

TIA REVIEW

To:	Cristhian Barajas (cristhian.barajas@brawley-ca.gov)	Rio Vista Apartments W. River Rd and N. Rio Vista Ave Brawley, CA 92227
From:	BenJetta Johnson, PE, PTOE (benjetta.johnson@NV5.com)	
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Date:	December 16, 2025	

KEY FINDINGS	
	Project will have Nominal Impact on Traffic Operations.
	Presumed to have Less Than Significant Impact on VMT and Exempt from Detailed Analysis.

This memorandum was prepared to document our review of the Local Mobility Analysis (LMA) and Vehicle Miles Traveled (VMT) Assessment reports prepared for a proposed residential development located in Brawley. LLG Engineers completed the studies on September 19, 2025 and September 22, 2025, respectively.

Local Mobility Analysis (LMA)

Rio Vista Apartments project is proposing to construct a 144 -unit apartment complex on a 7.21-acre site comprised of five parcels. The site is currently occupied by an equestrian center planned for demolition

as part of this project. Vehicular access to the site is proposed via one full access driveway along West River Road and one full access driveway along North Rio Vista Avenue. The Project will provide 278 surface parking stalls including 16 spaces compliant with the American with Disabilities Act (ADA). The project is calculated to generate 931 daily trips, with 63 trips during the AM peak hour (15 inbound and 48 outbound), and 76 trips during the PM peak hour (47 inbound and 29 outbound). The Daily, AM, and PM trips are based on the Institute of Transportation Engineer (ITE) *Trip Generation Manual, 12th Edition*.

Traffic Analysis and Mitigation

The table below provides a summary of the analysis results presented in the LMA report. Traffic operations are summarized as Good, Moderate, or Poor based on reported level-of-service (LOS) and queuing conditions. Based on the analysis results, the study area intersections are expected to operate at an acceptable LOS under all conditions. No queuing or traffic issues require mitigation.

Condition	Operation	Traffic Issues / Mitigation
Existing Year	Good	PM Peak - N. Western Ave at W. Main St operates at LOS D / None Required
Opening Year	Good	PM Peak - N. Western Ave at W. Main St operates at LOS D / None Required
Opening Year + Project	Good	PM Peak - N. Western Ave at W. Main St operates at LOS D / None Required

Vehicle Miles Traveled (VMT) Assessment

In the absence of locally developed guidelines, adopted significance criteria, or technical methodologies for VMT analysis, LLG utilized the Governor's Office of Planning and Research (OPR) guidelines from the *Technical Advisory on Evaluating Transportation Impacts in CEQA*, December 2018, to develop technical VMT methodologies for this Project. Per the guidelines, the Project is screened out of requiring a full VMT analysis based on its location in a low VMT area per available travel demand modeling. Therefore, the Project would be presumed to have a less-than-significant VMT impact.

Conclusions and Recommendations

Based on our review of the Rio Vista Apartments LMA and VMT reports submittal, we offer the following comments:

- We concur with the study findings that the proposed project will have a nominal impact on intersection operations. In addition, we concur with the presumption that the project will have a less than significant impact on VMT and should be exempt from further analysis.