WILDLIFE CORRIDOR CONSERVATION AUTHORITY
570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CALIFORNIA 90065
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MEMORANDUM

Date: November 19, 2008

To: The Advisory Committee Members

From: Joseph T. Edmiston, FAICP, ASLA (Hon), Executive Officer

Subject: **Agenda Item XV: Update and discussion regarding City of Industry proposed National Football League Stadium and Supplement to the Industry Business Center Environmental Impact Report, north of State Route 60/State Route 57 intersection, at Grand Avenue, City of Industry.**

Background: This is primarily an informational item. The City of Industry released for public comment a Supplement to the Industry Business Center Environmental Impact Report. The revised Plan of Development includes, among other things, a National Football League stadium north of State Route 60/State Route 57 intersection, at Grand Avenue. See attachments for more information. The project is slightly outside of the wildlife corridor. The comment deadline has passed.

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** [redacted]

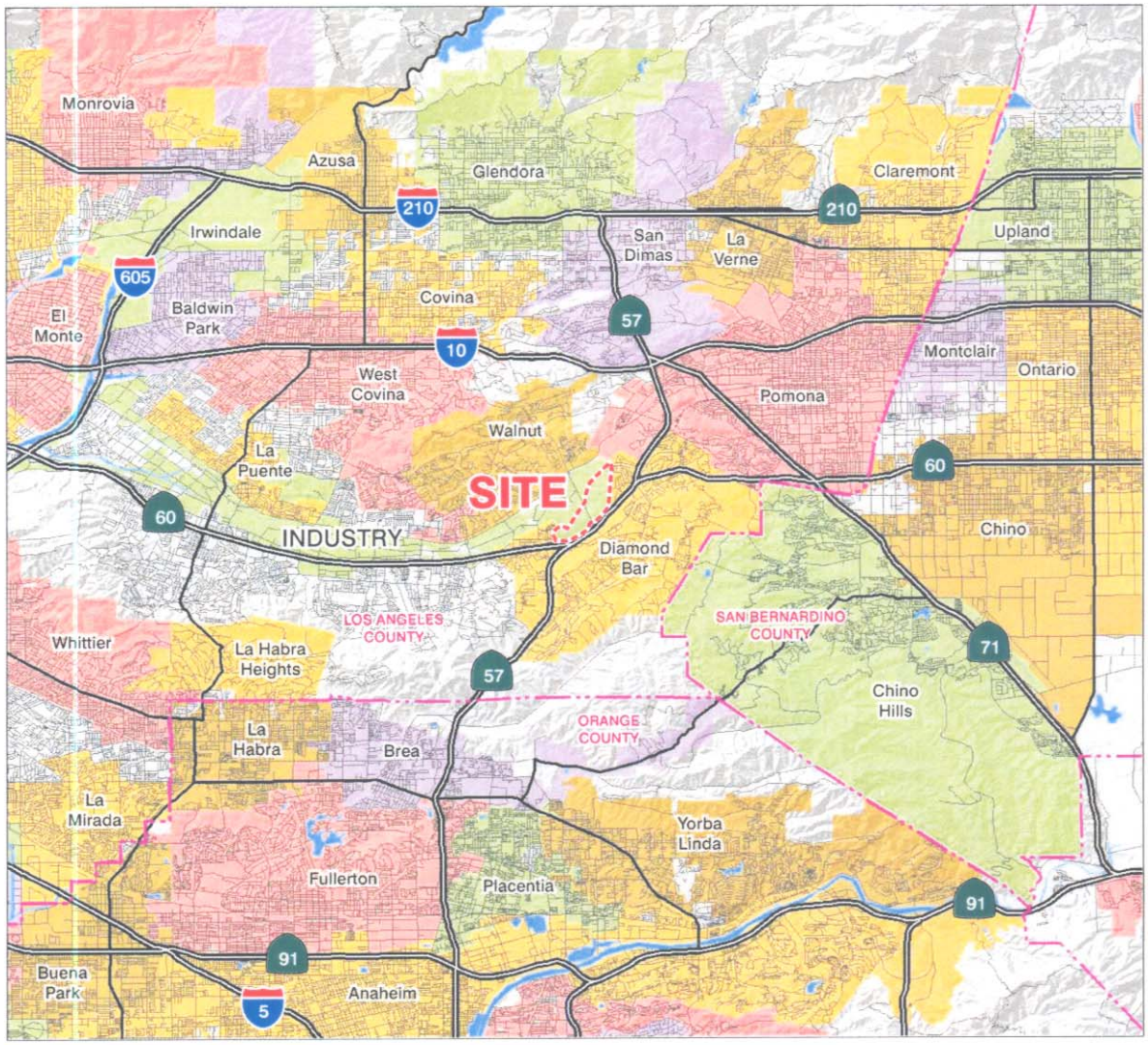
Pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act," the City of Industry, as Lead Agency, is circulating for public review a Supplement to the IBC Environmental Impact Report (SEIR) for the revised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

Project Title: Revised Plan of Development

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

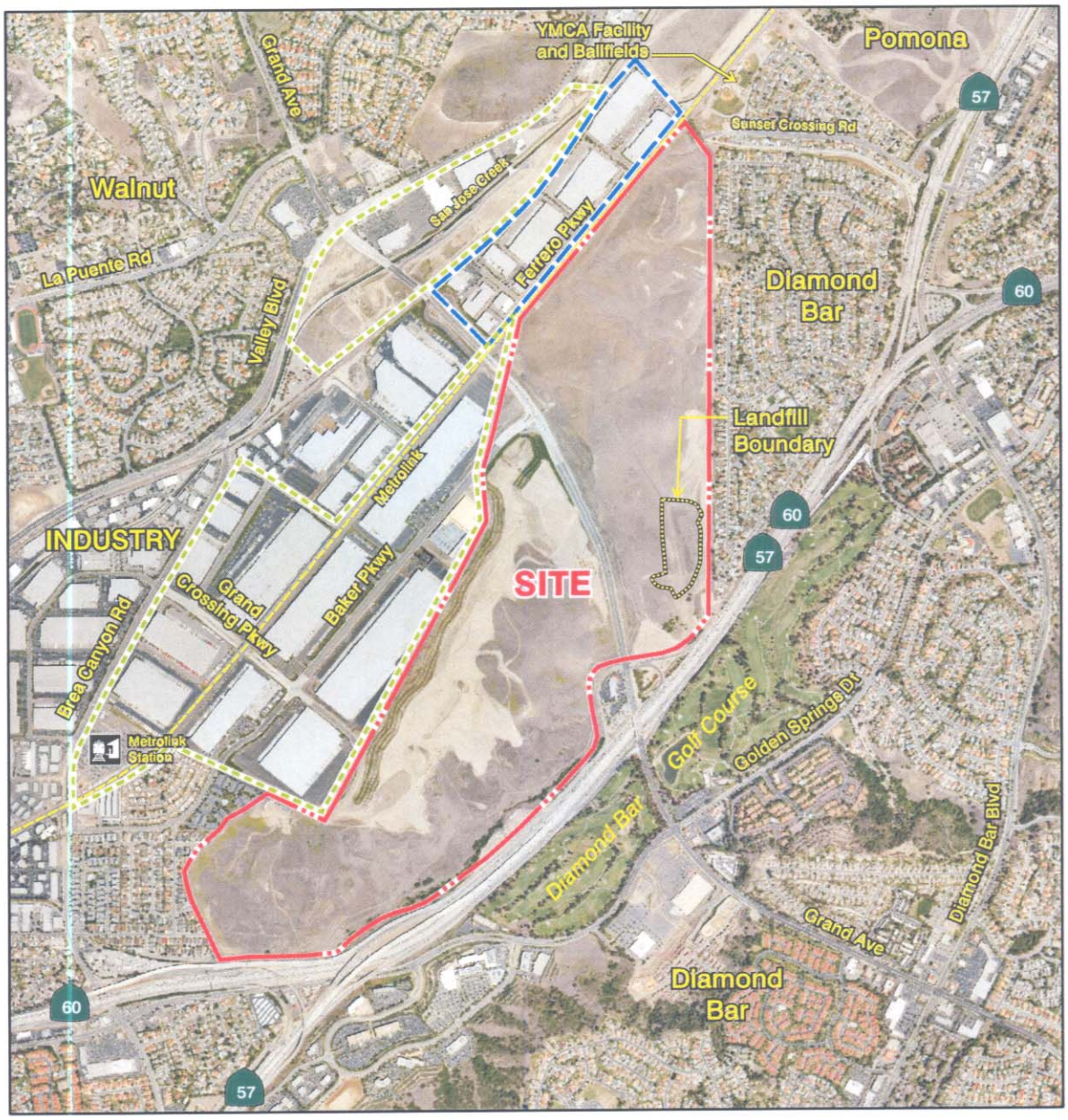
Project Description: The IBC site consists of a 245-acre parcel on the east side of Grand Avenue and a 347-acre parcel on the west side of Grand Avenue. The 2004 IBC Plan of Development, which was analyzed in the 2004 certified Final Environmental Impact Report (State Clearinghouse #2003121086), created 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.

Regional Location



NOT TO SCALE

Aerial Photograph



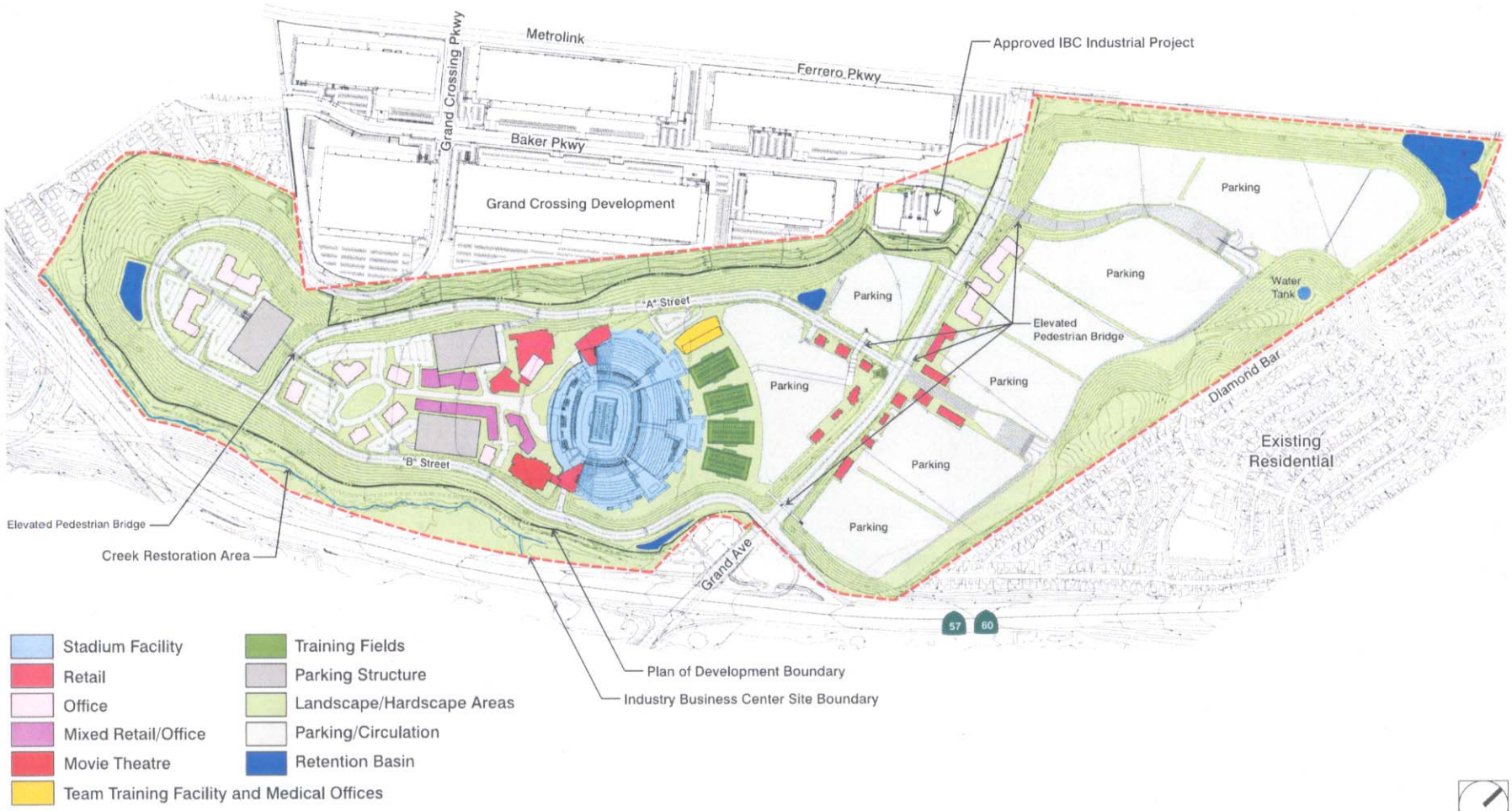
IBC Site

Grand Crossing Development

Plantation Development

Feet
0 2000

Revised Plan of Development



Source: IBC, LLC

Conceptual Grading Plan

	80.4 Ac	Unchanged or Developed from Previous EIR
	467.7 Ac	Disturbed
	43.9 Ac	Undisturbed

Source: IBC, LLC

0' 400'

SGV Tribune 9-24-08

Cities taking look at stadium report

By Bethania Palma-Markus, Staff Writer

Article Launched: 09/23/2008

INDUSTRY - The cities of Walnut and Diamond Bar have asked for more time to review how a proposed NFL stadium near the junction of the 57 and 60 freeways will affect their residents. The cities last week requested 30 more days to review the Environmental Impact Report for the proposed stadium. Industry city officials said they have not yet reviewed those requests. Neither Walnut nor Diamond Bar has expressed an opinion on the stadium.

The EIR, released Sept. 3, addresses how traffic, air quality, water supply and other factors will be affected by the project, proposed by billionaire developer Ed Roski Jr. and his Majestic Realty Co. Groundbreaking for the $800 million, 600-acre stadium complex is projected for next year, officials said, provided an existing NFL team agrees to move to Los Angeles and sell at least a minority ownership interest to Roski.

The California Environmental Quality Act requires 45 days of public review and comment before a project can be further considered. "We don't believe 45 days is sufficient," said Walnut Mayor Joaquin Lim. "Quite a few citizens are also interested in reviewing the documents and we hope the City of Industry will entertain our request."

Diamond Bar City Manager Jim DeStafano said the EIR is lengthier than most, and highly technical. "We need additional time to understand the traffic implications of the project and the mitigations proposed by Industry, and see if they are appropriate to Diamond Bar as we develop our response," he said. "We hope Industry will understand that this is a very large project and detailed document." Both cities cited the length of the 800-plus page EIR and the regional scope of the project as reasons for the request.

Industry Mayor Dave Perez said he has not been informed that about the extension requests.He said the City Council will have to vote whether or not to grant them. "In the past we have not done extensions, but that doesn't mean it can't happen," he said. "The request hasn't been presented to us yet."

Perez said he believed the 45-day period was sufficient because an EIR for a major retail and entertainment center at the stadium's proposed site was already presented, in 2004. "This has already been approved and the public has already approved it, but because of the NFL amendment there are another 45 days for review," he said. "But the bulk of the information is the same as it was in 2004." But DeStefano said the project is different and needs to be thoroughly looked into.

"This is a regional facility and it will have quite a large draw," he said. "We want to be sure our business community and residential community have the proper safeguards in place and are not disturbed."

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9-26-08 SGV Tribune.

Walnut council, residents oppose proposed NFL stadium

By Bethania Palma Markus, Staff Writer

Article Launched: 09/26/2008

WALNUT - The City Council voted 4-0 Wednesday to oppose a proposed NFL stadium in neighboring Industry.The vote followed a contentious public comment session in which residents voiced their opinion of the project. Many wore stickers or carried signs that read "No stadium" and signed petitions against the project.

"The reality is if this stadium is not stopped our quality of life will be completely destroyed," resident Shiuh-Ming Ellis said. "Walnut will become a suburban slum." Developer Ed Roski Jr. has proposed an $800 million, 600-acre stadium complex that would hold 75,000 visitors and be built near the 57 and 60 freeway junction.

At the meeting attended by about 200 Walnut residents, many cited concerns the project would lead to increased crime and traffic and decreased property values. John Semcken, vice president for Majestic Realty, said the stadium will provide security, traffic and parking management plans that will include preventing stadium-goers from venturing into surrounding neighborhoods after games.

"We will have to work with Diamond Bar and Walnut when the stadium gets built to make sure their quality of life is as good as it was before the stadium was built, or better," he said. He added the recently released environmental impact report details how the developer will mitigate factors such as noise, traffic and lighting.

Walnut city officials said the outpouring of anger and concern from residents prompted them to take the position.

"Not only did we take a formal stance against the project," said Walnut Mayor Joaquin Lim, "we also hope our actions will encourage neighboring cities to also stand up to take a formal stance on the issue." The council also voted to appropriate $20,000 to hire an independent consultant to review an environmental impact report released by Industry on Sept. 3.

Walnut and Diamond Bar sent letters to Industry officials last week asking for 30 more days to review the report. Lim said Walnut will pursue "any action, including legal action" to have the extension granted.

Diamond Bar Mayor Jack Tanaka said his city has taken no formal stance on the project. Officials from both cities said 45 days mandated by the California Environmental Quality Act was not sufficient time because the EIR is lengthier than usual and extremely technical.

Lim was joined in both votes by councilmembers Mary Su, Tony Cartegena and Nancy Taggarz. Councilman Tom King abstained.

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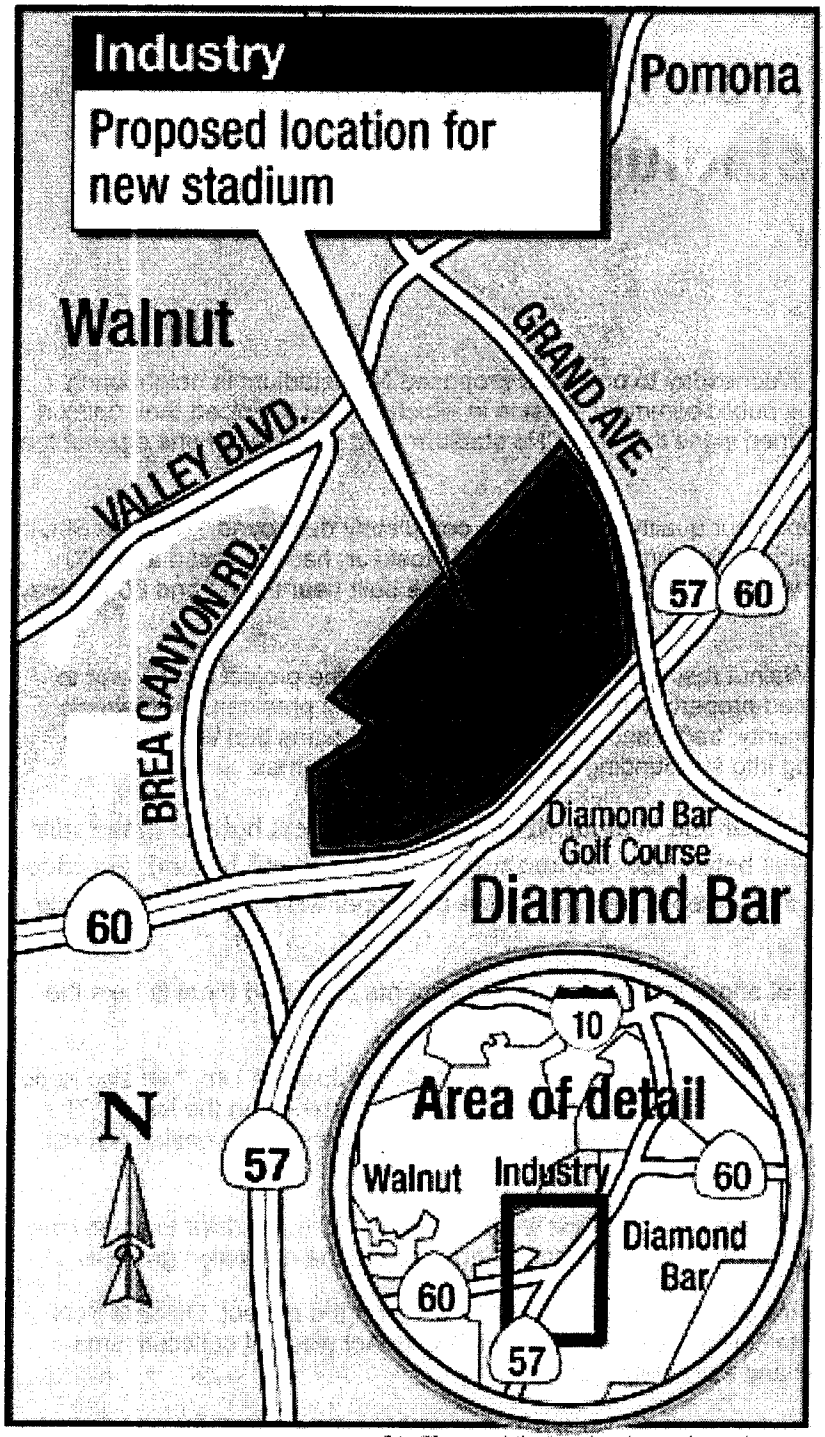

Staff graphic by Andrew Landeros

SGV Tribune

Walnut to consider land-use ban in protest of proposed NFL stadium

Article Launched: 10/07/2008 11:03:36 PM PDT

WALNUT - The City Council will discuss tonight placing a temporary ban on certain land uses in response to an NFL stadium proposed for neighboring Industry.

Officials said consideration of a moratorium is in response to community concern over effects from the stadium "spilling over" into Walnut.

The ban will include nightclubs, liquor stores, hotels and street widening projects, officials said.