

**Contact Filer Regarding Image Clarity**

- 
- 
- 

## Original Filing

Public Utilities Commission of Nevada  
Electronic Filing

Submitted: 5/28/2021 1:23:12 PM

Reference: 9436ec11-ab8c-43a9-b44f-9ef9360c2765

Reference:

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



**Bryce C. Alstead**  
**Partner**  
**Phone** 775.327.3067  
balstead@hollandhart.com  
75886.0049

May 28, 2021

**VIA ELECTRONIC FILING**

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

**Re: Docket No. 21: \_\_\_\_\_ - Notice of Boulevard Associates, LLC, of an application for approval to construct the Beatty Energy Center Project, which consists of an 800-MW solar energy generating facility, an 800-MW energy storage facility, a 230-kV generation-tie line, and associated facilities in Nye County, Nevada under the Utility Environmental Protection Act**

Dear Ms. Osborne:

Accompanying this letter for filing with the Public Utilities Commission of Nevada (the “Commission”) is Boulevard Associates, LLC’s (“the Applicant”) notice under NAC 703.421 that it intends to file an SF-299 Application for Transportation and Utility Facilities on Federal Lands with the United States Bureau of Land Management for a right-of-way for the construction, operation, maintenance, and decommissioning of the Beatty Energy Center Project, which will consist of an approximately 800-MW solar energy generating facility, an approximately 800-MW energy storage system, either a 138- or 230-kV generation-tie line, and associated facilities to be located in Nye County, Nevada.

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

Sincerely,

/s/ Bryce C. Alstead

Bryce C. Alstead  
Partner  
of Holland & Hart LLP  
Attorney for Boulevard Associates, LLC

BCA:cpm  
Enclosures

1 **BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA**

2  
3 Notice of Boulevard Associates, LLC, of an application )  
4 for approval to construct the Beatty Energy Center )  
5 Project, which will consist of an 800-MW solar energy )  
6 generating facility, an 800-MW energy storage )  
7 facility, a 230-kV generation-tie line, and associated )  
8 facilities in Nye County, Nevada under the Utility )  
9 Environmental Protection Act )  
10 \_\_\_\_\_ )

Docket No. 21-\_\_\_\_\_

11 **NOTICE OF BOULEVARD ASSOCIATES, LLC, OF AN APPLICATION FOR**  
12 **APPROVAL TO CONSTRUCT AN 800-MW SOLAR ENERGY GENERATING**  
13 **FACILITY, AN 800-MW ENERGY STORAGE FACILITY, A 230-KV**  
14 **GENERATION-TIE LINE, AND ASSOCIATED FACILITIES LOCATED IN NYE**  
15 **COUNTY, NEVADA, UNDER THE UTILITY ENVIRONMENTAL PROTECTION**  
16 **ACT**

17 **I. Introduction**

18 Pursuant to the Nevada Utility Environmental Protection Act (“UEPA”), Sections  
19 704.820 to 704.900 of the Nevada Revised Statutes (“NRS”), and Sections 703.415 to 703.427 of  
20 the Nevada Administrative Code (“NAC”), Boulevard Associates, LLC (the “Applicant”),  
21 hereby provides the Public Utilities Commission of Nevada (“Commission”) with this notice  
22 under NAC 703.421 (“Notice”) that it will be filing an SF-299 Application for Transportation  
23 and Utility Facilities on Federal Lands (“SF-299”) with the United States Bureau of Land  
24 Management (“BLM”) for a right-of-way for the construction, operation, and decommissioning  
25 of the Beatty Energy Center Project, which will consist of an approximately 800-megawatt  
26 (“MW”) solar energy generating facility (“Generating Facility”), an approximately 800-MW  
27 energy storage system, an approximately 2-mile-long 138- or 230-kilovolt (“kV”) generation-tie  
28 line (“Gen-Tie Line”), and associated facilities located on approximately 6,515 acres of BLM-  
administered land located in Nye County, Nevada (the “Project”).

26 ///  
27 ///  
28 ///

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

2 Kathleen Campanella  
3 Boulevard Associates, LLC  
4 c/o NextEra Energy Resources LLC  
5 700 Universe Boulevard  
6 Juno Beach, Florida 33408  
7 [Kathleen.Campanella@nexteraenergy.com](mailto:Kathleen.Campanella@nexteraenergy.com)

8 and

9 Bryce C. Alstead  
10 Erica K. Nannini  
11 Holland & Hart LLP  
12 5441 Kietzke Lane, Second Floor  
13 Reno, NV 89511  
14 [balstead@hollandhart.com](mailto:balstead@hollandhart.com)  
15 [eknannini@hollandhart.com](mailto:eknannini@hollandhart.com)

16 The Project includes the development, construction, operation, maintenance, and  
17 decommissioning of the Generating Facility, the Gen-Tie Line, and other associated facilities to  
18 be located on federal land administered by the BLM. The nameplate of the Generating Facility  
19 is 800 MW, and the voltage of the Gen-Tie Line will either be 138 or 230 kV. Should the final  
20 Project design require the Gen-Tie Line to be 230 kV, both Project components would be above  
21 the respective thresholds for UEPA regulation, qualifying each Project component as a “utility  
22 facility” as defined by NRS 704.860(1) and (2), respectively. Alternatively, if the Gen-Tie Line  
23 is ultimately designed to be 138 kV, the Gen-Tie Line will be described as an ancillary facility of  
24 the jurisdictional Generating Facility. Accordingly, the Applicant is providing this Notice of the  
25 Project pursuant to NRS 704.870(2)(a).

26 The Applicant requests that the Commission accept this Notice under UEPA as  
27 complying with NRS 704.870(2)(a) and NAC 703.421. Within thirty (30) days of the issuance  
28 of a final Environmental Assessment or Environmental Impact Statement for the Project,<sup>1</sup> the  
Applicant will submit a detailed UEPA application for approval of a Permit to Construct  
pursuant to NRS 704.870(2)(b).

---

<sup>1</sup> Note that it is currently unknown whether the BLM will require an Environmental Assessment or an Environmental Impact Statement for the Project.

1       **II. Information Required Pursuant to NAC 703.421**

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

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

6                   Kathleen Campanella  
7                   Boulevard Associates, LLC  
8                   c/o NextEra Energy Resources LLC  
9                   700 Universe Boulevard  
                    Juno Beach, Florida 33408  
                    Telephone: (561) 691-7171

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

11           The SF-299 for the Project will be submitted to the BLM on or about June 1, 2021.

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

13           The Project area is comprised of approximately 6,515 acres of public lands administered  
14 by the BLM in Nye County, Nevada. The Project is located on variance lands as identified in the  
15 2012 Final Solar Energy Development Programmatic Environmental Impact Statement, and  
16 BLM exclusion lands would not be utilized. More specifically, the Project is located on the  
17 Daylight Pass and Gold Center, Nevada, U.S. Geological Survey 7.5-topographic quadrangles,  
18 on a site situated on the north and south side of Highway 374, approximately 2.6 miles southwest  
19 of the Town of Beatty, Nevada, and west of U.S. Route 95. *See* Project Map, attached hereto as  
20 **Exhibit 1**. A more detailed description of the location of the Project will be provided in the  
21 application, which the Applicant will submit following the issuance of the Environmental  
22 Assessment or Environmental Impact Statement for the Project, as applicable.

23           **4. A general description of the proposed utility facility.**

24           The Project will consist of an approximately 800-MW alternating current (“AC”) solar  
25 photovoltaic Generating Facility and an energy storage system with a capacity no larger than that  
26 of the Generating Facility (approximately 800 MW), which will be connected using an AC- or  
27 direct current-coupled system, depending on off-taker preference. The Project will interconnect  
28 to the existing Valley Electric Association Beatty substation. Depending on final alignment and

1 voltage available at the Beatty substation, the Project would include either a 138- or 230-kV  
2 Gen-Tie Line to facilitate interconnection. Because the latter would require construction of a  
3 Gen-Tie Line that exceeds the threshold for UEPA regulation as described above, the Applicant  
4 has included that option for purposes of this Notice. The approximately 2-mile-long Gen-Tie  
5 Line would originate at a new, approximately 10-acre on-site Project substation that would step  
6 up power from the 34.5 kV solar collection lines and deliver it to the point of interconnection.  
7 The Project will also include construction of associated facilities typical of utility-scale solar  
8 energy generating facilities and high-voltage energy transmission lines, including inverters,  
9 perimeter fencing, access roads, and a supervisory control and data acquisition system.

10 The Applicant will pursue issuance of a Title V Federal Lands Policy and Management  
11 Act of 1976 right-of-way from the BLM for a 30-year term. The Applicant expects that the  
12 Project will be constructed in a single phase, which would last approximately 36 to 48 months.  
13 However, the construction schedule may require multiple phases and an extended timeframe,  
14 depending on the terms and circumstances surrounding final power purchase agreements.

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

17 A copy of this notice has been submitted to, among others, the Regulatory Operations  
18 Staff of the Commission, the Bureau of Consumer Protection, the Nevada State Clearinghouse  
19 within the Department of Conservation and Natural Resources, and the Nye County Clerk. *See*  
20 Certificate of Service to this Notice.

21 **III. Other Required Filings.**

22 **1. Draft Public Notice**

23 A copy of the draft notice required pursuant to NAC 703.162 is attached hereto as  
24 **Exhibit 2.**

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

27 The required notice to the Nevada Department of Wildlife (“NDOW”) pursuant to NRS  
28 701.610 was filed on or about May 28, 2021. *See* Application for Energy Projects “Fund for the  
Recovery of Costs,” attached hereto as **Exhibit 3.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**IV. Conclusion**

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

DATED and respectfully submitted this 28th day of May, 2021.

HOLLAND & HART LLP

/s/ Bryce C. Alstead  
\_\_\_\_\_  
Bryce C. Alstead, Esq.  
Erica K. Nannini, Esq.  
Holland & Hart LLP  
5441 Kietzke Lane, Second Floor  
Reno, Nevada 89511

*Attorneys for Boulevard Associates, LLC*

1 **CERTIFICATE OF SERVICE**

2 I hereby certify that I am an employee of Holland & Hart LLP and on May 28, 2021, I  
3 caused to be served a true and correct copy of the foregoing document to the following:  
4

5 **ELECTRONIC MAIL**

6 Skip Canfield, Program Manager  
7 Nevada State Clearinghouse  
8 Department of Conservation & Natural  
9 Resources,  
10 Division of State Lands  
11 901 S. Stewart Street, Ste. 5003  
12 Carson City, NV 89701  
13 [nevadaclearinghouse@lands.nv.gov](mailto:nevadaclearinghouse@lands.nv.gov)

**ELECTRONIC MAIL**

Kristen Burke  
Administrative Assistant  
Nevada Division of Environmental  
Protection  
901 S. Stewart Street, Suite 4001  
Carson City, NV 89701  
[K.burke@ndep.nv.gov](mailto:K.burke@ndep.nv.gov)

11 **ELECTRONIC MAIL**

12 Staff Counsel Support  
13 Public Utilities Commission of Nevada  
14 1150 E. William Street  
15 Carson City, NV 89701-3109  
16 [Pucn.sc@puc.nv.gov](mailto: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](mailto:bcpserv@ag.nv.gov)

17 **U.S. MAIL TRANSMITTAL:**

18 Nye County Clerk  
19 1520 E. Basin Ave  
20 Pahrump NV 89060

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



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Exhibit “1”**  
**Project Map**  
[see attached]

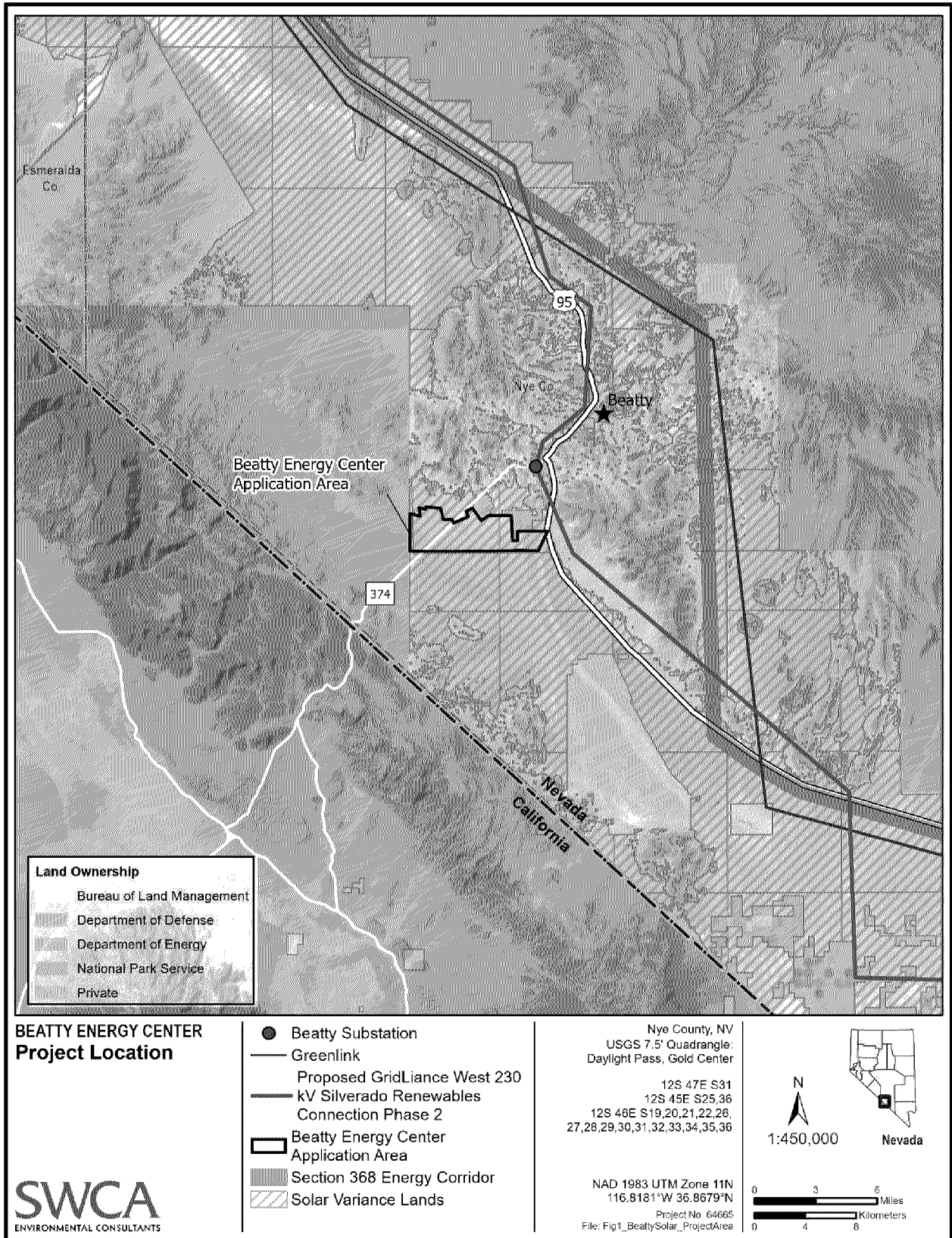


Figure 1. Beatty Energy Center application area.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**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 of Boulevard Associates, LLC, of an application for approval to construct an approximately 800-MW solar energy generating facility, an approximately 800-MW capacity energy storage system, a 230-kV generation-tie line, and associated facilities located in Nye County, Nevada under the Utility Environmental Protection Act (“UEPA”).*

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)):

*Boulevard Associates, 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)):

*Boulevard Associates, 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 the Beatty Energy Center Project, which will consist of an approximately 800-MW solar energy generating facility (“Generating Facility”), an approximately 800-MW energy storage system, an approximately 2-mile-long 138- or 230-kV generation-tie line (“Gen-Tie Line”), and associated facilities located on approximately 6,515 acres of land administered by the BLM in Nye County, Nevada (the “Project”).*

*On or about June 1, 2021, 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 will include the development, construction, operation, maintenance, and decommissioning of the above-referenced components on federal land administered by the BLM. The nameplate capacity of the Generating Facility is 1,000 MW, and the voltage of the Gen-Tie Line will either be 138 or 230 kV. Should the final Project design require the Gen-Tie Line to be 230 kV, both Project components would be above the respective thresholds for UEPA regulation, qualifying each Project component as a “utility facility” as defined by NRS 704.860(1) and (2), respectively. Alternatively, if the Gen-Tie Line is ultimately designed to be*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

*138 kV, the Gen-Tie Line will be described as an ancillary facility of the jurisdictional Generating Facility. Accordingly, the Applicant is providing this Notice of the Project pursuant to NRS 704.870(2)(a).*

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

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

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

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

*This application does not pertain to a tariff filing.*

---

<sup>2</sup> NRS 704.069 states in pertinent part:

1. The Commission shall conduct a consumer session to solicit comments from the public in any matter pending before the 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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Exhibit "3"

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

[see attached]

16781050\_v2



# Application for Energy Projects "Fund for the Recovery of Costs"

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

Project Name Beatty Solar  
 Applicant Boulevard Associates, LLC  
 Mailing Address 700 Universe Boulevard  
 City Juno Beach State Florida Zip Code 33408  
 Name of Contact Kathleen Campanella Phone (561) 694-3854 Email Kathleen.Campanella@nee.com  
 Name of Responsible Corp. Officer/Agency Rep. Anthony Pedroni Title Vice President

Applicant:

Self

Private Company

Government Agency

Other \_\_\_\_\_

### Project Type

Solar  Wind  Geothermal  Fossil Fuel  Biomass  Fuel Pipeline  Power Transmission

Net Maximum Generation Capacity 800 MW Estimated Voltage (power transmission) 230 kV

Proposed Project Size (acres) 6,515 acres Proposed Transmission Length (miles) 2

Proposed Length of Fuel Lines/Pipelines (miles) \_\_\_\_\_

Other Infrastructure (e.g., evaporation/holding ponds or tanks, recharge stations; estimated acres) \_\_\_\_\_  
up to 800 MW battery system, ~50 ac

Proposed County Location (submit project map and shapefiles) ~2 miles west of Beatty, NV; Nye County, NV

Project Description Project consists of solar and energy storage that will be an up to approximately 800 MW alternating current PV solar energy and storage facility with associated on-site substation, inverters, fencing, and supervisory control and data acquisition system. The Project includes either a short 138 or 230 kv overhead gen-tie line to tie into the Beatty switchyard.

Estimated Project Schedule/Timeline Construction Start ~Q4 2023; COD ~Q4 2025

Applicant Signature *Anthony Pedroni* Date 5/27/21

Enclose initial payment made out to **Nevada Department of Wildlife**.

- 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.

Submit project shapefiles (ArcGIS or GoogleEarth are acceptable) to: [jkleiber@ndow.org](mailto:jkleiber@ndow.org)

Submit application, payment, and maps to: Nevada Department of Wildlife  
 Habitat Division – AB307  
 6980 Sierra Center Parkway, Suite 120  
 Reno, NV 89511 USA

WARNING: Original document has a reflective watermark on reverse side. Hold at an angle to view.

64-1278  
611

**NextEra Energy Resources Development LLC**  
700 Universe Blvd  
Juno Beach, FL 33408

Check Date: 05/27/2021

Check No. 5000003977

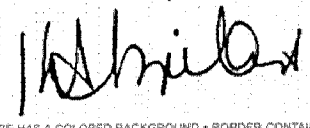
BANK OF AMERICA, NA

TEN THOUSAND DOLLARS

\$10,000.00

Void after 180 days

NEER Development LLC



SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

PAY TO THE ORDER OF STATE OF NEVADA  
DBA NEVADA DEPARTMENT OF WILDLIFE  
6980 SIERRA CENTER PARKWAY #120  
RENO NV 89511

⑈ 5000003977⑈ ⑆061112788⑆ 335 998 7420⑈

NEER Development LLC (4199 000010)  
Vendor Name: STATE OF NEVADA

Check Date : 05/27/2021  
Check Number: 5000003977

Invoice Number	Invoice Date	Document Header Text	SAP Document	Gross Amount	Discount	Net Amount
BEATTY SOLAR	05/24/2021	*NDOW APPLICAITON FEE	1900004299	10,000.00	0.00	10,000.00
		Check Total.....				\$10,000.00