



CITY OF EL CENTRO
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning and Zoning Division
 1275 W. Main Street, El Centro, CA 92243
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www.cityofelcentro.org/1176/Community-Development

Project Information Form

OWNER/APPLICANT INFORMATION

Name:

Address:

Phone Number:

Email:

PROJECT INFORMATION

Project Name:

Project Address:

APN:

Land Use Designation:

Zoning Designation:

PROJECT DESCRIPTION

Land Uses and Intensities (*units, square feet, etc.*):

Gross and Developable Acreage:

PARKING

Vehicle Parking Required
*Per relevant City Planning document
 (e.g. CVMV, SPA Plan, etc.)*

Vehicle Parking Proposed

Accessible Spaces

Bicycle Storage Capacity
(Racks and secure storage)

Motorcycle Spaces

EV Spaces

CONSULTANT, DEVELOPER OR PROJECT REPRESENTATIVE

Name/Firm:

Project Manager:

License(s):

Email:

Phone Number:

TRIP GENERATION (Attach Traffic Generation Table with Rates and Daily and Peak Hour Volumes)

(Use the most current version of the Institute of Transportation Engineers (ITE) Trip Generation Manual)

Trip Type	Total	AM Peak Trip	PM Peak Trips
Daily Trips			
Pass-By Trips			
Internal Capture			
Previous Use Credits			
Net Daily Trips			

SITE PLAN:

Attach 11x17 copies of the project location/vicinity map and site plan containing the following:

- Driveway locations and access type
- Pedestrian access, bicycle access, on-site pedestrian circulation, and transit stop at project frontage (if available)
- Location of any planned sidewalks or bicycle facilities identified in the City of El Centro Active Transportation Plan or Mobility Element at project frontage

CEQA VMT ANALYSIS SCREENING

To determine if your project is screened from VMT analysis, review the Project Type Screening and the Project Location Screening tables below. If “NO” is checked for any project type of land use applicable to your project, the project is not screened out and must complete VMT analysis in accordance with the analysis requirements outlined in the City of El Centro *Transportation Study Guidelines (TSG)*.

SCREENING CRITERIA

Select the Land Uses that apply to your project		
Answer the questions for each Land Use that applies to your project (If “YES” is indicated in any land uses category below, then that land uses (or a portion of the land use) is screened from CEQA VMT Analysis) <i>Note: All responses must be documented and supported by substantial evidence.</i>	MARK YES OR NO	
	YES	NO
1.Small Residential and Employment Projects		
• Does the project generate less than 110 net daily trips?		
2.Residential/Employment (not including Industrial) project located in a VMT-Efficient Area (see screening maps)		
• Is the project located in a VMT-efficient area (15% or more below the base year average VMT/Capita or VMT/Employee?		
3.Locally Serving Retail Project		
• Is the project less than 50,000 square feet serving the local community? The City may request a market capture study that identifies local market capture to the City’s satisfaction.		
4. Locally Serving Public Facilities and Community Purpose Facilities		
• Is the project a public facility or Community Purpose Facility that serves local community? (see TSG Section 3.3)		
5.Redevlopment Project		
• Does the project result in a net decrease in total Project VMT than the existing use?		
6. Affordable Housing		
• Is the project composed of deed-restricted affordable housing units? (Does not apply to market-rate housing units)		

LOCAL MOBILITY ANALYSIS SCREENING

Does this project generate less than 800 daily unadjusted driveway trips?	YES	NO
<i>If yes, the project does not need to complete an LMA. If no, refer to the City of El Centro TSG, Chapter 4, to determine extents based on the project's trip generation.</i>		
Provide attachment with list or map of the proposed study roadway segments and intersections in accordance with the requirements outlined in the TSG, Chapter 4.		

SAMPLE TRIP GENERATION RATES

Land Use	Average Trip Generation Rate ¹
Single-Family Detached	9.43 Trips / Dwelling Unit
Multi-Family (Lower rise- 2 or 3 levels/floors)	6.74 Trips / Dwelling Unit
Supermarket	93.84 Trips / 1,000 sq. ft.
Strip Retail Plaza (<40k sq. ft.)	54.45 Trips / 1,000 sq. ft.
Gas with Service Station (without convenience store)	172.01 Trips / Fueling Position
Gas with Service Station (with convenience store)	624.20 Trips / Fueling Position
Fast Food without Drive Through Window	450.49 Trips / 1,000 sq. ft.
Fast Food with Drive Through Window	467.48 Trips / 1,000 sq. ft.
Medical-Dental Office	36 Trips / 1,000 sq. ft.
Single Tenant Office	13.07 Trips / 1,000 sq. ft.
Small Office (<10,000 sq. ft.)	14.39 Trips / 1,000 sq. ft.

Note:

¹ Trip Generation Rates obtained from Institute of Transportation Engineers, Trip Generation Manual, 11th Edition.