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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
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
BEFORE THE PUBLIC UTILITIES COMMISSION OF NEVADA

Notice of Boulevard Associates, LLC, of an application for approval to construct the Beatty Energy Center Project, which will consist 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

Docket No. 21-______

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

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

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

Kathleen Campanella
Boulevard Associates, LLC
c/o NextEra Energy Resources LLC
700 Universe Boulevard
Juno Beach, Florida 33408
Kathleen.Campanella@nextraenergy.com

and

Bryce C. Alstead
Erica K. Nannini
Holland & Hart LLP
5441 Kietzke Lane, Second Floor
Reno, NV 89511
balstead@hollandhart.com
eknannini@hollandhart.com

The Project includes the development, construction, operation, maintenance, and decommissioning of the Generating Facility, the Gen-Tie Line, and other associated facilities to be located on federal land administered by the BLM. The nameplate of the Generating Facility is 800 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 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 Applicant requests that the Commission accept this Notice under UEPA as complying with NRS 704.870(2)(a) and NAC 703.421. Within thirty (30) days of the issuance of a final Environmental Assessment or Environmental Impact Statement for the Project, the 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.

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

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

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 June 1, 2021.

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

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

4. A general description of the proposed utility facility.

The Project will consist of an approximately 800-MW alternating current ("AC") solar photovoltaic Generating Facility and an energy storage system with a capacity no larger than that of the Generating Facility (approximately 800 MW), which will be connected using an AC- or direct current-coupled system, depending on off-taker preference. The Project will interconnect to the existing Valley Electric Association Beatty substation. Depending on final alignment and
voltage available at the Beatty substation, the Project would include either a 138- or 230-kV Gen-Tie Line to facilitate interconnection. Because the latter would require construction of a Gen-Tie Line that exceeds the threshold for UEPA regulation as described above, the Applicant has included that option for purposes of this Notice. The approximately 2-mile-long Gen-Tie Line would originate at a new, approximately 10-acre on-site Project substation that would step up power from the 34.5 kV solar collection lines and deliver it to the point of interconnection. The Project will also include construction of associated facilities typical of utility-scale solar energy generating facilities and high-voltage energy transmission lines, including inverters, perimeter fencing, access roads, and a supervisory control and data acquisition system.

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

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

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

III. Other Required Filings.

1. Draft Public Notice

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


The required notice to the Nevada Department of Wildlife (“NDOW”) pursuant to NRS 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.
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*
CERTIFICATE OF SERVICE

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

**ELECTRONIC MAIL**

Skip Canfield, Program Manager  
Nevada State Clearinghouse  
Department of Conservation & Natural Resources,  
Division of State Lands  
901 S. Stewart Street, Ste. 5003  
Carson City, NV 89701  
nevadaclerkinghouse@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

**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

**U.S. MAIL TRANSMITTAL:**

Nye County Clerk  
1520 E. Basin Ave  
Pahrump NV 89060

/s/Cecilia Martin  
Cecilia Martin, Legal Secretary  
an employee of Holland & Hart LLP
Exhibit “1”

Project Map

[see attached]
Figure 1. Beatty Energy Center application area.
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
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)².

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.

² 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.
Exhibit “3”

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

[see attached]
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

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

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

Revised 02/2018
NextEra Energy Resources Development LLC
700 Universe Blvd.
Juno Beach, FL 33408
BANK OF AMERICA, NA

TEN THOUSAND DOLLARS

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

Void after 180 days
NEER Development LLC

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

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