

CHAPTER 3.0

INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

The following is an introduction to the environmental impacts analysis and general assumptions used in the project specific and cumulative analyses. Individual sections of the Draft EIR include assumptions, methodology and standards of significance relevant to each applicable environmental factor identified through preparation of the Initial Study Checklist. [Note: The Initial Study Checklist is included on the attached CD of Technical Appendices as **Appendix A** of this EIR].

3.1 ANALYSIS ASSUMPTIONS GENERALLY USED TO EVALUATE THE IMPACTS OF THE PROJECT

3.1.1 BASELINE ENVIRONMENTAL CONDITIONS ASSUMED IN THE DRAFT EIR

Section 15125(a) of the CEQA Guidelines requires that an EIR include a description of the physical environmental conditions in the vicinity of the project as they exist at the time the Notice of Preparation (NOP) is published. The CEQA Guidelines also specify that the description of the physical environmental conditions is to serve as the baseline physical conditions by which a lead agency determines whether impacts of a project are considered significant.

The environmental setting conditions of the Project area and the surrounding area are described in detail in Sections 4.1 through 4.5 and 4.7 through 4.11 of this Draft EIR (Section 4.6 is Climate Change and Greenhouse Gases which are global in nature). In general, these discussions describe the setting conditions of the Project parcels and the surrounding area as they existed at the time the NOP for the Project was released on December 13, 2017 (SCH. No. 2017121037) (see subsection 3.2, “Approach to the Cumulative Impact Analysis” subsection below).

3.1.2 GENERAL PLAN CONSISTENCY ANALYSIS

As required by CEQA Guidelines 15125(d), each relevant environmental factor analyzed in Sections 4.1 through 4.11 has been evaluated for consistency with goals, objectives and policies contained in the City of Calexico General Plan (February 2007) adopted on May 1, 2007. [Note: The General Plan was updated in 2015, but never adopted. Therefore, the 2007 General Plan is still in effect and the goals, objectives and policies included in the 2007 General Plan are relied upon in the consistency analysis. However, background information in the 2015 General Plan Update was used where appropriate to describe existing conditions. The most current versions of the Zoning Map (September 2016) and General Plan Land Use Map (July 2015), as amended, were used in the analysis.]

The General Plan consistency analysis is presented in tabular form and identifies goals, objectives and policies from the eight General Plan Elements (Land Use, Circulation, Public Facilities/Services, Conservation/Open Space, Parks and Recreation, Noise, Safety, and Economic Development) that are relevant to the proposed Project. The analysis considers the hierarchical structure of the General Plan beginning with overall goals, supported by objectives, and implemented through policies. This hierarchical structure is reflected in the consistency table provided in each section to demonstrate the Project’s consistency with all aspects of the overarching goal which the objectives and policies support. Each consistency table includes three columns. Applicable goals, objectives and policies appear in the left column; the middle column identifies whether the Project is consistent (yes or no) with the item in the left column; and the right column includes a discussion of the consistency or inconsistency.

3.1.3 PROJECT CONSTRUCTION EFFECTS

Chapter 2.0, Project Description, provides a description of anticipated construction activities associated with the proposed Project. The environmental analysis addresses the potentially significant impacts

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

from the direct effects of construction on the Project site. The proposed Project is expected to be developed in two phases over a period of 30 months as shown in the **Table 3.0-1**.

**TABLE 1.0-1
PROJECT PHASING**

Phase	Building	Start	Finish
1	Building A, 2421 Enterprise Boulevard	Spring 2018	Fall 2018
	Transportation and Distribution Facility	Spring 2018	Fall 2018
2	Building B, Parcel 1	First Quarter of 2019	Fourth Quarter of 2019
	Building C, Parcel 2	First Quarter of 2019	Fourth Quarter of 2019
	Building D, Parcel 3	April 2020	October 2020

Impacts related to the construction phase are assumed to be short-term. Construction impacts will be reduced to a level of less than significant through the implementation of mitigation measures that were identified for air quality, biological resources, cultural and paleontological resources, geology and soils, greenhouse gases, hydrology and water quality, and noise. Project construction impacts, such as air quality, noise, hydrology and water quality, and public services and utilities, and traffic are evaluated in the technical sections of the EIR (see Sections 4.1 through 4.11).

3.1.4 PROJECT BUILD-OUT ASSUMPTIONS

For the environmental analysis, it is assumed that build-out of the Project would occur after Building D is complete. Building D is scheduled for construction and completion in Year 2020 (see **Table 1.0-1**). Project operational impacts, such as traffic, air quality, noise, and public services and utilities are evaluated in the technical sections of the EIR (see Sections 4.1 through 4.11).

3.2 APPROACH TO THE CUMULATIVE IMPACT ANALYSIS

3.2.1 DEFINITION OF CUMULATIVE SETTING

CEQA Guidelines Section 15130 requires that EIRs include an analysis of the cumulative impacts to determine if the project’s effect is considered cumulatively considerable. As defined by CEQA Guidelines Section 15065(a)(3), “‘Cumulatively considerable’ means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

Section 15130(b)(1) goes on to identify two approaches for performing a cumulative analysis: 1) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or 2) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.

For the purposes of this cumulative analysis, a list approach is used. According to Section 15130(b)(2), when using a list it is important to consider the nature of each environmental resource being examined, the location of the project and its type. In keeping with these provisions, the cumulative project list was compiled in consultation with the City of Calexico. The projects identified were chosen because they are approved, proposed or reasonably foreseeable projects in the City of Calexico.

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

Table 3.0-1 lists the cumulative projects. In general, the cumulative setting conditions considered in this Draft EIR are based on the existing land use plans (General Plan and Zoning Ordinance) as well as consultation with the City of Calexico. **Figure 3.0-1** provides a graphical representation of each cumulative project's location.

While the cumulative projects list establishes proposed, approved and reasonably foreseeable projects in the City of Calexico to consider in combination with the proposed Trinity Cultivation and Manufacturing Facility, the cumulative setting varies for each environmental factor. The cumulative setting is formulated specific to each environmental factor based on the nature and extent of the resource or issue. Some environmental factors such as hazards and hazardous materials may be highly localized. In contrast, environmental factors such as air quality and seismicity may be regional in nature. Still, some environmental factors demonstrate both aspects as is the case of geology and soils (e.g. site-specific soils and regional geologic and seismic conditions). In most cases, a geographic scope (in miles from the project site, or as determined based on a natural or jurisdictional boundary) is identified.

3.2.2 CONSIDERATION OF CUMULATIVE IMPACTS

CEQA Guidelines Section 15355 defines a cumulative impact as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” A cumulative impact occurs from “the change in the environment which results from the incremental impact of the projects when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time” (CEQA Guidelines Section 15355[b]).

When considering cumulative impacts, the analysis examines whether the overall long-term impacts of all such projects would be cumulatively significant and whether the projects would cause a “cumulatively considerable” (and thus significant) incremental contribution to any such cumulatively significant impacts (CEQA Guidelines Sections 15064(h), 15065(c), 15130(a), 15130(b), and 15355(b)). To fulfill these two levels of analysis, the Project is assessed with regard to its incremental contribution to anticipated cumulative impacts within a geographic scope that extends beyond the Project area. The geographic scope is determined for each individual issue area based on the factors most appropriate to the resource area (e.g. the Salton Sea Air Basin would be the geographic scope for analyzing cumulative air quality impacts). The next level of analysis determines if the Project's incremental contribution to any significant cumulative impacts from all projects is itself significant (i.e. “cumulatively considerable”).

This EIR evaluates the cumulative impacts of the Project for each environmental factor or resource area with respect to geographic scope, in combination with proposed, approved and reasonably foreseeable projects in the City of Calexico, and the Project's incremental contribution to the cumulative effects.

Chapter 5.0, Cumulative Impacts Summary, provides a summary of the cumulative impacts identified in sections 4.1 through 4.11 (refer to subsections 4.1.4, 4.2.4, 4.3.4, etc., “Cumulative Setting, Impacts and Mitigation Measures”).

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

**TABLE 3.0-1
PROPOSED, APPROVED AND REASONABLY FORESEEABLE PROJECTS IN THE CITY OF CALEXICO**

#	Name of Project/ Location	Use/ Entitlement and Procedure	Project Description	Status
1	Town Center Industrial Park/ north of West Cole Boulevard and east of the Southern Pacific Railroad Tracks	Industrial Park/Tentative Tract Map and Environmental Clearance	133-acre industrial development of 48 industrial lots. The project will provide the associated infrastructure including street system, water/sewer service and storm water retention.	In Process
2	Calexico Mega Park/ South of Jasper Road and east of Highway 111	Mixed-Use/ General Plan Amendment; Zone Change; Tentative Tract Map and Environmental Clearance	157-acre mixed-use development which includes a General Plan Amendment and Zone Change to change land use from Industrial to Commercial and zoning to CH. Tentative Parcel Map to re-designate the subject site from Industrial General Plan land use and zoning designations to CH zoning and commercial land use.	In Process
3	El Portal Subdivision	Residential Subdivision/ Conditional Use Permit is required for a Planned Development	156.3-acre residential subdivision with 627 single-family homes; 350 apartments and two parks (1.05 and 0.9 acres in size).	In Process
4	Las Palmas Mobile Home Park/ north of West Cole Boulevard and west of Bowker Road	Mobile Home Park/Annexation; General Plan Amendment; Zone Change; Tentative tract Map and Environmental Clearance.	73-acre mixed-use development including 466 lots consisting of 330 single-family residential manufactured units and 136 RV spaces.	In Process
5	Calexico Gran Plaza/ west of Imperial Avenue along 2 nd Street	Commercial and Retail Outlet/ General Plan Amendment; Zone Change and Tentative Subdivision Map.	173-acre retail commercial and retail outlet development with four shopping areas proposed to be connected by a series of outdoor spaces, contemporary architecture and a vehicular thoroughfare connecting directly to Calexico's Downtown District.	First Phase (62+ acres) Built

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

**TABLE 3.0-1
PROPOSED, APPROVED AND REASONABLY FORESEEABLE PROJECTS IN THE CITY OF CALEXICO**

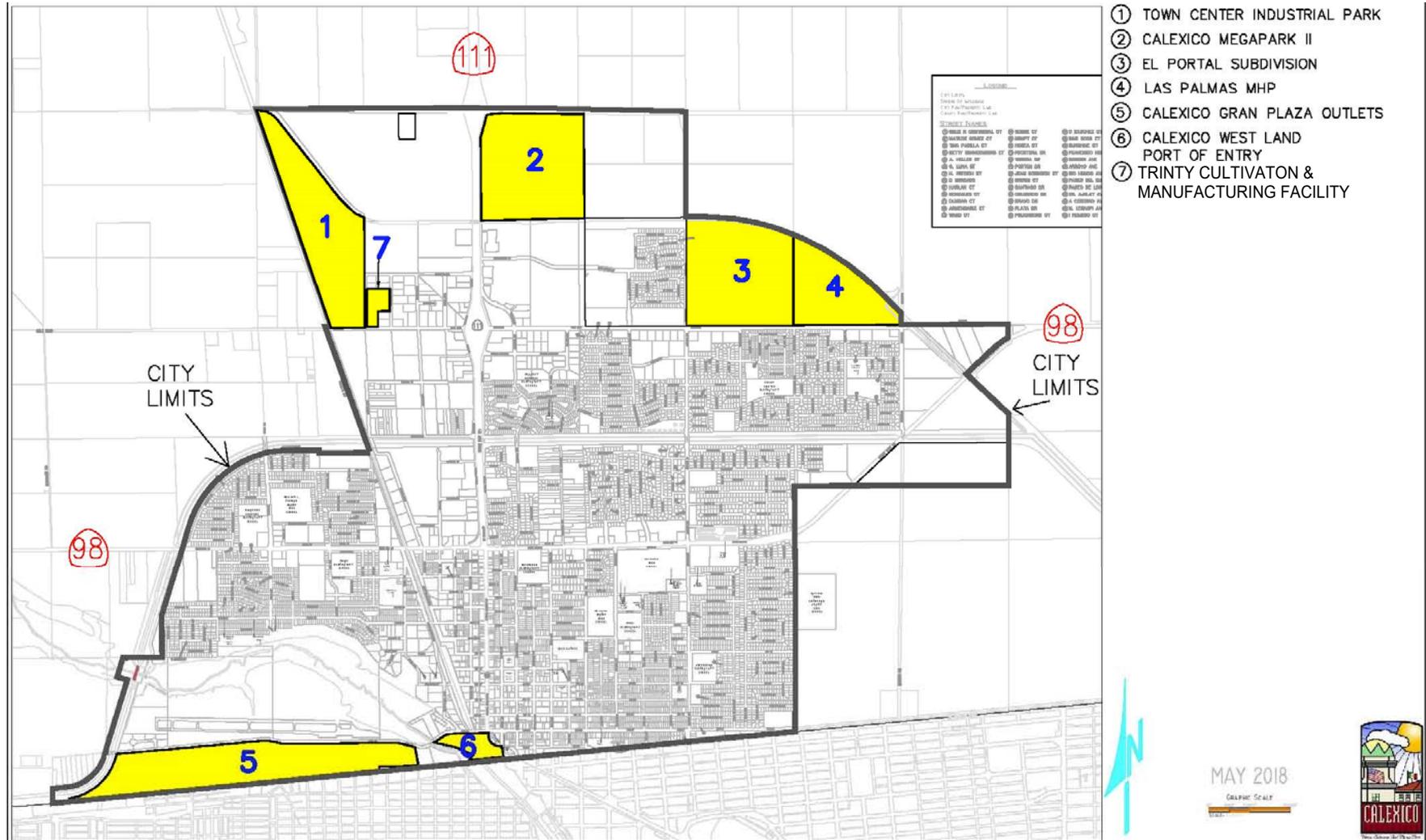
#	Name of Project/ Location	Use/ Entitlement and Procedure	Project Description	Status
6	Calexico West Land Port of Entry	Point of Entry/ None	Renovation and expansion of existing Point of Entry increasing total number of northbound privately owned vehicles (POV) inspection booths from 10 to 16. Construct new northbound POV and pedestrian processing facilities in addition to a new headhouse, administration space and POV secondary inspection station; increase number of southbound lanes from 3 to 5; enhance U.S. Customs and Border Protection's ability to conduct its mission.	Under construction

Source: City of Calexico 2018.

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED



Source: City of Calexico 2018.

**FIGURE 3.0-1
 CUMULATIVE PROJECTS MAP**

3.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

THIS PAGE INTENTIONALLY LEFT BLANK.