



San Joaquin Valley Air Pollution Control District

Small Project Analysis Level (SPAL)



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

Small Project Analysis Level – Project size

The District has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-quantified emissions and determined a size 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 descriptions and are less than the project sizes provided below are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. However, to meet the standards of adequacy for disclosure of potential environmental impacts and mitigation, the District recommends that the Lead Agency's environmental document include a narrative that identifies the sources of emissions and include sufficient discussion of SPAL values to support the conclusion that criteria pollutant emissions from would have a less than significant impact on air quality.

Small Project Analysis Level (SPAL) by Vehicle Trips

Table 5-2

Land Use Category	Project Size
Residential Housing	1,453 trips/day
Commercial	1,673 trips/day
Office	1,628 trips/day
Institutional	1,707 trips/day
Industrial	1,506 trips/day

Small Project Analysis Level (SPAL) by Project Type

Table 5-3 (a)

Land Use Category - Housing	Project Size
Single Family	390 Units
Apartments, Low Rise	590 Units
Apartments, High Rise	600 Units
Condominiums, General	590 Units
Condominiums, High Rise	590 Units
Mobile Homes	760 Units
Retirement Community	880 Units

Table 5-3 (b)

Land Use Category - Office	Project Size
General Office Building	110,000 ft ²
Office Park	106,000 ft ²
Government (Civic Center)	57,000 ft ²
Government Office Building	23,000 ft ²
Medical Office Building	52,000 ft ²

Table 5-3 (c)

Land Use Category - Retail	Project Size
Free Standing Discount Store	61,000 ft ²
Regional Shopping Center <57,000	11,000 ft ²
Discount Club Store	40,000 ft ²
Supermarket	9,000 ft ²
Convenience Market (w/o gas pumps)	2,000 ft ²
Convenience Market (w/gas pumps)	2,000 ft ²
Gasoline/Service Station	10 pumps
Quality Restaurant	20,000 ft ²
Restaurant (high turnover sit-down)	9,000 ft ²
Fast Food Restaurant	2,000 ft ²
Day Care Center	22,000 ft ²
Bulk (w/drive-through)	10,000 ft ²
Racquet/Health Club	44,000 ft ²
Hotel	200 Units
Motel	170 Units

Table 5-3 (d)

Land Use Category - Industrial	Project Size
General Light Industry	510,000 ft ²
Heavy Industry	920,000 ft ²
Industrial Park	370,000 ft ²
Manufacturing	400,000 ft ²

Table 5-3 (e)

Land Use Category - Institutional	Project Size
Hospital	78,000 ft ²
Elementary School	1875 students
Junior High School	1680 students
High School	1325 students
Junior College (2 year)	1100 students
University/College (4 year)	716 students
Place of Worship	48,000 ft ²