

ELDORADO VALLEY FACTS

Nothing But The Facts

- History of the Purchase (page 1)
- Energy Development Potential (page 2)
- Capital Investment (page 2)
- Tortoise Easement Impacts (page 1)
- Potential Revenues (page 4)
- Map of EVTA (page 3)



Nothing but the Facts

The purpose of this document is to provide a brief outline and understanding of the issues surrounding the original purchase of the Eldorado Valley Transfer Area and the future development of the Valley for Energy Development.

What is the Eldorado Valley Transfer Area?

The Eldorado Valley Transfer Area (also referenced as “EVTA” in many documents) consists of approximately 107,400 acres of land (167.8 square miles).

How did the EVTA come to exist?

The United States Congress passed the Eldorado Valley Act (“Act”) on March 6, 1958 (Public Law 85-339, amended by Public Law 87-784 to extend the time period of performance). The Act authorized the Secretary of the Interior to enter into a contract of sale with the Colorado River Commission (“CRC”) to sell them 126,775 acres of land. The CRC opted to request a lesser acreage, later known as the EVTA.

When did the CRC initiate the purchase of the EVTA?

The CRC filed their application to purchase the EVTA on March 4, 1968 (the deadline to file was March 6, 1968). A later amendment to purchase was filed on June 23, 1992 to firm up the acreage and detail the intended uses of the land to be purchased.

When was the purchase completed?

Boulder City and the Colorado River Commission completed the transfer of the land to Boulder City ownership on July 9, 1995 for the sum of \$1,277,630.

What is the Boulder City Conservation Easement?

One of the stated purposes listed in the purchase agreement for the EVTA was to set aside a large portion of the land as a Desert Tortoise habitat. The Boulder City Conservation Easement (“BCCE”) consists of 87,000 acres (135.9 square miles) and is governed by the Easement Document that specifies the approved activities such as ATV riding, hiking, biking and other similar recreation. Hunting is permitted during the Hunting season as well.

Where is the Boulder City Conservation Easement?

The BCCE is generally located east of US 95 and south of the dry lake bed. There is a 3,000 acre site within the BCCE that has been set aside for solar energy development.

Last Update: November 20, 2024

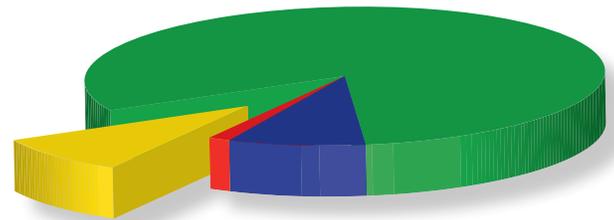
City of Boulder City
Finance Department
401 California Avenue
Boulder City, NV 89005
(702) 293-9449



EVTA Acreage

Tortoise Easement:	87,000 acres
Energy Development*:	10,931 acres
Dry Lake Bed:	1,398 acres
Recreation Land:	8,071 acres

* Note: there is an additional 1,108 acres of energy development outside the EVTA within the original townsite



Recreation Facts

- Over 400 miles of open trails for use by ATV's and other off-road vehicles
- The Tortoise Easement is OPEN for passive recreation
- The Dry Lake remains a very popular film and print media filming site

Capital Investment

It is anticipated that several types of Utility Scale Energy facilities will be constructed within the Eldorado Valley: Natural Gas, Photovoltaic ("PV"), Concentrated Solar Power ("CSP") and Battery Energy Storage Systems ("BESS"). Photovoltaic currently costs approximately \$1M per megawatt to build. Concentrated Solar Power costs approximately \$6.9M per megawatt to build. Primary reason for the wide difference in construction costs are efficiency in power output per acre. CSP power yields more power per acre than PV – due to several reasons:

- Temporary cloud cover does not significantly lower CSP output, whereas output decreases for PV
- CSP uses steam powered industrial generators to create the electrical current, able to regulate the efficiency to ensure desired output, PV is dependent upon the silicon receiving sunlight to produce electricity.
- Sun angle affects PV output, has a minimal effect on CSP output



For all energy projects either completed or contemplated, the anticipated capital investment in Utility Scale Energy Facilities upon build-out is conservatively placed at \$7,500,000,000 (\$7.5B dollars)

Capital Investment also includes related investment in **job creation**. It is anticipated that the planned projects will **generate 16,000 jobs over the life of the construction process**.

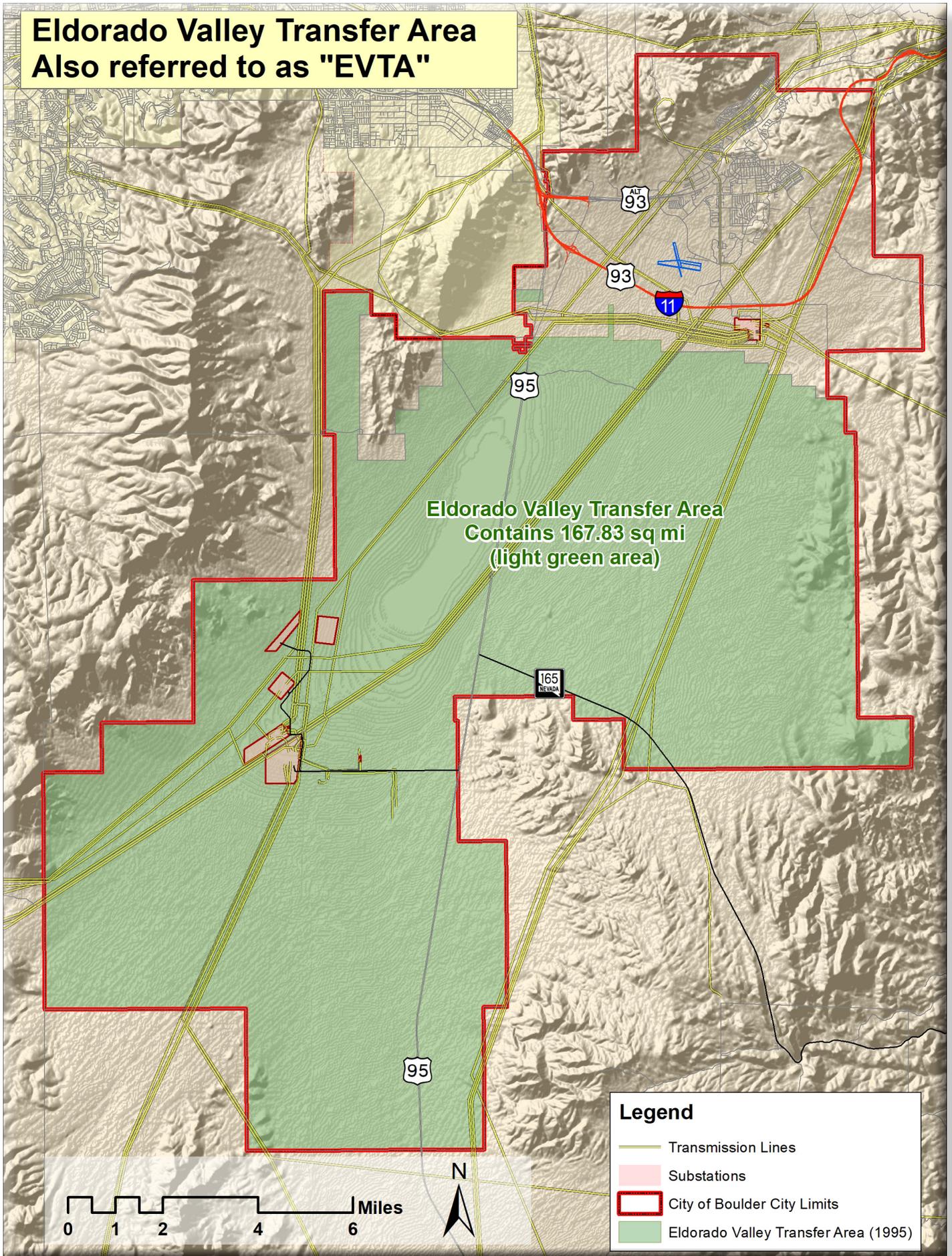
Additional Capital Investment: In addition to the solar energy facilities, Boulder City is poised to experience additional development in the form of additional inter and intrastate transmission lines that will traverse the City and to the five substations/switchyards (Mead, McCullough, Marketplace, Sloan and Eldorado). Additional transmission line enhancements (such as re-conductoring existing lines, or upgrades to existing lines) are anticipated to occur.

Film and Print Media Investment

The EVTA, and more particularly, the Dry Lake Bed, Tortoise Easement and the new solar energy facilities are very popular sites for film and print media backdrops. The City works hard to promote our fantastic vistas through the Nevada Film Office and competitive film permit pricing.



**Eldorado Valley Transfer Area
Also referred to as "EVTA"**



Projected Revenue Over Life of Active Projects

Development	End Fiscal Year	Total Revenues
Desert Star (nat gas)	FY27	\$ 29,675,611
Nevada Solar One	FY48	\$ 22,650,000
Copper Mountain Energy	FY70	\$24,280,260
Copper Mountain I	FY41	31,562,663
Copper Mountain II	FY74	162,124,011
Copper Mountain III	FY61	120,268,763
Copper Mountain IV	FY56	\$49,383,245
Copper Mountain V	FY61	87,481,051
Boulder Solar Power I	FY77	75,405,833
Boulder Solar Power II	FY78	35,142,444
Boulder Solar Power III	FY74	109,085,498
Techren Solar (all phases)	FY80	261,848,662
Silver Peak Solar 1	FY73	7,436,246
Townsite Solar 1	FY71	93,463,695
Nelson Hills Energy Storage	FY68	76,554,196
Boulder Flats	FY75	\$149,658,240
GRAND TOTAL		\$1,336,020,418

Why Energy and Boulder City?

The area is attractive for energy development for several reasons:

- Proximity to five major substations on the national electrical distribution grid
- Located on private land exempt from NEPA requirements

The two largest expenses to the development of an energy facility outside the actual facility itself are:

- Getting the power to market – i.e., the construction of transmission lines from the facility to primary substations to place the power on the national distribution grid
- The time and expense to completing the necessary environmental reviews required under the National Environmental Policy Act (“NEPA”) for projects constructed on Federal Land. The expense is three-fold: (1) the length of time to draft an acceptable NEPA document can be as long as 3-4 years; (2) the cost of hiring engineering firms to develop the NEPA document for that 3-4 year period; (3) the cost of implementation of any mitigation measures identified in the NEPA document

Because of the proximity of the EVTA to existing interstate transmission lines and substations, along with being able to develop on private land, the Boulder City sites are very attractive and permit the development of energy projects at relatively affordable market prices.

*Optioned or future improvements Lands Only

Lease Revenue

It is anticipated that over the next 70 years that energy development in the EVTA and the original townsite will generate approximately \$1.336B in lease revenues for Boulder City. Actual revenues may be higher dependent upon the success of several leaseholders securing higher power purchase agreements and provisions in the lease documents for a percentage of the revenue as rent in lieu of a base rent based upon land value.

Property Tax Revenue

All utility-scale energy plants are assessed property tax. The Boulder City tax rate is 26 cents per hundred dollars of valuation. There is a potential for up to \$100,000 annually in property tax revenue in addition to the lease revenues for city operations.

State Tax Revenues (Sales/Utility)

The City itself does not have a local option sales tax, but the state and region will benefit from construction activities and the purchase of equipment and supplies.

Development	Acreage	MW
Desert Star (gas)	113	480
Nevada Solar One	400	65
Copper Mountain Energy - Storage	32	120
Copper Mountain I	509	100
Copper Mountain II	1,100	235
Copper Mountain III	1,200	255
Copper Mountain III - Storage*		120
Copper Mountain IV	686	125
Copper Mountain V	1,374	290
Boulder Solar I	247	50
Boulder Solar II	765	100
Boulder Solar III	800	110
Boulder Solar III - Storage*		120
Townsite Solar 1	1,108	180
Townsite Solar 1 - Storage		90
Townsite Solar II*	88	30
Townsite Solar II - Storage		70
Techren Solar I	500	105
Techren Solar II	1,000	215
Techren Solar III	160	25
Techren Solar IV	164	25
Techren Solar V	288	60
Silver Peak 1 - Storage	76	60
Silver Peak 2*	291	50
Nelson Hills Energy Storage*	38	350
Boulder Flats*	1,100	235
TOTAL	12,039 acres	3,590 MW