

# **CHAPTER 4.0**

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# **ENVIRONMENTAL ANALYSIS**



This chapter provides a brief overview of the eleven environmental factors covered in the environmental analysis sections of the EIR. This chapter also orients the reader to the order of each environmental factor and the format of each individual section.

### **ORDER OF ENVIRONMENTAL FACTOR SECTIONS**

Following preparation of the Initial Study, eleven environmental factors from the CEQA Appendix G Environmental Checklist emerged as requiring further analysis in the EIR. The sections are representative of environmental factors included in CEQA Appendix G Environmental Checklist.

**Section 4.1 – Land Use**

**Section 4.2 – Air Quality**

**Section 4.3 – Biological Resources**

**Section 4.4 – Cultural and Paleontological Resources**

**Section 4.5 – Geology and Soils**

**Section 4.6 – Greenhouse Gas Emissions and Climate Change**

**Section 4.7 – Hazardous and Hazardous Materials**

**Section 4.8 – Hydrology and Water Quality**

**Section 4.9 – Noise**

**Section 4.10 – Public Services and Utilities**

**Section 4.11 – Transportation and Circulation**

### **SECTION FORMAT**

As a general rule, each section has been formatted in the following order. In the case of Climate Change and Greenhouse Gases, GHG emissions generated by an individual project are evaluated on a cumulative basis due to the global nature of climate change and GHGs and their potential effects.

### **REGULATORY FRAMEWORK**

This subsection orients the reader to the three levels of regulation that may be applicable to the proposed project for each environmental factor.

**Federal** – Identifies relevant federal laws and regulations applicable to the proposed project.

**State** – Identifies relevant state laws (Assembly Bills, Senate Bills) and regulations applicable to the proposed project.

**Local** – Identifies local plans, policies and standards applicable to the proposed project.

### **ENVIRONMENTAL SETTING**

This subsection describes the existing conditions that characterize the lands to be developed with the proposed Project and the surrounding area as applicable.

Key terms used include:

**Cannabis Overlay Zone (COZ)** – refers to the approximately 354.02 acres within the area bounded by railroad tracks on the west; the Adler Canal on the north; West Van de Graff Avenue and Scaroni Avenue on the east; and Weakley Street and Camacho Road on the south. The Cannabis Overlay Zone includes Industrial (IND), Industrial Rail Served (IR), and Commercial Highway (CH).

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**Project parcels** – refers to the parcels on which new buildings would be constructed; the parcel on which the existing building at 2421 Enterprise Boulevard is located (APN 059-343-018); and the 10,000 sq. ft. parcel carve-out from APN 059-343-018 for the Transportation and Distribution Facility.

**Trinity Cannabis Cultivation and Manufacturing Facility (proposed Project)** – Refers to the Project in its totality including four cultivation and manufacturing facilities (three new buildings and 2421 Enterprise Boulevard with tenant improvements) and a 10,000 sq. ft. parcel carve-out from APN 059-343-018 for a Transportation and Distribution Facility.

**Phase 1** – Building A located at 2421 Enterprise Boulevard with tenant improvements and a 10,000 square foot parcel carve-out from APN 059-343-018 for a Transportation and Distribution Facility.

**Phase 2** – Buildings B, C and D.

### IMPACTS AND MITIGATION MEASURES

This subsection identifies the project-specific impacts and mitigation measures, as applicable for each environmental factor. The analysis is intended to support the Trinity Cannabis Cultivation and Manufacturing Facility as well as individual parcels/buildings/phases as appropriate.

### STANDARDS OF SIGNIFICANCE

The standards of significance identify criteria from CEQA Appendix G Environmental Checklist applicable to each environmental factor.

### ISSUES SCOPED OUT AS PART OF THE INITIAL STUDY

This subsection notes any issues that were scoped out as a result of the Initial Study Checklist and briefly explains why they are not included in the discussion.

### METHODOLOGY

This subsection describes how the impact analysis was performed. Specific studies, techniques and research performed relevant to the environmental factor are identified.

### PROJECT IMPACTS AND MITIGATION MEASURES

This subsection includes a concise impact statement that pertains to a specific standard of significance. The impact statement includes a title, a number, and a conclusion summarizing the level of significance.

Following the impact statement, an analysis is provided substantiating how the level of significance was determined.

#### Mitigation Measures

If necessary, mitigation measures are provided to reduce, minimize or alleviate the impact identified. The mitigation measures are numbered to correspond with the impact number.

#### Significance After Mitigation

A brief concluding assessment is provided explaining the effectiveness of the mitigation and any remaining significance following implementation of the mitigation measure.

### CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

**Cumulative Setting.** Provides a brief explanation of the cumulative setting specific to each environmental factor. The setting may be a geographical area or a pre-determined distance from the Project, as appropriate.

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**Cumulative Impacts and Mitigation Measures.** This subsection includes a concise impact statement that pertains to a specific standard of significance. The impact statement includes a title, a number and a conclusion summarizing the level of significance. Mitigation measures are identified, if necessary corresponding to the cumulative impact number.

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