



**POWER ENGINEERS, INC.**

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April 22, 2025

Mr. Albert Sung, P.E.  
City of Las Vegas  
495 South Main Street  
Las Vegas, NV 89101

**Subject: 3rd Submittal DS and Plans for 24-0046**

Dear Mr. Sung:

This letter and accompanying revised Technical Drainage Study and Civil Improvement Plan Set are provided as the 3rd Submittal DS and Plans for 24-0046 concerning NV Energy's proposed Northwest Substation Expansion. Listed below are the City of Las Vegas' 11 comments received on 2/24/2025 from Tyler Key, with NV Energy's response following each comment.

### **Comments and Responses**

1. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

#### NV Energy Response

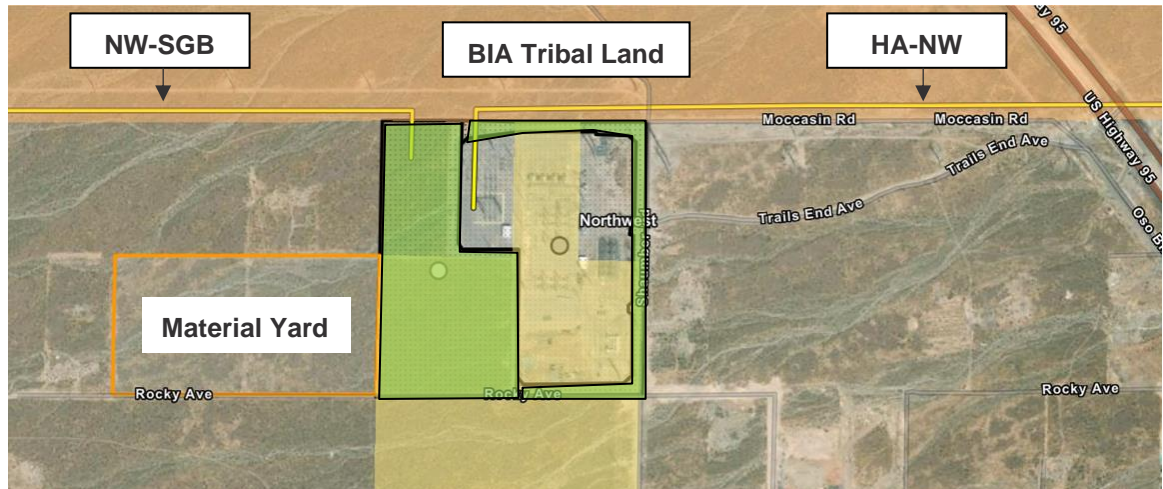
NV Energy understands that CCRFCD concurrence is required prior to final approval of the drainage study. NV Energy met with CCRFCD staff on 1/27/2025 to understand more about the concurrence review process and timeline. NV Energy will continue to coordinate with CCRFCD staff.

2. The site is also adjacent to the jurisdiction of Clark County to the north. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions along Moccasin Road. CCPW concurrence is required prior to final approval of the study.

#### NV Energy Response

On 3/3/2025, NV Energy contacted Mr. Antonio Papazian with CCPW to review the comment above. In NV Energy's 3/3/2025 email to Mr. Papazian, we noted that the jurisdiction to the north

of the proposed Northwest Substation expansion is Bureau of Indian Affairs (BIA) land for the Las Vegas Paiute Tribe's Snow Mountain Reservation. In the screenshot below, the Northwest Substation expansion area is shown in light green. Moccasin Road doesn't appear to extend farther west than the northeast corner of the existing Northwest Substation footprint.




On 3/13/2025, Mr. Papazian replied and asked if any improvements are proposed north of the centerline of Moccasin Road. NV Energy replied that no improvements are planned north of Moccasin Road. The proposed Northwest to Sagebrush 525 kV transmission line (**NW-SGB**) extending west from the Northwest Substation Expansion area will be situated on BIA-administered land. NV Energy's proposed Harry Allen to Northwest 525 kV transmission line (**HA-NW**) originating at the existing Harry Allen Substation and terminating at the existing Northwest Substation will be permitted separately in 2026/2027. This proposed transmission line will be situated north of Moccasin Road's centerline but is not part of the current Technical Drainage Study for the Northwest Substation Expansion.

3. The proposed improvements along the northern border of the project site looks to be outside of the proposed property line. Show the limits of the Public Right-Of-Way or BLM Grant along the northern boundary, with the recorded document number. If the proposed improvement is located in a private property, provide a notarized letter of permission from the adjacent property owner allowing the grading.

#### NV Energy Response

Adjusted minor grading to be within property limits to avoid any concerns with north property permissions to grade off property.

4. A review of the grading plan shows an elevation difference of approximately 4-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade



difference to the City Planning Department (229-6301). The engineer must provide City Planning approval with the next submittal.

NV Energy Response

The grading plans have since been adjusted on the north property boundary. Grading is shown connecting and matching the grade to the adjacent undeveloped properties. Thus, no approval is required from the City Planning Department.

5. Provide the standard drainage compliance note on the grading plan: "I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5819)".

NV Energy Response

The compliance note above has been added to the grading plan as requested.

6. The "Public Drainage Easement to be Privately Maintained" should extend to the northern boundary of the project site where the proposed culvert exists.

NV Energy Response

Adjusted plans and added the "Public Drainage Easement to be Privately Maintained" as requested.

7. Add the "Drainage Basin Design Data" tables to the Proposed and Existing Drainage Exhibits.

NV Energy Response

The Drainage Basin Design Data tables have been added to the drainage exhibits as requested.

8. Provide a Finish Floor Elevation for the proposed enclosure.

NV Energy Response

A finish floor elevation has been added to the proposed enclosure as requested.

9. The concrete gutter shown along the northern border of the project site on the Grading Plans is not shown on Cross Section A. Review and revise accordingly.

NV Energy Response

The curb and gutter location along the exterior wall has been added to the plans as requested.

10. The City of Las Vegas does not accept Autodesk Storm and Sanitary for flow calculations. Use a method that is accepted by the City for all flow sections (FlowMaster, WSPG, or Standard Form 6).

NV Energy Response

Added a new section in the report within Appendix H – starting on page 225 of the Technical Drainage Study, per Charles Hutchinson's discussion with Tyler Key via phone conversation to provide normal flow calculations for all sections as verification of the design submitted.

11. Provide adequate bedding for the rip-rap outfall as outlined in Section 705.4.3 of the CCRFCD's Hydrologic Criteria and Drainage Design Manual.

NV Energy Response

As requested, a 6-inch layer of fine aggregate (STANDARD SPECIFICATIONS 706.03.03) shall be placed on top of the filter fabric to act as a cushion when placing the riprap.

Should you have questions or comments, please contact me at (303) 842-7104 or via email at [charles.hutchinson@powereng.com](mailto:charles.hutchinson@powereng.com).

Sincerely,



Charles Hutchinson, AICP  
Senior Environmental Planner

Enclosures: Technical Drainage Study  
Civil Improvement Plan Set

c: Oh-Sang Kwon (City of Las Vegas)  
Tyler Key (City of Las Vegas)  
Adam Godorov (NV Energy)  
Gosia Nordyke (NV Energy)  
Peter Simpson (POWER)  
Hank Lonberg (POWER)