



WOOD RODGERS

October 4, 2021

Tim Thompson, Planning Director
City of Fernley
595 Silver Lace Boulevard
Fernley, Nevada 89408

**RE: TSM21002 – Izzy Estates Tentative Subdivision Map
2315 Farm District Road**

Dear Tim,

This letter has been prepared in lieu of a traffic study for the above-reference project. Because the project will not exceed the 200 peak hour trips (PHT) it is understood a full traffic study is not required.

An analysis of anticipated trip generation for the proposed project was performed using the best available information from the 10th Edition of the ITE Trip Manual. Using average vehicle trip generation rates for similar developments, it is estimated the total weekday average daily trips (ADT) generated by the 20-lot development will be 189 ADT, with 16 AM Peak Hour trips and 20 PM Peak Hour trips.

With the current traffic volume relatively low on Farm District Road (State Route 828), it is fair to assume adequate capacity exists to accommodate the proposed project without negatively impacting the existing level of service.

Please contact me at 775.393.2693 or at enikirk@woodrogers.com if you have questions or require additional information.

Sincerely,



Evan Nikirk, P.E.
Associate Engineer