



LYON COUNTY PLANNING COMMISSION
TUESDAY, MAY 12, 2026
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447

Join Zoom Meeting
<https://us02web.zoom.us/j/86099991604?pwd=czk2NFhtUXViZ3d3YWw4NGdNTFJLUT09>
Meeting ID: 860 9999 1604
Passcode: 520573
One tap mobile
+17193594580,,81073362959#,,,,*471259# US
Dial by your location
+1 408 638 0968 US (San Jose)

Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can also provide public comment for this meeting by sending an email to countyclerks@lyon-county.org, the day prior to the posted meeting date. Be sure to type, **PUBLIC COMMENT**, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting. Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendaized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three*

minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

4. Review and Adoption of Agenda (for possible action)

5. For Possible Action: Election of Officers

- 5.a For Possible Action: Acknowledge the resignation of Loretta Sell from the Planning Commission and elect the Planning Commission Secretary with the term expiring January 12, 2027.
- [Resignation Letter - Loretta Sell](#)

6. For Possible Action: Approval of Minutes

- 6.a For Possible Action: To approve the minutes from the April 14, 2026 meeting.
- [April 14, 2026 Minutes](#)

7. Advisory Board Reports

8. Public Hearing Items

- 8.a For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Michael Hargis to Reserve Street Names for two future roads located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50, in Stagecoach (APN 015-471-03), PLZ-2026-022.
- [Staff Report](#)
 - [Backup](#)
- 8.b For Possible Action: Presentation and make recommendations to the Board of County Commissioners on the Service Plan for North Lyon Power General Improvement District and to appoint a representative to make a presentation to the Board of County Commissioners.
- [NLPGID GID Revised Service Plan April 2026](#)
 - [NLPGID Exhibits](#)

9. Community Development Director

- 9.a For Discussion Only: Acknowledge the resignation of Katie Baker from the Planning Commission.
- [Katie Baker Resignation Letter](#)
- 9.b For Discussion and Possible Action: To discuss the availability of Planning Commission members for the regular Planning Commission meeting scheduled for June 9, 2026, and take action to reschedule said meeting to Wednesday, June 10, 2026, or the next available date, upon finding that a quorum cannot be established.
- 9.c For Discussion Only: Community Development Director comments and updates.

10. Commissioner Comments and Agenda Requests

11. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter*

raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.

12. ADJOURNMENT

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is
Available at www.lyon-county.org**

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

5.a

Subject:

For Possible Action: Acknowledge the resignation of Loretta Sell from the Planning Commission and elect the Planning Commission Secretary with the term expiring January 12, 2027.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Resignation Letter - Loretta Sell](#)



Martha Tapia <mtapia@lyon-county.org>

Fwd: Resignation

Andrew Haskin <ahaskin@lyon-county.org>
To: Martha Tapia <mtapia@lyon-county.org>

Thu, Apr 30, 2026 at 9:09 AM

Andrew Haskin
Lyon County Manager
27 S. Main Street
Yerington, NV 89447
Office 775-463-6531 Ext 6
Cell 775-431-3443

----- Forwarded message -----

From: **Brandi Lathrop** <blathrop@lyon-county.org>
Date: Thu, Apr 30, 2026 at 8:02 AM
Subject: Fwd: Resignation
To: Andrew Haskin <ahaskin@lyon-county.org>

----- Forwarded message -----

From: **Loretta Sell** <lsell@lyon-county.org>
Date: Wed, Apr 29, 2026 at 8:18 PM
Subject: Resignation
To: Brandi Lathrop <blathrop@lyon-county.org>

Can you please forward this Andrew Haskin

To the Lyon County Planning commission

Due to personnel reasons I here by am resigning from the planning commission board. I have learned so much from this experience and it is with great sadness that I have to step down. I wish everyone the best and I will miss you all.

Sincerely Loretta Sell

--
Thank You
Brandi Lathrop
Administrative Assistant
(775) 463-6592 x1481
blathrop@lyon-county.org

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

6.a

Subject:

For Possible Action: To approve the minutes from the April 14, 2026 meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [April 14, 2026 Minutes](#)

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

APRIL 14, 2026

The April 14, 2026 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman Shannon Ceresola, at approximately 9:00 a.m. at the Lyon County Administrative Complex, 27 S. Main Street, Yerington, NV, 89447.

Attending staff: County Manager, Andrew Haskin; Community Development Director, Gavin Henderson; District Attorney, Steve Rye; Deputy District Attorney, Stephanie Long; Senior Planner Lisa Nash; and Administrative Assistant, Brandi Lathrop were present.

1. Roll Call: Members present: Commissioners Shannon Ceresola, Audrey Allan, Mark Jones, Wendy Loomis, Katie Baker and Andrew Merritt attended in chambers. Loretta Sell was absent. A quorum was noted.

2. Pledge of Allegiance

3. Public Participation - None

4. Review and Adoption of the Agenda

Commissioner Allan motioned to adopt the agenda as presented.

Commissioner Loomis seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell)

There was no public comment.

5. For Possible Action: Approval of Minutes

5.a. For Possible Action: To approve the minutes from the March 10, 2026 meeting.

Commissioner Jones motioned to approve the minutes from the March 10, 2026 meeting.

Commissioner Allan seconded and the motion passed by majority vote (4 Ayes, 0 Nay, 2 Abstentions-Commissioner Loomis and Commissioner Baker, 1 Absent-Commissioner Sell)

There was no public comment.

6. Advisory Board Reports - None

7. Public Hearing Items

7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12.

Senior Planner Lisa Nash gave a presentation of the item. The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the expired Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF) on one parcel approximately 1.02 acres in size. She discussed there being a current Fire Station in operation on the property. This zone change would bring the property into conformance with the current Master Plan. Staff supports this application.

Commissioners did not have any questions.

Public Comment – There was none.

Commissioner Jones motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map

Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12 based on the findings listed in the Staff Report.

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

Commissioner Merritt seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell).

7.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013.

Senior Planner Lisa Nash gave a presentation of the item. The applicant requests a Conditional Use Permit (CUP) to operate a General Aviation Airport to allow for the addition of a Heliport to the existing fire station. The parcel is approximately 1.02 acres located at 199 Six Mile Canyon Road in the Dayton area. The zone change must be approved prior to the Conditional Use Permit. The helicopter will only be used when requested but operational 24/7. The applicant is expecting approximately 14 emergency response flights per month. There will be other flights for maintenance at the Reno Airport, interagency transfers, etc. The helipad is considered an accessory use to the current Fire Station.

Chief Tim McHargue discussed partnerships which will provide air ambulance access. The helicopter will provide air ambulance services as well as assistance with fires. Chief McHargue also mentioned that this addition to the fire station will be privately funded and have no cost impact to the County.

Commissioners had questions around construction, crew availability, expenses to the County, and impact on surrounding properties. Commissioners expressed support for the item.

Public Comment – None

Commissioner Allan motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013 based on the Conditions of Approval listed in the Staff Report.

1. No change in the terms and conditions of the Conditional Use Permit (CUP), as approved, shall be undertaken without first submitting the changes to Lyon County Community Development and having them modified in conformance with Lyon County Code.
2. The applicant shall comply with all applicable Fire, building, zoning and improvement code requirements and obtain any necessary public inspections. All construction documents and separate applications must be submitted to the Central Lyon County Fire Protection District and the Lyon County Building Department for review and approval to obtain any required building and grading permits.

3. The applicant shall acquire all Lyon County, state and federal permits necessary for the proposed accessory use to the existing Fire Station of the General Aviation Airport Heliport, as well as obtain any necessary public inspections.
4. Prior to issuance of any future mass grading permits and/or building permits for the project, the developer shall submit documentation of approval by the Nevada Division of Environmental Protection (NDEP) Surface Area Disturbance permit and the Stormwater Pollution Prevention Plan (SWPPP) permit, if required.
5. The applicant shall comply with the Storm Drainage Guidelines for Lyon County, dated September 20, 2024 to the satisfaction of the County Engineer prior to issuance of any Site Improvement Permit, Grading Permit, and/or Building Permit. Drainage report and plans must be submitted concurrently with any Site Improvement Plans, Grading Plans, and/or Building Permit applications if future development is required.
6. In accordance with 15.800.08(A), the Applicant shall file for a flood plain development application prior to any new development.
7. The applicant shall comply with the Development Standards as listed in Chapter 15.330 of the Lyon County Development Code.
8. The proposed use shall comply with all of the Performance Requirements provided in Lyon County code section 15.335.03(III), including but not limited to all requirements pertaining to outdoor storage areas, fencing and buffering, and lighting.
9. The applicant shall comply with the parking standards as set forth in Title 15, Chapter 15.401 to the satisfaction of the Community Development Director or their designee prior to beginning air operations on the site. The proposed development requires 8 parking stalls, with a minimum of 1 ADA compliant stalls required. The applicant has an existing 11 parking stalls after elimination of parking stalls for the Heliport Base, and must maintain at least 8 parking stalls during operations, with the required clearances and delineated parking stalls.
10. The applicant shall meet the standards and recommendations in the Advisory Circular (AC) 150/5390-2D, *Helicopter Design* from the Federal Aviation Administration (FAA) to the extent possible. This includes minimizing impacts on surrounding residential properties, proper signage, safety zones, etc.
11. Applicant shall minimize noise and flight path impacts to surrounding residential developments to the extent possible. Sound buffering walls shall be installed along the north end of the property and the northern portion of the western property line from immediately behind the existing building to the northern property boundary.
12. All aircraft maintenance activities beyond normal daily inspection and routine servicing shall be performed offsite at an airport facility by appropriately certified aircraft mechanics. Daily or pre-flight inspections may be conducted on-site by the pilots.
13. If on-site fueling becomes necessary, this will be limited to a portable trailer unit that is built to appropriate DOT specifications. This would also require the CLCFPD Fire Marshal to be involved in the fire code application to its use on site, as well as any necessary hazard materials filing with the State Fire Marshal's office. Lyon County Community Development must be notified if on-site fueling is proposed.
14. Fueling shall be conducted offsite and coordinated with scheduled flights for service or operational purposes. Flights conducted solely for the purpose of fueling or maintenance shall occur only as necessary to address atypical or infrequent operational needs.
15. Any additional exterior site and building lighting for the project shall incorporate cut-off shields or similar design features that prevent light and glare spillover onto adjacent properties and public rights-

of-way to the satisfaction of the Community Development Director or their designee prior to the beginning of flight operations. Lighting plans must be submitted concurrently with any Building Permit applications.

16. The applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.
17. The Air Ambulance Contractor shall maintain a Lyon County business license for the use while occupying the site. The Business License shall not be approved by the Planning Department until all of these conditions are met.
18. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
 - a. A separate building permit will be required for any/all building and freestanding signs.
19. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. **Failure to initiate the conditional use permit within two (2) years from the date of approval will result in the expiration of the conditional use permit approval.**

Commissioner Merritt seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell)

8. Community Development Director

8.a For Discussion Only: Community Development Director comments and updates.

Community Development Director Gavin Henderson did not have any major updates. Commissioners had questions around the Open Meeting Law Training mentioned in the March meeting.

9. Commissioner Comments and Agenda Requests

Commissioner Jones requested to speak with a representative from Victory Logistics about a 4400-acre project being built in Fernley and have them make a presentation at the Planning Commission.

Commissioner Ceresola had comments about the Earthquake as well as about the stop light being put in Dayton recently.

10. Public Participation – Robin Biggs could not hear what Commissioner Jones requested during the Agenda Request section.

11. Adjournment at 9:30 a.m.

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

8.a

Subject:

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Michael Hargis to Reserve Street Names for two future roads located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50, in Stagecoach (APN 015-471-03), PLZ-2026-022.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Staff Report](#)
- [Backup](#)



LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

WEBSITE: www.lyon-county.org

PLANNING COMMISSION

PLZ-2026-022

Proposed Action Request to Reserve Street Names

Meeting Date May 12, 2026

Property Owners Michael and Jenny Hargis

Applicant Michael and Jenny Hargis

Community Stagecoach

Location Approx. 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50

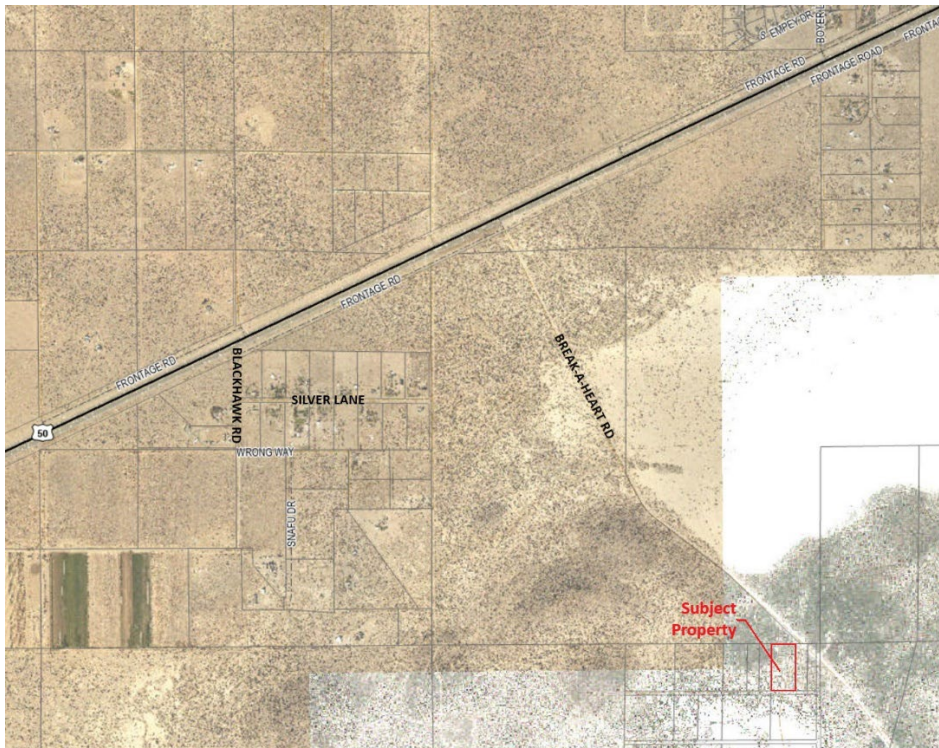
Parcel Number 015-471-03

Parcel Size 5.00-acre parcel

Case Planner Lisa Nash

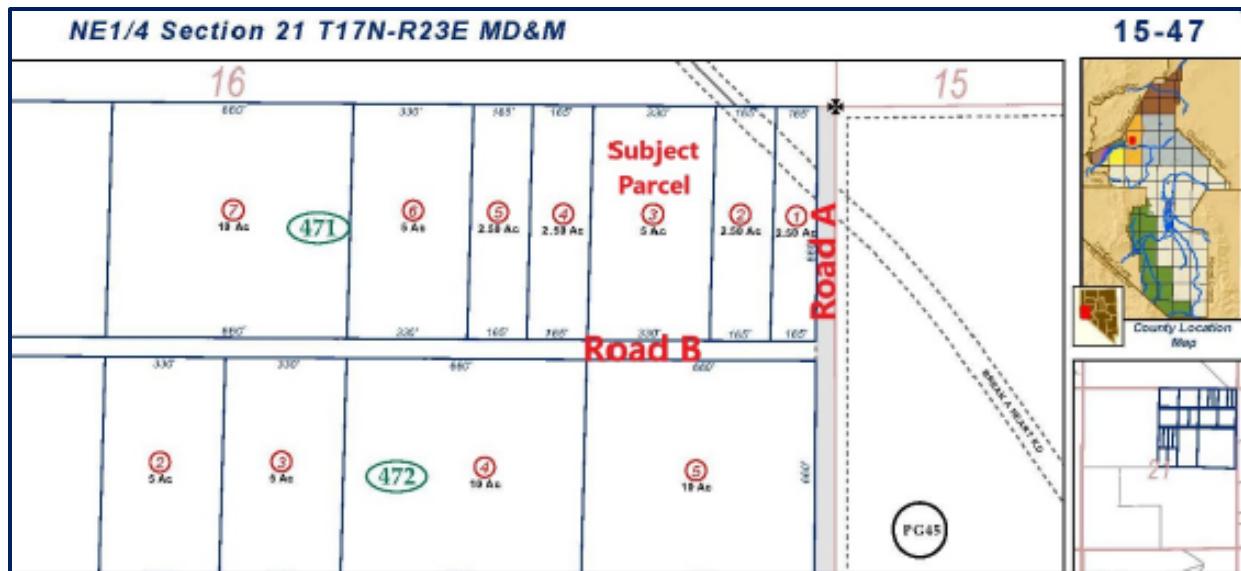
REQUEST

This street name request is to provide street names for two roads that come off of Break-A-Heart Lane, in an undeveloped area of Stagecoach. The site is located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50 as shown on the following map.



The applicants would like to reserve the following street names as shown on the following plat:

Dry Lake Road for Road A and MJ Ranch Road for Road B



STAFF RECOMMENDATION

Staff recommends approval of the requested street names with the imposition of the condition of approval as proposed below.

RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the Request to Reserve Street Names application to the Board of County Commissioners, then the Planning Commission should make a motion similar to the following.

The Lyon County Planning Commission finds that:

- A. The proposed street names are consistent with the general purpose and intent of the street name policy in Title 15 Chapter 280.03 of the Lyon County Code.

Based on the aforementioned finding, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners of the request from Michael and Jenny Hargis to Reserve Street Names for the roads generally located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50 in Stagecoach that will serve an approximately 5.00-acre parcel (APN 015-471-03), PLZ-2026-022, subject to the following condition:

1. The requested street names are approved unless it is determined that there are duplicate street names or that a name that would create a public safety hazard due to another similar existing street name(s). Should the requested street name be denied, the Planning Director is authorized to administratively process a request for a replacement street name, obtain review and comment from the Sheriff's Office, Central Lyon Fire Protection District, Road Department and any other appropriate agency, and approve a revised street name without the requirement of a public hearing before the Planning Commission and Board of County Commissioners.

ALTERNATIVES TO RECOMMENDATION OF APPROVAL

Alternative Motion for Continuance

If the Planning Commission determines that additional information, discussion and public review are necessary for a more thorough review of the proposed Reservation of Street Names; the Commission should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Commission may wish to consider a motion similar to the following:

The Planning Commission finds that:

- A. Additional information, discussion and public review are necessary for a more thorough review of the proposed Reservation of Street Names.

Based on the finding listed above and with the applicant's concurrence, I move that the Planning Commission continues the request from Michael and Jenny Hargis to Reserve Street Names for the roads generally located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50 in Stagecoach that will serve an approximately 5.00-acre parcel (APN 015-471-03), PLZ-2026-022 for ___ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should recommend denial of the request for the reservation of the street names application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission finds that:

- A. The proposed street names are not consistent with the general purpose and intent of the street name policy in Title 15 Chapter 280.03 of the Lyon County Code.

After consideration of the above-listed finding, I move that the Planning Commission recommend denial to the Board of County Commissioners for the request from Michael and Jenny Hargis to Reserve Street Names for the roads generally located approximately 1,500 feet along Break-A-Heart Road, south of the intersection with Hwy 50 in Stagecoach that will serve an approximately 5.00-acre parcel (APN 015-471-03), PLZ-2026-022.

STAFF REVIEW AND COMMENTS

The applicants are requesting road name reservations for the proposed roads that serve their property. The project site is currently undeveloped and the applicant plans to develop with a single-family residence. Planning Department staff sent out review documents to the Lyon County Building Department, Road Department, Sheriff Department's Dispatch and the Central Lyon County Fire Protection District for verification that duplicate names do not exist or that they have no objection.

Responses from all departments indicate that the proposed street names are acceptable.



LYON COUNTY PLANNING DEPARTMENT

Request to Reserve/Change Street Name(s)

Project Information

Project Name: Hargis Manufacture Home
Project Street Address: 238 MJ Ranch Road
Community: Stagecoach Section(s)/Township/Range: 21/17
Assessor's Parcel number(s): 015-471-03

Street Name Requests

Request to Reserve New Street Name(s) [checked] Request to Change a Street Name(s) [unchecked]

Present Street/Road Name(s):

Requested Street/Road Name(s) (List in alphabetical order and attach additional sheets if needed)

Table with 2 columns: Requested Street/Road Name(s). Row 1: MJ Ranch Road, Dry Lake Road.

If final recordation has not occurred within two (2) years, it is necessary to submit a written request for extension of the street name reservation(s) prior to the expiration date of the original approval request.

Applicant Information

Applicant/Developer: Michael Hargis
Professional Consultant/Representative:
Address: 5753 Hwy 85N # 7305
City: Crestview State: FL Zip: 32536
Phone: 305-395-9493 Contact:
Email: Hargis-mo@yahoo.com

For Official Use Only

County Agency Review

Table for County Agency Review with columns: Initials, Date, and rows for various departments (Building Dept, Planning Dept, Road Department, Sheriff's Dispatch, Fire Dist., etc.) with checkboxes for Approved, Denied, or Approved except where noted.

Please refer to Street Naming Criteria pursuant to 11.07.14(A)(11) of the Lyon County Code (See next page).

Street Name Requirements

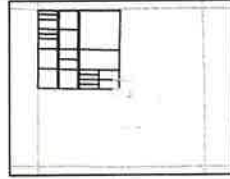
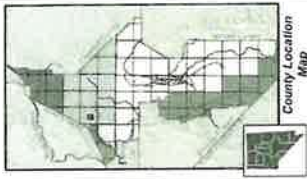
11.07.14(A)(11) of the Lyon County Code

Street names and suffixes shall be designated by the developer, subject to the approval of the Planning Commission and, in accordance with the following general policy and shall:

- a. Be short (under 12 letters, if possible) and preferably in one word.
- b. Have a simple spelling and easy pronunciation.
- c. Avoid prefixes such as north and south, east and west and upper and lower, etc.
- d. Be related to the type and importance of the street. (The suffix boulevard should not be attached to the name of a minor residential street.)
- e. Avoid the use of numbers or letters as street names.
- f. Not be incongruous, offensive or geographically misleading.
- g. Not be repetitive or similar in sound and character to streets already in existence in Lyon County.
- h. Have a single name for a street having a continuous alignment.
- i. When to be connected in the future into a continuous alignment or extended, bear the same name as the existing street.
- j. Have a metal street sign to be erected as specified in the "Standard Details For Public Works Construction" on at least one corner of every intersection and shall identify each street name.

15-47

NE 1/4 Section 21 T17N-R23E MD&M



Map Elements

- 1/4 Corner Section
- Section Ties
- Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PL 135146 Reopened Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Doyan Valley
- Farmly
- Mark Twain
- Marion Valley
- Reynolds
- Silver City
- Shore Springs
- South Valley
- Wagonwheel
- Verhalen

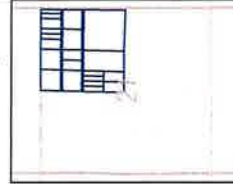
Scale: 1" = 300'
Revised: October 16, 2008



NOTE: This is for informational use only and does not constitute a survey. No liability is assumed for any errors or omissions. The user assumes all responsibility for any use of this information. Participation in this project is authorized by the Local Government's Office.

NE1/4 Section 21 T17N-R23E MD&M

15-47



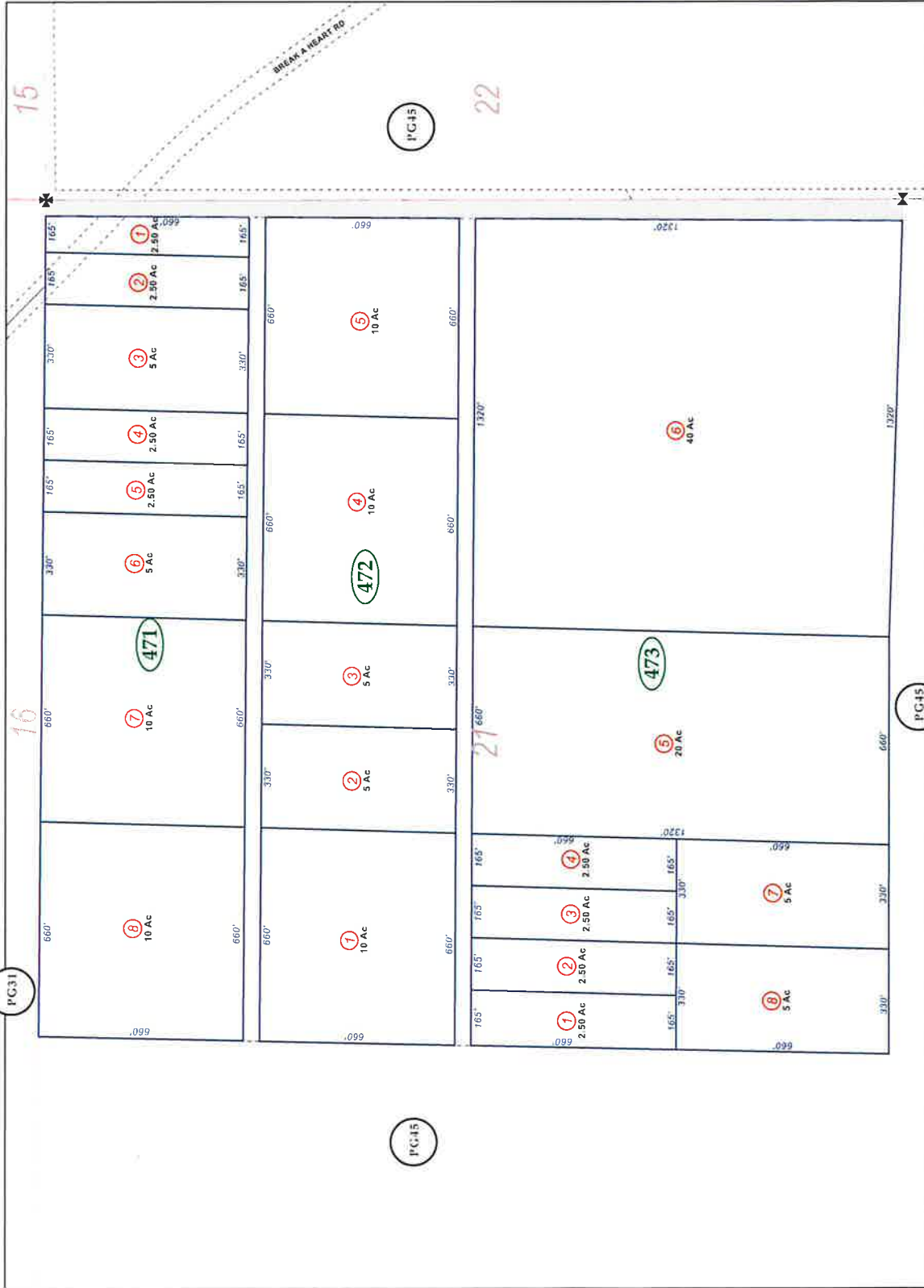
Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- AS 1/2 1/4 1/8 Resection Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Dighton
- Dighton Valley
- Fowler
- Mark Vests
- Osborn Valley
- Boardman
- Blair City
- Blair Springs
- Smith Valley
- Blagden
- Trinity

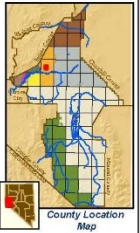
Scale: 1" = 300'
Revised: October 16, 2008



NOTE: This is for informational use only and does not represent a survey. No liability is assumed as to the accuracy of the data downloaded hereon. Use of this data for other than its intended purpose is prohibited unless approved by the State Surveyor's Office.

NE1/4 Section 21 T17N-R23E MD&M

15-47



- Map Elements**
- All Corner Section
 - Section Ties
 - 300' Dimensions
 - 7 Parcel Number
 - ① Parcel Lot
 - ② 2.50 Ac. Acreage of Parcel
 - PM 150149 Recorded Map Image
 - ▭ Parcel Boundaries
 - ④ Block Number
 - ④ Parcel Dask & Page Number
 - ④ Page Number
- Cities & Townships**
- Dayton
 - Dayton Valley
 - Fertley
 - Harksville
 - Sharon Valley
 - Mount House
 - Silver City
 - Silver Springs
 - Smith Valley
 - Stagcoach
 - Yonington

Scale: 1" = 300'
 Revised: October 16, 2008

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

8.b

Subject:

For Possible Action: Presentation and make recommendations to the Board of County Commissioners on the Service Plan for North Lyon Power General Improvement District and to appoint a representative to make a presentation to the Board of County Commissioners.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [NLPGID GID Revised Service Plan April 2026](#)
- [NLPGID Exhibits](#)

**ELECTRIC SERVICE PLAN FOR
NORTH LYON COUNTY POWER DISTRICT (“DISTRICT”)**

(Effective __/__, 2026)

I. INTRODUCTION AND GENERAL INFORMATION

a. *Summary of Project:*

Northern Nevada Industrial Center (“NNIC”) is a commercial and industrial development in Lyon County, planned as a modern, multi-use industrial park designed to accommodate manufacturing facilities, logistics hubs, data centers, and advanced technology enterprises, all of which have large and growing electric power requirements. The North Lyon County Power District (“District”) is proposed to meet the significant electricity needs of the NNIC.

For the benefit of the reader and ease of understanding the following definitions for certain frequently used terms within this Service Plan:

District Energy Manager: District Energy Manager will be responsible for coordinating with and providing services to the District and Primary Generation Partner to help Primary Generation Partner manage its electric power operations and regulatory compliance obligations associated with the District, and to perform such other functions as required by the District and agreed upon by District Energy Manager.

District Governing Board: The District Governing Board provides public oversight of District operations. This Board may be comprised of the Board of County Commissioners (“BOCC”) for Lyon County.

Development Partners: Development Partners may include: NNIC; Primary Generation Partner; and Generation Partners. For the avoidance of doubt, neither the District, End-Use Customers, District Energy Manager, nor Lyon County are considered “Development Partners.”

District Participants: Development Partners, contractors, interconnecting facility owners, End-Use Customers, and other commercial enterprises operating within the District. A catch-all term intended to reflect any private commercial operation within the District.

District Service Rules: Standard terms and conditions generally applicable to all District Participants, approved by the District Governing Board that govern how electric power services in the District are generated, connected, used, billed, and disconnected.

End-Use Customer: A customer within the District who purchases electric power from the District to develop and operate commercial, industrial, data center, and functionally similar facilities, in addition to other uses approved by the District. End-Use Customers will share, or financially secure costs, performance obligations, and operational duties assumed by Development Partners.

Energy Supply Agreement (“ESA”): The agreement governing the provision of electric power and related services to an End-Use Customer, negotiated between Primary Generation Partner and a specific End-Use Customer, and approved by the District. Such agreements establish the rates, terms, and conditions of service, including credit and security requirements, consistent with the District Service Rules.

Generation Partners: Developers, other than Primary Generation Partner, who construct electric power generation facilities within the District and operate them for the purpose of providing power to End-Use Customers.

Interconnection: When capitalized, the term refers to interconnection with the primary electric power supply grid in the State of Nevada, which is managed and operated by NV Energy. When the term is not capitalized, it refers to interconnecting generation facilities to end-use customer facilities and other intra-NNIC electric service infrastructure for the purpose of providing electric energy within the District.

Primary Generation Partner: The District’s primary generation facility developer and provider of electric power for the District’s electric power operations. Primary Generation Partner (or its affiliates) will construct and operate the electric power facilities, and work with NNIC and District Energy Manager to commence operations of the District, in compliance with the District Governing Board’s direction. NNIC proposes General Catalyst as Primary Generation Partner.

Prudent Utility Practice: Any of the practices, methods, and acts engaged in or approved by a significant portion of the electrical utility industry prior to practice or approval, or any of the practices, methods, or acts, which, in the exercise of reasonable judgment in the light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with reliability, safety, and expediency.

- b. ***Statutory Authority:*** The District is being established under Nevada Revised Statutes (“NRS”) 308 and 318.
- c. ***District Boundaries (NRS 308.030(1)(b)):*** The District’s initial service territory shall be the area depicted in Exhibit A to this Service Plan, including APNs 021-411-03; 021-411-04; 015-011-05; 015-011-07; 015-011-08; 015-011-09; and 015-011-10.
- d. ***Financial Survey (NRS 308.030(1)(a)) and Indebtedness and Financing Methods (NRS 308.030(1)(c)):*** All infrastructure build-out and construction activities will be fully funded and securitized through private development commitments. These

commitments may utilize mechanisms such as performance bonds, cash or cash equivalents, letters of credit, and other secured financial instruments. Upon request, Primary Generation Partner and District Energy Manager will provide regular financial reports and projection updates, subject to audit, to the District Governing Board, as appropriate, throughout the development phase, as well as during ongoing electric power operations, ensuring ongoing financial transparency and regulatory oversight. The District will not finance any development activity within the District Boundaries.

- e. ***Preliminary Engineering/Architectural Survey (NRS 308.030(1)(a))***: Please see Preliminary Engineering Survey provided in Exhibit B to this Service Plan.
- f. ***Population and Assessed Valuation Estimates (NRS 308.030(1)(b))***: The District projects no residential population, as it is a purely commercial and industrial service project. As of the submission of this Service Plan, the assessed valuation of the District is \$1.6 million, which is projected to reach approximately \$279 million by 2031.
- g. ***Facility Descriptions and Construction Standards (NRS 308.030(1)(c))***: Please see Exhibit C to this Service Plan.
- h. ***Expense Estimates (NRS 308.030(1)(c))***: Please see Exhibit D to this Service Plan. At this time, it is envisioned that all NNIC and electric power expenses will be financed by NNIC, Primary Generation Partner, and other Development Partners, requiring no investment or indebtedness by the District.
- i. ***Economic Soundness and Feasibility (NRS 318.055(4)(c)(2))***: The proposed District is economically sound and financially feasible based upon demonstrated demand for electric service, the proposed privately financed service model, secured and executed through enforceable contractual arrangements sufficient to support the development, operation, and maintenance of the proposed facilities.

Demonstration of Demand and Need

Electric service within the District boundaries. Substantial unmet demand for high-capacity electric service in Northern Nevada has been identified, particularly from data center, advanced manufacturing, and industrial users requiring large and reliable electric loads.

Existing electric service providers, including NV Energy, are unable to provide such service within commercially reasonable timeframes for the anticipated load requirements of prospective End-Use Customers. As a result, without formation of the District, such demand cannot be timely or feasibly served.

The District is therefore necessary to provide electric service that is otherwise unavailable within the required timeframe.

Service Availability and Phased Delivery

Electric service within the District will be advanced through a phased development approach, whereby infrastructure is planned, constructed, and placed into service in alignment with executed service agreements.

Initial service capability is anticipated at approximately 250 megawatts, with incremental expansion up to approximately 3 gigawatts, contingent upon executed agreements with End-Use Customers. This phased approach ensures that service availability is directly tied to verified demand and contractual commitments. Electric Infrastructure will be constructed only when required and financed by the beneficial user of that infrastructure, pursuant to industry-established ESAs, Line Extension Agreements, or similar contractual arrangements. Beneficial users of infrastructure will be evaluated for creditworthiness prior to execution of any such agreement, and may be required to post financial security instruments to cover all costs up to and including "construction complete" or commercial operation dates. Such security will be stepped down proportionally as cash values are advanced and deployed during the construction process, ensuring full cost coverage from project planning through completion.

Financial Structure and Cost Recovery

The District's facilities and operations will be financed entirely through private capital provided by the Primary Generation Partner and other Development Partners. No ad valorem taxes, general obligation debt, or financial support from Lyon County or any other governmental entity will be required.

All capital costs, operating expenses, and administrative costs of the District will be recovered through:

- charges for electric service to End-Use Customers;
- contractual payments under Energy Supply Agreements; and
- fees assessed in accordance with District Service Rules.

The foregoing costs will be based on industry-standard Cost of Service Studies, incorporated into relevant contractual terms. The District will operate on a self-supporting basis, and all obligations of the District shall be payable solely from District revenues, Development Partner investments, or any such legally available funds.

Contractual Revenue Sufficiency

Economic feasibility is supported by long-term Energy Supply Agreements ("ESAs") between the Primary Generation Partner and End-Use Customers.

Such agreements are expected to include:

- binding take-or-pay obligations, ensuring payment for contracted capacity;
- minimum payment provisions sufficient to cover fixed and variable costs;
- long-term contract durations providing predictable revenue streams (typically 20 years); and
- security and credit support requirements to ensure performance.

These contractual arrangements are similar to those long-utilized by major utilities (like NV Energy) and ensure application of Good Utility Standard practices, providing reliable and enforceable revenue streams sufficient to support the construction, operation, and maintenance of the District's electric service infrastructure.

Economic Feasibility Determination

The District's service model is economically feasible because:

- infrastructure development is contingent upon executed customer agreements, thereby limiting exposure to uncontracted capacity and mitigating risk of stranded assets;
- revenues under executed ESAs are structured to recover all capital and operating costs;
- financial risk is allocated to private Development Partners and End-Use Customers, and not to the District or the County; and
- the District retains the ability to defer, phase, or discontinue development if sufficient contractual commitments are not obtained.

Pursuant to NRS 308.060(1)(g), the District does not propose to finance private development through public indebtedness, and no such indebtedness is contemplated.

Rate Competitiveness and Market Acceptance

Although the rates for electric service within the District may exceed existing utility tariff rates, the District provides a service that is not otherwise available within the required timeframe. The ability to obtain reliable, large-scale electric service on an accelerated schedule constitutes a material economic benefit to End-Use Customers.

Demand and interest in the District are abundant. Prospective customers have demonstrated a willingness to enter into long-term contractual arrangements at such rates in order to secure timely access to electric service.

Conclusion and Findings

Based upon the foregoing:

- The District satisfies the requirement of NRS 318.055(4)(c)(2) that the creation of the District is economically sound and feasible;

- j. ***Economic Sustainability (NRS 308.060(1)(d))***: The District, Development Partners, and District Energy Manager will utilize Prudent Utility Practices¹ and responsible financial practices that are in place today in other master-planned developments. Moreover, NNIC, through its existing Lyon County Development Agreement and Covenants, Conditions, and Restrictions (“CC&Rs”) maintains the ability, working with Lyon County, to enforce such terms against District Participants.
- k. ***Compatibility with Adjacent Areas (NRS 308.060(1)(f))***: There are currently no special districts or municipalities in close proximity that have incompatible facilities or service standards.
- l. ***District Need and Operations Summarized***: The District will plan for, acquire, and furnish electric service and electric power infrastructure within the District boundaries in order to meet the electric power needs of End-User Customers within the NNIC. The District will contract with District Energy Manager, Development Partners, and others, for services related to carrying out the District’s provision of electric services.

NNIC has identified the Primary Generation Partner which will serve as the principal developer and operator of facilities and a wholesale supply counterparty to the District. In addition to generating the electric power needed to serve requested electric loads within the District, Primary Generation Partner may purchase, aggregate, and manage power produced by Generation Partners on behalf of the District under District-approved Energy Supply Agreements or similar arrangements.

NNIC has also identified and proposed a District Energy Manager to provide services to Primary Generation Partner and the District for management of such entities’ electric power operations, regulatory compliance, and billing for electric services provided within the District.

Development Partners may, at their own expense and risk, apply to the District for authorization to develop, interconnect, operate and provide electric power resources within the District. All Development Partners and End-Use Customers shall be subject to District Service Rules.

The District shall provide and bill for electric power services to End-Use Customers. Electric Supply Agreements (“ESAs”) entered into by the Development Partners to provide electric power to the District for the benefit of End-Use Customers shall be utilized by the District.

The District may contract with Development Partners, their affiliates, or other qualified firms to construct, operate, and maintain electric power facilities for the District. The District also may enter into agreements with District Energy Manager and Development Partners, their affiliates, and others, to support day-to-day

operations, scheduling, billing administration, compliance, and other necessary functions, as well as electric power generation, storage, and scheduling.

Commercial, operational, financial, and supply-related obligations under ESAs and similar agreements shall include terms related to resource procurement, fuel management, performance risk, scheduling, delivery operations, billing administration, credit support, and default exposure. District Energy Manager, Development Partners, End-Use Customers, their affiliates, and District Participants, as set forth in District-approved agreements, shall be solely responsible for performance under the terms of such agreements. The District may require reasonable security and indemnification from Development Partners for their respective obligations. The District plans to be fully indemnified by District Participants against any obligations arising from any such agreements.

II. DISTRICT FORMATION AND GOVERNANCE

- a. The District's creation is authorized pursuant to NRS Chapter 318, by action of the Lyon County Board of County Commissioners ("BOCC") and, upon formation, initially governed by the BOCC acting as the District's ex-officio board of trustees.

III. COMPLIANCE WITH NRS 308 and 318

- a. The formation, approval, and any material amendment of this District and Service Plan shall comply with the applicable provisions of NRS Chapters 308 and 318, including, where required, filing with the County Clerk, referral to the Lyon County Planning Commission, publication of notices, conduct of public hearings, and adoption of findings by the BOCC, regardless of whether the District is initiated by petition or by Board resolution.
- b. The District's creation meets the public convenience and necessity requirements of NRS 318.055(4)(c)(1). Currently, there is no current electric service in NNIC, and the District would provide an avenue for such electric service. Because creation of the District is anticipated to allow for electric energy service on a timeline years ahead of any commercially reasonable alternative, creation of the District would serve the public convenience and necessity.
- c. The preceding factual predicates similarly satisfy the requirements of NRS 308.060(1)(a) – Demonstration of Need, and NRS 308.060(1)(b)- Service Availability. At this time no existing Electric Utility provides either the electric transmission or the electric power needed to meet End-Use Customer and broader market demand within the District for the foreseeable future (until at least the 2030s), while the District will be able to provide access to electric energy otherwise entirely unavailable.

Finally, the District conforms to the statutory provisions of NRS 318.055(4)(c)(3), and does not contravene NRS 308.060 and 318.055(4)(c)(4).

IV. FINANCIAL RESPONSIBILITY

- a. All infrastructure and operating costs for the District will be fully funded and secured by Development Partners and will not require funding from Lyon County or the District.
- b. To minimize cost exposure and financial risk to the District, Primary Generation Partner shall be responsible for developing, owning, financing, and operating the electric power distribution and delivery system. Accordingly, the District generally does not intend to own, finance, or operate any electric energy generation, storage, or delivery assets.
- c. Notwithstanding Section IV(b) of this Service Plan, the District reserves the right to consider, evaluate, and adopt methods related to the ownership or control of distribution-level facilities where the District Governing Board determines such action is: (i) necessary or prudent for the advancement or continued operation of the District; (ii) economically feasible; and (iii) secured by adequate financial commitments from End-Use Customers to cover all associated costs and liabilities.
- d. All Generation Partners, including Primary Generation Partner, are responsible for securing all required permits, complying with all applicable regulatory requirements, and bearing full financial and operational risk.
- e. The District shall operate as an independent legal entity pursuant to NRS Chapter 318. All contractual, operational, and financial obligations shall be satisfied solely through District revenues and private contractual arrangements.

V. OPERATION OF THE DISTRICT: ROLES AND RESPONSIBILITIES

- a. The District Governing Board, upon creation of the District, shall be the Lyon County Board of County Commissioners (“BOCC”) as required by NRS 318.083.
- b. The District shall approve and implement Service Rules governing the generation and provision of electric services within its boundaries, recognizing the unique needs of the District and the unique roles of the Development Partners.
- c. The District may adopt District Service Rules governing contract terms between and among Development Partners on a prospective basis, including but not limited to electric power performance obligations, pricing, indemnification, decommissioning, removal and restoration, cooperation with Interconnection efforts and regarding emergencies and supply arrangements. Any such terms shall also address minimum

levels of indemnification, insurance, remedies and suspension and termination of service.

- d. The following types of contracts, agreements, and compliance filings shall be submitted to the District for approval, to ensure that such documents do not contain provisions that are fiscally irresponsible or unreasonably discriminatory:
 - i. Contracts for provision of services to the District, such as the services to be provided by District Energy Manager, Development Partners and NNIC, as well as other entities;
 - ii. Power Purchase Agreements, Energy Supply Agreements, or substantially similar arrangements for services to be provided within the District;
 - iii. Agreements that ensure legal compliance and adequate financial security and indemnification of the District from Development Partners' planned projects;
 - iv. Regulatory and administrative filings of the District, prepared by Primary Generation Partner on behalf of the District, in consultation with District Energy Manager and the District, in connection with the District's compliance obligations;
 - v. RPS compliance reporting to the PUCN;
 - vi. Audited District financial reports; and,
 - vii. Such other agreements and reports as the District determines are required.
- e. District shall serve as the authorized entity that furnishes electricity to End-Use Customers and formally complies with state regulatory requirements.
- f. The District may contract with District Energy Manager and Development Partners, affiliates thereof, and others, for performance of certain District functions, including but not limited to:
 - i. Generation of electric power;
 - ii. Conducting electric power operations within the District;
 - iii. Provision of power to End-Use Customers;
 - iv. Billing and collections; and
 - v. Preparation of state regulatory compliance reports, including for RPS, as applicable

- g. Except as required to ensure compliance with State law and District Service Rules, as approved, or amended from time to time, the District has no responsibility to:
 - i. Submit State, local or regulatory filings of the Development Partners;
 - ii. Financially secure or assume any legal or formal responsibility for the electric power assets within the District, except to the extent necessary to ensure adequate indemnification of the District; or
 - iii. To generate and distribute energy to End-User.

- i. The District may contract for professional services needed to carry out its functions and may obtain reimbursement from the Development Partners, for the costs of these services.

- j. The District may establish a technical advisory committee comprised of individuals with experience in electric service operations, engineering, or finance, to provide non-binding recommendations on electric power functions to District Participants and the District Governing Board.

- k. During the District’s formation period, the District will collaborate with Lyon County staff, the Development Partners, and District Energy Manager, engaged in ongoing development within District boundaries, to adopt a standard framework of contract terms for subsequent Development Partners and End-Use Customers, that meet the standards set forth in the District’s Service Rules. Such terms will be a starting point, and will incorporate financial security mechanisms, such as performance bonds, cash or cash equivalents, or letters of credit, to safeguard the District from financial liability resulting from performance defaults and to ensure that developers fully fund District Interconnection. At all such times relevant under this section, the Primary Generation, District Energy Manager, NNIC, and the District shall coordinate to develop and execute financial indemnification agreements so that risk of non-performance in any respect is borne by Development Partners, and not by the County or the District.

- l. The District must approve in advance any change of control of assets utilized to provide electric power, which approval shall not be unreasonably withheld, conditioned, or delayed. A failure to obtain prior District approval of a proposed transfer shall nullify that transaction.

- m. Northern Nevada Industrial Center (“NNIC”), the primary landowner within the District, is initially responsible for developing, selecting, and managing the entities that will construct and operate the electric power facilities serving the District, subject to all applicable permitting, other legal approvals, and District approval.

- n. Primary Generation Partner will develop, own, operate, and maintain to utility standard, all, or substantially all, of the electric power infrastructure in the District. Primary Generation Partner shall contract for provision of electric service directly with End-Use Customers, pursuant to contract terms approved by the District. Primary Generation Partner will bear the initial costs of the District's regulatory and administrative expenditures essential for legal/regulatory compliance and audit.
- i. Primary Generation Partner will be the electric power generation partner for the District and may integrate generation resources owned by other parties into the District's generation resource supply, in compliance with District Service Rules, and subject to the agreement of District Energy Manager, and approval of the District Governing Board.
 - ii. Primary Generation Partner will also finance, construct, own and operate electric-delivery infrastructure (such as wires, substations, and other infrastructure delivering electric power from generation resources to End-Use Customer facilities, as well as sub-transmission lines, switching yards, and necessary metering and ancillary equipment to provide electric service) to End-Use Customers. Primary Generation Partner will work with the District to ensure that this arrangement satisfies all applicable legal requirements, including by entering a lease arrangement if required.
 - iii. To help ensure availability of funding, investment and other capital needs, Primary Generation Partner may perform its duties through an affiliate and may structure its business in ways necessary to allow for the attraction of debt and equity capital.
 - iv. To ensure both reliability and safety for high-demand industrial operations, Primary Generation Partner and its engineering and operations partners will incorporate advanced utility planning approaches, innovative design, modern operational controls, protective systems, and communications infrastructure into the District's power distribution system.
 - v. With respect to planning and project design, Primary Generation Partner will utilize utility planning approaches similar to utilities in Nevada and other States and follow Prudent Utility Practice and applicable state law when determining the mix of generation resources required to serve End-Use Customers within the District.
 - vi. Primary Generation Partner, District Energy Manager, and NNIC shall work jointly to ensure redundancy in the provision of power and that such redundancy is adequately and reasonably contemplated in the design of the system, i.e., utilizing modular generators rather than one large, centralized plant.

- vii. Generation Partners may connect additional generation facilities to Primary Generation Partner's facilities only after obtaining all required local and state permits and entering into District-approved agreements for service between and among Development Partners.
- viii. Primary Generation Partner may:
 - a. Negotiate Energy Supply Agreements ("ESAs") directly with District End-Use Customers, and propose such agreements for approval by the District;
 - b. Perform resource planning for the District utilizing standard utility planning models;
 - c. Draft and prepare required regulatory filings in collaboration with District Energy Manager and the District for review and approval by the District Governing Board and submission of the same to the appropriate state/federal authority; or
 - d. As necessary in the future, coordinate and make all relevant filings before FERC and/or state/local regulatory bodies for interconnection of the District with available infrastructure to ensure an integrated, reliable, redundant power supply options for future development.
- ix. The District may enter a contract with Primary Generation Partner, District Energy Manager, or another District Participant, to bill End-Use Customers and collect revenues and fees, and to remit fees and payments on behalf of the District to the appropriate recipients, in compliance with District Service Rules.
- x. Primary Generation Partner will work with District Energy Manager and NNIC to ensure accurate revenue collection and remittance, to recover the District's operating costs as well as all other amounts owed to appropriate recipients.
- o. District Energy Manager will perform electric power management services in connection with the day-to-day operations of the District, including 24/7 scheduling, load balancing, generation, gas management, assisting Primary Generation Partner with End-Use Customer billing, collection and settlement obligations, and other essential services, and assisting with the District's reporting to the District's Governing Board.

- i. District Energy Manager will assist the District with its regulatory and administrative filings, including filings that relate to RPS compliance, in addition to other regular or required reporting on District performance.
 - ii. District Energy Manager's fees will be recovered from End-Use Customers. Such fees will be noticed to prospective End-Use Customers and included in specific provisions within customer ESAs.
 - iii. District Energy Manager may agree with Primary Generation Partner to provide certain functions outlined in Section V(n)(viii) above.
- p. NNIC, Primary Generation Partner, and District Energy Manager may provide services by themselves or through affiliates and may also pursue additional third-party partnerships for District infrastructure and operation in the future. Selection of a partner or change of control of any entity providing service to or within the District shall be subject to approval by the District.
- q. Interconnection, easement, and service agreements shall clearly identify the owner and operator of each facility and allocate construction, operation, maintenance, safety, and decommissioning responsibilities among the District, the Development Partners, and NV Energy, together with appropriate indemnity and insurance provisions, and compliance with District Service Rules and any other applicable contracting requirements.

VI. INDEBTEDNESS, FINANCING, AND NON-RECOURSE OBLIGATIONS

- a. The District may incur indebtedness only to the extent authorized by NRS Chapter 318 and consistent with this Service Plan. Any such indebtedness shall be payable solely from revenues of the District or other lawfully pledged funds of the District. At this time, the Service Plan does not contemplate debt or liabilities being incurred by the District.
- b. The District shall not incur indebtedness for the primary purpose of financing private development infrastructure within the meaning of NRS 308.060 (1)(g).

The District shall not be deemed a guarantor, surety, backstop, or credit enhancer of any private electric facility.

VIII. DISTRICT OPERATIONAL AND BUSINESS PLAN

- a. End-Use Customers shall negotiate for available District electric service with Primary Generation Partner. The price of electric energy provided to each End-Use Customer will be negotiated between Primary Generation Partner and End-Use Customer and approved by the District through an ESA. Energy prices negotiated within an ESA will be exclusive of additional franchise fees, cost allocation assessments, or other fees imposed by the District
- c. Electric service within the District will be supported by robust resource planning practices and financial projections, including base-case and downside scenarios, demonstrating that under reasonable assumptions the District’s projected revenues are sufficient to cover its projected costs. These projected costs shall include all operational expenditures necessary for the District’s self-sufficiency, specifically including the costs associated with employing administrative and operational staff, as well as fees for legal counsel and third-party technical consultants. The District may update such projections from time to time in light of changed circumstances and present these updates to the District Governing Board.
- d. The District will have the authority to hire, employ, and manage professional and administrative staff, as necessary to comply with the requirements of this Service Plan and with any other obligations the District may assume in any future Service plan or under any adopted District Service Rules.

X. COMPLIANCE WITH NEVADA RENEWABLE PORTFOLIO STANDARD

- a. Compliance with Nevada’s Renewable Portfolio Standard (“RPS”), as set forth in NRS 704.7801 through 704.7828, as may be amended from time to time, shall be addressed on a project-specific and contractual basis through Energy Supply Agreements (“ESAs”) and related agreements approved by the District.
- b. Each ESA submitted for District approval shall identify the proposed approach for satisfying applicable RPS requirements, including, as applicable:
 - i. procurement or development of renewable energy resources;
 - ii. acquisition, allocation, and retirement of renewable energy credits or portfolio energy credits; and
 - iii. confirmation that RPS compliance and obligations are clearly assigned through commercially reasonable contractual provisions.
- c. Development Partners and each End-User shall be responsible for satisfying all RPS compliance and obligations associated with electric service provided within the District, as provided in the applicable ESA or related agreements.
- d. The applicable ESA or related agreements with the applicable Development Partner shall include language to indemnify, defend, and hold harmless the District from and

against any and all claims, liabilities, penalties, regulatory actions, damages, costs, and expenses (including attorneys' fees) arising out of or related to:

- i. any failure to comply with applicable RPS requirements under Nevada law;
 - ii. failure to procure or properly retire renewable energy credits or attributes; or
 - iii. any investigation, enforcement action, or proceeding by the Public Utilities Commission of Nevada or any other regulatory authority relating to RPS compliance.
- e. The District may adopt general guidelines regarding RPS compliance for ESAs.
 - f. Primary Generation Partner and District Energy Manager will maintain and may periodically update, on behalf and as approved by the District, an RPS compliance strategy that considers projected load, resource mix, and cost impacts, and may adjust its approach over time in response to changes in law.

XI. CREDIT AND SECURITY REQUIREMENTS

- a. The District may establish creditworthiness standards for entities providing services to, or in collaboration with, the District, such as District Energy Manager and Development Partners. In applying such standards, the District may consider reasonable factors such as existing indemnification agreements if any, the entity's financial condition, credit rating or equivalent metrics, capital partner(s), corporate structure, and the magnitude and term of the services.
- b. Creditworthiness requirements for End-Use Customers contracting with Primary Generation Partner for electric energy will be provided for in ESAs. ESAs may include risk mitigation provisions such as "take-or-pay" obligations for a term of years; minimum monthly or annual billing requirements; and other prudent and commercially reasonable mechanisms. ESAs shall also include customary default and remedy provisions, including the right to accelerate contracts, draw upon security or terminate service upon non-payment.
- c. Subject to any creditworthiness requirements and security that Development Partners require, the District may elect to prospectively establish creditworthiness standards for End-Use Customers purchasing electric power from District-procured resources, with particular attention to End-Use Customers whose loads and contractual obligations represent a significant share of District revenues.
 - i. In applying such standards, the District may consider reasonable factors such as the End-Use Customer's financial condition, credit rating or

equivalent metrics, corporate structure, and the magnitude and term of the proposed service commitment.

- ii. Where the District determines that an End-Use Customer's credit profile or structure presents a material risk to District indemnification, the District may require one or more forms of security, which may include a parent or affiliate guaranty, an irrevocable letter of credit, a cash deposit or prepayment, or other commercially reasonable security.
 - iii. In the event that a District End-Use Customer fails to pay timely any obligation to the District under this Service Plan or any agreement with the District, the District may impose additional forms of security to be provided a reasonable time frame, terminate service on no less than thirty (30) days' notice, or take other commercially reasonable action, with the approval of the District Governing Board.
- d. Non-payment by End-Use Customers to the District, or appropriately assigned District entity, for electric services furnished shall not create any financial, administrative, or operational obligation for Lyon County by virtue of the District's separate legal status under NRS Chapter 318.
- e. All Generation Partners and End-Use Customers shall fully indemnify, defend, and hold harmless the District from and against any and all claims, damages, liabilities, penalties, regulatory fines, environmental claims, construction defects, interconnection disputes, outages, performance failures, credit defaults, non-payment, or third-party claims arising from their activities.

Indemnification obligations shall survive termination of agreements and be supported by insurance and/or posted financial security.

XII. INSURANCE

- a. The District shall maintain, and shall require Development Partners, contractors, interconnecting facility owners, End-Use Customers, and others operating within the District (generally referred to here and in Section XII(b) as "District Participants"), to maintain commercially reasonable insurance coverage appropriate to their activities, including general liability, property, and, where available and appropriate, wildfire or catastrophic event coverage. The District shall require that such policies name the District as an additional insured.
- b. To the extent permitted by law, District Service Rules and contracts may include provisions that ensure that District Participants are subject to a Prudent Utility Practice standard of care. Where a District Participant fails to meet, or materially deviates from, a Prudent Utility Practice standard of care, in all cases the District Participant shall be liable for any direct damages arising from interruptions or fluctuations in service. In no case shall the District be obligated to financially secure,

cover, or remedy any District Participant failure as contemplated by this provision. District Participants shall indemnify the District (subject to any sovereign immunity defenses and damage caps applicable under Nevada Law) and allocate risk among various Development Partners and End-Use Customers in a manner consistent with industry practice.

- c. The District will require all providers of electric power to design and operate any such system in accordance with District Service Rules, once adopted. District Service Rules shall, to the extent practicable, be consistent with generally accepted utility standards to promote safety and reliability. The District may rely on the National Electric Safety Code, guidelines on Prudent Utility Practice, and similar resources in formulating and adopted District Service Rules.

XIII. PRELIMINARY ARCHITECTURAL AND ENGINEERING SURVEY

- a. The Preliminary Architectural and Engineering Survey for the District was conducted by Reno Engineering, a multidisciplinary firm of professional engineers with over 25 years of experience in utility and infrastructure projects.²
- b. Exhibit B contains the following key attachments, reflective of initial conceptual design:
 1. Preliminary site plan showing:
 - substation footprints;
 - control building locations;
 - solar and gas generation site options;
 - fenced-perimeter details; and
 - potential delivery infrastructure locations sited within the District boundary, both for use in NNIC and existing and potential future NV Energy infrastructure;
 2. Conceptual drawings that depict substation and switchyards³ with step-up and step-down transformer requirements, illustrating how main transformers will step voltage down to appropriate levels and interface with generation and load control points.
- c. Although the District does not intend to fund, own, or operate generation and delivery assets, Exhibit B presents the preliminary scope of electric power infrastructure to be deployed by Primary Generation Partner, to exemplify a site layout that accommodates initial land, rights-of-way, and interconnection for End-Use Customers and Generation Partners may require. Additional engineering and design

² Exhibit B.

³ Substations/Switchyards in this context are facilities for reducing the high voltage from the generation facility to a level suitable for End-Use Customer electric service. The use of the word “substation” does not implicate interregional transmission or Federal Energy Regulatory Commission (FERC) oversight. See also Fn 17.

work will proceed as End-Use Customer(s) are identified and specific electric load and engineering requirements are defined. Designs included in Exhibit B meet the statutory requirements of NRS 308.030(1) but are highly preliminary and subject to review and revision by NNIC, NNIC's engineer, and Primary Generation Partner, as End-Use Customer needs are identified. District Energy Manager and Primary Generation Partner may update County Staff and District Governing Board periodically on progress and significant changes, as necessary, or upon request of the District Governing Board.

XIV. COORDINATION WITH ELECTRIC UTILITIES AND OTHER PROVIDERS OF ELECTRIC POWER AND ASSETS

- a. The District, or Primary Generation Partner and other Development Partners in close coordination with the District and District Energy Manager, will pursue redundancy via interconnection to the networked Transmission System, consistent with applicable laws and regulations.
- b. Parties within the District will collaborate with NV Energy, or other power and transmission providers in developing and implementing a proposed approach to grid Interconnection.
- c. Development Partners will plan, design, and construct facilities for interconnection with or acquisition by an Electric Utility operating in Nevada. Development Partners will consider such utility's applicable technical and equipment standards, as well as Prudent Utility Practice, with the objective of promoting interoperability and facilitating potential future transactions where beneficial to District End-Use Customers.
- d. Nothing in this Service Plan shall be construed to obligate any Electric Utility operating in Nevada to acquire any facilities or to provide transmission or distribution service, and the District's financial viability shall not depend on any assumption that any Electric Utility operating in Nevada will purchase District-related assets.

XV. PERIODIC REVIEW AND POTENTIAL DISSOLUTION

- a. The District Governing Board may establish development milestones and performance indicators for planning and reporting purposes, including but not limited to execution of key contracts, progress toward construction, and commencement of service.
- b. If the District's progress or circumstances differ materially from assumptions underlying this Service Plan, the District Governing Board shall review the status of the District and consider adjustments to its plans or, if warranted, dissolution of the

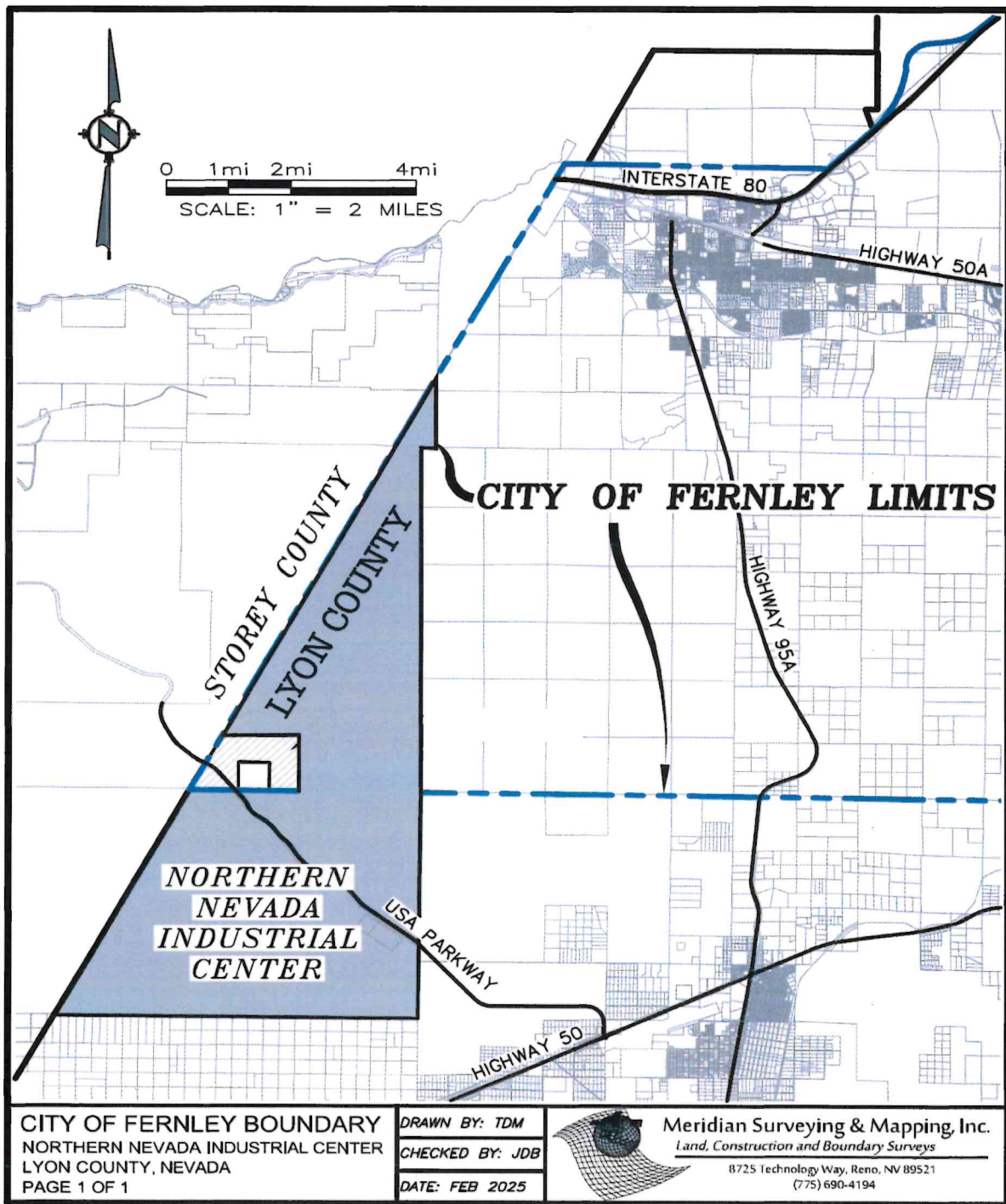
District in accordance with NRS 318.490–318.510 so long as the dissolution does not materially impact existing ESAs or other customer agreements within the district.

- c. The District will seek to include in all relevant agreements for electric service within the District, commercially reasonable provisions addressing the possibility of dissolution or transfer of District functions, including assignment, novation, or orderly termination mechanisms, and the possibility of dissolution of or abandonment by a Development Partner. The District shall not be dissolved unless the District Governing Board determines, after appropriate process, that an orderly disposition of the District’s material contractual obligations is reasonably achievable in compliance with applicable law and outstanding contracts with Development Partners.

EXHIBIT A

MAP OF GENERAL IMPROVEMENT DISTRICT SERVICE TERRITORY

District Boundary Map⁶



⁶ Exhibit is provided in compliance with NRS 308.030(1)(b).

EXHIBIT B

Preliminary Engineering/Architectural Survey

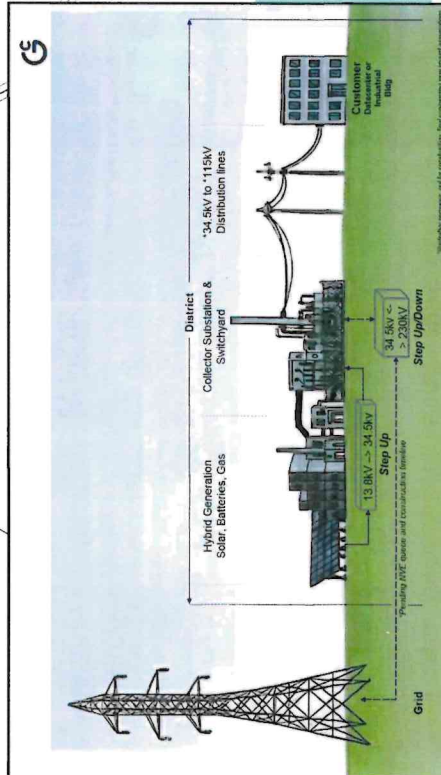
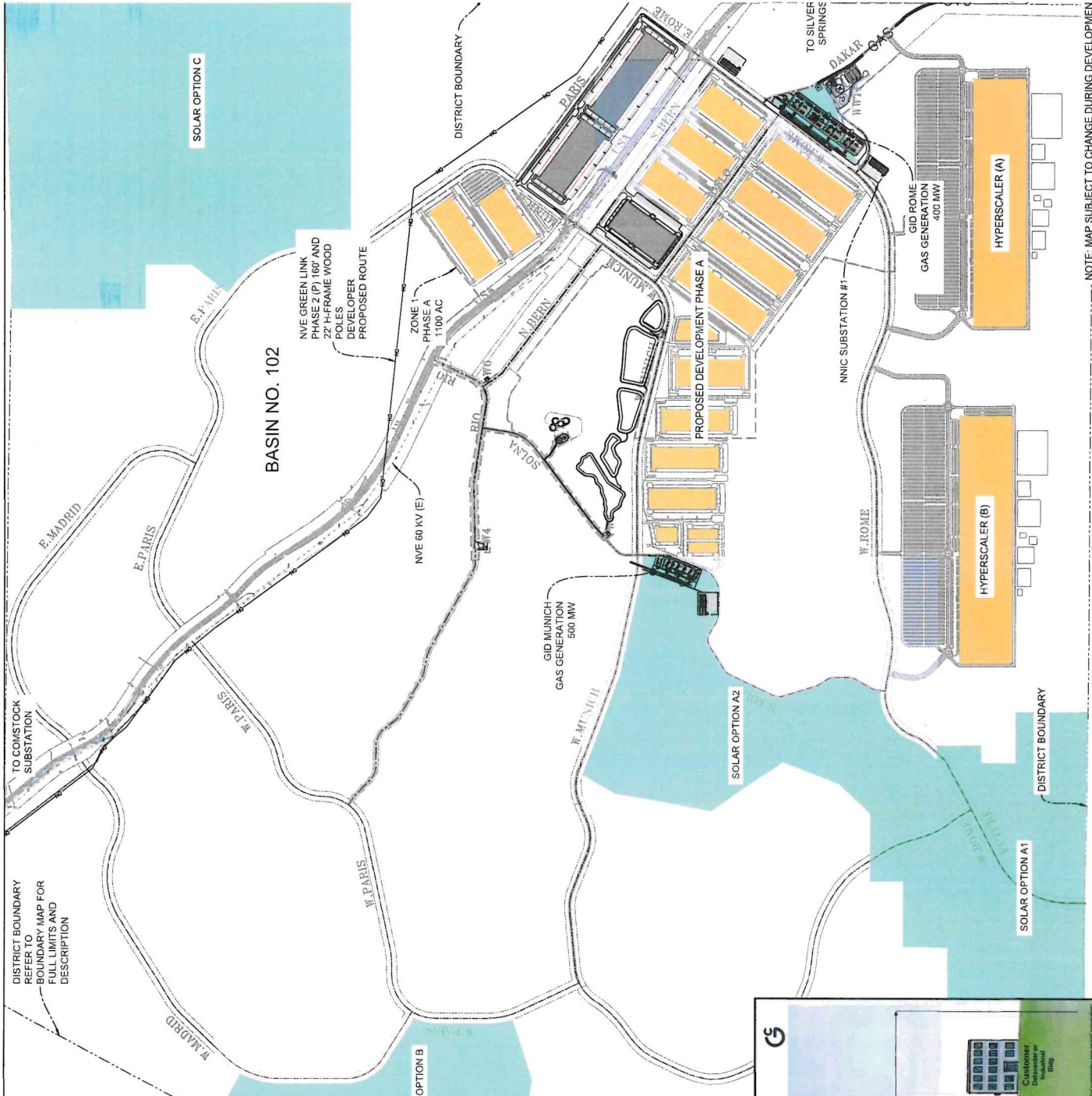
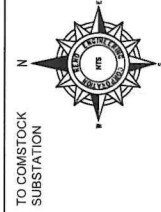
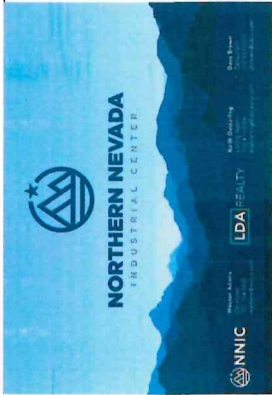


Exhibit C

Facility Descriptions and Construction Standards

Exhibit C: Facilities Description

This Exhibit provides a description of the proposed facilities to be built within the North Lyon County Power District for the service of electricity to prospective customers. Specific equipment and configuration of that equipment is subject to change as the Development Partners obtain customer commitments and begin detailed design of the power generation and delivery infrastructure. The below list also does not explicitly include customer-sided infrastructure components such as data center buildings and/or other commercial and industrial facilities, given the preliminary nature of customer conversations.

Power generation

The Primary Generation Partner plans to build a system of power generation resources to provide electricity to End Use Customers. This system will serve several hundred megawatts (“MW”) of customer demand and will include:

- **Natural gas generators:** Relatively small capacity (<20 MW each) internal combustion engines or small turbine generators that burn or compress natural gas to drive internal mechanisms in order to generate electricity.
- **Solar photovoltaic (PV) panels:** Panels made of crystalline silicon cells that convert sunlight directly into electricity.
- **Battery energy storage:** Batteries that utilize lithium as a medium for storing generated electricity (typically from solar photovoltaic panels) as chemical energy and re-converting it to electricity for use at a different time. Batteries can be used for short term energy balancing and stability or longer-term shifting electricity from the time of day it is generated to a different time of day when the electricity is needed to serve customer demand.
- **Inverters:** Power electronics equipment that converts direct current from a solar PV or battery resource into alternating current for delivery and use in customer facilities.
- **Balance of systems:** This may include concrete pads, racking, engine houses, exhaust system, and other facilities required to house power generation equipment.

In addition to the above resources, additional forms of power generation and energy storage may be constructed on the site, including geothermal, subject to feasibility tests and economic assessment.

Power delivery

Power delivery infrastructure facilitates transporting electricity from the generation resources to the End Use Customer(s). It also includes equipment that tracks how much electricity is delivered from point to point.

- **Switchgear:** Electrical devices, including circuit breakers and switches, used to control, protect, and isolate electrical equipment during normal operation and fault conditions.
- **Transformers:** Equipment that increases or decreases voltage levels to enable efficient transmission and distribution of electrical power.
- **Substations:** Facilities that house electrical equipment used to transform, control, and route electricity between generation, transmission, and distribution systems.
- **Power Delivery Wires:** Conductors that carry electrical power between equipment, substations, and end users, installed either overhead or underground.
- **Metering:** Equipment used to measure the amount of electricity generated, delivered, or consumed for operational and reporting purposes.

Exhibit C: Facilities Description

Fuel delivery and storage

Equipment that facilitates delivery of natural gas or other fuels to the site, and storage of those fuels for future use, include:

- **Underground Natural Gas Pipeline:** Subsurface pipeline that delivers natural gas from an external supply source to on-site equipment.
- **Metering, Regulation, and Controls Equipment:** Systems that measure fuel flow and regulate pressure to ensure safe and reliable fuel delivery.
- **On-Site Fuel Storage Tanks:** Tanks used to store liquid fuel for backup or supplemental power generation.
- **Vapor Recovery Equipment:** Equipment designed to capture and control fuel vapors generated during storage or fuel transfer activities.
- **Fuel Pumps:** Mechanical devices that move fuel from storage tanks to power generation equipment at controlled rates.
- **Fire Detection & Suppression Systems:** Equipment designed to detect and suppress fires in generation, battery, or fuel areas.

Exhibit C: Engineering Standards Service Plan for the North Lyon County Power District

Purpose and Basis

This document outlines a structured, standards-based approach, consistent with applicable codes, consensus-based engineering standards, and recognized industry best practices, for the planning, design, construction, operation, and maintenance of a utility-grade islanded energy system serving a large industrial center.

This overview provides a high-level description of applicable technical and operational considerations and does not constitute a complete or final specification. The applicability of specific standards, codes, and requirements will depend on the final system configuration, infrastructure design, equipment selection, and operating characteristics, and will be refined as the project advances through detailed engineering, procurement, and permitting. However, the District will comply with relevant safety and reliability standards, including those issued by the Institute of Electrical and Electronics Engineers (IEEE), the National Electrical Safety Code (NESC), the National Fire Protection Association (NFPA), Underwriters Laboratories, the North American Electric Reliability Corporation (NERC), publicly available U.S. Department of Energy and national laboratory technical guidance and others. The District will be designed to a standard similar to – and compatible with – that of a utility

Applicability and Regulatory Context

The energy system will be developed and operated in compliance with all applicable local, county, state, and federal laws, permits, and regulations, including environmental, building, electrical, and occupational safety requirements.

Lifecycle-Based Standards Framework

Planning and Design

Planning and design activities are conducted using engineering practices commonly applied by electric utilities for generation and power delivery systems. Generation resources constructed and operated to serve customer demand will be planned utilizing similar tools and requirements as a utility, including incorporating requirements for grid-standard reliability and resource adequacy, grid stability to ensure power quality, black start capabilities and other requirements. Generation and power delivery systems will be designed to stringent electrical safety and engineering standards¹. Standards bodies informing this phase include, but are not limited to, IEEE, NESC, (NERC), the NFPA, and publicly available U.S. Department of Energy and national laboratory technical guidance.

Engineering, Procurement, and Construction

Engineering, procurement, construction (EPC), testing, and commissioning are executed consistent with electric utility infrastructure practices. The Primary Generation Partner for the

¹ For example: IEEE 1547, C37, 242, NFPA 70, 850, 101 and UL 1741, 845,17803, 9540.

District will work with qualified EPC and other technical firms to help ensure construction meets applicable reliability and safety requirements. Guiding standards and codes would include the National Electrical Safety Code (NESC); NFPA codes, including the National Electrical Code; Underwriters Laboratories (UL) and other nationally recognized testing laboratories; National Electrical Manufacturers Association (NEMA) standards; IEEE standards; American Society of Mechanical Engineers (ASME) standards for mechanical systems where applicable; and relevant occupational safety regulations.

Operations, Maintenance & Asset Management

The system would be operated using to be developed procedures and designed to provide safe, reliable, and continuous service. Operational practices will be informed by NESC work-practice principles, NFPA safety standards, IEEE operating and protection guidance, and applicable occupational safety requirements, consistent with practices used by established electric utilities. Maintenance and asset management programs will be implemented to support safety, and performance. These programs are guided by manufacturer requirements and standards that include, but are not limited to, the National Electrical Safety Code (NESC), IEEE, NFPA, and International Organization for Standardization (ISO) standards. Energy management services will be performed using documented procedures, trained personnel, and control systems designed to support continuous, reliable service and effective integration of electric power generation facilities with the interconnected Transmission System. Operating procedures will be implemented to support the safe, reliable, and efficient operation of electric power generation facilities in the District, consistent with Prudent Utility Practice and applicable reliability requirements (including, but not limited to, NERC reliability standards, interconnection requirements, and communications protocols governing Bulk Electric System (BES) operations).

Professional Oversight

System planning, engineering, and construction activities will be performed under the oversight of qualified professionals, including licensed professional engineers, consistent with applicable regulatory and professional requirements.

Integration into the Bulk Electric System (Transmission System)

It is the intention of the District and its partners to interconnect the District to the Transmission System at transmission-level voltage in the future, when feasible. In order to safely and efficiently interconnect and interoperate with the Transmission System, the District will comply with all necessary engineering and operational requirements as mandated by any applicable utility to which the District is interconnected, the National Electric Reliability Corporation (NERC), any applicable NERC Regional Entity (RE) and the Federal Energy Regulatory Commission (FERC). FERC market rules and applicable tariffs will govern the District's wholesale activities. The District Energy Manager will maintain all applicable registrations required to provide energy management services to the District, including FERC market-base rate authority, and will comply with applicable NERC regulations to ensure safety/reliability and business practice requirements are met.

Exhibit D

Expense Estimates

Expense estimates are provided to the extent feasible.

It should be noted that NNIC, or other partner developers, will self-finance the District, thereby mitigating concerns that would otherwise exist related to the municipal assumption of capital developments and operations of a General Improvement District.

Such estimates and proposals are sufficient under the Service Plan, given NNIC's open position related to final project contracts.

North Lyon County Power District Expense and Revenue Pro Forma

This document presents illustrative scenarios for potential revenues and costs to Lyon County associated with North Lyon County Power District (District) establishment and operations, within the Northern Nevada Industrial Complex (NNIC).

High and low scenarios utilize average sales in \$/MWh for Sierra Pacific Power's commercial and industrial customers as representative price benchmarks, alongside different illustrative customer demand ramping schedules. Representative benchmarks were taken from Sierra Pacific Power's submissions to the Energy Information Administration's Form 861. It is likely that all-in energy prices within the District will be somewhat higher than these benchmarks, although exact all-in prices are highly contingent on various aspects of development that are currently in progress. These include but are not limited to: natural gas supply and costs, power equipment prices, customer load expectations, financing costs, and ultimately customer price negotiations. These aspects cannot be fully determined prior to District approval, but per the Service Plan, NNIC commits to providing regular updates to the County as the District progresses.

Notes

- Due to timelines expected for power equipment delivery and gas supply, it is likely that the District will begin serving customer demand in the second half of 2028. This partial year operation is shown in the form of a pro-rated load factor for customer demand in that year.
- These estimates pertain specifically to District operation and do not include County revenue associated with the District prior to operation start, including property and sales taxes. Because the exact mix of equipment and customer demand is to be determined, we have not included these estimates at this time, but expect they will begin accruing to the county in late 2026 through 2027.
- Consulting costs for District formation in Year 0 (2026) are estimated based on 500 hours of support work, at \$250-500, but not to exceed \$250,000. These one-time costs will cover a comprehensive suite of professional services and administrative activities, as well as the advisory board's operations. There is ongoing staff support for the District reflected in future operating years of \$85,000/year.
- Consulting costs are contemplated to be reimbursed from District franchise fee revenue once the District begins operations. This is reflected in the expense and revenue pro forma as the District reimbursing the prior year's consulting and staff support costs in a given year. Upfront consulting support costs are contemplated to be recovered over the first three years of full District operations (here, 2029-2031).

North Lyon County Power District 5-Year Operational Revenue and Expense Scenarios
 Note: Revenue estimates below only include franchise fees; sales and other tax estimates to be determined but additive to revenue in late 2026 through 2027
 All figures preliminary and subject to change.

	2026	2027	2028	2029	2030	2031
High Revenue Scenario						
Energy Sales						
Estimated customer peak demand (MW)	0	0	400	400	1000	1000
Estimated load factor (%)	0	0	25%	92%	92%	92%
Estimated electricity sold (MWh)	0	0	\$76,000	3,223,680	8,059,200	8,059,200
Electricity price (\$/MWh)			\$145	\$148	\$151	\$154
<i>Generation and delivery infrastructure capital</i>						
			\$99	\$101	\$103	\$105
<i>Non-fuel operational expenses</i>						
			\$12	\$12	\$12	\$12
<i>Fuel expenses</i>						
			\$19	\$19	\$20	\$20
<i>Other administrative and taxes</i>						
			\$16	\$16	\$17	\$17
Associated Franchise Fee Revenue to County (\$)	\$0	\$0	\$6,351,000	\$23,839,114	\$60,789,740	\$62,005,534
			\$7	\$7	\$8	\$8
<i>Franchise fee (implied \$/MWh)</i>						
Consulting and ongoing staff support						
Initial Estimated Hours	500					
Initial Estimated Consultant Rate (\$)	500					
Total consulting costs (\$)	-\$250,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000
Consulting and staff support budget from NNIC Developer (\$)	\$250,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000

	2026	2027	2028	2029	2030	2031
Low Revenue Scenario						
Energy Sales						
Estimated customer peak demand (MW)	0	0	200	400	600	800
Estimated load factor (%)	0	0	25%	92%	92%	92%
Estimated electricity sold (MWh)	0	0	438,000	3,223,680	4,835,520	6,447,360
Electricity price (\$/MWh)			\$130	\$133	\$135	\$138
<i>Generation and delivery infrastructure capital</i>						
			\$88	\$90	\$92	\$94
<i>Non-fuel operational expenses</i>						
			\$10	\$11	\$11	\$11
<i>Fuel expenses</i>						
			\$17	\$17	\$18	\$18
<i>Other administrative and taxes</i>						
			\$14	\$15	\$15	\$15
Associated Franchise Fee Revenue to County (\$)	\$0	\$0	\$2,847,000	\$21,372,998	\$52,700,688	\$44,472,935
			\$7	\$7	\$7	\$7
<i>Franchise fee (implied \$/MWh)</i>						
Consulting and ongoing staff support						
Initial Estimated Hours	500					
Initial Estimated Consultant Rate (\$)	500					
Total consulting costs (\$)	-\$250,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000	-\$85,000
Consulting and staff support budget from NNIC Developer (\$)	\$250,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000

	2026	2027	2028	2029	2030	2031
Core assumptions						
Estimated customer load factor - full year						
Estimated customer load factor - partial year						
Franchise Fee						
High price scenario - year 1 (\$/MWh)			\$145			
Low price scenario - year 1 (\$/MWh)			\$130			
Price escalator (per year)						

Estimated Key Input Assumptions

Input	Assumption - Low Case	Assumption - High Case
Capacity - Phase I	400 MW	400 MW
Capacity - Total Reflected in Pro Forma	1,000 MW	1,000 MW
Customer Load Factor	92%	92%
Generation Mix - (400MW)*	834 MW (dc) Solar, 303 MW Battery Energy Storage System (BESS), 383 MW Load-following Reciprocating Engines (RICE), 27 MW Peaking RICE	834 MW (dc) Solar, 303 MW Battery Energy Storage System (BESS), 383 MW Load-following Reciprocating Engines (RICE), 27 MW Peaking RICE
Generation Mix - (1,000MW)*	2,085 MW (dc) Solar, 758 MW BESS, 958 MW Load-following RICE, 66 MW Peaking RICE	2,085 MW (dc) Solar, 758 MW BESS, 958 MW Load-following RICE, 66 MW Peaking RICE
End Use Customer Contract Price Escalation	2% per year	2% per year
Substation and Distribution Capex (\$/kW)	760	835
Renewables (Solar + Storage) Capex (\$/kW)	1,100	1,215
RICE Capex (\$/kW)	1,640	1,780
Substation and Distribution O&M (\$/kW-yr)	4	4
Renewables (Solar + Storage) O&M (\$/kW-yr)	15	15
RICE O&M (\$/MW-h)	11	11
Commodity Prices	In line with market as of February 2026	In line with market as of February 2026
Other Expense**	In line with market as of February 2026	In line with market as of February 2026
Debt Financing Assumptions	In line with market as of February 2026	In line with market as of February 2026
Equity Cost of Capital	In line with market as of February 2026	In line with market as of February 2026

Methodology

- 1) Use utility industry standard technoeconomic model to optimize total solar, storage, and gas resources needed to meet reliability standards and 50% clean generation for the magnitude of customer demand indicated
- 2) Project cash flows for 20 years including capex, O&M, fuel prices, and other expenses as noted
- 3) Model financial structure for 20 years including debt and equity at different stages of development and construction, in line with current market
- 4) Determine estimated contract price (\$/MW-h) for a 20 year project life, assuming a 2% per year price escalator (standard to many power contracts)

*50% Renewable Portfolio Standard (RPS) requirement drives the magnitude of solar + BESS; future RPS-qualified resources (geothermal or other generation technologies) may change the generation mix and cost of energy if integrated

**Includes set up costs, system integration, lease and property taxes, energy management fees, and other general administrative costs

**NORTH LYON COUNTY POWER DISTRICT
PROFORMA STATEMENTS OF NET POSITION**

	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>
Current Assets						
Cash and investments	\$ 250,000	\$ 300,070	\$ 364,581	\$ 433,390	\$ 494,448	\$ 577,881
Accounts receivables, net of allowance for doubtful accounts	-	564,489	572,834	866,601	1,177,478	2,024,836
Total Current Assets	<u>250,000</u>	<u>864,559</u>	<u>937,415</u>	<u>1,299,991</u>	<u>1,671,926</u>	<u>2,602,717</u>
Total Assets	<u>250,000</u>	<u>864,559</u>	<u>937,415</u>	<u>1,299,991</u>	<u>1,671,926</u>	<u>2,602,717</u>
Liabilities						
Accounts payable	-	584,475	566,970	860,346	1,171,927	2,017,251
Total Liabilities	<u>-</u>	<u>584,475</u>	<u>566,970</u>	<u>860,346</u>	<u>1,171,927</u>	<u>2,017,251</u>
Net Position						
Unrestricted	<u>250,000</u>	<u>280,084</u>	<u>370,445</u>	<u>439,645</u>	<u>499,999</u>	<u>585,466</u>
Total Net Position	<u>\$ 250,000</u>	<u>\$ 280,084</u>	<u>\$ 370,445</u>	<u>\$ 439,645</u>	<u>\$ 499,999</u>	<u>\$ 585,466</u>

**NORTH LYON COUNTY POWER DISTRICT
PROFORMA STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION**

	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>
Operating Revenues						
User fees	\$ -	\$ 59,787,000	\$ 125,552,700	\$ 193,978,922	\$ 266,397,719	\$ 466,462,406
Less: Power Generation Purchase	-	(56,400,066)	(118,678,690)	(183,579,712)	(252,267,984)	(442,164,380)
<i>Total Operating Revenues</i>	<u>-</u>	<u>3,386,934</u>	<u>6,874,010</u>	<u>10,399,210</u>	<u>14,129,735</u>	<u>24,298,026</u>
Operating Expenses						
Services and Supplies						
Franchise Fees	-	2,989,350	6,277,635	9,698,946	13,319,886	23,323,120
Contract Billing	-	30,000	36,000	43,200	51,840	62,208
Outside Consultants	-	60,000	72,000	86,400	103,680	124,416
Administrative Costs	-	40,000	48,000	57,600	69,120	82,944
Engineering	-	250,000	300,000	360,000	432,000	518,400
Legal	-	100,000	25,000	25,000	25,000	25,000
Advertising	-	5,000	5,000	5,000	5,000	5,000
Supplies	-	5,000	5,000	5,000	5,000	5,000
Insurance	-	15,000	20,000	25,000	30,000	35,000
Accounting	-	5,000	6,000	7,200	8,640	10,368
Audit	-	7,500	9,000	10,800	12,960	15,552
<i>Total Operating Expenses</i>	<u>-</u>	<u>3,506,850</u>	<u>6,803,635</u>	<u>10,324,146</u>	<u>14,063,126</u>	<u>24,207,008</u>
Operating Income (Loss)	<u>-</u>	<u>(119,916)</u>	<u>70,375</u>	<u>75,064</u>	<u>66,609</u>	<u>91,018</u>
Nonoperating Revenues						
Developer - Cash Contributions	250,000	150,000	-	-	-	-
Total Nonoperating Revenues	<u>250,000</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change In Net Position	250,000	30,084	70,375	75,064	66,609	91,018
Net Position, July 1	<u>-</u>	<u>250,000</u>	<u>280,084</u>	<u>350,459</u>	<u>425,523</u>	<u>492,132</u>
Net Position, June 30	<u>\$ 250,000</u>	<u>\$ 280,084</u>	<u>\$ 350,459</u>	<u>\$ 425,523</u>	<u>\$ 492,132</u>	<u>\$ 583,150</u>

**NORTH LYON COUNTY POWER DISTRICT
PROFORMA STATEMENTS OF CASH FLOWS**

	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>
Cash Flows From Operating Activities						
Receipts from customers	\$ -	\$ 2,822,445	\$ 6,301,176	\$ 9,532,609	\$ 12,952,257	\$ 22,273,190
Payments for services and supplies	-	(2,922,375)	(6,236,665)	(9,463,800)	(12,891,199)	(22,189,757)
	<u>-</u>	<u>(99,930)</u>	<u>64,511</u>	<u>68,809</u>	<u>61,058</u>	<u>83,433</u>
Net Cash Provided by Operating Activities	-	(99,930)	64,511	68,809	61,058	83,433
Cash Flows From Noncapital Financing Activities						
Developer - Cash Contributions	250,000	150,000	-	-	-	-
	<u>250,000</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Cash Provided by Noncapital Financing Activities	250,000	150,000	-	-	-	-
Net Increase (Decrease) in Cash and Cash Equivalents	250,000	50,070	64,511	68,809	61,058	83,433
Cash And Cash Equivalents, July 1	-	250,000	300,070	364,581	433,390	494,448
Cash And Cash Equivalents, June 30	<u>\$ 250,000</u>	<u>\$ 300,070</u>	<u>\$ 364,581</u>	<u>\$ 433,390</u>	<u>\$ 494,448</u>	<u>\$ 577,881</u>

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

9.a

Subject:

For Discussion Only: Acknowledge the resignation of Katie Baker from the Planning Commission.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Katie Baker Resignation Letter](#)



Brandi Lathrop <blathrop@lyon-county.org>

PC Resignation

Katie Baker <kproctor926@gmail.com>

Sat, May 2, 2026 at 1:08 PM

To: blathrop@lyon-county.org, ahaskin@lyon-county.org, mtapia@lyon-county.org

To whom it may concern:

I have recently accepted a position with Lyon County and have been advised I can no longer serve as a Planning Commissioner.

Thank you for the opportunity, I apologize for any inconvenience

Thank you

Katie Baker

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

9.b

Subject:

For Discussion and Possible Action: To discuss the availability of Planning Commission members for the regular Planning Commission meeting scheduled for June 9, 2026, and take action to reschedule said meeting to Wednesday, June 10, 2026, or the next available date, upon finding that a quorum cannot be established.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Lyon County Planning Commission Agenda Summary

Meeting Date: May 12, 2026

Agenda Item Number:

9.c

Subject:

For Discussion Only: Community Development Director comments and updates.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation: