Date: December 16, 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 Library Learning Resource Center (LLRC) Project

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Integrated Engineering Group (IEG) is pleased to submit this trip generation assessment memo for the proposed Library Learning Resource Center (LLRC) project (Project) located at 2001 Third St in the City of Norco California. The proposed LLRC will be located on the southern edge of the Norco College Campus core, adjacent to Parking Lot A, north of Third Street, east of the sports complex, and west of Windy Way.

The objective of the proposed Project is to develop a modernized LLRC facility that aligns with current instructional requirements and student needs. The existing Student Services building, and College Resource Center will be demolished as secondary effects of the proposed project. Additionally, the existing Library building will be inactivated for future repurposing as a separate capital construction project.

Space limitations within the existing Library building impact multiple Library and Learning Resource functions. Silent study and testing/proctoring rooms are in short supply in the existing facilities. For example, the Disability Resource Center (DRC) testing space in the existing facility is housed within the library and does not have its own dedicated space. This results in the DRC testing space needing to compete with the general student population for quiet reading/study rooms within the building. Additionally, the space dedicated to house the print collection does not hold enough titles to meet the needs of students. Similarly, space dedicated to the circulation desk remains too low to distribute titles readily and conveniently to all students. This includes very low levels of space dedicated to book archival, repair, and cataloging. The College must address these shortcomings to provide access to essential materials such as textbooks or course-assigned titles. Some Library and Learning Resource spaces within the existing facility have been converted into offices and workstations for faculty and staff. The microfiche room has been converted into an office for the Library Dean. The area in front of the Library Dean's office has been converted into an Administrative Assistant workstation, and two library study rooms have been converted into Librarian offices.

Technology infrastructure gaps within the existing Library prevent the facility from adequately serving the College's student body. As of the 2019-2020 academic year, there was only one desktop computer for every 218 students and one laptop for every 424 students on campus. Additionally, current facilities cannot support planned programs such as an engineering room, STEM demonstration area, or video production suite. The technology and space shortage prevent the College from implementing not only the planned programs mentioned above but also basic resources such as an Information Technology Help Desk to assist users troubleshoot with computers or connection issues.

Faculty members within the existing Student Services and College Resource Center buildings face similar obstacles to providing critical student services in an equitable and efficient manner. These buildings are home to the campus police department, financial aid, admissions and records, specialized counseling programs, and administration. In the Fall 2022 term, 4,968 students received counseling/advisement services, 1,268 students received educational plan services, and 2,479 students received other student services. These services include counseling, transfer advising, and specialized academic mentoring services. The large volume of daily students in an undersized facility has led to significant overflow issues. Postponing or relocating meetings outdoors or to classrooms commonly occurs due to a lack of private spaces within the existing facilities. Additionally, peak-hour computer usage exceeds capacity, resulting in waiting lists to access student services. No more than two transfer admission representatives can work at one time due to limited workstations. The enrollment services department in the Student Services building lacks sufficient computer space to accommodate student demand. Students are often sent to another floor of the building to access computers. The College police department in the Resource Center also has a shortage of space for workstations and computer equipment.

The Proposed LLRC project will construct a new 3-story building which increases space capacity within laboratory, office, library, and audio/visual media space on campus. The project will include updated infrastructure, technology capabilities, accessibility, and energy efficiency. The proposed LLRC and Student Services building is planned to encompass 77,430 Gross Square Feet (GSF) and consists of 48,827 Assignable Square Feet (ASF). Functional space within the building will include 1,261 ASF of classrooms, 16,968 ASF of faculty/staff office space, 26,112 ASF of library/library support, 994 ASF of audio/visual media space, and 3,491 ASF of other support space.

The preliminary project plans are provided in **Attachment 1**. The Project is anticipated to be constructed in a single phase. Two potential unpaved construction laydown areas are identified north of the proposed project site—one located on the west side adjacent to the sports complex, and the other on the east side adjacent to the operations center.

NEED TO COMPLETE LOS AS PART OF THE TIA ANALYSIS

Western Riverside Council of Governments (WRCOG) *Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (January 2020)* provide 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.

The proposed project will replace existing aging facilities with a modern building featuring updated technology and infrastructure designed to fully support the needs of Norco College's faculty and students. This enhancement aims to improve the overall learning environment and student experience.

Since the project will replace aging facilities and primarily serve existing students population 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

Regional access to the project site is provided from Interstate 15 (I-15) through Third Street. The main pedestrian access is generally in the center of the building and will be from the south, nearest to the parking lot. From this access point, there are hallways reaching both the east and west ends of the building. Stairs to the second floor are also located at both the east and west ends of the building. Access to the second floor is from the north at Plaza Level leading into a lobby area with hallways reaching both east and west. The third floor has an atrium that is open from the second floor and a smaller lobby and hallways.

CONCLUSION

The proposed LLRC project, located within the City of Norco involves replacing the existing Student Services building, and College Resource Center will with a new three-story, modern facility designed to fully support the needs of Norco College's existing faculty and students. The project aims to enhance the overall learning environment and improve the student learning experience. Since the project will serve the existing faculty and student population and is not anticipated to generate additional traffic, it qualifies for an exemption from preparing a Traffic Impact Analysis (TIA), as supported by the traffic assessment and technical information presented in this memorandum.

Attachment – Project Site Plan

INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

ATTACHMENT – Project Site Plan

1 CAMPUS PLOT PLAN

1" = 160'-0"

Issue Date: 05/17/2020

CAMPUS SITE PLAN

CANNONDESIGN

ALMA strategies

LIBRARY LEARNING RESOURCE CENTER & STUDENT SERVICES

RCCD RIVERSIDE COMMUNITY COLLEGE DISTRICT

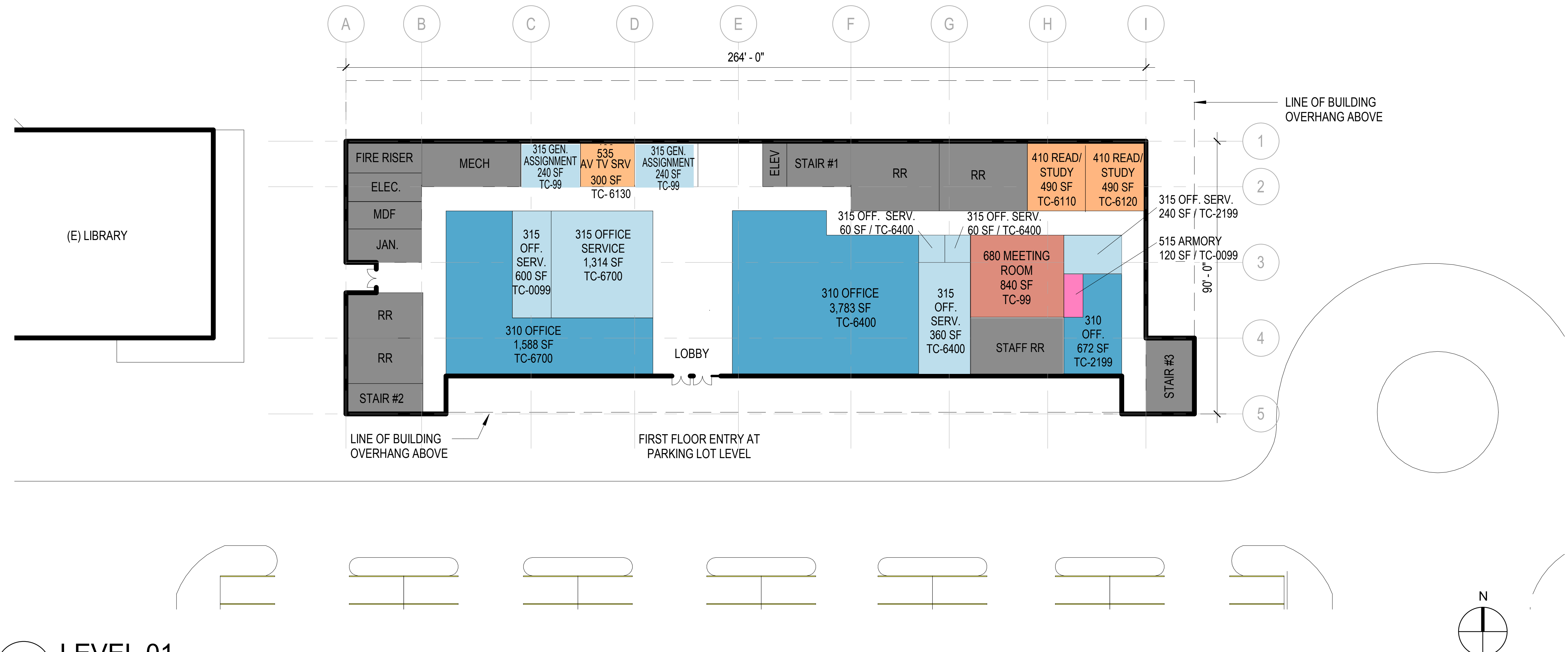
NORCO COLLEGE

LEVEL 01 PROGRAM

ROOM USE	TOP CODE	ASF
310 OFFICE	2199	672 SF
	6400	3783 SF
	6700	1,588 SF
315 OFFICE SERVICE	0099	1080 SF
	2199	240 SF
	6400	480 SF
	6700	1,314 SF

ROOM USE	TOP CODE	ASF
410 READ / STUDY ROOM	6110	490 SF
	6120	490 SF
515 ARMORY	2199	120 SF
535 AUDIO/VISUAL/TV	6130	300 SF
680 MEETING ROOM	0099	840 SF

LEVEL 01 TOTAL ASF	11,397 ASF
LEVEL 01 TOTAL GSF	21,038 GSF



1 LEVEL 01

1/32" = 1'-0"

Issue Date: 05/17/2020

Level 01 Plan - A&R, FA, STUDENT SERVICES

LEVEL 02 PROGRAM

ROOM USE	TOP CODE	ASF
110 CLASSROOM / LECTURE	1601	1,200 SF
310 OFFICE	0099 6700	1,190 SF 284 SF
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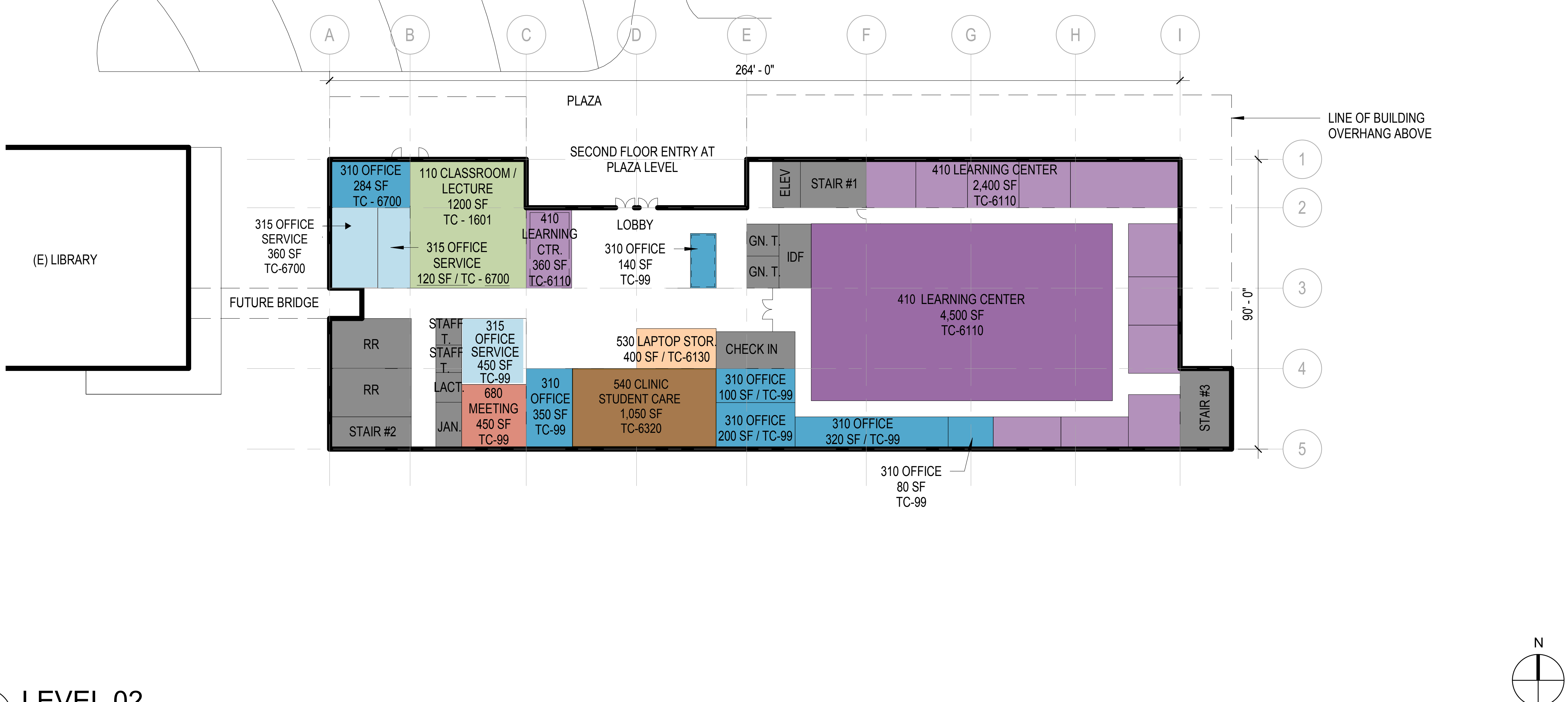

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Level 02 Plan - LRC, CRC

LEVEL 03 PROGRAM

ROOM USE	TOP CODE	ASF
310 OFFICE	1601 6000	860 SF 2,500 SF
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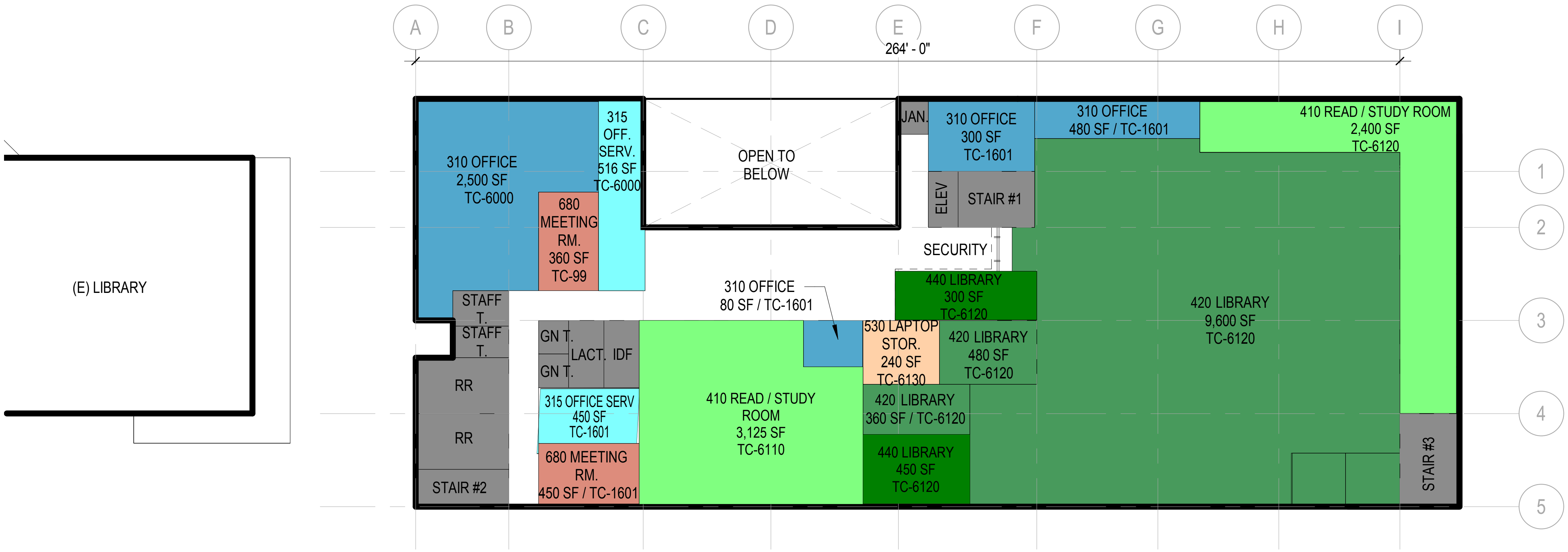

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Level 03 Plan - LIBRARY, ADMIN

CANNONDESIGN ALMA strategies

LIBRARY LEARNING RESOURCE CENTER & STUDENT SERVICES

RCCD RIVERSIDE COMMUNITY COLLEGE DISTRICT NORCO COLLEGE

Norco Library Learning Resource Center (LLRC)
Vehicle Miles Traveled Screening Assessment

Prepared for:

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Prepared by:

INTEGRATED ENGINEERING GROUP
TRANSPORTATION PLANNING AND ENGINEERING

23905 Clinton Keith Road 114-280
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October 2025

1.0 PROJECT INTRODUCTION

The purpose of this report is to evaluate the Library Learning Resource Center (LLRC) project (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 objective of the proposed Project is to develop a modernized LLRC facility that aligns with current instructional requirements and student needs. The existing Student Services building, and College Resource Center will be demolished as secondary effects of the proposed project. Additionally, the existing Library building will be inactivated for future repurposing as a separate capital construction project.

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Attachment 1 includes the Preliminary Project Development Plans.

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 Norco. The City has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the *City of Norco Vehicle Miles Traveled (VMT) Resolution No. 2020-62*, hereafter referred to as Guidelines, will be used for this assessment.

2.0 ANALYSIS METHODOLGY

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:

- Retail projects up to 50,000 SF in floor area.
- Projects generating less than 110 daily trips.
- Projects within a Transit Priority Area (TPA). A TPA is defined as locations within ½ mile of a major transit stop or within ½ mile of a high-quality transit corridor with 15-minute or less headways during peak commute hours.
- Affordable housing developments or affordable housing units within mixed-use developments.
- Transportation projects that promote non-auto travel, improve safety, or improve traffic operations at current bottlenecks, such as transit, bicycle and pedestrian facilities, intersection traffic control (e.g., traffic signals or roundabouts), or widening at intersections to provide new turn lanes.

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 to 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 thresholds as defined by the Guidelines are shown in **Table 1-1**:

Table 1-1
Project Baselines & Thresholds Of Significance

Project Type	Thresholds
Land Use Plan	1) Project Impact: A significant impact would occur if the VMT rate for the plan would exceed the applicable baseline VMT rate per service population. 2) Cumulative Project Effect: A significant impact would occur if the project increases total regional VMT compared to cumulative no project conditions.
Land Use Project (Residential)	1) Project Impact: A significant impact would occur if the VMT rate for the project would exceed the daily total VMT per service population; **OR** 2) Project Impact: A significant impact would occur if the VMT rate for the project would exceed daily residential home-based VMT per capita. 3) Cumulative Project Effect: A significant impact would occur if the project would exceed the total regional VMT compared to cumulative no project conditions, under either condition above.
Office, Commercial, or Retail Land Use Project.	1) Project Impact: A significant impact would occur if the VMT rate for the project would exceed the applicable baseline VMT rate per service population; **OR** 2) Project Impact: A significant impact would occur if the VMT rate for the project would exceed daily home-based work VMT per worker. 3) Cumulative Project Effect: A significant impact would occur if the project increases the VMT rate in the study area above the baseline conditions for that area.
Transportation Project	A significant impact would occur if the project causes a net increase in total regional VMT compared to baseline conditions, opening year no project conditions, or cumulative no project conditions.
All land use and transportation projects	A significant impact would occur if the project is inconsistent with the **RIVTAM/RIVCOM.**

Note: Baseline VMT rate is defined as the City's jurisdictional average VMT per appropriate development category.

3.0 PROJECT ANALYSIS

The proposed LLRC project, located within the City of Norco involves replacing the existing Student Services building, and College Resource Center with a new three-story, modern facility designed to fully support the needs of Norco College's existing faculty and students.

3.1 SCREENING ASSESSMENT

Project Type Screening – The proposed LLRC is part of an existing community college that is currently serving the local community. The Project proposes replacing the existing Student Services building, and College Resource Center with a new three-story, modern facility designed to fully support the needs of Norco College's existing faculty and students. **Therefore, the Project may be presumed to have a less than significant impact for VMT since the new LLRC ancillary building is not expected to generate any new trips.**

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- Preliminary Project Development Plans

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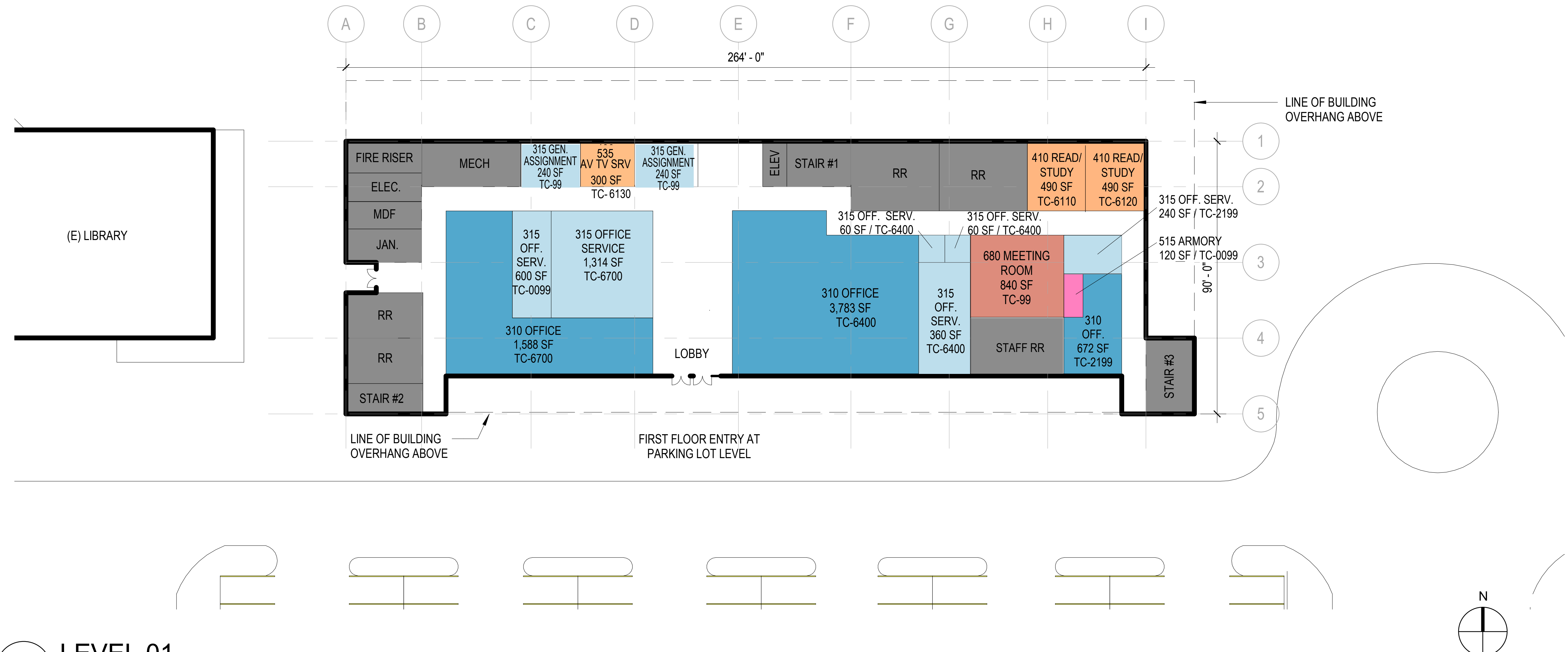

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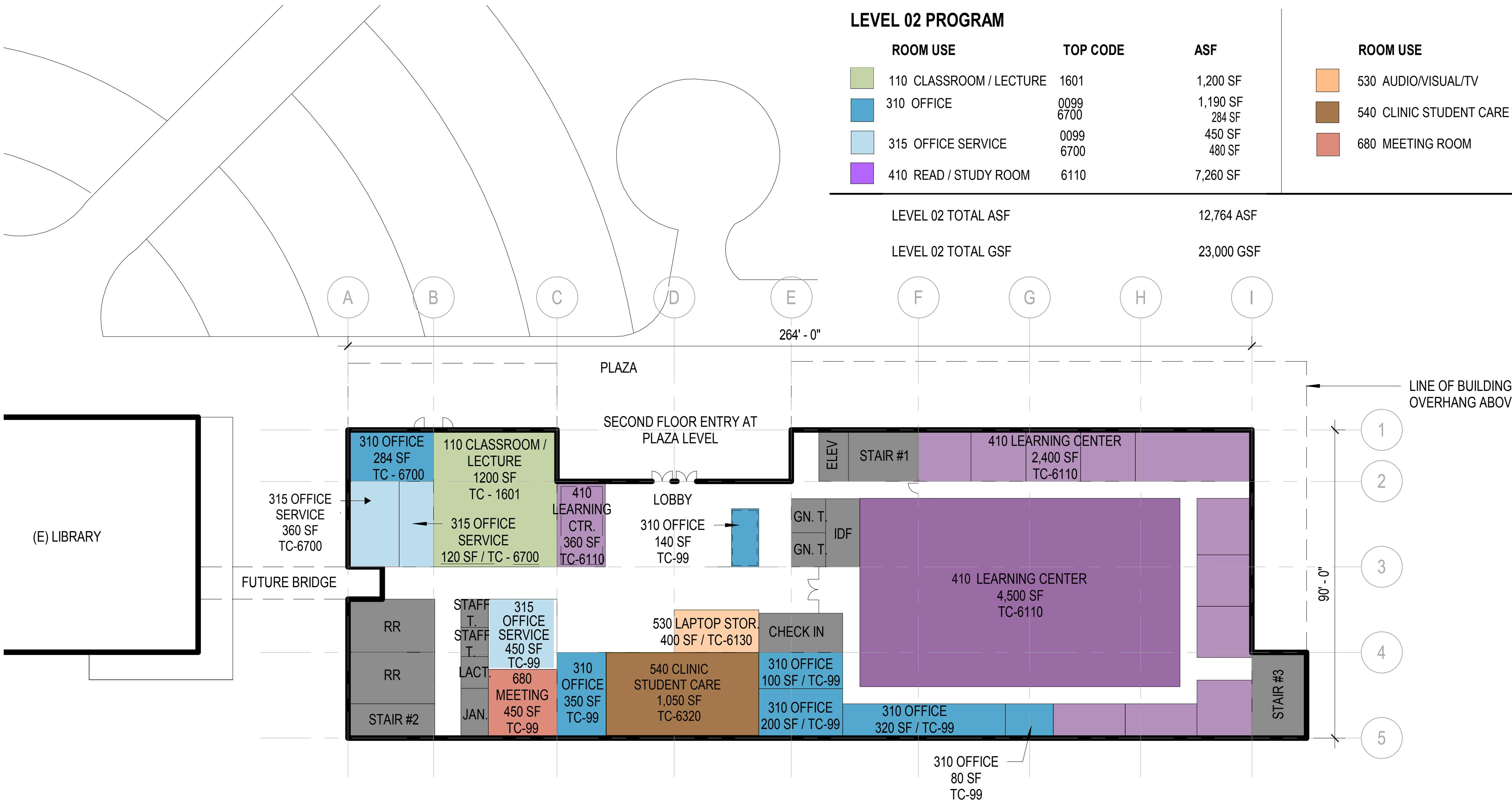

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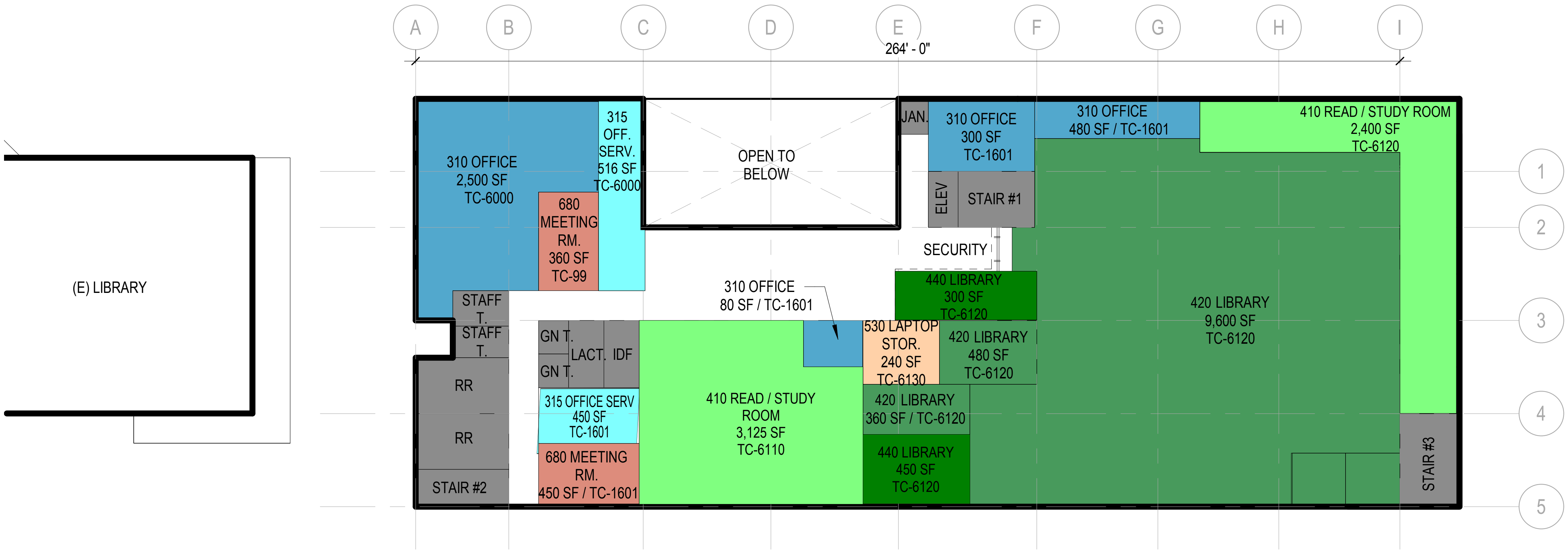

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