CITY OF INDUSTRY

Incorporated June 18, 1957

November 26, 2014

Dear Residents,

As part of the 600-acre site known Industry Business Center (IBC), the Successor Agency to the Industry Urban-Development Agency (Successor Agency) has hired two contractors to begin the mass grading and earth moving operations. One contractor will be working on the west side of Grand Avenue and the other one will be working on the east side of Grand Avenue. The project on the east side will cover the entire property bound by the Union Pacific Railroad tracks to the north, Grand Avenue to the west, the city boundary with the City of Diamond Bar to the east, and the SR57/SR60 to the south. The project on the west side of Grand Avenue will primarily be focused on the westerly half of the property along the border with the City of Diamond Bar to the west. We have attached exhibits that roughly show these project limits.

The Successor Agency is making these initial improvements to the IBC in advance of future development. Improvements include rough grading, drainage improvements, installation of main-line infrastructure, and perimeter landscaping. At the present time, the exact use and development that will occur on the site is not known. This is not the normal course for development. The improvements are occurring at this time because when the State dissolved Redevelopment Agencies in 2012, contractual obligations that existed at that time were required to be fulfilled. There are two different concepts for development of the site that have been approved: an NFL stadium (approved in 2009) and a commercial/office/industrial complex (approved in 2004). Prior to any structures being built, the developer will be required to submit detailed plans to the City of Industry for approval.

Near the back side of those residences nearest the grading zone, the contractor will be installing a temporary sound blanket to help reduce construction noise. The attached map shows the approximate limits of the sound blanket installation.

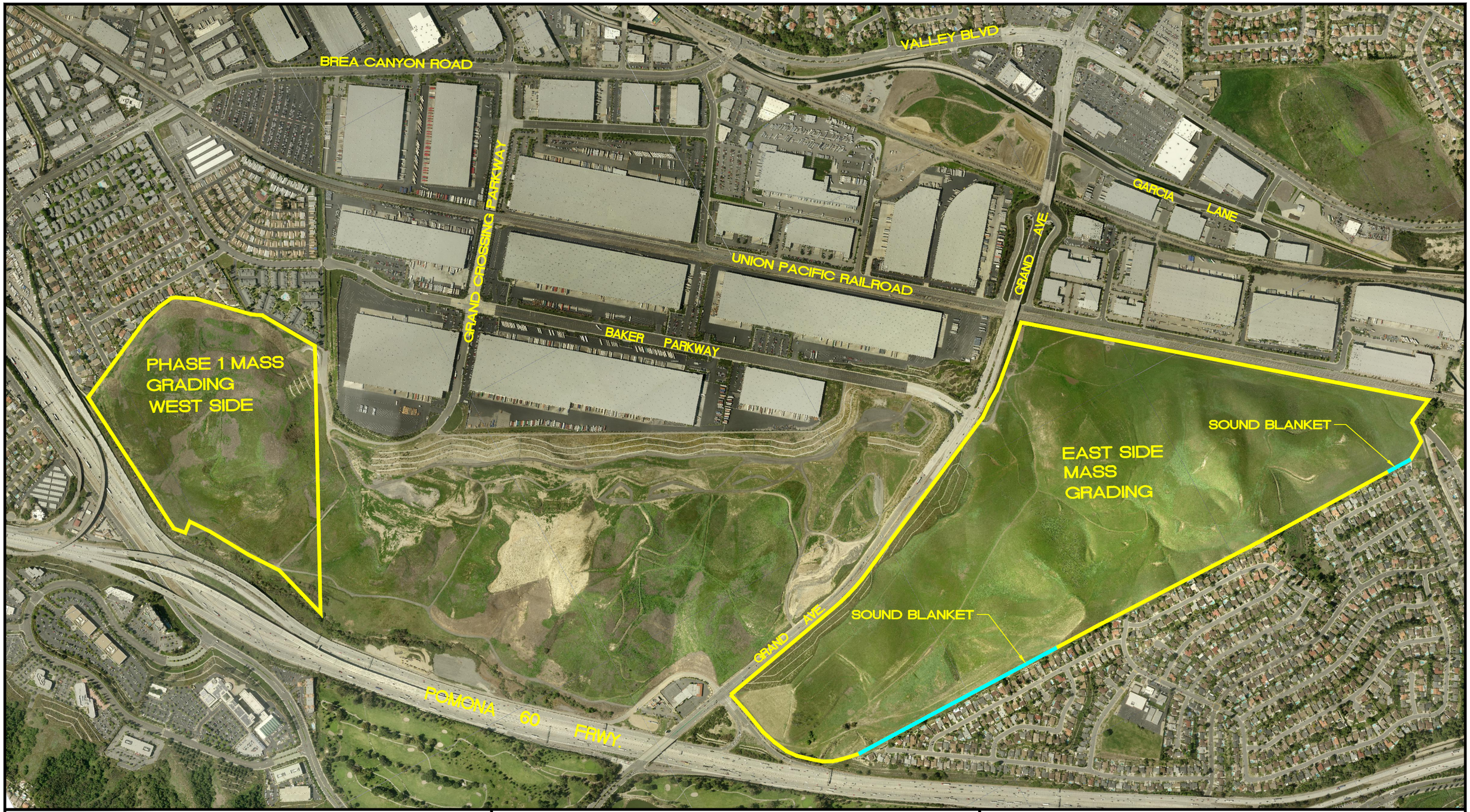
Both contractors are gearing up to start construction soon. The working hours for the project are 7 am to 7 pm Monday through Saturday. The project on the far west side will last approximately 270 working days. The project on the east side will last approximately 310 working days. Working days don't include weekends, holidays, or days where work couldn't occur due to the weather.

Should you have any general questions about the project, please check the City of Industry website at www.cityofindustry.org or please call the City Engineer John Ballas at (626) 333-2211. In case of an emergency or for construction related issues please contact the project inspector Shaun Malganji at 626-945-0481.

Sincerely,

Kevin Radecki
City Manager

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



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INDUSTRY BUSINESS CENTER
MASS GRADING PROJECTS