

Small Project Analysis Levels (SPAL)

The San Joaquin Valley Air Pollution Control District (District) has published guidance on determining potential significant impacts and potential mitigation of significant impacts in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI).

The District has established thresholds of Significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using the project type, size, and number of vehicle trips, the District has pre-quantified emissions and determined values below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants.

In the interest of streamlining CEQA requirements, projects that fit the below descriptions up to the project sizes indicated, and are below both of the corresponding non-HHDT and HHDT trip lengths, are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.

Notes: HHDT means "Heavy-Heavy Duty Trucks". SPAL analysis was performed based on CalEEMod version 2016.3.2

Table 1: Residential

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
Single Family	155	dwelling unit	AND LESS THAN	800	15
Apartment, Low Rise	224	dwelling unit			
Apartment, Mid Rise	225	dwelling unit			
Apartment, High Rise	340	dwelling unit			
Condominiums/Townhouse	256	dwelling unit			
Condominiums, High Rise	352	dwelling unit			
Mobile Home Park	292	dwelling unit			
Retirement Community	580	dwelling unit			
Congregate Care Assisted Living	536	dwelling unit			

Table 2: Commercial

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
General Office Building	200,000	square feet		1,000	15
Office Park	190,000	square feet			
Government (Civic Center)	92,000	square feet			
Government Office Building	40,000	square feet			
Medical Office Building	68,000	square feet			
Research & Development	256,000	square feet			
Hospital	130,400	square feet			
Bank (with Drive-Through)	19,600	square feet		1,600	25
Pharmacy/Drugstore w/o Drive Thru	24,800	square feet			
Pharmacy/Drugstore with Drive Thru	23,200	square feet			

Table 3: Retail

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
Free Standing Discount Store	34,000	square feet		1,250	25
Regional Shopping Center	47,000	square feet			
Discount Club Store	30,000	square feet			
Supermarket	18,400	square feet			
Free-Standing Discount Superstore	37,600	square feet			
Hardware/Paint Store	36,000	square feet		1,900	35
Convenience Market (w/o gas pumps)	18,500	square feet			
Convenience Market (w gas pumps)	3,300	square feet			
Gasoline/Service Station	16	pump		1,550	25
Automobile Care Center	105,000	square feet			
Electronic Superstore	52,000	square feet			
Home Improvement Superstore	60,000	square feet			
Strip Mall	49,600	square feet		375	7

Table 4a: Industrial

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
General Light Industry	280,000	square feet		550	70
Heavy Industry	900,000	square feet			
Industrial Park	295,000	square feet			
Manufacturing	472,000	square feet			

Table 4b: Industrial (Warehouse)

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet		140	15
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

Table 4c: Industrial (Warehouse)

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet		N/A	25
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

Table 5: Educational

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)	
Elementary School	1,880	student		AND LESS THAN	1,000	15
Elementary School	156,000	square feet				
Junior High School	1,440	student				
Junior High School	168,800	square feet				
High School	1,160	student				
High School	153,600	square feet				
Junior College (2 year)	1,720	student				
Junior College (2 year)	74,400	square feet				
University/College (4 year)	1,120	student				
Library	38,400	square feet				
Place of Worship	141,000	square feet				
Day Care Center	40,000	square feet			1,500	25

Table 6: Recreational

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)	
High Turnover (Sit Down Restaurant)	16,800	square feet		AND LESS THAN	1,500	25
Quality Restaurant	24,800	square feet				
Fast Food Restaurant with Drive Thru	4,500	square feet				
Fast Food Restaurant w/o Drive Thru	2,950	square feet			1,100	20
Hotel	228	room				
Motel	300	room				
Arena	168,000	square feet				
City Park	256	acre				
Golf Course	368	acre				
Health Club	64,000	square feet				
Racquet Club	124,000	square feet				
Recreational Swimming Pool	70,400	square feet				
Movie Theater (No Matinee)	23,200	square feet				