

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

<b>Facility Information</b>	
<b>Date of Submittal to GOE:</b>	
<b>Type of Incentives</b> (Please check all that the company is applying for on this application)	
<input checked="" type="checkbox"/> Sales & Use Tax Abatement	<input checked="" type="checkbox"/> Property Tax Abatement
<b>Company Information</b> (Legal name of company under which business will be transacted in)	
Company Name: Dodge Flat Solar, LLC	
Department of Taxation's Tax Payer ID number: 1034813951	
Federal Employer ID number (FEIN, EIN or FID): 81-3788947	
NAICS Code: 221114	
Description of Company's Nevada Operations: Dodge Flat plans to construct, own, and operate a 200 MW alternating current solar generation facility with battery storage.	
Percentage of Company's Market Inside Nevada: 100%	
Mailing Address: 700 Universe Boulevard	
City: Juno Beach, FL 33408	
Phone: 561-691-7175	
APN: 079-150-11, 079-150-29, 079-180-16	
Taxation District where facility is located: 4000	
<b>Nevada Facility</b>	
<b>Type of Facility</b> (please check all that are relevant to the facility)	
<input type="checkbox"/> Geothermal <input type="checkbox"/> Process Heat from Solar Energy <input checked="" type="checkbox"/> Solar PV <input type="checkbox"/> Solar Thermal <input type="checkbox"/> Wind <input type="checkbox"/> Biomass <input type="checkbox"/> Waterpower <input type="checkbox"/> Fuel Cells <input type="checkbox"/> Transmission that is interconnected to a renewable energy or geothermal <input type="checkbox"/> Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable	
Name Plate Production Capacity of the Facility:	200 MW
Net Output Production Capacity of the Facility in MW:	200 MW
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	574,307
Estimated total capital investment:	\$282,000,000
Percent of total estimated capital investment expended in Nevada:	~25%
Anticipated date or time range for the start of construction:	Q4 2020
Anticipated date for the Commercial Operation Date (COD) of the facility:	12/1/2021
Construction period (in months). Note: time period must match payroll calculations	14
Address of the Real Property for the Generation Facility:	3505 State Route 447 Reno, NV 89510
City:	N/A
Size of the total Facility Land (acre):	1,579

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Are you required to file any paper work with the PUC and/or FERC?		
If yes,	Purpose of the Filing with PUC: Obtain 1) Order/Permit to Construct ("PTC") an access road; 2) Order/PTC an electric generation facility; 3) Order/PTC a switching station and line fold; and 4) Power Purchase Agreement ("PPA") approval.	Filing Date OR Anticipated filing Date: Dodge Flat Solar, LLC (DFS) filed an application for the UEPA PTC on June 14, 2018, and the Commission issued an Order granting the application subject to compliance items on March 10, 2020 in Docket No. 18-06024; DFS's PPA with Sierra Pacific Power Company d/b/a NV Energy was approved by the PUC in Docket No. 18-06003 as part of NVE's Joint Application for resource Plan approval.
If yes,	Purpose of the Filing with FERC: Exemption of Wholesale Status.	Filing Date OR Anticipated filing Date: Q3 2021

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

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<b>CHECKLIST - PLEASE ATTACH:</b>		
<b>1</b>	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	Please see Attachment A
<b>2</b>	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	Please see Attachment A
<b>3</b>	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	Please see Attachment A
<b>4</b>	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started	Please see the PUC and FERC Docket Summary found under the "Nevada Facility" section on the previous page
<b>5</b>	Copy of the Business Plan for the Nevada Facility	Please see Attachment A
<b>6</b>	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
<b>7</b>	Website link to company profile	<a href="https://www.nexteraenergyresources.com/">https://www.nexteraenergyresources.com/</a>
<b>8</b>	Copy of the Current Nevada State Business License	Please see Attachment B
<b>9</b>	Facility Information Form	Please see "Facility Information Tab"
<b>10</b>	Employment Information, construction, and permanent employee salary schedules	
<b>11</b>	Supplemental Information Form	Please see "Supplemental Information" tab
<b>12</b>	Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8)	
<b>13</b>	Names and contact information for construction company, contractors, subcontractors	Please see "Contractors & Subcontractors" Tab
<b>14</b>	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.	Please see Attachment A
<b>15</b>	Confidential Information Identification Form	Please see "Confidential information" Tab

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**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
<b>I. Federal Permits or Authorizations</b>						
	Utility Line and Access Road Environmental Assessment Finding of No Significant Impact and Right-of-way Grant	US Bureau of Land Management	Crossing BLM land for utility lines and access roads.	Submit SF-299, complete NEPA, BLM issues Final EA, FONSI, and ROW Grant		
	Right of Entry Easement (Determination of NEPA Adequacy and FONSI)	Bureau of Indian Affairs	Use of an existing road across tribal land to access the project site	Submit tribal use request, gain tribal access agreement, submit easement request to BIA, complete NEPA, BIA grants easement		
	404 Nationwide Permit 51	US Army Corps of Engineers	Impacts to less than 0.10 acre and/or 300 linear feet of jurisdictional waters	Complete jurisdictional delineation, gain USACE approval, calculate impacts to jurisdictional waters, impacts below 0.10 acre and 300 linear feet are automatically included under Nationwide permit 51		
<b>II. State of Nevada Permits or Authorizations</b>						
	National Pollutant Discharge Elimination System Notice of Intent	Nevada Department of Environmental Protection, Bureau of Water Pollution Control	Discharge of water	Submit application and stormwater pollution prevention plan		
	Utility Environmental Protection Act Permit to Construct	Public Utilities Commission of Nevada	Greater than 70 MW renewable energy facility or a 200-kV transmission line	Submit initial application, submit amended application following NEPA, public hearing, consent order issued, permit to construct issued		

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<b>III. County Permits or Authorizations</b>				
	Special Use Permit	Washoe County	Special permitted use	Submit application, planning commission hearing/approval, Board of Supervisors hearing/approval
	Grading Special Use Permit	Washoe County	If a project exceeds 1,000 cubic yards of grading, imports more than 5,000 cubic yards of fill, or disturbs more than 25,000 square feet.	Submit application, planning commission hearing/approval, Board of Supervisors hearing/approval
	Telecommunications Tower Administrative Permit	Washoe County	Structure over 35 feet in height - communication tower	Submit application, planning commission hearing/approval, Board of Supervisors hearing/approval
	Regional Plan Amendment	Truckee Meadows Regional Planning Agency	A project of regional significance requiring a change to the regional plan	After Board of Supervisors approval the project is sent to regional planning for review approval and finally regional governing board for final approval
	Special Use Permit Amendment of Conditions	Washoe County	A project change(s) requiring addition review of the SUP for approval of changes	Submit application, planning commission hearing/approval, Board of Supervisors hearing/approval
	Access Road Grading Permit	Washoe County	Permit for grading in washoe county	Submit application, county review and approval
	Solar Facility Grading Permit	Washoe County	Permit for grading in washoe county	Submit application, county review and approval
	Authority to Construct Permit	Washoe County	Permit for air emissions in washoe county	Submit application, county review and approval
	Tentative Parcel Map Application	Washoe County	Required to divide a parcel (in order to provide parcel to NVE for substation)	Submit application, county review and approval
	Building Permit	Washoe County	Construction of a building within the County.	Submit application, county review and approval
<b>IV. City Permits or Authorizations</b>				

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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**

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	
Phone Number	
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	

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**Employment Information**

**Employment**

**New Operations or Expansion**

<b>CONSTRUCTION EMPLOYEES</b>	<b>Full Time</b>	<b>Part Time</b>
Number of anticipated construction employees who will be employed during the <b>entire construction phase</b> ?	300	10
Number of anticipated construction employees who will be employed during the <b>entire construction phase that will be Nevada Residents</b> ?	210	7
Average anticipated hourly wage of construction employees, excluding management and administrative employees:	\$44.00	\$44.00
Number of anticipated construction employees who will be employed during the <b>second-quarter of construction</b> *?	240	10
Percentage of anticipated <b>second-quarter</b> * construction employees who will be <b>Nevada Residents</b> ?	70%	70%
Number of anticipated <b>second-quarter</b> * construction employees who will be <b>Nevada Residents</b> ?	168	7
<b>PERMANENT EMPLOYEES</b>		
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?	2	1
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:	\$38.90	N/A
Number of permanent employees who were employed prior to the expansion?	N/A	N/A
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): The agreement is not finalized at this time. However a health plan meeting the requirements of NRS 701A 365(a) will be provided.	
Name of Insurer: TBD	
Cost of Total Benefit Package:	Cost of Health Insurance for Construction Employees:

\* 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".



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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) = Σ(e) / Σ(c)
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)
	<b>Construction Employees, excluding</b>					
	<b>Management and Administrative Employees</b>					
	Site Superintendent	4	3	7	\$87.78	
	General Foreman	12	6	18	\$58.02	
	Foreman	19	11	30	\$52.82	
	Journeyman	69	26	95	\$48.40	
	Apprentice	106	44	150	\$36.06	
	<b>TOTAL</b>	<b>210</b>	<b>90</b>	<b>300</b>		<b>\$44.00</b>
<b>TOTAL CONSTRUCTION PAYROLL</b>		<b>\$31,680,000</b>				

## 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					
	Site Superintendent	3	1	4	\$87.81	
	General Foreman	7	4	11	\$58.05	
	Foreman	14	6	20	\$52.84	
	Journeyman	58	24	82	\$48.37	
	Apprentice	86	37	123	\$36.08	
	<b>TOTAL</b>	<b>168</b>	<b>72</b>	<b>240</b>		<b>\$44.00</b>

<b>TOTAL CONSTRUCTION PAYROLL</b>	<b>\$25,344,000</b>
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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

### 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	0.67	
2	Permanent Employees, excluding Management and Administrative Employees	2	
<b>TOTAL</b>			<b>\$38.90</b>

<b>TOTAL ANNUAL PAYROLL</b>	<b>\$229,500</b>
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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.**

Yes, the DFSF will be built on three privately owned parcels; however, it requires small crossings of several federally owned parcels. A US Bureau of Land Management (BLM) right-of-way (ROW) grant was issued for two "butterfly" crossings across the corner of a parcel to connect the private parcels with access roads and underground utility lines. A BLM ROW grant was also issued to use and maintain two segments of existing road for secondary site access. A ROW grant was also issued by the US Bureau of Indian Affairs for an easement with the Pyramid Lake Paiute Tribe to use and maintain Olinhouse road for primary site access.

**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, Dodge Flat Solar Facility is a subsidiary of NextEra Energy resources located at 700 Universe Blvd Juno Beach, FL 33408. Dodge Flat Solar, LLC is the entity that owns the facility which will be located at Section 23, Township 21 North, Range 23 West; Section 25, Township 21 North, Range 23 West; Section 31, Township 21 North, Range 24 West.

**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 at the new Olinhouse Substation located within the project boundary at the northwest corner of APN 079-150-29.

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

No. DFSF will not apply for any abatements in addition to sales and property tax.

**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.**

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, DFSEC will submit an EWG Self Certification with FERC.

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

DOI-BLM-NV-C020-2019-0017-EA

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

No.

**10) Has a Power Purchase Agreement been executed?**

Yes. A Power Purchase Agreement was executed with Sierra Pacific Power Company d/b/a NV Energy on May 14, 2018. It was approved by the PUCN in Docket No. 18-06003.

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**Summary Report  
Schedules 1 through 8**

Company:

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. J	\$	
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. J		
8	Sch. 8 Third Year Estimated Sales & Use Tax - Total from Col. J	\$	

*\* 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.*



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**Property Tax: Real Property Improvements  
Schedule 2**

Company Name:     Dodge Flat Solar, LLC      
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
- (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
- (4) Use Schedule 3 to report land; Schedule 4 to report operating leases; and Schedule 5 to report contributions in aid of
- (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
Grading and Site Work		12/1/2021	
Fencing		12/1/2021	
Roads		12/1/2021	
<b>Grand Total</b>			

**Nevada Governor's Office of Energy  
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Company Dodge Flat Solar, LLC  
Division

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

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

A	B	C	D	E	F	G	H	I	
Where Situated				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
Line #	County	City or Town	Tax District						
1	Washoe		4000	North Half and Southeast Quarter of Section 25, Township 21 North, Range 23 East; 480 acres; acquired March 13, 2019	079-150-11	O		4,015,055	216,000
2	Washoe		4000	Northeast 1/4; North 1/2 of Northwest 1/4; Southeast 1/4 of Northwest 1/4; and South 1/2, of Section 23, Township 21 North, Range 23 East; 600 acres; acquired March 13, 2019	079-150-29	O		1,200,000	270,000
3	Washoe		4000	Lots 1-7 inclusive and the East Half of the West Half of Section 31, Township 21 North, Range 24 East; 498.77 acres; acquired March 13, 2019	079-180-16	O		4,172,061	224,446
4									
5									
####									
####									
####									
####	<b>Grand Total</b>			1,578.77 acres				9,387,116	710,446





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Company Name:   Dodge Flat Solar, LLC   **Property Tax: Contributions in Aid of Construction**  
 Division: \_\_\_\_\_ **Schedule 5**

**Instructions:**

- (1) List all contributions in aid of construction (CIAC). CIAC is defined in NAC 361.260 as property which has been contributed to a utility by a prospective customer or which has been constructed by the utility and paid for by the prospective customer for which no reimbursement is required to be made by the utility to the prospective customer as a prerequisite to obtaining service.
- (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) Attach additional sheets as necessary.

A	B	C	D	E	F
Contributions in Aid of Construction (CIAC) Itemized Description	G/L Account No. (if applicable)	Real or Personal Property?	Number of Units	Replacement Cost Per Unit	Estimated Total Replacement Cost
New Point of Change of Ownership dead endstructure		Real	1		
345kV Switch and Fencing		Real	1		
Site Remote Terminal Unit, communications and protection coordination		Personal	1		
345kV Metering		Personal	1		
Customer site lands and Right-of-Way review and Access to customer Equipment Agreement		Personal	1		
Main access road to Olinghouse substation		Real	1		
<b>Grand Total</b>					








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**Attestation and Signature**

I, Matthew S. Handel, 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.

Matthew S. Handel  
**Name of person authorized for signature:**  
Senior Vice President  
**Title:**

  
**Signature:**  
4-23-2020  
**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* : NRS 360.247, 49.325, 703.190, 239B.030, and 239B.040