

Amendment of Conditions Ormat Geothermal Restricted Market Temporary Aggregate Pit

Resubmitted to Washoe County
December 22, 2021

Prepared for

ORNI 36, LLC
6140 Plumas Street
Reno, NV 89519

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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TABLE OF CONTENTS

Section 1

- ❖ Washoe County Application
 - Development Application
 - Amendment to Conditions Supplemental Information
 - Owner Affidavit
 - Lease Agreement (Original Copy Only)
 - Proof of Property Tax Payment

Section 2

- ❖ Project Description
 - Background
 - Location
 - Current Request
 - Washoe County Master Plan and Zoning
 - Site Characteristics
 - Project Details
- ❖ Findings (Special Use/Amendment to Conditions)

Section 3

- ❖ Maps and Supporting Information
 - Vicinity Map
 - Aerial Map
 - Assessor's Map
 - Master Plan
 - Zoning Map
 - Site Comparison Map

Section 4

- ❖ Proposed Amendment to Conditions
- ❖ Reduced plans

Map Pocket

- ❖ Preliminary Site Plan

Section 1

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Ormat Restricted Market Temporary Aggregate Pit Amendment of Conditions			
Project Description: A request to amend condition 1.b. related to the location of the approved SUP WSUP20-0025 and to relocate the aggregate pit to a new location 1-mile to the south.			
Project Address: The project is located 15.3 miles south of Empire, NV.			
Project Area (acres or square feet): The project site is 7.7 acres			
Project Location (with point of reference to major cross streets AND area locator): The temporary aggregate pit is approximately 6.4 miles southwest of the intersection of Highway 447 and Rodeo Creek Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-070-13	160.0 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP20-0013 & WSUP20-0025			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Kosmos Company		Name: Wood Rodgers Inc.	
Address: 601 Union Street Suite 3900		Address: 1361 Corporate Blvd	
Seattle, WA	Zip: 98101		Zip: 89502
Phone:	Fax:	Phone: 775.823.5258	Fax: 775.823.4064
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: ORNI 36, LLC		Name: Same as above	
Address: 6140 Plumas Street		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775.356.9029	Fax:	Phone: 775.823.9770	Fax:
Email: asanchez@ormat.com		Email: ehasty@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Alissa Sanchez		Contact Person: Eric Hasty	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The material in the aggregate pit identified in the approved SUP (WSUP20-0025) was determined to not be sufficient for construction. A new location is proposed approx. 1-mile to the south of the approved pit. This request is an amendment to Condition 1.b. to demonstrate substantial conformance with the SUP. A more detailed writeup, including supporting information as well as the existing and proposed conditions is attached to this application.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Since the request is to change the location of the pit, all of the original conditions still apply. Furthermore, findings 1, 2, 4, & 5 will not be impacted. Finding 3; site suitability will be applicable since the proposed location is within the project boundary of the geothermal facility (WSUP20-0013):

Finding 3 Site Suitability

Response: This request will not change the site suitability finding as the proposed disturbed area, the maximum amount of cubic yards of material, and the maximum cut depth have all been reduced from what was previously approved. As previously approved, the proposed site is similarly physically suited for a temporary aggregate pit and will be restored once the excavation of material is complete in accordance with the mining/reclamation plan associated with the approved SUP.

See the attached project description for a detailed response on how the proposed condition amendment will continue to meet all of the required findings.

Property Owner Affidavit

Applicant Name: ORNI 36, LLC (as Agent under lease from Kosmos Company)

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Elizabeth Helms
(please print name)

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

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

Assessor Parcel Number(s): 071-070-13

Printed Name Elizabeth Helms

Signed [Signature]

Address 6140 Plumas Street
Reno, NV 89519

State of Nevada
County of Washoe

Subscribed and sworn to before me this 10 day of November, 2021 by Elizabeth Helms (Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 1-17-2025



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

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

Section 2

Project Description

Background

The Ormat Geothermal Restricted Market Temporary Aggregate Pit Special Use Permit (WSUP20-0025) was previously approved by the Washoe County Board of Adjustments on February 4, 2021 as part of the construction activities associated with a new geothermal facility located in the High Desert Area Plan (WSUP20-0013). The Aggregate Pit SUP identified a specific pit location near the project boundary of the geothermal facility and following the approval, it was determined that the material did not meet the quality standards required for construction and that aggregate pit could not be used for its intended purposes. Further testing of potential areas within the geothermal facility project area has identified a new location with sufficient material located approximately one-mile south of the original site.

Location

The project is located in an area that has natural resources that have historically been used in the production of renewable energy including the recently approved North Valley Geothermal Facility (WSUP20-0013). The geothermal facility is currently under construction. As part of the construction, it was noted in the approved SUP, that fill material would be required to create the pads and roads to service the geothermal facility. Rather than importing materials from outside the area, the applicant was approved to take materials from an aggregate pit located near the site. This request is proposing to move the location of the approved pit to an area located in the northeast corner of assessor's parcel number (APN) 071-070-13. Specifically, a ± 7.7 -acre site approximately 6.4-miles southwest of the intersection of State Highway 447 and Rodeo Creek Road in the High Desert Planning Area. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet.*

Current Request

The request includes:

- An **Amendment of Conditions** specific to Condition 1.b. that addresses, "...substantial conformance to the plans approved as part of this special use permit". This language is proposed to be changed to "...substantial conformance to the plans approved as part of the condition amendment to this special use permit."

The request will allow the applicant to provide quality fill material for the proposed roads and pads required to construct the North Valley Geothermal Facility to help the State of Nevada meet its clean energy goals while still meeting the required findings and other conditions of approval associated with the SUP (WSUP20-0025).

Washoe County Master Plan and Zoning

The project includes approximately ± 7.7 acres of APN 071-070-13. Per Washoe County, the subject parcel has a master plan designation of Rural (R) and a zoning designation of General Rural (GR) and is located within the High Desert Area Plan. The proposed use, Restricted Market Temporary Aggregate Facility (temporary aggregate pit), is an allowed use within any zoning designation in accordance with Washoe County Development Code Section 110.332.10(b), *(Refer to Master Plan Map, and Zoning Map in Section 3 of this submittal packet).*

Site Characteristics

The proposed project area identifies a disturbance area of up to ± 7.7 acres. The site is adjacent to an existing access road and is directly south of the existing San Emidio Geothermal Facility. Due to the location near existing geothermal facilities the site has areas that have been disturbed by previous activities including exploratory geothermal activities and access roads. The slopes are relatively gentle, generally sloping from east to west with

no slopes greater than 30%. The rest of the site is undisturbed with native sagebrush and upland vegetation. This area is extremely rural with dirt roads predominately utilized by maintenance crews for the production of renewable energy, *(Refer to the Aerial Map in Section 3 of this submittal packet).*

Project Details

The Amendment of Conditions is specific to the location of the pit. All other similarities approved in WSUP20-0025 are still proposed with this request, including seeking a waiver to the landscaping and parking requirements noted in Washoe County code. This is due to the temporary nature of the aggregate pit, and that landscaping and parking are provided as part of the larger geothermal facility (WSUP20-0013) in accordance with Code. Furthermore, all other conditions, including details of the mining/reclamation plan relating to the restoration of the site post grading activities will still apply.

The new location is required as it has been determined that the material located in the current approved site is not of sufficient quality to meet the required construction standards. Testing of the new proposed site has determined the new location will be able to provide the quality required for the pads and roads to serve the geothermal facility. Furthermore, the current amount of material was approved for up to 100,000 cubic yards. The applicant has determined that the amount of material required will be much less and is proposing to take a maximum of 60,000 cubic yards. This will result in a reduced disturbance area (from ±9.0 acres to ±7.7 acres), as well as a reduction in the required depth of cut (from a maximum cut depth of ±21.0 feet to ±15.0 feet). Please refer to the site comparison map in Section 3 as well as the proposed Site Plan in the Map Pocket detailing the amounts of cut, area of disturbance, and site access for more detail.

Approved SUP and Condition Amendment Comparison			
	Approved SUP	Proposed Condition Amendment	Net Change
Assessor Parcel Number (APN)	071-070-09	071-070-13	-
Maximum Fill Amount (Cubic Yards)	100,000	60,000	-40,000
Disturbed Area (Acres)	±9.0	±7.7	-1.3
Maximum Cut Depth (Feet)	±21.0	±15.0	-6.0
Site Restoration (Yes/No)	Yes	Yes	-

Findings

Amendment of Conditions

Granting this request to change the location of the aggregate pit will not result in a significant change to the required findings as approved with the Special Use Permit. All mitigation measures previously approved as part of the special use permit will remain in place as noted in the original conditions of approval.

Below is a summary of the required Special Use Permit findings, as taken from the Action Order dated February 4, 2021 (*refer to Section 4*), with comments relevant to support the special use permit amendment of condition.

Finding 1 Consistency

Response: This request to move the site location of the aggregate pit is consistent with the previously approved Special Use Permit and will have no impact on the County's Master Plan or the High Desert Area Plan.

Finding 2 Improvements

Response: This request to move the site location of the aggregate pit does not change the previously approved special use permit. The proposed changes will continue to meet the adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities that have been provided. The proposed improvements are still properly related to the existing and proposed roadways, and adequate public facilities determination regarding Division Seven and is still consistent with the criteria of the Master plan and the High Desert Area Plan.

Finding 3 Site Suitability

Response: This request will not change the site suitability finding as the proposed disturbed area, the maximum amount of cubic yards of material, and the maximum cut depth have all been reduced from what was previously approved. As previously approved, the proposed site is similarly physically suited for a temporary aggregate pit and will be restored once the excavation of material is complete in accordance with the mining/reclamation plan associated with the approved SUP.

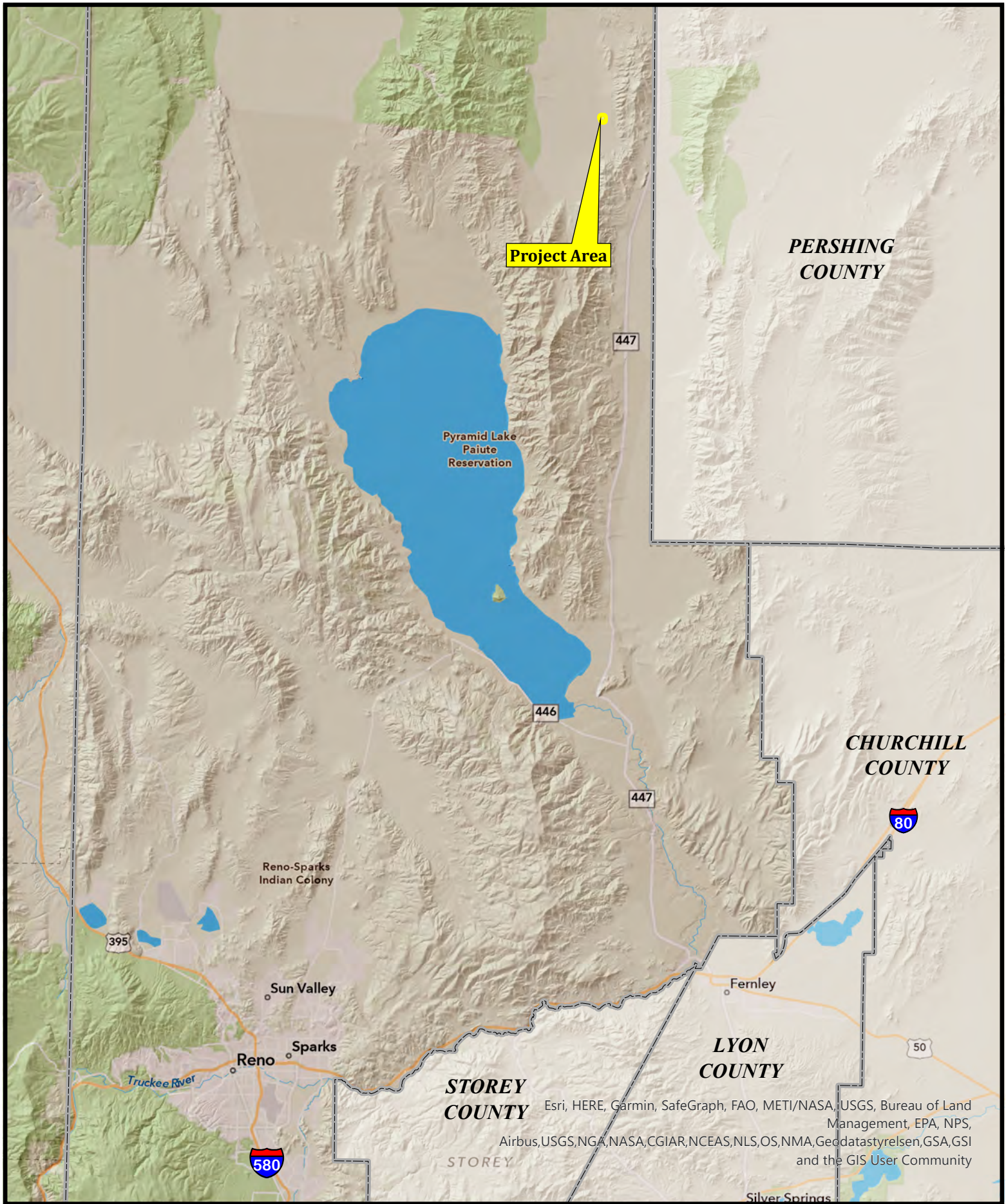
Finding 4 Issuance Not Detrimental

Response: This request to move the site location of the aggregate pit does not change the previously approved special use permit as the mitigation measures, including the restoration/reclamation, will still be applicable. Furthermore, all of the applicable conditions including permitting through Washoe County Health and the Nevada Division of Environmental Protection (NDEP) will help to insure that the request will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Finding 5 Effect on Military Installation

Response: This request to move the site location of the aggregate pit will continue to not have a detrimental effect on the location, purpose or mission of the military installation as stated in the previously approved special use permit.

Section 3



Project Area

Pyramid Lake
Paiute
Reservation

**PERSHING
COUNTY**

**CHURCHILL
COUNTY**

**LYON
COUNTY**

**STOREY
COUNTY**

Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community



Vicinity Map
North Valley Temp. Agg. Pit SUP CA
December 2021

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066

APN
071-070-18

APN
071-070-19

APN
071-030-06

APN
071-070-13

Legend
Project Area

Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

0 130 260
FEET

Aerial Map

North Valley Temp. Agg. Pit SUP CA

December 2021

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Reno, NV 89502 Fax: 775.823.4066

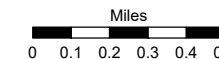
PATENTED MINING CLAIMS

**PORTIONS OF SECTIONS 4, 5, 8, 9, 16, 17, 20 & 21
TOWNSHIP 29 NORTH - RANGE 23 EAST**

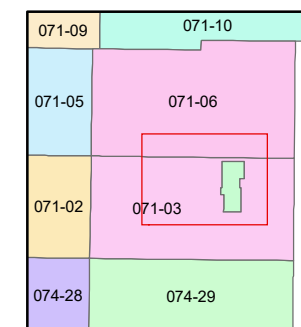
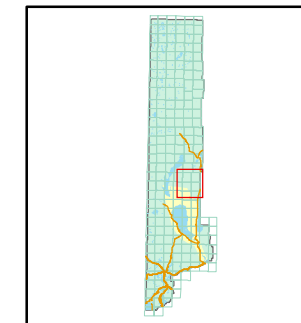
STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**

Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 2,640 feet

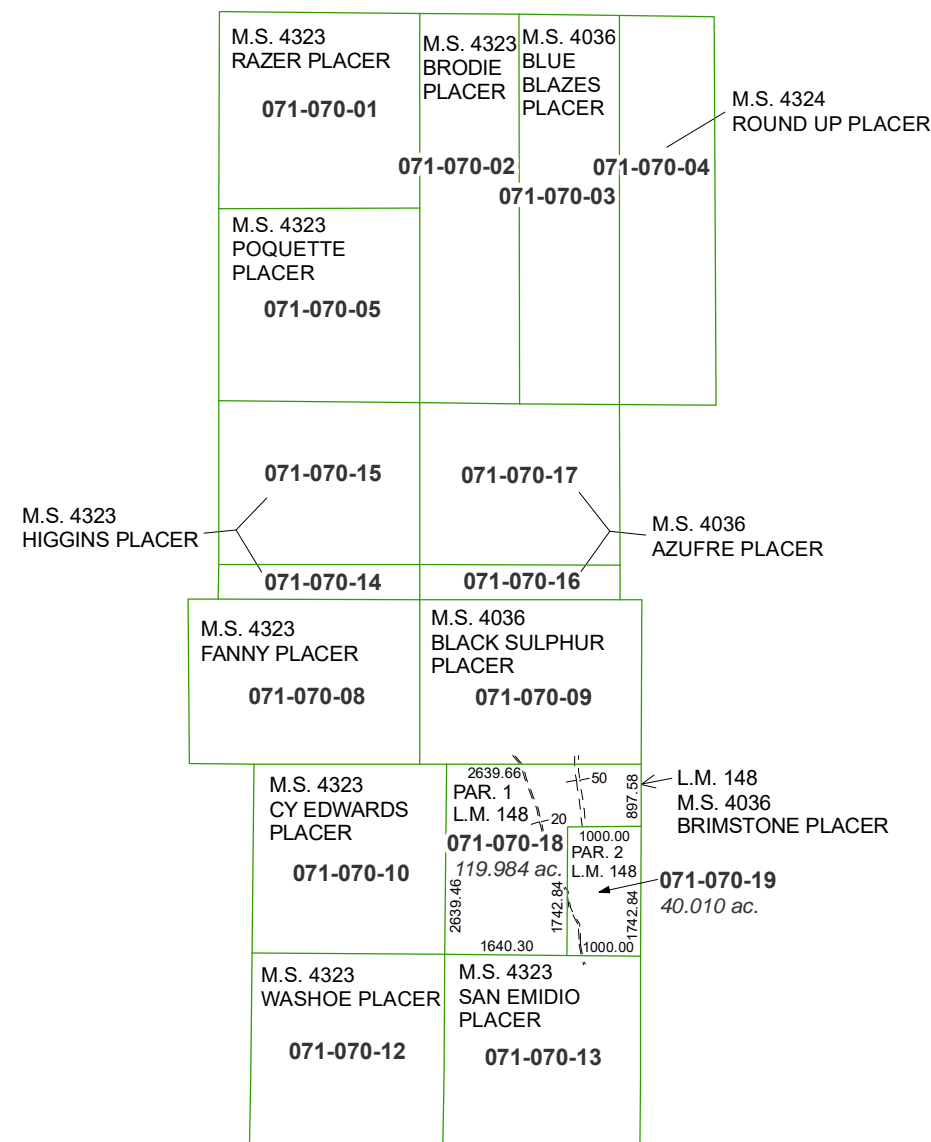


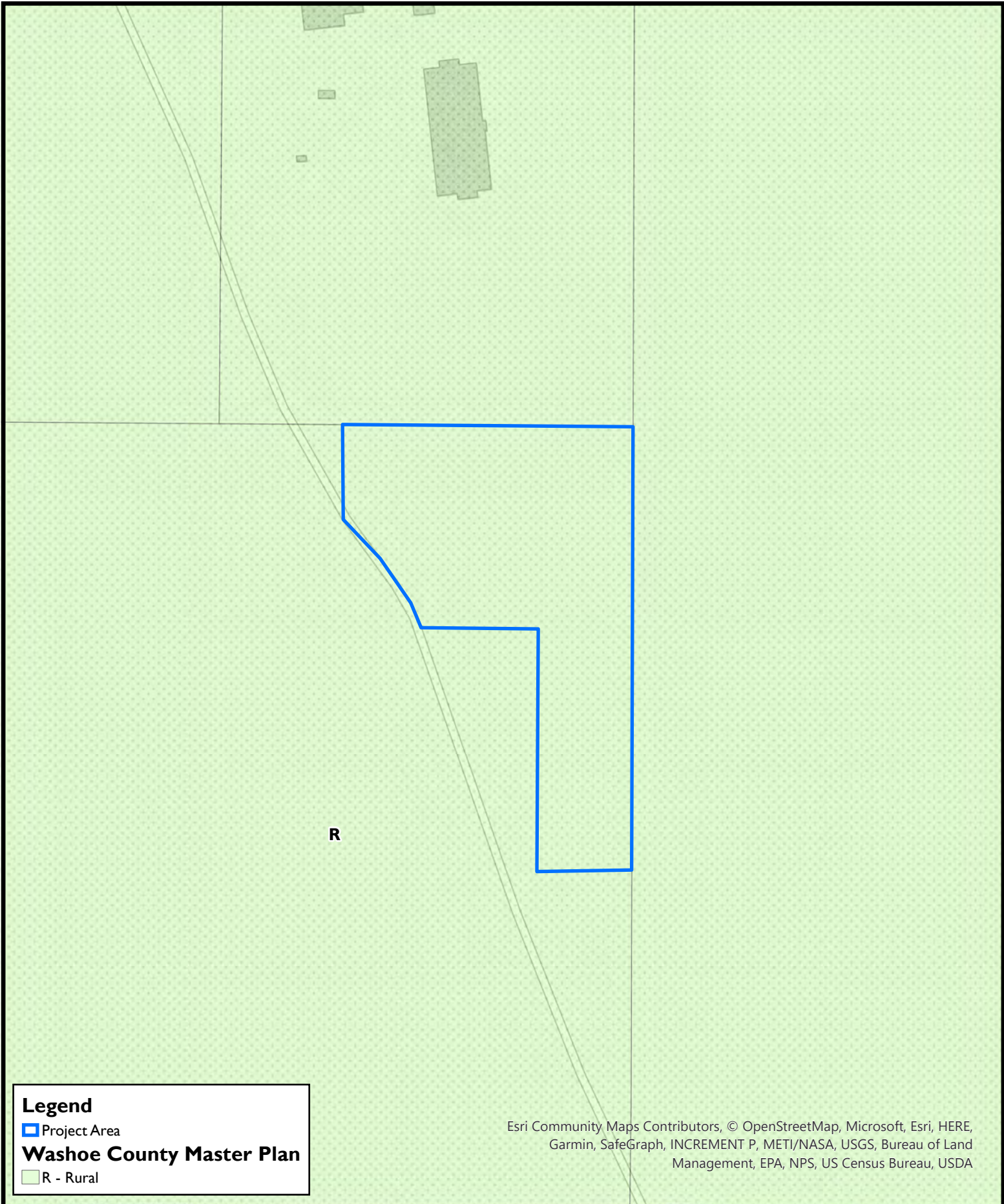
created by: TWT 6/23/2010

last updated: _____

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





Legend

- Project Area

Washoe County Master Plan

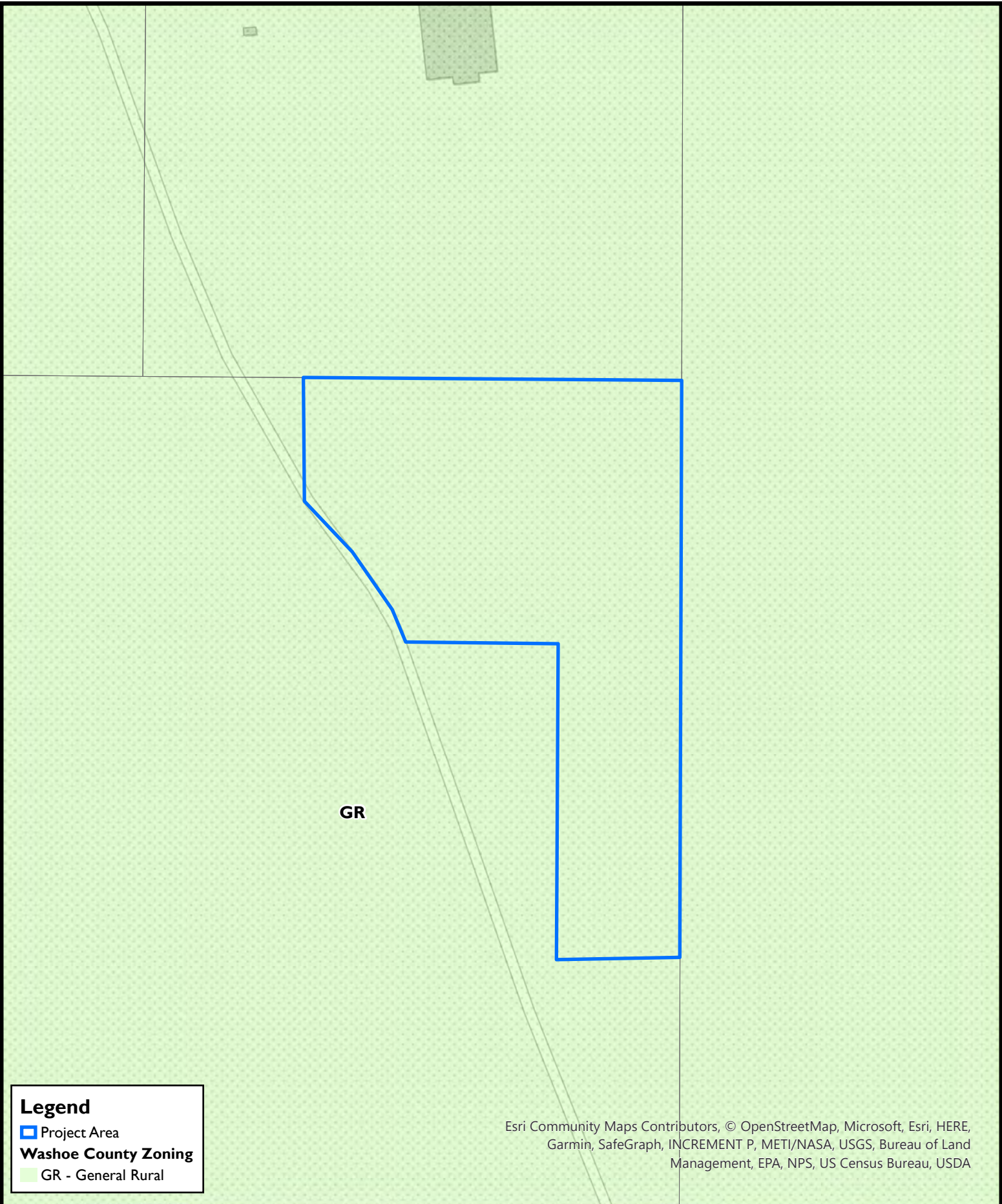
- R - Rural

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Master Plan
North Valley Temp. Agg. Pit SUP CA
December 2021

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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



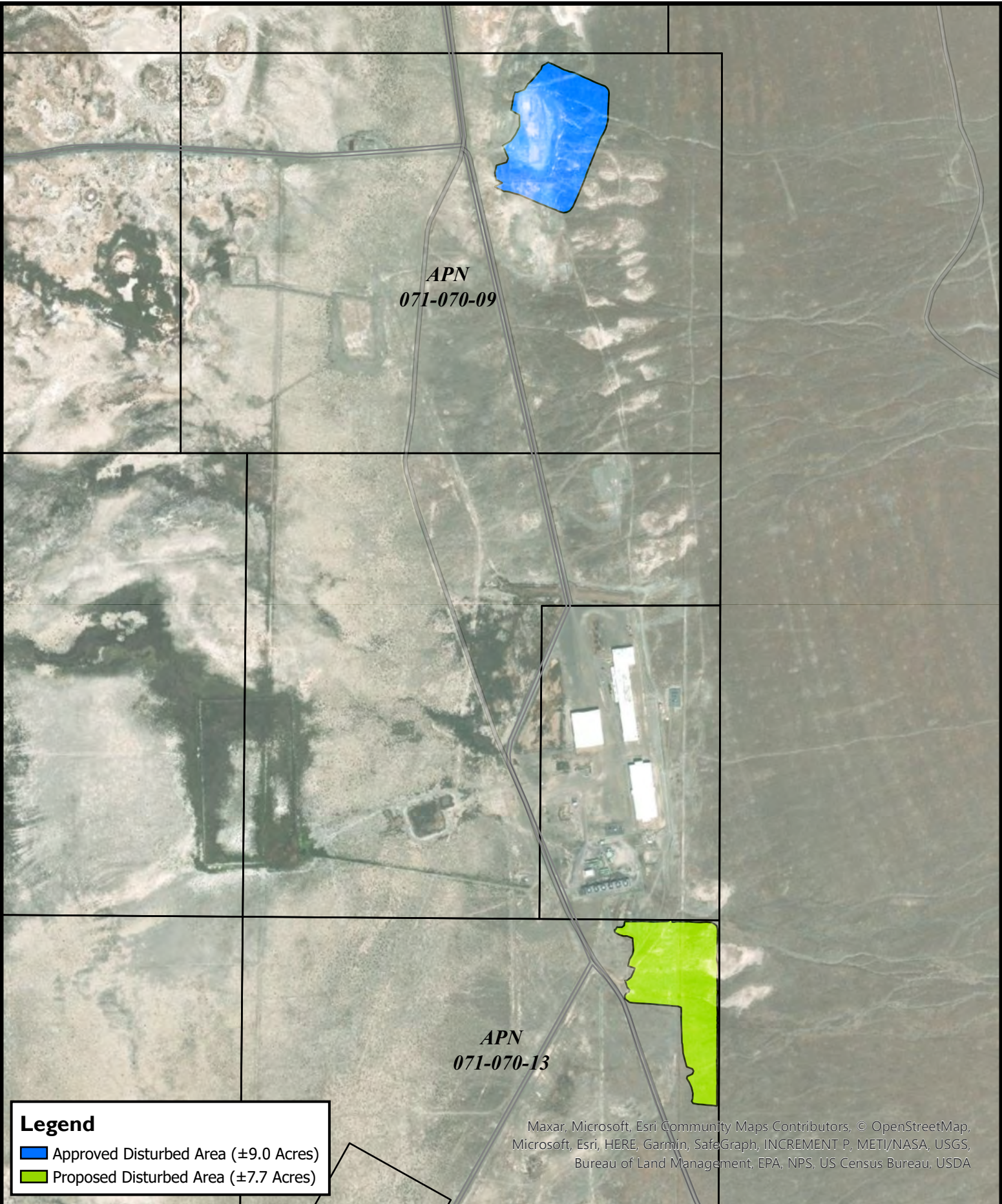
Legend

- Project Area
- Washoe County Zoning**
- GR - General Rural

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Zoning
North Valley Temp. Agg. Pit SUP CA
December 2021

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APN
071-070-09

APN
071-070-13

Legend

- Approved Disturbed Area (±9.0 Acres)
- Proposed Disturbed Area (±7.7 Acres)

Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



Site Location Comparison
North Valley Temp. Agg. Pit SUP CA
December 2021



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066

Section 4



Conditions of Approval

Special Use Permit Case Number WSUP20-0025

The project approved under Special Use Permit Case Number WSUP20-0025 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on February 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of **the condition amendment to** this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.
- e. Temporary Restricted Market Aggregate Facilities use shall not become active until all grading permits grading permits are issued for WSUP20-0013.
- f. The parking standards outlined in 110.410.25(e) and 110.410.30b(3) shall not apply to the development of this project in order to maintain the rural character of the area in compliance with High Desert Policy 2.13.
- g. The landscaping standards outlined in 110.412.45(a-d) shall not apply to the development of this project in order to maintain the rural character of the area in compliance with High Desert Policy 2.13.
- h. Applicant shall submit a noxious weed plan in accordance with High Desert Policy 2.2
- i. Applicant shall obtain all necessary permits from Air Quality Management.
- j. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This special use permit shall remain in effect until **completion of all grading associated with WSUP20-0013 and the site is reclaimed** or unless it is revoked as long as the business is in operation and maintains a valid business license.
- v. Applicant shall submit documentation to engineering demonstrating that the current financial assurance is adequate at least once every three years.
- vi. Facility shall not sell any aggregate material for uses not associated with WSUP20-0013. This condition shall be reflected in the business license conditions.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, PE 775-328-2313

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
- e. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
- f. All disturbed areas shall be revegetated. Seed mix shall be approved by the BLM.

Washoe County Water Rights

3. The following conditions are requirements of the Washoe County Water Rights Coordinator, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

- a. The applicant shall provide necessary water rights information associated with the sources of water used for this project, be it temporary or permanent in nature, as a condition of approval of this SUP.

Washoe County Parks Program

4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman skirschenman@washoecounty.us

- a. In conformance with Washoe County Code Section 110.332.10, the final Mining/Reclamation Plan shall detail the revegetation success criteria. At a minimum, the success criteria shall ensure that vegetative cover of the reclaimed site shall be similar to surrounding habitats and self-sustaining. Additionally, revegetation and reclamation measures shall be monitored until success criteria have been met. These criteria are to be reviewed and approved by the Parks Program and/or the Washoe Storey Conservation District prior to the issuance of grading permits.
- b. In conformance with Washoe County Code Section 110.332.10, prior to the issuance of grading permits, the applicant shall post a revegetation/reclamation bond for eighty percent (80%) of the total revegetation/reclamation costs.

*** End of Conditions ***

NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY SPECIAL USE PERMIT TITLE SHEET

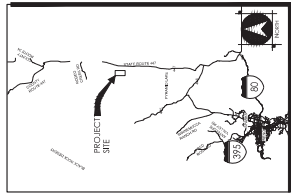
OWNER/DEVELOPER:
 ORNI 36 LLC
 6140 PLUMAS ST.
 RENO, NV 89519

BASIS OF BEARING:

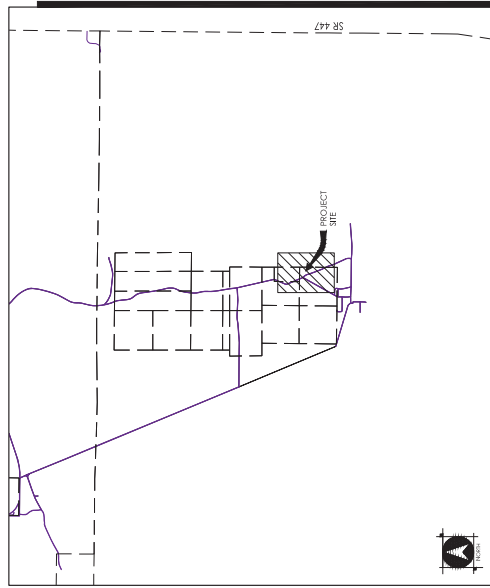
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BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR THIS SHEET IS THE NATIONAL GEODESIC DATUM OF 1983 (NAD 83) WHICH IS THE STANDARD FOR SURVEYING AND MAPPING IN THE UNITED STATES. THE BASIS OF ELEVATION FOR THIS SHEET IS THE NATIONAL GEODESIC DATUM OF 1983 (NAD 83) WHICH IS THE STANDARD FOR SURVEYING AND MAPPING IN THE UNITED STATES. THE BASIS OF ELEVATION FOR THIS SHEET IS THE NATIONAL GEODESIC DATUM OF 1983 (NAD 83) WHICH IS THE STANDARD FOR SURVEYING AND MAPPING IN THE UNITED STATES.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN SHEETS: 1707.005-1, 1707.005-2, 1707.005-3, 1707.005-4, 1707.005-5, 1707.005-6, 1707.005-7, 1707.005-8, 1707.005-9, 1707.005-10, 1707.005-11, 1707.005-12, 1707.005-13, 1707.005-14, 1707.005-15, 1707.005-16, 1707.005-17, 1707.005-18, 1707.005-19, 1707.005-20, 1707.005-21, 1707.005-22, 1707.005-23, 1707.005-24, 1707.005-25, 1707.005-26, 1707.005-27, 1707.005-28, 1707.005-29, 1707.005-30, 1707.005-31, 1707.005-32, 1707.005-33, 1707.005-34, 1707.005-35, 1707.005-36, 1707.005-37, 1707.005-38, 1707.005-39, 1707.005-40, 1707.005-41, 1707.005-42, 1707.005-43, 1707.005-44, 1707.005-45, 1707.005-46, 1707.005-47, 1707.005-48, 1707.005-49, 1707.005-50, 1707.005-51, 1707.005-52, 1707.005-53, 1707.005-54, 1707.005-55, 1707.005-56, 1707.005-57, 1707.005-58, 1707.005-59, 1707.005-60, 1707.005-61, 1707.005-62, 1707.005-63, 1707.005-64, 1707.005-65, 1707.005-66, 1707.005-67, 1707.005-68, 1707.005-69, 1707.005-70, 1707.005-71, 1707.005-72, 1707.005-73, 1707.005-74, 1707.005-75, 1707.005-76, 1707.005-77, 1707.005-78, 1707.005-79, 1707.005-80, 1707.005-81, 1707.005-82, 1707.005-83, 1707.005-84, 1707.005-85, 1707.005-86, 1707.005-87, 1707.005-88, 1707.005-89, 1707.005-90, 1707.005-91, 1707.005-92, 1707.005-93, 1707.005-94, 1707.005-95, 1707.005-96, 1707.005-97, 1707.005-98, 1707.005-99, 1707.005-100.

PROJECT LOCATION: AREA IN ALL OR PORTION OF SECTIONS 1522 AND 22-04, TOWNSHIP 29 NORTH, RANGE 22 EAST, SECTIONS 30, 1522, AND 22-04, TOWNSHIP 29 NORTH, RANGE 22 EAST (TORN, E22S), MOUNT DIABLO BASIN, AND MERRICK (MORBA), SPECIFICALLY NORTH-EAST CORNER OF A.P.N. 07100-013.

ENGINEERS STATEMENT:

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HAVE PREPARED THIS SHEET UNDER MY SUPERVISION AND HAVE COMPLETED ON THE 8th DAY OF DECEMBER, 2021.



TODD GAMBLE, P.E. #100028655

SHEET INDEX

SHEET NO.	SYMBOL	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	ECH	EXISTING CONDITIONS
3	CP-1	PRELIMINARY GRADING PLAN
4	CS-1	CROSS SECTION
5	CS-2	CROSS SECTION
6	R-1	REVEGETATION PLAN
7	R-2	REVEGETATION PLAN
8	B-1	SOIL BORING LOGS

NORTH VALLEY GEOTHERMAL DEVELOPMENT TITLE SHEET



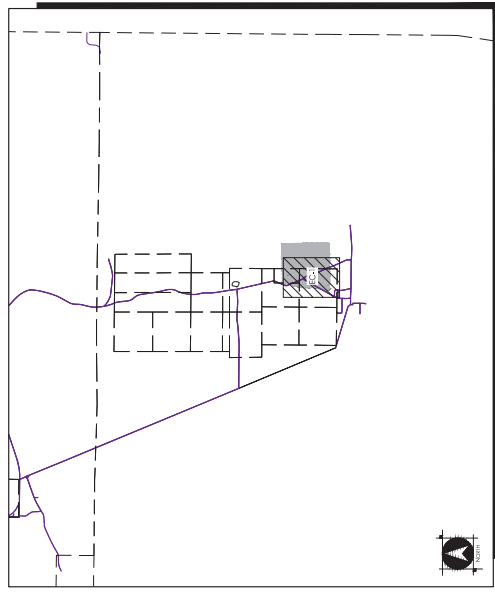
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1381 Corporate Boulevard Reno, NV 89502
 Tel 775.823.4068 Fax 775.823.4068

1707.005 DECEMBER 2021

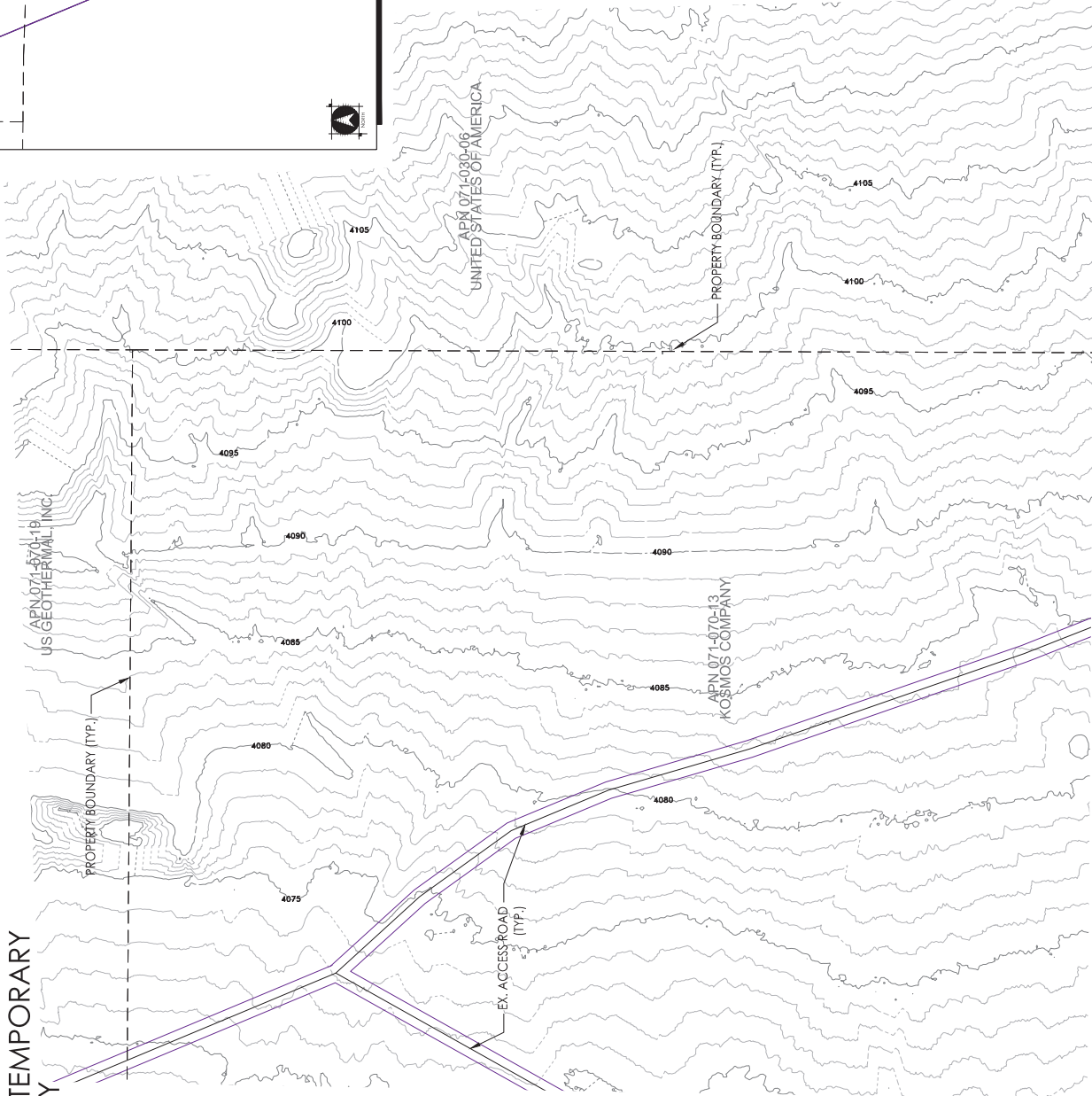
SHEET T-1 OF 8

NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY
AGGREGATE FACILITY
SPECIAL USE PERMIT
EXISTING CONDITIONS



KEY MAP
NOT TO SCALE



LEGEND

- PARCEL LINE
- - - EX. DR. ROAD
- PROPOSED WATER PIPE
- PROPOSED ELECTRICAL LINE
- PROPOSED ERE ROAD

NOTE: PROPOSED WELL PADS, GEOTHERMAL BOILER PLANTS, PIPING, TRANSDUCERS, ETC. PERMITTED VIA WSP/200403



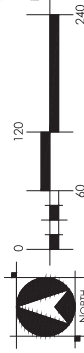
NORTH VALLEY
GEOTHERMAL DEVELOPMENT
EXISTING CONDITIONS



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1381 Corporate Boulevard Tel 775.829.4088
Reno, NV 89502 Fax 775.829.4088

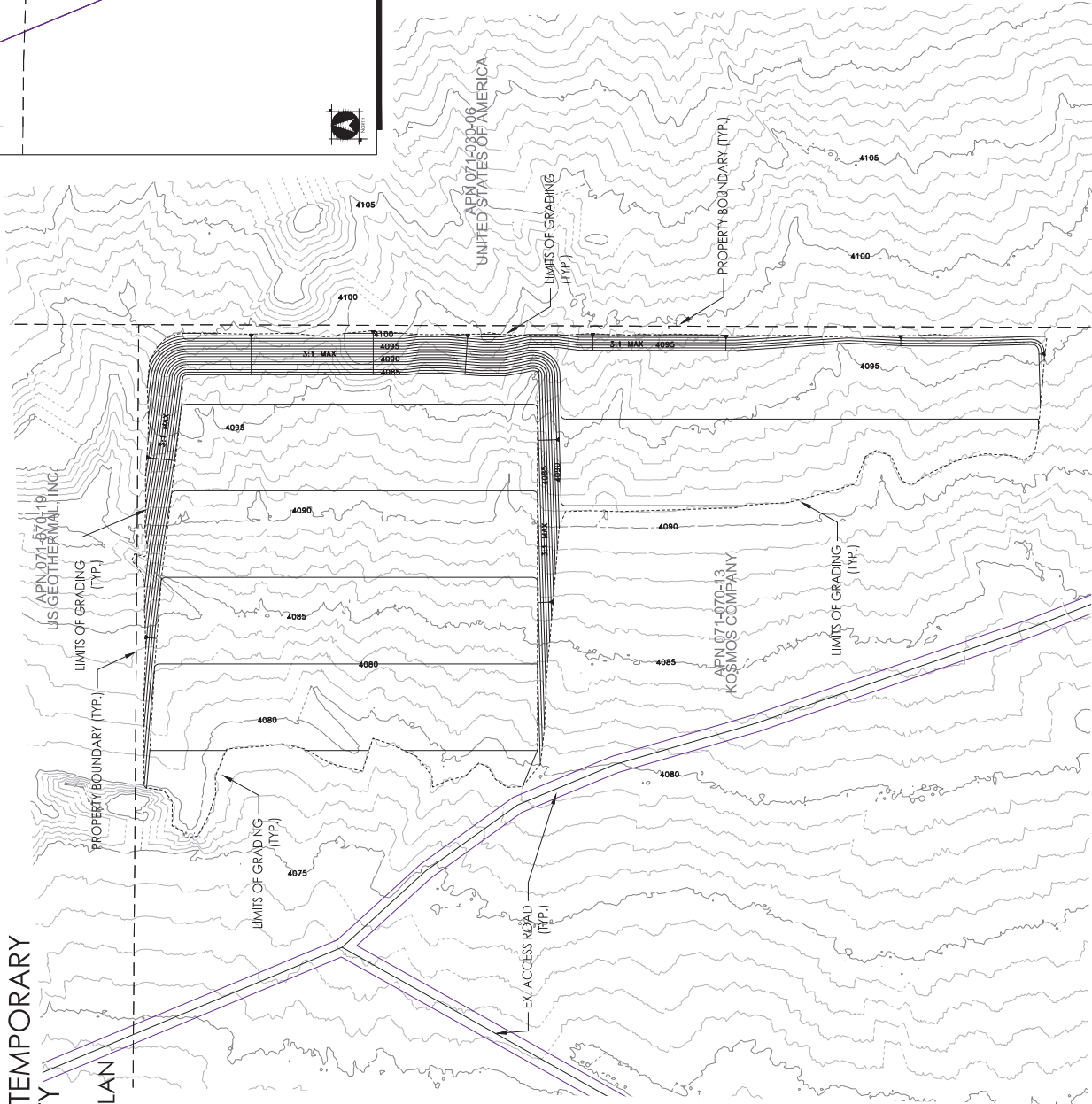
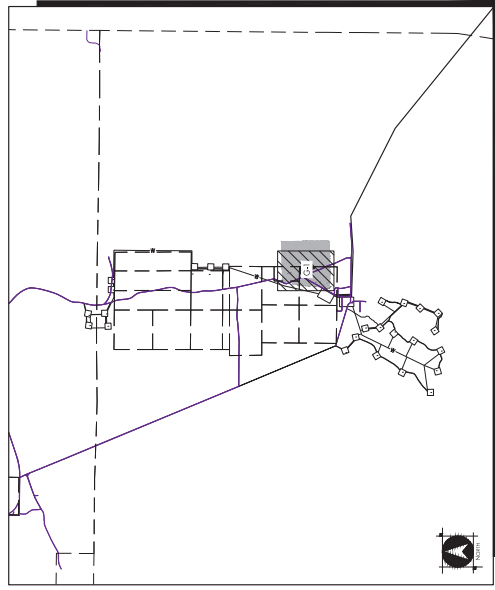
1707.005 DECEMBER 2021

SHEET EC-10F 8



NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY
AGGREGATE FACILITY
SPECIAL USE PERMIT
PRELIMINARY GRADING PLAN



LEGEND

- PARCEL LINE
- - - EX. DIRT ROAD
- - - PROPOSED WATER LINE
- - - PROPOSED TRANSMISSION LINE
- - - PROPOSED DIRT ROAD

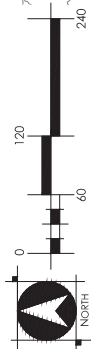
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NORTH VALLEY
GEOTHERMAL DEVELOPMENT
GRADING PLAN

WOOD ROGERS
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1381 Corporate Boulevard Reno, NV 89802
Tel 775.823.4088 Fax 775.823.4088

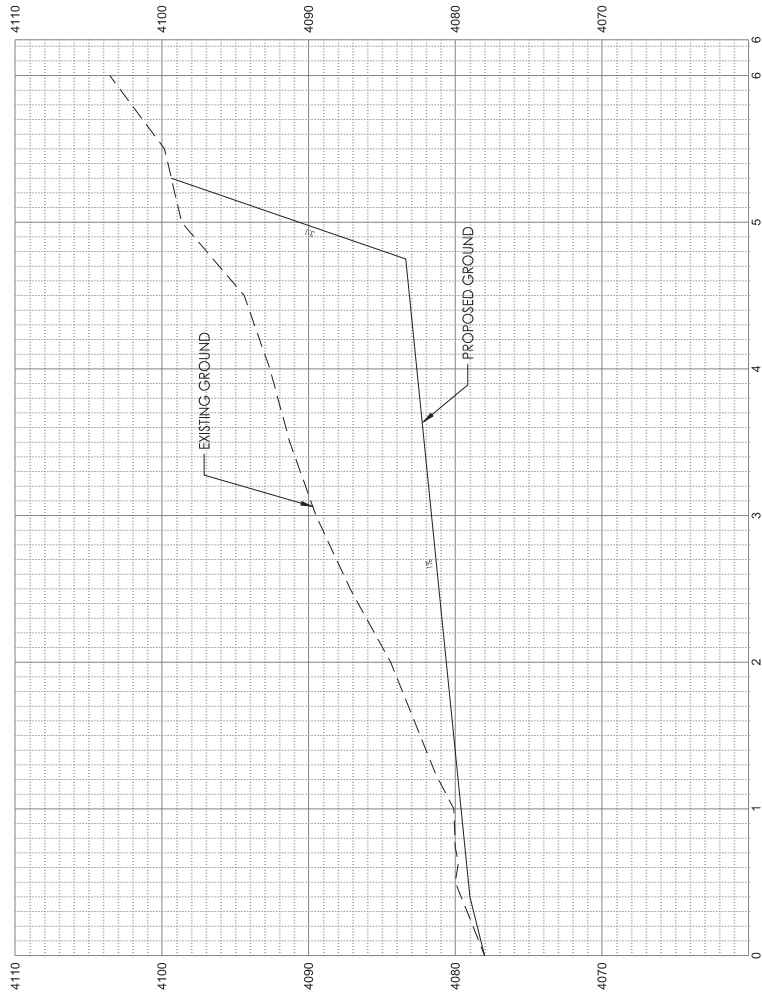
1707.005
DECEMBER 2021
SHEET G-1 OF 8



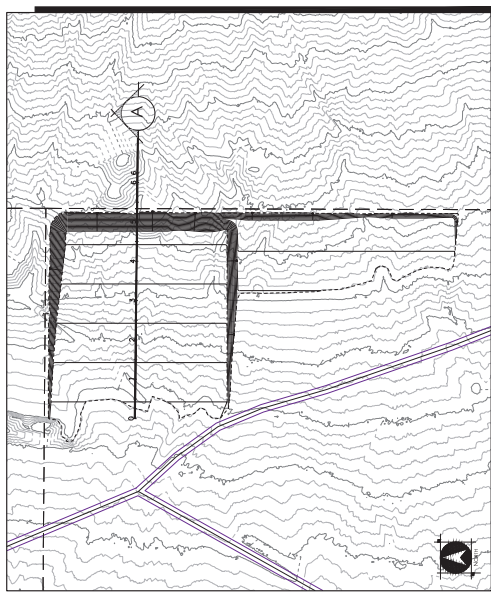
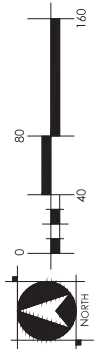
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NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY
AGGREGATE FACILITY
SPECIAL USE PERMIT
CROSS SECTION



A CROSS SECTION
SCALE: HORIZONTAL AND VERTICAL



CROSS SECTION MAP
NOT TO SCALE



NOTE: PROPOSED WHEEL PAID GRADING, FLOWER PLANTS, PERMITS, INSURANCE, ETC. PERMITTED IN 10/2020/2021

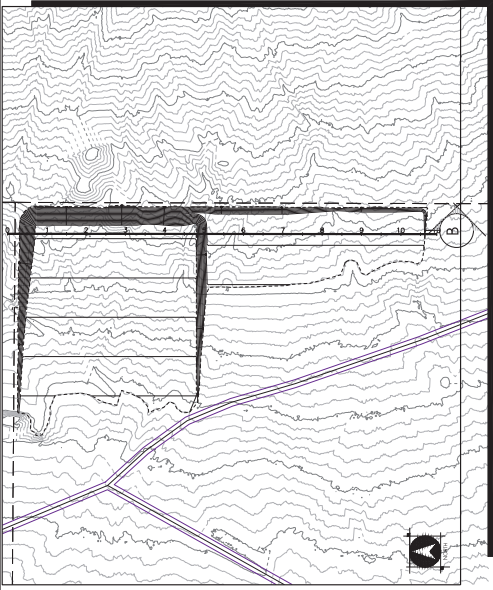
**NORTH VALLEY
GEOTHERMAL DEVELOPMENT
CROSS SECTION**

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4068

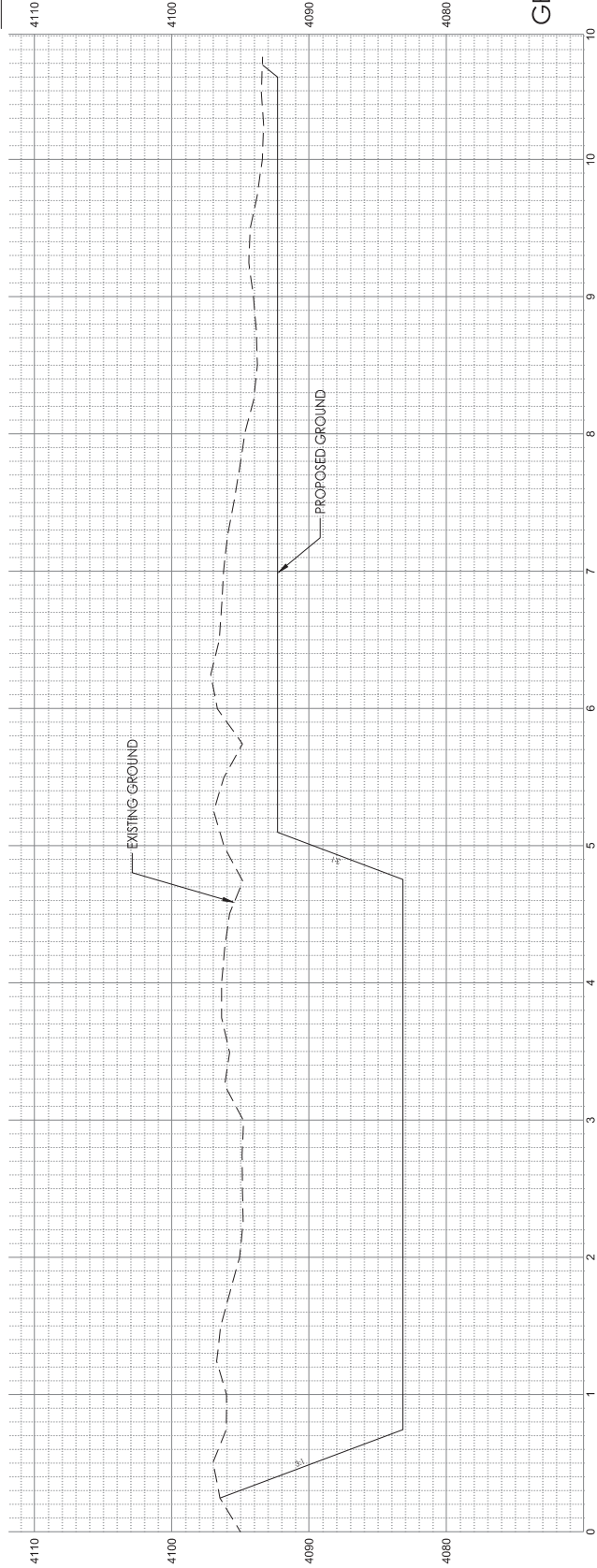
1707.005 DECEMBER 2021
SHEET CS-10F 8

NORTH VALLEY GEOTHERMAL DEVELOPMENT

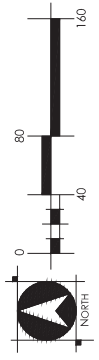
RESTRICTED MARKET TEMPORARY
AGGREGATE FACILITY
SPECIAL USE PERMIT
CROSS SECTION



CROSS SECTION MAP
NOT TO SCALE



B CROSS SECTION
SCALE: HORIZONTAL AND VERTICAL



NOTE: PROPOSED WIRE AND GRADING, POWER PLANE, PILING, FOUNDATION, ETC. PRINTED IN RED/30% GREY

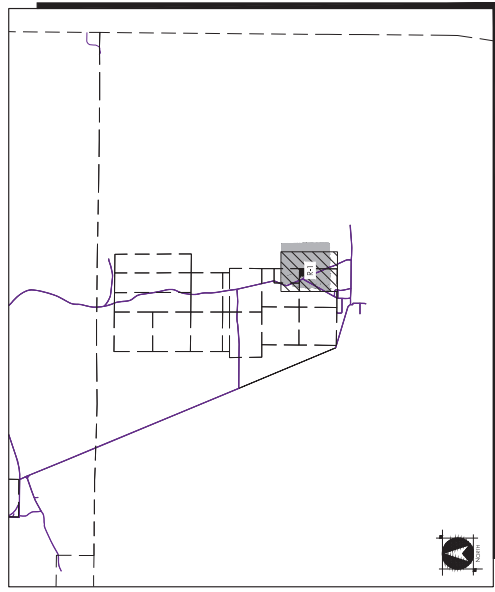
NORTH VALLEY
GEOTHERMAL DEVELOPMENT
CROSS SECTION

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1707.005 DECEMBER 2021

SHEET CS-2 OF 8

NORTH VALLEY GEOTHERMAL DEVELOPMENT

RESTRICTED MARKET TEMPORARY AGGREGATE FACILITY SPECIAL USE PERMIT REVEGETATION PLAN



KEY MAP
NOT TO SCALE

- LEGEND**
- PARCEL LINE
 - EXISTING ROAD
 - PROPOSED WATER LINE
 - PROPOSED TRANSDUCER LINE
 - PROPOSED DRIVE ROAD
 - ▨ REVEGETATION AREA

NORTH VALLEY GEOTHERMAL DEVELOPMENT
1381 CORPORATE BOULEVARD
RENO, NV 89502



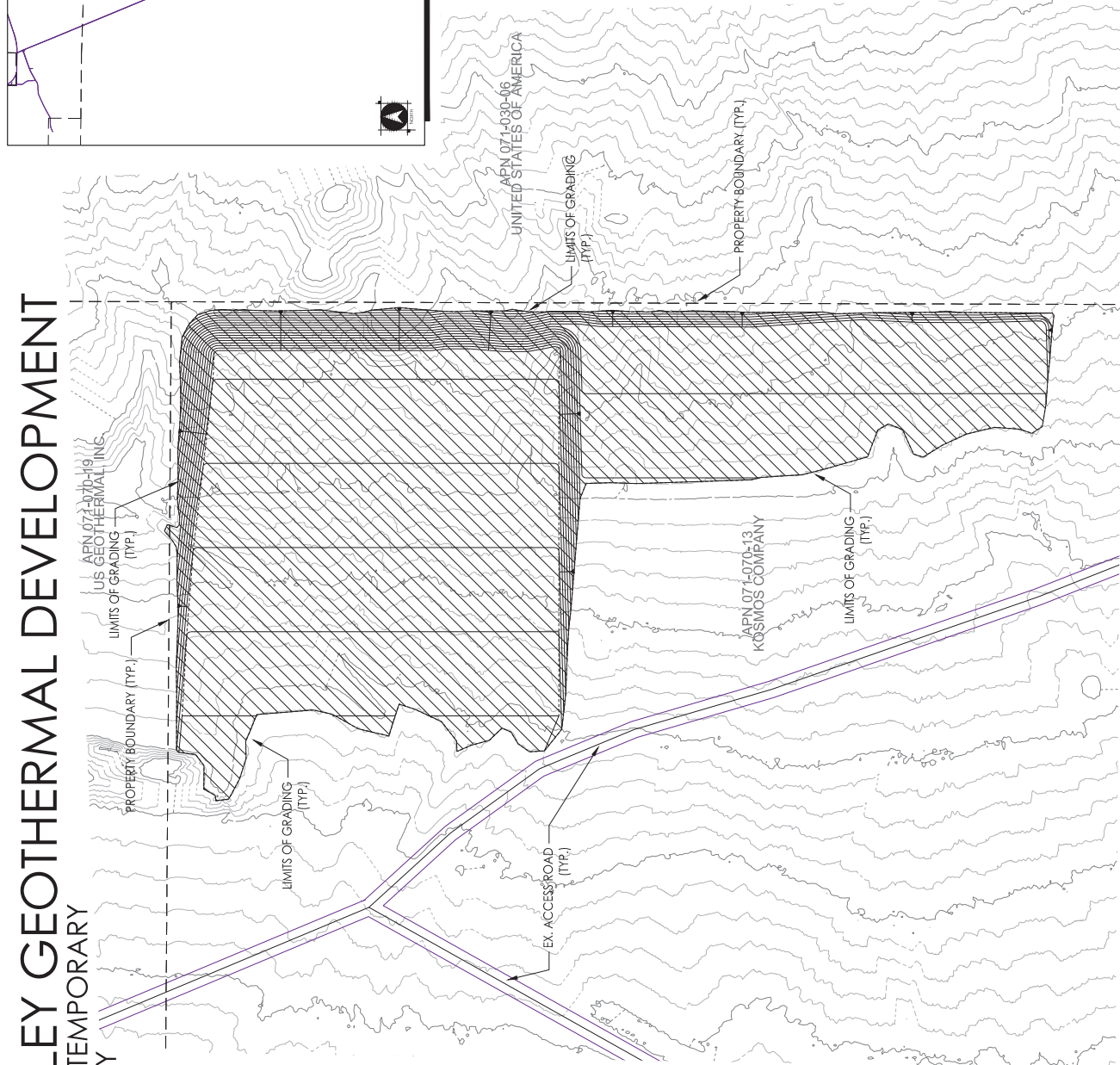
**NORTH VALLEY
GEOTHERMAL DEVELOPMENT
REVEGETATION PLAN**



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4068

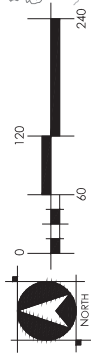
1707.005 DECEMBER 2021

SHEET R-1 OF 8



REGULATION NOTES:

1. STRIP AND STOCKPILE THE TOP 4 INCHES OF TOPSOIL OVERBURN FOR LATER USE DURING REVEGETATION ACTIVITIES. TOPSOIL OVERBURNS SUCH THAT THEY WILL NOT BE SUBJECT TO OVERLAND FLOW FROM RAIN OR WIND OF FERTILIZER AND NUTRIENT STANDARD BMPs AS APPROVED BY THE BLM TO PREVENT ACCIDENTAL DEGRADATION OF PRODUCTS.
2. STRIP TOPSOIL OVERBURN TO CORPUS STRIP TO EXPOSE A HYDRAULIC APPLICATION RATE OF A SEED MIX AND FACILITY TO ONCE ESTABLISHED. NO ADDITIONAL DISTURBANCE OF THE SOILS WILL BE AUTHORIZED PRIOR TO STABILIZATION SHALL BE MONITORED BY CONCRETE WITH OVERLAY BIE BMP ALLOCABLE AREAS ON THE STOCKPILES SHALL BE IMMEDIATELY SUBJECT TO A SUPPLEMENTAL HYDRAULIC APPLICATION RATE OF THE BLM PROVIDED SEED MIX AND THE STOCKPILES SHALL BE MONITORED FOR THE ESTABLISHMENT OF INVASIVE AND NOXIOUS WEEDS. ANY INVASIVE OR NOXIOUS WEEDS SHALL BE MECHANICALLY REMOVED AND ALL STOCKPILE TREATMENTS SHALL BE CONSIDERED COMPLETE BY THE END OF 2027 FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT NATIONAL VEGETATION TREATMENTS USING AMPHIPHILIC SURFACTANT AND AMBIPHILIC (FAL FBI) ON BLM LAND (BLM 2007).
3. DERIVE OF THE AGGREGATE FITTING STANDARD CONSTRUCTION PRACTICES
 - A. FROM COMPLETION OF MATERIAL GRAVITY RECORDS OF THE AGGREGATE FIT ALL INTERIOR AND EXTERIOR SLOPES WILL BE CONSIDERED TO A MINIMUM SLOPE OF 2:1.
 - B. FROM COMPLETION OF THE BLM PROVIDED SEED MIX CONTRIBUTING TO STABILIZATION OF SLOPES AND OF STABILIZATION OF SLOPES AND OF STABILIZATION OF SLOPES WILL BE ESTABLISHED.
4. REVEGETATE THE AGGREGATE FIT BY HYDRAULIC APPLICATION RATE OF A SEED MIX AND FACILITY TO BE PROVIDED BY THE WINDMILLER DISTRICT BLM
5. MONITOR REVEGETATION SUCCESS FOR A MINIMUM OF 5 GROWING SEASONS POST REVEGETATION.
6. REVEGETATION SUCCESS CRITERIA ARE TO BE PROVIDED BY THE BLM. MATERIALS SHALL BE SUBJECT TO A SUPPLEMENTAL HYDRAULIC APPLICATION RATE OF THE BLM PROVIDED SEED MIX AND FACILITY.
7. ANY INVASIVE OR NOXIOUS WEEDS SHALL BE MECHANICALLY REMOVED AND DEPOSED OF APPROPRIATELY OR TREATED WITH HERBICIDE.
8. MONITOR REVEGETATION SUCCESS FOR A MINIMUM OF 5 GROWING SEASONS USING AMPHIPHILIC SURFACTANT AND AMBIPHILIC (FAL FBI) ON BLM LAND (BLM 2007).
9. MONITOR REVEGETATION SUCCESS FOR A MINIMUM OF 5 GROWING SEASONS USING AMPHIPHILIC SURFACTANT AND AMBIPHILIC (FAL FBI) ON BLM LAND (BLM 2007).
10. MONITOR REVEGETATION SUCCESS FOR A MINIMUM OF 5 GROWING SEASONS USING AMPHIPHILIC SURFACTANT AND AMBIPHILIC (FAL FBI) ON BLM LAND (BLM 2007).



Map Pocket