

P: (626) 381-9248
F: (626) 389-5414
E: mitch@mitchtsailaw.com



Mitchell M. Tsai
Attorney At Law

155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA U.S. MAIL & E-MAIL

February 11, 2020

Mr. Rocio Lopez
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, CA 92509
Em: rlopez@jurupavalley.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT FOR AGUA MANSA ROAD DEVELOPMENT
PROJECT (SCH 2020010137)

Dear Mr. Lopez,

On behalf of the **Southwest Regional Council of Carpenters** (“**Commenter**” or “**Carpenters**”), my Office is submitting these comments on the City of Jurupa Valley (“**City**” or “**Lead Agency**”) Notice of Preparation of an Environmental Impact Report (“**NOP**”) (SCH No. 2020010137) for the Agua Mansa Road Development Project (“**Project**”).

The Initial Study/NOP dated January 6, 2020 vaguely mention that the Project involves building a logistics center, encompassing two industrial buildings totaling 335,002 square feet and related site improvements including landscaping, parking and infrastructure facilities on approximately 23.44-acres.

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including in southern California, and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenter expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this

Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenter incorporates by reference all comments raising issues regarding the environmental impact report (“**EIR**”) submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq.*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require 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.

I. THE NOP FAILS TO NOTIFY EACH RESPONSIBLE AGENCY, AND MUST BE RECIRCULATED AS A RESULT

Commenter notes that the NOP fails to notify “each responsible agency, the Office of Planning and Research, and those public agencies having jurisdiction by law over natural resources affected by the project” as required by CEQA. PRC § 21080.4(a).

The “Summary for Electronic Document Submittal” notes that the list of “responsible or trustee agencies” for the Project is “to be determined.” However, CEQA requires that if a City determines that an environmental impact report is required for a project, that the City “immediately send notice” to the Office of Planning and Research as well as all responsible and trustee agencies.

In addition, despite the NOP’s acknowledgment that the Project could have potential impacts to land uses and population/housing, the City failed to notify California Department of Housing and Community Development. Specifically, the NOP stated that the Project could have potentially significant impact on the surrounding land uses including physically dividing an established community and building a logistics center where it is not allowed and could have some impacts of population growth. (NOP, pgs. 38, 42.)

II. THE CITY SHOULD REQUIRE ADDITIONAL COMMUNITY BENEFITS

In addition, the NOP provides that one of the Project entitlements include Development Agreement (DA) No. 18001, which provides long term vested right to develop industrial buildings on the Project site. In return for approving a development agreement, however, the City must seriously consider proposing that the Applicant provide additional community benefits such as local hire and prevailing wages to benefit the City of Jurupa Valley community.

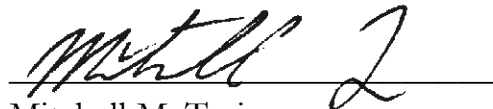
Moreover, it would be beneficial for the City to require that at least 30% of the Project's construction personnel be graduates from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program and require that any other personnel at least be registered apprentices in an apprenticeship training program approved by the State of California. (Cal. Public Contract Code §§ 2600 – 603.)

Finally, the City should require that any contractors with a known history of wage and hour violations be barred from working on this Project.

III. CONCLUSION

Thank you for considering our comments. If the City has any questions or concerns, feel free to contact my Office.

Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters