CITY OF INDUSTRY
Incorporated June 18, 1957

NOTICE OF AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2003121086) FOR THE REVISED PLAN OF DEVELOPMENT

TO:	**FINAL EIR DISTRIBUTION LIST**
SUBJECT:	**NOTICE OF AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISED PLAN OF DEVELOPMENT; NOTICE OF PUBLIC MEETING**
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**
PUBLIC HEARING:	**THURSDAY JANUARY 22, 2008 at 8 A.M. CITY OF INDUSTRY COUNCIL CHAMBERS 15651 E. STAFFORD STREET INDUSTRY, CA 91744-0366**

Notice is hereby given that the City of Industry has prepared the Final Environmental Impact Report (FEIR) for the revised Plan of Development. The document has been prepared in accordance with the California Environmental Quality Act (CEQA). The Supplement to the Industry Business Center (IBC) Environmental Impact Report (SEIR) for the revised Plan of Development was circulated to the public and written comments were received from **Wednesday, September 3, 2008, through Friday, October 17, 2008**.

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 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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Notice of Availability: Copies of the FEIR 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

Notice of Public Hearing: The City Council Hearing for this project will be held at:

Time and Date: Thursday, January 22, 2009, at 8 a.m.
Location: City of Industry Council Chambers
15651 East Stafford Street
City of Industry, CA 91744

Date: January 9, 2008

Signature: Michael Kissell, Planning Director

P.O. Box 3366, City of Industry, California 91744-0366 • Administrative Offices: 15625 E. Stafford St. • (626) 333-2211 • Fax (626) 961-6795