

FINAL ENVIRONMENTAL IMPACT REPORT



TRINITY CANNABIS CULTIVATION AND MANUFACTURING FACILITY SCH. No. 2017121037



Prepared for



City of Calexico
608 Heber Avenue
Calexico, CA 92231

July 2018

**FINAL
ENVIRONMENTAL IMPACT REPORT**

for the

**TRINITY CANNABIS CULTIVATION AND
MANUFACTURING FACILITY**

SCH. No. 2017121037

Prepared for

City of Calexico
608 Heber Avenue
Calexico, CA 92231



Prepared by



5145 Avenida Encinas, Suite H
Carlsbad, CA 92008
(858) 353-7073

July 2018

THIS PAGE INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 Background and Purpose of the Final EIR..... 1.0-1

1.1.1 Overview of CEQA Requirements for Preparation of an EIR 1.0-1

1.1.2 Environmental Review Process of the Project..... 1.0-1

 A. Notice of Preparation and Initial Study 1.0-1

 B. Draft EIR 1.0-1

 C. Final EIR..... 1.0-2

 D. Certification of the Final EIR/Project Consideration 1.0-2

1.1.3 Intended Uses of the EIR..... 1.0-2

 A. Discretionary Actions by the City of Calexico 1.0-3

 B. Subsequent/Concurrent Entitlements to Implement the Proposed Project 1.0-3

 C. Discretionary Actions and Approvals by Other Agencies 1.0-3

1.1.4 Organization and Scope of the Final EIR 1.0-5

2.0 EXECUTIVE SUMMARY

2.1 Purpose and Scope of the Environmental Impact Report 2.0-1

2.2 Project Characteristics 2.0-1

2.3 Areas of Controversy 2.0-2

2.4 Proposed Project..... 2.0-2

2.5 Project Alternatives Summary 2.0-5

 2.5.1 Alternative 1 – 2421 Enterprise Boulevard with
 Transportation and Distribution Facility 2.0-3

 2.5.2 Alternative 2 – Aluminum Reactors Energy Alternative 2.0-4

 2.5.3 Alternative 3 – On-Site Solar Power Alternative 2.0-4

 2.5.4 Alternative 4 – No Project Alternative 2.0-5

2.6 Summary of Environmental Impacts and Mitigation Measures 2.0-5

3.0 COMMENTS AND RESPONSE TO COMMENTS

3.1 Introduction 3.0-1

3.2 List of Commenters 3.0-1

3.3 Comments and Responses..... 3.0-2

3.3.1 Requirements for Responding to Comments on a Draft EIR 3.0-2

3.3.2	Comments and Response to Comments.....	3.0-2
	Comment Letter 1- Lozeau Drury	3.0-3
	Response to Comment Letter 1	3.0-5
	Comment Letter 2 – Native American Heritage Commission.....	3.0-7
	Response to Comment Letter 2	3.0-13
	Comment Letter 3 – Lozeau Drury.....	3.0-15
	Response to Comment Letter 3	3.0-17
	Comment Letter 4 – Imperial County Air Pollution Control District.....	3.0-19
	Response to Comment Letter 4	3.0-21
	Comment Letter 5 – Imperial Irrigation District	3.0-23
	Response to Comment Letter 5	3.0-29
	Comment Letter 5A – Imperial Irrigation District	3.0-25
	Response to Comment Letter 5A.....	3.0-31
4.0	ERRATA	
4.1	Introduction	4.0-1
4.2	Changes and Edits to the Draft EIR	4.0-1
5.0	MITIGATION MONITORING AND REPORTING PROGRAM	
5.1	Introduction	5.0-1
5.2	Mitigation Monitoring and Reporting Program	5.0-1
	LIST OF TABLES	
2.0-1	Summary of Impacts and Mitigation Measures	2.0-6
3.0-1	List of Commenters on the Draft EIR	3.0-1

CHAPTER 1.0

INTRODUCTION

This Final Environmental Impact Report (Final EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines §15132. The City of Calexico (City) is the lead agency for the environmental review of the Trinity Cannabis Cultivation and Manufacturing Facility (“Project”) and has the principal responsibility for approving the Project. This Final EIR assesses the expected environmental impacts resulting from approval of the project.

1.1 BACKGROUND AND PURPOSE OF THE FINAL EIR

1.1.1 OVERVIEW OF CEQA REQUIREMENTS FOR PREPARATION OF AN EIR

The City has prepared this Final EIR to provide the public, responsible and trustee agencies with information about the potential environmental effects of the proposed project. As set forth in the provisions of CEQA and implementing regulations, public agencies are charged with the duty to consider the environmental impacts of proposed development and to minimize these impacts where feasible while carrying out an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

CEQA Guidelines §15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the project.

CEQA requires the preparation of an environmental impact report prior to approving any project which may have a significant effect on the environment. For the purposes of CEQA, the term “project” refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15378[a]). With respect to the Trinity Cannabis Cultivation and Manufacturing Facility, the City has determined that the proposed development is a “project” within the definition of CEQA.

After the City reviewed the application for the proposed Project, it concluded that although the proposed Trinity Cannabis Cultivation and Manufacturing Facility is consistent with existing zoning, general plan land use and surrounding industrial uses, an EIR would be required as part of a good faith effort to address any concerns from the community or general public regarding development of a cannabis cultivation and manufacturing use.

1.1.2 ENVIRONMENTAL REVIEW PROCESS OF THE PROJECT

The following is an overview of the environmental review process for the Project that led to the preparation of this Final EIR:

A. NOTICE OF PREPARATION AND INITIAL STUDY

In accordance with §15082 of the CEQA Guidelines, the City prepared an Initial Study (Code of California Regulations [CCR] §15063b (1)(A)) and subsequently issued a NOP for the preparation of an EIR (SCH. No. 2017121037) on December 13, 2017. The purpose of the notice was to solicit comments on the proposed project and define the scope of the EIR; therefore it was circulated to interested parties as well as to the public, local, state, and federal agencies. The NOP was also published in the Imperial Valley Press on Monday, December 11, 2017. A public scoping meeting was held on December 19, 2017 at 6:00 p.m. at the Fernando "Nene" Torres Council Chambers, 608 Heber Avenue, Calexico, CA. No members of the public were in attendance and no public comments were received at the meeting. Circulation of the NOP

1.0 INTRODUCTION

ended on January 11, 2018. Three comment letters were received during the 30-day NOP review period. A copy of the NOP and written comments received in response to the NOP are included in Appendix A of the Draft EIR. The December 2017 NOP, and comments responding to the NOP, are presented in Appendix A of the Draft EIR.

B. DRAFT EIR

The Draft EIR was prepared in May 2018 and circulated for 45-day public and agency review from June 8, 2018 to July 23, 2018. The Draft EIR contains a description of the Project; description of the environmental setting; identification of Project impacts; and mitigation measures for impacts found to be significant; as well as an analysis of Project alternatives. The Draft EIR was provided to interested public agencies and was made available to the public for review at the City Planning Department, the City of Imperial website, and local libraries.

C. FINAL EIR

This Final EIR presents the environmental information and analyses prepared for the proposed Project. A Final EIR typically includes comments received addressing the adequacy of the Draft EIR, and responses to those comments. Following the close of the CEQA public review period on July 23, 2018, the City had received 5 comment letters regarding the Draft EIR. Responses to comments received from these parties are included in Chapter 3.0 of this FEIR.

Clarifications, corrections, or minor revisions have been made to the Draft EIR and are included as part of the Errata in Chapter 4.0 of this Final EIR. The Final EIR in combination with the Draft EIR and the Mitigation Monitoring and Reporting Program (MMRP) (which is included as Chapter 5.0 of this Final EIR), will be used by the Planning Commission and City Council in the decision-making process for the proposed project.

D. CERTIFICATION OF THE FINAL EIR/PROJECT CONSIDERATION

The City will review and consider the Final EIR. If the City finds that the Final EIR is “adequate and complete,” the City may certify the Final EIR at a public hearing. The rule of adequacy generally holds that the EIR can be certified if it: (1) shows a good faith effort at full disclosure of environmental information; and, (2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the City may take action to approve, revise, or reject the Project. A decision to approve the Project would be accompanied by written findings in accordance with CEQA Guidelines §15091 and §15093. Public Resources Code Section §21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.

Ultimately, the EIR is used by the City as a tool in evaluating the proposed project’s environmental impacts and can be further used to modify, approve, or deny approval of, the proposed project.

1.1.3 INTENDED USES OF THE EIR

The EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This EIR, in accordance with CEQA Guidelines §15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the project. These actions include, but are not limited to, the following:

A. DISCRETIONARY ACTIONS BY THE CITY OF CALEXICO

CERTIFICATION OF THE FINAL EIR

After the required public review for the Draft EIR, the City of Calexico shall respond to written comments, edit the document, and produce a Final EIR to be considered for certification by the Planning Commission and/or City Council prior to making a decision on the Trinity Cannabis Cultivation and Manufacturing Facility.

MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) shall be adopted as required by CEQA Guidelines Section 15097.

APPROVAL OF CEQA FINDINGS PURSUANT TO CEQA GUIDELINES SECTION 15091

Written findings shall accompany a decision to approve or conditionally approve the Project as required by CEQA Guidelines Section 15091.

B. SUBSEQUENT/CONCURRENT ENTITLEMENTS TO IMPLEMENT THE PROPOSED PROJECT

Several entitlement actions and discretionary permits will be required from the City to implement the proposed Project. These include:

- Development Agreement
- Commercial Cannabis Activity Regulatory Permit Application
- Environmental Information Application
- Uniform Application
- Site Plan Review
- Approval of Project Site Plan
- Building Permits
- Occupancy Permits
- Business License

C. DISCRETIONARY ACTIONS AND APPROVALS BY OTHER AGENCIES

Responsible Agencies are those agencies that have discretionary approval over one or more actions involved with development of the proposed Project. Trustee Agencies are state agencies that have discretionary approval or jurisdiction by law over natural resources affected by a project. These agencies may include, but are not limited to the following:

CALCANNABIS

CalCannabis is part of the California Department of Food & Agriculture. This agency is responsible for issuing licenses to cannabis cultivators. CalCannabis also manages the track-and-trace system for cannabis facilities. The proposed Project will require a permit from CalCannabis for license to cultivate cannabis.

1.0 INTRODUCTION

BUREAU OF CANNABIS CONTROL

The Bureau of Cannabis Control is under the purview of the Department of Consumer Affairs. The Bureau is the lead agency for retailers, distributors, testing labs and microbusiness. The proposed Project will require a permit from the Bureau in order to distribute cannabis.

MANUFACTURED CANNABIS SAFETY BRANCH

The Manufactured Cannabis Safety Branch (MCSB) is housed within the Department of Public Health. The MCSB is responsible for licensing manufacturers of cannabis products. This includes all non-flower products including tinctures and oils. The proposed Project will require a permit from the MCSB in order to manufacture cannabis.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), COLORADO RIVER BASIN REGION 7

The California Regional Water Quality Control Board (RWQCB), Colorado River Basin Region 7 is responsible for regulating water quality. Construction of the Project would be covered under a General Permit for Discharges of Storm Water Associated with Construction Activity (NPDES No. CAS000002) (Construction General Permit Order 2010-2014-DWQ, effective February 14, 2011). The permit requires the Applicants to file a public Notice of Intent (NOI) to discharge stormwater and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP).

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)

The California Department of Toxic Substances Control (DTSC) oversees toxic substances procedures and remediation. If the Project is required to submit a Hazardous Materials Management Plan, a Spill Containment, Countermeasure, and Control (SPCC) Plan and/or Hazardous Materials Transportation Plans, DTSC would be responsible for review of these documents.

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

The California Environmental Protection Agency (CalEPA) oversees various aspects of environmental protection throughout the State. CalEPA will be among the agencies that will be noticed during the public review period and have the opportunity to comment on the Project.

CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION

The California Native American Heritage Commission (NAHC) strives for the preservation and protection of Native American human remains and associated grave goods. The NAHC received a copy of the Notice of Preparation and provided a standard response letter.

IMPERIAL COUNTY AIR POLLUTION CONTROL DISTRICT

The Imperial County Air Pollution Control District (ICAPCD) is responsible for enforcing air emission requirements to protect public health in the County. These requirements apply to various activities including construction, and operational activities associated with various land uses. The Project will be required to prepare a Dust Control Plan to comply with ICAPCD Regulation VIII – Fugitive Dust Rules. The Project would also be subject to the ICAPCD's Rule 310 Operational and Development Fees.

CALEXICO FIRE DEPARTMENT

The Calexico Fire Department would provide fire protection service to the Project. The Department received a copy of the NOP and was consulted during preparation of this EIR. The Department will review the Project including the final design of the proposed fire safety system.

CALEXICO POLICE DEPARTMENT

The Calexico Police Department would provide law enforcement service to the Project. The Department received a copy of the NOP and will review the Project, including the final design, for adequate emergency access. The Department was also consulted for input during preparation of this EIR.

1.1.4 ORGANIZATION AND SCOPE OF THE FINAL EIR

This document is organized in the following manner:

CHAPTER 1.0 - INTRODUCTION

Chapter 1.0 provides an overview of the EIR process to date and the required contents of the Final EIR.

CHAPTER 2.0 - EXECUTIVE SUMMARY

Chapter 2.0 summarizes the characteristics of the proposed Project and provides a concise summary matrix of the Project's environmental impacts and associated mitigation measures.

CHAPTER 3.0 – COMMENTS AND RESPONSE TO COMMENTS

Chapter 3.0 provides a list of commenters, copies of written comments (coded for reference), and the responses to those written comments made on the Draft EIR.

CHAPTER 4.0 - ERRATA

Chapter 4.0 consists of revisions to the Draft EIR that are a result of responses to comments, as well as minor staff edits that do not change the intent or content of the analysis; the conclusions regarding level of significance of impacts; or alter mitigation measures in their effectiveness to reduce impacts.

CHAPTER 5.0 - MITIGATION MONITORING AND REPORTING PROGRAM

Chapter 5.0 contains a matrix identifying each mitigation measure, the timing of the mitigation, the responsible agency and a place to check off when the mitigation has been completed.

1.0 INTRODUCTION

THIS PAGE INTENTIONALLY LEFT BLANK.

CHAPTER 2.0

EXECUTIVE SUMMARY

This chapter provides an overview of the Trinity Cannabis Cultivation and Manufacturing Facility (i.e. the Project) and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate sections (4.1 through 4.11 - Environmental Consequences) of Chapter 4.0 of the Draft Environmental Impact Report (Draft EIR).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

The Draft EIR provided a thorough analysis of the potential environmental effects associated with the implementation of the Trinity Cannabis Cultivation and Manufacturing Facility pursuant to the California Environmental Quality Act (CEQA). The EIR analysis focused upon potential environmental impacts arising from the Project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The proposed Project is a facility to cultivate and manufacture cannabis. The Project includes two Phases. Phase 1 consists of one existing building at 2421 Enterprise Boulevard that will undergo tenant improvements to accommodate cultivation and manufacturing. Phase 1 also includes a transportation and distribution facility with a transportation office located on a parcel carve-out north of the existing building at 2421 Enterprise Boulevard. This parcel will also have a guard shack and administration office. Phase 2 consists of three additional cultivation and manufacturing buildings proposed to be constructed on vacant land located along Sunset Boulevard.

On October 30, 2017, five separate Applicants submitted five Uniform Applications to the City of Calexico Planning Department as part of the Trinity Cannabis Cultivation and Manufacturing Facility (“Project”). The proposed Project includes the construction and operation of the following by each Applicant.

- Trinity 341, LLC. Tenant improvements to an existing 33,112-square-foot (sq. ft.) building on 2.21 acres at 2421 Enterprise Boulevard on assessor’s parcel number (APN) 059-343-018. The facility will be used to cultivate and manufacture cannabis.
- Barrington Consulting, LLC. Construction of a 38,500-sq. ft. building with a ground-floor and mezzanine on 2.00 acres located on APN 059-343-003 and 059-343-014. The facility will be used to cultivate and manufacture cannabis.
- Cole Boulevard Advisors, LLC. Construction of a 48,300-sq. ft. building on 2.00 acres located on APN 059-343-006. The facility will be used to cultivate and manufacture cannabis.
- Desert Valley Partners, LLC, construction of a 43,750-sq. ft. building on 2.00 acres located on APN 059-343-016. The facility will be used to cultivate and manufacture cannabis.
- Calexico Distribution Company, LLC. A 10,000-sq. ft. (0.23 acre) parcel carved out of APN 059-343-018. The facility will be used for transport and distribution of cannabis.

Further details of the proposed Project are described in Chapter 2.0, subsection 2.1.3 of the Draft EIR.

The following objectives have been identified for the proposed Project:

1. To set the standard for cannabis cultivators.
2. To be responsible civic and corporate citizens.
3. To bring a sustainable and expandable model of commerce to Calexico.
4. To diversify Calexico’s economic and industrial base.
5. To bring economic growth to Calexico including employment, taxes and associated multiplier effect.

2.0 EXECUTIVE SUMMARY

6. To provide a legal holistic option to patients and ultimately consumers as an alternative to opioids and the black market.
7. To cultivate and manufacture pesticide free, top-tier cannabis and cannabis products from an environmentally conscious, state-of-the art, sophisticated, agri-business campus.

2.3 AREAS OF CONTROVERSY

The City of Calexico was identified as the lead agency for the proposed project. In accordance with CEQA Guidelines § 15082, the City prepared and distributed a Notice of Preparation (NOP) of an EIR on December 11, 2017. This notice was circulated to the public, local, state, federal agencies and other interested parties to solicit comments on the proposed project. The NOP is presented in Appendix A to the Draft EIR. In addition, an Initial Study was prepared for the Project and released for public review at the same time as the NOP. The Initial Study is also included in Appendix A in the Draft EIR. No public comments were raised regarding the proposed Project at the Scoping Hearing conducted for the Project. Agency comments raised in response to the NOP were considered during the preparation of the Draft EIR. Comments and issues are summarized in Table 1.0-1 of the Draft EIR.

On June 8, 2018 a Notice of Completion (NOC) was filed with the State Clearinghouse initiating the 45-day public review period of the Draft EIR document and associated technical appendices. Concurrent with filing the NOC, the City also provided notice to the public, agencies, organization and other interested parties of the availability of the Draft EIR for review and comment. A Notice of Availability (NOA) was published on June 6, 2018 in the Imperial Valley Press newspaper. In addition, the NOA was posted on the City's website and at local libraries. The public review and comment period ended on July 23, 2018 after which time all comments received were responded to and incorporated into this Final EIR (refer to Chapter 3.0).

2.4 PROPOSED PROJECT

The proposed Trinity Cannabis Cultivation and Manufacturing Facility would be constructed in two phases over a period of 30 months. In total, the Project would occupy 8.44 acres with 167,241 square feet (sq. ft.) and have 263 parking spaces. Each of the two phases of the proposed Project is described in detail below.

PHASE 1

Building A, 2421 Enterprise Boulevard - Trinity 341, LLC

The existing 33,112 sq. ft. building is located on a single parcel (APN 05-343-018) approximately two acres in size fronting on Enterprise Boulevard to the east (**Figure 2.0-5A**). The Applicant proposes tenant improvements to accommodate cannabis cultivation and manufacturing within the existing structure. The site would include 53 parking spaces as well as a 2,200 sq. ft. administration building and a 323 sq. ft. guard shack. The application requests a Lot Line Adjustment and Parcel Carve-out to create a new parcel for the Transportation and Distribution Facility immediately to the north of 2421 Enterprise Boulevard. Demolition of interior is anticipated to occur around April 15, 2018. Tenant Improvements will begin within two weeks of the receipt of a Building Permit and take approximately five months. The improvements are anticipated to be completed in 2018.

Transportation and Distribution Facility – Calexico Distribution Company, LLC

The Transportation and Distribution Facility is a proposed on 0.23 acres to be carved out from APN 059-343-018. A new APN would be created for the Transportation and Distribution Facility which is proposed immediately north of 2421 Enterprise Boulevard and fronts on Enterprise Boulevard to the east. The Facility would be surrounded by an 8-foot tall steel fence and 8-foot tall concrete masonry unit fence and a 1,056 sq. ft. transportation office. The site would include 15 parking spaces. The action proposed by the

application is to be determined upon approval of the parcel map. The Transportation and Distribution Facility would be constructed concurrent with the tenant improvements at 2421 Enterprise Boulevard.

PHASE 2

Building B, Parcel 1 - Barrington Consulting, LLC

Building B is a 38,500-sq. ft. structure proposed on two parcels (APNs 059-343-003 and 059-343-014) totaling 2.21 acres. The parcel fronts on Sunset Boulevard to the west. Building B includes a 29,000 square foot ground-floor and 9,500 sq. ft. mezzanine. The site would include 76 parking spaces. The application requests a Lot Merger for the two parcels to create Parcel 1. Construction of Building B is anticipated to begin in the fourth quarter of 2018 with completion by September 2019.

Building C, Parcel 2 – Cole Boulevard Advisors, LLC

Building C is a 48,300-square-foot structure proposed on a single parcel (APN 059-343-006) totaling 2.0 acres. The parcel fronts on Sunset Boulevard to the west. Building C includes a ground-floor and mezzanine. The site would include 57 parking spaces. The application requests a Lot Line Adjustment. Construction of Building C is projected to begin in the fourth quarter of 2018 with completion estimated by September 2019.

Building D, Parcel 3 – Desert Valley Partners, LLC

Building D is a 43,750-square-foot structure proposed on a single parcel (APN 059-343-016) totaling 2.0 acres. The parcel fronts on Sunset Boulevard to the west. Building B includes a ground-floor and mezzanine. The site would include 62 parking spaces. The application requests a Lot Line Adjustment. Construction of Building D is projected to begin around February 2020 with targeted completion of October 2020.

2.5 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines § 15126.6 requires that an environmental impact report describe and analyze a range of reasonable alternatives to a project. These alternatives should feasibly attain most of the basic objectives of the project while avoiding or substantially lessening one or more of the significant environmental impacts of the project. An EIR need not consider every conceivable alternative to a project, nor is it required to consider alternatives that are infeasible. Consistent with CEQA Guidelines Section 15126.6(b), the discussion of alternatives in the EIR focused on those alternatives which are capable of avoiding or substantially lessening any significant effects of the project.

In accordance with the provisions of CEQA Guidelines Section 15126.6, the EIR considered three alternatives in addition to the proposed Project.

2.5.1 ALTERNATIVE 1 – 2421 ENTERPRISE BOULEVARD WITH TRANSPORTATION AND DISTRIBUTION FACILITY

Under Alternative 1, the existing 33,112 square foot building at 2421 Enterprise Boulevard would be developed with a cannabis cultivation and manufacturing facility identical to the proposed Project. This Alternative also includes a Lot Line Adjustment and Parcel Carve-out to create a new 0.23-acre parcel for the Transportation and Distribution Facility immediately to the north of 2421 Enterprise Boulevard. The A 1,056-sq. ft. Transportation Office would be located on the western portion of the 10,000 sq. ft. parcel and enable distribution of product. No other buildings would be developed as part of Alternative 1. Sufficient electricity would be available to serve Alternative 1 from IID's existing power supply and a new substation would not be required.

2.0 EXECUTIVE SUMMARY

2.5.2 ALTERNATIVE 2 – ALUMINUM REACTORS ENERGY ALTERNATIVE

Under Alternative 2, electricity to support Phase 2 energy demand would be provided solely on-site with aluminum reactors and be independent of the IID. Eight aluminum reactors will be housed on one 1,000 sq. ft. pad located in the parking lot north of 2421 Enterprise to supply electricity for Phase 2 (Buildings B, C and D) (DEIR Figure 6.0-1). This alternative would use a patented carbon-neutral energy generation process in which aluminum reactors convert scrap aluminum (e.g., chaff) into hydrogen gas that drives micro-turbine generators to produce electrical power. The aluminum feedstock will be sourced from Alluminati and Cavendish partners, fully prepared for use. Additionally, the process produces small amounts of water that can be processed and subsequently used in cultivation as well as generating a by-product that can be sold for application in wastewater treatment, paper-making, cement acceleration, aluminum production, fire retardant, fillers and pigments.

Logistically a small space will be required for feedstock storage, essentially an area of lined cinderblock much like a rock or sand vendor. Cavendish will provide the aluminum input resources as well as ferry away the processed byproduct with, in general, both respectively sourced and sold locally or in the same state via a Services Agreement between Cavendish and Trinity. Aluminum delivery and byproduct removal will typically be done on the same trip. Only one or two trips per month may be required of the feedstock vendor to reload scrap feedstock and remove by-products of the energy generation process. Aluminum delivery and byproduct removal will typically be done on the same trip. Byproduct will be put into direct use in multiple industries including Federal Government facilities and/or Defense Contractors.

2.5.3 ALTERNATIVE 3 – ON-SITE SOLAR POWER ALTERNATIVE

Under Alternative 3, electricity to supplement IID electricity and support Phase 2 energy demand would be provided by development of on-site solar facilities. Electrical load available to the Project is limited by the Imperial Irrigation District's ("IID") need to maintain significant excess capacity on the existing substation circuit. Excess capacity is required in order to provide sufficient electrical energy during infrequent and relatively brief spikes in energy usage, typically on record-breaking hot days during the summer months. The vast majority of the time there is sufficient latent capacity within the existing infrastructure to provide the 9.63 MW required by Phase 2 (Buildings B, C and D) of the Project. By using a combination of solar panels and advanced energy storage technology (i.e. a battery energy storage system) the Project could provide both on-site electrical generation as well as access the excess capacity resident in the existing infrastructure, negating the need to augment the IID electrical infrastructure (e.g., build a new substation).

Under this Alternative, the Project or facilities will self-generate approximately 1.5 MW or sixteen percent (16%) of its total steady-state electrical usage needs by employing rooftop mounted solar panel installations on each building and future carport (Figure 6.0-2). The carports will be designed to utilize the proposed parking areas adjacent to Buildings A, B, C and D. In addition, the Project is proposing to install a power configuration energy storage system (e.g., Tesla batteries) that will be sited adjacent to the emergency generator for Building D. The energy storage system will consist of two 7-foot by 12-foot self-contained cabinets that will be designed to be connected to the facilities' electrical infrastructure and synchronized to the IID, the electric utility, "behind the meter" (i.e., connect between IID and the facility tie-in point). The power generated under non-peak circumstances supplies energy directly to the facility rather than accessing power from, or selling power to, the IID's electrical grid. The Project's energy storage system can generate sufficient short-term electricity that will be used to off-set demand peaks in IID's system during spikes in energy usage.

2.5.4 ALTERNATIVE 4 – NO PROJECT ALTERNATIVE

CEQA Guidelines Section 15126.6(e)(1) requires that a No Project Alternative be analyzed in order to allow the decision-makers to compare the impacts of approving a proposed project with the impacts of not approving the proposed project. Under the No Project Alternative, the proposed Trinity Cannabis Cultivation and Manufacturing Facility would not be developed. No Uniform Application or Developer Agreement would be approved for any of the five applications. The Project parcels could remain in its existing condition as vacant land and an existing building at 2421 Enterprise Boulevard. Under this alternative, the Applicants would sell the vacant land and likely the building. The No Project Alternative would not develop the site with the proposed Cannabis Cultivation and Manufacturing Facility thereby foregoing creation of approximately 78 potential jobs and more than \$1,000,000 per year in anticipated tax revenue to the City of Calexico projected to be generated by the Project at full buildout and operation.

2.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2.0-1 displays a summary of impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure. For detailed discussions of all project level mitigation measures, refer to Sections 4.1 through 4.11 in Chapter 4.0 of the Draft EIR.

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
LAND USE			
<p>Conflict With Any Applicable Land Use Plan, Policy, or Regulation Impact 4.1.1 The proposed Project is consistent with the General Plan land use designation of Industrial, existing zoning of Industrial and Commercial Highway, and is within the COZ overlay zone. The Project parcels are not within any compatibility zones of the Calexico International Airport. Therefore, conflicts with applicable land use plans, policies and regulations are considered a less than significant impact.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Conflicts with Applicable Land Use Plans, Policies, or Regulations Impact 4.1.2 Development of the proposed Project in combination with proposed, approved and reasonably foreseeable projects in the City would not incrementally add to conflicts with applicable land use plans, policies and regulations. Each project would be required to be consistent with the applicable plans that apply to the area in which it is located. Thus, cumulative conflicts with applicable land use plans, policies, or regulations is considered less than cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
AIR QUALITY			
<p>Conflict with or Obstruct Air Quality Plan/Violate Air Quality Standard</p> <p>Impact 4.2.1 Implementation of the proposed Project would increase air pollutant emissions during Project construction and operation. No criteria pollutant thresholds were calculated to be exceeded during either Project construction or operations. However, both construction and operational emissions could contribute to localized pollutant concentrations that could conflict with or obstruct the implementation of applicable air quality plans and exceed applicable air quality standards. This is considered a potentially significant impact.</p>	PS	<p>MM 4.2.1a The following mitigation measures shall be implemented to reduce short-term construction emissions:</p> <ol style="list-style-type: none"> a. All disturbed areas, including bulk material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover. b. All on site and off site unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. c. All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. 	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Conflict with or Obstruct Air Quality Plan/Violate Air Quality Standard</p> <p>Impact 4.2.1 Implementation of the proposed Project would increase air pollutant emissions during Project construction and operation. No criteria pollutant thresholds were calculated to be exceeded during either Project construction or operations. However, both construction and operational emissions could contribute to localized pollutant concentrations that could conflict with or obstruct the implementation of applicable air quality plans and exceed applicable air quality standards. This is considered a potentially significant impact.</p>	PS	<p>d. The transport of bulk materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.</p> <p>e. All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an Urban area.</p> <p>f. Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.</p> <p>g. The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering.</p> <p>h. Water exposed soil with adequate frequency for</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Conflict with or Obstruct Air Quality Plan/Violate Air Quality Standard Impact 4.2.1 Implementation of the proposed Project would increase air pollutant emissions during Project construction and operation. No criteria pollutant thresholds were calculated to be exceeded during either Project construction or operations. However, both construction and operational emissions could contribute to localized pollutant concentrations that could conflict with or obstruct the implementation of applicable air quality plans and exceed applicable air quality standards. This is considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>continued moist soil.</p> <ul style="list-style-type: none"> i. Replace ground cover in disturbed areas as quickly as possible j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. k. Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel-powered equipment, to the extent available locally. l. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum. m. Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use n. To the extent locally available, use newer heavy-duty construction equipment meeting, at a minimum, U.S. EPA Tier 3 emission standards. o. Replace fossil fueled equipment with electrically driven equivalents to the extent available locally (provided they are not run via a portable generator set) <p>MM 4.2.1b The following mitigation measures shall</p>	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Conflict with or Obstruct Air Quality Plan/Violate Air Quality Standard</p> <p>Impact 4.2.1 Implementation of the proposed Project would increase air pollutant emissions during Project construction and operation. No criteria pollutant thresholds were calculated to be exceeded during either Project construction or operations. However, both construction and operational emissions could contribute to localized pollutant concentrations that could conflict with or obstruct the implementation of applicable air quality plans and exceed applicable air quality standards. This is considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>be implemented to reduce long-term operational emissions:</p> <ul style="list-style-type: none"> a. Provide on-site bicycle lockers and/or racks; b. Provide on-site heating, refrigeration and food vending facilities to reduce lunchtime trips; c. Provide shower and locker facilities to encourage employees to bike and/or walk to work; d. Provide for paving a minimum of 100 feet from the property line for commercial driveways that access County paved roads as per County Standard Commercial Driveway Detail 410B (formerly SW-131A). e. Incorporate measures which meet mandatory, prescriptive and/or performance measures as required by Title 24. f. The use of volatile solvents for the manufacturing of cannabis shall be prohibited. 	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant Impact 4.2.2 Implementation of the proposed Project would generate operational emissions that could contribute, on a cumulative basis, to localized and/or regional air quality impacts. This is considered a potentially significant impact.</p>	PS	Implement mitigation measures MM 4.2.1a and MM 4.2.1b.	LTS
<p>Expose Sensitive Receptors to Substantial Pollutant Concentrations Impact 4.2.3 Implementation of the proposed Project could expose construction workers and nearby land uses to emissions and dust. Exposure to sensitive receptors to substantial pollutant concentrations is considered a potentially significant impact.</p>	PS	Implementation of mitigation measure MM 4.2.1a would require implementation of measures for the control of construction-generated emissions. These measures would result in a substantial reduction of construction-generated emissions from off-road equipment, including DPM, as well as, reduction in fugitive dust emitted by ground-disturbing activities. The control of emissions from ground-disturbing activities would also reduce potential for exposure to Valley Fever spores.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Create Objectionable Odors Affecting a Substantial Number of People Impact 4.2.4 Construction of the proposed Project would generate short-term odors in association with diesel exhaust and long-term odors from cultivation and manufacturing operations. Construction odors would dissipate rapidly and an exhaust system would dilute and disburse operational odors. Therefore, impacts resulting from objectional odors affecting a substantial number of people are considered less than significant.</p>	LTS	None required.	LTS
<p>Violate Air Quality Standard/Cause Air Quality Violation Impact 4.2.5 The proposed Project would generate criteria pollutant emissions during construction. However, the short-term construction emissions exceedances of ICAPCD thresholds would be mitigated with implementation of mitigation measures. Project generated operational emissions could contribute, on a cumulative basis, to localized and/or regional air quality impacts. Therefore, the proposed Project's contribution to violating an air quality standard is considered cumulatively considerable.</p>	CC	Implementation of mitigation measure MM 4.2.1a would reduce construction NOx and PM ₁₀ emissions to less than significant levels on a project-specific basis. Likewise, although ICAPCD thresholds would not be exceeded on an operational basis, mitigation measure MM 4.2.1b is identified to further reduce long-term operational emissions which could contribute to cumulative localized and/or regional air quality impacts	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
BIOLOGICAL RESOURCES			
<p>Impacts to Candidate, Sensitive, or Special Status Species Impact 4.3.1 Construction of the proposed Project would result in the removal of disturbed habitat as well as a Big Saltbush scrub. None of the existing land cover types on the Project parcels are considered special status habitats nor are any special status plants or wildlife present. Therefore, impacts to a candidate, sensitive, or special status species are considered less than significant.</p>	LTS	None required.	LTS
<p>Impacts to Nesting and Migratory Birds Impact 4.3.2 The proposed Project could result in direct impacts to nesting and migratory birds protected under CDFG Code and the MBTA. This is considered a potentially significant impact.</p>	PS	<p>MM 4.3.2a Vegetation removal should occur outside the migratory bird breeding and raptor breeding season (January 15 – September 15). Alternatively, pre-construction surveys for the presence of nesting raptors or other birds will be required to ensure that active nests are not removed.</p> <p>MM 4.3.2b If construction or other Project activities are scheduled to occur during the bird breeding season (January 15 – September 15), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The focus of the survey will be detecting nesting activities of bird and raptor species on the Project parcels. The</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Nesting and Migratory Birds Impact 4.3.2 The proposed Project could result in direct impacts to nesting and migratory birds protected under CDFG Code and the MBTA. This is considered a potentially significant impact.</p>	PS	<p>survey shall be completed no more than 3 days prior to grading activities. The nesting bird survey shall include the Project parcels and adjacent areas where construction activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall avoid disturbance within the buffer zones until the nest is deemed no longer active by the biologist.</p>	LTS
<p>Cumulative Impacts to Biological Resources (Candidate, Sensitive, or Special Status Species and Nesting and Migratory Birds) Impact 4.3.3 Implementation of the proposed Project in combination with other proposed, approved and reasonably foreseeable projects in the City of Calexico, could have cumulative impacts on candidate, sensitive, or special status species and nesting and migratory birds. Biological surveys and mitigation measures are required on a project-specific basis to address impacts to biological resources including habitats and wildlife. Therefore, cumulative impacts to candidate, sensitive, or special status species and nesting and migratory birds are considered less than cumulatively considerable.</p>	LCC	Implement MM 4.3.2a and MM 4.3.2b.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
CULTURAL AND PALEONTOLOGICAL RESOURCES			
<p>Impacts to Historical Resources Impact 4.4.1 Six historic resources were identified as part of the records search conducted for the Project parcels. None of the resources were identified on the proposed Project parcels. Therefore, no impact to a historic resource would occur as a result of development of the proposed Project.</p>	NI	None.	NI
<p>Impacts to Unknown Subsurface Archaeological Resources Impact 4.4.2 Unrecorded subsurface archaeological resources if present within the boundaries of the Project parcels could be damaged during earth-moving activities. This is considered a potentially significant impact.</p>	PS	<p>MM 4.4.2 Due to the extensive disturbance by past farming and the limited depth of disturbance for the proposed Project, archaeological monitoring is not required on the Project parcels. If subsurface resources are discovered by construction workers, a Registered Professional Archeologist (RPA) shall be called to the site to investigate and monitor subsurface excavations within 100 feet of the potential resource. Monitoring activities shall be supervised by an RPA who shall have the authority to determine the duration, intensity and inspection timing (from full-time to as-needed). The RPA shall</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Subsurface Archaeological Resources Impact 4.4.2 Unrecorded subsurface archaeological resources if present within the boundaries of the Project parcels could be damaged during earth-moving activities. This is considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>be empowered to temporarily halt or divert construction operations within a reasonable distance from a find or resource exposure in order to determine if significant archaeological resources are present, and if such resource would be adversely affected by continuing construction operations. Per CEQA Guidelines Section 15126.4(b)(3)(A), preservation in place is the preferred method of mitigating impacts to archaeological sites. The RPA shall immediately notify the City of Calexico Planning Department of such discoveries/decisions.</p> <p>Work shall not continue at the discovery site until the RPA, in coordination with City of Calexico Planning Department, conducts sufficient research and data collection to make a determination that the resource is either not cultural in origin; or not potentially significant or eligible for listing on the NRHP or CRHR. If a potentially-eligible resource is encountered, then the RPA, lead agency, and Project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility for the CRHR and, if eligible, data recovery as mitigation. The data recovery plan shall identify methods for recovering the scientifically</p>	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Subsurface Archaeological Resources Impact 4.4.2 Unrecorded subsurface archaeological resources if present within the boundaries of the Project parcels could be damaged during earth-moving activities. This is considered a potentially significant impact.</p>		<p>consequential information from and about the historical resource, and recordation/deposition of data/materials with the local California Historical Resources Information Center (CHRIS). Any recovered artifacts would be curated with a local museum. This will enable the collection of information that may be important to the prehistory or history of the local area, California, or the nation.</p>	
<p>Impacts to Nonrenewable Fossil (Paleontological) Remains Impact 4.4.3 Fossil remains if present beneath the Project parcels could be destroyed by excavation and other earth-moving activities. This is considered a potentially significant impact.</p>	PS	<p>MM 4.4.3 Earth-moving operations impacting the soils five feet and deeper within the Project parcels shall be "spot-checked" up to two days per week by a RPA to determine whether undisturbed lakebed sediments have been encountered. If within that period no paleontological findings are discovered, no further monitoring will be required. If paleontologically sensitive soils are being impacted, the RPA would have discretion to increase monitoring to full-time within a radius of 100 meters of the find. Paleontological monitors shall be equipped to salvage fossils as they are unearthed (to help avoid construction delays) and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Nonrenewable Fossil (Paleontological) Remains Impact 4.4.3 Fossil remains if present beneath the Project parcels could be destroyed by excavation and other earth-moving activities. This is considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Fossil specimens shall be curated by accessioning into an established, accredited museum repository with permanent retrievable paleontological storage. A report of findings with an appended itemized inventory of specimens shall be prepared. Submittal of the report and inventory to the City of Calexico Planning Department along with confirmation of the curation of recovered specimens into an established, accredited museum repository, shall signify completion of the program to mitigate impacts to paleontological resources.</p>	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Subsurface Human Remains Impact 4.4.4 It is unknown whether there are human remains buried within the boundaries of the Project parcels that could be discovered during construction. Therefore, impacts to subsurface human remains are considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>MM 4.4.4 In the event that evidence of human remains is discovered, construction activities within 200 feet of the discovery shall be halted or diverted and the City of Calexico Planning Department and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).</p>	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Impacts to Historical, Archaeological and Paleontological Resources and Human Remains Impact 4.4.5 Implementation of the proposed Project, in combination with proposed, approved and reasonably foreseeable projects in the City of Calexico, has the potential to result in impacts to historical, archaeological and paleontological resources and human remains. However, impacts to these resources are addressed on a project-by-project basis. Therefore, a less than cumulatively considerable impact would occur with regard to historical, archaeological and paleontological resources and human remains.</p>	LCC	Implement mitigation measures MM 4.4.2, MM 4.3.4 and MM 4.4.4.	LCC
GEOLOGY AND SOILS			
<p>Strong Seismic Ground Shaking Impact 4.5.1 The Project parcels have the potential to be exposed to strong ground shaking during an earthquake along several faults. This is considered a potentially significant impact.</p>	PS	<p>MM 4.5.1 Project structures shall be designed and constructed in accordance with the 2016 California Building Code (CBC) for Soil Site Class D (stiff soil profile), ASCE 7-10 Seismic Parameters, and CBC as appropriate.</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Liquefaction/Seismic Settlement Impact 4.5.2 Silty clays and clay are the predominant soils on the Project parcels. Liquefaction is a potential design consideration because of possible saturated sandy substrata underlying the Project parcels which could result in seismic settlement. Therefore, liquefaction and seismic settlement are considered a potentially significant impact.</p>	PS	Refer to mitigation measure MM 4.5.1	LTS
<p>Erosion Impact 4.5.3 Surface soils on the Project parcels are generally classified as silty clay and clay. The hazard of erosion on these soils is considered low. Therefore, erosion of site soils is considered a less than significant impact.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Expansive Soils Impact 4.5.4 The near surface soils in the Project parcels are silty clays and clays. These soils have a moderate to high expansion potential. Therefore, expansive soils present a potentially significant impact.</p>	PS	<p>MM 4.5.4 A site specific geotechnical investigation shall be prepared for the Project parcels to determine the extent and effect of expansive soils. The proposed buildings shall be designed in accordance with the recommendations of the geotechnical investigation addressing expansive soils.</p>	LTS
<p>Soil Corrosivity Impact 4.5.5 Soils within the which are known to be corrosive. This is considered Project parcels consist of lakebed deposits a potentially significant impact.</p>	PS	<p>MM 4.5.5 To protect against corrosive soils, high cement contents (6 sacks Type V Portland cement) shall be mixed with low water-cement ratios (0.45 water to cement ratio). Additionally, steel post corrosion protection shall be required for metal features that come in contact with soil. The protection shall consist of zinc coatings (galvanizing) or increasing structural sections to compensate for metal loss due to corrosion.</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Geology and Soils Impacts Impact 4.5.6 Development of the proposed Project, in conjunction with proposed, approved and reasonably foreseeable projects within the City of Calexico would result in continued urbanization of the area by increasing the density of development and exposing more people and structures to geologic and seismic impacts. These impacts are reduced on a project-specific basis through design and engineering. Therefore, cumulative geology and soils impacts are considered less than cumulatively considerable.</p>	LCC	Implement mitigation measures MM 4.5.1, MM 4.5.4 and MM 4.5.5.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
CLIMATE CHANGE AND GREENHOUSE GASES			
<p>Generation of GHG Emissions/Conflict with Applicable Plan, Policy or Regulation Reducing GHGs Impact 4.6.1 Implementation of the proposed Project would produce both short-term construction and long-term operational GHGs. Operational GHG emissions would exceed the threshold of 900 MTCO_{2e}/year. Generation of GHGs in excess of the threshold could conflict with GHG-reduction planning efforts. This is considered a potentially significant impact.</p>	PS	<p>Implement mitigation measure MM 4.2.1a, MM 4.2.1j-o, and MM 4.2.1b.</p> <p>MM 4.6.1a Incorporate water-reducing features into building and landscape design exceeding current building standards. Such measures shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> • Installation of xeriscape landscaping. • Installation of automated water-efficient irrigation systems and building fixtures. <p>MM 4.6.1b Incorporate energy-reducing features into building and site design exceeding current building standards. Such measures shall include, at a minimum, the use of high-efficiency HVAC & dehumidification systems.</p> <p>MM 4.6.1c Incorporate energy-reducing practices to minimize peak energy loads. Such measures may include the staggering of grow room schedules over a 24-hour period so the minimum number of rooms run concurrently. Similarly, other energy-intensive processes such as extraction, cleaning or electric heating should be staggered and scheduled carefully with lighting cycles to minimize peak power demands. Scheduling overlapping or</p>	SU

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Generation of GHG Emissions/Conflict with Applicable Plan, Policy or Regulation Reducing GHGs Impact 4.6.1 Implementation of the proposed Project would produce both short-term construction and long-term operational GHGs. Operational GHG emissions would exceed the threshold of 900 MTCO₂e/year. Generation of GHGs in excess of the threshold could conflict with GHG-reduction planning efforts. This is considered a potentially significant impact.</p>	PS	<p>high-energy demand activities during the nighttime when outdoor air temperatures are lower can reduce the cooling load during peak energy demand time.</p> <p>MM 4.6.1d Incorporate the use of alternative/renewable energy sources (e.g., solar photovoltaic, wind-power systems) to the maximum extent achievable through site and building design.</p> <p>MM 4.6.1e Light colored “cool” roofs and cool pavements shall be included in building and site designs to the extent practical.</p> <p>MM 4.6.1f To the extent practical, on-site plant waste shall be diverted for composting or recycling. Recycling of other materials (e.g., paper, plastic, glass, etc.) shall comply with current regulatory requirements.</p>	SU

LTS = Less than Significant

LCC = Less than Cumulatively Considerable

PS = Potentially Significant

CC = Cumulatively Considerable

SU = Significant and Unavoidable

NI = No Impact

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
HAZARDS AND HAZARDOUS MATERIALS			
<p>Hazardous Materials Transport, Use, Disposal and Accidental Release Impact 4.7.1 The proposed Project does not involve the use of large quantities of hazardous materials during construction or operation. However, each of the four cultivation and manufacturing facilities would be equipped with a diesel generator that would require occasional refueling which presents the possibility of leaks and spills. This is considered a potentially significant impact.</p>	PS	<p>MM 4.7.1 To reduce and avoid the potential for leaks from the diesel fuel tanks and spills during the re-fueling process at each cultivation and manufacturing facility, the City of Calexico Planning Department shall require one or more of the following measures:</p> <ul style="list-style-type: none"> • Install a 5-gallon spill/fill catch basin • Install a high-level fill switch • Install an alarm for Hi, Low, Leak, Full Fuel • Install an overfill protection valve • Install a fuel supply check valve 	LTS
<p>Create a Hazard Through Reasonably Foreseeable Upset/Release of Hazardous Materials Impact 4.7.2 The Project parcels were historically used as agricultural land but are currently vacant land and an existing building at 2421 Enterprise Boulevard. No evidence of recognized environmental conditions of any kind was identified as part of the Phase I ESAs prepared for the Project. Therefore, the potential for the Project parcels to create a hazard through reasonably foreseeable upset or release of hazardous materials is considered a less than significant impact.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Emit Hazardous Emissions within One-Quarter Mile of a School Impact 4.7.3 The proposed Trinity Cannabis Cultivation and Manufacturing Facility is located slightly less than one-quarter mile from the Small World Montessori School. The proposed use is allowable within the COZ and is more than 600 feet away from the School consistent with the requirements of the Calexico Municipal Code regarding commercial cannabis activity. In addition, the Project include engineering control systems to eliminate emissions. Therefore, impacts associated with emitting hazards within one-quarter mile of a school are considered less than significant.</p>	LTS	None required.	LTS
<p>Cumulative Hazards and Hazardous Materials Impact Impact 4.7.4 The proposed Project, in combination with other proposed, approved and reasonably foreseeable projects in the City of Calexico, would increase the density of development in the Portico Industrial Park, thus potentially increasing the potential for the presence hazards and use of hazardous materials. However, this is considered to be a less than cumulatively considerable impact.</p>	LCC	Implement mitigation measure MM 4.7.1.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
HYDROLOGY AND WATER QUALITY			
<p>Violate Water Quality Standards or Waste Discharge Requirements Impact 4.8.1 Implementation of the proposed Project would increase runoff during construction as well as during operation through the introduction of buildings and impervious surfaces. Pollutants would be introduced to the site that could be transported offsite in stormwater runoff. Therefore, the Project’s potential to violate water quality standards or waste discharge requirements is considered a potentially significant impact.</p>	PS	<p>MM 4.8.1a The Project shall be designed and constructed in compliance with the NPDES permit and all applicable State and local water quality requirements prior to the commencement of construction.</p> <p>MM 4.8.1b A Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented for the Project parcels. The SWPPP shall identify pollutant sources that may affect storm water quality discharges during construction. The SWPPP shall include various pollution prevention measures such as erosion and dust control. The SWPPP shall also include a comprehensive Best Management Practices (BMPs) Guide for contractors during construction.</p> <p>MM 4.8.1c The Applicant of each cultivation and manufacturing facility and the Applicant responsible for the Transportation and Distribution Facility shall comply with the local Standard Stormwater Mitigation Plan (SSMP) for parking lots and commercial development.</p> <p>MM 4.8.1d Outside trash container areas shall have leak proof covers on dumpsters, a screened enclosure, and drainage routed around the area.</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Violate Water Quality Standards or Waste Discharge Requirements Impact 4.8.1 Implementation of the proposed Project would increase runoff during construction as well as during operation through the introduction of buildings and impervious surfaces. Pollutants would be introduced to the site that could be transported offsite in stormwater runoff. Therefore, the Project’s potential to violate water quality standards or waste discharge requirements is considered a potentially significant impact.</p>	PS	<p>MM 4.8.1e Each diesel generator shall be outfitted with secondary containment to prevent spilled diesel from being carried off site by stormwater runoff.</p>	LTS
<p>Result in Substantial Erosion or Siltation On- or Off-Site Impact 4.8.2 The Project would develop approximately 6.23 acres of vacant land. Implementation of the proposed Project could generate erosion during construction in association with disturbance of on-site soils. Therefore, the project’s potential to result in substantial erosion or siltation on- or off-site considered a potentially significant impact.</p>	PS	<p>Implement mitigation measures MM 4.8.1a and MM 4.8.1b. MM 4.8.2 The Project contractor shall install erosion barriers and apply soil stabilizers on exposed soil during site preparation and grading.</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Result in Substantial Flooding On- or Off-Site/Create or Contribute Runoff Exceeding Capacity Impact 4.8.3 Implementation of the proposed Project would increase on-site runoff and contribute additional discharges to the City infrastructure and the IID drain system. Based on the adequacy of existing storm drainage infrastructure, the Project's potential to result in substantial flooding on- or off-site, or to create or contribute runoff exceeding capacity, is considered a less than significant impact.</p>	LTS	None required.	LTS
<p>Cumulative Impact to Hydrology and Water Quality Impact 4.8.4 The proposed Project, in combination with existing, approved, proposed and other reasonably foreseeable projects in the Salton Sea watershed may contribute to the cumulative effects of degradation of water quality and changes in runoff patterns ultimately discharging to the Salton Sea. The proposed Project would not have any effect on flows to the Salton Sea. Therefore, cumulative impacts to hydrology and water quality are considered less than cumulatively considerable.</p>	LCC	Implement Mitigation Measures MM 4.8.1a, MM 4.8.1b, MM 4.8.1c, MM 4.8.1d, MM 4.8.1e, and MM 4.8.2.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
NOISE			
<p>Exposure to, or Generation of, Noise Levels in Excess of Standards Impact 4.9.1 Activities associated with construction of the proposed Project would increase short-term noise levels on the Project parcels and vicinity. However, no noise levels established in the City of Calexico Noise Ordinance would be exceeded during construction. Therefore, a less than significant impact would occur in association with noise standards.</p>	LTS	None required.	LTS
<p>Excessive Ground-Borne Vibration or Ground-Borne Noise Levels Impact 4.9.2 Ground-borne vibration levels associated with short-term Project construction and long-term operational activities would not exceed applicable ground-borne vibration criterion at nearby land uses. This impact would be considered less than significant.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Substantial Permanent Increase in Ambient Noise Levels Impact 4.9.3 Long-term operation of the proposed Trinity Cannabis Cultivation and Manufacturing Facility would result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels. This impact is considered potentially significant.</p>	PS	<p>MM 4.9.3 Each cultivation and manufacturing facility in areas zoned Industrial shall install noise shielding equal to 10 dBA around fans and motors. The cultivation and manufacturing facility zoned Commercial Highway shall install shielding equal to 18 dBA around fans and motors.</p>	LTS
<p>Substantial Temporary or Periodic Increase in Ambient Noise Levels Impact 4.9.4 Substantial temporary or periodic increases in ambient noise levels would occur in the Project vicinity above levels existing without the Project. This impact would be considered potentially significant.</p>	PS	<p>MM 4.9.4a The Project contractor shall install a heavy vinyl noise curtain around the Project parcels during construction to reduce sound levels. MM 4.9.4b Noise measurements shall be taken intermittently during construction to ensure that the City's noise standards are not exceeded beyond durations allowed by the City's Municipal Code.</p>	LTS
<p>Contribution to Cumulative Noise Levels Impact 4.9.5 Due to the distance between the proposed Project and other proposed projects within one mile, the proposed Project would not result in a substantial contribution to cumulative noise levels. Therefore, cumulative noise impacts would be considered less than cumulatively considerable.</p>	LCC	Implementation of project-specific mitigation measures MM 4.9.3 and MM 4.9.4a and MM 4.9.4b	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
PUBLIC SERVICES AND UTILITIES			
<p>Impacts to Fire Protection Services Impact 4.10.1 The proposed Project would not result in the provision for new or physically altered fire facilities or the need for new or physically altered fire facilities. The Project Applicant(s) would pay Development Impact Fees to off-set the Project's impacts to fire protection services. Therefore, impacts to fire protection services are considered less than significant.</p>	LTS	None required.	LTS
<p>Cumulative Impacts to City of Calexico Fire Department Services Impact 4.10.2 Development of the proposed Project, in combination with the other proposed, approved and reasonably foreseeable projects in the City of Calexico, would increase demand for fire protection in a community that is already understaffed. However, each individual project would be required to incorporate fire safety features and worker safety protocols in compliance with all applicable fire and occupational safety standards and codes. Therefore, cumulative impacts to CFD services are considered less than cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Law Enforcement Services Impact 4.10.3 The proposed Project would not result in the provision for new or physically altered law enforcement facilities or the need for new or physically altered law enforcement. The Project Applicant(s) would pay Development Impact Fees to off-set the Project's impacts to law enforcement services. Therefore, impacts to law enforcement services are considered less than significant.</p>	LTS	None required.	LTS
<p>Cumulative Impacts to CPD Services Impact 4.10.4 Development of the proposed Project, in combination with the other proposed, approved and reasonably foreseeable renewable projects in City of Calexico would result in an increased cumulative demand for law enforcement. However, each individual project would be required to incorporate security measures into their project. This Project would not result in an increase in population in the City of Calexico, therefore, cumulative impacts to the CPD services are considered less than cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Water Distribution and Supply Impact 4.10.5 The proposed Project would not exceed the capacity of the existing water distribution system nor result in the need for new water supply entitlements. Therefore, impacts associated with water distribution and supply are considered less than significant.</p>	LTS	None required.	LTS
<p>Cumulative Water Distribution and Water Supply Impacts Impact 4.10.6 Development of the proposed Project, in combination with other proposed, approved and reasonably foreseeable projects, would result in an increased demand for water from the City of Calexico. The estimated water demand for the Project is 8,000 GPD for construction and 5,655 GPD for operation. When considered cumulatively with the other projects, the water demand of the proposed Project would not exceed the capacity of the existing water distribution system nor result in the need for new water supply entitlements. Therefore, cumulative water distribution and water supply impacts are considered less than cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Wastewater Treatment and Conveyance Infrastructure Impacts Impact 4.10.7 The proposed Project and surrounding area is currently served by several sewer lines. The average daily flow the proposed Project is anticipated to be 1,612 GPD. The City’s wastewater system has adequate conveyance and treatment capacity to serve the proposed Project. Therefore, impacts to wastewater treatment and conveyance infrastructure are considered less than significant.</p>	LTS	None required.	LTS
<p>Cumulative Wastewater Treatment and Conveyance Infrastructure Impacts Impact 4.10.8 Development of the proposed Project, in combination with other proposed, approved and reasonably foreseeable projects, would result in an increased demand for wastewater conveyance and treatment from the City of Calexico. The estimated wastewater generation for the Project is 1,612 GPD. When considered cumulatively with the other projects, the wastewater generation of the proposed Project would not exceed the capacity of the existing wastewater conveyance system nor result in the need for new wastewater treatment. Therefore, cumulative wastewater conveyance and treatment impacts are considered less than cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Solid Waste Service and Landfill Capacity Impact 4.10.9 The Imperial Landfill has sufficient permitted capacity to accommodate solid waste generated by construction and operation of the proposed Project. Thus, a less than significant impact is identified with regard to solid waste service and landfill capacity.</p>	LTS	None required.	LTS
<p>Compliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste Impact 4.10.10 Waste from the cultivation process will be collected, properly managed and discarded in accordance with applicable local and State laws regarding disposal of cannabis waste. Thus, a less than significant impact is identified with regard to compliance with federal, state and local statutes and regulations.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Impacts to Solid Waste Service and Landfill Capacity Impact 4.10.11 Implementation of the proposed Project, in combination with other proposed, approved and reasonably foreseeable projects in the City of Calexico, would result in cumulative demand for solid waste service and landfill capacity. However, the proposed Project would not generate a substantial quantity of waste, pick-up service is available to serve the Project and sufficient landfill capacity is available. Therefore, cumulative impacts to solid waste service and landfill capacity would be less than cumulatively considerable.</p>	LCC	None required.	LCC
<p>Impacts to Electrical Service and Infrastructure Impact 4.10.12 The proposed Project would require approximately 12.63 MW of electricity for Phase 1 and 2. Adequate capacity is available to serve Phase 1. IID will need to construct a new substation in order to have sufficient capacity to serve Phase 2. The increase in power demand and the expansion of existing infrastructure associated with Project operation is considered a potentially significant impact.</p>	PS	<p>MM 4.10.12 The additional power requirements of the proposed project for Phase 2 or subsequent phases will require a new Distribution Substation with 2-25 MVA transformer banks 92/ 13.2 kV, starting with 1-25 MVA transformer. In addition, 92 kV "ED" transmission line extensions, associated distribution feeders/ backbones and distribution line extensions will be required. It is anticipated that the additional power load requirement of the proposed Project and projects in the area will require the acquisition and construction of a new substation (in the vicinity of Kloke and Cole Road). A</p>	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Impacts to Electrical Service and Infrastructure Impact 4.10.12 The proposed Project would require approximately 12.63 MW of electricity for Phase 1 and 2. Adequate capacity is available to serve Phase 1. IID will need to construct a new substation in order to have sufficient capacity to serve Phase 2. The increase in power demand and the expansion of existing infrastructure associated with Project operation is considered a potentially significant impact.</p>	<p align="center">PS</p>	<p>minimum-dimensioned substation site of 2.25 acres that is satisfactory to IID will be required from the developer(s) in the area. The site location to be in proximity to the existing 92 kV "ED" line. All setbacks, rights-of-ways, sidewalks, berms, public utility easements, catch basins, etc.; are considered off-site improvements, and shall not be within the substation set aside area. It is estimated they would take another 9.75 acres. A new transmission corridor with 2-92 kV lines might need to be extended from existing 92 kV "ED" line to the proposed substation site. IID will require that additional rights-of-way be provided for the said transmission line corridor. IID would assume responsibility for all environmental compliance. Upon completion of distribution substation, IID can accommodate an estimated 7 .2 MW connected load and 6.12 MW with time of use as submitted for phase 2 (buildings 1, 2 and 3), by adding one (1) breaker and one (1) feeder/ backbone line extension from new substation location to the proposed Project.</p>	<p align="center">LTS</p>

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Impacts to Electric Service Impact 4.10.13 Implementation of the proposed Project, in combination with other proposed, approved and reasonably foreseeable projects in the City of Calexico, would result in an increase in demand for electricity. The IID would need to construct a new substation in order to serve Phase 2 of the proposed Project as well as other cumulative development proposed nearby. Therefore, cumulative impacts to electrical service are considered cumulatively considerable.</p>	LCC	None required.	LCC

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
TRANSPORTATION AND CIRCULATION			
<p>Conflict with an Applicable Plan/Level of Service Standard (Existing Year 2018 Conditions) Impact 4.11.1 Implementation of the proposed Project would add traffic to existing traffic volumes on West Cole Boulevard during construction and operation. The segment of West Cole Boulevard from Enterprise Boulevard to SR 111 would operate at LOS A with the addition of Project traffic. Therefore, conflicts with the General Plan Circulation Element and impacts to LOS standards would be less than significant with the addition of Project traffic.</p>	LTS	None required.	LTS
<p>Substantially Increase Hazards Due to a Design Feature Impact 4.11.2 The proposed Project includes the construction of a new access points off of Sunset Boulevard and West Cole Boulevard. These access points will be required to be designed per all applicable City Standards. No new access points to a Caltrans facility are proposed. Therefore, the proposed Project is not anticipated to substantially increase hazards due to a design feature and this impact is considered less than significant.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Cumulative Conflicts to Applicable Plan/Level of Service Standard Impact 4.11.3 Implementation of the proposed Project, in combination with other cumulative project traffic, would add traffic to the segment West Cole Boulevard between Enterprise Boulevard and SR 111 as well as the intersections along this segment. The segment has adequate capacity remaining before it reaches LOS D and the intersections are currently above LOS C. Therefore, conflicts with the General Plan Circulation Element and impacts to LOS standards are considered less than cumulatively considerable.</p>	LCC	None required.	LCC
ENERGY			
<p>Wasteful, Inefficient, and Unnecessary Consumption of Energy Impact 7.0.1 The Project would use energy in association with operation of four cultivation and manufacturing facilities and ancillary structures. The impact associated with wasteful, inefficient and unnecessary consumption of energy would be less than significant.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Contribution to Cumulative Energy Usage Impact 7.0.2 The proposed Project, in combination with other proposed, approved and reasonably foreseeable projects in the City of Calexico, would not develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or that would have excessive energy requirements for daily operation. Therefore, impacts to energy usage are less than cumulatively considerable.</p>	LTS	None required.	LTS

LTS = Less than Significant

PS = Potentially Significant

SU = Significant and Unavoidable

NI = No Impact

LCC = Less than Cumulatively Considerable

CC = Cumulatively Considerable

CHAPTER 3.0

COMMENTS AND RESPONSE TO COMMENTS

3.0 COMMENTS AND RESPONSE TO COMMENTS

3.1 INTRODUCTION

This chapter includes all comments received on the Draft EIR during the 45-day public and agency review period. No new significant environmental impacts or issues, beyond those already identified in the Draft EIR for the Trinity Cannabis Cultivation and Manufacturing, were raised during the public review period. Acting as lead agency under CEQA, the City of Calexico directed responses to the comments received on the Draft EIR. Pursuant to CEQA Guidelines §15088.5, none of the comments received during the comment period involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR

3.2 LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted written comments on the Draft EIR.

COMMENTS RECEIVED BY CITY OF CALEXICO			
LETTER	INDIVIDUAL OR SIGNATORY	AFFILIATION	DATE
1	Daniel Charlier-Smith Paralegal	Lozeau Drury LLP, Attorneys for Laborers’ International Union of North America (LIUNA), Local Union No. 89	June 14, 2018
2	Gayle Totton Associate Governmental Project Analyst	SCH# 2017121037, Trinity Cannabis Cultivation and Manufacturing Facility Project, City of Calexico, Imperial County, California	June 21, 2018
3	Douglas J. Chermak	Lozeau Drury LLP, Attorneys for Laborers’ International Union of North America (LIUNA), Local Union No. 89	July 10, 2018
4	Axel Salas, EIT APC Environmental Coordinator	Imperial County Air Pollution Control District	July 18, 2018
5	Donald Vargas Compliance Administrator II	Imperial Irrigation District	July 19, 2018

3.0 COMMENTS AND RESPONSE TO COMMENT

3.3 COMMENTS AND RESPONSES

3.3.1 REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines §15088 requires that lead agencies evaluate all comments on environmental issues received on the Draft EIR and prepare a written response. The written response must address the environmental issue(s) raised and provide a detailed response. Rationale must be provided when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. As long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines §15204), lead agencies need only to respond to significant environmental issues associated with the project and do not need to provide all the information requested by commenters.

CEQA Guidelines §15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. CEQA Guidelines §15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to CEQA Guidelines §15064, an effect shall not be considered significant in the absence of substantial evidence.

CEQA Guidelines §15088 also recommends that where the response to comments results in revisions to the Draft EIR, those revisions should be noted as a revision to the Draft EIR or in a separate section of the Final EIR.

3.3.2 COMMENTS AND RESPONSE TO COMMENTS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the letters are coded using numbers (e.g., Comment Letter 1) and each issue raised in the comment letter is assigned a number that correlates with the letter (e.g. 1-1, 1-2, 1-3, etc).

Where changes to the Draft EIR text result from responding to comments, those changes are included in the response and demarcated with revision marks (underline for new text, ~~strike-out~~ for deleted text). Comment-initiated text revisions to the Draft EIR and minor staff-initiated changes are compiled in their entirety and are demarcated with revision marks in Chapter 4.0, Errata, of this Final EIR.

3.0 COMMENTS AND RESPONSE TO COMMENTS



T 510 836.4200
F 510 836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

June 14, 2018

City Clerk
City of Calexico
608 Heber Avenue
Calexico, California 92231
cityclerk@calexico.ca.gov

Mr. David B. Dale, City Manager
City of Calexico
608 Heber Avenue
Calexico, CA 92231
ddale@calexico.ca.gov

Ralph B. Morales
Building, Code Enforcement & Planning Manager
City of Calexico Planning Department
608 Heber Avenue
Calexico, California 92231
rmorales@calexico.ca.gov

Re: CEQA and Land Use Notice Request for The Trinity Cannabis Cultivation and Manufacturing Facility SCH 2017121037

Dear City Clerk, Mr. Dale, and Mr. Morales:

I am writing on behalf of the Laborers International Union of North America, Local Union 89 and its members living in the City of Calexico ("LIUNA"), regarding The Trinity Cannabis Cultivation and Manufacturing Facility SCH 2017121037 including all actions related or referring to a proposal to build a Cannabis Cultivation and Manufacturing Facility on approximately 8.44 acres. The project includes an existing structure at 2421 Enterprise Blvd. and four vacant parcels, the latter to be developed with three cannabis cultivation and manufacturing facilities. A 10,000 sf parcel is to be created for a transportation and distribution facility. The new parcel would be carved out of the existing parcel on which 2421 Enterprise Boulevard is located. The project includes a total of 353,480 square feet within the City of Calexico, California ("Project").

1-1

We hereby request that the City of Calexico ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City including, but not limited to the following:

1-2

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:

3.0 COMMENTS AND RESPONSE TO COMMENT

June 14, 2018

CEQA and Land Use Notice Request for The Trinity Cannabis Cultivation and Manufacturing Facility SCH
2017121037

Page 2 of 2

- Notices of any public hearing held pursuant to CEQA.
- Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

1-2
Con't

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

1-3

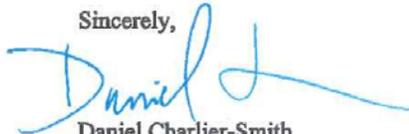
Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury
Daniel Charlier-Smith
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
daniel@lozeaudrury.com

1-4

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Daniel Charlier-Smith
Paralegal
Lozeau | Drury LLP

3.0 COMMENTS AND RESPONSE TO COMMENTS

RESPONSE TO COMMENT LETTER 1

Commenter: Daniel Charlier-Smith, Paralegal

Date of Letter: June 14, 2018

Response to Comment 1-1: The comment includes introductory remarks stating that the letter is written on behalf of Laborers International Union of North America, Local Union 89 (LIUNA). A brief description of the Project is also provided. This comment does not address the adequacy of the analysis in the Draft EIR.

Response to Comment 1-2: The comment requests that the City of Calexico send via e-mail or U.S. Mail notices of any public hearing, any and all notices prepared for the Project pursuant to CEQA. A list of potential notices is provided. This comment does not address the adequacy of the analysis in the Draft EIR.

Response to Comment 1-3: The comment states that the request is with regard to notices of CEQA Actions and notices of public hearings under Title 7 of the California Government Code governing California Planning and Zoning Law. This comment does not address the adequacy of the analysis in the Draft EIR.

Response to Comment 1-4: The comment provides contact information with regard to mailing address and e-mail address at Lozeau-Drury. This comment does not address the adequacy of the analysis in the Draft EIR.

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471



LETTER 2

June 21, 2018

Ralph Morales
City of Calexico Planning Department
608 Heber Avenue
Calexico, CA 92231

Also sent via e-mail: rmorales@calexico.ca.gov

Re: SCH# 2017121037, Trinity Cannabis Cultivation and Manufacturing Facility Project, City of Calexico; Imperial County, California

Dear Mr. Morales:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report (DEIR) prepared for the project referenced above. The review included the Executive Summary; the Introduction and Project Description; the Environmental Impact Analysis, section 4.4 Cultural and Paleontological Resources; and Appendix D, Archaeology Records and Search Summary, prepared by Ericsson-Grant, Inc. for the City of Calexico. We have the following concerns:

2-1

1. There is no Tribal Cultural Resources section or subsection in the Executive Summary or Environmental Checklist as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf> 2-2
2. Questions of Significance for Tribal Cultural Resources are not addressed. 2-3
3. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation. 2-4
4. Mitigation Measure 4.4.2 does not include consulting tribes in determining eligibility for listing sites for any inadvertent finds of archaeological resources. 2-5

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. 2-6

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached. 2-7

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3714 if you have any questions. 2-8

Sincerely,

Gayle Totton
Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

3.0 COMMENTS AND RESPONSE TO COMMENT

ADDITIONAL INFORMATION:

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

3.0 COMMENTS AND RESPONSE TO COMMENTS

American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

3.0 COMMENTS AND RESPONSE TO COMMENT

- Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

3.0 COMMENTS AND RESPONSE TO COMMENTS

followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS

RESPONSE TO COMMENT LETTER 2

Commenter: Gayle Totton, Associate Governmental Project Analyst

Date of Letter: June 21, 2018

Response to Comment 2-1: Introductory comment stating that the Native American Heritage Commission has reviewed the Draft EIR and has several concerns. Comment noted. This comment does not address the adequacy of the analysis of the EIR.

Response to Comment 2-2: The comment states that there is no Tribal Cultural Resources section. As stated on page 1.0-11 and 1.0-12 of Chapter 1.0, Introduction of the Draft EIR, “No tribes have requested consultation under AB 52, thus the City was not obligated to send consultation letters”. This is also noted on page 1.0-21 of the Draft EIR.

Response to Comment 2-3: The comment states that Questions of Significance for Tribal Cultural Resources are not addressed. Section 4.4, Cultural Resources discusses Tribal Cultural Resources on pages 4.4-2 and 4.4-3. As noted on page 4.4-3 “...no Native American Tribes have requested consultation from the City of Calexico under AB 52.”

Response to Comment 2-4: The comment states that there is no documentation of government to government consultation by the lead agency under AB 52. This issue has been previously addressed. Please refer to Response to Comment 2-2 and 2-3.

Response to Comment 2-5: The comment states that Mitigation Measure 4.4.2 does not including consulting tribes. This comment does not address the adequacy of the analysis of the EIR. This issue has been previously addressed. Please refer to Response to Comment 2-2 and 2-3.

Response to Comment 2-6: The comment states that the NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of the Project. As discussed in Section 4.4, Cultural Resources of the Draft EIR, the Project parcels are heavily disturbed. Mitigation Measure MM 4.4.2 on pages 4.4-8 and 4.4-9 of the Draft EIR calls for a Registered Professional Archaeologist to be present during construction. Mitigation Measure 4.4.4 on pages 4.4-8 and 4.4-9 requires the County Coroner be notified if any human remains are discovered that are Native American. The Coroner will notify the NACH will designate a Most Likely Defendant.

Response to Comment 2-7: The comment that a brief summary of portions of AB 52 and SB 18 as well as the NAHC’s recommendations for conducting cultural resources assessments is attached. The attachment and information contained therein are appreciated. The EIR preparers are familiar with this information and have prepared the Cultural Resources Study and Cultural Resources Section of the EIR in conformance with the recommendations.

Response to Comment 2-8: Closing remark with commenter contact information. Comment noted. No response is required.

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS



T 510.836.4200
F 510.836.4205

LETTER 3

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
doug@lozeaudrury.com

July 10, 2018

Via Email and U.S. Mail

City Clerk
City of Calexico
608 Heber Avenue
Calexico, California 92231
cityclerk@calexico.ca.gov

Mr. David B. Dale, City Manager
City of Calexico
608 Heber Avenue
Calexico, CA 92231
ddale@calexico.ca.gov

Ralph B. Morales
Building, Code Enforcement & Planning
Manager
City of Calexico Planning Department
608 Heber Avenue
Calexico, California 92231
rmorales@calexico.ca.gov

**Re: Trinity Cannabis Cultivation and Manufacturing Facility /
Draft Environmental Impact Report (SCH No. 2017121037)**

Dear City Clerk, Mr. Dale, and Mr. Morales:

I am writing on behalf of Laborers International Union of North America, Local Union 89 and its members living in the City of Calexico (collectively “LIUNA” or “Commenters”) regarding the Draft Environmental Impact Report (“DEIR”) prepared for the project known as the Trinity Cannabis Cultivation and Manufacturing Facility, State Clearinghouse No. 2017121037 (“Project”). The project site is located at 2421 Enterprise Boulevard in the City of Calexico, Imperial County, California. APNs: 059-343-003, -006, -014, -016, -018.

3-1

After reviewing the DEIR, we conclude that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project’s impacts. Commenters request that the City of Calexico Planning Department, City Council, and your staffs address these shortcomings in a revised draft environmental impact report (“RDEIR”) and recirculate the RDEIR pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000, et seq., prior to considering approvals for the Project. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings

3-2

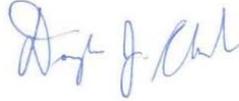
3.0 COMMENTS AND RESPONSE TO COMMENT

Trinity Cannabis Cultivation and Manufacturing Facility
CEQA Comment
July 10, 2018
Page 2

concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60
Cal. App. 4th 1109, 1121 (1997).

3-2
Con't

Sincerely,



Douglas J. Chermak

3.0 COMMENTS AND RESPONSE TO COMMENTS

RESPONSE TO COMMENT LETTER 3

Commenter: Douglas J. Chermack

Date of Letter: July 10, 2018

Response to Comment 3-1: The comment includes introductory remarks stating that the letter is written on behalf of Laborers International Union of North America, Local Union 89 (LIUNA). The address of the Project at associated assessor's parcel numbers are also provided. This comment does not address the adequacy of the analysis in the Draft EIR. No further response is required.

Response to Comment 3-2: Commenter states that "the DEIR fails as an informational document and fails to impose all feasible mitigation measures." The commenter goes on to "request that the City of Calexico Planning Department, City Council and your staffs address these shortcomings in a revised draft environmental impact report (RDEIR) and recirculate the RDEIR..." No specific examples are provided of the "shortcomings" and thus it is not possible to deduce what the comment is referring to in order to respond. The EIR has been prepared in accordance with the requirements of the California Environmental Quality Act. This comment is noted for the decision-makers' consideration.

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799



July 18, 2018

LETTER 4

Ralph B. Morales
Building/Code Enforcement/Planning Manager
608 Heber Ave
Calexico, CA 92231

SUBJECT: Draft Environmental Impact Report for Trinity Cannabis Cultivation and Manufacturing Facility

Dear Mr. Minnick,

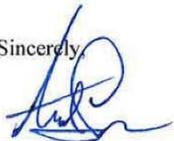
The Imperial County Air District has reviewed the Draft Environmental Impact Report and Appendices for the Trinity Cannabis Cultivation and Manufacturing Facility in Calexico. The project consists of a cannabis cultivation and manufacturing facility to be located within one existing and three proposed industrial buildings. An existing 33,112 square foot (sf) building at 2421 Enterprise Boulevard will be retro-fitted and three new buildings totaling 131,338 square feet (sf) will be constructed. A 1,056 square foot (sf) transportation office will be located north of the existing building at 2421 Enterprise Boulevard on a newly created 10,000 sf parcel. The overall project would occupy 8.44 acres on six parcels with 167,241 sf and 263 parking spaces.

4 - 1

The Imperial County Air District would like to make the following comments: As a requirement of SB 350, publicly owned utilities (POU) with an average load greater than 700 GWh are required to adopt Integrated Resource Plans (IRP) and submit them to the California Energy Commission. These planning documents outline how these POU's will meet the required GHG reduction planning targets as well as the required 50% Renewables Portfolio Standard (RPS) by 2030 and the required energy savings in electricity and natural gas end uses. Due to the fact that the Trinity Cultivation and Manufacturing Facility will be using electricity provided by the Imperial Irrigation District, which in this case would be the POU, the project proponent is not responsible for mitigating the GHG emissions generated by energy consumption provided by a POU, since they are not within the capacity of the project proponent to control and/or influence. Instead, these emissions will be reduced as part of the ongoing efforts made by the POU in meeting the GHG reduction targets laid out in SB 350. Please have the applicant include these comments in the Environmental Impact Report.

4 - 2

Sincerely,



Axel Salas, EIT
APC Environmental Coordinator

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS

RESPONSE TO COMMENT LETTER 4

Commenter: Axel Salas, EIT

Date of Letter: July 18, 2018

Response to Comment 4-1: The comment includes introductory remarks describing the Project. This comment does not address the adequacy of the analysis in the Draft EIR. No further response is required.

Response to Comment 4-2: Commenter discusses the requirement of SB 350 that Publicly Owned Utilities (POU) with an average daily load greater than 700 GWH adopt Integrate Resource Plans that outline how POUs will meet required GHG reduction targets. The commenter asserts that because the Project will receive its electricity from the Imperial Irrigation District, which is a POU, the Project would not be responsible for mitigating GHG emissions generated by the POU. The APCD's comment is noted.

As discussed in the DEIR, SB 350 would require POUs to obtain a minimum 50 percent of their supply from renewable sources by 2030. However, the reductions to be achieved by SB 350 are only part of the "key strategies" identified in the State's *AB 32 Climate Change Scoping Plan* for achieving the State's GHG-reduction targets. Other strategies identified in the *AB 32 Climate Change Scoping Plan* also include various measures to reduce energy usage. Such measures include, but are not limited to, increased implementation of solar roofs, solar hot water heating, green buildings, and water efficiency. The mitigation measures identified in the DEIR have been incorporated to ensure consistency with strategies identified in the State's *AB 32 Climate Change Scoping Plan*. For additional information regarding the State's *AB 32 Climate Change Scoping Plan* and the key strategies contained in the plan, please refer to: https://www.arb.ca.gov/cc/cleanenergy/clean_fs2.htm.

3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS



IID

A century of service.

LETTER 5

www.iid.com

Since 1911

July 19, 2018

Mr. Ralph Morales
Building/Planning/Code Enforcement Manager
Planning Division - Community Development Department
City of Calexico
608 Heber Avenue
Calexico, CA 92231

SUBJECT: Draft EIR for the Trinity Cannabis Cultivation & Manufacturing Facility Project in Calexico, CA

Dear Mr. Morales:

On June 13, 2018 the Imperial Irrigation District received from City of Calexico Development Services Department, a request to review the Draft Environmental Impact Report for the Trinity Cannabis Cultivation & Manufacturing Facility project. The applicant proposes to build a phased cannabis cultivation and manufacturing facility on approximately 8.44 acres, totaling 353,480 sq. ft., in the industrial area of Calexico, CA known as the Portico Industrial Park, bordered by Enterprise Boulevard on the east, Sunset Boulevard on the west, West Cole Boulevard on the south, and vacant land to the north. The Project includes an existing structure at 2421 Enterprise Blvd. (Phase 1) and four vacant parcels, the latter to be developed with three cannabis cultivation and manufacturing facilities (Phase 2). A 10,000 sq. ft. parcel is to be created for a transportation and distribution facility.

5-1

The IID has reviewed the DEIR and, in addition to the district's November 14, 2017 letter (see attached letter), has the following observations:

5-2

1. The DEIR states that the developer and IID have agreed to evenly share (pay 50-50) the cost for the construction of the required substation, transmission and distribution infrastructure. That is not correct. As of this date, there is no agreement between the developer and IID regarding the costs for this infrastructure nor is there any agreement between IID and the City of Calexico regarding the granting of the substation site by the city to IID.
2. The required easements related to the substation will occupy more acreage than just the 2.28-acres of substation site stated in the DEIR.
3. The site requested by IID has to accommodate three (3) 25 MVA transformers. The proposed dimensions are 360'x 610' (See attached drawing).

5-3

5-4

5-5

IMPERIAL IRRIGATION DISTRICT • P.O. BOX 937 • IMPERIAL, CA 92251

3.0 COMMENTS AND RESPONSE TO COMMENT

Ralph Morales
July 19, 2018
Page 2

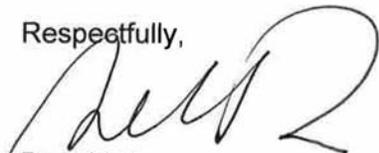
4. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as “the whole of the action” that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

5 - 6

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

5 - 7

Respectfully,



Donald Vargas
Compliance Administrator II

Enclosures

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Enrique B. Martinez – Manager, Energy Dept.,
Charles Allegranza – Manager, Energy Dept., Operations
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate Randy Gray – ROW Agent, Real Estate
Randy Gray – ROW Agent, Real Estate
Jessica Lovecchio – Environmental Project Mgr. Sr., Water Dept.

3.0 COMMENTS AND RESPONSE TO COMMENTS



IID

A century of service.

www.iid.com

Since 1911

November 14, 2017

ATTACHMENT TO LETTER 5
LETTER 5A

Mr. Ralph Morales
Building/Planning/Code Enforcement Manager
Planning Division - Community Development Department
City of Calexico
608 Heber Avenue
Calexico, CA 92231

SUBJECT: Proposed Cannabis Production Facilities in Calexico, CA

Dear Mr. Morales:

Pursuant to the City of Calexico Community Development Department's request for review and comments on preliminary information for the development of commercial cannabis cultivation facilities, where the developers, Trinity Property Company, LLC; Calexico Distribution Company, LLC; Desert Valley Partners, LLC; Cole Boulevard Advisors, LLC and Barrington Consulting, LLC; propose to cultivate, produce and distribute recreational and medicinal cannabis in facilities generally located east of Sunset Boulevard, west of Enterprise Boulevard, north of Cole Road and south of Robinson Avenue in Calexico, CA; the IID has reviewed the information and has the following comments:

5A-A

1. Based on the information provided, IID has performed a preliminary assessment of the projects and determined that there is a substantial impact to the IID electrical system in the area. Developers should be advised to contact the IID Customer Project Development offices at (760) 482-3444 to arrange a site meeting, review the projects' scope of work and initiate the electrical service application process. In addition to submitting a formal application for electrical service (available at <http://www.iid.com/home/showdocument?id=12923>), the developers will be required to submit the applicable fees, permits, easements, electrical loads, panel size, voltage, project CAD files (electronic and hard copy), project schedule, estimated in-service date and environmental compliance documentation pertaining to the provision of electrical service to the projects. A circuit study may be required for the project. The developers shall be responsible for any and all costs related to providing electrical service to the project.
2. IID Water Department facilities that may be impacted include the Beech Canal Pipeline located along the southern boundary of APN 059-343-006 that corresponds to the Cole Boulevard Advisors, LLC facility. Permanent structures may not be constructed over IID's pipeline. There are no IID Water Department facilities located on APNs 059-343-018, 059-343-016, 059-343-003 or 059-343-014.
3. In maps provided, site access to APN 059-343-006, is shown as entering from Sunset Boulevard and Cole Road. Developer should be advised that an entrance from Cole Road would cross over IID's Beech Canal Pipeline and require an IID Encroachment Permit.
4. The project proponent for the APN 059-343-006 site, adjacent to Cole Road, should contact IID Water Department Engineering Services for information regarding participation in the Beech Canal Relocation Project developer cost sharing.
5. To insure there are no impacts to IID water facilities, fencing plans are to be submitted to IID Water Department Engineering Services prior to final project design. However, the developer for the project site located on APN 059-343-006 will be required to consult with IID Water Department

5A-2

5A-3

5A-4

5A-5

5A-6

IMPERIAL IRRIGATION DISTRICT • P.O. BOX 937 • IMPERIAL, CA 92251

3.0 COMMENTS AND RESPONSE TO COMMENT

Ralph Morales
November 14, 2017
Page 2

Engineering Services prior to finalization of the project's fencing plan. Fences should be installed at the boundary of IID's right of way for safety purposes and to allow access for IID operation and maintenance activities. For information regarding project reviews, contact IID Water Department Engineering Services at (760) 339-9265.

5A-6
con't

6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion is available at <http://www.iid.com/home/showdocument?id=271>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

5A-7

7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

5A-8

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

5A-9

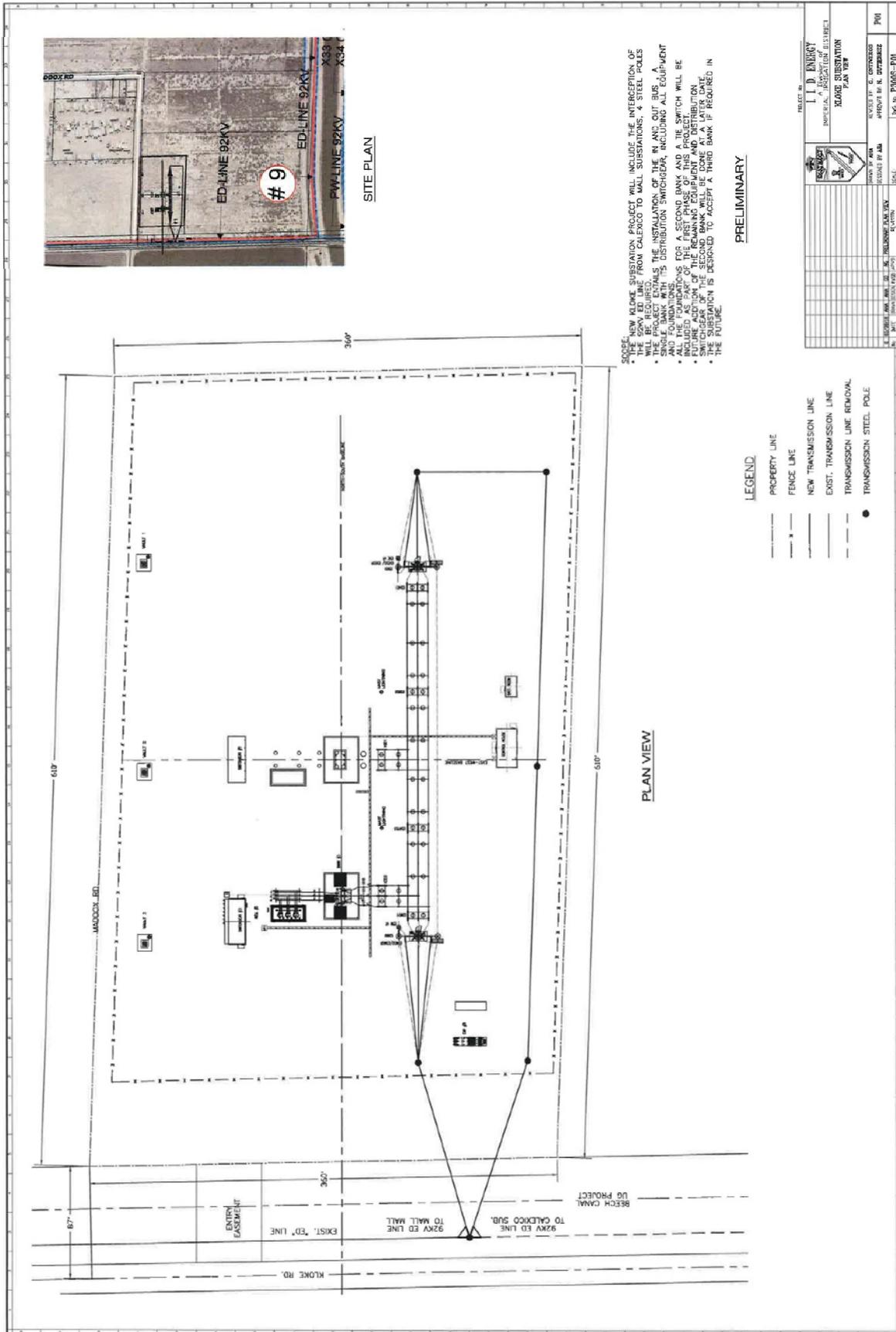
Respectfully,



Donald Vargas
Compliance Administrator II

Kevin Kelley – General Manager
Mike Pacheco – Manager, Water Dept.
Vicken Kasarjian – Manager, Energy Dept.
Charles Allegranza – Manager, Energy Dept., Operations
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Carlos Vasquez - Planning and Engineering Manager, Energy Dept.
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Harold Walk Jr. – Supervisor, Real Estate
Randy Gray – ROW Agent, Real Estate
Jessica Lovecchio – Environmental Project Mgr. Sr., Water Dept.

3.0 COMMENTS AND RESPONSE TO COMMENTS



3.0 COMMENTS AND RESPONSE TO COMMENT

THIS PAGE INTENTIONALLY LEFT BLANK.

3.0 COMMENTS AND RESPONSE TO COMMENTS

RESPONSE TO COMMENT LETTER 5

Commenter: Donald Vargas, Compliance Administrator II

Date of Letter: July 19, 2018

Response to Comment 5-1: The comment includes introductory remarks describing the Project. This comment does not address the adequacy of the analysis in the Draft EIR. No further response is required.

Response to Comment 5-2: The commenter states that the IID has reviewed the Draft EIR in combination with a previously submitted letter dated November 14, 2017. The 2017 letter is included as an Attachment to Letter 5 (Letter 5A). Response to comments are provided.

Response to Comment 5-3: The commenter states that there is no agreement regarding costs for a required substation nor is there any agreement between the IID and the City of Calexico regarding the granting of the substation site by the City to IID. The first sentence of the first full paragraph on page 4.10-39 of the Draft EIR has been revised as follows based on this comment:

“The Applicant for Trinity 341 has negotiated the basic points of a partnership with the IID in which Applicant and the IID would ~~evenly share (50/50)~~ the cost of construction of a substation, a transmission extension and enhancements. Depending upon the source of financing, amortization schedules range from ten (10) years to twenty-five (25) years. The Applicant for Trinity 341 will be reimbursed for its share of the cost of any required oversizing through the mechanism of a Reimbursement Agreement. The Agreement would contain provisions providing: 1) The means of collection of funds from subsequent users on a kVA basis; 2) the accounting of such funds; and 3) The timing and method of disbursement to the Applicant for Trinity 341. Phase 2 will require approximately 9.63 MW or forty-eight (48%) of the capacity of the first transformer of the new substation (25 MW, @ 80% = 20 MW per IID Distribution Guidelines and four feeders of 5 MWs each) (Irwin, pers. comm., 2018a).”

Page 4.10-37, the analysis of Policy 12a in Table 4.10-9 has been revised as follows based on the comment:

**“TABLE 4.10-9
CITY OF CALEXICO GENERAL PLAN CONSISTENCY ANALYSIS – ELECTRICITY**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
Public Facilities/Services Element		
4.4.1.12 Electricity		
Objective 12: To provide reliable electrical service capable of serving existing and future residential, commercial and industrial uses in the City.		
Policy 12a: The City shall coordinate with IID for the provision of adequate land within new developments and throughout the City for electrical substations and transmission facilities.	Yes	The proposed Project is currently coordinating with the IID for electrical service. IID has indicated that adequate capacity is available to serve Phase 1. A new substation would be required to provide adequate electricity to serve Phase 2. The City will be granting a portion of a piece of property to the IID to construct the substation. IID is currently in

3.0 COMMENTS AND RESPONSE TO COMMENT

**“TABLE 4.10-9
CITY OF CALEXICO GENERAL PLAN CONSISTENCY ANALYSIS – ELECTRICITY**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
		<p><u>discussions with the City regarding a piece of land on which to construct the substation. The City is anticipated to grant the land to the IID, but no agreement has been reached as of the time this DEIR was written. Therefore, the proposed Project is consistent with this policy.</u></p>

The comment does not address the adequacy of the analysis in the Draft EIR and no further response is required.

Response to Comment 5-4: The comment states that the required easements related to the substation will occupy more acreage than the 2.28 acres. The comment refers to the paragraph on the bottom of on pages 4.10-38 and the top of page 4.10-39 of the Draft EIR. The text has been revised to remove the specific size of the pad as follows:

“In order for the IID to provide electricity to Phase 2, a new 25-MW substation must be built. The City of Calexico has offered a site appropriately suited for the potential construction of a new substation. The site consists of a single parcel (APN 058-010-010) approximately 40 acres in size located southeast of the intersection of Kloke Road and Maddox Road. The substation, ~~which requires a pad of 2.28 acres (315 feet x 315 feet)~~ would be located in the northeast corner of the site as shown in **Figure 4.10-6.**”

The comment does not address the adequacy of the analysis in the Draft EIR and no further response is required.

Response to Comment 5-5: The comment states that the site required by IID has to accommodate three 25 MVA transformers and has proposed dimensions of 360 feet by 610 feet.

The comment refers to the paragraph on the bottom of on pages 4.10-38 and the top of page 4.10-39 of the Draft EIR. The text has been revised to add the proposed dimensions noted by the commenter:

“In order for the IID to provide electricity to Phase 2, a new 25-MW substation must be built. The City of Calexico has offered a site appropriately suited for the potential construction of a new substation. The site consists of a single parcel (APN 058-010-010) approximately 40 acres in size located southeast of the intersection of Kloke Road and Maddox Road. The substation, ~~which requires a pad of 2.28 acres (315 feet x 315 feet)~~ which has proposed dimensions of 360 feet by 610 feet, would be located in the northeast corner of the site as shown in **Figure 4.10-6.**”

Response to Comment 5-6: The comment states that for “a project requiring off-site infrastructure, the offsite infrastructure must be included in the project description.” Dividing a project into two or more pieces and evaluating each piece in a separate environmental document would be considered “piecemealing” or “segmenting.”

The need for the substation to support Phase 2 of the Project is present throughout the Draft EIR analysis. Moreover, the need for a substation to support development in this portion of the City of

3.0 COMMENTS AND RESPONSE TO COMMENTS

Calexico is well documented. For example, a response to a letter from the IID on page 264 of the Final EIR for the Gran Plaza Phase 2 Power Center (SCH # 2014061070) June 8, 2015 notes:

“IID’s electrical distribution infrastructure is limited in this area and will require significant upgrades to accommodate the requirements of the project. IID cannot reliably serve the project (or any additional loads) without upgrading the existing Pruett substation.”

The upgrade of the existing Pruett substation has not occurred. However, as noted on page 4.10-39 of the Draft EIR, the City of Calexico has offered a site at the intersection of Kloke Road and Maddox Road for construction of a new substation. This substation will serve not only the proposed Trinity Cannabis Cultivation and Manufacturing Facility but other development (e.g. Grand Plaza) in this portion of the City. As such, the substation is not required to be analyzed as part of the proposed Project. As noted on page 4.10-42 of the Draft EIR, “IID would also serve as the lead agency performing the necessary environmental review of the new substation.”

Response to Comment 5-7: The comment provides contact information. This comment is noted.

ATTACHMENT TO LETTER 5 RESPONSE TO COMMENT LETTER 5A

Commenter: Donald Vargas, Compliance Administrator II

Date of Letter: November 14, 2017

Response to Comment 5A-1: The comment includes introductory remarks regarding a request to review preliminary information on the Project. This comment is noted.

Response to Comment 5A-2: The comment states that the Project will have a substantial impact to the IID electrical system in the area. Contact information for the IID Customer Project Development Office is provided. This comment is noted.

Response to Comment 5A-3: The comment notes that IID Water Department facilities may be impacted and that permanent structures may not be constructed over IID’s pipeline. The comment also notes that no IID Water Department facilities are located on PANs 059-343-018, 059-343-016, 059-343-003 or 059-343-014. This comment is noted.

Response to Comment 5A-4: The comment states that the access to APN 059-343-006 would cross over the Beech Canal Pipeline and require an IID Encroachment Permit. This comment is noted.

Response to Comment 5A-5: The comment states that the Project Proponent for APN 059-343-006 should contact IID Water Department Engineering Services for information regarding participation in the Beech Canal Relocation Project developer cost sharing. This comment is noted.

Response to Comment 5A-6: The comment states that the developer for the site located on APN 059-343-006 will be required to consult with the IID Water Department Engineering Services prior to finalizing the Project’s fencing plan. This comment is noted.

Response to Comment 5A-7: The comment specifies conditions under which an encroachment permit would be needed and provides information regarding how to obtain an encroachment permit application. This comment is noted.

3.0 COMMENTS AND RESPONSE TO COMMENT

Response to Comment 5A-8: The comment states that new, relocated, modified or reconstructed IID facilities required for and by the Project need to be included as part of the Project's CEQA environmental analysis. This comment has been addressed. Refer to Response to Comment 5-6, above.

Response to Comment 5A-9: The comment provides contact information. This comment is noted.

CHAPTER 4.0

ERRATA

4.1 INTRODUCTION

This Errata has been prepared to correct minor errors in the text of the Draft EIR for the Trinity Cannabis Cultivation and Manufacturing Facility (proposed Project) which was circulated for a 45-day public review period in compliance with Public Resources Code 21091 from June 8, 2018 through July 23, 2018.

The minor modifications to the text of the Draft EIR set forth in this chapter provide clarification that does not: 1) constitute significant new information; 2) change to the project or environmental setting; 3) result in any new significant environmental impacts; and, 4) change any of the impact conclusions of the Draft EIR. In addition, these minor revisions to the text, as described below, would not cause a substantial increase in the severity of any environmental impacts. Rather, these changes merely clarify and correct spelling or typographical errors in portions of the text. Amended text is identified by page number. Clarifications to the Draft EIR text are shown with underline and text removed from the Draft EIR is shown with ~~striketrough~~.

4.2 CHANGES AND EDITS TO THE DRAFT SEIR

The following changes and edits represent revisions to information included in the Draft EIR based upon typographical errors. Given the minor changes associated with the document, the information added to the EIR does not meet the requirements for recirculation pursuant to CEQA Guidelines § 150885.5.

A brief description of what the change or edit is provided as well as a reference to where the change or edit occurs in the document (page number, paragraph, sentence, table, etc.). Changes to the portion of text are included in quotes ("").

4.0 ERRATA

THIS PAGE INTENTIONALLY LEFT BLANK.

EXECUTIVE SUMMARY

Page ES-5, Table ES-10 Summary of Impacts, Mitigation Measure MM 4.2.1a has been revised to correct the lettering of the measure:

**TABLE ES-1
SUMMARY OF IMPACTS**

IMPACT	LEVEL OF IMPACT/SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/SIGNIFICANCE AFTER MITIGATION
AIR QUALITY			
<p>Conflict with or Obstruct Air Quality Plan/Violate Air Quality Standard</p> <p>Impact 4.2.1 Implementation of the proposed Project would increase air pollutant emissions during Project construction and operation. No criteria pollutant thresholds were calculated to be exceeded during either Project construction or operations. However, both construction and operational emissions could contribute to localized pollutant concentrations that could conflict with or obstruct the implementation of applicable air quality plans and exceed applicable air quality standards. This is considered a potentially significant impact.</p>	<p>PS</p>	<p>j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</p> <p>j. <u>k.</u> Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel-powered equipment, to the extent available locally.</p> <p>k. <u>l.</u> Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum.</p> <p>l. <u>m.</u> Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use</p> <p>m. <u>n.</u> To the extent locally available, use newer heavy-duty construction equipment meeting, at a minimum, U.S. EPA Tier 3 emission standards.</p> <p>n. <u>o.</u> Replace fossil fueled equipment with electrically driven equivalents to the</p>	<p>LTS</p>

4.0 ERRATA

**TABLE ES-1
SUMMARY OF IMPACTS**

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
		extent available locally (provided they are not run via a portable generator set).	

Page ES-5, Table ES-12 Summary of Impacts, Impact 4.2.3 has been revised to change “of” to “to”:

IMPACT	LEVEL OF IMPACT/ SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF IMPACT/ SIGNIFICANCE AFTER MITIGATION
<p>Expose Sensitive Receptors to Substantial Pollutant Concentrations</p> <p>Impact 4.2.3 Implementation of the proposed Project could expose construction workers and nearby land uses of<u>to</u> emissions and dust. Exposure to sensitive receptors to substantial pollutant concentrations is considered a potentially significant impact.</p>	PS	Implementation of mitigation measure MM 4.2.1a would require implementation of measures for the control of construction-generated emissions. These measures would result in a substantial reduction of construction-generated emissions from off-road equipment, including DPM, as well as, reduction in fugitive dust emitted by ground-disturbing activities. The control of emissions from ground-disturbing activities would also reduce potential for exposure to Valley Fever spores.	LTS

CHAPTER 1.0 - INTRODUCTION

No revisions.

CHAPTER 2.0 - PROJECT DESCRIPTION

Page 2.0-32, the Imperial Irrigation District has been added under Permit Requirements as follows:

“A. PERMIT REQUIREMENTS

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable

- State of California – License from Bureau of Cannabis Control, CalCannabis Cultivation License, Manufactured Cannabis Safety Branch Manufacturing License
- State Water Resources Control – Stormwater Pollution Prevention Plan
- California Department of Toxic Substances – Certified Unified Program Agencies Hazardous Waste Business Plan
- Imperial Irrigation District – Customer Service Package (Service Connection); Permitted Electrical Plans from the City of Calexico; Environmental Clearance for all new transmission facilities for the Project; Encroachment Permit to underground canal.
- Imperial County Air Pollution Control District – Rule 310 Fees; Emission Assessment; Generator Approval; Construction Dust Control Plan.
- Imperial County Environmental Health and Safety – Inspections for sinks, drains and showers; permit for commercial kitchen (if proposed).
- Regional Water Quality Control Board – National Pollution Discharge Eliminate System Permit.
- Imperial Irrigation District – Encroachment Permit for Beech Canal Pipeline”

CHAPTER 3.0 - INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

No revisions.

CHAPTER 4.0 - ENVIRONMENTAL ANALYSIS

No revisions.

SECTION 4.1 – LAND USE

No revisions.

SECTION 4.2 - AIR QUALITY

Page 4.2-17, Impact 4.2.3 has been revised as follows:

“Expose Sensitive Receptors to Substantial Pollutant Concentrations

Impact 4.2.3 Implementation of the proposed Project could expose construction workers and nearby land uses to emissions and dust. Exposure ~~to~~of sensitive receptors to substantial pollutant concentrations is considered a **potentially significant impact.**”

Page 4.2-25 and 4.2-26, Mitigation Measure MM 4.2.1a has been revised to correct the lettering of the measure:

- “ j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- j.k. Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel-powered equipment, to the extent available locally.
- k.l. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum.

4.0 ERRATA

- l.m. Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use
- m.n. To the extent locally available, use newer heavy-duty construction equipment meeting, at a minimum, U.S. EPA Tier 3 emission standards.
- n.o. Replace fossil fueled equipment with electrically driven equivalents to the extent available locally (provided they are not run via a portable generator set)."

SECTION 4.3 – BIOLOGICAL RESOURCES

No revisions.

SECTION 4.4 – CULTURAL RESOURCES AND PALEONTOLOGICAL RESOURCES

No revisions.

SECTION 4.5 – GEOLOGY AND SOILS

No revisions.

SECTION 4.6 – CLIMATE CHANGE AND GREENHOUSE GASES

Page 4.6-8, the last sentence of the second paragraph under the heading "Cap-and-Trade Regulation" has been removed as emission allowances would not be required.

"Under the cap-and-trade regulation, companies must hold enough emission allowances to cover their emissions and are free to buy and sell allowances on the open market. California held its first auction of GHG allowances on November 14, 2012. California's GHG cap-and-trade system is projected to reduce GHG emissions to 1990 levels by the year 2020 and would achieve an approximate 80 percent reduction from 1990 levels by 2050. ~~The proposed Project may be required to purchase emissions allowances to off-set emissions associated with operation.~~"

Page 4.6-19, the first sentence under the heading "Mitigation Measures" has been revised to correct a numbering error as follows:

"Mitigation Measures

Implement mitigation measure MM 4.2.1a j thru ~~n~~o and MM 4.2.1b."

Page 4.6-21, the first sentence under the heading "Mitigation Measures" has been revised to correct a numbering error as follows:

"Significance after Mitigation

Mitigation measure MM 4.2.1a items j – ~~n~~o (from Section 4.2 Air Quality) would require actions that would minimize diesel-exhaust emissions from off-road equipment thereby reducing short-lived GHG emissions of black carbon."

SECTION 4.7 – HAZARDS AND HAZARDOUS MATERIALS

No revisions.

SECTION 4.8 – HYDROLOGY AND WATER QUALITY

Page 4.8-13, Mitigation Measure MM 4.8.1c the acronym for Standard Stormwater Mitigation Plan has been corrected as follows:

“MM 4.8.1c The Applicant of each cultivation and manufacturing facility and the Applicant responsible for the Transportation and Distribution Facility shall comply with the local Standard Stormwater Mitigation Plan (SWMPSSMP) for parking lots and commercial development.”

SECTION 4.9 – NOISE

No revisions.

SECTION 4.10 – PUBLIC SERVICES AND UTILITIES

Page 4.10-37, the analysis of Policy 12a in Table 4.10-9 has been revised as follows:

**“TABLE 4.10-9
CITY OF CALEXICO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS – ELECTRICITY**

General Plan Goals and Objectives	Consistent with General Plan?	Analysis
PUBLIC FACILITIES/SERVICES ELEMENT		
4.4.1.12 Electricity		
Objective 12: To provide reliable electrical service capable of serving existing and future residential, commercial and industrial uses in the City.		
<p>Policy 12a: The City shall coordinate with IID for the provision of adequate land within new developments and throughout the City for electrical substations and transmission facilities.</p>	<p>Yes</p>	<p>The proposed Project is currently coordinating with the IID for electrical service. IID has indicated that adequate capacity is available to serve Phase 1. A new substation would be required to provide adequate electricity to serve Phase 2. The City will be granting a portion of a piece of property to the IID to construct the substation. <u>IID is currently in discussions with the City regarding a piece of land on which to construct the substation. The City is anticipated to grant the land to the IID, but no agreement has been reached as of the time this DEIR was written.</u> Therefore, the proposed Project is consistent with this policy.</p>

Page 4.10-38 last paragraph and the top of page 4.10-39 of the Draft EIR, the text has been as follows:

“In order for the IID to provide electricity to Phase 2, a new 25-MW substation must be built. The City of Calexico has offered a site appropriately suited for the potential construction of a new substation. The site consists of a single parcel (APN 058-010-010) approximately 40 acres in size located southeast of the intersection of Kloke Road and Maddox Road. The substation, which requires a pad of 2.28 acres (315 feet x 315 feet) which has proposed dimensions of 360 feet by 610 feet, would be located in the northeast corner of the site as shown in **Figure 4.10-6.**”

4.0 ERRATA

Page 4.10-39, the last sentence of the second full paragraph has been revised as follows:

“Once the development of the substation has been approved by the IID Board of Directors and documented with the Applicant for Trinity 341 construction and commissioning is anticipated to take nine months (Irwin, pers. comm., 2018a). Construction of new infrastructure is considered a potentially significant impact.”

Page 4.10-39, the first sentence of the first full paragraph has been revised as follows:

“The Applicant for Trinity 341 has negotiated the basic points of a partnership with the IID in which Applicant and the IID would ~~evenly share (50/50)~~ the cost of construction of a substation, a transmission extension and enhancements. Depending upon the source of financing, amortization schedules range from ten (10) years to twenty-five (25) years. The Applicant for Trinity 341 will be reimbursed for its share of the cost of any required oversizing through the mechanism of a Reimbursement Agreement. The Agreement would contain provisions providing: 1) The means of collection of funds from subsequent users on a kVA basis; 2) the accounting of such funds; and 3) The timing and method of disbursement to the Applicant for Trinity 341. Phase 2 will require approximately 9.63 MW or forty-eight (48%) of the capacity of the first transformer of the new substation (25 MW, @ 80% = 20 MW per IID Distribution Guidelines and four feeders of 5 MWs each) (Irwin, pers. comm., 2018a).”

Page 4.10-39, the Mitigation Measure number has been corrected as follows:

“Significance After Mitigation

Mitigation Measure MM 4.10.12 would address potential impacts to new electrical infrastructure and expansion of IID electrical facilities that would occur during Project construction and operation. Following implementation of MM 4.10.12, impacts to electrical facilities would be reduced to **less than significant.**”

5.0 CUMULATIVE IMPACTS SUMMARY

No revisions.

6.0 ALTERNATIVES

No revisions.

7.0 OTHER CEQA REQUIRED CONSIDERATIONS

No revisions.

8.0 LIST OF PREPARERS

No revisions.

9.0 REFERENCES

No revisions.

CHAPTER 5.0

MITIGATION MONITORING AND REPORTING PROGRAM

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 INTRODUCTION

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Trinity Cannabis Cultivation and Manufacturing Facility. This FMMRP has been prepared pursuant to California Public Resources Code §21081.6, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An FMMRP is required for the proposed Project because the Draft EIR identified significant adverse impacts and mitigation measures have been identified to address these impacts. The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR. All staff-initiated revisions to correct minor typographical or grammatically errors have been incorporated into this FMMRP.

5.2 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR. The City of Calexico (City) will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City’s role is exclusively to monitor the implementation of the measures. In such cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

Mitigation Measures: The mitigation measures are copied from the Draft EIR, in the same order that they appear in the Draft EIR. The FMMRP contains minor revisions to mitigation measures to correct minor typographical or grammatically errors.

Mitigation Timing: Identifies at which stage of the project the mitigation must be completed.

Monitoring Responsibility: Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.

Compliance Verification Responsibility: Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
AIR QUALITY				
MM 4.2.1a	<p>The following mitigation measures shall be implemented to reduce short-term construction emissions:</p> <ul style="list-style-type: none"> a. All disturbed areas, including bulk material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover. b. All on site and off site unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. c. All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. d. The transport of bulk materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material. e. All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an Urban area. f. Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line. g. The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary 	City of Calexico Planning Department.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering.</p> <p>h. Water exposed soil with adequate frequency for continued moist soil.</p> <p>i. Replace ground cover in disturbed areas as quickly as possible</p> <p>j. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.</p> <p>k. Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel-powered equipment, to the extent available locally. [fix double lettering in FEIR Errata]</p> <p>l. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum.</p> <p>m. Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use</p> <p>n. To the extent locally available, use newer heavy-duty construction equipment meeting, at a minimum, U.S. EPA Tier 3 emission standards.</p> <p>o. Replace fossil fueled equipment with electrically driven equivalents to the extent available locally (provided they are not run via a portable generator set).</p>			
MM 4.2.1b	<p>The following mitigation measures shall be implemented to reduce long-term operational emissions:</p> <p>a. Provide on-site bicycle lockers and/or racks;</p> <p>b. Provide on-site heating, refrigeration and food vending facilities to reduce lunchtime trips;</p> <p>c. Provide shower and locker facilities to encourage employees to bike and/or walk to work;</p>	City of Calexico Planning Department.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>d. Provide for paving a minimum of 100 feet from the property line for commercial driveways that access County paved roads as per County Standard Commercial Driveway Detail 410B (formerly SW-131A).</p> <p>e. Incorporate measures which meet mandatory, prescriptive and/or performance measures as required by Title 24.</p> <p>f. The use of volatile solvents for the manufacturing of cannabis shall be prohibited.</p>			
BIOLOGICAL RESOURCES				
MM 4.3.2a	Vegetation removal should occur outside the migratory bird breeding and raptor breeding season (January 15 – September 15). Alternatively, pre-construction surveys for the presence of nesting raptors or other birds will be required to ensure that active nests are not removed.	City of Calexico Planning Department. Qualified Biologist, if work to occur during breeding season.	During construction.	
MM 4.3.2b	If construction or other Project activities are scheduled to occur during the bird breeding season (January 15 – September 15), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The focus of the survey will be detecting nesting activities of bird and raptor species on the Project parcels. The survey shall be completed no more than 3 days prior to grading activities. The nesting bird survey shall include the Project parcels and adjacent areas where construction activities have the potential to cause nest failure. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall avoid disturbance within the buffer zones until the nest is deemed no longer active by the biologist.	City of Calexico Planning Department. Qualified Biologist, if work to occur during breeding season.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
CULTURAL AND PALEONTOLOGICAL RESOURCES				
MM 4.4.2	<p>Due to the extensive disturbance by past farming and the limited depth of disturbance for the proposed Project, archaeological monitoring is not required on the Project parcels. If subsurface resources are discovered by construction workers, a Registered Professional Archeologist (RPA) shall be called to the site to investigate and monitor subsurface excavations within 100 feet of the potential resource. Monitoring activities shall be supervised by an RPA who shall have the authority to determine the duration, intensity and inspection timing (from full-time to as-needed). The RPA shall be empowered to temporarily halt or divert construction operations within a reasonable distance from a find or resource exposure in order to determine if significant archaeological resources are present, and if such resource would be adversely affected by continuing construction operations. Per CEQA Guidelines Section 15126.4(b)(3)(A), preservation in place is the preferred method of mitigating impacts to archaeological sites. The RPA shall immediately notify the City of Calexico Planning Department of such discoveries/decisions.</p> <p>Work shall not continue at the discovery site until the RPA, in coordination with City of Calexico Planning Department, conducts sufficient research and data collection to make a determination that the resource is either not cultural in origin; or not potentially significant or eligible for listing on the NRHP or CRHR. If a potentially-eligible resource is encountered, then the RPA, lead agency, and Project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations to evaluate eligibility for the CRHR and, if eligible, data recovery as mitigation. The data recovery plan shall identify methods for recovering the scientifically consequential information from and about the historical resource, and recordation/deposition of data/materials with the local California Historical Resources Information Center (CHRIS). Any recovered artifacts would be curated with a local museum. This will enable the collection of information that may be important to the prehistory or history of the local area, California, or the nation.</p>	City of Calexico Planning Department. Registered Professional Archeologist (RPA), if necessary.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<p>MM 4.4.3</p>	<p>Earth-moving operations impacting the soils five feet and deeper within the Project parcels shall be "spot-checked" up to two days per week by a RPA to determine whether undisturbed lakebed sediments have been encountered. If within that period no paleontological findings are discovered, no further monitoring will be required. If paleontologically sensitive soils are being impacted, the RPA would have discretion to increase monitoring to full-time within a radius of 100 meters of the find.</p> <p>Paleontological monitors shall be equipped to salvage fossils as they are unearthed (to help avoid construction delays) and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Fossil specimens shall be curated by accessioning into an established, accredited museum repository with permanent retrievable paleontological storage. A report of findings with an appended itemized inventory of specimens shall be prepared. Submittal of the report and inventory to the City of Calexico Planning Department along with confirmation of the curation of recovered specimens into an established, accredited museum repository, shall signify completion of the program to mitigate impacts to paleontological resources.</p>	<p>City of Calexico Planning Department. Registered Professional Archeologist (RPA).</p>	<p>During construction.</p>	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.4.4	In the event that evidence of human remains is discovered, construction activities within 200 feet of the discovery shall be halted or diverted and the City of Calexico Planning Department and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).	City of Calexico Planning Department. County of Imperial Coroner, if necessary. Native American Heritage Commission, if necessary.	During construction.	
GEOLOGY AND SOILS				
MM 4.5.1	Project structures shall be designed and constructed in accordance with the 2016 California Building Code (CBC) for Soil Site Class D (stiff soil profile), ASCE 7-10 Seismic Parameters, and CBC as appropriate.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
MM 4.5.4	A site specific geotechnical investigation shall be prepared for the Project parcels to determine the extent and effect of expansive soils. The proposed buildings shall be designed in accordance with the recommendations of the geotechnical investigation addressing expansive soils.	City of Calexico Planning Department. City of Calexico Engineering Department.	Prior to approval of final building plans; and As part of Project design.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.5.5	To protect against corrosive soils, high cement contents (6 sacks Type V Portland cement) shall be mixed with low water-cement ratios (0.45 water to cement ratio). Additionally, steel post corrosion protection shall be required for metal features that come in contact with soil. The protection shall consist of zinc coatings (galvanizing) or increasing structural sections to compensate for metal loss due to corrosion.	City of Calexico Planning Department. City of Calexico Engineering Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
CLIMATE CHANGE AND GREENHOUSE GASES				
MM 4.6.1a	Incorporate water-reducing features into building and landscape design exceeding current building standards. Such measures shall include, at a minimum, the following: Installation of xeriscape landscaping. Installation of automated water-efficient irrigation systems and building fixtures.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
MM 4.6.1b	Incorporate energy-reducing features into building and site design exceeding current building standards. Such measures shall include, at a minimum, the use of high-efficiency HVAC & dehumidification systems.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
MM 4.6.1c	Incorporate energy-reducing practices to minimize peak energy loads. Such measures may include the staggering of grow room schedules over a 24-hour period so the minimum number of rooms run concurrently. Similarly, other energy-intensive processes such as extraction, cleaning or electric heating should be staggered and scheduled carefully with lighting cycles to minimize peak power demands. Scheduling overlapping or high-energy demand activities during the nighttime when outdoor air temperatures are lower can reduce the cooling load during peak energy demand time.	City of Calexico Planning Department.	During construction and operation.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
MM 4.6.1d	Incorporate the use of alternative/renewable energy sources (e.g., solar photovoltaic, wind-power systems) to the maximum extent achievable through site and building design.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
MM 4.6.1e	Light colored “cool” roofs and cool pavements shall be included in building and site designs to the extent practical.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction.	
MM 4.6.1f	To the extent practical, on-site plant waste shall be diverted for composting or recycling. Recycling of other materials (e.g., paper, plastic, glass, etc.) shall comply with current regulatory requirements.	City of Calexico Planning Department.	During construction and operation.	
HAZARDS AND HAZARDOUS MATERIALS				
MM 4.7.1	<p>To reduce and avoid the potential for leaks from the diesel fuel tanks and spills during the re-fueling process at each cultivation and manufacturing facility, the City of Calexico Planning Department shall require one or more of the following measures:</p> <ul style="list-style-type: none"> • Install a 5-gallon spill/fill catch basin • Install a high-level fill switch • Install an alarm for Hi, Low, Leak, Full Fuel • Install an overflow protection valve • Install a fuel supply check valve 	City of Calexico Planning Department.	During construction and operation.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
HYDROLOGY AND WATER QUALITY				
MM 4.8.1a	The Project shall be designed and constructed in compliance with the NPDES permit and all applicable State and local water quality requirements prior to the commencement of construction.	City of Calexico Planning Department.	Prior to approval of final building plans; As part of Project design; and During construction and operation.	
MM 4.8.1b	A Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented for the Project parcels. The SWPPP shall identify pollutant sources that may affect storm water quality discharges during construction. The SWPPP shall include various pollution prevention measures such as erosion and dust control. The SWPPP shall also include a comprehensive Best Management Practices (BMPs) Guide for contractors during construction.	City of Calexico Planning Department.	During construction.	
MM 4.8.1c	The Applicant of each cultivation and manufacturing facility and the Applicant responsible for the Transportation and Distribution Facility shall comply with the local Standard Stormwater Mitigation Plan (SSMP) for parking lots and commercial development.	City of Calexico Planning Department.	During construction and operation.	
MM 4.8.1d	Outside trash container areas shall have leak proof covers on dumpsters, a screened enclosure, and drainage routed around the area.	City of Calexico Planning Department.	During construction and operation.	
MM 4.8.1e	Each diesel generator shall be outfitted with secondary containment to prevent spilled diesel from being carried off site by stormwater runoff.	City of Calexico Planning Department.	During construction and operation.	
MM 4.8.2	The Project contractor shall install erosion barriers and apply soil stabilizers on exposed soil during site preparation and grading.	City of Calexico Planning Department.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
NOISE				
MM 4.9.3	Each cultivation and manufacturing facility in areas zoned Industrial shall install noise shielding equal to 10 dBA around fans and motors. The cultivation and manufacturing facility zoned Commercial Highway shall install shielding equal to 18 dBA around fans and motors.	City of Calexico Planning Department.	During operational lifespan.	
MM 4.9.4a	The Project contractor shall install a heavy vinyl noise curtain around the Project parcels during construction to reduce sound levels.	City of Calexico Planning Department.	During construction.	
MM 4.9.4b	Noise measurements shall be taken intermittently during construction to ensure that the City's noise standards are not exceeded beyond durations allowed by the City's Municipal Code.	City of Calexico Planning Department.	During construction.	

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
PUBLIC SERVICES AND UTILITIES				
MM 4.10.12	<p>The additional power requirements of the proposed project for Phase 2 or subsequent phases will require a new Distribution Substation with 2-25 MVA transformer banks 92/ 13.2 kV, starting with 1-25 MVA transformer. In addition, 92 kV "ED" transmission line extensions, associated distribution feeders/ backbones and distribution line extensions will be required. It is anticipated that the additional power load requirement of the proposed Project and projects in the area will require the acquisition and construction of a new substation (in the vicinity of Kloke and Cole Road). A minimum-dimensioned substation site of 2.25 acres that is satisfactory to IID will be required from the developer(s) in the area. The site location to be in proximity to the existing 92 kV "ED" line. All setbacks, rights-of-ways, sidewalks, berms, public utility easements, catch basins, etc.; are considered off-site improvements, and shall not be within the substation set aside area. It is estimated they would take another 9.75 acres. A new transmission corridor with 2-92 kV lines might need to be extended from existing 92 kV "ED" line to the proposed substation site. IID will require that additional rights-of-way be provided for the said transmission line corridor. IID would assume responsibility for all environmental compliance. Upon completion of distribution substation, IID can accommodate an estimated 7.2 MW connected load and 6.12 MW with time of use as submitted for phase 2 (buildings 1, 2 and 3), by adding one (1) breaker and one (1) feeder/ backbone line extension from new substation location to the proposed Project.</p>	City of Calexico and IID.	As a condition of approval/City of Calexico and IID.	