



April 10, 2024

ADRIAN TORRES
112 SOUTHPOINT WAY
HENDERSON, NV 89074

APN: 0483640200

Dear Charleston View Landowners and Residents:

My name is Kelly Bradley and like you, I am also a Charleston View landowner. The company I am representing, Energy Project Solutions, is conducting community outreach for Bonanza Peak Solar, LLC, a subsidiary of 174 Power Global, one of the U.S.'s proven leaders in solar energy development.

Bonanza Peak Solar, LLC is planning Bonanza Peak Solar, a new photovoltaic solar energy project. Bonanza Peak Solar will be located on a portion of the Old Hidden Hills Ranch, a little over a half-mile north of Old Spanish Trail Highway, within the previously approved Charleston View Solar Energy Development Area (SEDA) General Plan Overlay created by Inyo County.

Although you will likely receive several formal notices from permitting agencies in the future, we wanted to share the plans for Bonanza Peak Solar with neighbors in advance of the formal process. For your reference, I have included a location map and summary of the Project. I am here to answer any questions you may have and am available to discuss the project in greater detail.

Please feel free to give me a call or text me at (702) 332-3957 to request a call back at a time that is convenient for you.

Sincerely,

A handwritten signature in black ink that reads "Kelly B. Bradley". The signature is written in a cursive, flowing style.

Kelly Bradley



April 11, 2024

Amargosa Conservancy
PO Box 63
Shoshone, CA 92384

Dear Mr. Roholt,

I would like to take this opportunity to introduce myself. My name is Jack Dangelo, with Energy Project Solutions, and I am conducting community outreach for Bonanza Peak Solar, LLC, a subsidiary of 174 Power Global, one of the U.S.'s proven leaders in solar energy development.

Bonanza Peak Solar, LLC is planning a new photovoltaic solar energy project, called Bonanza Peak Solar. It will be located on a portion of the Old Hidden Hills Ranch, a little over a half-mile north of Old Spanish Trail Highway, within the previously approved Charleston View Solar Energy Development Area (SEDA) General Plan Overlay created by Inyo County.

As a key stakeholder in the region, we wanted to personally reach out to you and the Amargosa Conservancy before we launch the early permitting processes with Inyo County.

For your reference, I have included a location map and a summary of the Bonanza Peak Solar Project key project facts. We understand the importance of limiting the use of groundwater in the region and, while photovoltaic solar projects generally use less water than any other form of energy production, and far less water than most other types of development projects, we will implement industry protocols to further minimize water use. The Project will also be adhering to Inyo County guidance for the Charleston View SEDA on limiting impacts to the aquifer associated with solar projects.

I am available to answer any questions you may have and to discuss the project in greater detail. Please feel free to give me a call at (949) 293-3822 or email at Jackd@EnergyProjectSolutions.com.

Yours Truly,

A handwritten signature in black ink, appearing to read "Jack Dangelo", is located below the "Yours Truly," text.

Jack Dangelo
Senior Project Manager
Energy Project Solutions



COUNTY OF INYO BOARD OF SUPERVISORS

NOTIFICATION FROM THE SPECIAL MEETING OF OCTOBER 9, 2024
OF THE INYO COUNTY BOARD OF SUPERVISORS

TO: File

*Planning
Department –
Bonanza Peak Solar
Project*

The Board received a presentation from Director of Permitting for the Bonanza Peak Project Stephanie Lauer on a proposed 500MW solar photovoltaic energy generation project in the Charleston View area.

Chairperson Kingsley asked if there was anyone wishing to provide public comment and discussion ensued with several unnamed attendees voicing a range of questions and concerns related to the project.

Planning Director Cathreen Richards reminded attendees that there will be additional opportunities for public input at community meetings, as this is a requirement of the California Environmental Quality Act (CEQA) approval process.

*Attest: NATHAN GREENBERG
Clerk of the Board*

A handwritten signature in blue ink, appearing to read "Nathan Greenberg", is written over the printed name and title.



INYO COUNTY BOARD OF SUPERVISORS

TRINA ORRILL • JEFF GRIFFITHS • SCOTT MARCELLIN • JENNIFER ROESER • MATT KINGSLEY

NATE GREENBERG

COUNTY ADMINISTRATIVE OFFICER

DARCY ELLIS

ASST. CLERK OF THE BOARD



AGENDA ITEM REQUEST FORM

October 9, 2024

Reference ID:
2024-699

Presentation on Bonanza Peak, a Proposed 500MW Solar Photovoltaic Project in Charleston View

Planning Department

NO ACTION REQUIRED

ITEM SUBMITTED BY

Cathreen Richards, Planning Director

ITEM PRESENTED BY

Cathreen Richards, Planning Director

RECOMMENDED ACTION:

Receive a presentation from the applicant, Bonanza Peak, on a proposed 500MW solar photovoltaic energy generation project in Charleston View.

BACKGROUND / SUMMARY / JUSTIFICATION:

Bonanza Peak Solar, LLC, has applied for a Renewable Energy Permit (REP) from Inyo County, California to construct, own, operate, and maintain a utility scale solar photovoltaic (PV) energy generating facility inclusive of a battery energy storage system (BESS) on private lands. The requested term for the REP is 40 years. The Project would be located in the Charleston View Solar Energy Development Area (SEDA) in southeastern Inyo County, adjacent to the Nevada state line just north of the Old Spanish Trail Highway.

The solar generation facility, including the PV arrays, BESS, substation, and other electrical equipment, would be within a 3,382-acre project area with a developed area of no greater than 2,400 acres, as dictated by the Inyo County Renewable Energy General Plan Amendment (REGPA Inyo County 2015). The Project has a planned net generating capacity of up to 500 megawatts (MW) alternating current. The solar generation facility will include a 459 MW/4-hour BESS energy storage system.

An approximately 9-mile long 230 kilovolt (kV) generation tie-in line (gen-tie) would be located on lands managed by the Bureau of Land Management (BLM) in Nye and Clark Counties, Nevada. The Project would connect to the existing Gridliance 230 kV transmission line at the Trout Canyon switch yard (Map attached).

FISCAL IMPACT:

There is no financial impact associated with this item.

ALTERNATIVES AND/OR CONSEQUENCES OF NEGATIVE ACTION:

OTHER DEPARTMENT OR AGENCY INVOLVEMENT:

Bureau of Land Management

STRATEGIC PLAN ALIGNMENT:

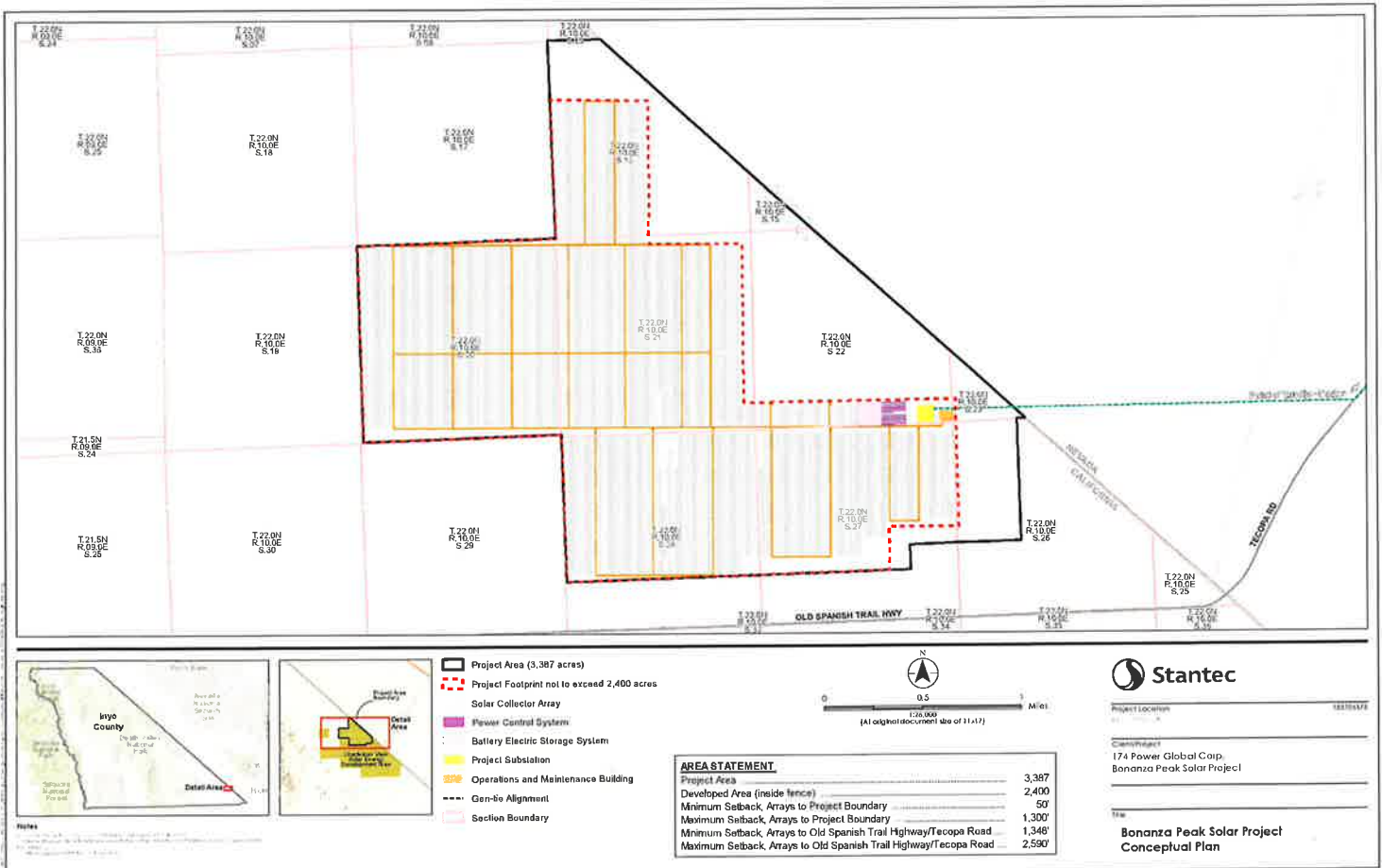
APPROVALS:

Cathreen Richards
Darcy Ellis
Nate Greenberg
Cathreen Richards

Created/Initiated - 9/27/2024
Approved - 9/27/2024
Approved - 10/1/2024
Final Approval - 10/1/2024

ATTACHMENTS:

1. Bonanza Peak Conceptual Plan





BONANZA PEAK SOLAR PROJECT

Inyo County Board of Supervisors Workshop

October 9, 2024

Bonanza Peak Solar Project

About 174 Power Global

- Over 1.5 GW of projects in construction or operation
- 14 years of experience in North American utility-scale photovoltaic (PV) project development
- Portfolio totals 10,000 MW of solar PV projects and 10,000 MW-hours of battery energy storage (BESS) projects, including some of the largest projects in North America
- Headquartered in Irvine, California

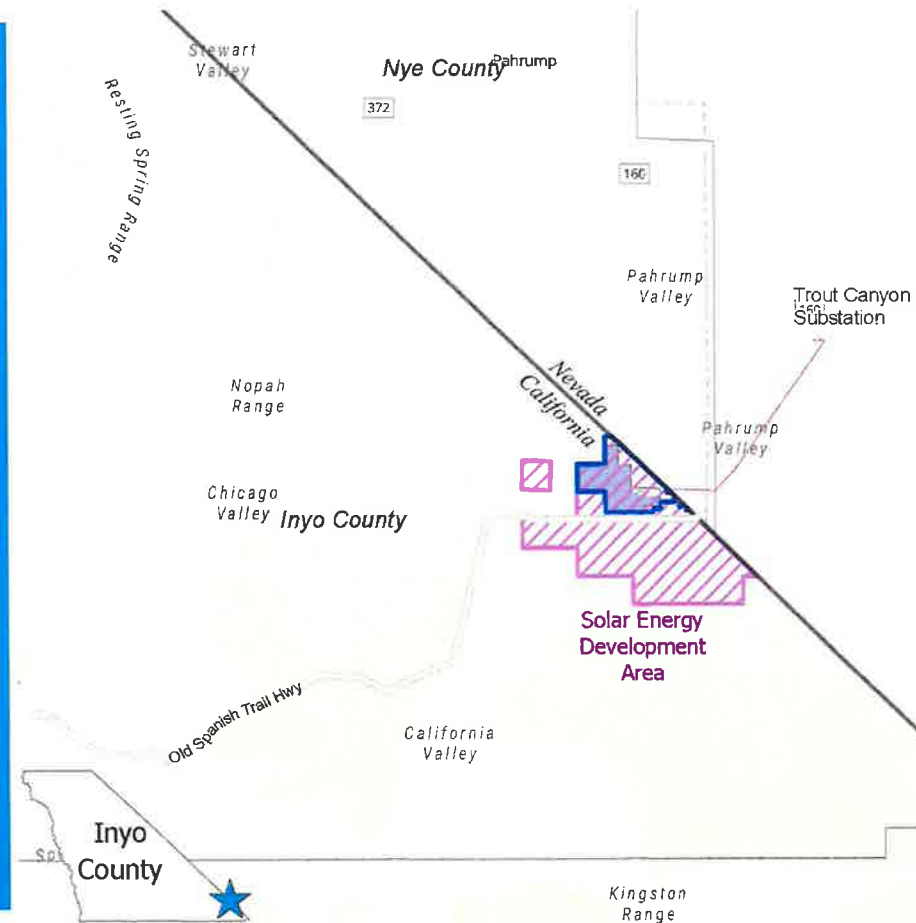
Bonanza Peak Solar Project

Overall Project: up to 500 MW solar PV power with a BESS on up to 2,400 acres of privately-owned land in Inyo County's Charleston View Solar Energy Development Zone (SEDA)

Point of Grid Interconnection: Trout Canyon switchyard in Nye County, Nevada via new transmission line on BLM land

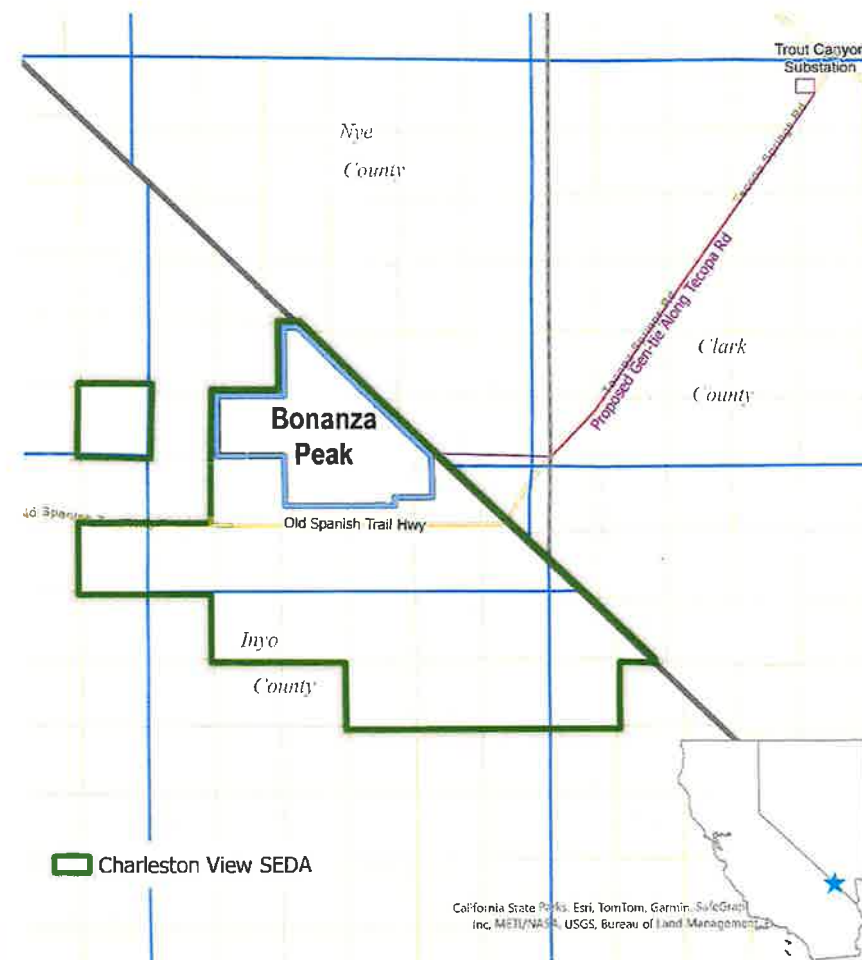
Access: Construction access from Nevada Route 160 to Tecopa Road and then a road that generally follows near the State line.

Timeline: – County permit application submitted in July 2024. Followed by ~ 12 - 18 month CEQA analysis. Targeting Q2 of 2027 construction start and complete in approximately 18 months.



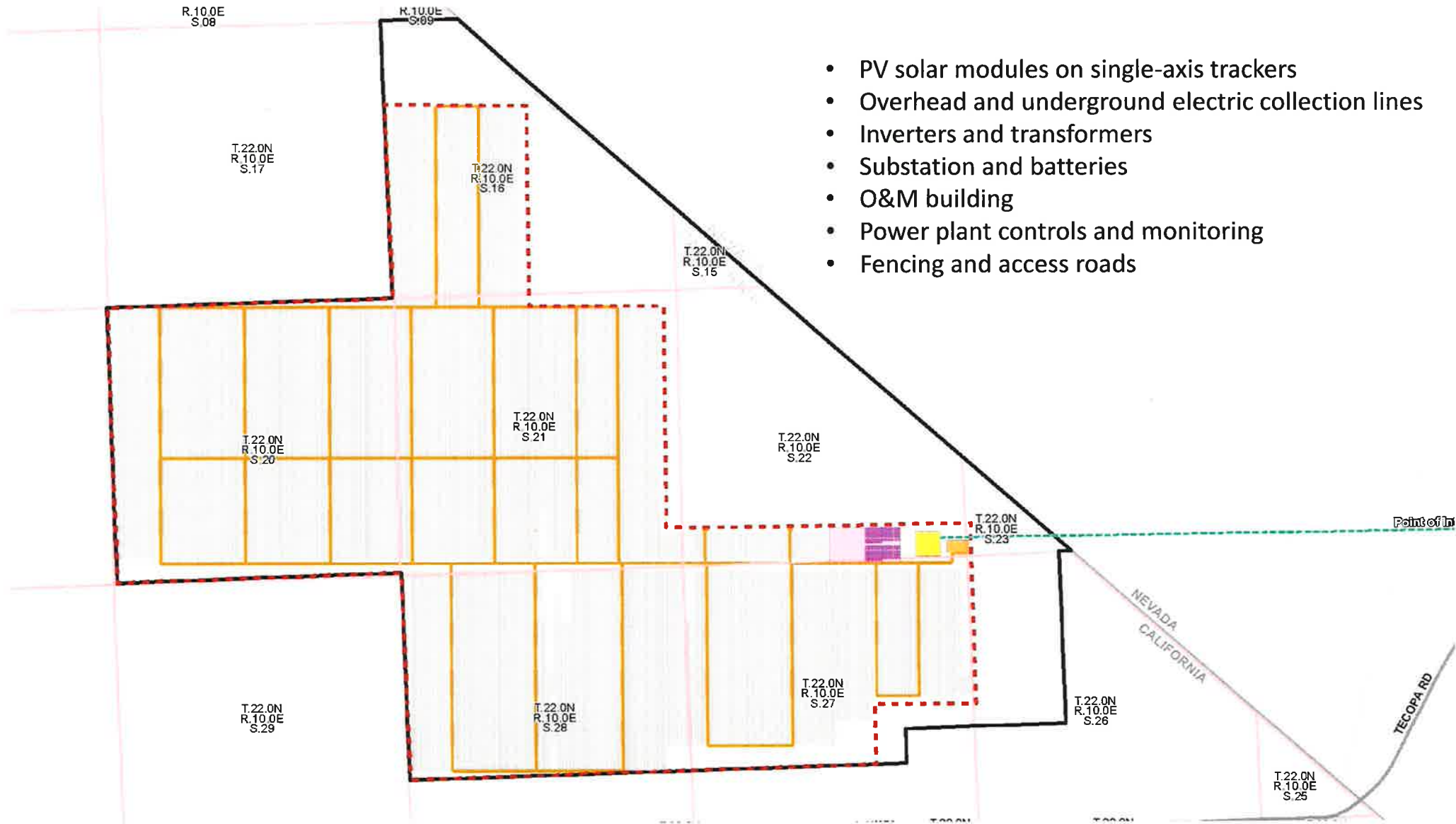
174 POWER GLOBAL Charleston View SEDA

- The Charleston View SEDA is an unincorporated area zoned for PV solar and specifically chosen by the county for this purpose.
- Project will adhere to the SEDA's requirements to:
 - ✓ be within SEDA's limitation to no more than 2,400 acres of development and 500 MW of electricity produced
 - ✓ Be water sustainable and replace water used from the aquifer (1:1 ratio) by purchasing and retiring equivalent water rights.
 - ✓ Consider visual impacts from Old Spanish Trail Highway (closest arrays are ~1,300 feet away)
 - ✓ Avoid and protect the Old Spanish Trail historic feature



Bonanza Peak Solar Project

- PV solar modules on single-axis trackers
- Overhead and underground electric collection lines
- Inverters and transformers
- Substation and batteries
- O&M building
- Power plant controls and monitoring
- Fencing and access roads



Environmental Resources

- Project-specific visual resources analysis with simulations will be prepared
- Desert tortoise surveys conducted in 2020 and 2024; the site has lower quality habitat for tortoise than other areas in the vicinity.
- Plant surveys will be conducted in the spring and fall 2025.
- Archaeological investigation was conducted in 2011 and will be updated in Q4 2024 or Q1 2025 with a Class III Cultural Resources Inventory. The Old Spanish Trail historic feature is not located within or adjacent to the site.
- PV solar uses very little water compared to most types of development. Water for construction and operations will come from on-site wells, and water rights downstream of the wells will be retired to match that used for construction and operations.
- Previous hydrologic study indicated there is adequate groundwater for the Project's construction and operational needs, and drawdown to the aquifer would not occur at either nearby private domestic wells or Stump Spring



Thank you!

Bonanza Peak Solar Project

A close-up, high-angle photograph of solar panels, showing the grid lines and the dark blue color of the cells. The panels are arranged in a diagonal pattern, leading the eye towards the top left corner of the frame.

BONANZA PEAK SOLAR PROJECT

Inyo County Board of Supervisors Meeting
December 3, 2024

About 174 Power Global

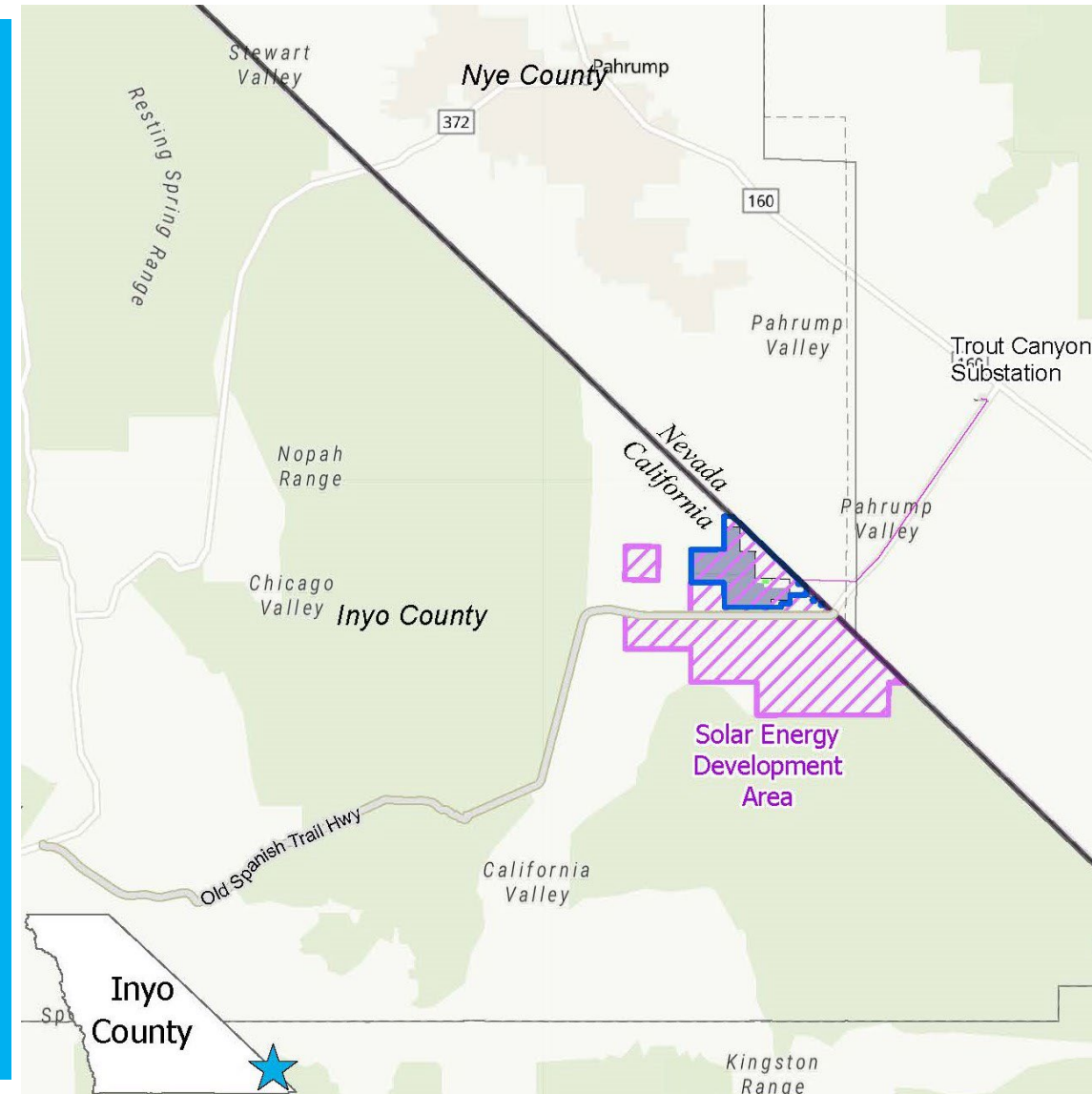
- Over 1.5 GW of projects in construction or operation
- 14 years of experience in North American utility-scale photovoltaic (PV) project development
- Portfolio totals 10,000 MW of solar PV projects and 10,000 MW-hours of battery energy storage (BESS) projects, including some of the largest projects in North America
- Headquartered in Irvine, California

Overall Project: up to 500 MW solar PV power with a BESS on up to 2,400 acres of privately-owned land in Inyo County's Charleston View Solar Energy Development Area (SEDA)

Point of Grid Interconnection: Trout Canyon switchyard in Nye County, Nevada via new transmission line on BLM land

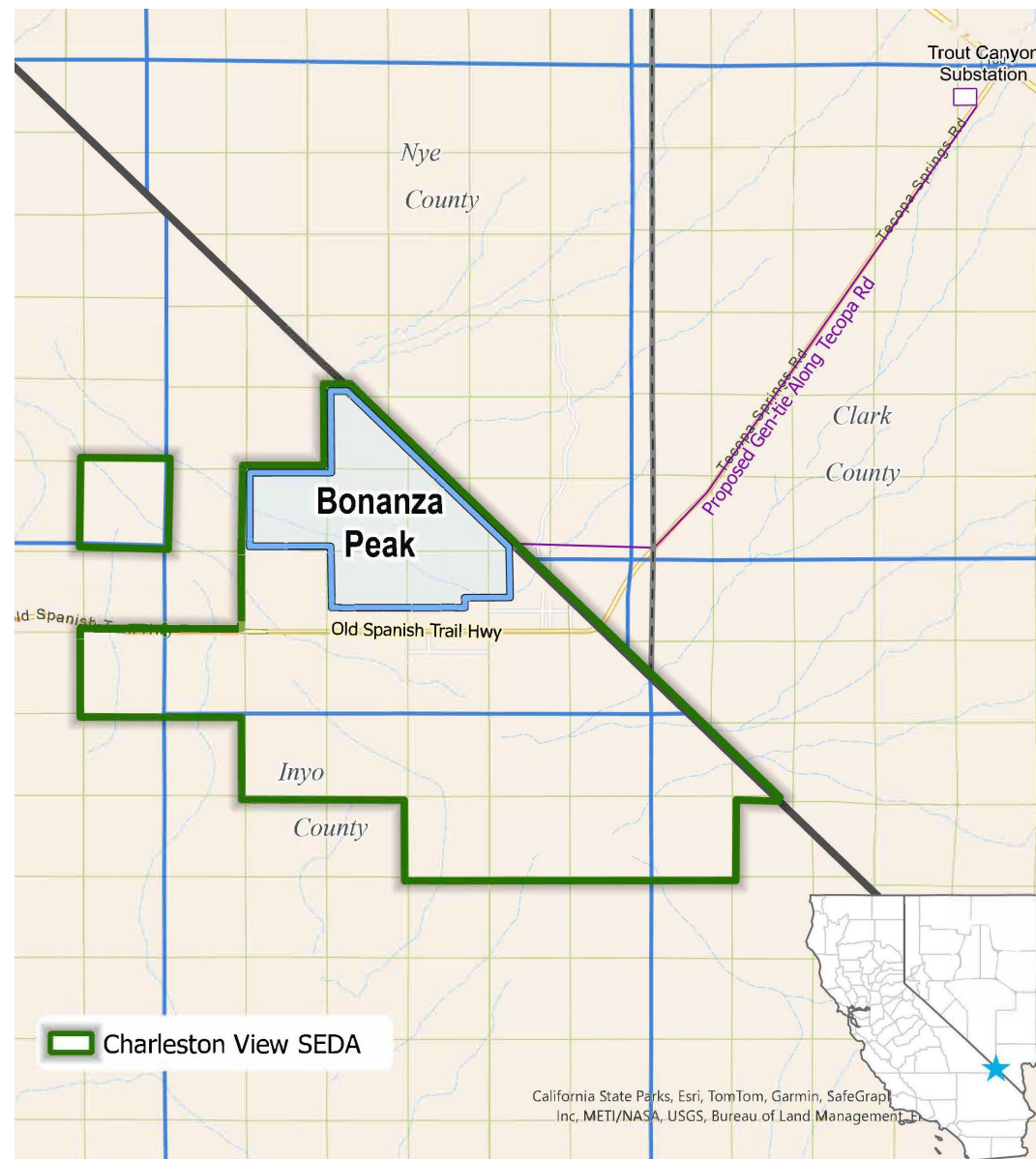
Access: Construction access from Nevada Route 160 to Tecopa Road and then a road that generally follows near the State line

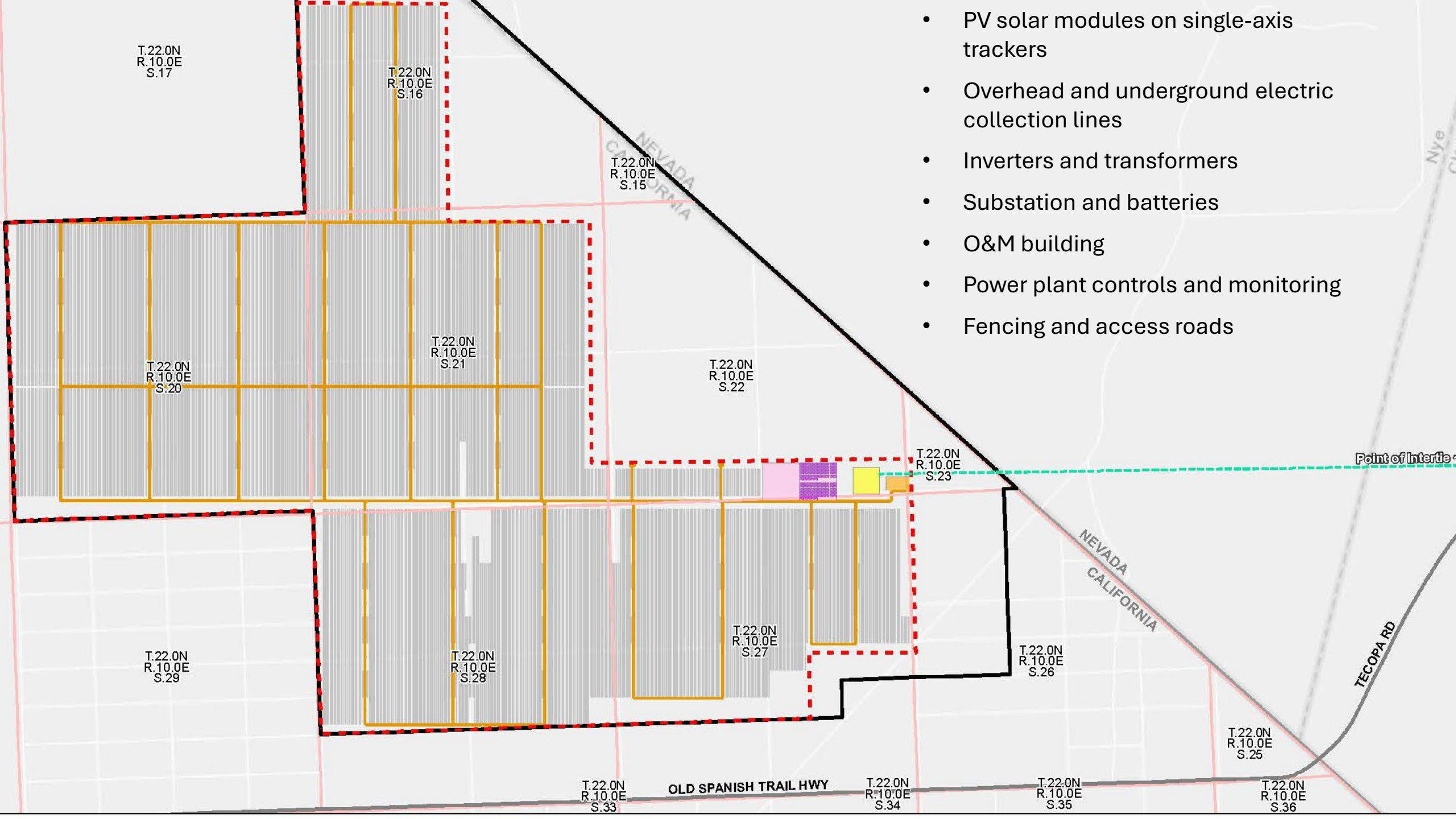
Timeline: – County permit application submitted in July 2024. Followed by ~ 12 - 18 month CEQA analysis. Targeting Q2 of 2027 construction start and complete in approximately 18 months



Charleston View SEDA

- The Charleston View SEDA is an unincorporated area zoned for PV solar and specifically chosen by the County for this purpose
- Project will adhere to the SEDA's requirements to:
 - ✓ Develop no more than 2,400 acres of development and 500 MW of solar energy
 - ✓ Be water sustainable and replace water used from the aquifer (1:1 ratio) by purchasing and retiring equivalent water rights
 - ✓ Consider visual impacts from Old Spanish Trail Highway (closest arrays are ~1,300 feet away)
 - ✓ Avoid and protect the Old Spanish Trail historic feature
- The Bonanza Peak Project will utilize all of the available acres and MW in this SEDA in one location





Project Considerations

- The County-led CEQA process will include environmental and social impact analysis will occur through the CEQA process
- The BLM-led National Environmental Policy Act (NEPA) will address impacts related to the transmission line from the project to the Trout Canyon substation
- Per the REGPA PEIR, the CEQA analysis will address project-specific economic effects in Inyo County
- Per the REGPA PEIR, the CEQA analysis will address transient housing impacts during construction to ensure there are no significant negative impacts to County public services

Project Considerations

- The onsite BESS includes internal fire detection and suppression systems to minimize and contain the threat of fire
- Grading of the terrain will be limited, and likely to occur at the substation/BESS area and O&M building parking
- Panel washing is not contemplated; this will minimize water use during operations
- Ongoing Charleston View landowner and local stakeholder engagement

Environmental Resources

- Project-specific visual resources analysis with simulations will be prepared
- Desert tortoise surveys conducted in 2020 and 2024; the site has lower quality habitat for tortoise than other areas in the vicinity
- Plant surveys will be conducted in the spring and fall 2025
- Archaeological investigation was conducted in 2011 and will be updated in Q1 2025 with a Class III Cultural Resources Inventory; the Old Spanish Trail historic feature is not located within or adjacent to the site
- PV solar uses very little water compared to most types of development. Water for construction and operations will come from on-site wells; per the requirements of the SEDA, water rights downstream of the wells will be retired to match that used for construction and operations
- Previous hydrologic study indicated there is adequate groundwater for the Project's construction and operational needs, and drawdown to the aquifer would not occur at either nearby private domestic wells or Stump Spring



Thank you!

A close-up photograph of solar panels, showing the grid lines and the blue surface of the cells, positioned diagonally in the top-left corner of the slide.

BONANZA PEAK SOLAR PROJECT

Inyo County Board of Supervisors Workshop

October 9, 2024

About 174 Power Global

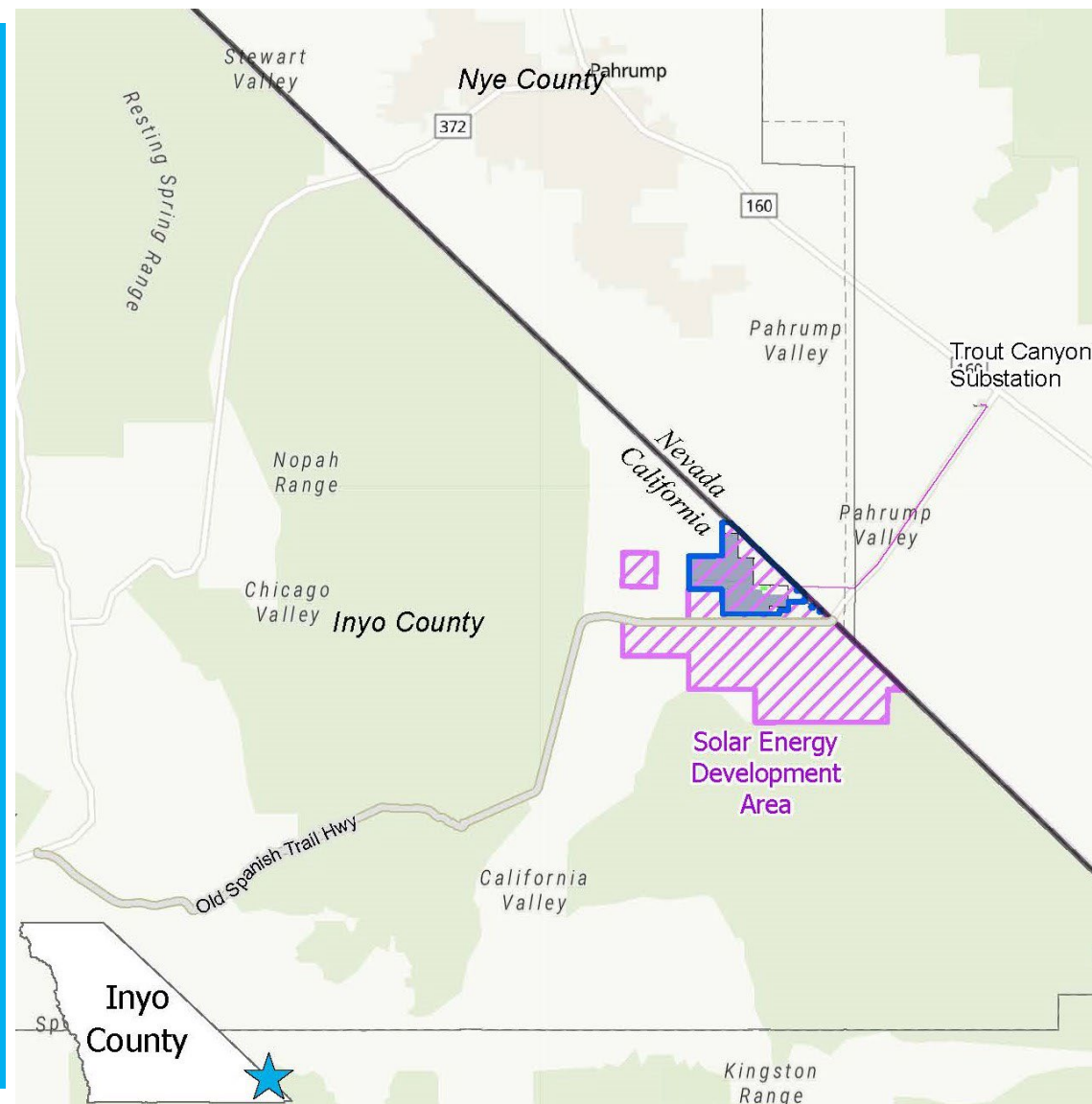
- Over 1.5 GW of projects in construction or operation
- 14 years of experience in North American utility-scale photovoltaic (PV) project development
- Portfolio totals 10,000 MW of solar PV projects and 10,000 MW-hours of battery energy storage (BESS) projects, including some of the largest projects in North America
- Headquartered in Irvine, California

Overall Project: up to 500 MW solar PV power with a BESS on up to 2,400 acres of privately-owned land in Inyo County's Charleston View Solar Energy Development Zone (SEDA)

Point of Grid Interconnection: Trout Canyon switchyard in Nye County, Nevada via new transmission line on BLM land

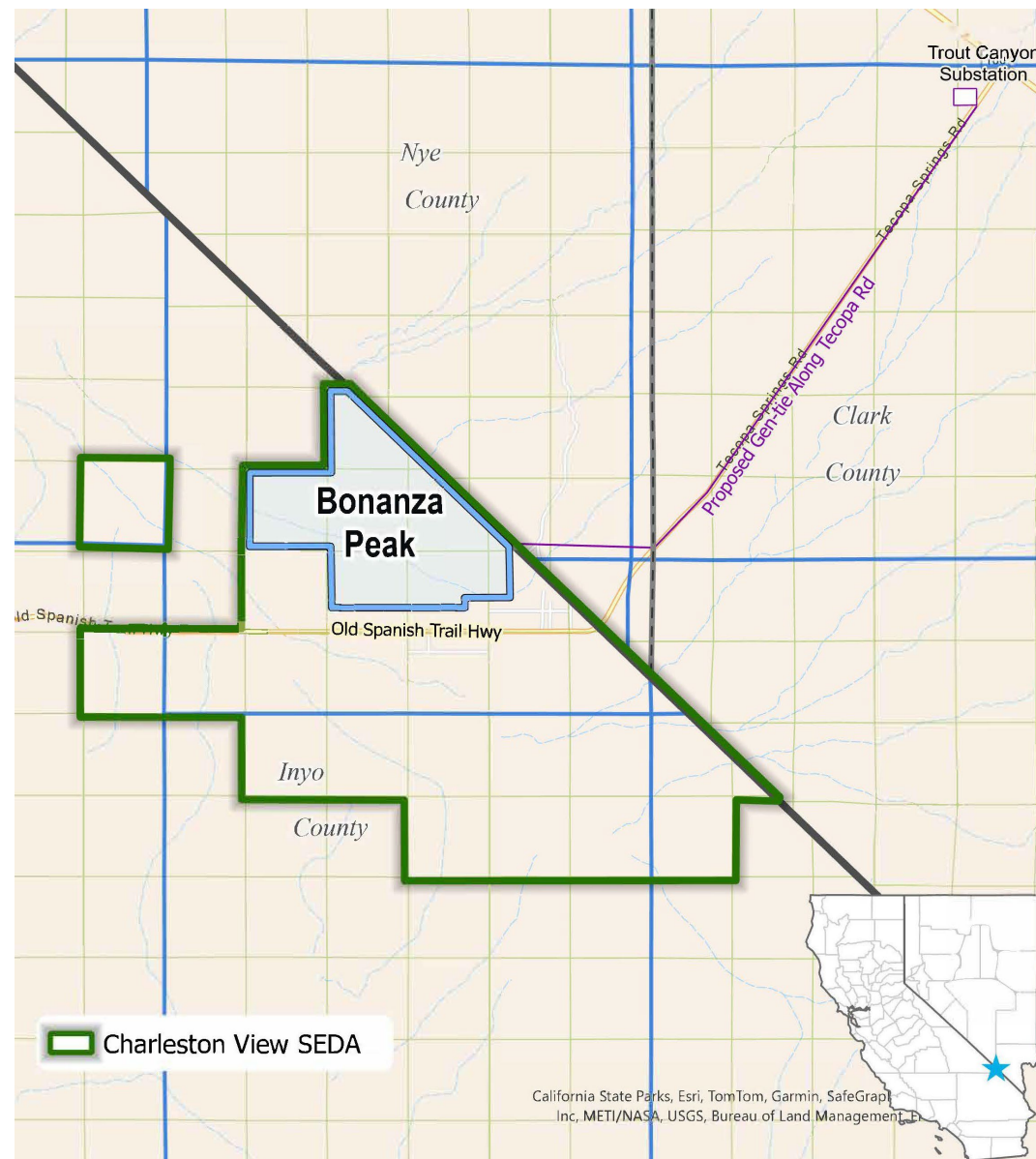
Access: Construction access from Nevada Route 160 to Tecopa Road and then a road that generally follows near the State line.

Timeline: – County permit application submitted in July 2024. Followed by ~ 12 - 18 month CEQA analysis. Targeting Q2 of 2027 construction start and complete in approximately 18 months.

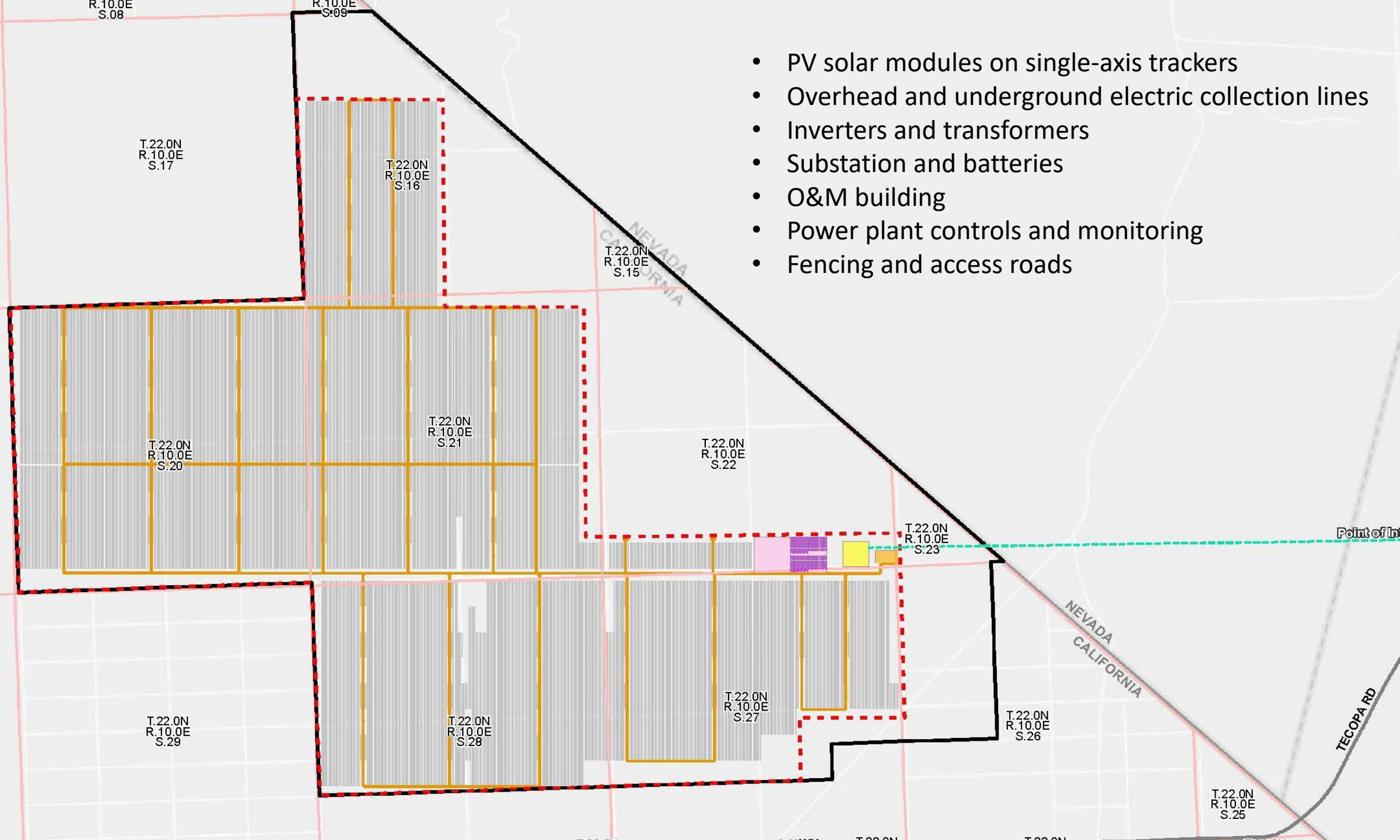


Charleston View SEDA

- The Charleston View SEDA is an unincorporated area zoned for PV solar and specifically chosen by the county for this purpose.
- Project will adhere to the SEDA's requirements to:
 - ✓ be within SEDA's limitation to no more than 2,400 acres of development and 500 MW of electricity produced
 - ✓ Be water sustainable and replace water used from the aquifer (1:1 ratio) by purchasing and retiring equivalent water rights.
 - ✓ Consider visual impacts from Old Spanish Trail Highway (closest arrays are ~1,300 feet away)
 - ✓ Avoid and protect the Old Spanish Trail historic feature



- PV solar modules on single-axis trackers
- Overhead and underground electric collection lines
- Inverters and transformers
- Substation and batteries
- O&M building
- Power plant controls and monitoring
- Fencing and access roads



Environmental Resources

- Project-specific visual resources analysis with simulations will be prepared
- Desert tortoise surveys conducted in 2020 and 2024; the site has lower quality habitat for tortoise than other areas in the vicinity.
- Plant surveys will be conducted in the spring and fall 2025.
- Archaeological investigation was conducted in 2011 and will be updated in Q4 2024 or Q1 2025 with a Class III Cultural Resources Inventory. The Old Spanish Trail historic feature is not located within or adjacent to the site.
- PV solar uses very little water compared to most types of development. Water for construction and operations will come from on-site wells, and water rights downstream of the wells will be retired to match that used for construction and operations.
- Previous hydrologic study indicated there is adequate groundwater for the Project's construction and operational needs, and drawdown to the aquifer would not occur at either nearby private domestic wells or Stump Spring



Thank you!

A close-up, angled view of solar panels, showing the grid lines and the dark blue color of the cells.

BONANZA PEAK SOLAR PROJECT COMMUNITY UPDATE

November 4, 2025

- Over 2 GW of projects in construction or operation
- 14 years of experience in North American utility-scale photovoltaic (PV) project development
- Currently developing over 10,000 MW of solar PV projects, including some of the largest projects in North America
- Headquartered in Irvine, California and Houston, Texas

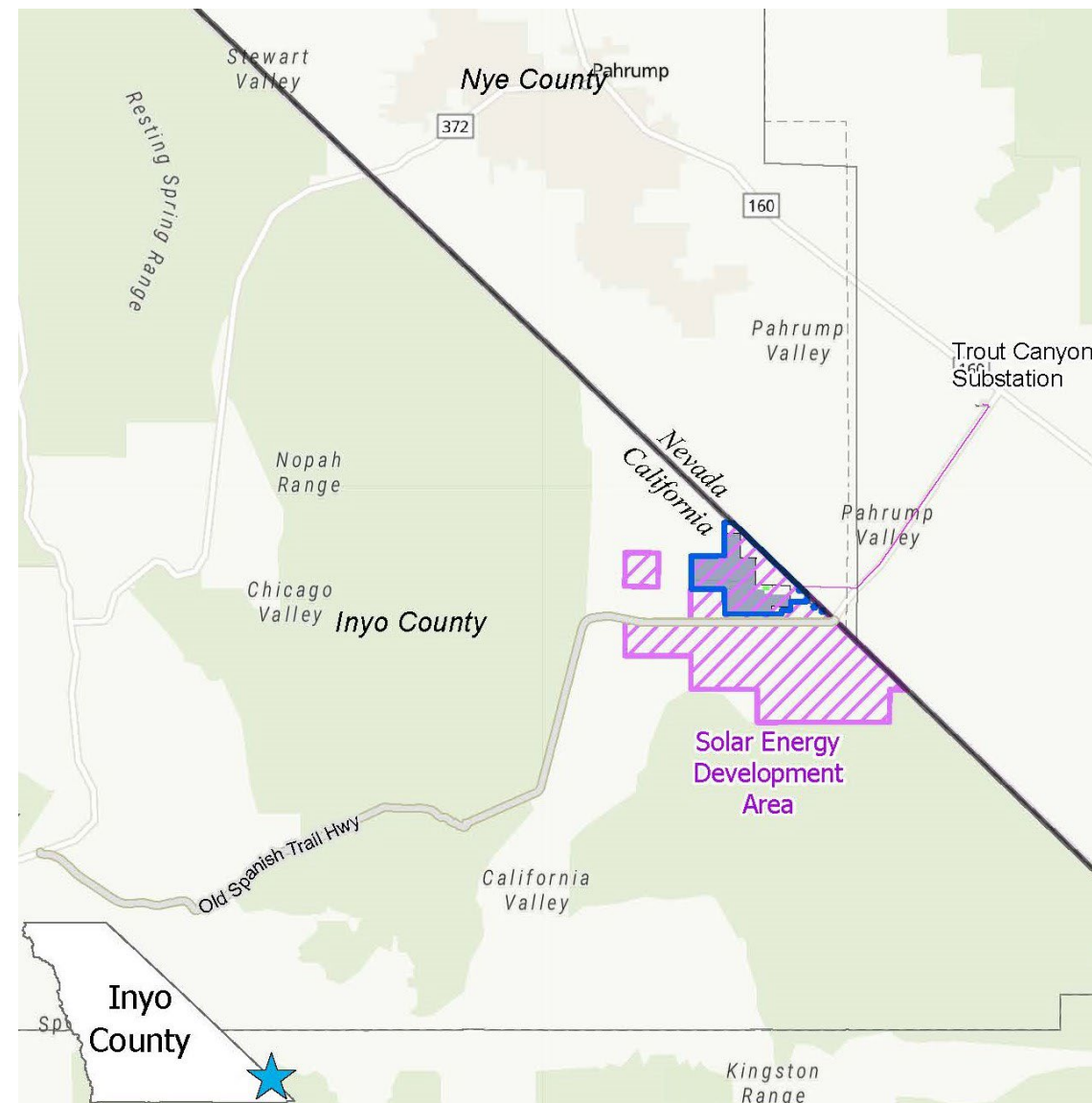
Project Overview

Overview: Up to 500 MW solar PV power on up to 2,400 acres of privately-owned land in Inyo County's Charleston View Solar Energy Development Area (SEDA)

Point of Grid Interconnection: Trout Canyon switchyard in Nevada via a new 9-mile transmission line on BLM land

Access: Construction access from Nevada Route 160 to Tecopa Road/Old Spanish Trail Highway. Traffic will then turn north onto Zircon Street which will be improved to support construction traffic. This route will also be used once the Project is operational.

Timeline: County permit application submitted in July 2024. Followed by ~ 12 - 18 month CEQA analysis. Targeting Q1 of 2027 construction start and complete in approximately 18 months, in one or more phases

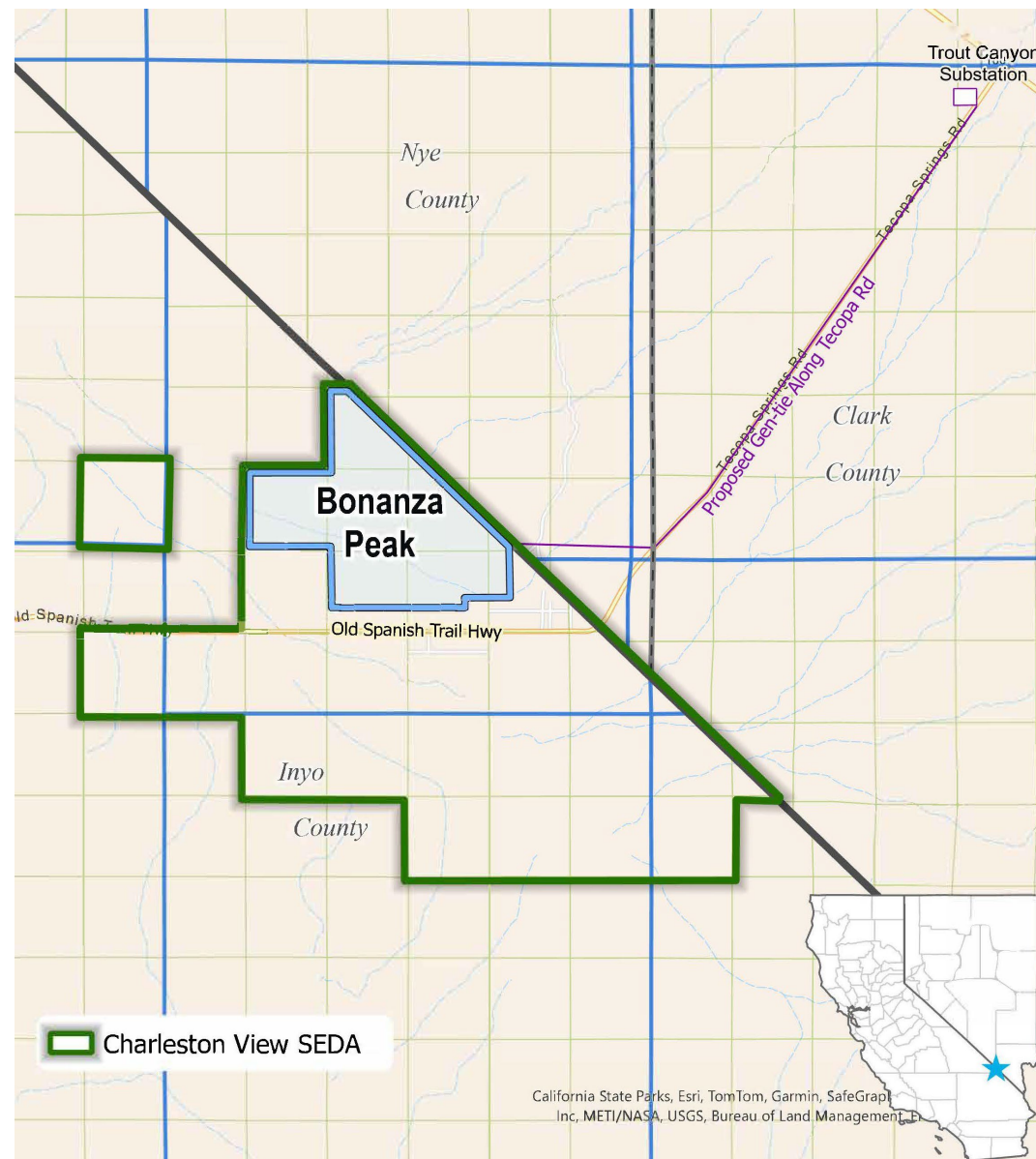


Project Update

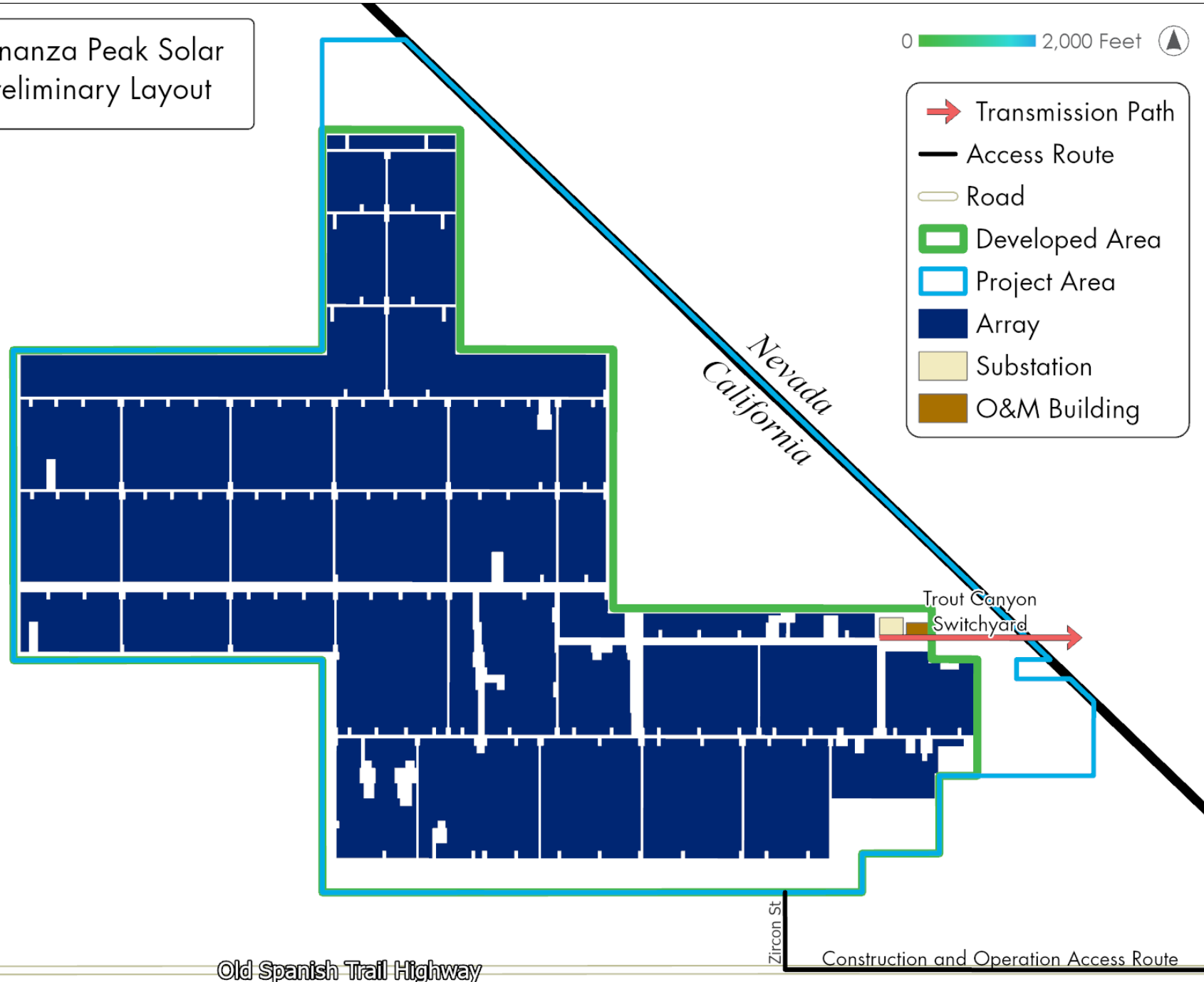
- Through outreach and County coordination, we learned that the battery energy storage system (BESS) originally proposed as part of the Project had led to concerns about potential fire safety related to a BESS
- To strengthen community and County confidence in the Project, the BESS was removed and is no longer proposed

Charleston View SEDA

- The Charleston View SEDA is an unincorporated area zoned for PV solar and specifically chosen by the County for this purpose
- Project will adhere to the SEDA's requirements to:
 - ✓ Develop no more than 2,400 acres of development and 500 MW of solar capacity
 - ✓ Be water sustainable and replace water used from the aquifer (1:1 ratio) by purchasing and retiring equivalent water rights
 - ✓ Consider visual impacts from Old Spanish Trail Highway (closest arrays are ~1,300 feet away)
 - ✓ Avoid and protect the Old Spanish Trail historic feature



Bonanza Peak Solar Preliminary Layout



- PV solar modules on single-axis trackers
- Overhead and underground electric collection lines
- Inverters and transformers
- Substation
- O&M building
- Power plant controls and monitoring
- Fencing and access roads

Agency Analysis

- The County-led CA Environmental Quality Act process will include Project-specific environmental, social, and economic impact analysis
- The BLM-led National Environmental Policy Act will address impacts related to the transmission line from the project to the Trout Canyon substation in Nevada
- Consultation is occurring with CA Fish & Wildlife and US Fish & Wildlife to obtain applicable authorizations and identify environmental protection measures and mitigation related to special status wildlife
- Project will obtain a water discharge permit from the local water quality board

Project Considerations

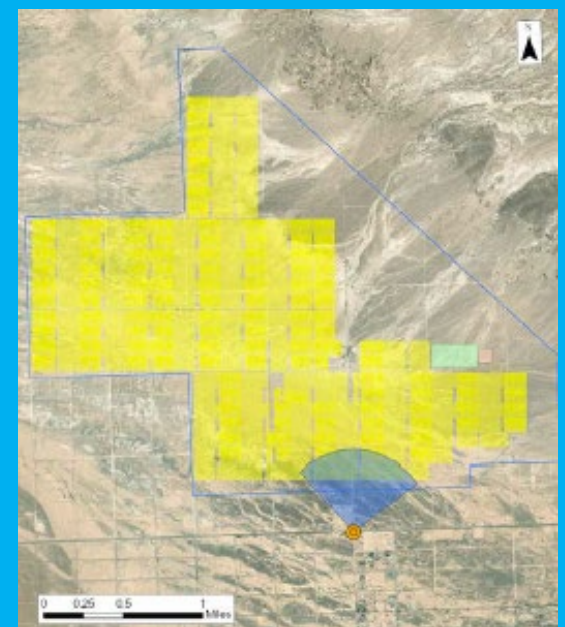
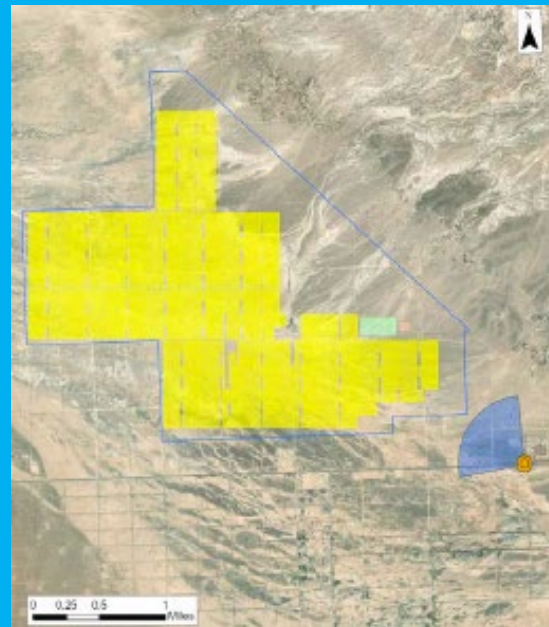
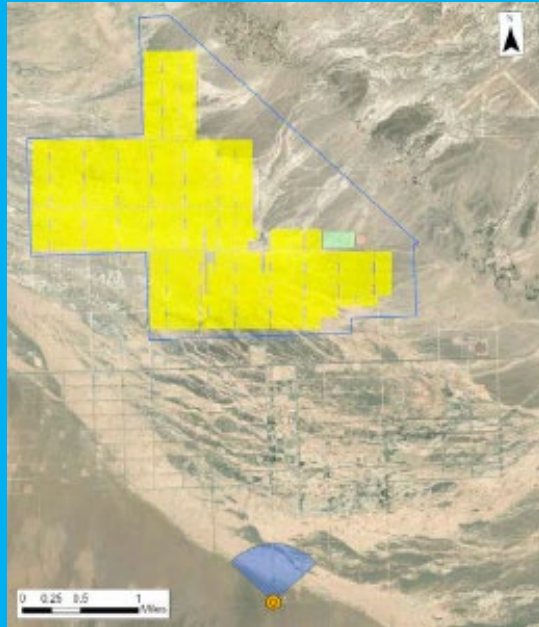
- Grading of the terrain will be limited, and likely to occur at the substation area and O&M building parking
- Water for construction and operations will come from existing wells provided by the Project landowner
- Construction dust will be minimized by having gravel on all Project roads and applying water as needed during construction
- Solar panel washing is not contemplated; this will minimize water use during operations
- Workers are expected to generally come from housing in Nevada, due to availability and proximity to the Project Area
- Ongoing Charleston View landowner and local stakeholder engagement

Community Benefits

- The Project will include support for a new Southern Inyo Fire District facility in Charleston View
- This support will consist of land for the facility, plus financial support for the construction and equipment
- Discussion with the County is ongoing, and other benefits may be identified
- Community benefits will be included as either a condition of the Renewable Energy Permit, or in a Renewable Energy Development Agreement

Visual Resources

- Glare modeling indicates no glare will be generated at any of 12 key observation points
- Visual simulations were prepared for four locations around the Project:





EXISTING CONDITIONS



PROPOSED CONDITIONS

Bonanza Peak Energy Project

Bonanza Peak Solar, LLC

KOP 1

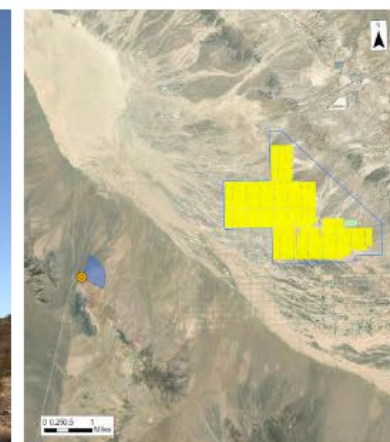
Old Spanish Trail Hwy

Date: 2/21/2025

Time: 12:05 pm

Viewing Direction: Northeast

Distance to closest proposed feature: 1.4 miles



Viewpoint Direction
Project Boundary
Site Area
BESS
Substation

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS

Bonanza Peak Energy Project

Bonanza Peak Solar, LLC

KOP 3

Old Spanish Trail Hwy

Date: 2/21/2025

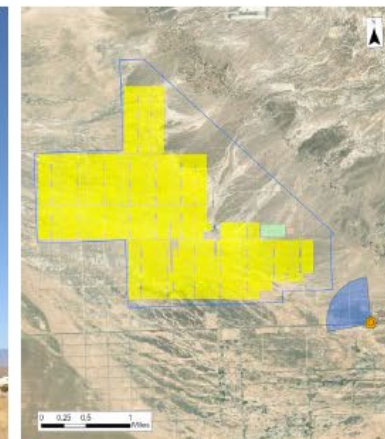
Time: 12:50 pm

Viewing Direction: Northwest

Distance to closest proposed feature: 0.8 miles



YELLOW: PARTIALLY OR FULLY HIDDEN PROJECT INFRASTRUCTURE



- Viewpoint Direction
- Project Boundary
- Solar Array
- BESS
- Rehabilitation

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS

Bonanza Peak Energy Project

Bonanza Peak Solar, LLC

KOP 2

W Bearona Rd

Date: 2/21/2025

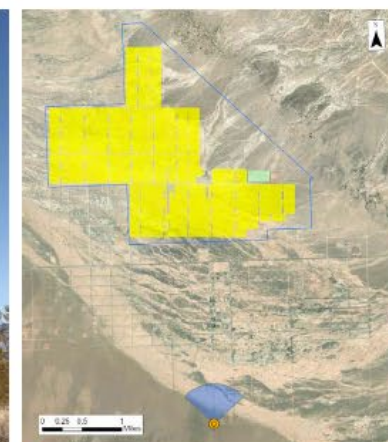
Time: 12:29 pm

Viewing Direction: North

Distance to closest proposed feature: 2.3 miles



PROPOSED CONDITIONS



● Viewpoint Direction
□ Project Boundary
□ Solar Array
□ BESS
□ Substation

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS

Bonanza Peak Energy Project

Bonanza Peak Solar, LLC

KOP 4

Old Spanish Trail Hwy

Date: 2/21/2025

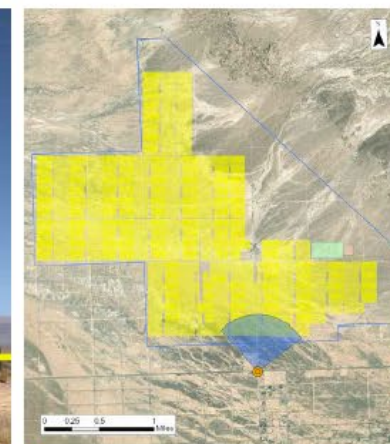
Time: 12:16 pm

Viewing Direction: North

Distance to closest proposed feature: 0.3 miles



YELLOW: PARTIALLY OR FULLY HIDDEN PROJECT INFRASTRUCTURE



Viewpoint Direction
Project Boundary
Solar Array
SES
Evaluation

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Environmental Resources

- Desert tortoise surveys conducted in 2020, 2024, and 2025; the site has lower quality habitat for tortoise than other areas in the vicinity
- Plant surveys were conducted in spring and fall 2025; none of the plants detected are federally- or state-listed as threatened or endangered. Applicant is coordinating with CA Fish & Wildlife and Inyo County to incorporate results into the CEQA document
- A Class III Cultural Resources Inventory was conducted in 2025 and will help inform design; the Old Spanish Trail historic feature is not located within or adjacent to the site
- Previous hydrologic study indicated there is adequate groundwater for the Project's construction and operational needs, and drawdown to the aquifer would not occur at either nearby private domestic wells or Stump Spring



Thank you!