

CITY OF INDUSTRY

Incorporated June 18, 1957

NOTICE OF AVAILABILITY OF THE SUPPLEMENT TO THE INDUSTRY BUSINESS CENTER ENVIRONMENTAL IMPACT REPORT (SCH# 2003121086) FOR THE REVISED PLAN OF DEVELOPMENT

TO: SEIR DISTRIBUTION LIST

SUBJECT: NOTICE OF AVAILABILITY OF THE SUPPLEMENT TO THE INDUSTRY BUSINESS CENTER (IBC) EIR

APPLICANT: INDUSTRY EAST BUSINESS CENTER, LLC
c/o MAJESTIC REALTY COMPANY
13191 CROSSROADS PARKWAY NORTH, SIXTH FLOOR
CITY OF INDUSTRY, CA 91746-3497

LEAD AGENCY: CITY OF INDUSTRY
15625 E. STAFFORD STREET, SUITE 100
P. O. BOX 3366
INDUSTRY, CA 91744-0366

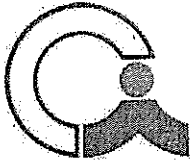
**DRAFT EIR PUBLIC
REVIEW PERIOD:** September 3, 2008 – October 17, 2008

Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act," the City of Industry, as Lead Agency, is circulating for public review a Supplement to the Industry Business Center (IBC) Environmental Impact Report (SEIR) for the revised Plan of Development.

Project Title: Industry Business Center Revised Plan of Development

Project Location: Grand Avenue at State Route 60/57, City of Industry

Project Description: The IBC site consists of a 245-acre parcel on the east side of Grand Avenue and a 347-acre parcel on the west side of Grand Avenue. The 2004 IBC Plan of Development, which was analyzed in the 2004 certified Final Environmental Impact Report (State Clearinghouse #2003121086), created several large Planning Areas for the development of up to nearly 4.8 million square feet of built space, including 633,000 square feet of industrial uses, 1,268,000 square feet of retail uses, and 2,878,000 square feet of office uses. The proposed revisions to the 2004 IBC Plan of Development would cover approximately 512 acres of the 592-acre IBC site. The proposed changes to the 2004 IBC Plan of Development would eliminate the current conceptual Planning Areas in favor of a specific project plan that would reduce the total square footage of office, retail and industrial space by approximately 1,669,000 square feet and replaces these uses with a new stadium and related facilities. The revised Plan of Development would include, among other things, a National Football League (NFL) stadium with practice fields, team training facilities, and team offices; a sports medical center; retail uses; restaurants; entertainment uses; other office buildings; and parking areas to accommodate all uses. Certain aspects of the previous plan, including preservation of the Diamond Bar Creek area, would not be changed and are not part of the project area included in the revised Plan of Development.



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Potential Environmental Effects: Pursuant to the requirements of CEQA, the following resource areas have been analyzed for potential environmental effects.

Aesthetics	Hydrology and Water Quality	Public Services
Air Quality	Land Use and Planning	Transportation/Traffic
Geology and Soils	Noise	Utilities and Service Systems
Hazards and Hazardous Materials	Population and Housing	

Notice of Availability: The SEIR will be available for a 45-day public review period beginning on Wednesday, September 3, 2008. All interested parties are invited to submit written comments on the SEIR for consideration by the City of Industry City Council. Comments on the SEIR will be received from **Wednesday, September 3, 2008, through Friday, October 17, 2008**. Written comments regarding the forthcoming SEIR must be submitted to:

Michael Kissell, Planning Director
15625 East Stafford, Suite 100
P. O. Box 3366
City of Industry, CA 91744-0366
Telephone: (626) 333-2211
Facsimile: (626) 961-6795
Email: planning@cityofindustry.org

Copies of the SEIR and its related appendices are available for public review at:

City of Industry Planning Department 15625 E. Stafford Street, Suite 100 Industry, CA 91744	Hacienda Heights Library 16010 La Monde St. Hacienda Heights, CA 91745-4299	La Puente Public Library 15920 E. Central Avenue La Puente, CA 91744-5499
Los Angeles County Public Library 7400 East Imperial Highway Downey, CA 90242	Diamond Bar Public Library 1061 S. Grand Avenue Diamond Bar, CA 91765	Walnut Public Library 21155 La Puente Road Walnut, CA 91789

Date: August 28, 2008

Signature: 
Michael Kissell, Planning Director