INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

Date: October 27, 2025

To: Mehran Mohtasham, Director of Capital Planning, Riverside Community College District

From: George Ghossain, Principal Engineer, Integrated Engineering Group

Subject: Trip Generation Assessment for The Riverside City College Cosmetology Building Project

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Integrated Engineering Group (IEG) is pleased to submit this trip generation assessment memo for the proposed Riverside City College (RCC) Cosmetology Building project (Project) located at 4800 Magnolia Avenue in the City of Riverside, California.

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 (Figure 2. Project Site).

This project proposes constructing a new Cosmetology Building at RCC which will accommodate the College's enrollment by increasing instructional capacity for dedicated laboratory and faculty office space. The proposed new 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. Additionally, the building will be equipped with modern technology and infrastructure to support the specialized equipment needs of the College's career technical education programs. By increasing the number and size of state-of-the-art Cosmetology laboratories, the project will enhance student learning, improve program completion rates, and better prepare students for employment in their chosen fields.

Currently, the existing Cosmetology Building lacks sufficient dedicated instructional laboratory space, limiting student access to required courses and hindering the College's ability to meet its student success and access goals. The objective of this project is to develop a modernized facility that aligns with current instructional requirements and student needs. The existing Cosmetology Building will be demolished as part of a separate future project.

The preliminary site plan for the Project is shown in **Attachment 1**. It is anticipated that the Project will be constructed in one phase. Parking is expected to remain at the existing adjacent parking lots, and there will be limited street parking on Terracina Drive.

NEED TO COMPLETE LOS AS PART OF THE TIA ANALYSIS

The *City of Riverside Transportation Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled and Level of Service (LOS) Assessment (Guidelines, April 2025)* provides activities that would not require a TIA that includes level of service analysis based on land use type or limited trip generation.

TRIP GENERATION

Trip generation is a measure or forecast of the number of trips that begin or end at the project site. The traffic generated is a function of the extent and type of development proposed for the site. These trips will result in some traffic increases on the streets where they occur. Per the Guidelines, trip generation for proposed uses must be calculated based on rates from the *Trip Generation Manual (TGM), 12th Edition*, published by the Institute of Transportation Engineers (ITE) and rates that are developed based on the specific project operational information provided by the site operator. The rates were then applied to determine if this Project net trips generation satisfy the thresholds to be exempt from preparing a TIA with LOS.

It should be noted that the proposed project will replace an existing, aging facility with a modern building equipped with updated technology and infrastructure to support the specialized equipment needs of the College's career technical education programs. This improvement is intended to enhance the student learning experience, increase program completion rates, and better prepare students for employment in their chosen fields.

Since the project will primarily serve existing students who will benefit from the upgraded facility, no additional vehicle trips are anticipated. Therefore, a Level of Service (LOS) analysis is not required, as the project is not expected to generate new trips or result in 100 or more vehicle trips during the peak hour.

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment is the process of identifying the probable destinations, directions and traffic routes that Project related traffic will likely affect. Trip distribution and assignment are not applicable in this case since the project has demonstrated that it will generate less than 100 vehicle trips during peak hours.

INTERSECTION ANALYSIS

Intersection analysis is not applicable in this case since the project has demonstrated that it will generate less than 100 vehicle trips during peak hours.

PROJECT ACCESS

Vehicle access to the site will continue to be provided via Saunders Street and Terracina Drive, with Olivewood Avenue serving as the access point from off campus.

CONCLUSION

The project is located within the City of Riverside and proposes replacing the existing Cosmetology Building with a new, modernized facility designed to enhance the student learning experience, improve program completion rates, and better prepare students for employment in their chosen fields. As the project is not expected to result in an increase in traffic, it qualifies for an exemption from preparing a TIA, based on the traffic assessment and technical information presented in this memorandum.

Attachment – Project Site Plan

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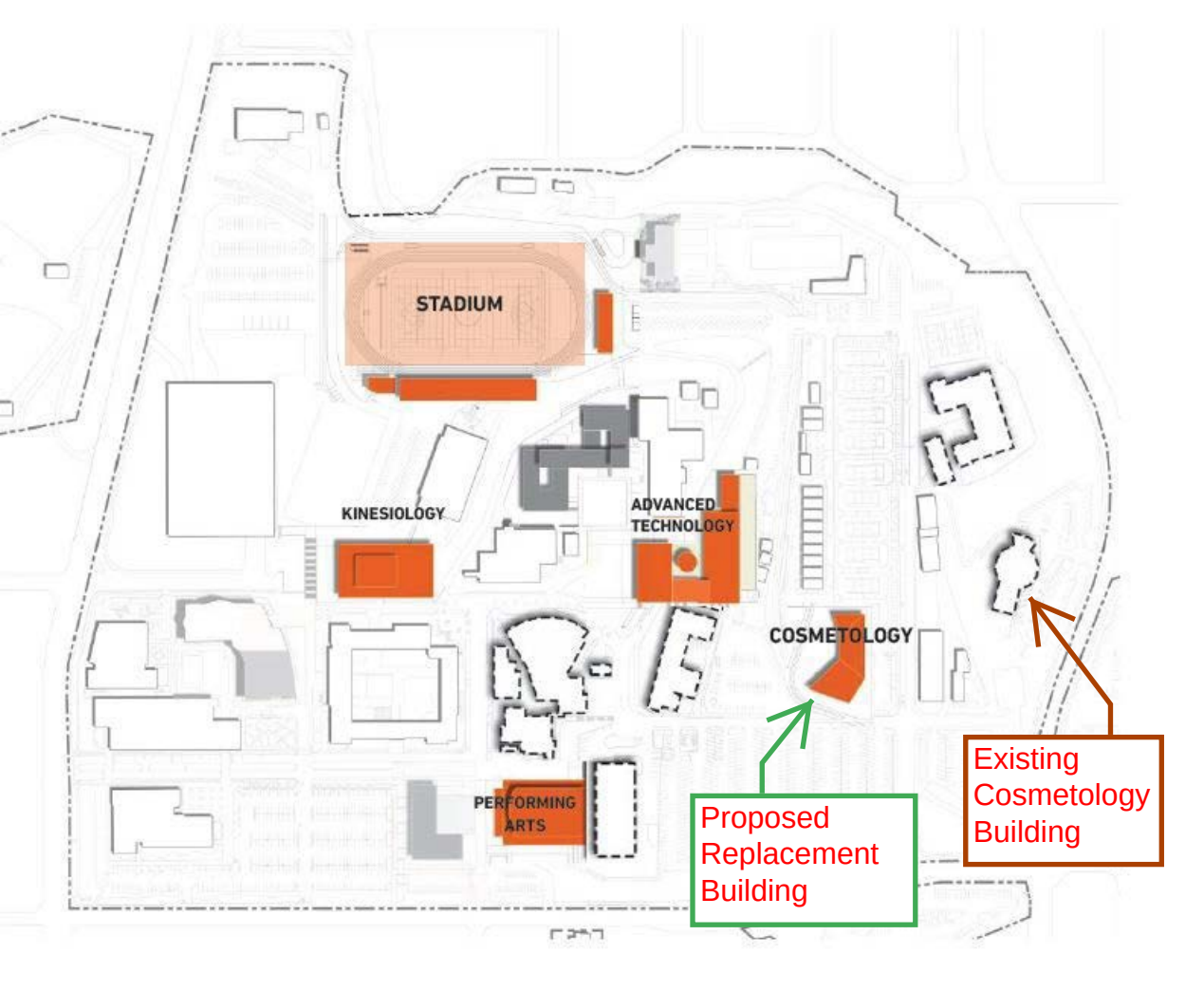
ATTACHMENT – Project Site Plan


STADIUM
KINESIOLOGY
ADVANCED TECHNOLOGY
COSMETOLOGY
PERFORMING ARTS
Proposed Replacement Building
Existing Cosmetology Building

Project Site



Ground Floor Plan

BUILDING ASF GRAND TOTAL

210 Class Lab
(3007 Cosmetology and Barbering)
16,675 ASF

215 Class Lab Service
(3007 Cosmetology and Barbering)
765 ASF

650 Lounge
(0099 General Assignment)
1,305 ASF

710 Data Processing/Computers
(6780 Management Information Services)
410 ASF

21,675 ASF (31,816 GSF)

310 Office
(3007 Cosmetology and Barbering)
2,520 ASF



210 CLASS LAB (3007 TOP)

215 CLASS LAB SERVICE (3007 TOP)

710 DATA PROCESSING/COMP. (6780 TOP)

GROUND FLOOR TOTAL

210 Class Lab
(3007 Cosmetology and Barbering)
10,280 ASF

215 Class Lab Service
(3007 Cosmetology and Barbering)
765 ASF

710 Data Processing/Computers
(6780 Management Information Services)
270 ASF

Total: 11,315 ASF

Second Floor Plan

210 CLASS LAB (3007 TOP)

310 OFFICE (3007 TOP)

650 LOUNGE (0099 TOP)

710 DATA PROCESSING/ COMPUTER (6780 TOP)

SCALE-1" = 33'



SECOND FLOOR TOTAL

210 - Class Lab
(3007 Cosmetology and Barbering)
6,395 ASF

650 - Lounge
(0099 General Assignment)
1,305 ASF

310 - Office
(3007 Cosmetology and Barbering)
2,520 ASF

710 Data Processing/Computers
(6780 Management Information Services)
140 ASF

Total: 10,360 ASF

Riverside City College Cosmetology Building
Vehicle Miles Traveled Screening Assessment

Prepared for:

Terracon

145 W Walnut Street
Carson, CA 90248

Prepared by:

INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

23905 Clinton Keith Road 114-280
Wildomar, CA 92595

October 2025

1.0 PROJECT INTRODUCTION

The purpose of this report is to evaluate the Riverside City College (RCC) new Cosmetology Building (Project) vehicle miles traveled (VMT) analysis requirements and compliance with Senate Bill 743 (SB 743) and the California Environmental Quality Act (CEQA).

1.1 PROJECT DESCRIPTION

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 (Figure 2. Project Site).

This project proposes constructing 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 new Cosmetology Building will be equipped with modern technology and infrastructure to support the specialized equipment needs of the College's career technical education programs. By increasing the number and size of state-of-the-art Cosmetology laboratories, the project will enhance student learning, improve program completion rates, and better prepare students for employment in their chosen fields.

Currently, the existing Cosmetology Building lacks sufficient dedicated instructional laboratory space, limiting student access to required courses and hindering the College's ability to meet its student success and access goals. The objective of this project is to develop a modernized facility that aligns with current instructional requirements and student needs. The existing Cosmetology Building will be demolished as part of a separate future project.

Attachment 1 shows the Project site plan.

1.2 SENATE BILL 743

On September 27, 2013, SB 743 was signed into State law and started a process intended to fundamentally change transportation impact analysis as part of the CEQA compliance. The California Natural Resource Agency updated the CEQA transportation analysis guidelines in 2018. In this update automobile delay and LOS metrics are no longer to be used in determining transportation impacts. Instead VMT metrics will serve as the basis in determining impacts. Furthermore, the guidelines stated that after July 1, 2020, transportation analysis under CEQA must use VMT to determine impacts for land use projects.

1.3 GUIDANCE DOCUMENTS

The Project is within the jurisdiction of the City of Riverside. The City has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the *City of Riverside Transportation Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled and Level of Service (LOS) Assessment (Guidelines, April 2025)*, hereafter referred to as Guidelines, will be used for this assessment.

2.0 ANALYSIS METHODOLGY

The Guidelines require a 4-step process for VMT analysis:

1. Project Screening
2. Assessment of Non-Screened Development
3. Identify VMT Impact Threshold
4. Mitigation Measures

2.1 SCREENING CRITERIA ASSESSMENT

The Guidelines recognize that certain projects based on type, location, size and other contexts could lead to a *presumption of less than significance* (i.e. the Project's VMT would not cause a transportation impact) and would not need additional VMT analysis. The Guidelines provide the following screening criteria[1]:

1. *Transit Priority Area (TPA)* – The project is located within a TPA, has a floor-area ratio (FAR) greater than 0.75, provides parking less than or equal to the City's Municipal Code requirements, is consistent with the applicable Sustainable Communities Strategy, and does not replace any affordable residential units with moderate- or high-income residential units.
2. *Low VMT Area* – Residential, office, other employment related uses, or mixed-use projects located in areas with low VMT. The TREDLite VMT estimation Screening Tool can be used to determine whether a land use development project may be screened from a detailed VMT analysis.
3. Project Type Screening -
    a. Local serving retail space of less than 50,000 SF
    b. Local-serving K-12 schools
    c. Local parks
    d. Day care centers
    e. Local-serving gas stations & car-washes
    f. Local-serving banks
    g. Local-serving hotels (e.g. non-destination hotels)
    h. Student housing projects
    i. Local serving community college that are consistent with the assumptions noted in the RTP/SCS
    j. Projects consisting of 100% affordable housing
    k. Projects generating fewer than 110 daily vehicle trips. This generally corresponds to the following:
        i. 11 single family housing units
        ii. 16 multi-family units
        iii. 10,000 SF office
        iv. 15,000 SF of light industrial
        v. 63,000 SF of warehousing
        vi. 79,000 SF of high cube transload and short-term storage warehouse
4. *Mixed Use Projects* – Each component must be evaluated independently
5. *Redevelopment Projects* – projects that replace an existing VMT-generating land use and do not result in a net overall increase in VMT.

2.2 VMT ANALYSIS

Projects that do not meet any of the screening criteria identified would need to perform a VMT analysis per the Guidelines. The Project would need evaluate the appropriate VMT metrics and compare them to thresholds to determine significance as defined by the Guidelines.

2.3 VMT THRESHOLDS

Once a project identifies the appropriate VMT measures for the proposed land uses it would need to be compared to thresholds for those metrics to determine significance under CEQA. The City has chosen to base its thresholds on the following.

The thresholds as defined by the Guidelines are as follows:

- Residential Projects: the baseline or cumulative project-generated VMT per capita exceeds 15% below the City baseline VMT per capita.
- Office and Industrial Projects: the baseline or cumulative project-generated VMT per employee exceeds 15% below the City baseline VMT per employee
- New Retail and Other Land Use Projects: utilize a threshold consistent with the net total City VMT.

3.0 PROJECT ANALYSIS

The project is located within the City of Riverside and proposes replacing the existing Cosmetology Building with a new, modernized facility designed to enhance the student learning experience, improve program completion rates, and better prepare students for employment in their chosen fields.

3.1 SCREENING ASSESSMENT

TPA – The Project is located in a TPA as shown in **Attachment 2**. However considering the entire college site, the Project FAR is considered to be less than 0.75 and therefore, the Project **does not qualify for this criterion**.

Low VMT Area Screening – The Project does not include residential but does include office, or other employment related use and therefore **does qualify for this criterion**.

Project Type Screening – The Project is part of a community college that is currently serving the local community. The Project proposes replacing the existing Cosmetology Building with a new, modernized facility. **Therefore, the Project may be presumed to have a less than significant impact for VMT as Local-Serving Retail.**

Redevelopment Project – The Project does replace an existing use and therefore **does qualify for this criterion**.

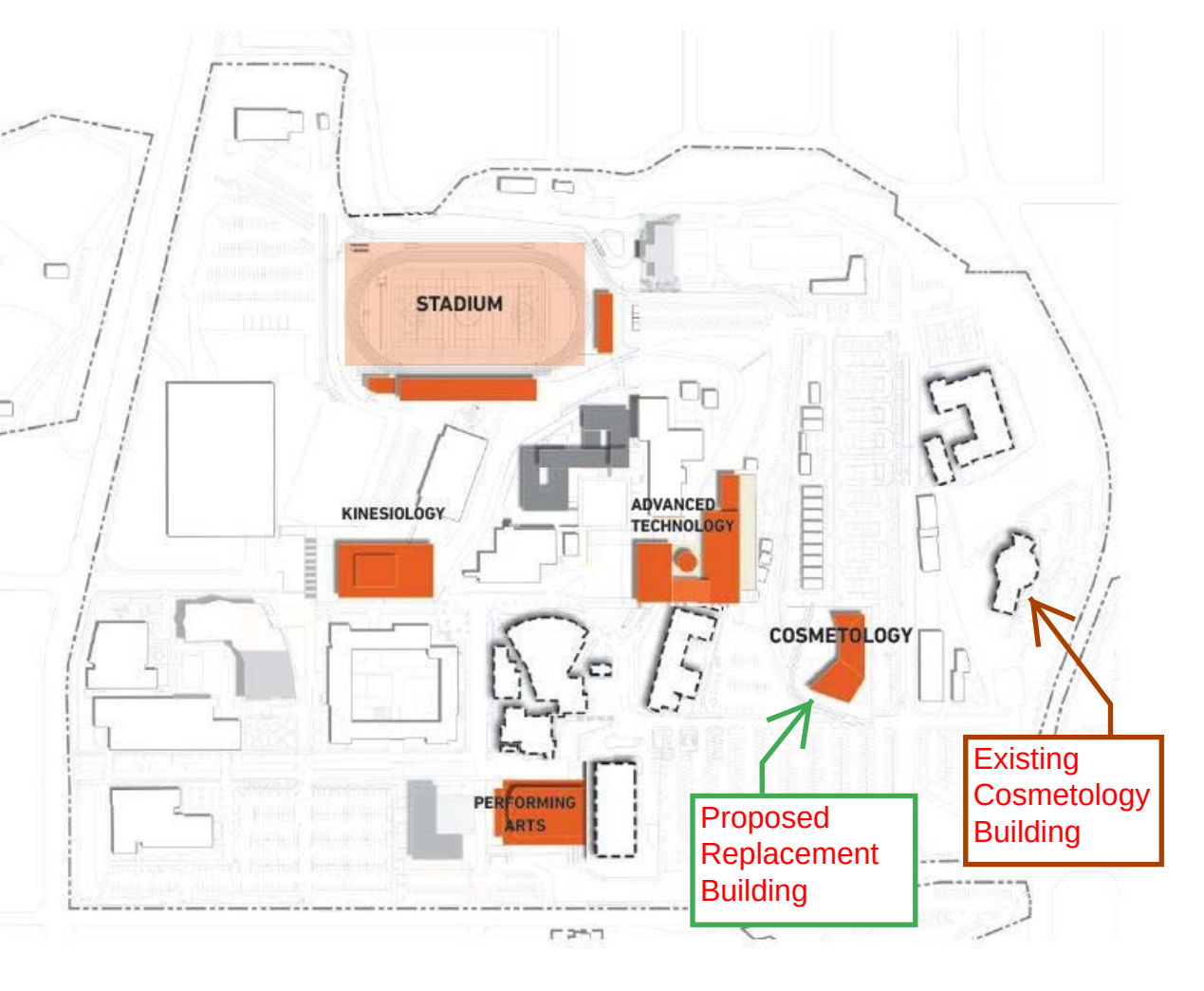
3.2 CONCLUSION

As shown in Section 3.1 the Project is presumed to cause a less than significant VMT impact. Therefore, it is our recommendation that the Project be approved and not be required to conduct a full VMT analysis.

Should you have any questions, please feel free to contact me at:
Email: george@intenggroup.com
Phone: (951) 239-1546
Address: 23905 Clinton Keith Road 114-280
Wildomar CA, 92595

Attachment – 1- Project Site Plan
2- VMT Tool Result

ATTACHMENT 1 – Project Site Plan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KINESIOLOGY
ADVANCED TECHNOLOGY
COSMETOLOGY
PERFORMING ARTS
Proposed Replacement Building
Existing Cosmetology Building

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(6780 Management Information Services)
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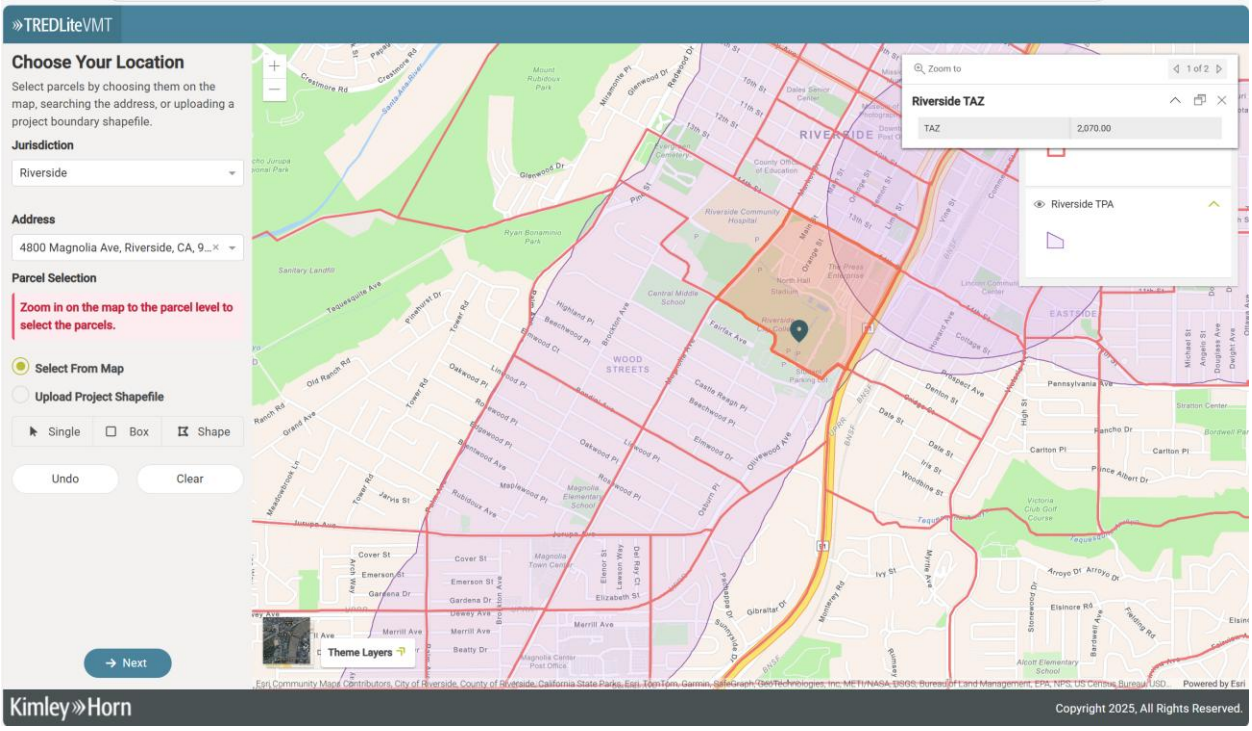
Total: 10,360 ASF

ATTACHMENT 2 – VMT Screening


»TREDLiteVMT
Choose Your Location
Select parcels by choosing them on the map, searching the address, or uploading a project boundary shapefile.
Jurisdiction
Riverside
Address
4800 Magnolia Ave, Riverside, CA, 9...
Parcel Selection
Zoom in on the map to the parcel level to select the parcels.
Select From Map
Upload Project Shapefile
Single
Box
Shape
Undo
Clear
Next
Zoom to
1 of 2
Riverside TAZ
TAZ
2,070.00
Riverside TPA
Theme Layers
Kimley»Horn
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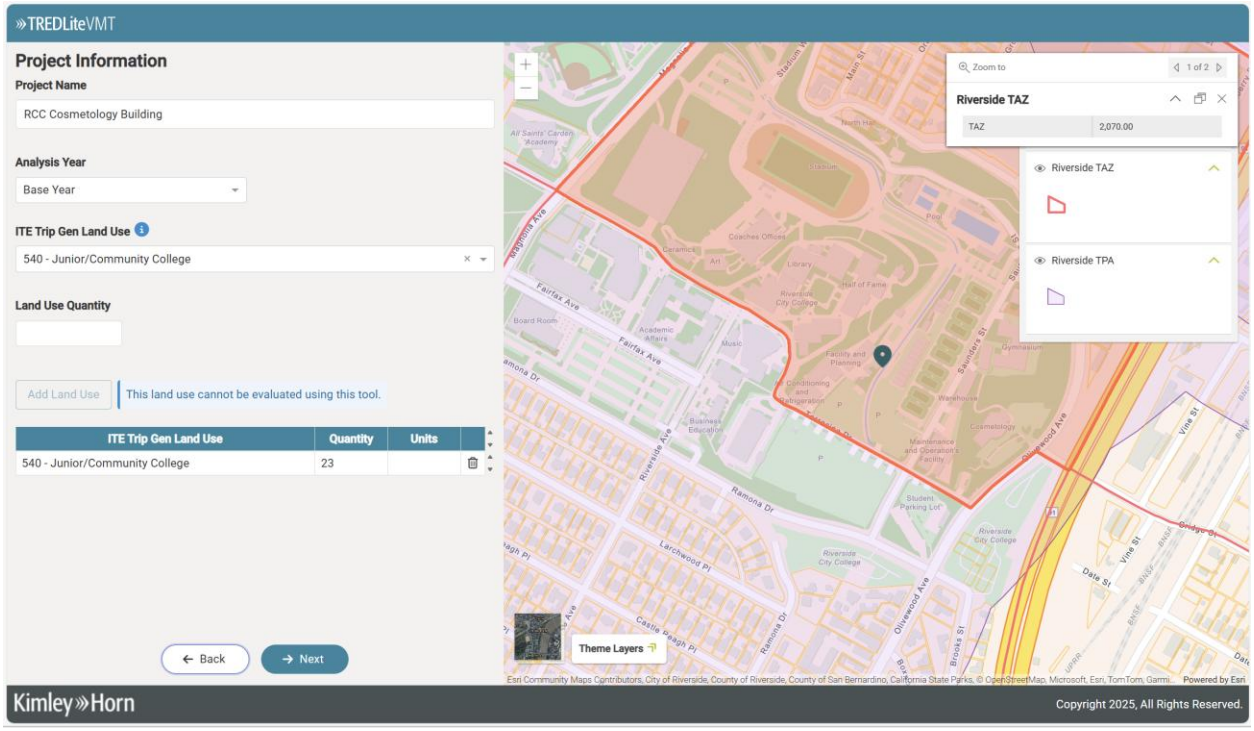
»TREDLiteVMT
Project Information
Project Name
RCC Cosmetology Building
Analysis Year
Base Year
ITE Trip Gen Land Use
540 - Junior/Community College
Land Use Quantity
Add Land Use
This land use cannot be evaluated using this tool.
ITE Trip Gen Land Use
Quantity
Units
540 - Junior/Community College
23
Back
Next
Zoom to
1 of 2
Riverside TAZ
TAZ
2,070.00
Riverside TAZ
Riverside TPA
Theme Layers
Kimley»Horn
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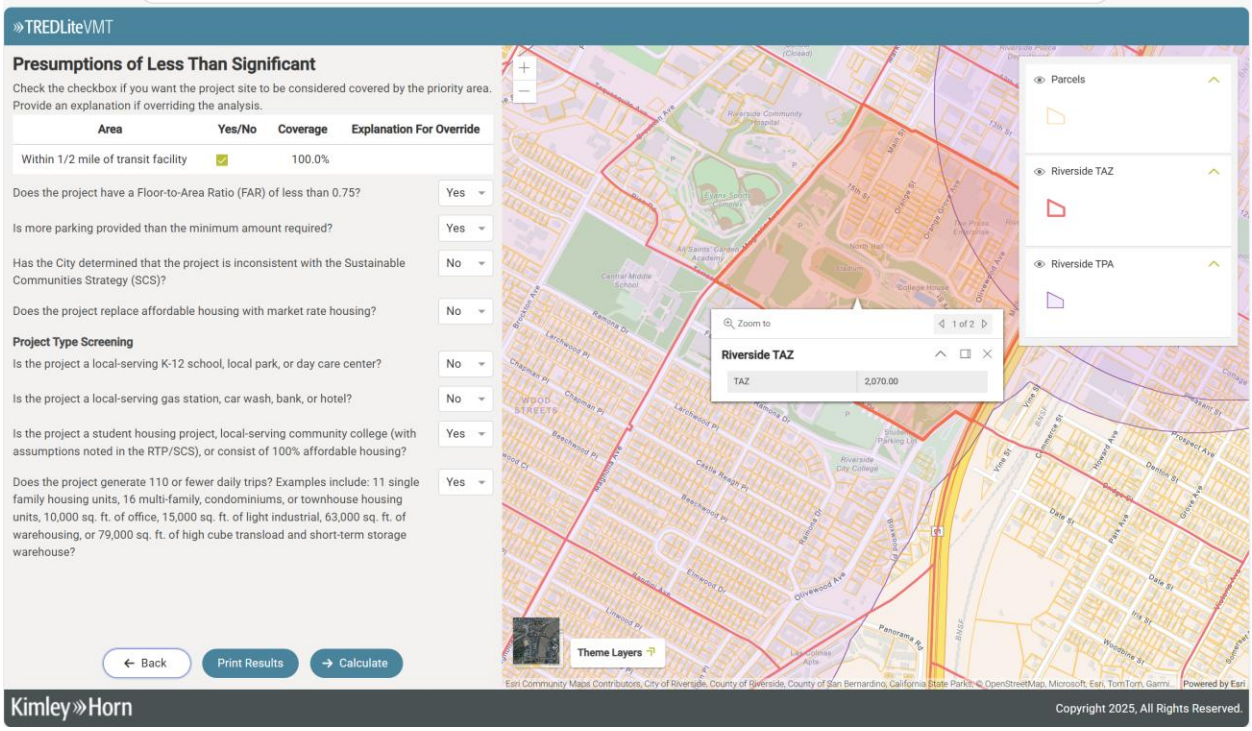
»TREDLiteVMT
Presumptions of Less Than Significant
Check the checkbox if you want the project site to be considered covered by the priority area. Provide an explanation if overriding the analysis.
Area
Yes/No
Coverage
Explanation For Override
Within 1/2 mile of transit facility
100.0%
Does the project have a Floor-to-Area Ratio (FAR) of less than 0.75?
Yes
Is more parking provided than the minimum amount required?
Yes
Has the City determined that the project is inconsistent with the Sustainable Communities Strategy (SCS)?
No
Does the project replace affordable housing with market rate housing?
No
Project Type Screening
Is the project a local-serving K-12 school, local park, or day care center?
No
Is the project a local-serving gas station, car wash, bank, or hotel?
No
Is the project a student housing project, local-serving community college (with assumptions noted in the RTP/SCS), or consist of 100% affordable housing?
Yes
Does the project generate 110 or fewer daily trips? Examples include: 11 single family housing units, 16 multi-family, condominiums, or townhouse housing units, 10,000 sq. ft. of office, 15,000 sq. ft. of light industrial, 63,000 sq. ft. of warehousing, or 79,000 sq. ft. of high cube transload and short-term storage warehouse?
Yes
← Back
Print Results
→ Calculate
Parcels
Riverside TAZ
Riverside TPA
Zoom to
1 of 2
Riverside TAZ
TAZ
2,070.00
Theme Layers
Esri Community Maps Contributors, City of Riverside, County of Riverside, County of San Bernardino, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmi...
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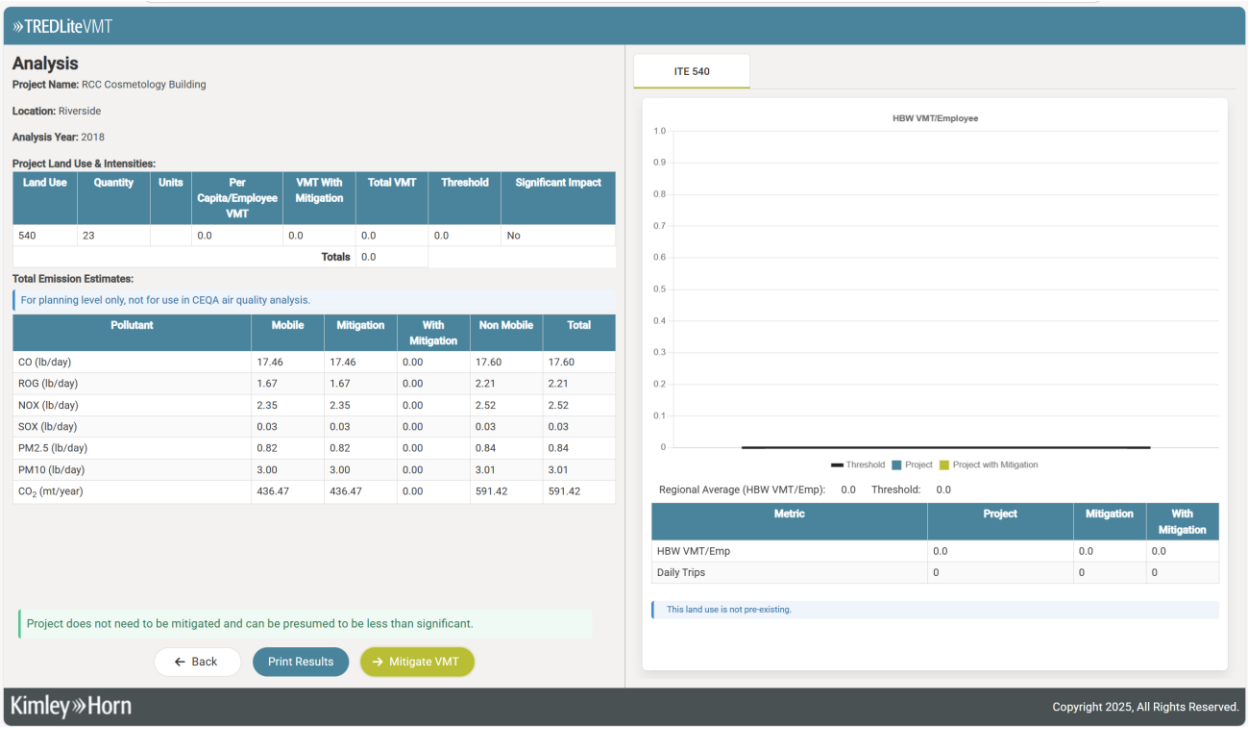
»TREDLiteVMT
Analysis
Project Name: RCC Cosmetology Building
Location: Riverside
Analysis Year: 2018
Project Land Use & Intensities:
Land Use
Quantity
Units
Per Capita/Employee VMT
VMT With Mitigation
Total VMT
Threshold
Significant Impact
540
23
0.0
0.0
0.0
0.0
No
Totals
0.0
Total Emission Estimates:
For planning level only, not for use in CEQA air quality analysis.
Pollutant
Mobile
Mitigation
With Mitigation
Non Mobile
Total
CO (lb/day)
17.46
17.46
0.00
17.60
17.60
ROG (lb/day)
1.67
1.67
0.00
2.21
2.21
NOX (lb/day)
2.35
2.35
0.00
2.52
2.52
SOX (lb/day)
0.03
0.03
0.00
0.03
0.03
PM2.5 (lb/day)
0.82
0.82
0.00
0.84
0.84
PM10 (lb/day)
3.00
3.00
0.00
3.01
3.01
CO2 (mt/year)
436.47
436.47
0.00
591.42
591.42
Project does not need to be mitigated and can be presumed to be less than significant.
← Back
Print Results
→ Mitigate VMT
ITE 540
HBW VMT/Employee
1.0
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
Threshold
Project
Project with Mitigation
Regional Average (HBW VMT/Emp): 0.0 Threshold: 0.0
Metric
Project
Mitigation
With Mitigation
HBW VMT/Emp
0.0
0.0
0.0
Daily Trips
0
0
0
This land use is not pre-existing.
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»TREDLiteVMT

Analysis

Project Name: RCC Cosmetology Building

Location: Riverside

Analysis Year: 2045

Project Land Use & Intensities:

Land Use	Quantity	Units	Per Capita/Employee VMT	VMT With Mitigation	Total VMT	Threshold	Significant Impact
540	23		0.0	0.0	0.0	0.0	No
				Totals	0.0		

Total Emission Estimates:

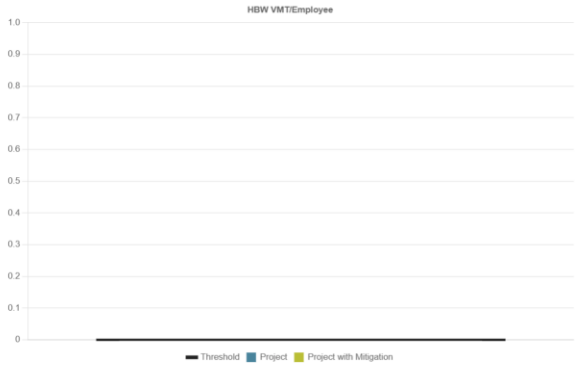
For planning level only, not for use in CEQA air quality analysis.

Pollutant	Mobile	Mitigation	With Mitigation	Non Mobile	Total
CO (lb/day)	17.46	17.46	0.00	17.60	17.60
ROG (lb/day)	1.67	1.67	0.00	2.21	2.21
NOX (lb/day)	2.35	2.35	0.00	2.52	2.52
SOX (lb/day)	0.03	0.03	0.00	0.03	0.03
PM2.5 (lb/day)	0.82	0.82	0.00	0.84	0.84
PM10 (lb/day)	3.00	3.00	0.00	3.01	3.01
CO_2 (mt/year)	436.47	436.47	0.00	591.42	591.42

Project does not need to be mitigated and can be presumed to be less than significant.

← Back | Print Results | → Mitigate VMT

ITE 540



Regional Average (HBW VMT/Emp): 0.0 Threshold: 0.0

Metric	Project	Mitigation	With Mitigation
HBW VMT/Emp	0.0	0.0	0.0
Daily Trips	0	0	0

This land use is not pre-existing.

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