



# Moapa Valley Town Advisory Board

October 28, 2020

## MINUTES

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Board Members: Marjorie Holland – Chair – **PRESENT** Lois Hall – **PRESENT**  
Kristen Pearson – Vice Chair – **PRESENT** Megan Porter – **PRESENT**  
Gene Houston – **PRESENT**

Secretary: Amelia Smith 702-397-6475 [Amelia.Smith@clarkcountynv.gov](mailto:Amelia.Smith@clarkcountynv.gov)

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- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:00 p.m.
- II. Public Comment  
None
- III. Approval of September 9, 2020 Minutes  
**Moved by: Gene Houston**  
**Action: Approved**  
**Vote: 4-0 Unanimous**
- IV. Approval of Agenda for October 28, 2020  
**Moved by: Marjorie Holland**  
**Action: Approved the agenda with a motion to hear the zoning item first, art project second, Arevia Power third, Transform Clark County fourth, and CDAC last.**  
**Vote: 5-0/Unanimous**

V. Informational Items

1. Clark County Parks and Recreation Office of Public Art is to provide details about the double negative project and invite the public to the Public Art Presentation on Wednesday, January 6, 2021 at 6:00 pm – 7:00 pm at the Overton Community Center 320 N Moapa Valley Blvd, Overton, NV 89040. (for discussion only)

Mickey's presentation will be included a part of the minutes

Mickey Sprott is currently working with the 3 finalists who are scheduled to provide a presentation before the community on January 6, 2021 from 6-7pm. The presentations will take place at the Overton Community Center but will not be a part of a town board meeting. Each of the 3 artists will have a design which will be presented to community members and a voting panel. The panel will vote on the finalist after community members are dismissed.

2. Arevia Power, a developer of utility-scale solar photovoltaic projects in the United States, to provide project details including scope, construction and operation timeline, job opportunities and economic benefits regarding the proposed project for an 850 megawatt (MW) alternating current (AC) solar project with 850 MW battery storage on approximately 9200 acres of federal land under the management of the Bureau of Land Management. The Battle Born Solar Project is located approximately 3 miles east of Moapa Valley on the southern end of the Mormon Mesa. (for discussion only)

Ricardo Graf, Chief Development Officer and managing partner of Arevia Power, was present to provide details regarding the proposed solar project. The presentation was provided as part of the agenda and supporting materials and will be included as part of the minutes. Ricardo informed residents that a website will be set up where folks can provide their public comment as the process progresses.

Community comments includes the following: Residents are concerned that there wasn't enough of a discovery process before settling on a site; residents would have preferred to be given the opportunity to discuss negative impacts in the following categories: environmental, religious, tourism, recreational, historical, geological, and wildlife disruptions due to a large section of the valley becoming restricted access. The community would have liked the opportunity to provide alternative sites. This site will directly have a negative impact on businesses in the area such as Skydive Fyrosity and Legacy Rock. Arevia Power maintains that their plans are all preliminary and they are willing to compromise to have the least amount of community impact possible.

The valley will be sandwiched between the two largest solar projects in the nation being Gemini and Battle Born located 20 miles apart from one another. The community is wondering where the water will be sourced from during the construction period and to maintain the site. Residents visited Arevia Power's website where it states that the water would come from ground water. Arevia Power stated that their water will be trucked in via North Las Vegas or Las Vegas. The community has already lost businesses due to Lake Mead closures and they believe this solar project would further negatively impact dollars brought in via OHV users and outdoor enthusiasts. Once the project is complete Arevia Power plans to sell the site which raises further concerns regarding Arevia Power's commitment to the community.

**Additional public comments have been provided via written letters which will be included as part of the meeting minutes**

- **What is the cost of kilowatt hours?** Currently, California's is experiencing substantial rate increases
  - **The top of the mesa is categorized as an ACEC** - similar projects have been denied in this location.
  - **The mesa is a protected air route for fowl.**
  - **Will this project restrict grazing rights?** According to the Arevia Power, they will not restrict any grazing.
  - **The location of the panels is in Skydive Fyrostiy's landing zone.**
  - **Legacy Rock uses this as an access point to their aggregate site-** They truck in and out of that site multiple times a day and their trucks kick up dust and rocks.
  - **The Highschool M is accessed via the mesa and holds traditions going back several generations.**
  - **Fugitive dust is a huge topic of concern** - Arevia Power's dust mitigation process will be to use water trucks.
  - **Who will be the manufacturer of the panels and which kind of batteries will be used?** The community was told that it's too early in the process and a manufacturer has not been chosen yet. Once a notice of intent has been submitted then they'll have 2 public meetings via the BLM which will give residents the opportunity to provide public comment. Members of the BLM will be at the meetings during this process. The kind of batteries used will be lithium ion. Current purchasing options being considered are China or Tesla.
  - **How will the batteries be disposed of?** The batteries have a 10-15-year lifespan. Locals who directly work with lithium batteries have expressed that they are extremely difficult to dispose of because no one accepts them. Arevia Power had no comment.
  - **Who is the source of funding for this project?** Federal dollars will be the main source of funding
  - **How many permanent Jobs will there be, and will they be employing locals?** According to Arevia Power, there will be approximately 25-35 permanent jobs. A project this size may also include a local office. Many of the positions will go to union workers which will exclude many in the valley due to a low number of union workers living in the area.
  - **Why is this project being fast tracked?** Although the project has priority, Arevia Power maintains that they will still have to abide by the same timelines as any other project.
  - **Will the energy be sold to California?** Currently, Arevia Power is planning to sell the energy to NV Energy. The concerns are that NV Energy is not located in this area, so the community will receive no benefit. Arevia Power expressed that once the power is sold, they have no say on what happens thereafter, but they are willing to work with the Overton Power District if they would like to be included.
3. Town Board representative to provide an update regarding Transform Clark County. (for discussion only)

Kristen Pearson let the community know that Clark County is in the process of rewriting Title 30 and the Master Plan - Clark County is hoping to get folks involved in the process which includes a second opportunity for people to participate in a second survey. Please reach out to Amelia for website information.

VI. Planning & Zoning

11/17/20 PC

1. **VS-20-0444-HARDY, JAMES D. & CYNTHIA W.:**  
**VACATE AND ABANDON** a portion of a right-of-way being Leavitt Street (alignment) located between Waite Avenue and Jensen Avenue (alignment) within Moapa Valley (description on file). MK/jor/jd (For possible action)

**Moved by: Gene Houston**

**Action: Approved**

**Vote: 5-0/Unanimous**

VII. General Business

1. Clark County requests the Moapa Valley Town Advisory Board to nominate a representative for the 2020/2021 Community Development Advisory Committee (CDAC). (for possible action)

**Moved by: Lois Hall**

**Action: Approved nomination of Megan Porter**

**Vote: 5-0/Unanimous**

VIII. Public Comment

Jennifer Rawlings asked who she should speak with regarding the need for a stop sign or yield sign as they're leaving Lin's. Amelia took down Jennifer's information and will look into her request.

IX. Next Meeting Date

The next regular meeting will be November 25, 2020

X. Adjournment

The meeting was adjourned at 8:07 p.m.

10.28.20 Public Comment  
Moapa Valley Town  
Advisory Board Meeting



I am Lisa Childs, from Logandale, Nv co founder of the Moapa Valley Save Our Mesa Facebook group. I started this group strictly to inform our community. We have an intelligent community here that has done their own due diligence! Don't underestimate them.

The more I researched, the more I became convinced this was going to be tragic for the economy of our community as well as our open spaces and our environment.

Our community depends on tourism to survive, we don't have big casinos or golf courses, we have open spaces and beautiful scenery. We are largely an OHV area and are inviting and encouraging events to our area. We have numerous events that include the Mesa, one being the popular Hump and Bump event that always sells out, and they give a lot back to our community. We also have a renowned Skydiving Company that uses it as well, for both for civilian experiences and military training. They would be forced out of business.

When the Overton Beach closed at Lake Mead, many businesses took big hits. Some had to close. The remaining ones direly depend on tourism to stay afloat. They must be able to bring in enough money during our peak outdoor season to get them through our very slow summer season.

Losing any access to the Mesa could potentially drop our tourism by 35 to 50%. That would mean additional closures in our community.

My second argument involves meteorological issues. I have diligently done my homework on this issue. There are minimal studies as to what solar farms do to the area around them. The one item I can find factual is that it will raise the ambient temperature in the area, Usually from a minimum of 3 to 5° and could be as high as 20°. We already have 120° summers here in the valley.

My first point of this...

We are also a significant farming community and those businesses could suffer severe damage by increased temperatures. We also have a reservoir that supplies their water to keep their farms going. With that kind of ambient temperature increase and low humidity, the farmers will have to water more and combine that with the evaporation rates, it will drain the reservoir in no time. It could cause our farms to shut down! This temperature increase will also affect the livestock that is raised in the area.

My second point....

Once the Gemini project is complete it will be the largest in the nation. When battle born is complete it will then become the largest in the nation. From tip to tip these two large solar farms are 20 miles apart and we are right between them.

There are NO studies showing what this could do to our average annual rainfall. There is no other situation in the world like this to compare it to. The only studies I can find are strictly "model predictions" for combining solar and wind farms in the Sahara desert.

I began researching the top 15 largest solar farms in the world. None of them impede on any communities. I have searched every inch of the web and also with most solar companies out there, including yours. Studies do not exist! A study of this magnitude would take years. The size of this farm needs to be put in a remote area where it does not interfere with any community like this one will. We don't want to be the guinea pigs to find out our average annual rainfall is substantially reduced or even depleted and our temperatures are unlivable because then, it is too late.

Another huge issue is fugitive dust during construction. You don't have enough water trucks to control that on the size of that project. That dust can be deadly, issues like Valley fever or haunta virus, respiratory failures, and even Covid.

There is no benefit to us, only destruction, on so many levels!

We are not against renewable energy, we just want you to pick another place! And there ARE other places, we will be happy to point them out to you after the meeting! As a community we are going to stand together to protect our valley and to Save our Mesa!

Lisa Childs

Logandale

Hi,

I am Kat Lounsbury from Logandale Nv and co founder of the Moapa Valley Save Our Mesa Facebook group.

We here today to express our concerns over the proposed Battle Born Solar Project.

This project lays 46 miles north of Las Vegas on top of Mormon Mesa near Moapa Valley, NV and wishes to encompass an application area of 24,000 acres of land, or 37.5 square miles. That's 18,181 football fields to put it into perspective.

Reading the clearinghouse records, the application makes it sound as though this project is located in the middle of nowhere in a desolate area of desert. This is not the case. We have a thriving community that would be directly below it.

Concerns about this project range from environmental and economical to historical and the sheer importance of this landmark to the community.

I think I speak for majority of the Valley when I say we don't want this solar project to happen.

Mormon Mesa holds meaning to many of us. It's a place where we can sit and appreciate the sunrise or sunset in a naturally beautiful place. The "M" holds a tradition for the local high schools students and has for many, many years. It's a gateway to local attractions such as Double Negative, the Virgin River, and Gold Butte. These things are just the tip of the ice burgh.

Mormon Mesa is a tourist attraction. Its recreational value is immeasurable, and not to just the locals. Motorcycle races, hiking attractions, equine events, religious gatherings, and more happen there. The trails across the Mesa are documented on the State Government OHV websites.

This is also a well-known place to the scientific and archeological community. There are noteworthy archeological sites on top of Mormon Mesa where indigenous people settled where remnants of their existence still remain.

The Mesa is also one of the oldest landforms in the desert southwest and has helped piece together how this area was formed. It is rare and unique. It's aided in the understanding of geological, climatic, and tectonic studies.

Endangered animals and plants have made Mormon Mesa their home. The Las Vegas Bear Poppy is actually found quite frequently in the area. The Mesa is an important bridge for the already protected Desert Tortoise and has been noted as such with the Fish and Wildlife Service. The other side of the 115, on Mormon Mesa, has already been deemed an Area of Critical Environmental Concern.

There are many documented sightings of the the tortoise on the Mesa. Even the Southwestern Willow Flycatcher has been spotted in the vicinity of where the proposed solar project would be located. I can go on more about this, but I will move on.

I'm sure you are aware of the Old Historic Spanish Trail that crosses Mormon Mesa. This piece of the trail is one of the last remaining portions that is still intact. However we hold another historical trail there as well known as the Huntsman Trail which is also documented in our local history.

The southern tip of Mormon Mesa is an amazing lookout over Lake Mead as well as the ruins of St. Thomas, where many of the local's ancestors settled.

So many people have moved here to be closer to nature and away from the big city. We enjoy our way of life in our little town and we don't want a gigantic solar field in our backyard. We value nature and recreation. Mormon Mesa is a staple in that.

There are hundreds of reasons why we don't want this project to happen and too many unanswered questions and no studies to back up any supposed answers.

Our home is not a science experiment. How will this affect our weather? Especially once we are smack dab in the middle of two gigantic solar fields.

Where is the proof that this process of "mowing" actually works? How many SUSTAINABLE jobs will this actually bring? Where would the power ACTUALLY be going? Why should we give up land that is sacred to us in a way that will not benefit us, but will actually hurt us?

I believe I speak for this community when I urge you to rethink the location of this solar project. There are many alternative locations.

In conclusion, we don't want your solar field. We want our Mesa, and you cannot buy us.

**SAVE OUR MESA!**

Kat Lounsbury

Logandale

Its not just that the solar project does not belong where they want to put it.

We have a bigger issue here.

After living in Las Vegas for 30 years, I moved out and fell in love with Overton.

The most corrupt person in Las Vegas is still Harry Reid. Sissylac was put in office by Harry Reid. That's why everyone called him Dirty Harry Reid. They both hate president Trump yet they had the audacity to ask him to fast track this project.

They wanted it fast tracked not for the so called good of our community, but so no-one would know about it.

They have a financial stake in this and we have a duty to expose what that is.

Those 2 don't do anything for the good of anyone but themselves.

This project would totally destroy our community!

Cordy McLaughlin  
420 Vento Vista Circle  
Overton

702-339-0524



Oct. 27, 2020

My husband and I are snowbirds. We have spent the past few years in Overton. We and our friends spend a lot of time enjoying the beautiful Mormon Mesa. How anyone can even think about turning this beautiful place into a solar farm is just horrible. It is home to so many species of animals, reptiles and birds. The unaccountable types of plants, how can anyone even think about killing all these things??? You would have to be stupid and heartless to think that a solar farm wouldn't ruin everything on the Mesa. Then there's the historical part of the Mesa that will be lost. Please keep our beautiful Mesa from being ruined.

Thank you,

Mary Montover

PO Box 2395

Overton, NV 89040



Please read into Record —

To: MV-TAB

From: Judy Metz

Re: Plans for Solar Farm on Mesa.  
Economic Impact

In 2008 & 2009, when the National Park Service & Department of the Interior chose to shut down the North End of Lake Mead, we fought to try and keep it open. We had petitions, w/1000's of signatures, 100's of people @ the TAB meetings, all to no avail.

Congressman Jon Porter fought to reorganize the marina and help in many ways — Senator Harry Reid, repeatedly, told us there would be no negative impact on the local economy. We brought the NPS many solutions, but they were not interested in solutions. They planned on closing Overton Beach....

Again, we feel these plans are being made, with no consideration for the local economy.

We fought for Yarn to become an ATV friendly area. Now, you want to close off more of the

These, putting constraints on the people that come to our area with their ATV's. It has only been a couple of years, we have seen growth in these activities. It gives us hope of replacing the Boaters we lost in the Spring & Summer seasons, when the Lake closed down. The impact on our business, was a loss of app. 30-35% - If that happens again, there are some businesses that will have to close down.

There is no positive effect for our community. It will take miles of space, no local benefit whatsoever. These off areas we have fought to preserve for years. The Federal Govt. has also fought to preserve it. Why ~~now~~ <sup>now</sup>, is it okay for these strangers to come in and destroy it. We have always worked with BLM, to maintain these lands, and preserve them. Please, don't stop now!

Sincerely,  
Judith L. Metz  
owner  
SUGAR'S HOMEPLACE

Oct. 27, 2020

We are snowbirds who spend 6 months every year in Overton, NV. We love the recreation in the area, especially the mesa. We look forward all year to our rides there. We love to see the desert blooms in the spring and watch the turtles come out of hibernation.

The mesa is natural and a historical treasure. There is so much to see and enjoy on the mesa. It should not be ruined by an eye sore solar plant.

Sincerely,  
Cheryl Lloyd





# Battle Born Solar Project

**Solar Partners VII, LLC**

October 2020



**Developer:  
Arevia Power**



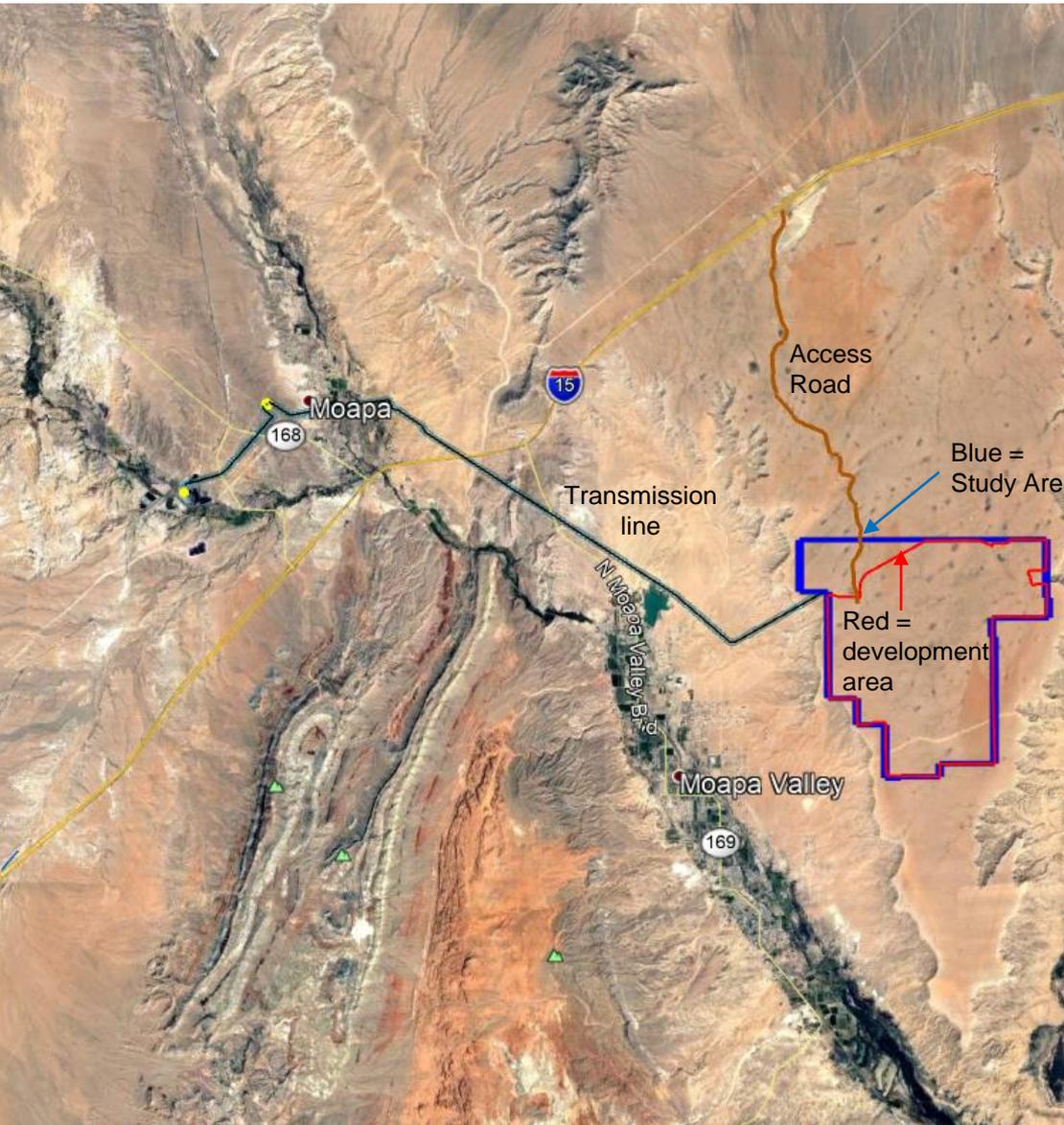
# Arevia Power

- 20+ years of utility scale solar development experience
  - 2.5GW of projects developed
- Capital partner - Quinbrook Infrastructure Partners
- Gemini Solar - 690MW PV + 380MW project
  - Largest solar project in the State of Nevada
  - Located east of I-15 and south of Valley of Fire Rd.
  - PPA secured with NV Energy in May 2019 with regulatory approval (PUCN) obtained December 2019
  - BLM led NEPA permitting via Record of Decision (ROD) signed by Dept. of Interior May 2020 on 7,000 acres
  - Commercial operations scheduled for 2023
  - Utilizing local labor to build and operate
- On Battle Born will continue to work with other local and experienced companies during design and construction

# Proposed Project



# Project Overview



- **Site**

- 9,200-acre project site on Bureau of Land Management (BLM) land
- 15-mile transmission line adjacent to existing power lines – connect to Reid Garner Substation

- **Location**

- 55 miles northeast of the Las Vegas, immediately northeast of the community of Moapa Valley

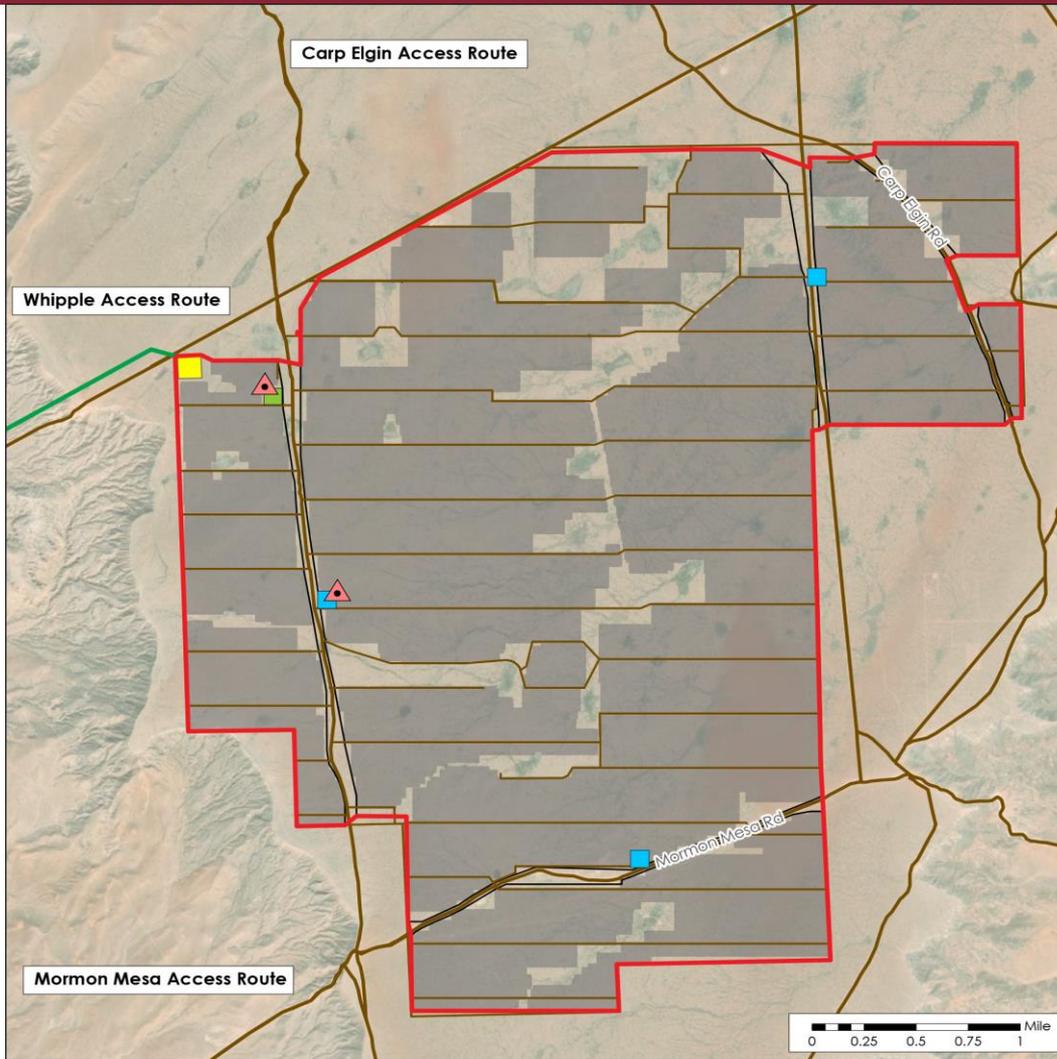
- **Size**

- 850 megawatt (MW) of clean, renewable energy

- **Benefits**

- Can significantly expand the State's renewable portfolio
- No air or noise emissions when operating

# Project Layout



## Legend

Scale = 1:50,000

- |                                     |                |
|-------------------------------------|----------------|
| Project Site                        | Well           |
| Solar Field                         | Temporary Pond |
| Substation                          |                |
| Administrative and Maintenance Area |                |
| Gen-tie Line                        |                |
| Fence                               |                |
| Access Road                         |                |

## Access

- Access to the site would be via Carp Elgin Road off I-15
- No access through Moapa Valley or Overton during construction

## Project Site

- Currently, approximately 7,400 acres of panels
- Development of solar layout to minimize effects to environmental resources

# Siting to Minimize Impacts

- **Avoided Traffic Impacts** - Minimize disturbance to communities through access off I-15, maintain access over and on the mesa
- **Low Visibility** – minimal or no visibility from the towns below the mesa and from surrounding areas (e.g., Valley of Fire State Park)
- **Maintained Recreational Uses** – Recreational uses will be maintained, including access to Virgin River, Double Negative, OHV on the mesa
- **Reduced Impacts to Natural Resources** – Avoidance and minimization through careful review, siting, and innovative mitigations to preserve habitat



# Development Process



# Planning Process Phases

- Phase of process

Application for Right-of-Way from BLM

NEPA Process

2007

2020

We are here

2022

Engineering and Environmental Studies  
Interconnect Planning

Start of  
Construction

- Early outreach
  - Introduce the project
  - Hear community concerns

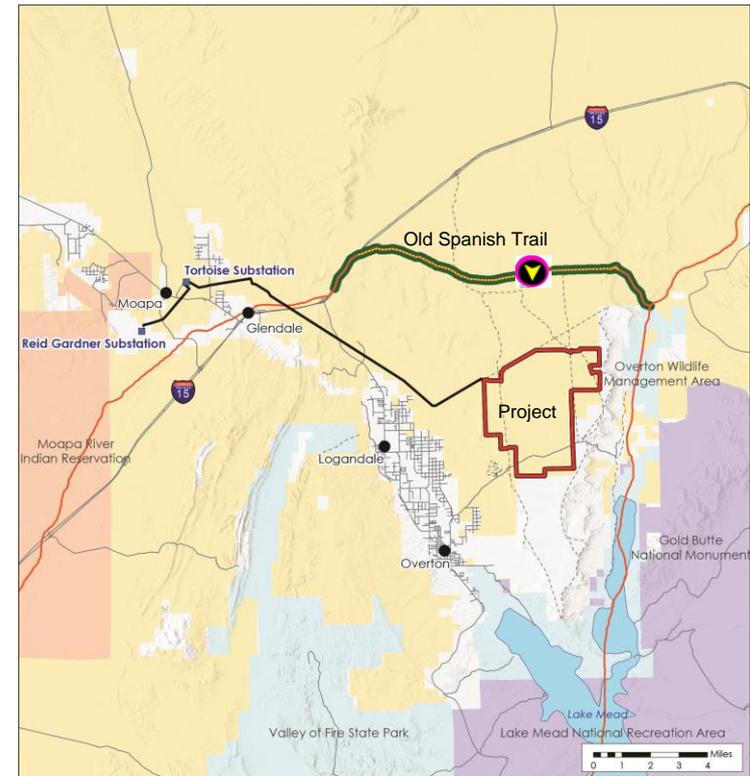
# Environmental Review

- Environmental studies and engineering underway
- NEPA Process with BLM
  - Evaluate project impacts and determine mitigation
  - Several opportunities for public input and comments
- Agency outreach
  - US Fish and Wildlife Service
  - National Parks Service
  - Nevada Division of Forestry
  - Clark County
- Tribal outreach

Engineering and Environmental Studies	
Biological (wildlife, plants, wetlands)	Palaeontology
Cultural (archaeological, historic, Old Spanish Trail)	Visual Assessment
Geotechnical	Noise
Hydrology and Drainage	Air Emissions
Socioeconomic	Traffic
Hazards	Land Use

# Environmental Concerns

- Desert tortoise
  - Low to very low density found in surveys
- Old Spanish Trail
  - Located approximately 2.5 miles north of the project – performed assessment demonstrating minimal visibility of solar field
  - Map to right – arrow shows view location of simulation on next slide
- Mitigation - Leaving vegetation in place
  - Maintains habitat
  - Maintains hydrology
  - Minimizes dust and erosion



# Old Spanish Trail – Visual Simulation of Project



# Project Benefits



# Benefits

- Economic
  - Generates 1,125 direct high wage jobs through the construction period
  - Provides direct and indirect benefits for vendors and other businesses in Southern Nevada, generating \$285 million in labor income and a \$530 million GDP effect in the state
  - Generates significant property, sales and use taxes and other benefits for local governments.
- Renewable Energy Benefits
  - Provides consumer-friendly, sustainable renewable energy
  - Offset approximately 1.5 million metric tons of CO<sub>2</sub> annually

# Questions Comments



**AREVIA**  
POWER