Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Riverside City College New Cosmetology Building

Lead Agency: Riverside Community College District | Contact Person: Mehran Mohtasham

Mailing Address: 3801 Market Street, 3rd Floor | Phone: (951) 222-8946

City: Riverside | Zip: 92501 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Riverside

Cross Streets: Terracina Drive and Saunders Street | Zip Code: 92506

Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ′ 10.3 ″ N / 117 ° 22 ′ 44.7 ″ W Total Acres: 5.7 acres

Assessor's Parcel No.: 219080001 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: 91 | Waterways: Santa Ana River

Airports: | Railways: Union Pacific | Schools: Central MS, Central Jr. High Grant ES, Magnolia ES, Pachappa ES, Alcott ES, Emerson ES, Lincoln HS, Longfellow ES, Springs CS, Eden Lutheran School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☒ Educational: Construction of a new Cosmetology Building
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Public Facilities (PF) / Public Facilities and Institutional Uses (PF)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: *(please use a separate page if necessary)*

The Riverside Community College District (RCCD) is proposing construction of a new Cosmetology Building at Riverside City College (RCC). The new Cosmetology Building will accommodate the College's enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. This proposed Cosmetology Building will include modern technology and infrastructure compatible with specialized equipment needs for the career technical education programs that the building houses. Increasing the number and size of dedicated Cosmetology laboratories with modern technology/equipment will improve student success, completion rates, and train students for gainful employment in their chosen career pathway.

The proposed Cosmetology Building will be located on the lower campus adjacent to the Ramona Street Entrance in Parking Lot G, on the northwest corner of Terracina Drive and Saunders Street, and south of the existing tennis courts. The new location will spur development of a new career technical education core of facilities on campus. Regional access to the Project site is provided from Hwy 91, and the 14th Street off-ramp. From the 14th Street off-ramp, travel south on Olivewood Avenue, turn right on Ramona Boulevard (Blvd), then turn right at the first parking lot entrance.

This Project would construct a new Cosmetology Building at RCC. The new facility will accommodate the College's enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. The proposed Cosmetology building will encompass 35,086 Gross Square Feet (GSF) and consists of 23,171 Assignable Square Feet (ASF). Functional space within the building will include 18,675 ASF of laboratory space, 2,723 ASF of office, and 1,773 ASF of other support space. The proposed Cosmetology building will include modern technology and infrastructure compatible with specialized equipment needs for the career technical education programs that the building houses. Increasing the number and size of dedicated Cosmetology laboratories with modern technology/equipment will improve student success, completion rates, and train students for gainful employment in their chosen career pathway.

The proposed Cosmetology building will have two floors, and the main pedestrian access would in roughly the center of the building from both the north and south. From the north, new sidewalks would be installed leading from the surrounding areas to the main building entrance. From the south, sidewalks would lead from nearby vehicle parking to the secondary building entrance. Access to the second floor will be via either various stairways or by elevator.

Vehicle access to the area will remain on Saunders Street, and Terracina Drive, with Olivewood Avenue providing access from off campus. Parking is anticipated to remain north of the existing storm drain channel, and there will be limited street parking on Terracina Drive.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date December 18, 2025 Ending Date January 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Terracon
Address: 1355 E Cooley Dr, Ste C
City/State/Zip: Colton, California 92324
Contact: Kayti Christianson
Phone: (310) 627 - 3416

Applicant: Riverside Community College District
Address: 3801 Market Street, 3rd Floor
City/State/Zip: Riverside, California 92501
Phone: (951) 222-8946

Signature of Lead Agency Representative: Agah, Hussain Digitally signed by Agah, Hussain Date: 2025.12.18 15:39:09 -08'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.