

PMC-EP24

(24-02)

**U.S. DEPARTMENT OF ENERGY  
EERE PROJECT MANAGEMENT CENTER  
NEPA DETERMINATION**



RECIPIENT: Nevada State Office of Energy

STATE: NV

**PROJECT TITLE :** Renewable Energy and Energy Efficiency Revolving Loan Program - Enigma Energy

<b>Funding Opportunity Announcement Number</b>	<b>Procurement Instrument Number</b>	<b>NEPA Control Number</b>	<b>CID Number</b>
DE-FOA-0000052	DE-EE-0000084	GFO-0000084-012	EE84

**Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:**

**CX, EA, EIS APPENDIX AND NUMBER:**

## Description:

**B5.1** Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.

## Rational for determination:

The State of Nevada proposes to provide \$2.5 million dollars of SEP funding to Desert Dodge, Inc. as part of the state Renewable Energy and Energy Efficiency Revolving Loan Fund Program. Desert Dodge, Inc is proposing to install 53 solar PV arbors and charging unit stations for electric vehicles, which will require on-site battery storage for 2 MW of energy, and will be located on the existing Desert Dodge, Inc commercial property in Las Vegas, NV. Revolving loan funds will be used to fund approximately 8% of the total project costs and only those costs associated with the PV system; the total project cost is approximately \$30 million.

The project site is located in the center of many commercial properties in a highly developed/urbanized area. The property is contained by fencing and all development will take place on previously developed industrial land. No wetlands, coastal areas, or vegetation will be affected due to the solar station charging stations being added to existing commercial lots. Additionally, erosion will not be an issue on this property, due to development already in existence.

The solar arbor bases will be 5 feet deep and 5 feet wide, comprised of concrete monolithic pour. Each Arbor will be 12 feet in height and entire system will have a capacity of 2 MW. These solar arbors are not taller than any adjacent properties and will pose no problems for glare or sight lines for nearby business. The system uses a single axis system to track the sun but never drops below 12 feet at the base.

All additional energy produced will be routed to the Nevada power grid. Enigma plans to install the underground conduit connection with trenching, which is in compliance with governing requirements. Trenching between the solar panels will be underground with conductors in PVC conduit for connection to the above grade battery storage system on the south side of the property. Nevada Energy grid connection permission is currently being sought.

The project area is currently a paved car lot with existing buildings including an automotive dealership main office/showroom, car hydraulic lift shop, and a car paint shop. The buildings will not be included in clearing/grading activities. The Nevada Department of Environmental Protection (NDEP) was contacted by the recipient regarding the potential for hazardous materials or contaminants within the soil to determine if any remediation would be required. After a review of the project site the NDEP provided a "No Further Action" determination citing the project area was not found to contain any contaminants. Additionally, SHPO was contacted for development permission, and a full Section 106 consultation was determined to be unnecessary due to the age on-site buildings (less than 50 years) and previously disturbed ground.

The majority of the property will be used for automotive related activities while introducing retail activities to improve the property utilization. Because this will be a constructive reutilization of existing property a minimum amount of

construction waste will be generated. The construction debris will be sorted on site VIA use of multiple dumpsters; with most of the debris being sent to recycling centers. While there are several methods currently used to measure the construction debris management, the primary system used for this reconditioning will be per the standards of the United States Green Building Council (USGBC).

Enigma Energy is in the process of obtaining City and State planning commission approvals and appropriate fire/building permits. These permits are expected by mid-December. The proposed system will be maintenance free and will be recycled at the end of its useful life by Desert Dodge, Inc's JV partner, BYD Battery/Automotive. Standard construction permits are required for sewer, traffic, structural, mechanical, electrical, and air quality and will be obtained by the recipient.

There will be no or negligible impacts to biological, visual, cultural, wetland or other sensitive resources as the proposed project is located on previously disturbed land, which is currently paved, within a highly urbanized area.

Based on the above information this project is categorically excluded from further NEPA review under CX number B5.1, Actions to Conserve Energy.

#### NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Note to Specialist :

Completed by B. Knapp

#### SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: \_\_\_\_\_

NEPA Compliance Officer

Date: \_\_\_\_\_

2/24/11

#### FIELD OFFICE MANAGER DETERMINATION

Field Office Manager review required

#### NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:

- Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
- Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

#### BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: \_\_\_\_\_

Field Office Manager

Date: \_\_\_\_\_