

COMMENT LETTER F



June 29, 2018

Via Email

Rocio Lopez, Senior Planner
City of Jurupa Valley
Planning Department
8930 Limonite Avenue
Jurupa Valley, California 92509-5183
Email: rlopez@jurupavalley.org

Re: Rubidoux Commercial Development Project Draft Environmental Impact Report (SCH No. 2017041052)

Dear Ms. Lopez:

I am writing on behalf of Laborers International Union of North America, Local Union No. 1184 and its members living in Jurupa Valley and Riverside County (collectively "LIUNA" or "Commenters") regarding the Draft Environmental Impact Report ("DEIR") prepared for the Rubidoux Commercial Development Project Draft Environmental Impact Report (SCH No. 2017041052) ("Project").

F-2
F-3

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 Jurupa Valley Planning Director, Planning Commission, City Council, and your staffs address these shortcomings in a revised draft environmental impact report ("RDEIR") and recirculate the RDEIR prior to considering approvals for the Project. We reserve the right to supplement these comments during any appeal of the Project and DEIR to the Planning Commission, during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Michael R. Lozeau

COMMENT LETTER F

7/10/2018

Mail - rlopez@jurupavalley.org

Comments re: Rubidoux Commercial Development Project Draft Environmental Impact Report (SCH No. 2017041052)

Michael Lozeau <michael@lozeaudrury.com>

Friday, July 6, 2018, 11:45 AM

Rec'd Lopez <rlopez@jurupavalley.org>:

Theresa Rettinghouse <Theresa@lozeaudrury.com> Richard Drury <Richard@lozeaudrury.com>:

4 Attachments (1.0 MB)

2018.06.29 LIUNA DEIR Comment.pdf

Dear Ms. Lopez,

Attached please find comments on behalf of LIUNA Local 1184 regarding the Rubidoux Commercial Development Project draft EIR. If you could please confirm receipt of these comments would be appreciated.

Sincerely,

Michael Lozeau
Attorney for LIUNA Local 1184

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F-1
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LD- Comment Letter F

F-1:

The City of Jurupa Valley acknowledges the commenter's attached comment letter from the firm Lozeau Drury, LLP representing the Laborers International Union of North America (LIUNA). Additionally, the City of Jurupa Valley acknowledges that the comment letter was received after the close of the public comment period. CEQA does not require the inclusion of a formal response to comments received after the public review period in a Final EIR, however, the City of Jurupa Valley elected to provide responses to the comments issued by the commenter. Responses to the comments identified in the attached comment letter on behalf of LIUNA are provided below in responses to comments F-2 and F-3.

F-2:

The City acknowledges and understands Mr. Lozeau's role and responsibility with respect to the Project. No revisions to the DEIR are required in order to respond to this comment.

F-3:

The DEIR was prepared in accordance with Article 9 of the CEQA Guidelines (§§ 15120 to 15132) and the DEIR's conclusions are based on substantial evidence in the public record. Furthermore, the commenter fails to provide any justification to support their claim that the DEIR is inadequate nor does the commenter identify any specific instances where insufficient analysis occurs within the DEIR. Moreover, the commenter fails to identify the feasible mitigation measures that they argue could have been imposed to reduce the Project's impacts. The City maintains that the DEIR complied with the requirements of CEQA and thoroughly disclosed, evaluated, and mitigated (as feasible) the Project's potential impacts to the environment. No additional analysis is required as a result of this comment letter, nor is recirculation of the DEIR required.