information

Parcel ID	004-351-09	Parcel Acreage	640.0000
Tax Year	2023	Assessed Value	34,409
Land Use Group	VAC	Tax Rate	2.8329
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$974.77
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		Pay Taxes

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	98,311	0	0	98,311
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	98,311	0	0	98,311

Assessed Value	Land	Building	Per. Property	Totals
Residential	34,409	0	0	34,409
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0

Exempt	0	0	0	0
Pers. Exempt				0
Total	34,409	0	0	34,409
	New Land	New Const.	New P.P.	
Residential	32,177	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	32,177	0	0	0

Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)

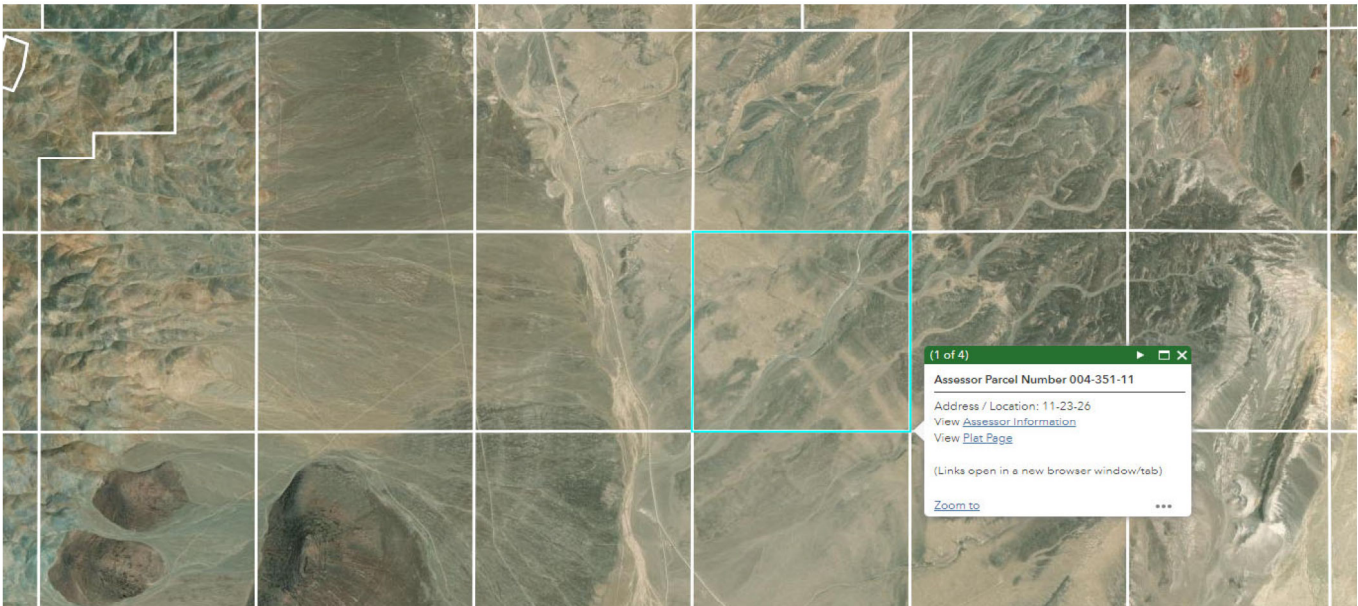
Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

OWNER FOR 2023 (2023 - 2024)

Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

Attachment #2.4

APN: 004-351-11



Property Information

Parcel ID	004-351-12	Parcel Acreage	640.0000
Tax Year	2023	Assessed Value	6,048
Land Use Group	VAC	Tax Rate	2.8329
Land Use	190 - Vacant - Public Use Lands	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$0.00
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		

[Pay Taxes](#)

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	17,280	0	0	17,280
Pers. Exempt				0
Total	0	0	0	0
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	6,048	0	0	6,048
Pers. Exempt				0
Total	0	0	0	0
	New Land	New Const.	New P.P.	
Residential	0	0	0	0

Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	0	0	0

Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)

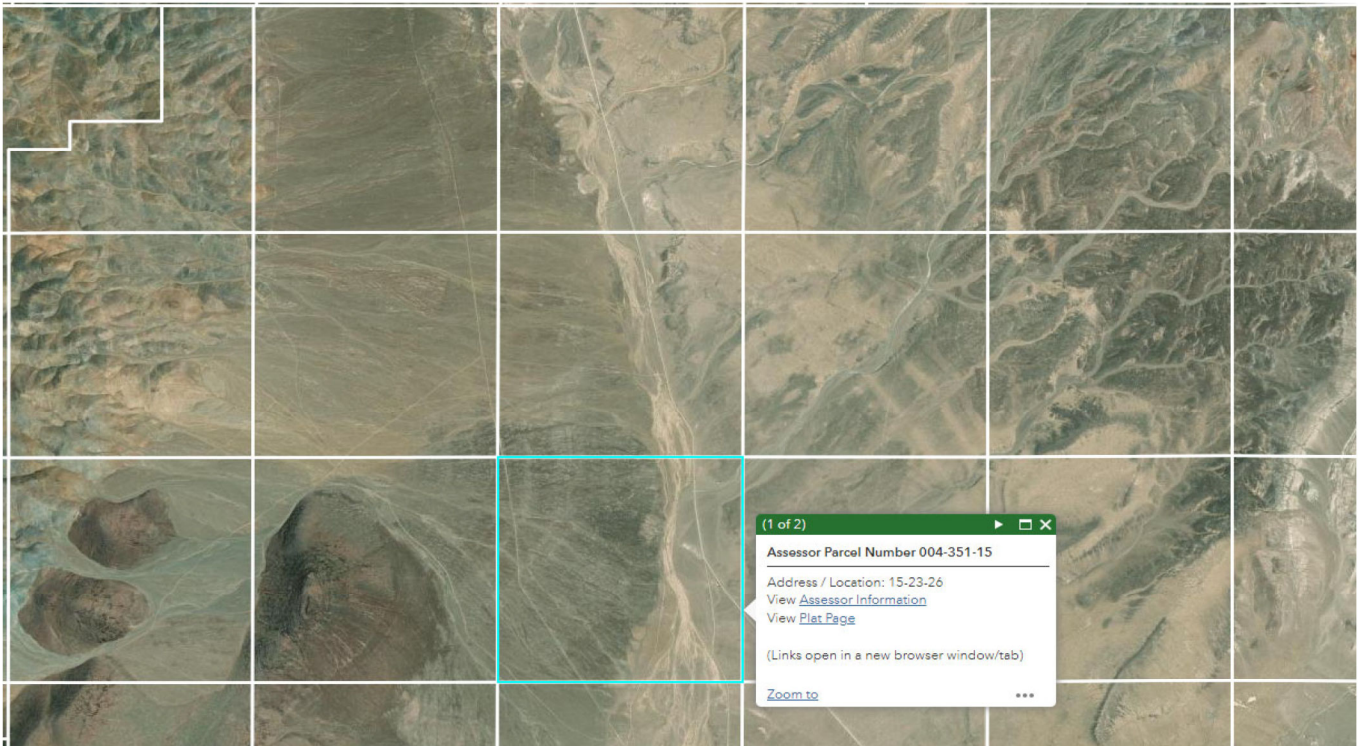
Name BUREAU OF LAND MANAGEMENT
Mailing Address WINNEMUCCA FIELD OFFICE
5100 E WINNEMUCCA BLVD
WINNEMUCCA, NV, 89445-2921
Status Current

OWNER FOR 2023 (2023 - 2024)

Name BUREAU OF LAND MANAGEMENT
Mailing Address WINNEMUCCA FIELD OFFICE
5100 E WINNEMUCCA BLVD
WINNEMUCCA, NV, 89445-2921
Status Current

Attachment #2.5

APN: 004-351-15



Property Information

Parcel ID	004-351-15	Parcel Acreage	640.0000
Tax Year	2023	Assessed Value	34,409
Land Use Group	VAC	Tax Rate	2.8329
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$974.77
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		Pay Taxes

Assessments

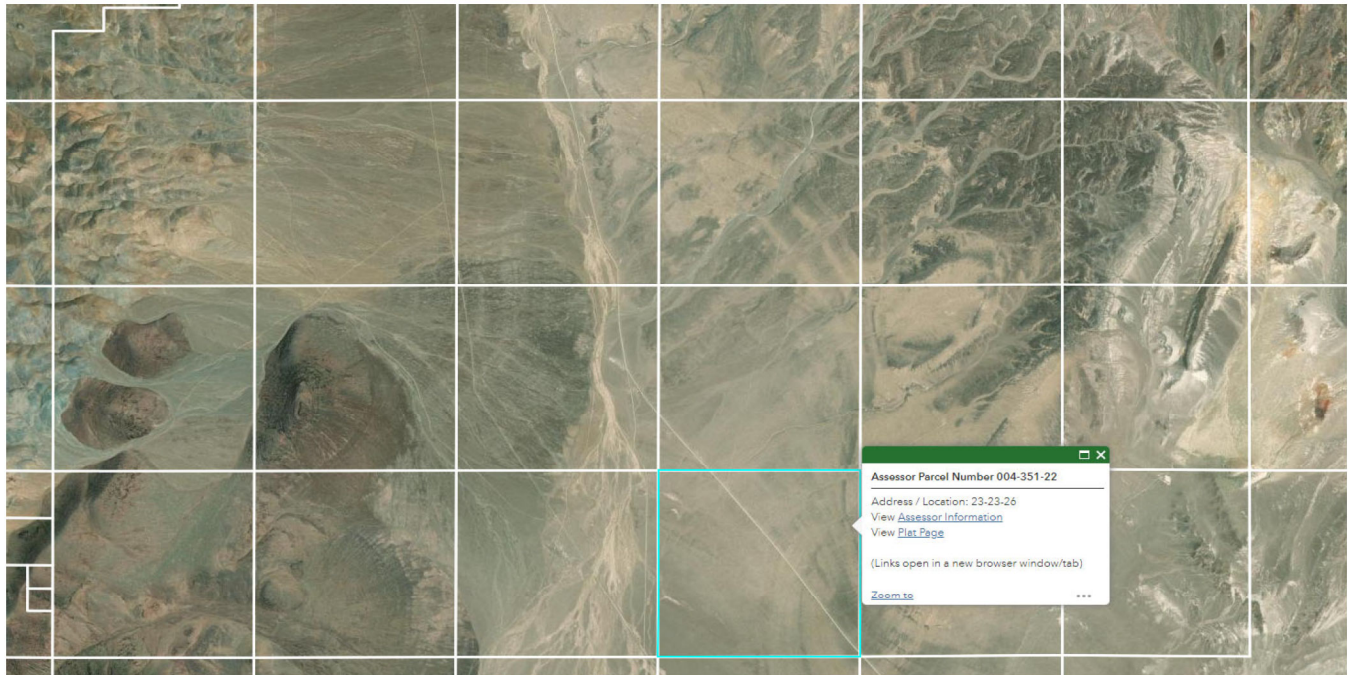
Taxable Value	Land	Building	Per. Property	Totals
Residential	98,311	0	0	98,311
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	98,311	0	0	98,311

Assessed Value	Land	Building	Per. Property	Totals
Residential	34,409	0	0	34,409
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0

Pers. Exempt				0
Total	34,409	0	0	34,409
	New Land	New Const.	New P.P.	
Residential	32,177	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	32,177	0	0	
Related Names				
CURRENT OWNER FOR 2024 (2024 - 2025) Name Mailing Address Status SIERRA PACIFIC POWER COMPANY P O BOX 10100 RENO, NV, 89520-0100 Current OWNER FOR 2023 (2023 - 2024) Name Mailing Address Status SIERRA PACIFIC POWER COMPANY P O BOX 10100 RENO, NV, 89520-0100 Current				

Attachment #2.6

APN: 004-351-22



Property Information

Parcel ID	004-351-22	Parcel Acreage	620.0000
Tax Year	2023	Assessed Value	33,402
Land Use Group	VAC	Tax Rate	2.8329
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	RR20	Tax Cap Returned	
Tax District	030	Total Tax Fiscal Year (2023 - 2024)	\$946.25
Site Address		Total Unpaid All Years	\$0.00
Neighborhood	103000 - NORTHWEST COUNTY RURAL PROPERTIES		Pay Taxes

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	95,435	0	0	95,435
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	95,435	0	0	95,435

Assessed Value	Land	Building	Per. Property	Totals
Residential	33,402	0	0	33,402
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	33,402	0	0	33,402

	New Land	New Const.	New P.P.
Residential	31,262	0	0
Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	31,262	0	0

Related Names

CURRENT OWNER FOR 2024 (2024 - 2025)

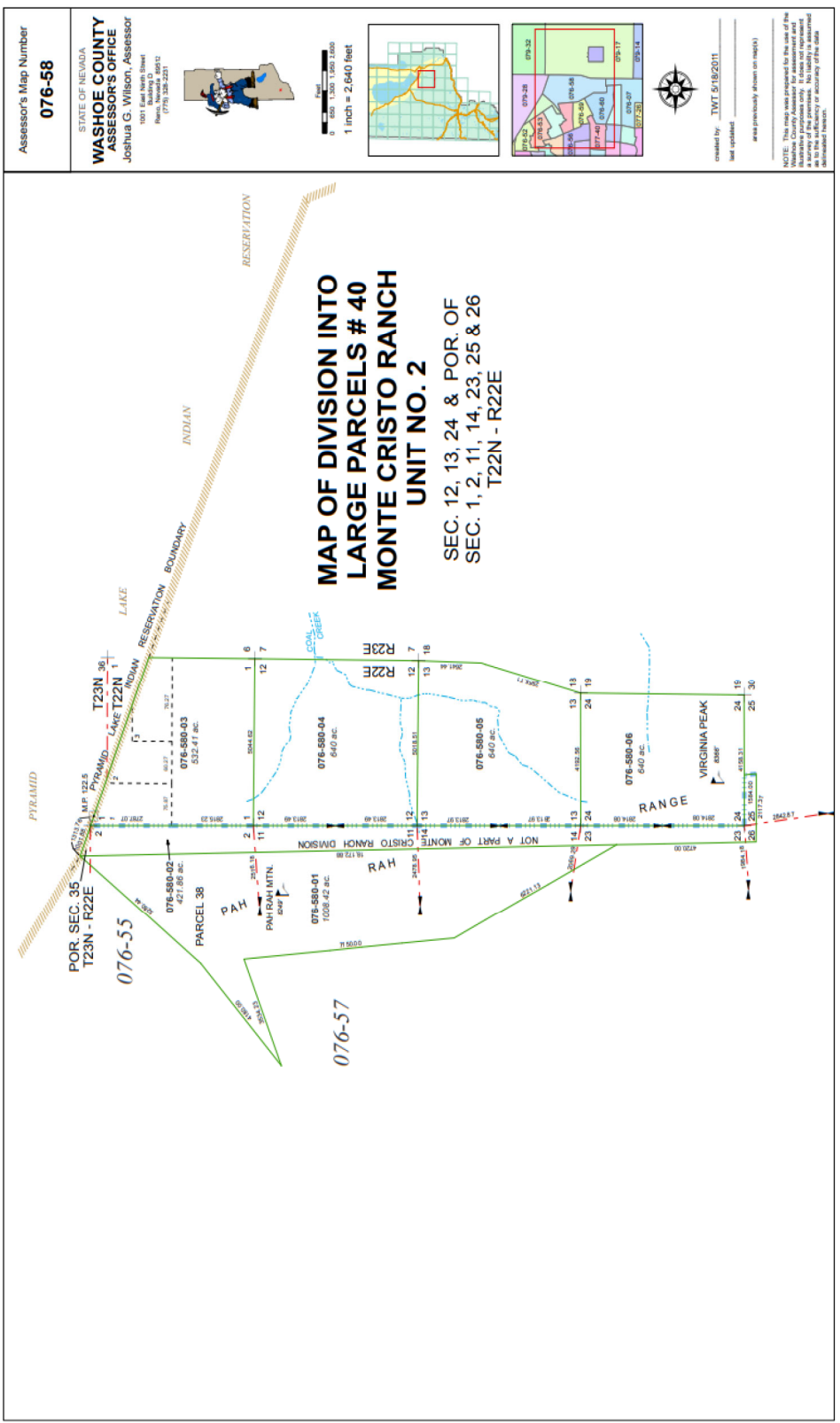
Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

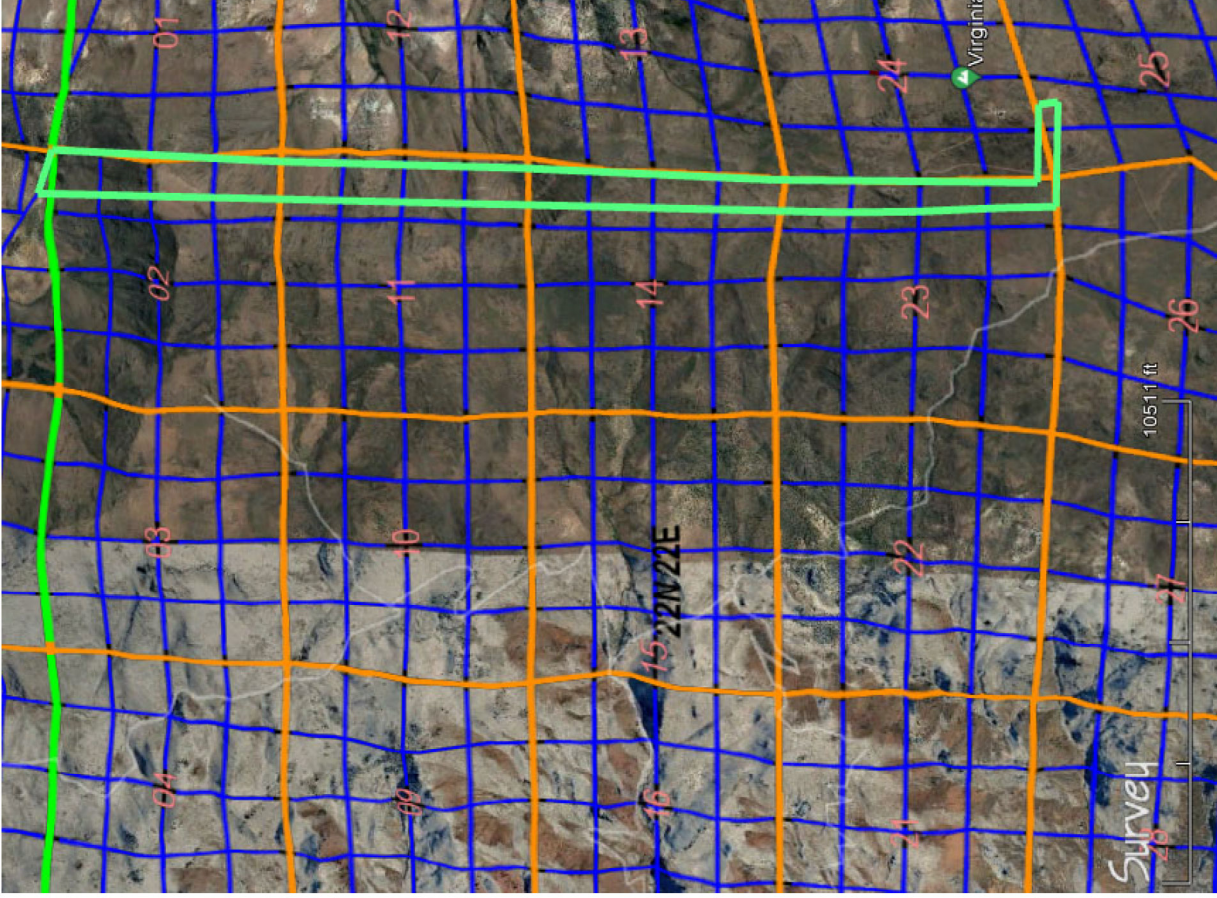
OWNER FOR 2023 (2023 - 2024)

Name SIERRA PACIFIC POWER COMPANY
Mailing Address P O BOX 10100
RENO, NV, 89520-0100
Status Current

Attachment #2.7

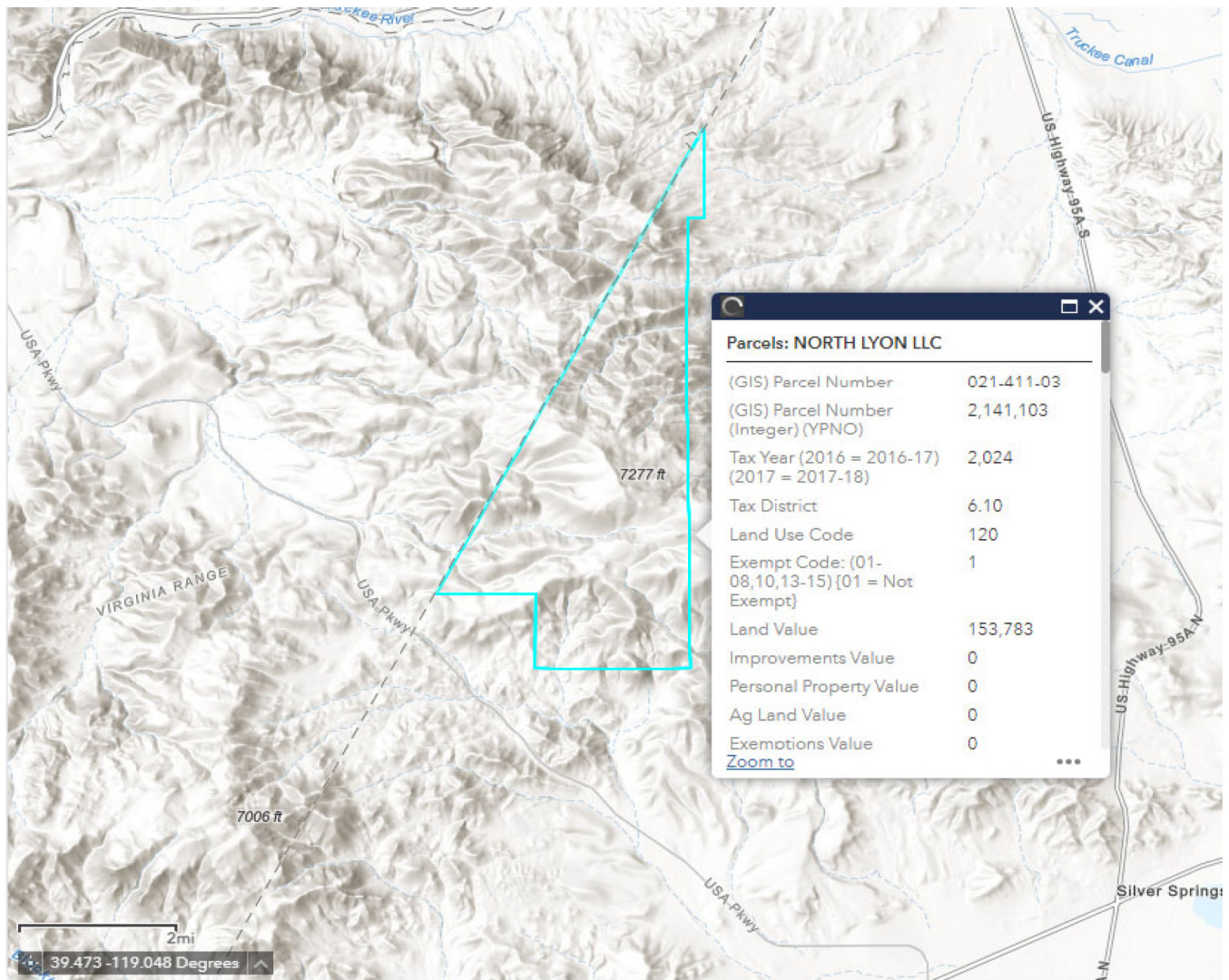
APN: 076-580-02





Attachment #2.8

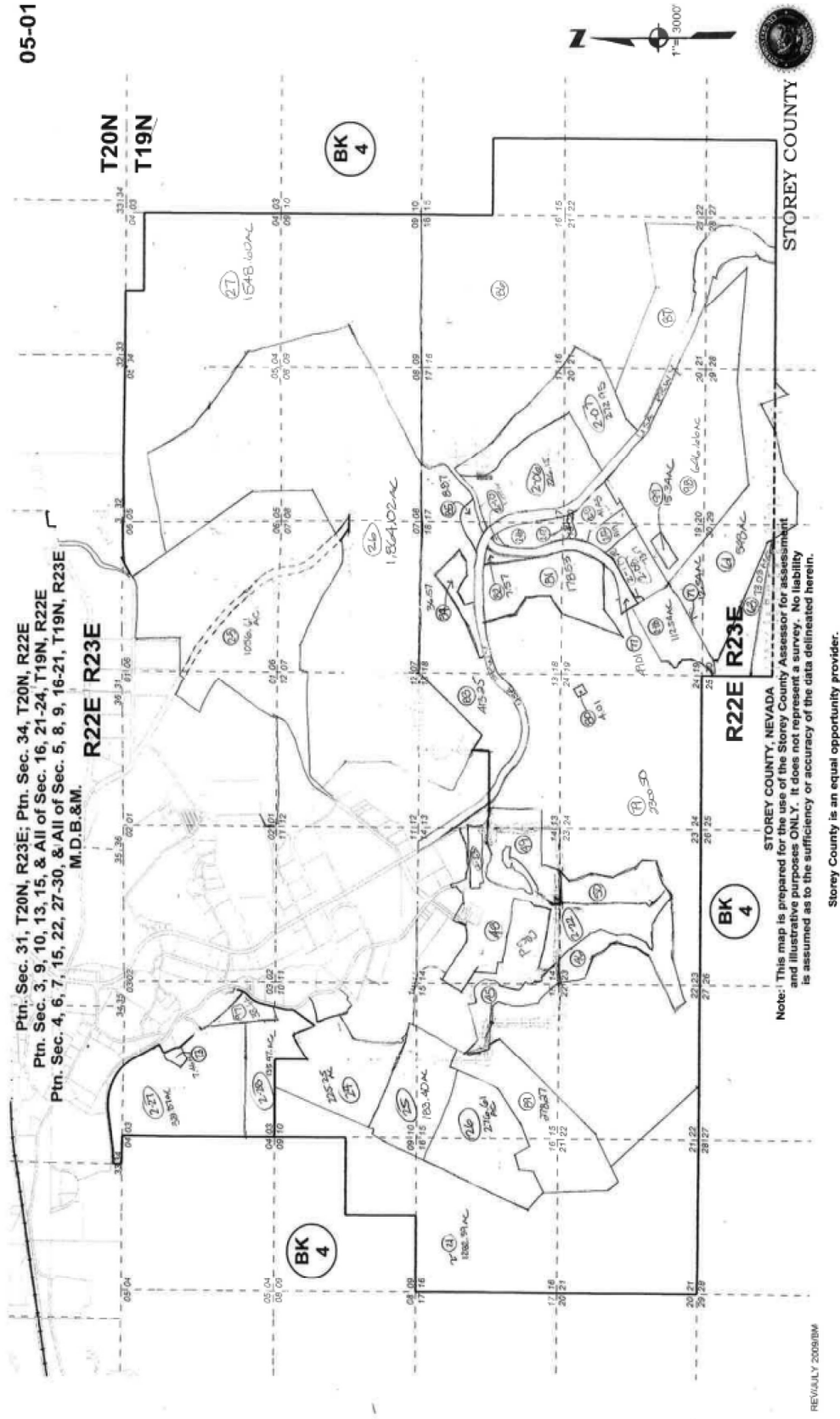
APN: 021-411-03

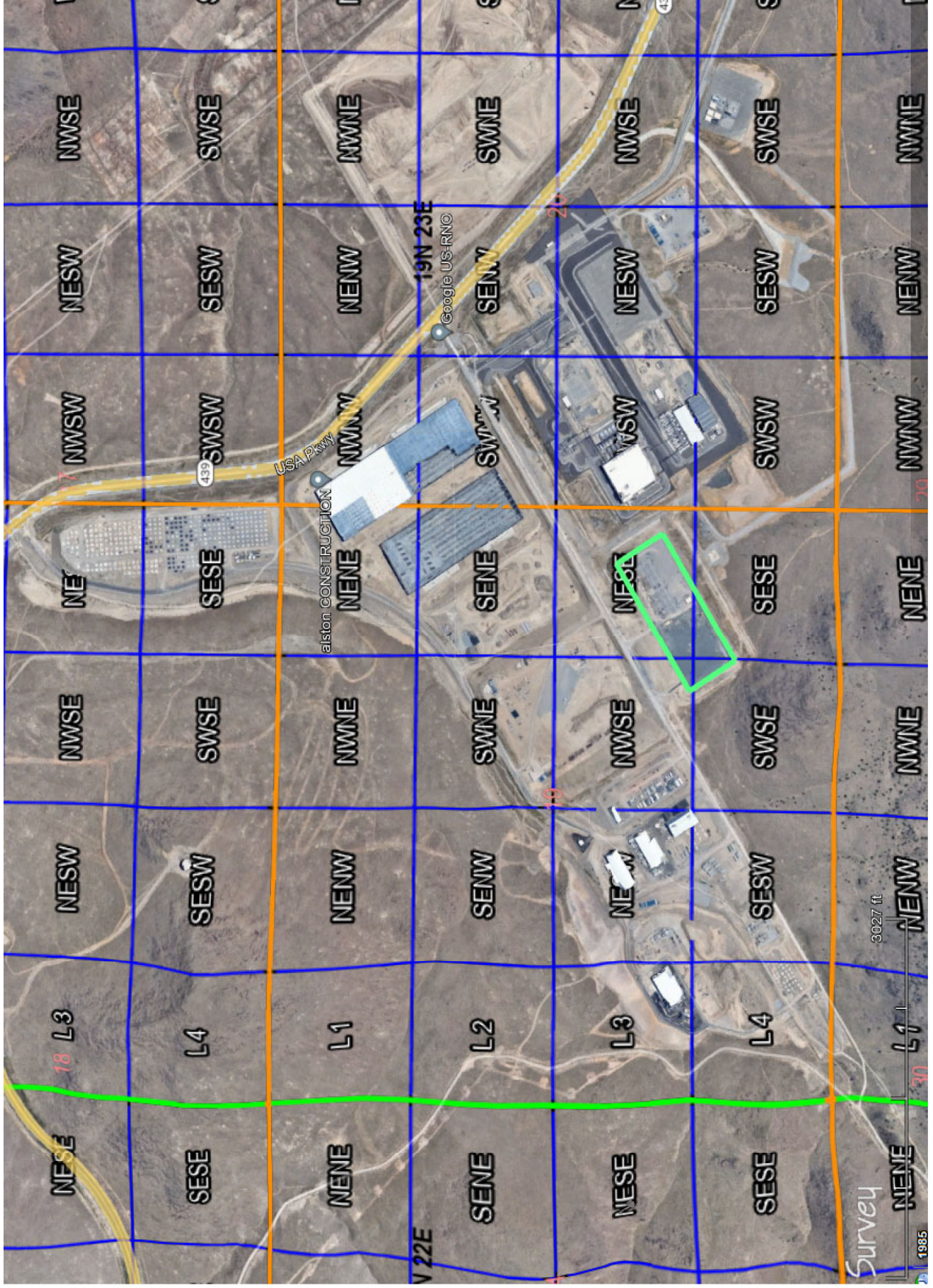


APN: 005-011-99

Attachment #2.9

05-01





Attachment #3

Plan of Development attached as PDF



Attachment #4

Business Plan for the Nevada Facility

The purpose of this Project is to deliver solar energy to the transmission grid in northern Nevada and to construct an energy storage system to support the region's growing demand for power; provide grid stabilization and reliability; and help fulfill national and state renewable energy and greenhouse emission goals. The Project would improve the capacity, reliability, and resilience of the power grid. Energy storage can provide backup power during disruptions and ensure uninterrupted power to consumers. The need for this Project is established by growing demand for renewable energy, as evidenced by NV Energy's request for proposals to supply renewable energy, and by Nevada's 2019 Senate Bill 358, which established renewable energy portfolio requirements for investor-owned utilities at 50 percent by 2030 and 100 percent by 2050. The Project is anticipated to meet current and future customer needs and to support a growing obligation to provide customers with renewable energy. The proposed Project could also interconnect renewable energy from future projects developed by NV Energy to the regional electrical grid and would help NV Energy meet their renewable energy goals.

NV Energy has already received approval from the PUCN to invest in The Sierra Solar Phase I Project that consists of the construction and operation of a solar photovoltaic electric generating facility with an energy storage system and associated facilities necessary to generate approximately 400 MWac of clean, renewable energy. The Project is located predominantly on private property in Churchill County, Nevada approximately 20 miles northeast of the city of Fernley, in unincorporated Churchill County, Nevada. A new substation, the Lantern 345 kV substation, will be constructed and be able to transmit power along the existing Tracy-Valmy 345 kV line. The cost of the Project is approximately \$1.53 Billion. The project and project budget include:

- Solar PV arrays, tracking systems and solar inverters with a maximum generating capacity of 400 MWac of photovoltaic power generation.
- A 400 MWac, 4-hour lithium-ion battery and integrated BESS inverters.
- Medium voltage electrical collection system
- An operations and maintenance (O&M) building
- A project substation that will be the collection point for medium voltage cable and where the power will be transformed to a high 345kV voltage
- Perimeter fencing and site security
- Generation tie line which will connect the power from the project substation to the Lantern Switching Station and line fold connection to the grid at the existing Tracy to Valmy and Valmy to Tracy 345-kV transmission lines.
- Communication upgrades necessary to ensure diverse and redundant communication for transmission that contributes to the capability of the electrical grid to accommodate electricity produced from the Sierra Solar Phase I Project.

The Company plans to begin construction of the Sierra Solar Phase I Project in October 2024. Activities for BLM, UEPA, and other requirements have begun and will continue until approval is received. The projected substantial completion date for the project is April 2027.

The Sierra Solar Phase I Project is expected to generate an estimated 1,200,295 MWh of clean electricity annually and serve customers in the state of Nevada.

Attachment #5

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

SIERRA PACIFIC POWER COMPANY

Nevada Business Identification # NV19651000537

Expiration Date: 01/31/2025

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.



Certificate Number: B202401024236877

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

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the Great Seal of State, at my
office on 01/02/2024.

A handwritten signature in black ink, reading "FV Aguilar".

FRANCISCO V. AGUILAR
Secretary of State

Attachment #6

Sierra Solar plus Storage Project Budget

Budget ID	Budget Description	Estimate Amount
	INTERNAL LABOR COSTS	
	MATERIALS	
	Solar	
	Owner Costs - Solar Materials	*
	EPC Costs - Solar Materials	*
	BESS	
	Owner Costs - BESS Materials	*
	EPC Costs - BESS Materials	*
	Interconnection	
	Owner Costs - Interconnection Materials	*
	EPC Interconnection Materials	*
	Network Upgrades	
	Owner Costs - Network Upgrade Materials	*
	EPC Costs - Network Upgrade Materials	*
	Line Fold	
	Poles	*
	Conductor	*
	Misc Hardware/Bolts	*
	Remote Communications	
	Virginia Peak Tower Materials	*
	Comstock Monopole Materials	*
	Eagle Ridge Tower Materials	*
	LEASES	
	PROJECT MANAGEMENT	
	ENGINEERING / DESIGN	
	INSTALL AND OTHER COSTS	
	Project Total	\$ 1,535,908,537

* Materials subject to sales\use tax

Sierra Solar Phase I RETA Application Full Confidential

Final Audit Report

2024-07-16

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By:	Carina Andrade (candrade@nvenergy.com)
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