



INTEGRATED ENGINEERING GROUP

TRANSPORTATION PLANNING AND ENGINEERING

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

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 16130 Lasselle Street in the City of Moreno Valley, California. The proposed LLRC will be located near the center of Moreno Valley College campus at an existing parking lot (Parking Lot B), located east of Lasselle Street, west of Krameria Avenue, south of College Drive, and north of Cahuilla Avenue adjacent to the student Drop-Off on Krameria Street.

The objective of the proposed Project is to develop a modernized LLRC facility that aligns with current instructional requirements and student needs. The existing Library, Bookstore, and Student Activities Center will be inactivated as a secondary effect of this project. The existing Library is planned to be repurposed as a separate future capital construction project. The Student Activities Center may be utilized as swing space on campus until it is eventually demolished as a separate capital construction project.

The existing Library lacks the infrastructure and technical support to meet current delivery methods desired by faculty. The facilities lack electrical outlets to support additional computers. Building infrastructure inhibits the flexibility to adapt to technological improvements and educational delivery methods such as live interactive broadcasting. Currently, the library houses the only open computer lab on campus. The 32 computers within this space face constant use with long waitlists. The library faces space shortages for electrical upgrades to expand the computer lab in the library and other buildings on campus. Other computer labs on campus restrict use to dedicated instruction and students must be enrolled in a specific discipline/class to have access. The existing Library cannot accommodate electronic carrels or needed increases to the resource library. Further, space availability in the existing library limits tutoring capacity to only 3 to 4 students. This obstructs the effectiveness of delivering crucial instructional resources to students who need it most. Inadequate acoustics for noise reduction and limited private small study rooms throughout the existing building inhibit students using quiet or private study areas. Most students utilize library resources in between classes and cannot complete their studies due to the lack of these quiet spaces.

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



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capabilities, accessibility, and energy efficiency. The proposed LLRC will encompass 83,255 Gross Square Feet (GSF) and consist of 55,287 Assignable Square Feet (ASF). Functional space within the building will include 2,257 ASF of classroom, 3,086 ASF of laboratory, 6,811 ASF of office, 27,874 ASF of library, 4,091 ASF of audio/visual, and 7,935 ASF of other support space.

The preliminary site plan for the Project is shown in **Attachment 1**. It is anticipated that the Project will be constructed in one phase on a 1.5-acre site that is currently designated as Parking Lot B within the Moreno Valley campus. The western portion of this parking lot has solar shade canopies installed. The Parking Lot is accessed from either College Drive, Cahuilla Drive, or Krameria Avenue. Parking Lot B has been determined to be underutilized and would not impact campus parking by losing approximately 160 parking spaces. This area is generally located in the central area of the campus. Additionally, a vacant triangle-shaped project laydown area, for use during construction, will be located at the northeast corner of College Drive and Lassalle Street intersection.

NEED TO COMPLETE LOS AS PART OF THE TIA ANALYSIS

The *City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment, June 2020 (Guidelines)* 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.

The proposed project will replace existing aging facilities with a modern building featuring updated technology and infrastructure designed to fully support the needs of Moreno Valley 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.



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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 either Interstate I-215 (east on either Ramona Expressway, or Alessandro Boulevard), or Highway 60 (Perris Boulevard south). Within the campus the project is located east of Lasselle Street, west of Krameria Avenue, south of College Drive, and north of Cahuilla Avenue adjacent to the student drop-off on Krameria Street. The main pedestrian access will be from the north, on the College Drive side of the building. This leads to a small courtyard, and into the lobby/core area between the two main wings of the building. Additional pedestrian access is from the south side of the building and leads into the lobby/core area. The service driveway and service access are planned for the southwest corner of the building. This service driveway is accessed from the south through the existing parking lot, with the closest streets being Cahuilla Drive and Krameria Avenue. Parking would remain on the undisturbed portion of the parking lot, and under the solar panels on the west side of the lot.

CONCLUSION

The proposed LLRC project, located within the City of Moreno Valley, involves replacing the existing Library, Bookstore, and Student Activities Center with a new three-story, modern facility designed to fully support the needs of Moreno Valley College's 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



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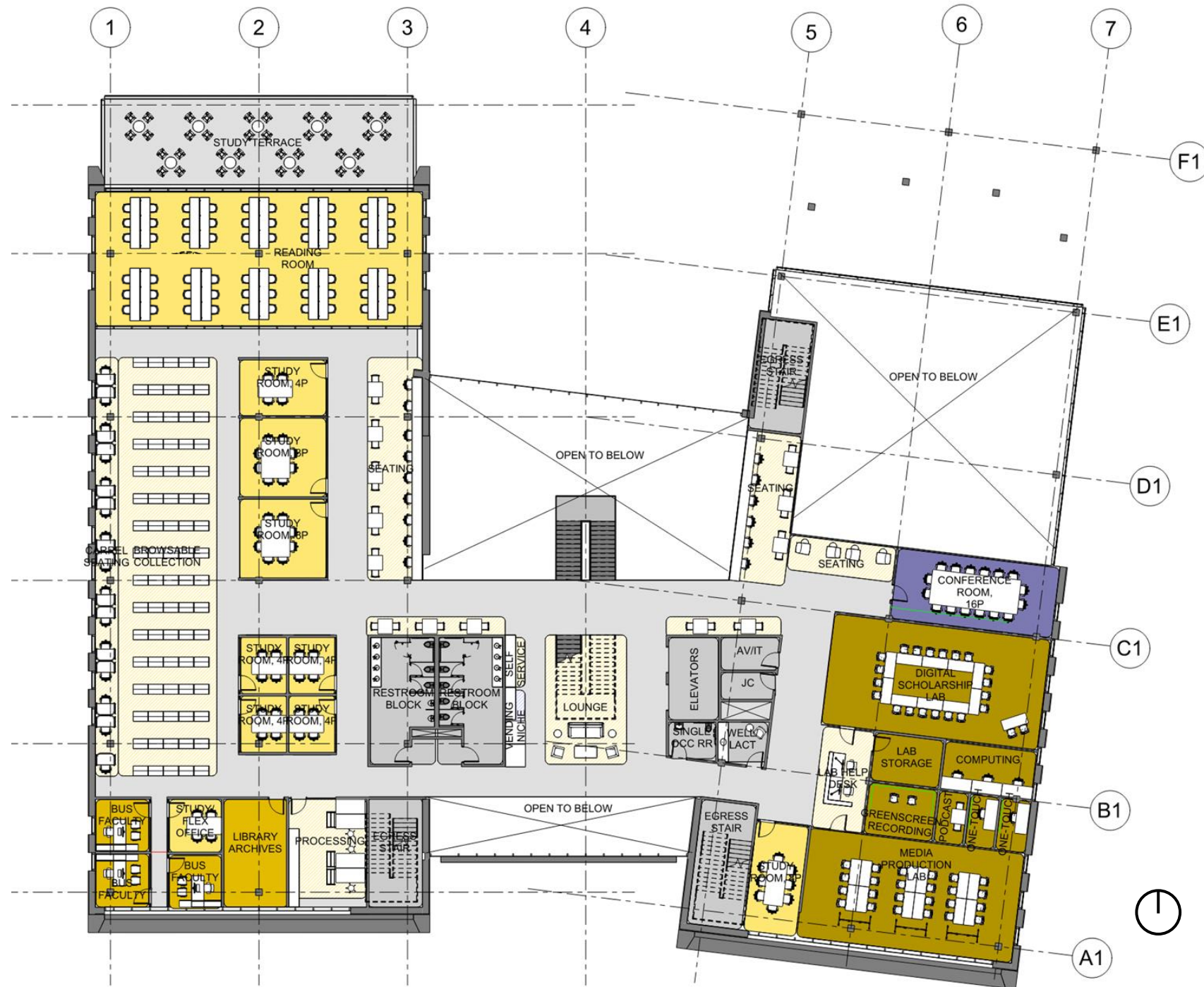
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ATTACHMENT – Project Site Plan

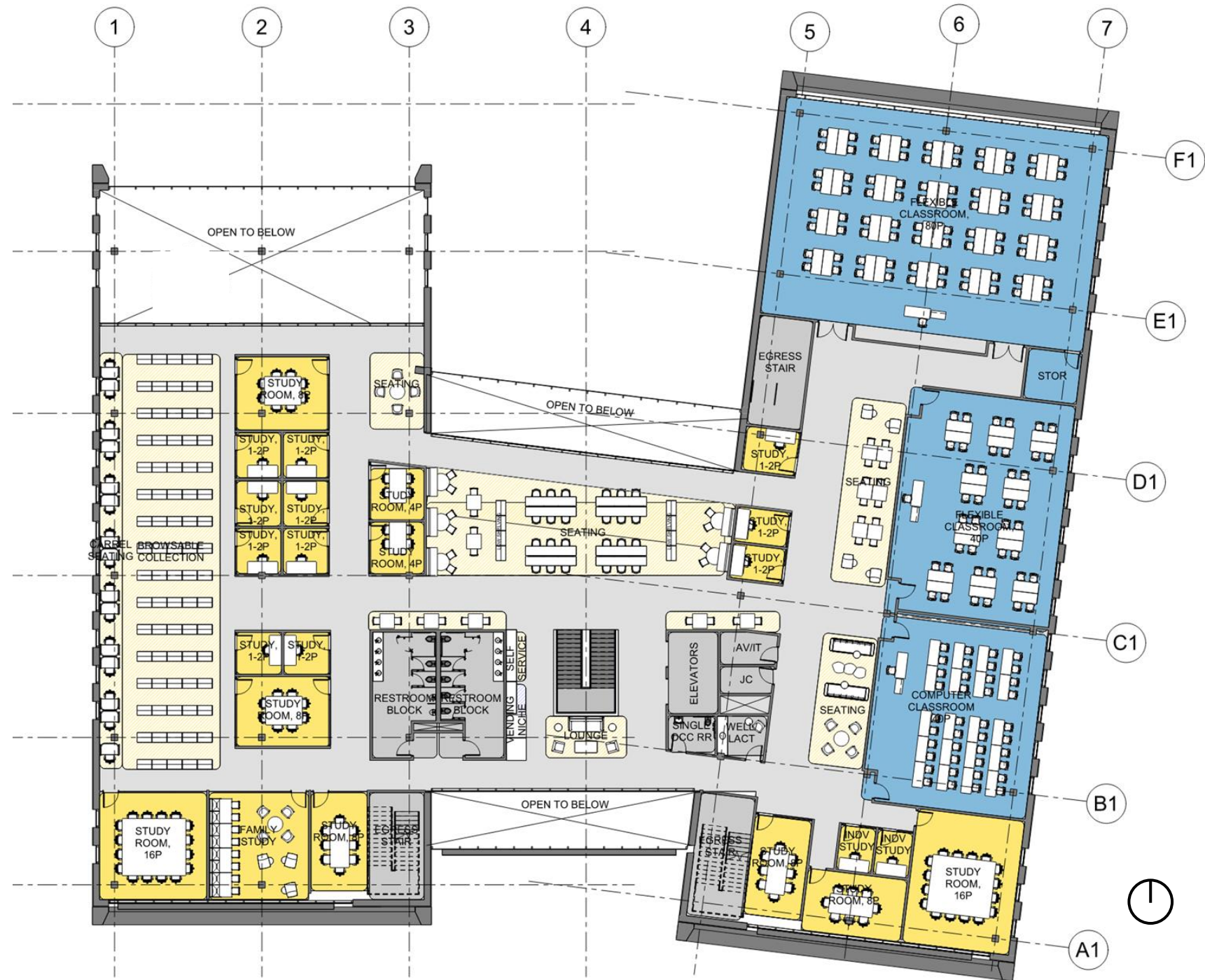
Refined Planning

Floor 1



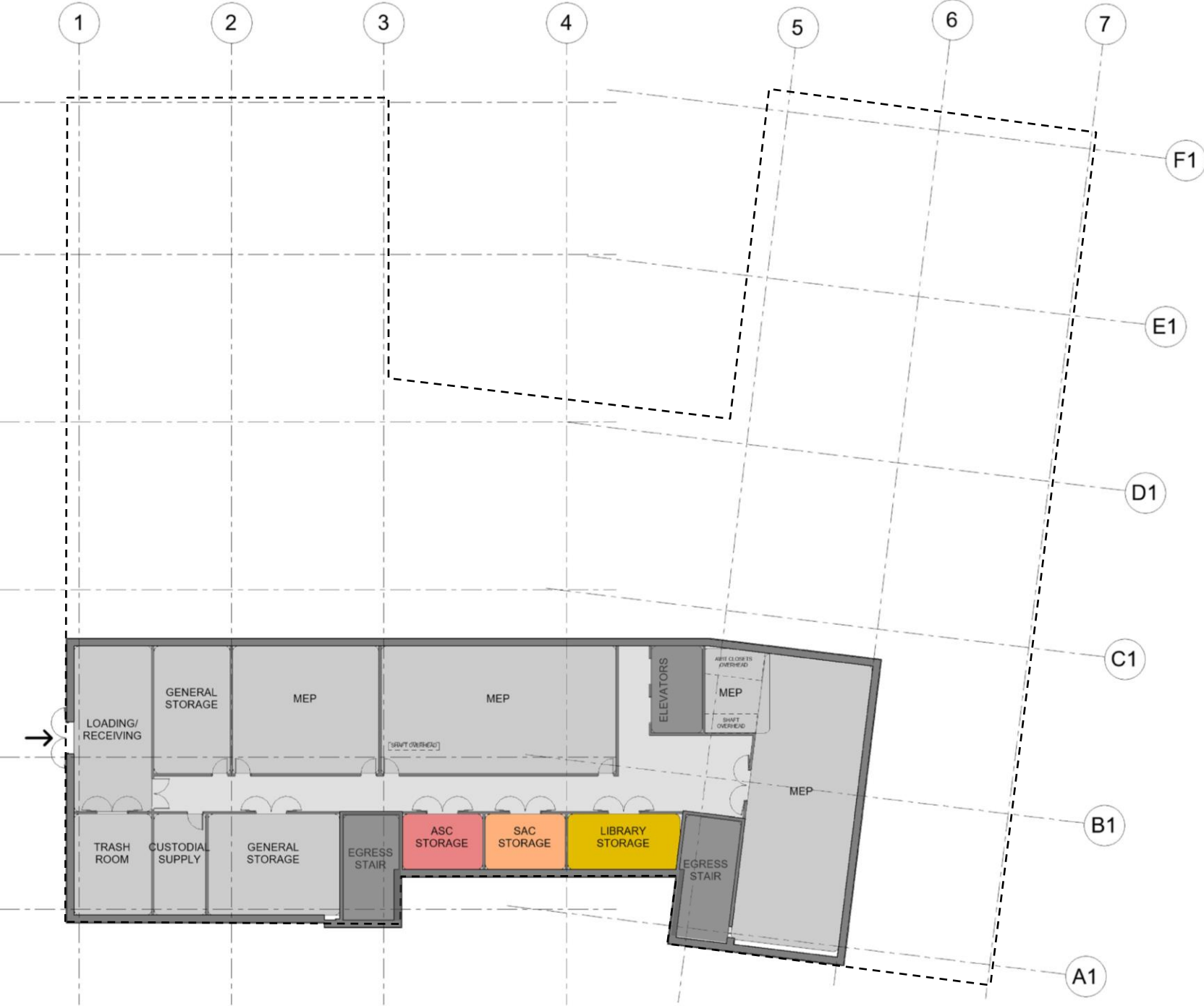


A large, modern interior space, likely a library or community center, featuring a prominent glass-enclosed upper level. The ceiling is composed of horizontal wooden slats, and the walls are also clad in wood. The space is bright and open, with people visible on both levels. Large windows on the left side provide natural light. The overall design is clean and functional, emphasizing transparency and community interaction.



Refined Planning

Lower Level



Moreno Valley LLRC Building Vehicle Miles Traveled Screening Assessment

Prepared for:



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Prepared by:



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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 Library, Bookstore, and Student Activities Center will be inactivated as a secondary effect of this project. The existing Library is planned to be repurposed as a separate future capital construction project. The Student Activities Center may be utilized as swing space on campus until it is eventually demolished as a separate capital construction project.

The existing Library lacks the infrastructure and technical support to meet current delivery methods desired by faculty. The facilities lack electrical outlets to support additional computers. Building infrastructure inhibits the flexibility to adapt to technological improvements and educational delivery methods such as live interactive broadcasting. Currently, the library houses the only open computer lab on campus. The 32 computers within this space face constant use with long waitlists. The library faces space shortages for electrical upgrades to expand the computer lab in the library and other buildings on campus. Other computer labs on campus restrict use to dedicated instruction and students must be enrolled in a specific discipline/class to have access. The existing Library cannot accommodate electronic carrels or needed increases to the resource library. Further, space availability in the existing library limits tutoring capacity to only 3 to 4 students. This obstructs the effectiveness of delivering crucial instructional resources to students who need it most. Inadequate acoustics for noise reduction and limited private small study rooms throughout the existing building inhibit students using quiet or private study areas. Most students utilize library resources in between classes and cannot complete their studies due to the lack of these quiet spaces.

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 new LLRC facility will encompass 83,255 Gross Square Feet (GSF) and consist of 55,287 Assignable Square Feet (ASF). Functional space within the building will include 2,257 ASF of classroom, 3,086 ASF of laboratory, 6,811 ASF of office, 27,874 ASF of library, 4,091 ASF of audio/visual, and 7,935 ASF of other support space.

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 Moreno Valley. The City has adopted guidance on evaluating VMT for transportation impacts under CEQA. Therefore, the *City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled (VMT) and Level of Service (LOS) Assessment* (June 2020¹), hereafter referred to as Guidelines, will be used for this assessment.

¹ <https://www.moval.org/departments/public-works/transportation/TIA-Guidelines.pdf>



2.0 ANALYSIS METHODOLOGY

The Guidelines require a 4-step process² 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 criteria³:

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 Western Riverside Council of Governments (WRCOG) VMT 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 -
 - Local serving retail space of less than 50,000 sf
 - Local-serving K-12 schools
 - Local parks
 - Day care centers
 - Local-serving gas stations
 - Local-serving banks
 - Local-serving hotels (e.g. non-destination hotels)
 - Student housing projects
 - Local serving community college that are consistent with the assumptions noted in the RTP/SCS
 - Projects generating less than 400 daily vehicle trips. This generally corresponds to the following:
 - i. 42 single family housing units
 - ii. 60 multi-family, condominiums, or townhouse housing units
 - iii. 41,000 sf office
 - iv. 10,500 sf general retail
 - v. 57,500 sf of light industrial
 - vi. 112,500 sf of warehousing
 - vii. 285,700 sf of high cube transload and short-term storage warehouse

² Guidelines, Pages 22-27

³ Guidelines, Pages 22-24

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 Guidelines⁴.

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 thresholds⁵ as defined by the Guidelines are as follows:

- Residential Projects: net VMT per capita exceeds the average VMT per capita for Moreno Valley in the RTP/SCS horizon-year.
- Office and Industrial Projects: net VMT per employee exceeds the average VMT per employee for Moreno Valley in the RTP/SCS horizon year
- All Other Land Development Projects: a net increase in VMT in the RTP/SCS horizon-year.

⁴ Guidelines, Page 24-26

⁵ Guidelines, Pages 26



3.0 PROJECT ANALYSIS

The proposed LLRC project, located within the City of Moreno Valley, involves replacing the existing Library, Bookstore, and Student Activities Center with a new three-story, modern facility designed to fully support the needs of Moreno Valley College's faculty and students.

3.1 SCREENING ASSESSMENT

TPA – The Project is located in a TPA; 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 is located within a low VMT area and therefore **does not 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 Library, Bookstore, and Student Activities Center with a new three-story 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:

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Phone: (951) 239-1546

Address: 23905 Clinton Keith Road 114-280

Wildomar CA, 92595

Attachment – 1- Project Site Plan



ATTACHMENT 1 – Project Site Plan





1 CAMPUS PLOT PLAN
1" = 160'-0"

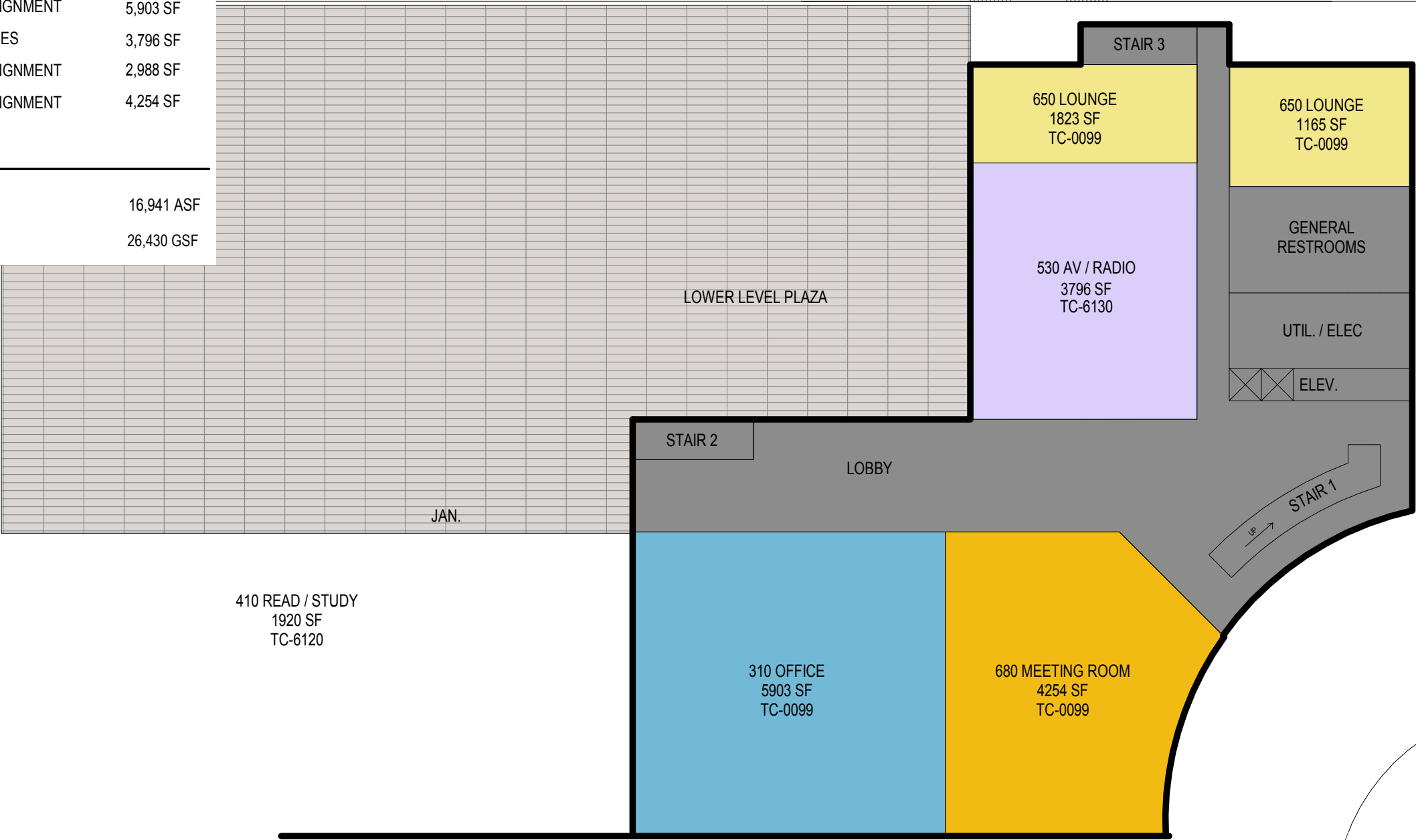
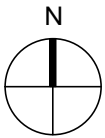
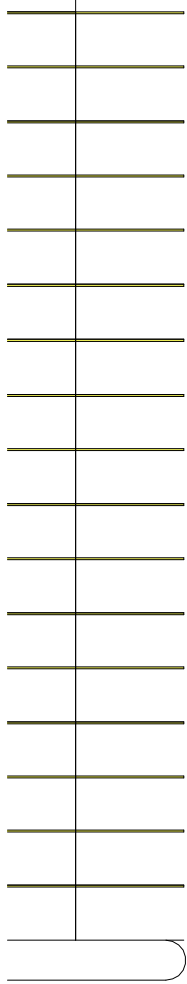
Issue Date: 05/17/2020

CAMPUS SITE PLAN

LEVEL 01 PROGRAM

ROOM USE	TOP CODE	ASF
310 OFFICE	0099 GENERAL ASSIGNMENT	5,903 SF
530 AV / RADIO	6130 MEDIA SERVICES	3,796 SF
650 LOUNGE	0099 GENERAL ASSIGNMENT	2,988 SF
680 MEETING ROOM	0099 GENERAL ASSIGNMENT	4,254 SF

LEVEL 01 TOTAL ASF	16,941 ASF
LEVEL 01 TOTAL GSF	26,430 GSF



1 LEVEL 1
1/32" = 1'-0"

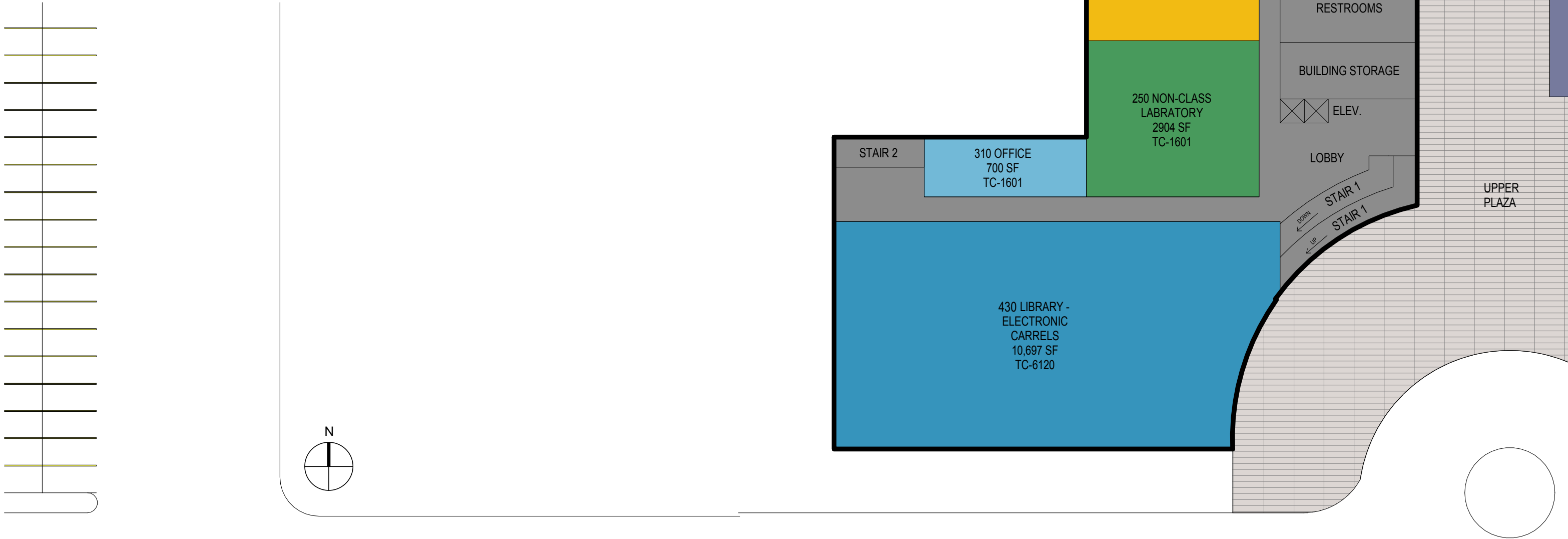
Issue Date: 05/17/2020

LEVEL 01 PLAN

LEVEL 02 PROGRAM

ROOM USE	TOP CODE	ASF
680 MEETING ROOM	1601 LIBRARY SCIENCE, GENERAL	3,215 SF
250 NON-CLASS LAB	1601 LIBRARY SCIENCE, GENERAL	2,904 SF
310 OFFICE	1601 LIBRARY SCIENCE, GENERAL	700 SF
430 LIBRARY / ELEC CARRELS	6120 LIBRARY	10,697 SF

LEVEL 02 TOTAL ASF	17,516 ASF
LEVEL 02 TOTAL GSF	26,430 GSF



1 LEVEL 2
1/32" = 1'-0"

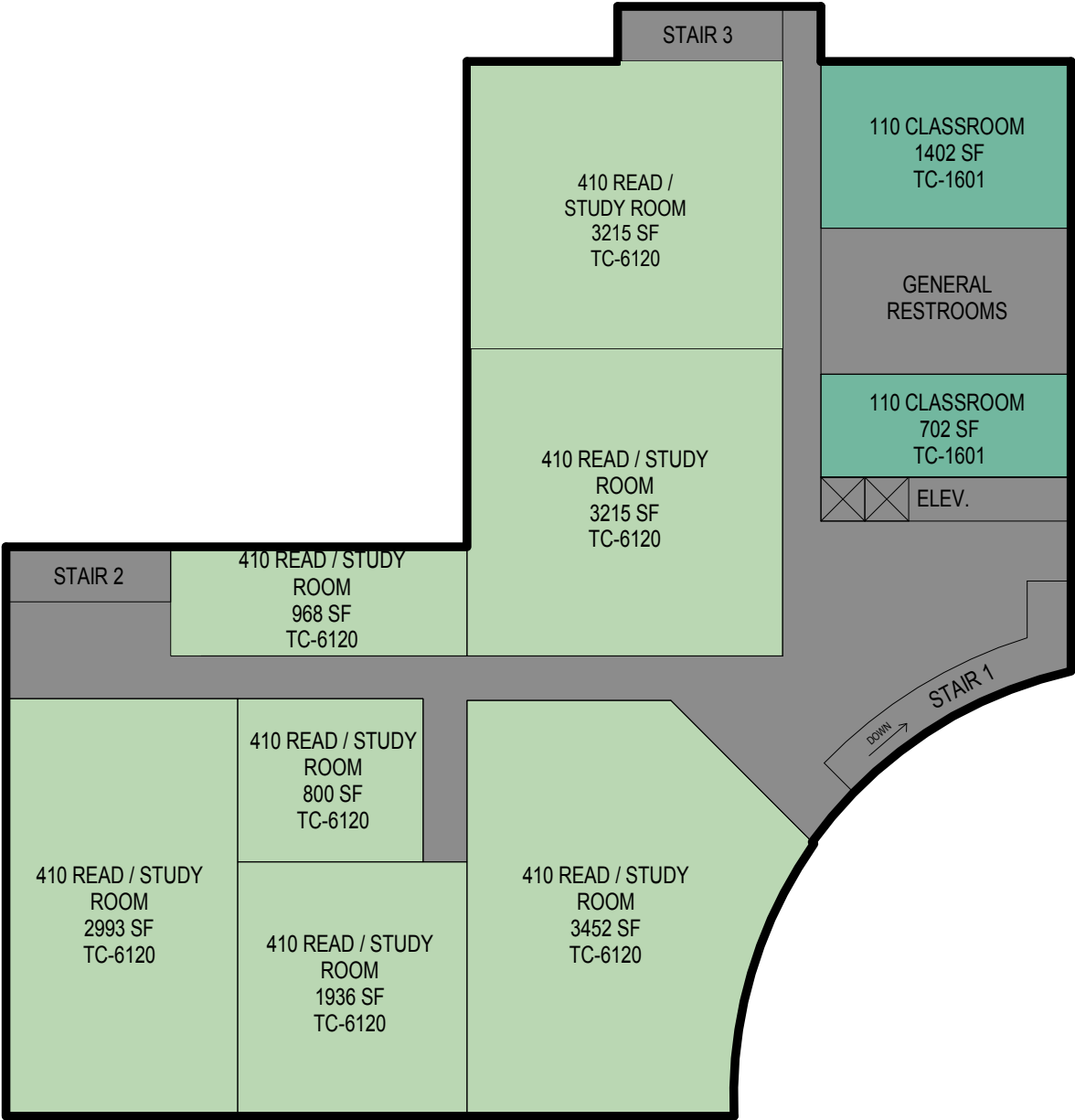
Issue Date: 05/17/2020

LEVEL 02 PLAN

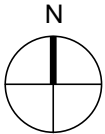
LEVEL 03 PROGRAM

ROOM USE	TOP CODE	ASF
110 CLASSROOM	1601 LIBRARY SCIENCE, GENERAL	2,104 SF
410 READ / STUDY ROOM	6120 LIBRARY	16,579 SF

LEVEL 03 TOTAL ASF	18,683 ASF
LEVEL 03 TOTAL GSF	26,430 GSF



1 LEVEL 3
1/32" = 1'-0"



Issue Date: 05/17/2020

LEVEL 03 PLAN