

Incline Substation Expansion

Project Information

NV Energy seeks to expand and improve its existing Incline Substation, located at 0 Sweetwater Road, Incline Village.

Located on Sweetwater Road that terminates into the Sewer Treatment plant (the only adjacent neighbor). The location is grade separated from Tahoe Blvd. (Hwy 28) by approximately 55' of elevation and by a distance of approximately 1000 feet of meandering paved roadway surrounded by pine trees that screen the use. Scope includes a substation expansion and installation of a new 120/14.4 kV 28 MVA transformer, switchgear, transfer the INC4100 feeder, and associated equipment at Incline Substation. This transformer addition will provide increased reliable capacity for customers in the Incline area. The planning in service date is December 1, 2028, and dependent upon permitting requirements to expand the substation. The addition of the proposed facilities will be virtually undetectable. The parcel also enjoys a grade separation of approximately 8' from Sweetwater Road, 20' from the adjacent parcel to the north and 23' from the sewer treatment plan to the south. The only traffic the use will generate will be during construction then subsequently only for maintenance purposes.

The Substation is located on a 2.7-acre parcel on a terminal road in a sparsely developed area zoned Public/Semi Public (PSP).

The Substation use and construction activities will not create significant traffic burden to meet the criteria to produce a Traffic Impact Study.

Parking-The substation location is a secured facility with sufficient off-street, clear area to park needed vehicles for operational maintenance. No improved parking spaces will be provided.

Landscaping-No additional landscaping is proposed for this site.

Signs lighting-No additional signs or lighting are proposed outside the proposed project limits.

An associated Variance application will be filed with Washoe County to accommodate the request for approval of the wall heights designed for the Incline Substation Expansion Project.

As this location is within the TRPA jurisdiction, TRPA application ERSP2024-0342 has been submitted in support of NV Energy's proposal to expand and improve the Incline Substation.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Incline Substation Expansion			
Project Description: Expansion and Improvement of the existing Incline substation, providing el			
Project Address: 0 Sweetwater Road, Incline Village, NV 89451			
Project Area (acres or square feet): 23,450 sq. ft. (.54 acres)			
Project Location (with point of reference to major cross streets AND area locator): Site is approx 1000 ft northeast of the Sweetwater Rd intersection with Hwy 28.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-151-03	2.72		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sierra Pacific Power Co. dba NV Energy		Name:	
Address: 6100 Neil Road		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-834-3767	Fax:	Phone:	Fax:
Email: william.kruger@nvenergy.com		Email:	
Cell: 775-413-9891	Other:	Cell:	Other:
Contact Person: Bill Kruger		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: Heather McAlister	
Address:		Address: 6226 W. Sahara Ave	
	Zip:	Las Vegas, NV	Zip: 89146
Phone:	Fax:	Phone: 702-402-2422	Fax:
Email:		Email: heather.mcalister@nvenergy.com	
Cell:	Other:	Cell: 702-813-6903	Other:
Contact Person:		Contact Person: Heather McAlister, Assoc. Land Use Advisor	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

The expansion and improvement of the existing Incline Substation

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached Site Plan

3. What is the intended phasing schedule for the construction and completion of the project?

See attached construction phasing schedule

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is an existing substation and this proposal seeks approval to expand the use;

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

This project will benefit the entirety of its community in providing improved electrical power reliability with safety measures updated current standards.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There will be increased traffic during the construction phase only - there will be no long term negative impacts to the community;

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

NA

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	NA
b. Electrical Service	NA
c. Telephone Service	NA
d. LPG or Natural Gas Service	NA
e. Solid Waste Disposal Service	NA
f. Cable Television Service	NA
g. Water Service	NA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	NA	acre-feet per year	NA
i. Certificate #	NA	acre-feet per year	NA
j. Surface Claim #	NA	acre-feet per year	NA
k. Other #	NA	acre-feet per year	NA

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

NA

10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District Station 11 875 Tanager St, Incline Village 89451
b. Health Care Facility	Incline Village Community Hospital 880 Alder Ave., Incline Village, NV 89451
c. Elementary School	Incline Elementary School 915 Northwood Blvd, Incline Village, NV 89451
d. Middle School	Incline Middle School 931 Southwood Blvd., Incline Village 89451
e. High School	Incline High School 499 Village Blvd, Incline Village, NV 89451
f. Parks	Incline Park 939 Southwood Blvd, Incline Village NV 89451
g. Library	Incline Village Library 845 Alder Ave., Incline Village, NV 89451
h. Citifare Bus Stop	NA

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

The grading is to expand the footprint of an exiting substation that supplies electrical power to the Incline Village Community. The enlarged footprint will be able to accommodate necessary additional equipment to meet the current electrical demand for the community.

2. How many cubic yards of material are you proposing to excavate on site?

The site grading will necessitate cutting 900 cubic yards and filling of 1,200 cubic yards.

3. How many square feet of surface of the property are you disturbing?

23,450 square feet (0.54 Acres)

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Approximately 250 cubic yards will be exported and approximately 550 cubic yards will be imported as select borrow engineered fill material.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No. The site topography limits the site expansion and fill heights greater than 10 will be needed. Retaining walls will be used to limit site disturbance in the Lake Tahoe Region and meet TRPA requirements.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

The limits / extents of the grading is depicted on the Grading Plan.

16. How are you providing temporary irrigation to the disturbed area?

Temporary irrigation is not proposed for the site other than water trucks for dust control.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No. We intend to maintain defensible space.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The site can only be seen from 1) Sweetwater Road uphill and south of the site entering the IVGID Wastewater Treatment Facility, and 2) from the top of the spillway of the Mill Creek Reservoir.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No. The driveway only serves the existing substation.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The cut and fill will be bound by CMU retaining walls, with the exception of a small amount of grading at the northeast side outside the gate for maintaining a electric pole access. No cut or fill slopes are proposed. Only two pipe outlet aprons.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

CMU retaining walls are proposed to limit the extents of disturbance to meet TRPA requirements.

13. What are you proposing for visual mitigation of the work?

The site is set in an area that is not readily visible by the public via cars or pedestrian use. In addition, to provide defensible space around the site no vegetative mitigation is proposed.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

Yes. The site will require the removal of up to 49 trees that are White Fir and Jeffrey Pine, ranging in a dbh (diameter at breast height) of 14" to 42". The tree removal is shown on the plan sheet.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

There is no proposed revegetation around the perimeter of the site to ensure proper defensible space.



June 24, 2025

To: All Interested Parties

RE: Signature Authority

The undersigned is Deputy General Counsel of Nevada Power Company, a Nevada corporation doing business as NV Energy ("Nevada Power Company") and Sierra Pacific Power Company, a Nevada corporation doing business as NV Energy ("Sierra Pacific Power Company").

As of the date of this letter, Mathew Johns is Vice President, Environmental Services and Land Management of Nevada Power Company and Sierra Pacific Power Company. Also as of the date of this letter, Matt Gingerich, is Director, Land Resources of Sierra Pacific Power Company and Nevada Power Company. Further, as of the date of this letter, Lisa Harvey is Supervisor, Land Resources of Nevada Power Company, Li Zhang is Manager, Land Resources, and Brian Billingsley is Manager of Survey, of Nevada Power Company and William Kruger is Manager, Land Resources, and Leland Johnson is Manager of Survey of Sierra Pacific Power Company. Mr. Johns, Mr. Gingerich Ms. Zhang, Ms. Harvey and Mr. Billingsley are authorized to sign on behalf Nevada Power Company, and Mr. Johns, Mr. Gingerich, Mr. Kruger and Mr. Johnson are authorized to sign on behalf of Sierra Pacific Power Company, the following documents:

1. Final right of way grants, leases, and permits for the Bureau of Land Management, Bureau of Reclamation, Bureau of Indian Affairs, United States Forest Service, National Park Service, and Nevada State Lands;
2. Relinquishments of rights granted by final right of way grants or contained in government patent easements;
3. Agreements relating to the acquisition of easements;
4. Other agreements related to obtaining land rights on federal lands; and
5. Letters of concurrence and other requests related to land rights on federal lands.

As of the date of this letter, Heather McAlister is an Associate Advisor Land Use, Cynthia L. Skromak is a Senior Right of Way Agent and Adam Leon, Roger Garrison, Kryn Williams, Lorraine Vazquez, Charmaine Powell, Stacey Power, Bradley Bellstedt, Cathryn Hale, Todd Mitchell and Eric Arquileta are Right of Way Agents, in the Land Resources department of Nevada Power Company. Also as of the date of this letter, Mark Sullivan is a Land Use Consultant and Nathan Hastings, Brandi Quaglieri and Chris Robinson are Senior Right of Way Agents and Regina Cooley, Tracy Chou, Tabatha Voight, Katherine Perkins and Karen Soohoo are Right of Way Agents in the Land Resources department of Sierra Pacific Power Company. In their respective positions and on behalf of their respective companies, they are authorized to sign the following documents:



1. Governmental permit applications and right of way grant (Bureau of Land Management, Bureau of Reclamation, Bureau of Indian Affairs, United States Forest Service, National Park Service, Nevada State Lands) applications.

This letter will expire one year from the date of issuance.

NEVADA POWER COMPANY, a Nevada corporation
d/b/a NV Energy

SIERRA PACIFIC POWER COMPANY, a Nevada
corporation d/b/a NV Energy

A handwritten signature in blue ink, appearing to read "Deborah Bone".

Deborah Bone
Deputy General Counsel

Assessor's Map Number

130-15

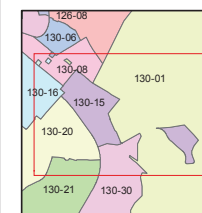
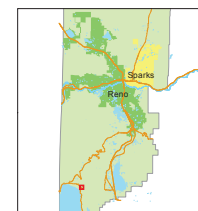
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 50 100 150 200

1 inch = 200 feet



created by: **JMO 04/07/2017**

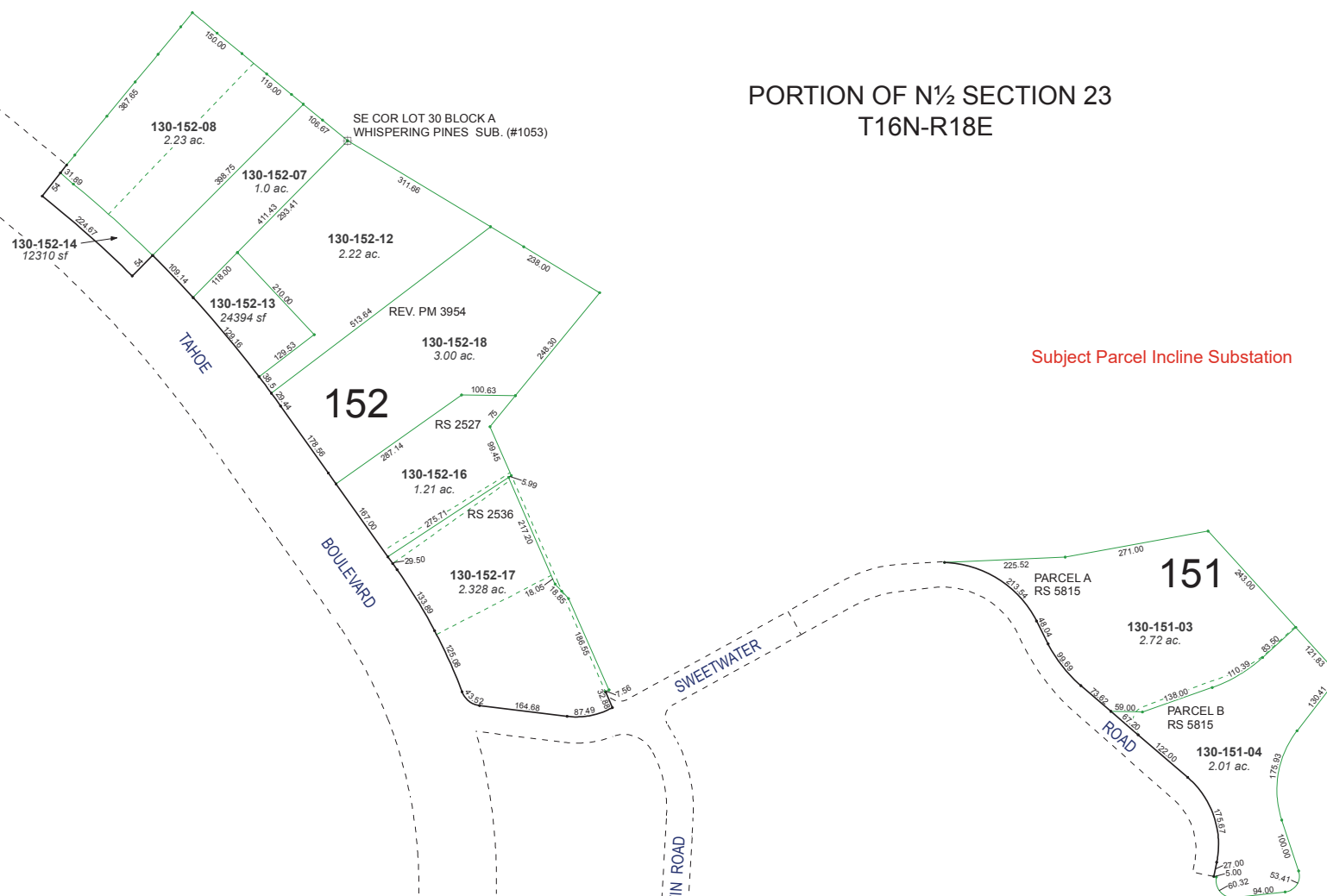
last updated: _____

area previously shown on map(s) _____

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

PORTION OF N½ SECTION 23 T16N-R18E

Subject Parcel Incline Substation



Owner Information

Building Information

XFOB SUBAREA

APN	130-151-03	Card 1 of 1	Bid #1 Situs	0 SWEETWATER RD	Property Name
Situs 1	0 SWEETWATER RD INCLINE VILLAGE NV 89451	Bid #	Quality		Building Type
Owner 1	SIERRA PACIFIC POWER CO	OWNER	Stories		2nd Occupancy
Mail Address	C/O LAND DEPARTMENT PO BOX 10100 RENO NV 89520		Year Built	0	<u>WAY</u>
			Bedrooms	0	<u>Square Feet</u>
			Full Baths	0	Finished Bsmt
					0

Parcel Information

[illegible]

Land Information

LAND DETAILS

Land Use	700	DOR Code	700	Sewer	Municipal	<u>Neighborhood</u>	XXXX	<u>XX Neighborhood Map</u>
Size	118,483.2 SqFt	Size	2.72 Acres	Street	Paved	Zoning Code	TA_PR	
CAGC	-			Water	Muni			

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
SIERRA PACIFIC POWER CO	SIERRA PACIFIC POWER CO	4689834	BLA	03-24-2017			0 3NTT	

Valuation Information

[illegible]

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.gov with 'Sketch Request' in the subject line. Please include the APN.



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 08-06-2025

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

INCLINE SUBSTATION

WASHOE COUNTY APN 130-151-03

ASSOCIATED ENTITLEMENT APPLICATIONS:
AN APPLICATION FOR A VARIANCE FOR A WALL HEIGHT EXCEEDING
CODE HEIGHT.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 / 1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83 / 84 - HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK (NNCRN GPS). THE BEARING GPS REFERENCE STATION "NRY1" (115M13044), AND "RND1" (N74SM1028), IS TAKEN AS NORTH 13°49'03" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.00021800. (PER ROS 5815)

THE BEARINGS SHOWN ARE ROTATED 00°00'47" CLOCKWISE FROM RECORD OF SURVEY MAP 2536 (R3), PER ROS 5815.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, AS FOLLOWS:

PARCEL A OF WASHOE COUNTY RECORD OF SURVEY MAP 5815A, RECORDED MARCH 24, 2017.

BASIS OF ELEVATION

A MONUMENT SET, PER NAD 83 (2011), SPCS ZONE: NEVADA WEST 2703 AS FOLLOWS:
SET 5/8" REBAR WITH 2" FLAT ALUMINUM CAP STAMPED WITH "MERIDIAN ENG. CONTROL PT." IN AERIAL TARGET. MONUMENT SET IN NATURAL GROUND, NORTH OF 3" GRANITE BOULDER AND APPROXIMATELY 220 FEET EAST OF INCLINE SUBSTATION.

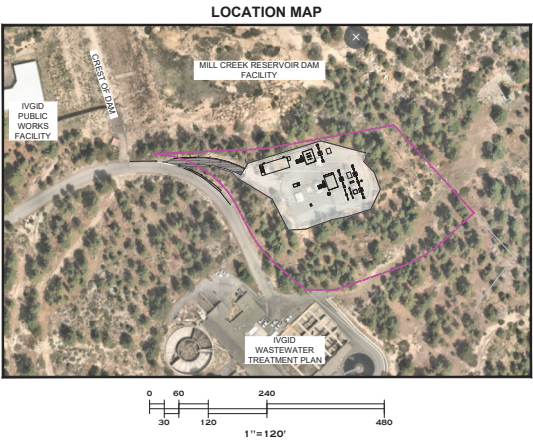
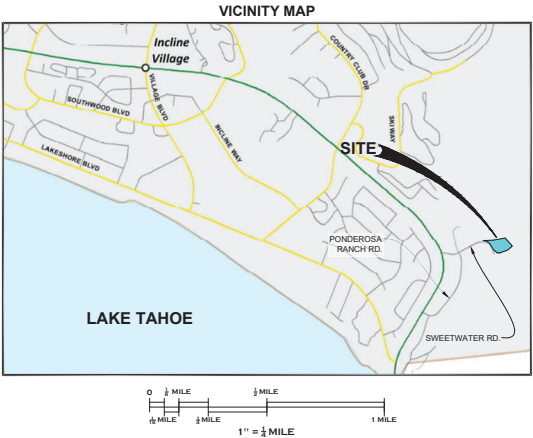
NORTHING: 14,760,610.663
EASTING: 2,245,191.748
ELEVATION: 6475.33

ENGINEER'S STATEMENT

THESE PLANS, T-1 THROUGH SECT-1, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES AND STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND WASHOE COUNTY STANDARDS, THEN THE WASHOE COUNTY STANDARDS SHALL APPLY, WITH THE EXCEPTION OF THE MORE STRINGENT BETWEEN TRPA AND WASHOE COUNTY.

Brian E. Newman

BRIAN E. NEWMAN, STATE OF NEVADA REGISTERED PROFESSIONAL ENGINEER, #12865



INDEX OF DRAWING SHEETS

#	NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	ECID-1	EXISTING CONDITIONS / DEMOLITION PLAN
3	S-1	SITE PLAN
4	G-1	GRADING PLAN
5	U-1	UTILITY PLAN
6	BMP-1	BMP PLAN (WASHOE COUNTY / TRPA)
7	SECT-1	SITE CROSS SECTIONS
8	SECT-2	SITE CROSS SECTIONS
9	PH-1	CONSTRUCTION SEQUENCING (FOR REFERENCE ONLY)
10	PH-2	CONSTRUCTION SEQUENCING (FOR REFERENCE ONLY)

PROPOSED SITE DEVELOPMENT

PARCEL SIZE: 118,483 SQUARE FEET (2.72 ACRES)

PROPOSED PRIMARY USE: LAND USE CODE 700: OPERATING COMMUNICATION, TRANSPORTATION AND UTILITY PROPERTY OF AN INTERSTATE OR INTERCOUNTY NATURE

ZONING AND DESIGN ANALYSIS

CURRENT LAND USE: LAND USE CODE 700: UTILITY PROPERTY OF AN INTERSTATE OR INTERCOUNTY NATURE

PROPOSED LAND USE: LAND USE CODE 700: UTILITY PROPERTY OF AN INTERSTATE OR INTERCOUNTY NATURE

MASTER PLAN CLASSIFICATION: TA_PR TAHOE PONDEROSA

REGULATORY ZONING CLASSIFICATION: TA_PR TAHOE PONDEROSA

AREA PLAN: TAHOE AREA PLAN

PROPERTY ADJACENCY (ZONING):
TA_TC (TAHOE - TUNNEL CREEK) 87% / PR (PARKS AND RECREATION) 33% TO THE WEST, NORTH AND EAST
TA_PR (TAHOE PONDEROSA RANCH) TO THE SOUTH

PROPERTY ADJACENCY:
NORTH: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT (IVGID) MILL CREEK RESERVOIR / DETENTION
SOUTH: IVGID WASTEWATER TREATMENT FACILITY
EAST: UNDEVELOPED LAKE TAHOE FOREST AREA
WEST: SWEETWATER ROAD AND UNDEVELOPED FOREST / TREE AREA

LOT AND BUILDING STANDARDS:
FRONT YARD SETBACK: TWENTY FEET (20')
SIDE YARD SETBACK: FIFTEEN FEET (15')
REAR YARD SETBACK: TWENTY FEET (20')
BUILDING HEIGHT: MAXIMUM THIRTY FIVE FEET (35')

FEMA DATA:
FEMA FIRM MAP 32031C3425G EFFECTIVE DATE: 03/16/2009
ZONE X (AREA OF MINIMAL FLOOD HAZARD)

TRUCKEE MEADOWS HYDROBASIN:
NUMBER RD: LAKE TAHOE

REGULATED WATERWAY 418:
NONE

TRPA SEZ WATERWAY:
MILL CREEK

PROJECT CONTACTS

PROJECT APPLICANT: NV ENERGY
6100 NEIL ROAD
RENO, NV 89511
HEATHER MCALISTER
PHONE: (775) 473-6998
HEATHER.MCALISTER@NVENERGY.COM

PROPERTY OWNERSHIP: NV ENERGY
6100 NEIL ROAD
RENO, NV 89511
PHONE: (775) 473-6998

SITE CIVIL ENGINEER: NV ENERGY
6100 NEIL ROAD
RENO, NV 89511
BRIAN NEWMAN, PE
(775) 413-4599
BRIAN.NEWMAN@NVENERGY.COM

SPECIAL USE PERMIT SUBMITTAL
Washoe County Community Services
Submission Date: August 8, 2025



NV Energy
6100 NEIL ROAD
RENO, NV 89511
(775) 473-6998
NVENERGY.COM

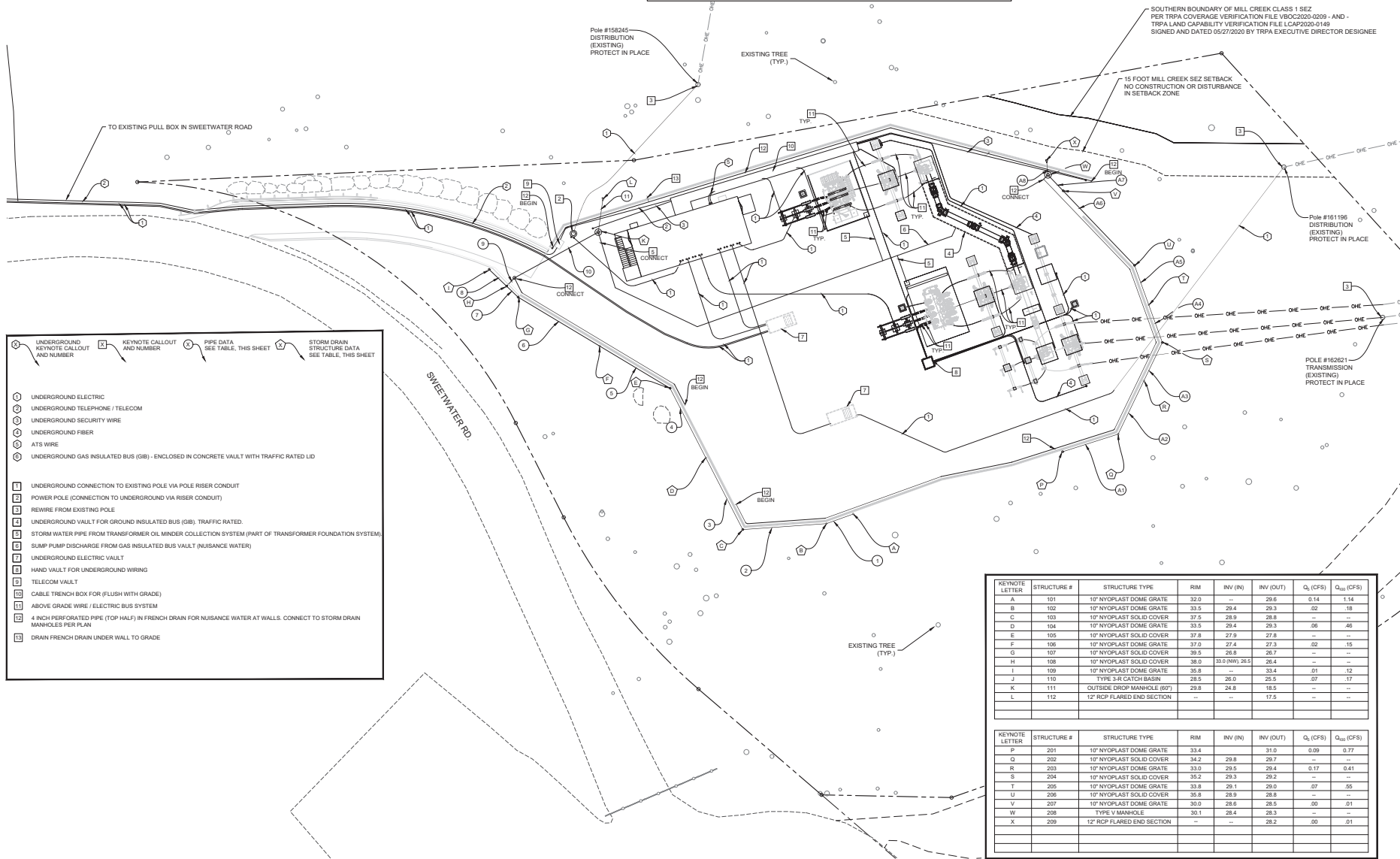
SITE CIVIL IMPROVEMENTS
INCLINE SUBSTATION
WASHOE COUNTY APN 130-151-03
TITLE SHEET

DRAWING
T-1
SHEET 1 OF 10



PIPE #	DIAMETER	LENGTH (FT)	MATERIAL	SLOPE (FT/FT)	Q ₁ (CFS)	Q ₁₀ (CFS)	V ₁ (FPS)	V ₁₀ (FPS)
1	10	13	PVC	0.0104	0.14	1.14	2.54	4.33
2	10	36	PVC	0.0102	0.15	1.32	2.49	4.43
3	10	37	PVC	0.0108	0.16	1.32	2.29	4.11
4	10	36	PVC	0.0111	0.22	1.78	2.53	4.41
5	10	37	PVC	0.0108	0.22	1.78	2.34	4.36
6	10	43	PVC	0.0116	0.24	1.93	2.67	4.55
7	10	7	PVC	0.0286	0.24	1.93	3.66	6.49
8	10	11	PVC	0.0273	0.61	0.12	1.37	2.97
9	10	10	PVC	0.0303	0.25	2.05	3.29	5.74
10	12	43	PVC	0.0162	0.33	2.22	5.79	9.97
11	12	15	RCP	0.0238	0.33	2.22	3.69	6.29

PIPE #	DIAMETER	LENGTH (FT)	MATERIAL	SLOPE (FT/FT)	Q ₁ (CFS)	Q ₁₀ (CFS)	V ₁ (FPS)	V ₁₀ (FPS)
A1	10	27	PVC	0.0074	0.09	0.77	1.71	3.11
A2	10	27	PVC	0.0074	0.09	0.77	1.71	3.11
A3	10	20	PVC	0.0060	0.26	1.18	2.02	2.95
A4	10	18	PVC	0.0056	0.26	1.18	2.09	3.09
A5	12	19	PVC	0.0053	0.33	1.73	2.17	3.34
A6	12	47	PVC	0.0043	0.33	1.73	2.02	3.07
A7	12	10	RCP	0.010	0.33	1.74	2.70	4.28
A8	12	7	RCP	0.010	0.33	1.74	2.70	4.28



1

UNDERGROUND ELECTRIC

2

UNDERGROUND TELEPHONE / TELECOM

3

UNDERGROUND SECURITY WIRE

4

UNDERGROUND FIBER

5

ATS WIRE

6

UNDERGROUND GAS INSULATED BUS (GIS) - ENCLOSED IN CONCRETE VAULT WITH TRAFFIC RATED LID

7

UNDERGROUND CONNECTION TO EXISTING POLE VIA POLE RISER CONDUIT

8

POWER POLE (CONNECTION TO UNDERGROUND VIA RISER CONDUIT)

9

REWIRE FROM EXISTING POLE

10

UNDERGROUND VAULT FOR GROUND INSULATED BUS (GIS), TRAFFIC RATED

11

STORM WATER PIPE FROM TRANSFORMER OIL MINDER COLLECTION SYSTEM (PART OF TRANSFORMER FOUNDATION SYSTEM)

12

SUMP PUMP DISCHARGE FROM GAS INSULATED BUS VAULT (NUISANCE WATER)

13

UNDERGROUND ELECTRIC VAULT

14

HAND VAULT FOR UNDERGROUND WIRING

15

TELECOM VAULT

16

CABLE TRENCH BOX FOR (FLUSH WITH GRADE)

17

ABOVE GRADE WIRE / ELECTRIC BUS SYSTEM

18

4 INCH PERFORATED PIPE (TOP HALF) IN FRENCH DRAIN FOR NUISANCE WATER AT WALLS. CONNECT TO STORM DRAIN MANHOLES PER PLAN

19

DRAIN FRENCH DRAIN UNDER WALL TO GRADE

20

UNDERGROUND KEYNOTE CALLOUT AND NUMBER

21

KEYNOTE CALLOUT AND NUMBER

22

PIPE DATA SEE TABLE, THIS SHEET

23

STORM DRAIN STRUCTURE DATA SEE TABLE, THIS SHEET

KEYNOTE LETTER	STRUCTURE #	STRUCTURE TYPE	RIM	INV (IN)	INV (OUT)	Q ₁ (CFS)	Q ₁₀ (CFS)
A	101	10" NYOPLAST DOME GRATE	32.0	—	29.8	0.14	1.14
B	102	10" NYOPLAST DOME GRATE	33.5	29.4	29.3	.02	.18
C	103	10" NYOPLAST SOLID COVER	37.5	28.9	28.8	—	—
D	104	10" NYOPLAST DOME GRATE	33.5	29.4	29.3	.06	.46
E	105	10" NYOPLAST SOLID COVER	37.8	27.9	27.8	—	—
F	106	10" NYOPLAST DOME GRATE	37.0	27.4	27.3	.02	.15
G	107	10" NYOPLAST SOLID COVER	39.5	28.8	26.7	—	—
H	108	10" NYOPLAST SOLID COVER	38.0	33.0 (NW), 26.5	26.4	—	—
I	109	10" NYOPLAST DOME GRATE	35.5	—	33.4	.01	.12
J	110	TYPE 3-R CATCH BASIN	28.5	26.0	25.5	.07	.17
K	111	OUTSIDE DROP MANHOLE (80")	29.8	24.8	18.5	—	—
L	112	12" RCP FLARED END SECTION	—	—	17.5	—	—

KEYNOTE LETTER	STRUCTURE #	STRUCTURE TYPE	RIM	INV (IN)	INV (OUT)	Q ₁ (CFS)	Q ₁₀ (CFS)
P	201	10" NYOPLAST DOME GRATE	33.4	—	31.0	0.09	0.77
Q	202	10" NYOPLAST SOLID COVER	34.2	29.8	29.7	—	—
R	203	10" NYOPLAST DOME GRATE	33.0	29.5	29.4	0.17	0.41
S	204	10" NYOPLAST SOLID COVER	35.2	29.3	29.2	—	—
T	205	10" NYOPLAST DOME GRATE	33.8	29.1	29.0	.07	.55
U	206	10" NYOPLAST SOLID COVER	35.8	28.9	28.8	—	—
V	207	10" NYOPLAST DOME GRATE	30.0	28.6	28.5	.00	.01
W	208	TYPE V MANHOLE	30.1	28.4	28.3	—	—
X	209	12" RCP FLARED END SECTION	—	—	28.2	.00	.01

SPECIAL USE PERMIT SUBMITTAL

Washoe County Community Services

Submission Date: August 8, 2025

REGISTERED ENGINEER-STATE OF NV

BRIAN E. NEWMAN

00014375

CIVIL

Exp. 12/31/25

No. 12889

1"=20'

N

NVEnergy®

800 NVE 5000

800 NVE 5000

770.475.6998

NVE@NVE.COM

SITE CIVIL IMPROVEMENTS

INCLINE SUBSTATION

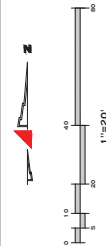
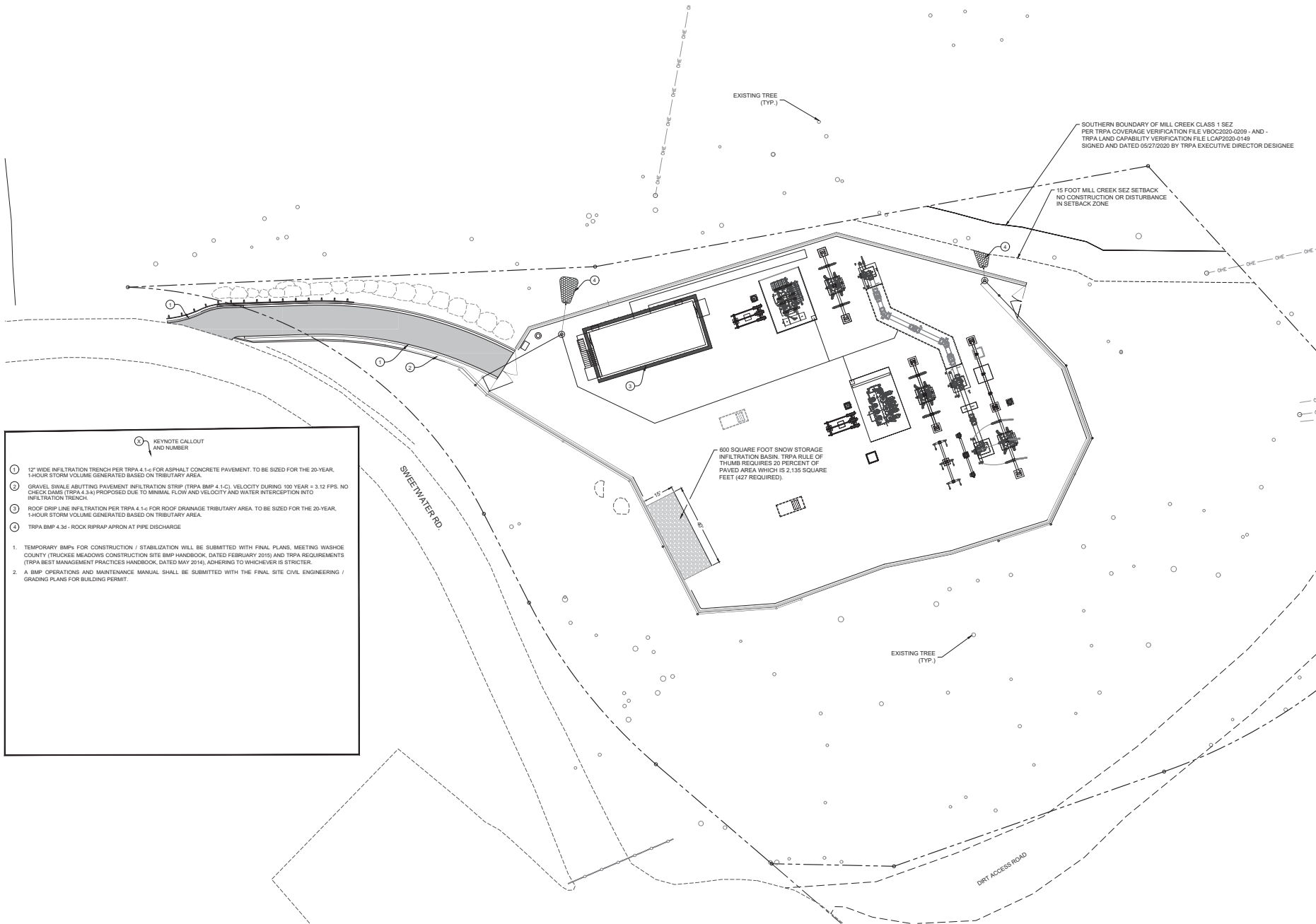
WASHOE COUNTY APN: 30-15-103

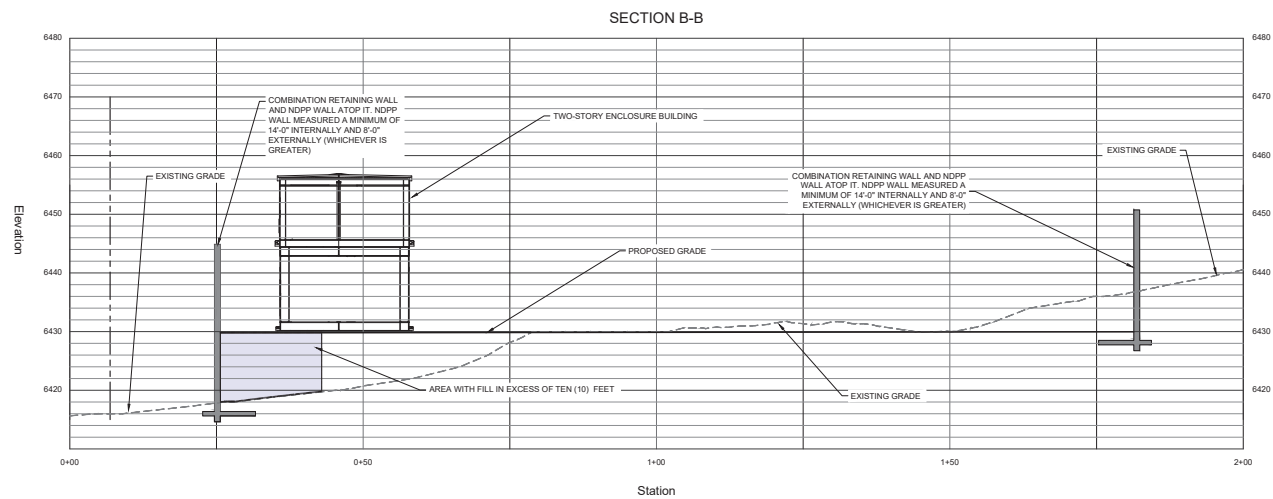
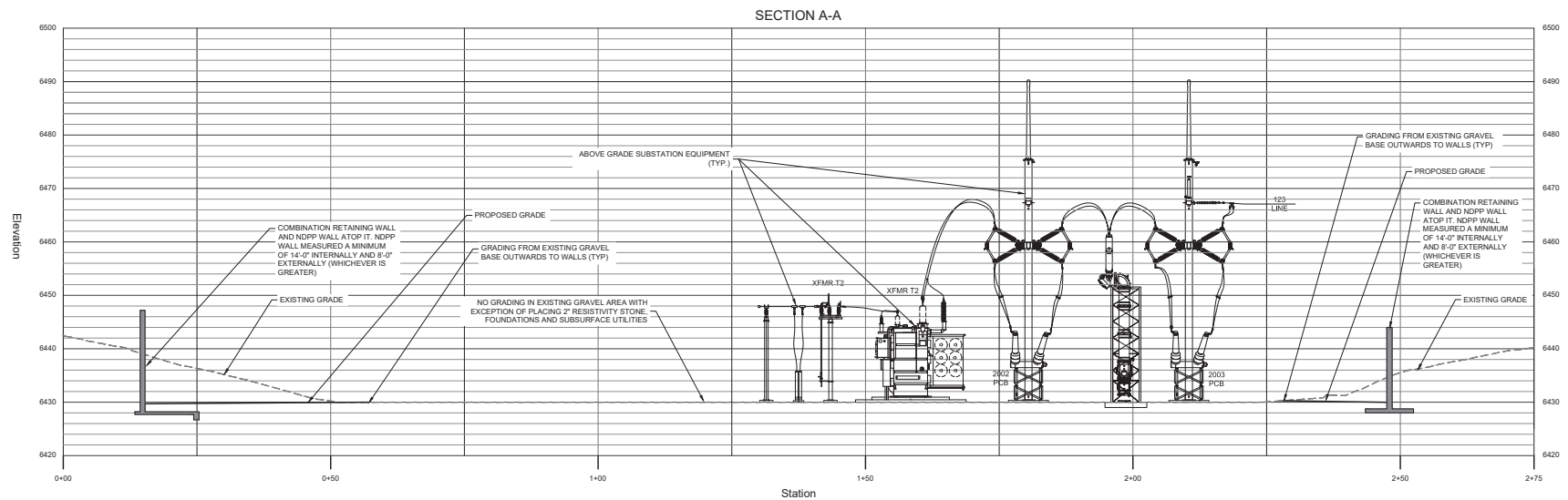
UTILITY PLAN

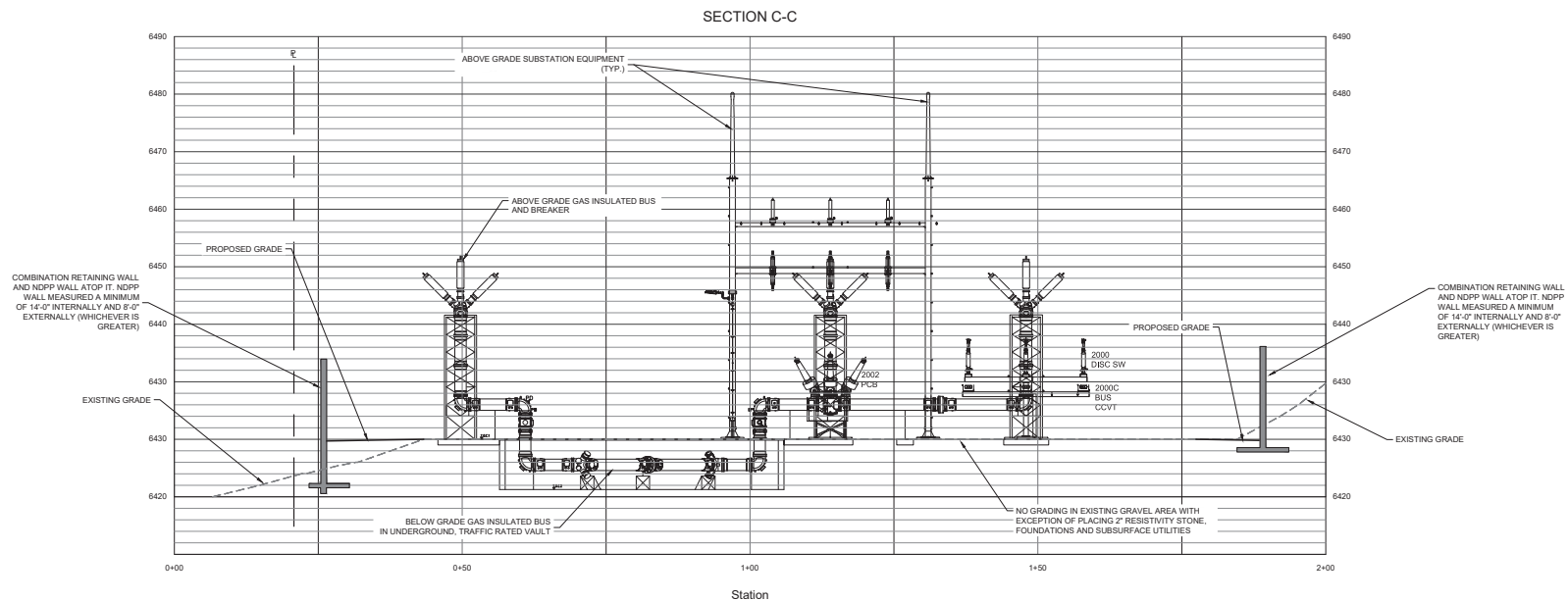
DRAWING

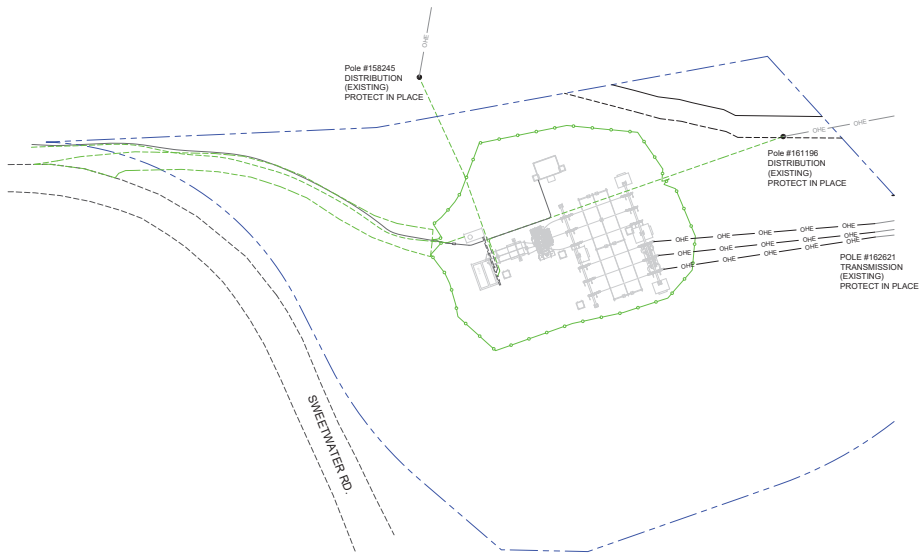
U-1

SHEET 5 OF 10

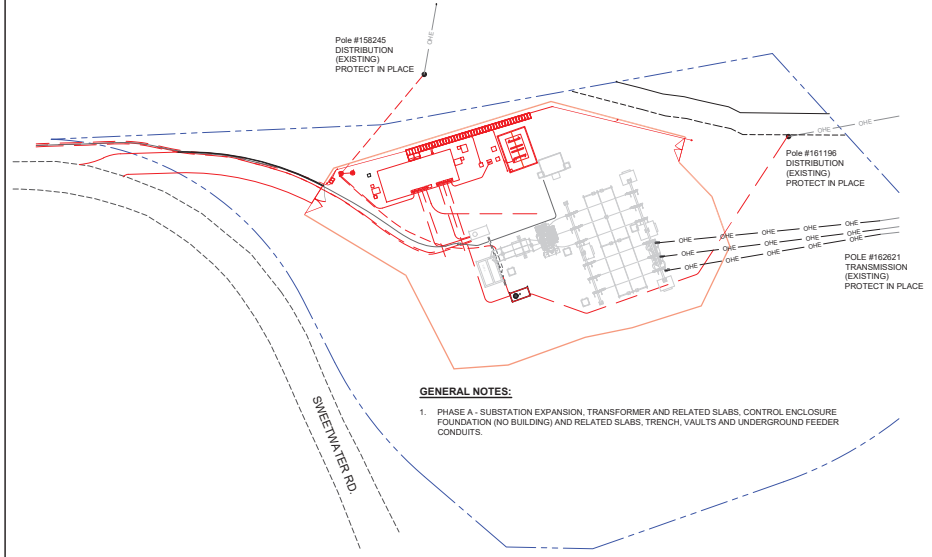








PHASE A - REMOVAL / DEMOLITION IN 2026 (IN GREEN)



PHASE A - INSTALLATION IN 2026 (IN RED)

GENERAL NOTES:

1. PHASE A - SUBSTATION EXPANSION, TRANSFORMER AND RELATED SLABS, CONTROL ENCLOSURE FOUNDATION (NO BUILDING) AND RELATED SLABS, TRENCH, VAULTS AND UNDERGROUND FEEDER CONDUITS.



PHASE B - REMOVAL / DEMOLITION IN 2027 (IN GREEN)



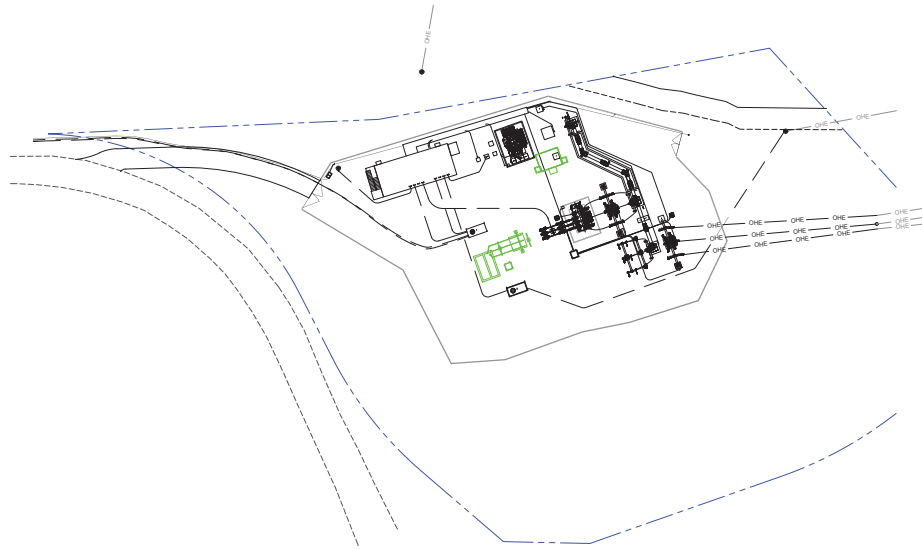
PHASE B - INSTALLATION IN 2027 (IN RED)

GENERAL NOTES:

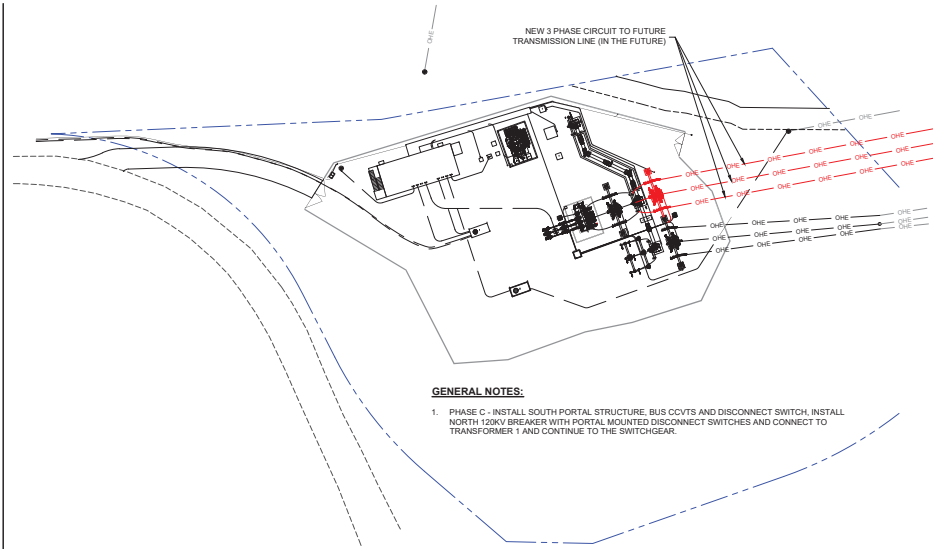
1. PHASE B - RELOCATE EXISTING TRANSFORMER, INSTALL CONTROL ENCLOSURE, INSTALL GAS INSULATED BUS, INSTALL TWO (2) BREAKERS WITH PORTAL MOUNTED DISCONNECT SWITCHES AND INSTALL TRANSFORMER 2 WITH CONNECTIONS TO SWITCHGEAR.

FOR REFERENCE ONLY





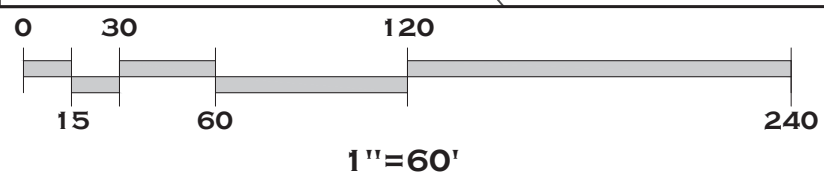
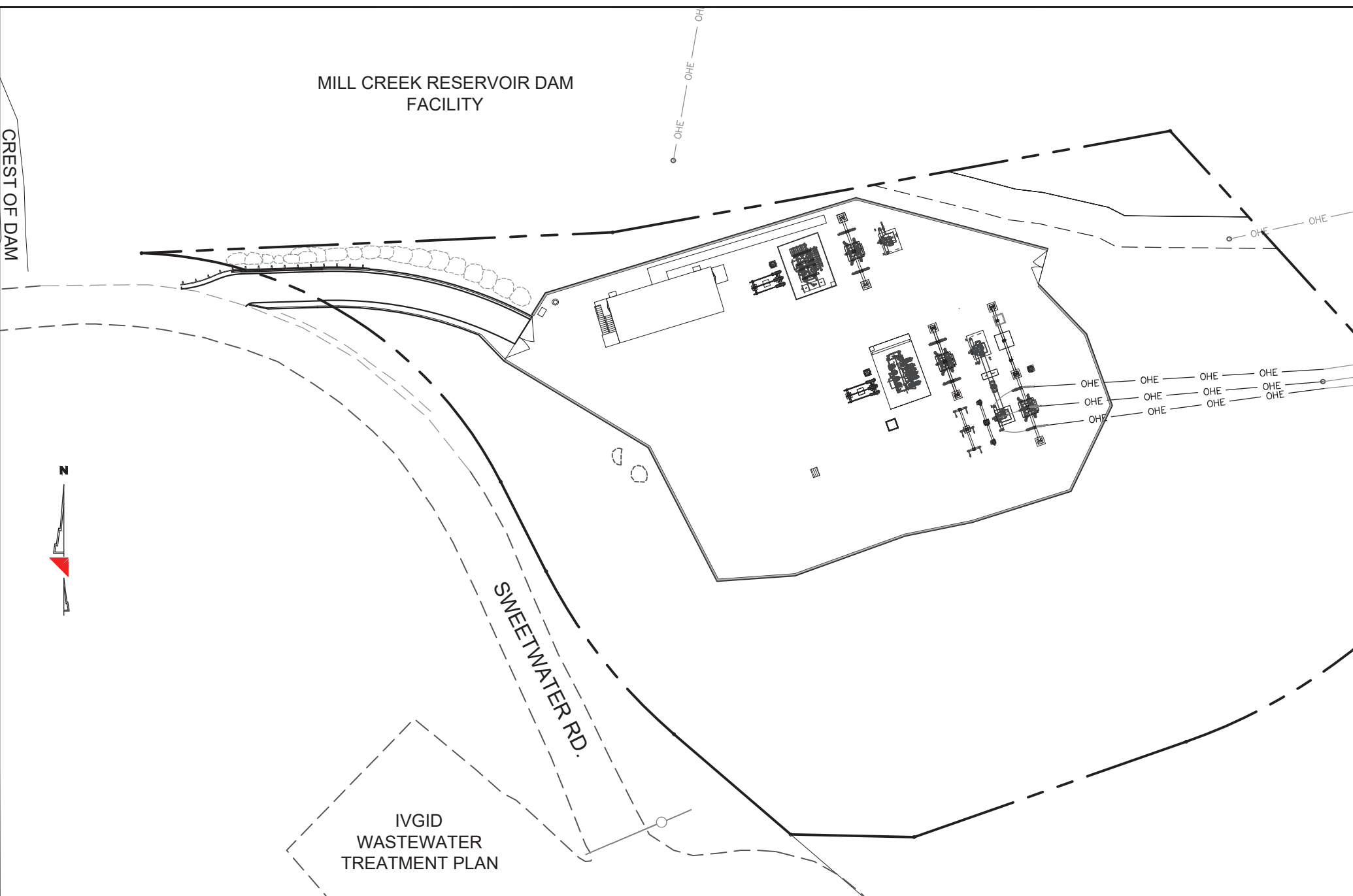
PHASE C - REMOVAL / DEMOLITION (FUTURE: IF NOT REMOVED WITH PHASE B) - **IN GREEN**



GENERAL NOTES:

1. PHASE C - INSTALL SOUTH PORTAL STRUCTURE, BUS COVTS AND DISCONNECT SWITCH, INSTALL NORTH 120KV BREAKER WITH PORTAL MOUNTED DISCONNECT SWITCHES AND CONNECT TO TRANSFORMER 1 AND CONTINUE TO THE SWITCHGEAR.

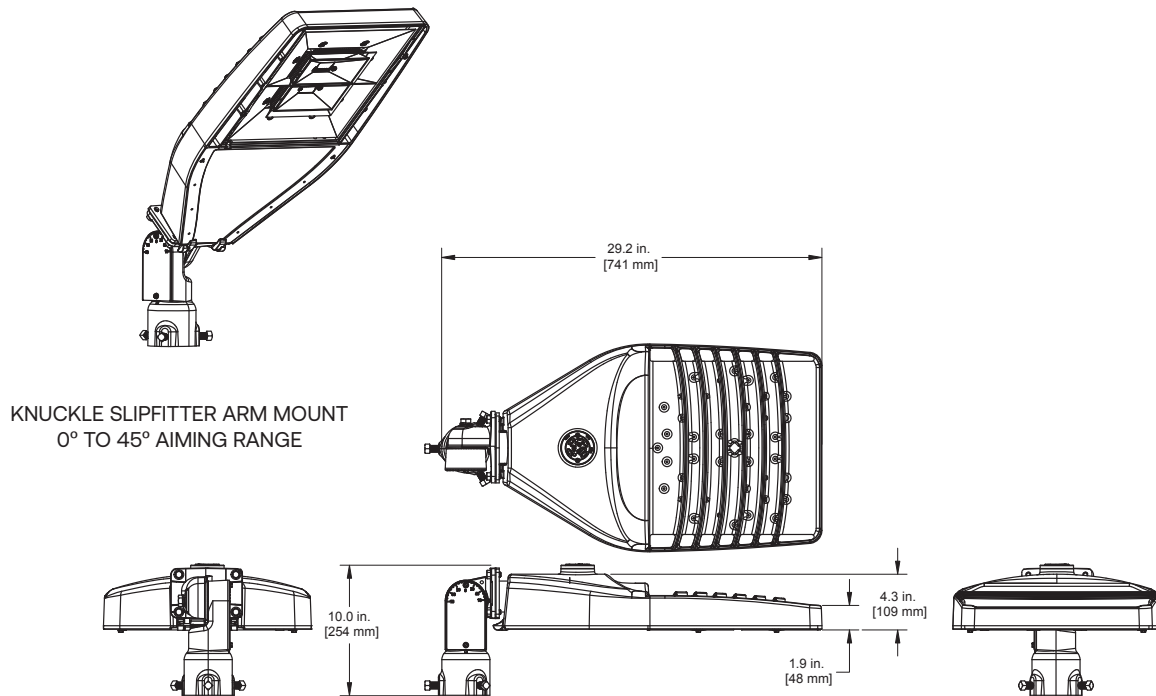
PHASE C - FINAL INSTALLATION IN THE FUTURE (**IN RED**)



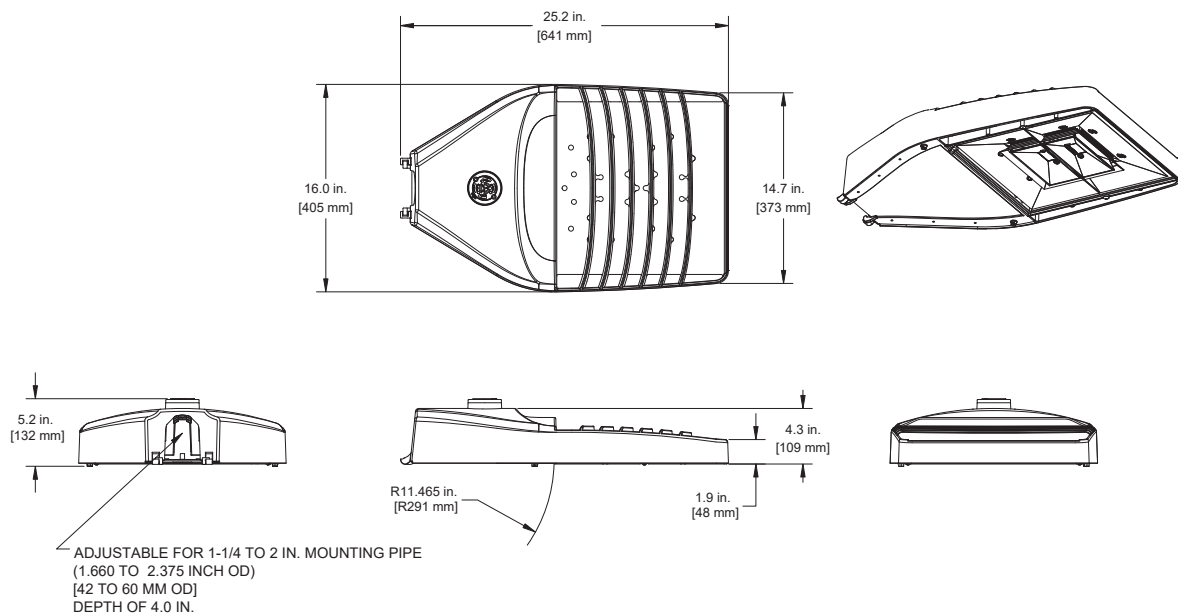
INCLINE SUBSTATION

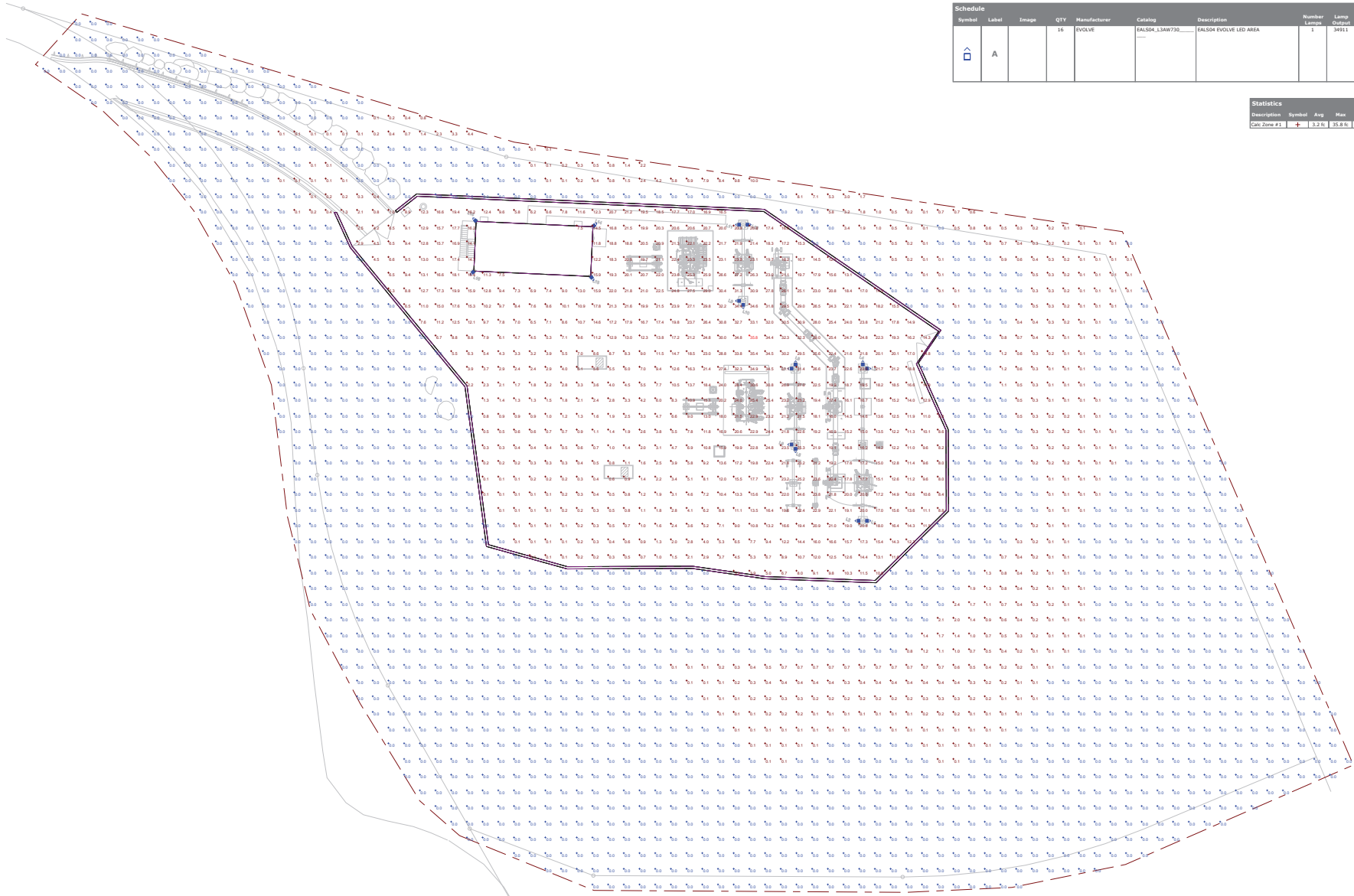


KNUCKLE SLIPFITTER: S1



INTEGRAL SLIPFITTER: C1





Plan View
Scale: 1" = 20'

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input	Polar Plot
	A		16	EVOLVE	FALSD4_L3AW730	FALSD4 EVOLVE LED AREA	1	34911	1	231	

Statistics							
Description	Symbol	Ang	Max	Min	Max/Min	Ang/Min	
Calc Zone #1	+	1.2 N	35.8 N	0.0 N	N/A	N/A	

