



POWER ENGINEERS, INC.

3900 S WADSWORTH BLVD, SUITE 700, LAKEWOOD, CO 80235 USA | 303-716-8900

May 29, 2025

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

Subject: 4th Submittal Plan 1 and Plan 2 for 24-0046

Dear Mr. Sung:

This letter and accompanying materials are provided as the 4th Submittal Plan 1 and Plan 2 for 24-0046 concerning NV Energy's proposed Northwest Substation Expansion. Plan 1 is the revised Exhibit 4 (EXB 4) from the Technical Drainage Study. Plan 2 is the revised Civil Improvement Plan Set. Listed below are the City of Las Vegas' five comments received on 5/12/2025 from Tyler Key, with NV Energy's response following each comment. Per a discussion with Mr. Key on 5/14/2025, he stated that the full Technical Drainage Study is not required for resubmittal.

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.

During a call with Mr. Key on 5/14/2025, he stated that the City of Las Vegas will grant conditional approval of the Technical Drainage Study with this 4th submittal, allowing NV Energy to submit the Technical Drainage Study and Civil Improvement Plan Set to CCRFCD to begin the concurrence review process.



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. Provide proof from a CCPW representative that they have no issues with the proposed study.

NV Energy Response

On 5/20/2025, CCPW requested the Technical Drainage Study for CCPW's review and concurrence. Upon the City of Las Vegas' conditional approval of the Technical Drainage Study and Civil Improvement Plan Set, NV Energy will provide these documents to CCPW for review and concurrence.

3. 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

Please refer to **Attachment A**, which provides a memo justifying the grade difference. NV Energy will provide this memo to the City of Las Vegas Planning and Development Department for approval. The City's Planning and Development Department did not inform NV Energy of concerns with the grading plan upon the initial 5/16/2024 submittal of the Technical Drainage Study and Civil Improvement Plan Set/Site Development Plan.

4. Provide a detail showing the 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, the detail showing the bedding for the rip-rap outfall is included in the restamped Civil Improvement Plan Set.

5. Show the hydraulic cross sections and provide a table showing the flow information for each culvert provided in Appendix H on the Proposed On-Site Drainage Exhibit.

NV Energy Response

As requested, cross sections and a summary table have been provided on the enclosed Proposed On-Site Drainage Exhibit – EXB 4.



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

Sincerely,



Charles Hutchinson, AICP
Senior Environmental Planner

Enclosures: Northwest Substation Expansion_Civil Improvement Plan Set_5-23-2025
Northwest Substation Expansion_Proposed On-Site Drainage Exhibit_EXB 4_5-27-2025

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



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ATTACHMENT A

JUSTIFICATION MEMO FOR GRADE DIFFERENCE



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Mr. Mark Rex
City of Las Vegas
Department of Community Development
495 South Main Street
Las Vegas, NV 89101

Subject: Grading Plan Review Justification – Compliance with City of Las Vegas Title 19.06.030.B.1

Dear Mr. Rex:

Pursuant to City of Las Vegas Title 19, Section 19.06.030.B.1, this memo and the accompanying grading plans are submitted to address proposed changes to the natural grade of the subject development site that exceed two feet. This submission provides clarification of these grade changes and demonstrates compliance with Title 19 requirements, specifically that the proposed grading will not be incompatible with or out of harmony with the surrounding area.

The subject site involves the expansion of an existing two-step yard substation. The proposed expansion continues this stepped configuration and requires a relatively flat pad with a slope of approximately 1.5% to support planned electrical equipment. This grading deviates from the existing undeveloped slope of approximately 4%. The modified grading is essential to ensure equipment stability, manage drainage effectively, and provide safe, accessible areas for equipment installation and ongoing operations and maintenance.

As a result of these requirements, certain portions of the site will involve cut and fill operations in excess of two feet from existing grade. These grade changes are limited to the minimum extent necessary to accommodate the functional and operational needs of the expanded substation.

Additionally, the site must be graded to accommodate the future construction of adjacent public roadways—Puli Street to the west and Rocky Avenue to the south. The grading plan ensures proper tie-in with these future roadways and maintains appropriate drainage conditions. Specifically, the design preserves the diversion of off-site stormwater runoff, which is essential to prevent uncontrolled flows from entering the substation yard and to maintain protection of infrastructure.

Furthermore, the undeveloped site currently drains from southwest to northeast at a slope of approximately 7%, via natural washes discharging into an existing earthen channel and storm drain system constructed with the original Northwest Substation development. To facilitate the substation expansion, this existing channel must be filled to create a flat and stable surface for new equipment foundations and improve accessibility throughout the site.

We trust that the attached grading plans and this memo clearly demonstrate that the proposed grading is necessary, appropriately engineered, and compatible with the surrounding area and infrastructure. We respectfully request your review and approval in accordance with the requirements set forth in Title 19.

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

Sincerely,

A handwritten signature in blue ink that reads "Charles A. Hutchinson". The signature is written in a cursive style with a small dot above the 'i' in "Hutchinson".

Charles Hutchinson, AICP
Senior Environmental Planner