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Public Utilities Commission of Nevada
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Filed For: Holland and Hart LLP

In accordance with NRS Chapter 719,
this filing has been electronically signed and filed
by: /s Cecilia Martin

By electronically filing the document(s),
the filer attests to the authenticity of the electronic signature(s) contained therein.

This filing has been electronically filed and deemed to be signed by an authorized
agent or
representative of the signer(s) and
Holland and Hart LLP



Amber L. Rudnick
Associate
Phone 775.327.3166
ALRudnick@hollandhart.com

September 29, 2026

VIA ELECTRONIC FILING

Trisha Osborne
Assistant Commission Secretary
Public Utilities Commission of Nevada
1150 E. William Street
Carson City, NV 89701-3109

Re: Docket No.: 26-_____ - Notice by Amber Flats Solar Farm, LLC, under the provisions of the Utility Environmental Protection Act, of an application for approval to construct an approximately up to 1,000 MW solar photovoltaic energy facility, onsite substation, an up to 500 kV generation-tie line, and associated facilities including a battery energy storage system to be located in Churchill, Lyon, and Washoe Counties, Nevada.

Dear Ms. Osborne:

Accompanying this letter for filing with the Public Utilities Commission of Nevada is Amber Flats Solar Farm LLC's notice under NAC 703.421 that will be filing a SF-299 Application for Transportation, Utility Systems, Telecommunications and Facilities on Federal Lands and Property with the United States Bureau of Land Management for a right-of-way for the construction, operation, maintenance, and decommissioning of an approximately up to 1,000 MW solar photovoltaic energy facility, onsite substation, a BESS sized on an approximately 1:1 basis with the solar generation capacity, a Gen-Tie Line of up to 500 kV, and associated facilities located in Churchill, Lyon, and Washoe Counties, Nevada.

Should you have any questions, please feel free to contact me.

Sincerely,

/s/ Amber L. Rudnick

Amber L. Rudnick
Associate
for Holland & Hart LLP

ALR:cpm
Enclosures

39724410_v1

BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA

Notice by Amber Flats Solar Farm, LLC, under the provisions of the Utility Environmental Protection Act, of an application for approval to construct an approximately up to 1,000 MW solar photovoltaic energy facility, onsite substation, an up to 500 kV generation-tie line, and associated facilities including a battery energy storage system to be located in Churchill, Lyon, and Washoe Counties, Nevada.

Docket No. 26-_____

NOTICE BY AMBER FLATS SOLAR FARM, LLC, UNDER THE PROVISIONS OF THE UTILITY ENVIRONMENTAL PROTECTION ACT, OF AN APPLICATION FOR APPROVAL TO CONSTRUCT AN APPROXIMATELY UP TO 1,000 MW SOLAR PHOTOVOLTAIC ENERGY FACILITY, ONSITE SUBSTATION, AN UP TO 500 KV GENERATION-TIE LINE, AND ASSOCIATED FACILITIES INCLUDING A BATTERY ENERGY STORAGE SYSTEM TO BE LOCATED IN CHURCHILL, LYON, AND WASHOE COUNTIES, NEVADA.

I. Introduction

Pursuant to the Nevada Utility Environmental Protection Act (“UEPA”), Sections 704.820 to 704.900 of the Nevada Revised Statutes (“NRS”), and Sections 703.415 to 703.427 of the Nevada Administrative Code (“NAC”), Amber Flats Solar Farm, LLC (“Applicant”) hereby provides the Public Utilities Commission of Nevada (“Commission”) with this notice under NAC 703.421 (“Notice”) that it will be filing an SF-299 Application for Transportation, Utility Systems, Telecommunications and Facilities on Federal Lands and Property (“SF-299”) with the United States Bureau of Land Management (“BLM”) for a right-of-way for the construction, operation, maintenance, and decommissioning of an approximately up to 1,000 megawatt (“MW”) solar photovoltaic energy facility (“Generating Facility”), onsite substation (“Substation”), a battery energy storage system (“BESS”) sized on an approximately 1:1 basis with the solar generation capacity, a generation-tie line (“Gen-Tie Line”) of up to 500 kV, and associated facilities located on approximately 17,103.7 acres of private and BLM-administered land (approximately 8,909.4 acres of private land and approximately 8,194.3 acres of BLM-administered land) in Churchill, Lyon, and Washoe Counties, Nevada (collectively, the “Project”).

All correspondence related to this Notice should be sent to the below:

Kris Cheney
Amber Flats Solar Farm, LLC
c/o Scout Clean Energy, LLC
1805 29th Street, Suite 2050
Boulder, CO 80301
kcheney@scoutcleanenergy.com

and

Bryce C. Alstead
Amber L. Rudnick
Holland & Hart LLP
5470 Kietzke Lane, Suite 100
Reno, NV 89511
balstead@hollandhart.com
alrudnick@hollandhart.com

The Project includes the development, construction, operation, and maintenance of the Generating Facility, Substation, the BESS, a Gen-Tie Line, and other associated facilities to be located on private land and federal land administered by the BLM. The nameplate of the Generating Facility is approximately up to 1,000 MW, which is above the threshold for UEPA regulation, so the Generating Facility qualifies as an “utility facility” as defined by NRS 704.860(1). Additionally, the Gen-Tie Line qualifies as an “utility facility” as defined by NRS 704.860(2) because it is designed to operate above 200 kV, is not required by local ordinance to be placed underground, and will be constructed outside of an incorporated city. Accordingly, Applicant is providing this Notice of the Project as required by NRS 704.870(2)(a). Within thirty (30) days of the issuance of a final Environmental Assessment or Environmental Impact Statement¹ for the Project, Applicant will submit a detailed UEPA application for approval of a Permit to Construct pursuant to NRS 704.870(2)(b).

II. Information Required Pursuant to NAC 703.421

1. The name, address and telephone number of the person who filed the application with the appropriate federal agency.

¹ It is not yet clear whether an EA or an EIS will be required for the Project.

The name, address, and telephone number of the person who will be filing the SF-299 for the Project is:

Kris Cheney
Amber Flats Solar Farm, LLC
c/o Scout Clean Energy, LLC
1805 29th Street, Suite 2050
Boulder, CO 80301
Telephone: (303) 284-7566

2. The date on which the application was filed with the appropriate federal agency.

The SF-299 for the Project will be submitted to the BLM on or about September 29, 2026.

3. A general description of the location of the proposed utility facility.

The Project area lies within the North Valley on the eastern boundary of the Truckee Range, southeast of Pyramid Lake and east of the community of Nixon, Nevada, with Interstate 80 south of the Project area. *See* Project Map, attached hereto as **Exhibit 1**. The Generating Facility, BESS, and Substation will be located on approximately 8,561.9 acres of private land and approximately 7,901.6 acres of BLM-administered land in Churchill County, Nevada. The Project will also include an overhead, up to 500 kV Gen-Tie Line from the Substation to the proposed point of interconnection that is anticipated to be co-located with the existing Valmy-Tracy 345 kV transmission line corridor on approximately 347.5 acres of private land and 292.7 acres of BLM-administered land in Churchill, Washoe, and Lyon Counties, Nevada. A more detailed description of the location of the Project will be provided in the application to be submitted by Applicant following the issuance of the Project's Environmental Assessment or Environmental Impact Statement, as applicable.

4. A general description of the proposed utility facility.

The Project will consist of an approximately up to 1,000 MW Generating Facility, a BESS sized on an approximately 1:1 basis with the Generating Facility capacity, Substation, and associated facilities typical of utility-scale solar energy generating facilities and high-voltage energy transmission lines. Of the total Project acreage, the BLM-administered land includes 7,901.6 acres within the Project area and 292.7 acres within the gen-tie corridor for a total of 8,194.3 BLM-administered acres, and private land includes 8,561.9 acres within the Project area

1 and 347.5 acres within the gen-tie corridor for a total of 8,909.4 acres of private land. Construction
2 is expected to occur over an approximately 18-month period, with a preliminary commercial
3 operation timeframe of 2030. The Project may be built in one or more phases.

4 **5. Proof that a copy of the notice has been submitted to the Nevada State Clearinghouse**
5 **within the State Department of Conservation and Natural Resources.**

6 A copy of this notice has been submitted to, among others, the Regulatory Operations Staff
7 of the Commission, the Bureau of Consumer Protection, the Nevada State Clearinghouse within
8 the Department of Conservation and Natural Resources, and the Churchill, Lyon, and Washoe
9 County Clerks. *See* Certificate of Service to this Notice.

10 **III. Other Required Filings**

11 **1. Draft Public Notice**

12 A copy of the draft notice required pursuant to NAC 703.162 is attached hereto as **Exhibit**

13 **2.**

14 **2. Proof of compliance with the Nevada Department of Wildlife's Energy Cost Recovery**
15 **Fund Program (NRS 701.600 - .640).**

16 The required notice to the Nevada Department of Wildlife pursuant to NRS 701.610 was
17 filed on September 28, 2026. *See* Application for Energy Projects "Fund for the Recovery of
18 Costs," attached hereto as **Exhibit 3**.

19 **IV. CONCLUSION AND REQUEST FOR RELIEF**

20 Applicant requests that the Commission accept this Notice, required by NRS
21 704.870(2)(a), as complying with NAC 703.421. Applicant will submit its UEPA application
22 within thirty (30) days of the conclusion of the federal environmental review process pursuant to
23 NRS 704.870(2)(b). At that time, Applicant will apply for, and request that the Commission issue,
24 a UEPA Permit to Construct the Project.

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1 Dated and respectfully submitted this 29th day of September, 2026.

2 HOLLAND & HART LLP

3 /s/ Amber L. Rudnick

4 Bryce C. Alstead, Esq.

5 Amber L. Rudnick, Esq.

6 Holland & Hart LLP

5470 Kietzke Lane, Suite 100

Reno, Nevada 89511

Attorneys for Amber Flats Solar Farm, LLC

CERTIFICATE OF SERVICE

I hereby certify that I am an employee of Holland & Hart LLP and on September 29, 2026, I caused to be served a true and correct copy of the foregoing document to the following:

ELECTRONIC MAIL

Nevada State Clearinghouse
Department of Conservation & Natural
Resources,
Division of State Lands
901 S. Stewart Street, Ste. 5003
Carson City, NV 89701
nevadaclearinghouse@lands.nv.gov

ELECTRONIC MAIL

Jennifer Carr
Nevada Division of Environmental
Protection
901 S. Stewart Street, Suite 4001
Carson City, NV 89701
Jcarr@ndep.nv.gov

ELECTRONIC MAIL

Staff Counsel Support
Public Utilities Commission of Nevada
1150 E. William Street
Carson City, NV 89701-3109
Pucn.sc@puc.nv.gov

ELECTRONIC MAIL

Ernest Figueroa, Esq.
Nevada State Consumer Advocate
Bureau of Consumer Protection
100 N. Carson Street
Carson City, NV 89701
bcpserv@ag.nv.gov

ELECTRONIC MAIL

Washoe County Clerk
1001 E 9th Street
Reno, NV 89512
estrickland@washoecounty.gov

U.S. MAIL TRANSMITTAL

Lyon County Clerk
31 S. Main Street
Yerington, NV 89447

U.S. MAIL TRANSMITTAL

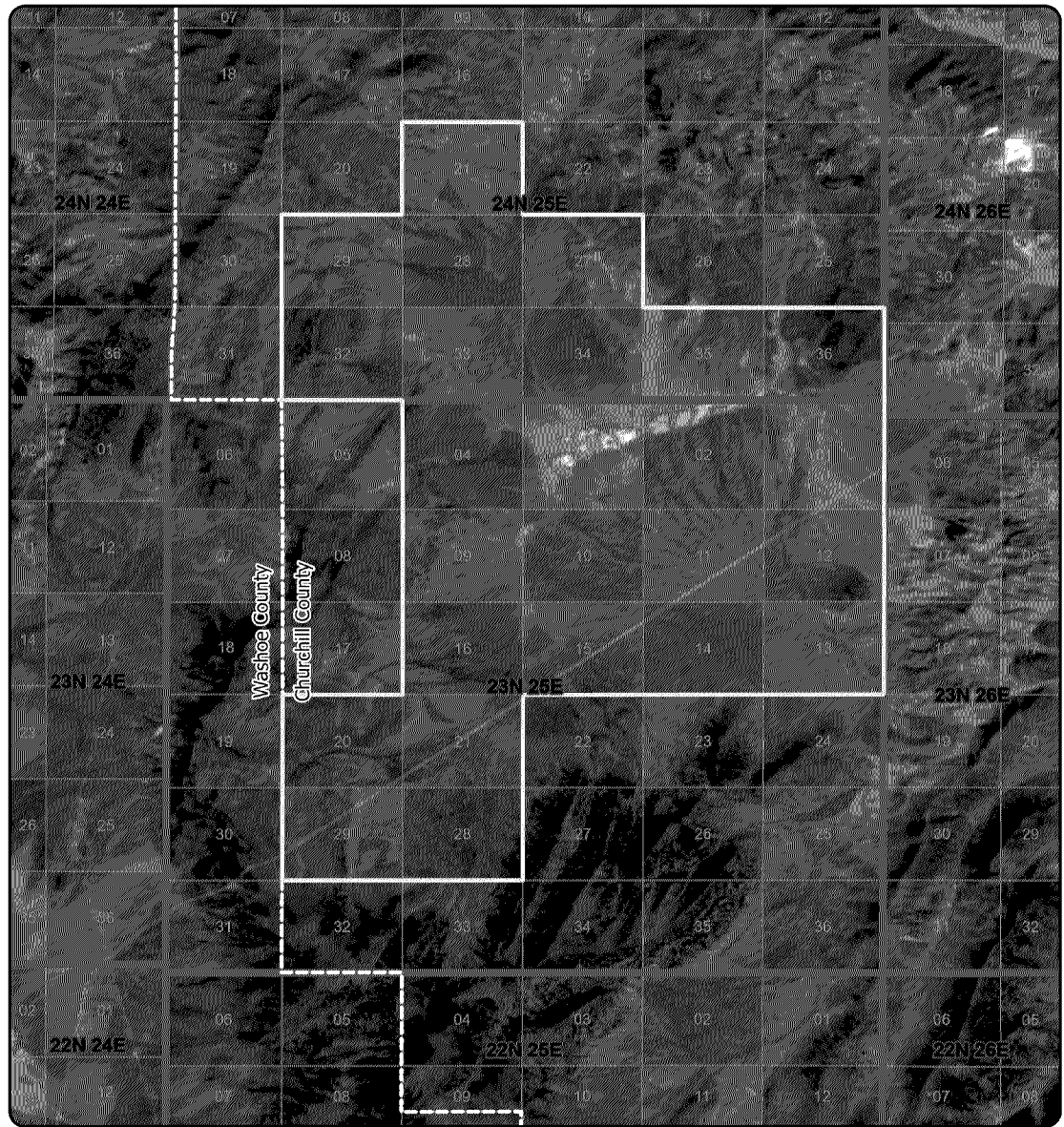
Churchill County Clerk
155 N. Taylor Street, Suite 110
Fallon, NV 89406

/s/ Cecilia Martin
Cecilia Martin, Legal Secretary
an employee of Holland & Hart LLP

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Exhibit “1”
Project Map
[see attached]

HOLLAND & HART LLP
5470 KIETZKE LN, SUITE 100
RENO, NV 89511



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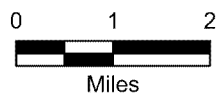
Nevada Department of Transportation Location Office
Carlin, Nevada
 Nevada Department of Transportation Location Office
Section, Compiled by the Bureau of Land Management
(BLM), National Operations Center (NOC), 2000, Bureau
of Land Management, and acknowledge the
Bureau of Land Management, Nevada State Office
Source: BLM, National Operations Center, 2000, Bureau
of Land Management, Nevada State Office
Copyright © 2000, BLM, Nevada State Office
Bureau of Land Management

 Amber Flats Solar	 PLSS Township	Bureau of Land Management
 PLSS Section	 Private	

Scout - Amber Flats Solar Land Status and Surface Management Map

Churchill County, Nevada

1 in = 8,000 Feet



Energy Project Solutions
4675 W Teco Ave, Ste 230
Las Vegas, NV 89118
P:702.444-0400 | energyprojectsolutions.com

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Exhibit “2”

Draft Public Notice

[see attached]

PUBLIC UTILITIES COMMISSION OF NEVADA
DRAFT NOTICE
(Applications, Tariff Filings, Complaints, and Petitions)

Pursuant to Nevada Administrative Code (“NAC”) 703.162, the Commission requires that a draft notice be included with all applications, tariff filings, complaints and petitions. Please complete and include **ONE COPY** of this form with your filing. (Completion of this form may require the use of more than one page.)

A title that generally describes the relief requested (see NAC 703.160(5)(a)):

Notice by Amber Flats Solar Farm, LLC, under the provisions of the Utility Environmental Protection Act (“UEPA”), of an application for approval to construct an approximately up to 1,000 MW solar energy generating facility, onsite substation, an up to 500 kV generation-tie line, and associated facilities including a battery energy storage system to be located in unincorporated Churchill, Lyon, and Washoe Counties, Nevada.

The name of the applicant, complainant, petitioner or the name of the agent for the applicant, complainant or petitioner (see NAC 703.160(5)(b)):

Amber Flats Solar Farm, LLC

A brief description of the purpose of the filing or proceeding, including, without limitation, a clear and concise introductory statement that summarizes the relief requested or the type of proceeding scheduled **AND** the effect of the relief or proceeding upon consumers (see NAC 703.160(5)(c)):

Amber Flats Solar Farm, LLC (the “Applicant”) is filing a notice pursuant to NAC 703.421 (“Notice”) that it will be filing an SF-299 Application for Transportation and Utility Facilities on Federal Lands (“SF-299”) with the United States Bureau of Land Management (“BLM”) for a right-of-way for the construction, operation, maintenance, and decommissioning of an approximately up to 1,000 megawatt (“MW”) solar photovoltaic energy facility (“Generating Facility”), an on-site substation, a battery energy storage system, an up to 500 kilovolt (“kV”) generation-tie line (“Gen-Tie Line”), and associated facilities located on approximately 17,103.7 acres of land, including approximately 8,909.4 acres of private land and approximately 8,194.3 acres of BLM-administered land, in Churchill, Lyon, and Washoe Counties, Nevada (collectively, the “Project”).

On or about September 29, 2026, the Applicant will file the SF-299 with the BLM, which in turn will begin the federal environmental review process with the BLM. Upon the issuance of the final Environmental Assessment or Environmental Impact Statement for the Project, the Applicant will then file an application for the approval of a UEPA Permit to Construct pursuant to NRS 704.870(2)(b).

The Project would include the development, construction, operation, maintenance, and decommissioning of the Project on private land and federal land administered by the BLM. The nameplate of the Generating Facility is approximately up to 1,000 MW, which exceeds the threshold for UEPA regulation and qualifies the Generating Facility as a “utility facility” under NRS 704.860(1). Additionally, the Gen-Tie Line qualifies as an “utility facility” as

1 *defined by NRS 704.860(2) because it is designed to operate above 200 kV, is not required by*
2 *local ordinance to be placed underground, and will be constructed outside of an incorporated*
3 *city. The Applicant therefore provides Notice of the Project pursuant to NRS 704.870(2)(a).*

4 *The Project would not have any adverse effects on the health, safety, or welfare of Nevada*
5 *residents, but would instead provide economic benefits, including jobs and revenue, to the*
6 *State of Nevada and Nevada's residents. Because the Project would be owned by the*
7 *Applicant, which is not a public utility in Nevada and whose costs of the Project would not be*
8 *passed down to Nevada's ratepayers, this proceeding would have no effect on Nevada*
9 *consumers.*

10 A statement indicating whether a consumer session is required to be held pursuant to Nevada
11 Revised Statute ("NRS") 704.069(1)²:

12 *A consumer session is not required by NRS 704.069.*

13 If the draft notice pertains to a tariff filing, please include the tariff number **AND** the section
14 number(s) or schedule number(s) being revised.

15 *The Notice does not pertain to a tariff filing.*

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26 ² NRS 704.069 states in pertinent part:

27 1. The Commission shall conduct a consumer session to solicit comments from the public in any matter pending before the
28 Commission pursuant to NRS 704.061 to 704.110 inclusive, in which:

(a) A public utility has filed a general rate application, an application to recover the increased cost of purchased fuel,
purchased power, or natural gas purchased for resale or an application to clear its deferred accounts; and

(b) The changes proposed in the application will result in an increase in annual gross operating revenue, as certified by the
applicant, in an amount that will exceed \$50,000 or 10 percent of the applicant's annual gross operating revenue, whichever
is less.

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Exhibit “3”

Proof of compliance with the Nevada Department of Wildlife’s Energy Cost Recovery Fund
Program (NRS 701.600 - .640)

[see attached]

39438647_v1



Energy Review Program

"Fund for the Recovery of Costs"

Nevada Revised Statutes 701.600-640
Nevada Administrative Code 701.800-820

Applicant:

- ☐ Self
☒ Private Company
☐ Government Agency
☐ Other _____

Project Name Amber Flats Solar

Applicant Amber Flats Solar Farm, LLC

Mailing Address 1805 29th Street #2050

City Boulder State CO Zip Code 80301

Name of Contact Leif Bang Phone 303.284.7566 Email lbang@scoutcleanenergy.com

Name of Responsible Corp. Officer/Agency Rep. Kris Cheney Title Chief Development Officer

PROJECT INFORMATION

☒ Solar ☐ Wind ☐ Geothermal ☐ Fossil Fuel ☐ Biomass ☐ Fuel Pipeline ☐ Power Transmission ☐ Other

Net Maximum Generation Capacity 1000 MW Estimated Voltage (power transmission) up to 500 kV

Proposed Project Size (acres) 17,103.7 Proposed Transmission Length (miles) Approximately 10-13 mi

Proposed Length of Fuel Lines/Pipelines (miles) N/A

Proposed County Location (submit project map and shapefiles) Churchill, Washoe, and Lyon Counties, Nevada

Project Description (including other anticipated infrastructure) Proposed utility-scale solar PV facility of up to 1,000 MWac with co-located BESS, onsite substation, overhead gen-tie of up to 500 kV, and associated infrastructure.

Estimated Project Schedule/Timeline Permitting beginning in 2026; approximately 18 months of construction; target commercial operation in 2030.

Applicant Signature [Signature] Date 9/21/26

The following should be submitted electronically to NDOWreview@ndow.org or via hard copy to:

Nevada Department of Wildlife
Technical Review - AB307
6980 Sierra Center Parkway, Suite 120
Reno, NV 89511 USA.

- 1) Completed and signed application form.
- 2) Map of project location and/or ESRI shapefiles (.shp) or GoogleEarth file (.kml/.kmz).
- 3) Payment, via check made out to Nevada Department of Wildlife, or ACH payment.

PAYMENTS \$10,000 or greater should be made via ACH.

- Remit **\$5,000** for fuel pipelines less than 50 miles in length, power transmission projects greater than 50kV and less than 50 miles in length, or geothermal production projects.
- Remit **\$10,000** for fuel pipelines more than 50 miles in length, power transmission projects greater than 50kV and more than 50 miles in length, or solar, wind, fossil fuel, or other energy production projects (such as pumped hydro, battery energy storage, etc.).

For questions regarding this process or ACH info please contact NDOWreview@ndow.org.