



Joe Lombardo
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

Tracy Larkin-Thomason, P.E., Director

January 26, 2026

CA Group, Inc.
2785 S. Rainbow Blvd.
Las Vegas, NV 89146
Attention: Sriram Bala, P.E.

SENT VIA ELECTRONIC MAIL

RE: Winston Energy Project – Traffic Impact Study (1/23/26)

Mr. Bala,

The Nevada Department of Transportation (NDOT) has reviewed the traffic analysis prepared by CA Group, Inc., dated January 23rd, 2026, for the above-referenced project. Based on the above information, this traffic study is accepted for the project, and it can proceed with the NDOT occupancy permit process. Please be aware of the following comments as the project progresses through the permit process.

1. NDOT acceptance of a traffic study is typically valid for one year following the date on the acceptance letter, provided the nature of the development does not significantly change. Permit applications made after one (1) year may require an amendment or a new traffic study. Permit applications made after five (5) years will require a new traffic impact study.
2. The following improvements will be required to mitigate the traffic impacts from the Winston Energy Project based on the traffic impact study:
 - a) US 95A and Sierra Way intersection
 1. Install a northbound right-turn deceleration lane per NDOT's Access Management System and Standards (AMSS).
 2. Install a southbound left-turn deceleration lane per NDOT's AMSS. Include a minimum of 100' of storage.
 3. Install a right-turn pocket for the westbound Sierra Way approach.
 - b) Provide WB-67 design vehicle turning templates.
 - c) Install signing and striping per NDOT and MUTCD standards.
3. The following additional improvements will need to be installed to mitigate the cumulative impact of the multiple developments planned on US 95A in the project vicinity:

- a) US 95A and Sierra Way intersection
 - 1. Install a northbound left-turn deceleration lane per NDOT's AMSS. Include a minimum of 100' of storage.
 - 2. Install a southbound right-turn deceleration lane per NDOT's AMSS.
 - 3. Install a right-turn pocket for the eastbound Sierra Way approach.
 - 4. Install a northbound acceleration lane for the westbound to northbound right-turn movement per NDOT AMSS.
 - 5. Install a temporary signal.
 - b) US 50 and Ramsey Weeks Cutoff intersection
 - 1. Install a right-turn pocket for the northbound Ramsey Weeks Cutoff approach.
 - 2. Monitor traffic safety and operations for need of a temporary traffic signal. If delay is exacerbated beyond the LOS E identified in the study or queues become excessive, resulting in unsafe driver behavior, a traffic signal will be required.
 - c) US 95A and Ramsey Weeks Cutoff intersection
 - 1. Install an eastbound right-turn pocket.
 - 2. Install an acceleration lane on US 95A for the eastbound Ramsey Weeks Cutoff to southbound US 95A movement.
 - 3. Improve the northbound US 95A left turn pocket to NDOT's AMSS requirement with a 100' minimum of storage.
 - d) US 95A and SR 339 intersection
 - 1. Install a southbound left-turn lane with 50' minimum storage per NDOT AMSS.
 - 2. Install a temporary signal.
 - e) Provide WB-67 design vehicle turning templates.
 - f) Install signing and striping per NDOT and MUTCD standards.
- 4. Permit for Lyon County-maintained infrastructure, such as traffic signals, street lighting, County road approaches, etc., shall be on an encroachment permit application with the County as the main applicant.
 - 5. Given the stakeholders involved (Lyon County, NDOT, and Developers) it is recommended to conduct a pre-permit meeting. The pre-permit meeting will help manage expectations for the NDOT permit process, minimize the need for multiple permits to address cumulative impacts, and establish the maintenance responsibility of facilities/encroachments to be permitted within NDOT right-of-way.
 - 6. Given the multiple developments responsible for the mitigation of the cumulative impact, Lyon County may require the construction of transportation improvements it deems necessary to mitigate project-specific or cumulative impacts within NDOT right-of-way. Where such improvements are required and are not constructed by the County, Lyon County may participate in the review, approval, and administration of a reimbursement

agreement among affected developers to allocate the cost of the required improvements on a pro rata basis. All required improvements shall be reviewed and permitted through NDOT and constructed in accordance with applicable NDOT standards and requirements.

7. All design features will be required to comply with NDOT Standards. Any deviation will require approval from the District Engineer. The Permit Office will provide details required for the deviation requests if needed during the permit application review.
8. This acceptance letter and the accepted traffic impact study will need to be included as part of the NDOT encroachment permit submittal. For additional information about the NDOT encroachment permitting process, please contact the NDOT District II Permits Office at (775) 834-8330 or D2Permits@dot.nv.gov.

NDOT may require additional changes and/or comments as the permit process progresses. If you have any questions, please feel free to contact Jeff Graham at (775) 834-8382.

We look forward to working with your design team and helping you to achieve the successful completion of your project.

Sincerely,

Signed by:

Kelly Gaworski

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Kelly Gaworski, PE

Engineering Services Manager

NDOT District II

KG:jg

Enclosures: Winston Energy Project – Traffic Impact Study (1/23/26)

Cc: Kevin Verre – NDOT Chief Planning
Bhupinder Sandhu – NDOT DII District Engineer
Andrew Lawerence – NDOT Assistant District Engineer
Chris Bell – NDOT Traffic Operations
Gavin Henderson – Lyon County
Louis Cariola – Lyon County
NDOT District II Traffic Engineering
NDOT District II Permits Office
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