

UNIVERSAL STUDIOS SPECIFIC PLAN GUIDELINES

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

APRIL 30, 2013

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chapter 1:

INTRODUCTION

chapter 1: INTRODUCTION

FOREWORD: THE NBC UNIVERSAL EVOLUTION PLAN

The NBC Universal Evolution Plan (the “Evolution Plan”) is a comprehensive planning and development effort to maintain Universal City’s status as a center of entertainment and tourism, to meet the future needs of Southern California’s entertainment industry, and to allow the site to grow in a way that is compatible with Los Angeles. The Evolution Plan includes additions to the existing studio, theme park, retail and entertainment uses including CityWalk, and the introduction of new hotels on approximately 391 acres in the Universal City area. The Evolution Plan Site is located within both the City of Los Angeles (“City”) and the County of Los Angeles (“County”) jurisdictions and is generally bounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east (except in the area of the Hollywood Manor residential area), the Hollywood Freeway to the south (except for the southwest corner of the Evolution Plan Site which abuts hotel and office towers), and Lankershim Boulevard to the west.

The County Specific Plan is created for the portions of the Evolution Plan Site within the County and is known as the “Universal Studios Specific Plan” and allows for the expansion of existing facilities as well as the addition of new entertainment, studio, retail, hotel, and office uses. If fully built out as planned, up to approximately 1.89 million square feet of net new commercial development may be added including new studio, entertainment, retail, hotel, office and related space.

A second area encompasses those portions of the Evolution Plan Site within the City. This area of the project site consists of the development in the City including approximately 363,000 square feet of studio and studio office uses, and a 500 room hotel.

Exhibit 1.1: NBC Universal Evolution Plan Conceptual Plan



LEGEND

| | | | |
|---|---------------|---|-------------------------------|
|  | STUDIO |  | EXISTING UNIVERSAL FACILITIES |
|  | BUSINESS | | |
|  | ENTERTAINMENT | | |

1 PURPOSE OF THE SPECIFIC PLAN

The Universal Studios Specific Plan (the “Specific Plan”) has two parts: the Universal Studios Specific Plan Guidelines describe the purpose of the Specific Plan, and contain text, drawings, plans, diagrams, tables and other information describing the Specific Plan policies in narrative form. The Universal Studios Specific Plan Guidelines also describe the issues addressed by the Specific Plan and the overall methodology undertaken to understand these issues. Generally, this methodology is described in Chapter 2: Plan Description and Chapter 3: Design Plan. The Universal Studios Specific Plan is the second part of the Specific Plan and contains the County ordinance and regulations that govern future development within the Specific Plan Area (as shown on page 4).

The Specific Plan is intended to be a comprehensive planning and regulatory tool which will guide development. It not only establishes the maximum Floor Area in square feet of development permitted, but also regulates building heights, requires landscaping and visual buffers, sets standards for signs and lighting, and provides for the design, construction and maintenance of public improvements, among other things. The Universal Studios Specific Plan provides a ministerial review and approval process for subject projects, as well as appropriate operational requirements, regulations and/or other criteria as requirements for implementation. As individual projects submit applications for development permits, each will be reviewed by the County to verify compliance with all regulations and operational requirements in the Universal Studios Specific Plan.

2 SPECIFIC PLAN GOALS

An important goal of the Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as important economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a positive link between the entertainment and tourism industries and the Southern California economy. In addition, the Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, the Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. To meet these purposes, the Specific Plan establishes the following goals:

PROVIDE COMPREHENSIVE GUIDELINES FOR GROWTH

The Specific Plan provides for a clear set of guidelines under which anticipated development of the Specific Plan Area will occur and sets forth the implementation mechanisms for the development. These mechanisms include development regulations, development standards, and design guidelines.

EXPAND ENTERTAINMENT INDUSTRY AND COMPLEMENTARY USES

The Specific Plan includes a development strategy, which expands and contributes to the existing on-site motion picture, television production and entertainment facilities, while introducing new complementary uses. As the entertainment industry transitions to incorporate new technologies and operations, implementation of the Specific Plan will continue the Specific Plan Area’s important role in the entertainment industry by providing for studio, post-production, studio office and office uses to meet the growing and changing needs of the industry.

MAINTAIN AND ENHANCE THE SITE’S ROLE IN THE ENTERTAINMENT INDUSTRY

The Specific Plan seeks to maintain and embrace the existing studio and entertainment-

related facilities within the Specific Plan Area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan Area is located in the heart of the County's entertainment industry, which is a major component of the regional economy. Universal Studios is located close to Warner Brothers, Disney Studios and the Media District in the City of Burbank. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County maintains its long-standing competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region. For nearly a century, Universal City has been an important part of Southern California's television, motion picture production and entertainment industries.

CREATE A FULLY INTEGRATED SITE

By expanding existing uses while creating new entertainment facilities, the Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. The Specific Plan aims to capitalize on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan Area.

CONTINUE THE TRADITION OF OUTDOOR USES

The Specific Plan continues the tradition of film and television production facilities uniquely integrated with the Universal Studios Hollywood (Theme Park), CityWalk and business uses, which utilize the Southern California environment in conjunction with their businesses. Many of the entertainment uses take advantage of the pleasant weather found in the region. Outdoor facilities play an important role for the on-site television and movie production activities, as well as the Theme Park, Universal Studio Tour, and other commercial attractions. This tradition of outdoor uses will continue as the Specific Plan Area is developed.

ESTABLISH JURISDICTIONAL BOUNDARIES REFLECTING HISTORIC AND PLANNED ON-SITE LAND USE PATTERNS

Portions of the Evolution Plan Site within the County are anticipated to be annexed into the City of Los Angeles, while other areas may be detached from the City of Los Angeles and returned to the jurisdiction of the County. The annexation/detachment actions achieve the objectives to establish jurisdictional boundaries that follow historic and planned on-site land use patterns. Implementation of the Evolution Plan is not dependent, however, on these annexations/detachment actions.

FULFILL ADOPTED LAND USE AND TRANSPORTATION POLICIES

The Specific Plan implements a number of key County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area.

MAXIMIZE OPPORTUNITIES FOR THE LOCAL AND REGIONAL ECONOMY

The Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development

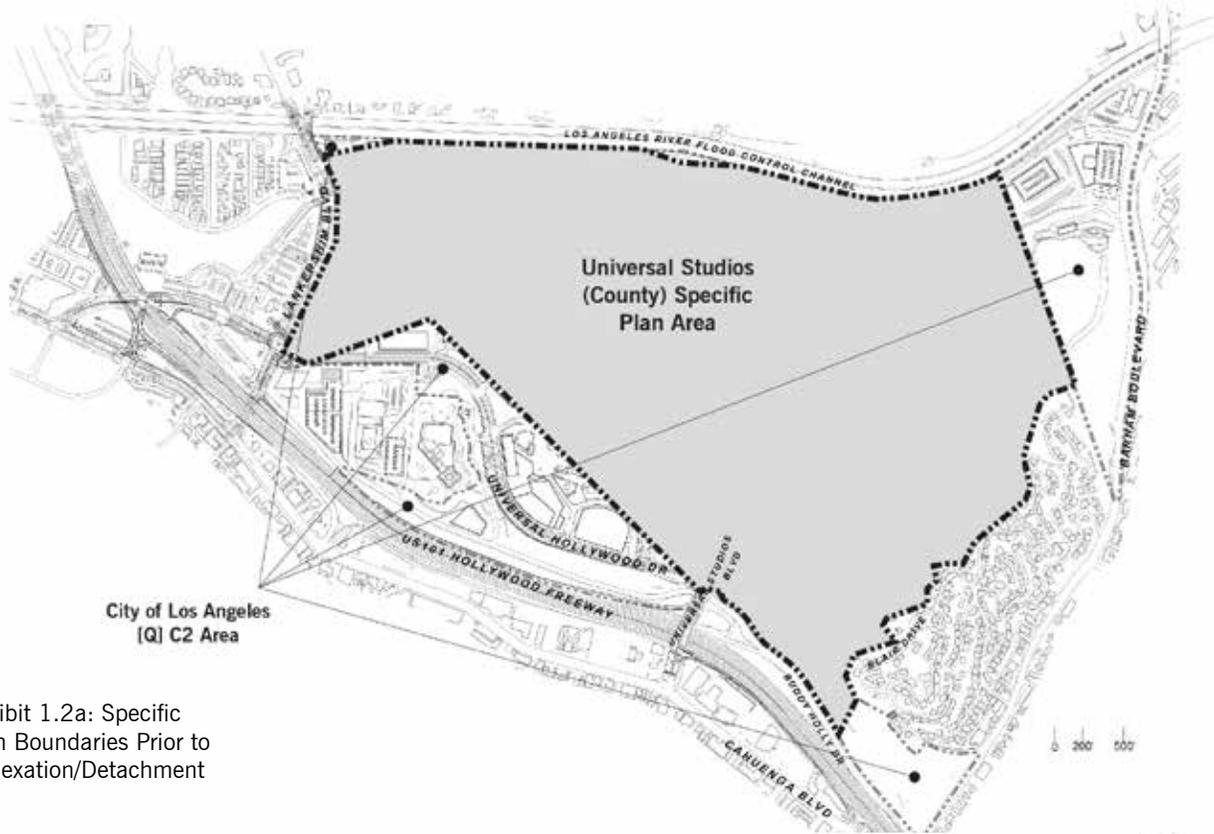


Exhibit 1.2a: Specific Plan Boundaries Prior to Annexation/Detachment

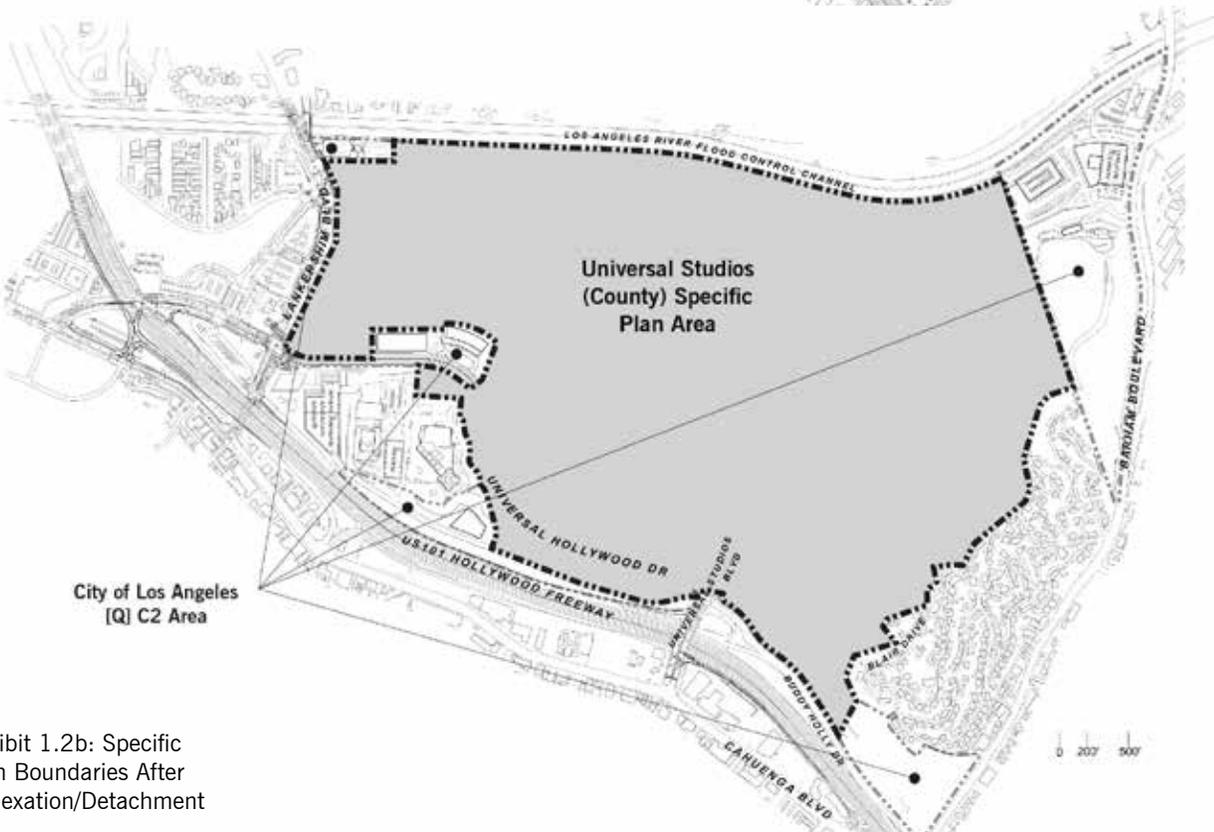


Exhibit 1.2b: Specific Plan Boundaries After Annexation/Detachment

program that will contribute to the regional economy. The Specific Plan Area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan Area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

PROVIDE CERTAINTY FOR FUTURE DEVELOPMENT

The Specific Plan provides regulatory mechanisms for the implementation of the Evolution Plan within the Specific Plan Area, as well as providing the particular planning controls needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.

ENHANCE THE IDENTITY OF THE SITE AS AN ENTERTAINMENT AND MEDIA-ORIENTED COMMERCIAL DISTRICT

The Specific Plan aims to provide an architecturally distinct development that includes a signage program that contributes to the Specific Plan Area as an entertainment and media center.

RECOGNIZE RELATIONSHIPS WITH NEIGHBORS

A goal of the Specific Plan is to recognize and protect the neighboring off-site residential and commercial developments through implementation of specific zoning regulations that govern the development of the Specific Plan Area. In addition, improvements on-site and to the local and regional street systems will be implemented to accommodate future traffic growth through careful transportation planning.



Exhibit 1.3a: Regional Location

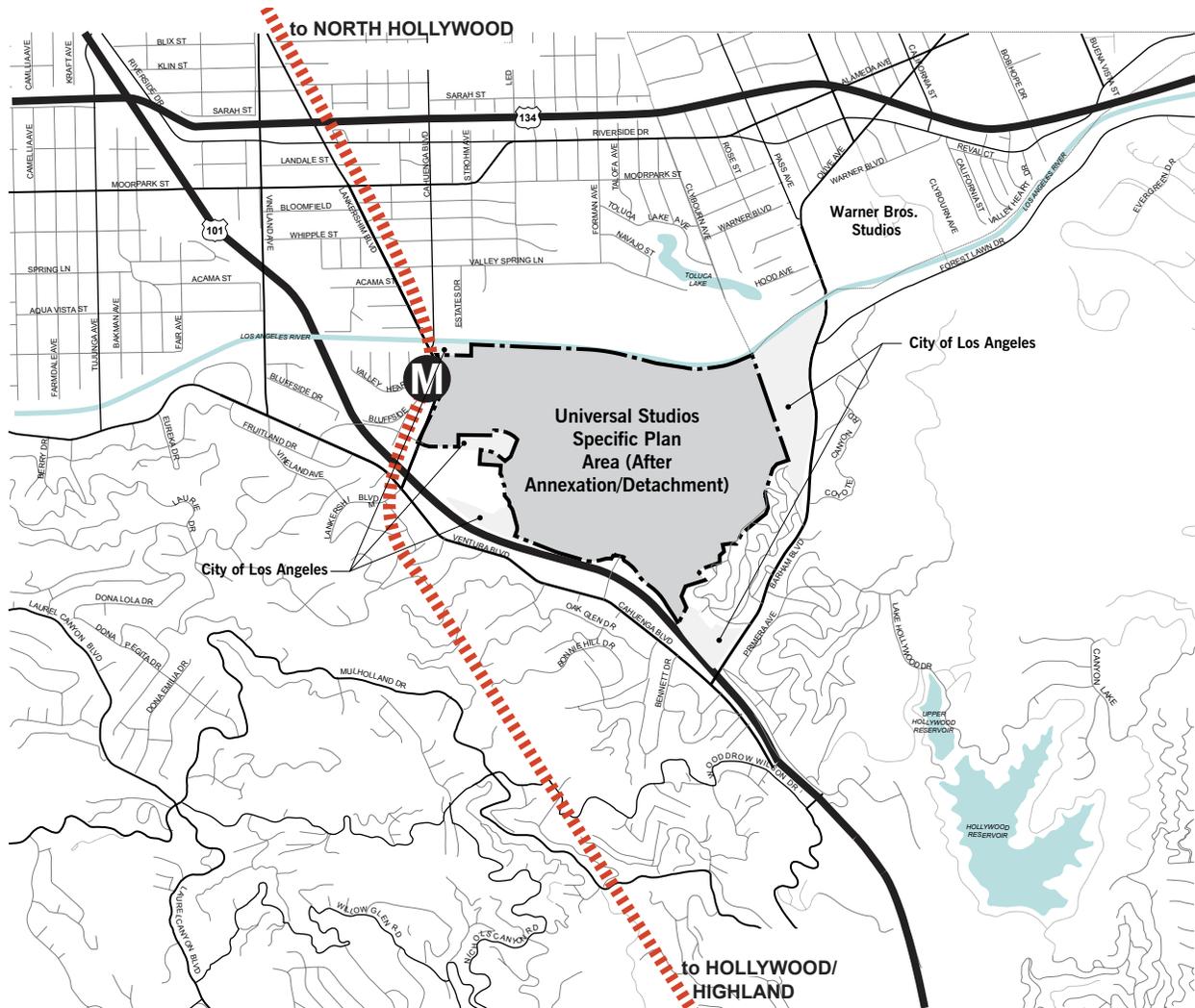


Exhibit 1.3b:
Specific Plan Area
Location

3 REGIONAL LOCATION

The Specific Plan Area encompasses an approximately 323-acre portion of the 391-acre Project site, which is located two miles north of Hollywood and 10 miles northwest of downtown Los Angeles, in central Los Angeles County. The Specific Plan Area is located approximately 1.5 miles south and east of the junction of U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley near the north end of the Cahuenga Pass. Hollywood is located south of the Specific Plan Area, starting at the south end of the Cahuenga Pass. The City of Burbank is located generally to the northeast. The Specific Plan Area is generally bounded by the Los Angeles River Flood Control Channel to the north, the portion of the project area in the City of Los Angeles and Hollywood Manor residential area to the east, the Hollywood Freeway to the south (except for the southwest corner of the Specific Plan Area, which abuts hotel and office towers), and the former Technicolor buildings and Lankershim Boulevard to the west.

4 EXISTING SETTING

As of the effective date of the Specific Plan, the Universal Studios Specific Plan will encompass the area generally bounded by the Los Angeles River Flood Control Channel on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown on Exhibit 1.2a within the heavy dashed lines. The full legal description of the boundaries of the Universal Studios

Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z).

After the adoption of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of the Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City detached from City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit No. 1.2b on the effective date of the annexation and detachment actions.

The Universal Studios Specific Plan addresses the pre-annexation and detachment and post-annexation and detachment conditions. Hereafter, the Universal Studios Specific Plan Guidelines will discuss only the post-annexation and detachment conditions since the post-annexation and detachment condition is the intended final configuration for the Specific Plan Area.

The Specific Plan Area consists of a unique collection of land uses involving movie and television production, offices, cinemas, amphitheater, restaurants, entertainment and themed attractions. For more than 90 years Universal Studios has been a motion picture and television studio, entertainment attraction, and business center. The Specific Plan Area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials: Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan Area with all major areas of the Los Angeles basin. Directly north of the Specific Plan Area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards.

The Specific Plan Area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City MTA Red Line Station. This facility, located on the west side of Lankershim Boulevard, includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership.

In general, the area located immediately adjacent to the Specific Plan Area is characterized by low to moderate intensity urban development, including a golf course and residential uses, and varying street types (local residential to commercial arterial). At a greater distance from the Specific Plan Area, the foothills of the Santa Monica Mountains can be seen, which are characterized by low density residential uses and widely varying topography, canyons and vegetated areas.

Primary artificial light sources in the vicinity of the Specific Plan Area include freeway and street lights, commercial/office buildings and signage, outdoor activity lights, parking lights, security lights and automobile headlights. These are generally located along the Hollywood Freeway and Lankershim, Ventura, Barham and Cahuenga Boulevards. Other light sources in the area include residential street lights and interior lights, generally located in the nearby residential neighborhoods.

The Specific Plan Area is located at the northern flank of the Santa Monica Mountains. Soils within the surrounding area are primarily comprised of young surficial deposits and include gravel, sand and silty-clay. Bedrock units within the Specific Plan Area are complex due to folding, faulting or tilting induced by the active geology of the Southern California region. The Specific Plan Area is located within the seismically active Los Angeles Basin in Southern California.

Major drainage courses and surface water features located near the Specific Plan Area

include the Los Angeles River Flood Control Channel, Toluca Lake (located approximately one-quarter mile to the north of the Specific Plan Area), and the Hollywood Reservoir (located approximately one-half mile east of the Specific Plan Area).

The Specific Plan Area is located within the densely populated San Fernando Valley, and is surrounded on all sides by urban development. Natural biological diversity and resources in the area have been greatly reduced due to urbanization, resulting in fragmented or isolated habitats. The most substantial natural area nearby is Griffith Park, which is located approximately 2.5 miles east of the Specific Plan Area.

As a large island of unincorporated Los Angeles County surrounded by the City of Los Angeles, the Specific Plan Area's public services and infrastructure are provided by a variety of City, County, and private sector entities.

5 AUTHORITY AND SCOPE OF SPECIFIC PLAN

The authority to prepare, adopt and implement specific plans is provided by California Government Code Sections 65450 through 65457. Procedures for the adoption, implementation and amendment of specific plans are provided in Chapter 22.46 of the Los Angeles County Code. Specific plans may be adopted by ordinance or resolution by the Los Angeles County Board of Supervisors after the Los Angeles County Regional Planning Commission has made a recommendation to the Board of Supervisors. The Universal Studios Specific Plan Guidelines are adopted by resolution, and the Universal Studios Specific Plan is adopted by ordinance.

As required by the County of Los Angeles and the California Government Code, the Specific Plan includes text and diagrams which specify the following in detail:

- The nature, location and extent of existing and proposed land uses;
- Vehicular and pedestrian circulation within the boundaries of the Specific Plan Area and surrounding area;
- The provision of essential urban services including, but not limited to public safety, public utilities and similar services as may be required by the development anticipated by the Specific Plan;
- Pertinent land use regulations for implementation of the Specific Plan; and,
- A statement regarding the Specific Plan's relationship to the County's General Plan.

In addition, the Specific Plan addresses subjects, such as design, which are necessary for the implementation of the General Plan.

6 RELATIONSHIP TO COUNTY PLANNING DOCUMENTS AND REGULATIONS

This section describes the relationship of the Specific Plan to other relevant County planning documents.

UNIVERSAL STUDIOS SPECIFIC PLAN CONSISTENCY WITH COUNTY GENERAL PLAN

The Los Angeles County General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of Los Angeles County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and regulatory implementation tool that is used to address a single planning area. As stated in the General Plan Introduction: "the General Plan neither promises nor guarantees the

achievement of any goal or objective nor strict adherence to any single policy statement.” (General Plan Introduction, p.2 adopted November 25, 1980). Pursuant to California Government Code Section 65454, a specific plan must be consistent with the General Plan by furthering its objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan Area was classified prior to the effective date of the Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allows a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of the Specific Plan, the Specific Plan Area shall be SP (Specific Plan) on the General Plan Land Use Policy Map. The Specific Plan is consistent with the applicable goals and policies in the various elements of the Los Angeles County General Plan as more fully detailed in Appendix B.

The Specific Plan meets the goals of situating commercial activities in a viable cluster that conveniently serves the market area, encouraging design compatible with, and sensitive to, the natural and man-made environment, and coordinating land use with existing and proposed transportation networks. Provisions to implement these goals are provided below.

RELATIONSHIP TO THE COUNTY ZONING REGULATIONS

The Specific Plan includes regulations and development standards that will apply within the Specific Plan Area. Certain uses will require a ministerial review, provided the project or use meets the provisions and requirements of the Specific Plan.

The regulations of the Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code). The Specific Plan addresses a variety of issues, which are otherwise covered by various County Code provisions, in order to provide comprehensive planning for the Specific Plan Area. Where the Specific Plan contains provisions that establish regulations that are different from, more restrictive, or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, the Specific Plan shall prevail and supersede those applicable provisions of the Zoning Code. The Specific Plan modifies or replaces certain County regulations relating to signage, oak trees, alcoholic beverages, and parking, among others.

In cases where the Specific Plan does not address a particular topic or issue, the regulations and development standards contained within the Zoning Code shall apply. Where the Specific Plan differs from the Zoning Code, the Specific Plan's policies, design guidelines, regulations and development standards shall apply.

CEQA COMPLIANCE

Pursuant to local and state California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles was the lead agency and prepared an Initial Study, which determined that certain potentially significant environmental impacts may be associated with the development planned under the Evolution Plan as implemented by the Specific Plan and the portion of the project area located in the City of Los Angeles. Accordingly, an Environmental Impact Report (“EIR”) for the Evolution Plan, including the implementing County Specific Plan and City ordinances and related actions, was prepared in compliance with CEQA. The City and County entered into a Memorandum of Understanding concerning cooperative efforts to process the Project’s environmental documents and entitlements. The Memorandum of Understanding states that the City and the County shall work jointly and cooperate in the preparation of the EIR for the Project and that, notwithstanding the designation of lead agency, the City and County shall each be involved in the preparation and evaluation of the EIR, as set forth in the Memorandum of Understanding. The EIR (State Clearinghouse No.2007071036) identified impacts which may result from implementation of the Evolution Plan by the applicable ordinances including the

Universal Studios Specific Plan ordinance, and includes recommended mitigation measures to address these impacts. The Final EIR was certified by the City on November 14, 2012. A Mitigation Monitoring and Reporting Program was developed, incorporating all of the approved project design features and mitigation measures. The Mitigation Monitoring and Reporting Program is to be implemented and monitored by the County to ensure completion and compliance with all of the County required project design features and mitigation measures. Additional detail can be found in Appendix C, Mitigation Monitoring and Reporting Program.

RELATIONSHIPS TO OTHER PLANNING EFFORTS IN NEARBY JURISDICTIONS

There are several adopted specific and redevelopment plans which regulate parcels near the boundaries of the Specific Plan Area.

- **Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan
City of Los Angeles**

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is one of the 35 community plans that comprise the land use element of the City of Los Angeles General Plan, and it implements the applicable standards and policies of the City's General Plan at the local level. The Community Plan is intended to guide the location and intensity of the private and public use of land and to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the Community Plan area.

- **Ventura-Cahuenga Boulevard Corridor Specific Plan
City of Los Angeles**

The Ventura/Cahuenga Boulevard Specific Plan is a City planning effort that establishes entitlements, design standards and public improvements for the development of a 17-mile stretch of Ventura and Cahuenga Boulevards between Woodrow Wilson Drive on the east and the City limit in Woodland Hills on the west.

Land use development intensity, vehicle trips generated, parking, setbacks, lot coverage and sign limitations are also governed by provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

- **Media District Specific Plan
City of Burbank**

The Media District Specific Plan is a planning effort in the City of Burbank that governs an area northeast of the Barham Boulevard/Forest Lawn Drive intersection. The studio-related properties encompassing Warner Brothers, Disney and NBC studios located within the Media District Specific Plan Area are designated as industrial uses. Main corridors are designated as commercial areas, including an area facing the river channel across from the northeast corner of the Specific Plan Area. The Media District Specific Plan imposes development intensity, height and development standards for all projects within its boundaries.

- **Mulholland Scenic Parkway Specific Plan
City of Los Angeles**

The Mulholland Scenic Parkway Specific Plan is a City planning effort that provides for the preservation and maintenance of a scenic corridor along Mulholland Drive. The Mulholland Specific Plan establishes three levels of requirements, one for Mulholland Drive right-of-way, one for properties located

within the “Inner Corridor” (500 feet from the right-of-way) and one for properties located within the “Outer Corridor” (500 feet to one-half mile from the right-of-way).

- **Los Angeles River Plans**
County of Los Angeles/ City of Los Angeles

The Los Angeles River Master Plan was approved by the Los Angeles County Board of Supervisors in June 1996. The intent of the River Master Plan is to “serve as a long-term guide for the coordinated use, enhancement, development, and management of all the resources within the Los Angeles River and Tujunga Wash including adjacent lands within one-half mile radius of the center line of the River.” The River Master Plan envisions certain improvements and enhancements adjacent to the River, including trail and aesthetic improvements and tree planting along the River.

A related planning effort led by the City is the Los Angeles River Revitalization Master Plan, approved in May 2007. The Los Angeles River Revitalization Master Plan includes recommendations for physical and green space improvements to the River corridor; public access, health and safety policies; river governance and management structure; and short- and long-term priority projects and potential funding strategies. The City Planning Commission has recommended the draft Los Angeles River Improvement Overlay (LA-RIO) District for approval. If approved by the City Council, the LA-RIO would help implement the Los Angeles River Revitalization Master Plan through development regulations for projects near the River, including landscaping, screening, lighting, and access regulations.

7 ORGANIZATION OF THE SPECIFIC PLAN

The Universal Studios Specific Plan Guidelines has five Chapters. Chapter 1—Introduction—includes a brief overview of the Specific Plan, its purpose, the authority and scope of the Specific Plan, and its relationship to other planning documents and regulations. Chapter 2—Plan Description—describes land uses and conditions within the Specific Plan Area and describes the Specific Plan. Chapter 3—Design Plan—establishes the design goals and principles for the Specific Plan Area. Chapter 4—Infrastructure—describes the infrastructure improvements to be completed to support the Specific Plan. Chapter 5—Implementation—describes how the Universal Studios Specific Plan is to be implemented. The Universal Studios Specific Plan ordinance includes the detailed development standards that regulate development within the Specific Plan Area.

chapter 2:

PLAN DESCRIPTION

chapter 2: PLAN DESCRIPTION

1 INTRODUCTION

This Chapter describes the Specific Plan, the principles and development requirements of the Universal Studios Specific Plan, and the Conceptual Plan illustrating one possible buildout of Universal Studios consistent with the Specific Plan. Because of the importance of the existing development patterns on-site, this Chapter first discusses background and existing conditions of Universal Studios. This preliminary discussion of conditions allows the reader to be introduced to the terminology and basis for the development of the Specific Plan.

2 SPECIFIC PLAN BACKGROUND

Since its beginnings, Universal Studios has grown to become one of Southern California's important employment and entertainment assets. The original 296-acre site served as the location for one of Southern California's first motion picture studios, and beginning in 1915, the studio began regular public tours. This practice, which was unique among motion picture studios when it began, has established Universal Studios as a catalyst for the development of a myriad of related entertainment and visitor facilities at the Universal Studios site.

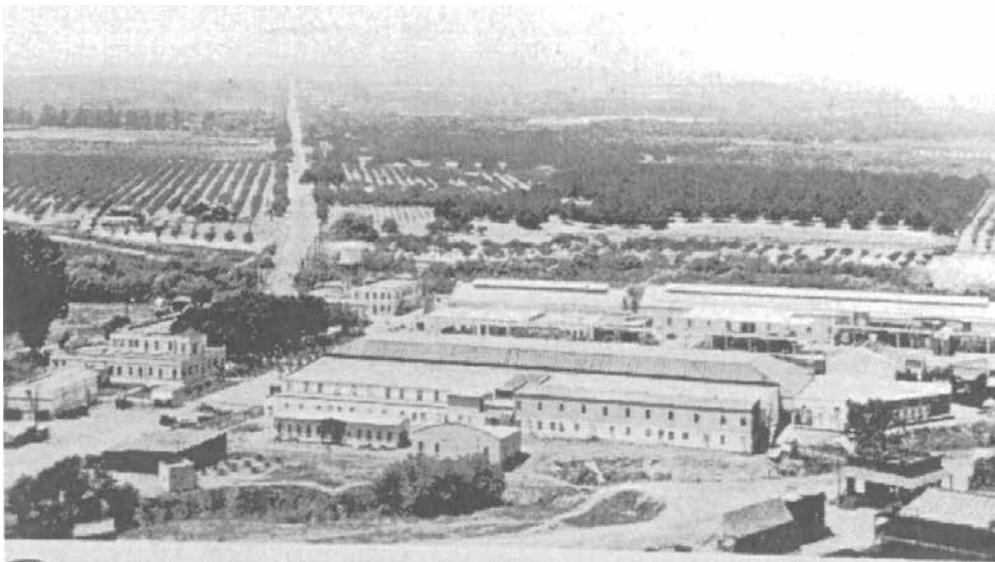


Exhibit 2.2a: Construction of permanent studio begins (circa 1914)

Through the years, both the studio facilities and entertainment attractions have grown, and today Universal Studios is home to Universal Studios, Universal Studios Hollywood (Theme Park), Universal Studio Tour, Universal CityWalk, Universal Amphitheater, Universal Studios Cinemas, and offices. The evolution of Universal Studios into a mixed-use entertainment and motion picture production facility has been gradual and incremental, which accounts for much of the overall character of Universal Studios. Each new component has added its own contribution to the overall experience.

Now, the Universal Studios Specific Plan proposes to continue what began nearly 100 years ago – to enhance Universal Studios as one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than an estimated 6,300 new jobs within the entertainment and tourism industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs. Importantly, further development of Universal Studios will provide

an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

Exhibit 2.2b: Universal Studios front lot sound stages and backlot sets (circa 1940)



3 EXISTING CONDITIONS

UNIVERSAL STUDIOS

For many years, those who have worked at or visited Universal Studios have recognized Universal Studios' unique geography. Its physical location within the Hollywood Hills, Cahuenga Pass and the San Fernando Valley creates a sense of enclosure. The Hollywood Freeway separates Universal Studios on the south from other urbanized areas, further reinforcing this quality. The central hilltop, which is the location for Universal Studios Hollywood and Universal CityWalk, is a prominent feature of the Specific Plan Area, allowing it to be visible from both the surrounding hills and from afar.

The Specific Plan Area varies in character from low land adjacent to the Los Angeles River Flood Control Channel, to landscaped hillsides, to urban development on the central hilltop, which is a microcosm of the kind of geographical diversity one expects to find in a city. Like a city, Universal Studios grew incrementally over time, with an informal character that is reinforced by the variety of activities taking place at Universal Studios.

UNIVERSAL STUDIOS DISTRICTS

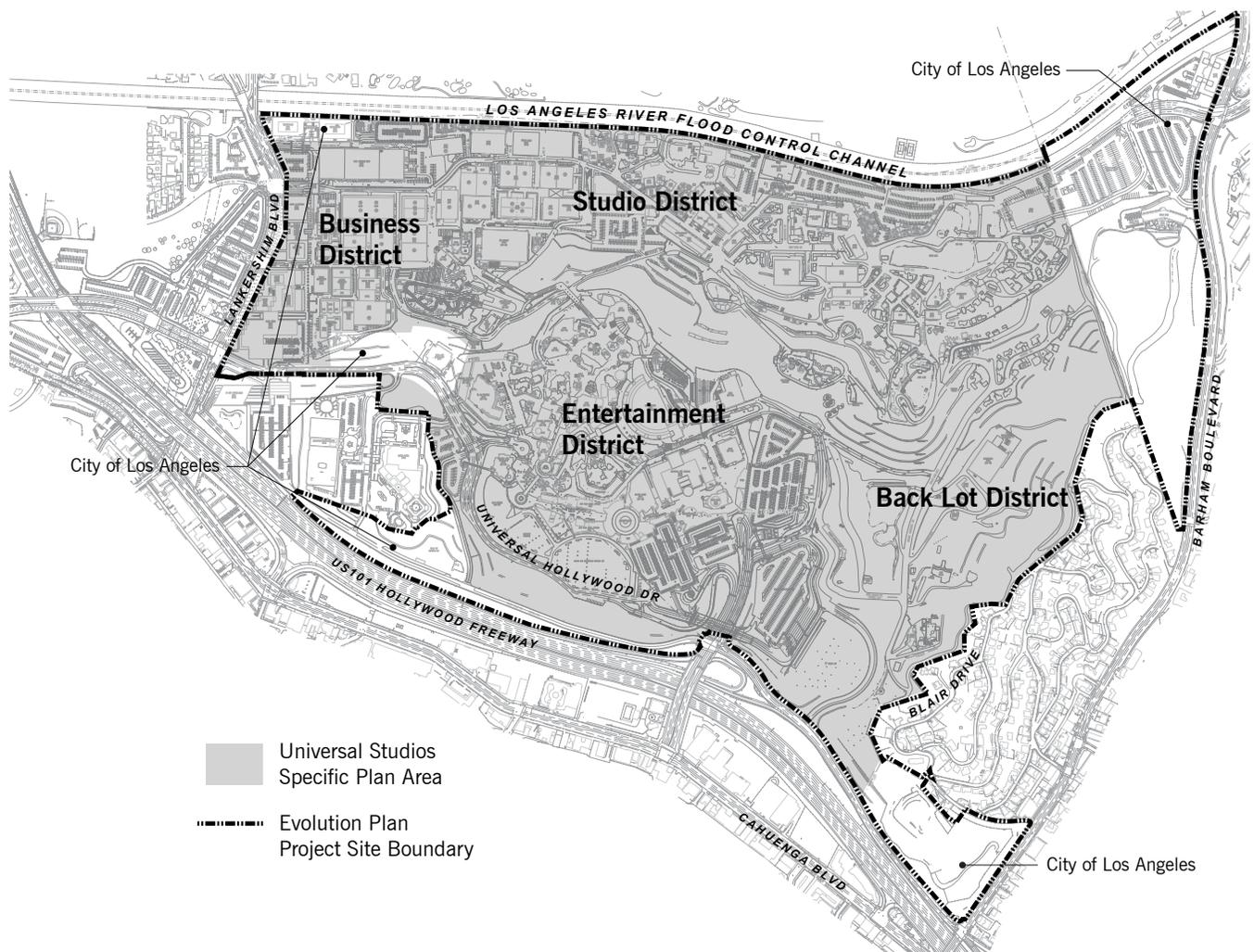
Universal Studios is like a city in another important way. The people who work and visit have come to recognize that there are identifiable districts within Universal Studios, which are generally differentiated by geography, dominant land uses, typical users and visual character.

The major districts at Universal Studios are distinguished by the difference in their typical uses. Currently, there are three main types of uses: motion picture and television production, entertainment and business.

In some instances, the distinctions between one district and another may be blurred—an area of Universal Studios that might appear to be part of Studio Production is, in fact, a visitor attraction. This condition is typical of the overlap that occurs between districts in any city. The intermingling of land uses between one district and another is integral to the character of Universal Studios.

This characteristic also reinforces another important feature of the districts at Universal Studios: the connectivity of one district to another. Universal CityWalk, the entertainment retail area adjacent to the entry plaza at Universal Studios Hollywood, has attracted much attention for its playful re-creation of an urban street. The retail shops and restaurants attract people from the surrounding area, as well as tourists and people

Exhibit 2.3a: Existing Districts



from all of Southern California. Universal CityWalk’s “street” begins or ends at the entry plaza to Universal Studios Hollywood, and its eclectic character is consistent with the entertainment facilities at Universal Studios Hollywood. More important is the pedestrian connection that Universal CityWalk provides between the parking structures of the Universal Studios Cinemas and Universal Studios Hollywood and the Universal Amphitheater. Universal CityWalk has enhanced the approach to Universal Studios Hollywood by establishing a seamless experience between the point of entry (e.g., a parking area) and the entry to the entertainment venue. This is a characteristic feature of Universal Studios, and the Specific Plan provides the means which will permit land uses to cross districts in the future.

The districts at Universal Studios are defined by:

- Their basic geography—location, topography and relationship to other districts;
- The land uses which occur primarily within the district—studio production, entertainment, retail, and office;
- The primary users—business people, entertainment industry employees and visitors;
- The visual character—industrial buildings, themed facades, outdoor sets, and office buildings; and,
- The connections to other neighboring districts.

Because of the intent of the Specific Plan to build upon what is already present, the districts provide a framework for the expansion of Universal Studios. For most of Universal Studios, new development will be consistent with the established character of the district while maintaining the opportunity of intermingling of land uses between districts.

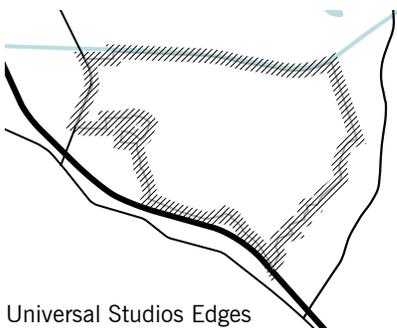
UNIVERSAL STUDIOS EDGES

The Universal Studios Specific Plan Area has well-defined edges, which enclose it and make it easy to identify from the outside. Universal Studios’ edges consist of both Perimeter Edges and Visual Edges. Perimeter Edges occur at the physical edge of the property. Visual Edges are edges which can be seen from outside Universal Studios because of topography, but which are not necessarily located at the property’s physical edge.

The Perimeter Edges of Universal Studios consist of the Freeway Edge to the south, the Urban Edge adjacent to Lankershim Boulevard on the west, the Channel Edge to the north, and the Back Lot Edge to the east.

The Freeway Edge currently consists of areas of dense landscaping planted on the hillside. Along the Urban Edge, the visual character is established by the architecture of the existing office buildings and the several entries into Universal Studios. The Channel Edge is much like the edge of a “backyard” with varying conditions and fencing, and is separated from the concrete flood control channel by an access road adjacent to the Los Angeles River Flood Control Channel. The Back Lot edge borders the City of Los Angeles portions of the project area adjacent to Barham Boulevard and the Hollywood Manor neighborhood to the east and is primarily characterized by steep topography and landscaping.

The natural topography at Universal Studios defines another type of edge. Because of the plateau in the middle of the Universal Studios Specific Plan Area and the location of residential neighborhoods on the hills, which surround Universal Studios on two



sides, it is possible to see Universal Studios in a way which would be impossible if it were located on flat terrain. As a result, Visual Edges may extend into the Specific Plan Area, beyond its perimeter, at the hilltop. These Visual Edges can be seen from surrounding hillside neighborhoods, the Hollywood Freeway and some areas of the San Fernando Valley north of the Los Angeles River Flood Control Channel. As much as the Perimeter Edges, the Visual Edges create a recognizable identity for Universal Studios.

Universal City's Visual Edges provide both an opportunity and constraint to the future development of Universal Studios. In a positive sense, the Visual Edges help establish Universal Studios' distinct image and provide a means to visually communicate the identity and location of Universal Studios. However, some of the same means could potentially be unappealing to the neighbors on surrounding hillsides who can see Universal Studios from their homes.

Because of this, the Specific Plan contains measures to ensure that future development within Universal Studios will be visually compatible with the surrounding community. The particular measures required vary depending upon topography, location within Universal Studios, relationship to surrounding neighbors and the type of development intended. These measures include, but are not limited to: building height, lighting restrictions, restrictions upon use of glare-producing building materials, and screening requirements. Together, these measures will help guide future development in a way that is compatible with the surrounding neighborhoods.

UNIVERSAL STUDIOS ENTRIES

Universal Studios currently has two major entries and six private entry gates. As the Specific Plan is implemented, this will increase to seven private studio gates and three public entries into the area. All entries have signs, landscaping and/or access control gates which help visually define Universal Studios' identity and establish arrival points.

The existing entries to Universal Studios fall into two general categories. The first category includes the Universal Hollywood Drive and Universal Studios Boulevard Gateways, which provide access to Universal Studios from Lankershim Boulevard and the Hollywood Freeway, respectively. Both of these gateways are accessible to visitors and together serve as the main access to Universal Studios' Entertainment and Business Districts. These gateways have a character that is intended to welcome visitors. Signs at each gateway identify each as an entry to Universal Studios, while landscaping at the entry and along arrival drives helps create a positive initial impression on visitors. Directional signs within the gateway guide visitors to their destination. Traffic is controlled with a variety of devices, including stop signs, traffic signals, changeable directional signs and special turn lanes. Pedestrian paths connect



Exhibit 2.3b: Rendering of Universal Studios Visual Edge showing Existing and Proposed Development

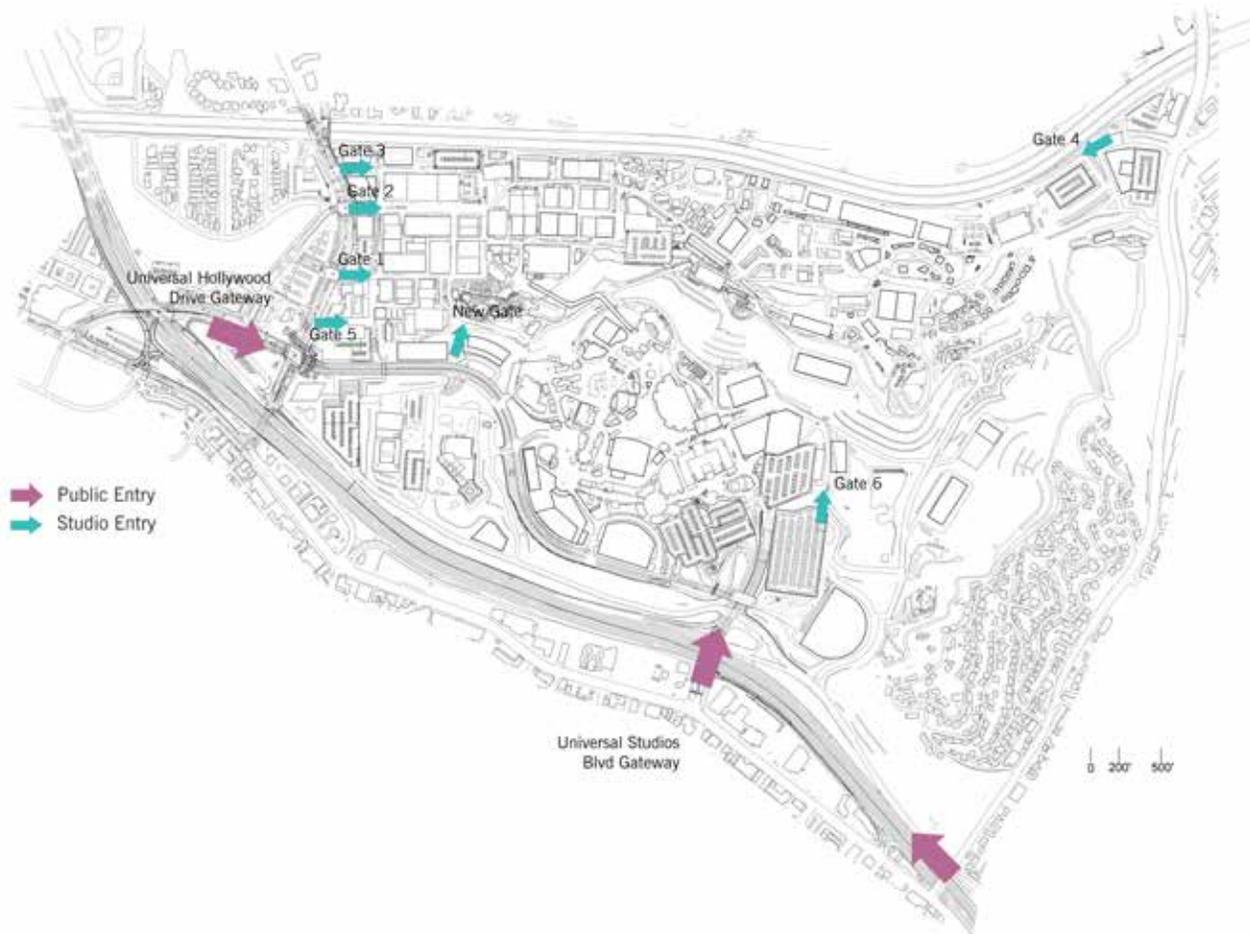


Exhibit 2.3c: Existing and Future Universal Studios Area Entries

Universal Studios to surrounding streets at these gateways.

The second category of existing entry includes the four private entry gates along Lankershim Boulevard, one off of Universal Studios Boulevard, and one at Lakeside Plaza Drive. These gates provide access to Universal Studios' production and studio areas. Each gate has staffed control stations and only studio employees, authorized visitors and delivery persons may enter Universal Studios through these gates. Generally, they have a more functional appearance than the visitor-serving gateways.

4 DEVELOPMENT PRINCIPLES

The Development Principles are the basic planning and development concepts influencing the Universal Studios Specific Plan, which will guide future development at Universal Studios. They are a direct outgrowth of both existing conditions and the development goals, and describe the overall intent of the Specific Plan. These Development Principles are supplemented by Design Principles discussed in the following Chapter, Design Plan.

BUILD UPON UNIVERSAL STUDIOS' EXISTING DISTRICT SYSTEM

The existing recognizable system of districts at Universal Studios makes it the logical method on which to plan future development. Existing districts are identified and described, including a description of how each district's land use overlaps and interacts with the adjacent districts. Each district has its own typical uses, which are particular to the needs and characteristics of that district.

ENHANCE UNIVERSAL STUDIOS' EDGES AND ENTRIES

Universal Studios' edges and entries are an important part of the way Universal Studios connects to the local community and the larger Southern California region. The Specific Plan proposes ways in which these edges can be enhanced and reinforced to improve the site's appearance and function. The Specific Plan includes circulation improvements at major entries, the addition of a new private entry gate on Universal Hollywood Drive and a new public entry at the intersection of W. C. Fields Drive (formerly Buddy Holly Drive) and Donald O'Connor Drive, and design guidelines that will improve the overall visual character of Universal Studios, including landscaping in highly visible edges.

ESTABLISH DESIGN PRINCIPLES FOR NEIGHBORHOOD COMPATIBILITY

Universal Studios desires continued compatibility with adjacent neighborhoods. The Specific Plan recognizes the important role that future development at Universal Studios plays by providing standards and guidelines, which will help improve the quality of the overall neighborhood environment. Among the provisions of the Specific Plan which address this need are:

- Development standards that regulate building height, which are not regulated in the Industrial zone;
- Limits to the total developable floor area as compared to the 13:1 allowed under the M1½ Industrial zone;
- Incorporation of green building and landscape standards for appropriate areas;
- A vehicular circulation plan, which directs traffic away from local streets by improving accessibility to the freeways;
- Lighting requirements, which are compatible with nearby residential areas;
- Limitations on operational sound generation;
- Limits to the amount and type of signage visible outside the Specific Plan Area;
- Restrictions upon use of glare-producing building materials, and screening requirements for parking structures, mechanical rooftop equipment, and outdoor storage areas; and
- Limits on permitted uses as compared to the M1½ Industrial zone.

ESTABLISH A CIRCULATION SYSTEM WHICH INTEGRATES TRANSIT, VEHICULAR, PEDESTRIAN AND BICYCLE SYSTEMS

The Specific Plan Area's location near the Hollywood Freeway, the Ventura Freeway and the Universal City Metro Red Line Station provides Universal Studios with excellent connections to the surrounding region. The Specific Plan proposes a number of improvements, which will enhance Universal Studios' connections to these regional systems, as well as internal systems, which will improve on-site visitor and employee circulation while encouraging pedestrian rather than vehicular access. These include: expanded use of a shuttle system from Lankershim Boulevard up Universal Hollywood Drive to the Entertainment District (and to the areas of the project site in the City of Los Angeles beyond), improvements at Universal Studios Boulevard, a vehicle parking system that minimizes traffic on-site while addressing potential impacts in adjoining communities, and creation of a pedestrian network, which connects the districts and surrounding community.

ESTABLISH DEVELOPMENT STANDARDS TO PROPERLY SIZE INFRASTRUCTURE AND PROVIDE FLEXIBILITY FOR THE FUTURE

The Specific Plan establishes a total permitted amount of development so that infrastructure—such as roads, sewers, water service—can be coordinated with future

development to meet Universal Studios' needs. Maintaining flexibility to meet future business needs is an important part of the Specific Plan. As such, it includes Equivalency Program regulations that permit land uses to be exchanged with other permitted land uses, based on their potential for environmental impacts. (For further discussion of the Equivalency Program, see Section 5 in the Specific Plan Guidelines Implementation Chapter.)

5 REGULATING FUTURE DEVELOPMENT

The Specific Plan provides a framework for the growth of Universal Studios by establishing general goals and principles, as well as specific requirements, which will regulate future development. The Specific Plan's goals and principles describe the intent of the Specific Plan and provide the conceptual basis for the overall development. The regulations established by the Specific Plan provide the overall limits and specific means by which future development can be measured.

The permitted uses are primarily those related to motion picture and TV production, music production, offices, entertainment and tourism. Because of the nature of motion picture and TV production, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan Area is an important planning consideration. The availability and further coordinated development of infrastructure (such as vehicular access, water and sewer capacity and storm drainage facilities) is also a key consideration in the future development potential of the Specific Plan Area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

Table 2.5a: Floor Area Permitted by Use

| LAND USE CATEGORY | EXISTING (SF) | ADDITIONAL PERMITTED (SF) | TOTAL PERMITTED (SF) |
|--------------------------|------------------|---------------------------|----------------------|
| Studio Use | 1,228,100 | 257,949 | 1,486,049 |
| Studio Office | 671,564 | 334,774 | 1,006,338 |
| Office | 463,430 | 495,406 | 958,836 |
| Entertainment Use | 775,132 | 337,895 | 1,113,027 |
| Entertainment Retail Use | 632,244 | 63,116 | 695,360 |
| Amphitheater | 110,600 | -50,600 | 60,000 |
| Hotel | 0 | 450,000 | 450,000 |
| TOTAL | 3,881,070 | 1,888,540 | 5,769,610 |

The land uses listed above represent the primary uses allowed. These land uses are general categories and include related support and accessory uses. For example, the Specific Plan permits additional studio production uses. Included in these uses could be various support uses, such as a post office for studio employees. While a post office may represent a retail or service activity, it would be considered “Studio Use,” since its purpose is to serve studio activities in the Specific Plan Area.

6 DEVELOPMENT DISTRICTS

There are distinguishable existing districts within Universal Studios that can serve as a planning element of the overall Specific Plan. The following sections describe each of the existing districts with respect to the following topics:

- The geographic location of the district;
- The typical existing uses currently present within the district;
- The visual character of the district;
- Anticipated incremental new development within the district; and,
- The relationship of the district to surrounding areas.

While each district may be characterized by typical uses, which represent the dominant land use within a district, the Specific Plan allows most permitted land uses to be developed in any district and allows development of various mixes of land uses in each district. This is consistent with the existing blending of land uses across areas that is integral to the character of Universal Studios.

STUDIO DISTRICT

The Studio District is located along the majority of the northern portion of the Specific Plan Area, adjacent to the Los Angeles River Flood Control Channel. The Studio District currently comprises a portion of the television, motion picture, and video production facilities within the Specific Plan Area. Existing facilities in this District include production

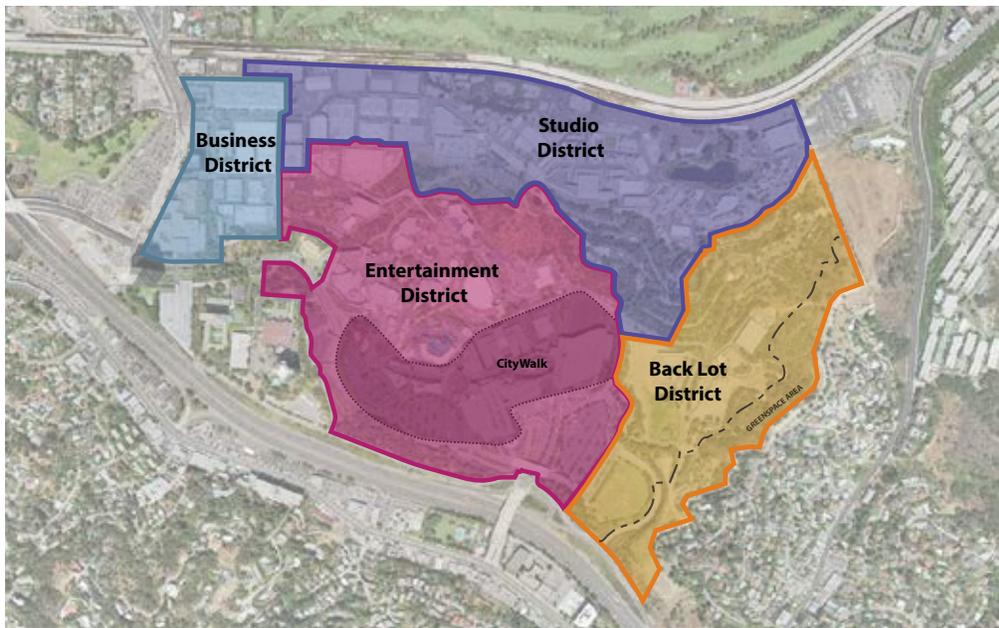
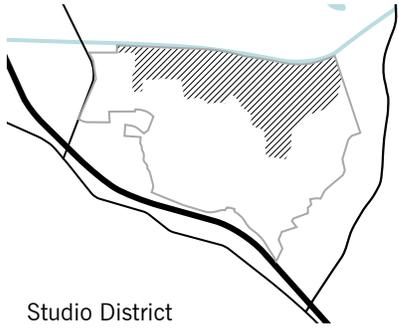


Exhibit 2.6a: Universal Studios Specific Plan Districts



Studio District

space, production facilities, live audience venues, studio office space, technical support/storage space and ancillary facilities. Portions of the Studio District are accessible to the general public through Universal Studios Hollywood facilities (e.g., Universal Studio Tour). Existing activities and related uses will continue in the Studio District. Based on the Conceptual Plan (see Section 11 in this chapter), new or refurbished facilities in the Studio District may include production offices, sound stages, tour attractions, film vaults, an expanded mill, support structures, and parking facilities.

The Studio District primarily includes production activities, production facilities and related uses. The Studio District contains sound stages, studio offices, parking areas, sets/facades and other facilities used primarily for motion picture and television production. Typical of other studios, the Studio District also contains several office buildings which have a character similar to the office buildings in the Business District. The Studio District is also home to two additional property types, sound stages and bungalows. It is expected that the majority of these will be retained as Universal Studios is developed in the future. The Specific Plan envisions that these activities continue in the future and that construction of new facilities be permitted. Demolition and renovation of some existing buildings will take place in order to accommodate new, updated facilities.

Unlike other Southern California studios, portions of the Studio District at Universal Studios are accessible to the public through Universal Studios Hollywood “Studio Center” facilities. Escalators bring visitors down the hill into a portion of the on-site motion picture production area, which currently includes entertainment attractions such as *Revenge of the Mummy* and *Jurassic Park*. The Specific Plan proposes that this mix of uses continue within the Studio District to maintain and enhance Universal Studios’ unique character of blended land uses.

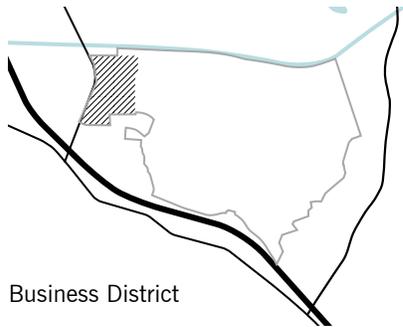
BUSINESS DISTRICT

The Business District is located on the western portion of the Specific Plan District fronting Lankershim Boulevard, stretching from Universal Hollywood Drive to the Los Angeles River Flood Control Channel. This District currently provides office and production facilities, meeting rooms and other related facilities. With this range of uses, the Studio District and Entertainment District uses blend into the Business District. Existing office and production uses currently include low-rise, mid-rise and high-rise development along Lankershim Boulevard, such as the former Technicolor buildings, the Bank of America building, and the Lew R. Wasserman building.

Office uses will continue to be developed within the Business District. Based on the Conceptual Plan, new facilities in the Business District may include new offices, production facilities, a theater, and parking facilities.

ENTERTAINMENT DISTRICT

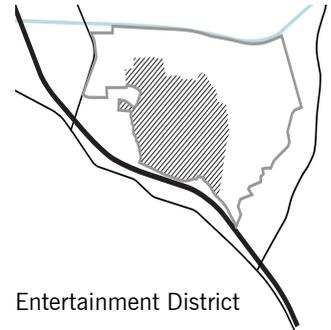
The Entertainment District contains the primary visitor attractions in the Specific Plan District and is located at the highest elevations within its central portions. There are currently two subareas within the Entertainment District: Universal Studios Hollywood and Universal CityWalk. The existing Universal Studios Hollywood is an admission-based entertainment venue, which includes the Universal Studio Tour passing through the existing Studio District and the Back Lot District, other enclosed and



Business District

outdoor attractions, merchandising, food services and administrative/support space. Universal CityWalk is an entertainment venue and entertainment retail venue, which provides retail, restaurant, and theater uses, including the Universal City Cinemas. Within Universal CityWalk, there are also several existing administrative and employee support offices, along with some office and studio uses. In this way, Business District uses blend into the Entertainment District. In addition, Universal CityWalk serves to connect the public parking areas and the Universal City Cinemas with the entry to Universal Studios Hollywood.

Based on the Conceptual Plan, Universal Studios Hollywood may be expanded and updated to include new and/or refurbished attractions, theaters, and administrative support facilities. Universal CityWalk is anticipated to provide improved pedestrian facilities and updated food and merchandising venues. In addition, the Gibson Amphitheater may be replaced by a smaller facility with reduced seating capacity. Universal Studios also anticipates that a new hotel, offering up to 500 guest rooms and related hotel facilities, will be developed in the Entertainment District. New parking facilities will be provided to support the new anticipated uses.



Entertainment District

- **Universal Studios Hollywood**

Universal Studios Hollywood is a major entertainment resource in Southern California. The Specific Plan permits expansion, enhancement, renovation and replacement of existing attractions in Universal Studios Hollywood.

One of the attractions at Universal Studios Hollywood is the Universal Studio Tour, which permits visitors to see the working studio areas of Universal Studios. In recent years, attractions have been added in the Studio District. This enhances the connection between these districts and helps integrate Universal Studios Hollywood into the overall Universal Studios environment. The Specific Plan permits this kind of overlap within Universal Studios in order to preserve the existing character and enhance the connections between areas.

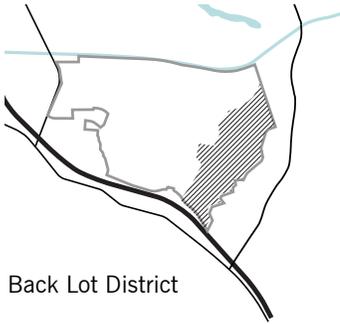
- **Entertainment Retail Venue**

Universal CityWalk is a unique entertainment retail center in the region. Universal CityWalk's location between existing and future parking areas, the Universal Studios Cinemas and the Gibson Amphitheater, and the entrance gates to Universal Studios Hollywood helps link these core areas together. The main entrance plaza to Universal Studios Hollywood is located adjacent to Universal CityWalk.

BACK LOT DISTRICT

The Back Lot District is an important part of the movie and television motion picture production facilities at Universal Studios and is used regularly in the production of movies, television shows and commercials. The Back Lot District is located south of the Los Angeles River Flood Control Channel, between the portion of the project site in the City of Los Angeles on the east, and the Entertainment District and the Studio District on the west.

The Back Lot District currently contains outdoor sets, outdoor storage areas, circulation and parking areas, production buildings, and other entertainment production uses. In



Back Lot District

addition, attractions such as the Bates Motel and Earthquake, which are used both as sets as well as for the Universal Studio Tour, are located in this District.

The Back Lot District will continue to contain production facilities with its current character and provide set exhibits and attractions for the Universal Studio Tour. New production-related facilities will be constructed in the Back Lot District over time.

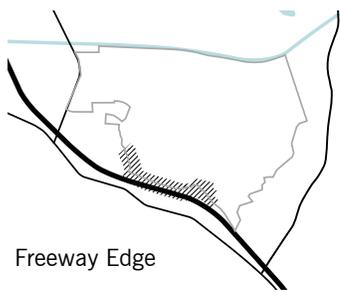
There is often overlap between the Studio and Back Lot Districts. The distinction between the two districts has changed through time, and is likely to change in the future as new production technology and needs are developed. This is typical within a studio and the intent of the Specific Plan is to continue to allow this kind of variation. There is also intermingling of uses between the Studio District and the Entertainment District since tours originating in the Entertainment District travel through the Studio District and attractions are intermixed with production facilities.

7 UNIVERSAL STUDIOS EDGES

Enhancement of its perimeter and visual edges and entries is an important part of Universal Studios' development since each edge has a distinct character. Creating visually cohesive, attractive edges compatible with surrounding areas is desirable. This section describes the existing conditions of each edge and shows how they relate to the overall development of Universal Studios.

FREEWAY EDGE

The Freeway Edge is visible to both northbound and southbound vehicles traveling the Cahuenga Pass and to residents in the Studio City and Cahuenga Pass areas to the west and south. The Freeway Edge is visible from Cahuenga Boulevard, though the views are obstructed by Universal Studios buildings and other development along this major roadway. Visitors arriving from the north or departing to the south usually use Cahuenga Boulevard to approach the Universal Studios Boulevard entry to Universal Studios.



Freeway Edge

For northbound traffic, the first view of the Specific Plan Area occurs at the Cahuenga Pass, from which the central hilltop is visible. The existing Universal Studios sign is located on a parking garage at the top of this hill and is oriented south to visitors arriving via the Hollywood Freeway. Buffered by trees, vegetation, and a retaining wall, the Specific Plan Area is not substantively visible to southbound traffic on the Hollywood Freeway.

South of Cahuenga Boulevard, the residential neighborhoods of Studio City and Cahuenga Pass rise to Mulholland Drive. In contrast to the brief, close or midrange views experienced by those on the Hollywood Freeway or Cahuenga Boulevard, these residential areas have long-range views, which encompass much of the Freeway Edge. Because of the topography, Visual Edges are perceived on the perimeter of the site and central hilltop.

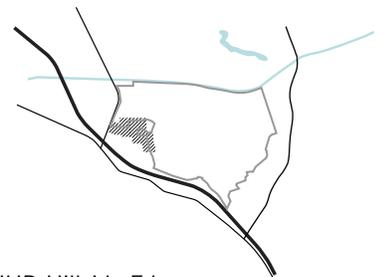
The primary visitor entry to Universal Studios along the Freeway Edge is the Universal Studios Boulevard Gateway. On-site circulation improvements may include additional

parking facilities and will be designed to prevent traffic congestion on local streets. The landscape treatment of this entry may be renovated as part of the development of the new vehicular circulation improvements. Additional signs may add to the entertainment character of the entry, and help direct arriving guests and provide place-making identity. West of the Universal Studios Boulevard Gateway, W. C. Fields Drive (formerly Buddy Holly Drive) will continue to function as a frontage and access road parallel to the Hollywood Freeway.

HILLSIDE EDGE

The UHD Hillside Edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection.

This edge almost exclusively faces the existing hotels on the south and west sides of the street. Any new development in this area will primarily be visible by hotel guests and those travelling on Universal Hollywood Drive. Implementation of the Specific Plan includes the re-grading of Universal Hollywood Drive to have a gentler slope, as well as a re-alignment to create additional room for a new hotel or entertainment use. The realignment will also bring streetscape improvements, including pedestrian and bicycle facilities.

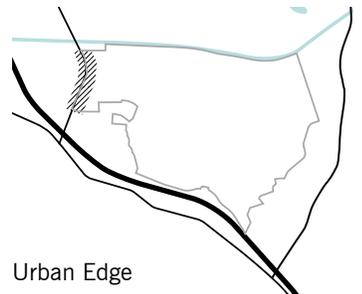


UHD Hillside Edge

URBAN EDGE

Lankershim Boulevard has the most defined urban character among the Specific Plan Edges. The location of the MTA Red Line Station across Lankershim Boulevard from Universal Hollywood Drive and the continued presence of mid- and high-rise office buildings reinforces this image.

As new development takes place along Lankershim Boulevard, it is anticipated the area will take on a more defined studio identity, stronger urban character, and a greater level of pedestrian friendliness. In this area, new buildings, with trees, shrubs, and groundcover, and pedestrian amenities are anticipated to help further define the urban character of this Edge. New signage will enhance the studio and entertainment identity of the Urban Edge.



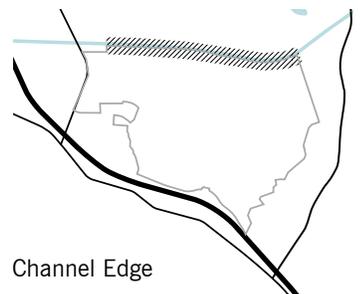
Urban Edge

Within this Edge, the four existing controlled-access gates on Lankershim Boulevard will continue to serve Universal Studios. Their primary purpose is providing access to the Business District's offices and to the production facilities of the Studio District. Generally, visitors to the Entertainment District will not use these gates.

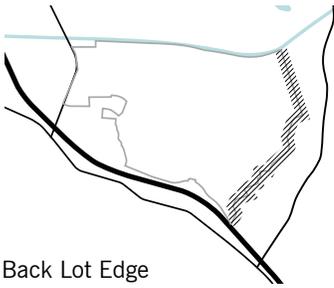
CHANNEL EDGE

The Los Angeles River Flood Control Channel and adjacent County road border the entire northern edge of Universal Studios. The Channel and road are under the jurisdiction of the Los Angeles River Flood Control District. On the north side of the Los Angeles River Flood Control Channel is a portion of the Toluca Estates single-family neighborhood and the private Lakeside Golf Course.

Within Universal Studios, the existing character of the Channel Edge varies depending on the adjacent use. Next to the industrial-style support buildings of the Back Lot, the character is functional, while adjacent to office buildings, trees and other landscape have been planted. In the future, additional visual buffering will supplement the existing landscape to enhance the appearance for the neighborhood and golf course north of the Channel.



Channel Edge



BACK LOT EDGE

This edge is home to both production activities and Universal Studio Tour attractions. With implementation of the Evolution Plan, the Back Lot Edge will be comprised of steep topography and landscaping. A greenspace area will be maintained along the portion of the Back Lot Edge adjacent to the existing off-site residential uses to the east.

VISUAL EDGES

The variable topography of Universal Studios makes development visible which would not otherwise be visible because of its location in the elevated center of the Specific Plan Area. The Specific Plan requires visual screening of future rooftop parking, outdoor storage areas, and rooftop equipment.

The Specific Plan allows a variety of treatments to buffer development such as parking structures. These treatments will vary depending upon the space available, the particular use to be screened and the visibility of the area to be screened from the outside. In some locations, minimum landscape areas may be planted with dense masses of evergreen trees; in other areas, structures may be planted with evergreen vines, or freestanding landscape structures may feature vines or other plant materials and/or painted scenic treatments.

8 HEIGHT ZONES

The Specific Plan provides for protection of the surrounding neighborhoods by establishing height limits consistent with similar urban development. The heights were established after considering the following issues:

- Existing building heights;
- Existing topography;
- View corridors of and from surrounding neighborhoods; and,
- The proposed development program.

For example, the height limit along the Los Angeles River Flood Control Channel considers the width of the River relative to potential shade/shadow impacts on its north side, as well as existing structures and future studio operational needs. Height limits along Lankershim are taller in recognition of their lessened potential for impacts and its existing urban character.

Because of the undulating topography and the wide architectural variation on-site (including sound stages, entertainment venues, office development and hotels), all building height requirements contained in the Universal Studios Specific Plan are defined by reference to the elevation above Mean Sea Level (MSL) to the top of the structure, including all building features such as penthouses and mechanical equipment.

For the purposes of measuring height, roof structures shall include roof top equipment and architectural elements; however, roof structures shall not include Communication Facilities which are located on high-rise buildings containing ten or more stories. Existing buildings which exceed the height limitations may remain; however, most additions to existing buildings would be required to comply with the Specific Plan height limitations.

Following is a description of the nine Height Zones within the Universal Studios Specific Plan. For purposes of understanding what the height limits are intended to accomplish the description of the Height Zone includes a reference to the approximate maximum building height in feet. Typical office buildings consist of a 15- to 20-foot

high ground floor and 10- to 14-foot upper stories. Building story heights for other uses may vary. For example, retail uses may be 20 feet per floor, hotel uses may be 10 feet per floor, and studio uses may be 60 feet high. The Height Zone regulations are found in Section 6 of the Universal Studios Specific Plan .

625 HEIGHT ZONE

The 625-foot Height Zone corresponds to the northernmost portion of the Specific Plan Area that stretches along the Los Angeles River Flood Control Channel east of the former Technicolor buildings to the eastern boundary of the Universal Studios Specific Plan Area. This Height Zone encompasses portions of the Studio District. Existing ground elevations in this area are approximately 550 feet above MSL. Therefore, the tops of new buildings within this Height Zone would be up to 75 feet in height (relative to existing and proposed grade).

650 HEIGHT ZONE

The 650-foot Height Zone corresponds to the northeastern portion of the Specific Plan Area which encompasses approximately one-third of the Studio District. Existing ground elevations vary from 535 feet to approximately 595 feet above MSL. Depending on the specific location, the tops of new buildings within this Height Zone would range up to 115 feet in height (relative to existing and proposed grade).

720 HEIGHT ZONE

The 720-foot Height Zone corresponds to the northwest corner of the Business District along the western edge of the property. Existing grades range between 550 feet and 560 feet above mean sea level, and as such, would allow the tops of building development of approximately 160 feet in height above grade.

725 HEIGHT ZONE

The 725-foot Height Zone includes a small portion of the Business District within the western portion of the Specific Plan Area, between the existing Main Gate and the existing Producer’s Building, fronting Lankershim Boulevard. Existing ground elevations within this Height Zone are at approximately 570 feet above mean sea level, and as such, would allow the tops of building development of approximately 155 feet in height above grade.

745 HEIGHT ZONE

The 745-foot Height Zone corresponds to the northwest corner of the Business District along the western edge of the property just to the north of the 725 Height Zone and south of the 720 Height Zone. Existing grade is approximately 560 feet above mean sea level, and

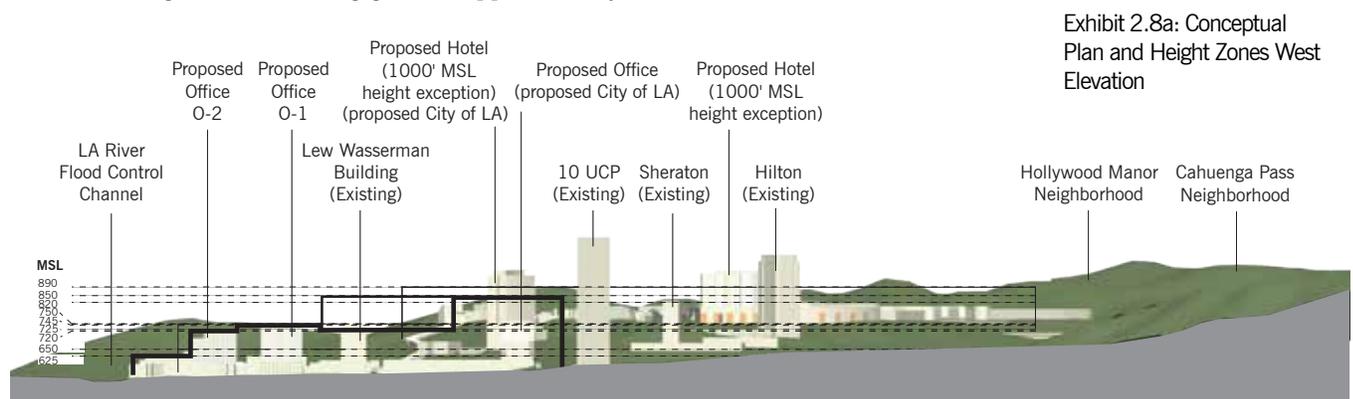


Exhibit 2.8a: Conceptual Plan and Height Zones West Elevation

Summary of Height Zones

| Height Zone (ft above MSL) | Corresponding District(s) | Existing Grade (ft) | Approximate Maximum Building Heights Above Existing and Future Grade (ft) |
|---|--------------------------------------|----------------------------|--|
| 625 Height Zone | Studio | 550 | Up to 75 |
| 650 Height Zone | Studio | 535-595 | Up to 115 |
| 720 Height Zone | Business | 550-560 | Up to 160 |
| 725 Height Zone | Business | 570 | Up to 155 |
| 745 Height Zone | Business | 560 | Up to 185 |
| 750 Height Zone | Back Lot | 560-700 | Up to 190 |
| | Studio | 560 | Up to 190 |
| | Business | 560 | Up to 190 |
| | Entertainment | 570-650 | 100 to 180 |
| 820 Height Zone | Back Lot | 700-780 | 40 to 120 |
| 850 Height Zone | Business | 560-655 | Up to 290 |
| 890 Height Zone (1000 Height Exception) | Entertainment* | 700 to 800 | Up to 190* |
| | | | Up to 300 |
| <p>Note: ft = feet; MSL = mean sea level.</p> <p>* The 890-foot Height Zone includes Height Exception areas as shown on Exhibit 2.8b, which allows buildings to be developed up to a maximum height of 1,000 feet above MSL. Buildings constructed above 890 feet above MSL shall have a cumulative floorplate area of no more than 25,000 square feet.</p> | | | |

Table 2.8a: Height Zones

as such, would allow the tops of building development of approximately 185 feet in height above grade.

750 HEIGHT ZONE

The 750-foot Height Zone corresponds to the north-central area of the Specific Plan Area which encompasses approximately two-thirds of the Studio District and small portions of the Business District, Entertainment District, and Back Lot District.

Existing ground elevations within this Zone vary between 560 and 700 feet above MSL within the Studio, Business, Back Lot, and Entertainment Districts. Therefore, new building heights within this Height Zone would range up to 180 feet above grade in the Entertainment District and 190 feet above grade in the Back Lot, Studio, and Business Districts.

820 HEIGHT ZONE

The 820-foot Height Zone corresponds to the southern portion of the Back Lot District south of the 750-foot Height Zone. This portion of the property borders the Greenspace area to the east. Existing ground elevations within this Height Zone are between 700 ft. and 780 ft., and as such, would allow the tops of building to range between 40 and 120 feet above existing grade.

850 HEIGHT ZONE

The 850-foot Height Zone corresponds to much of the Business District and the western-most portion of the Entertainment District. This portion of the 850-foot Height Zone fronts Lankershim Boulevard stretching from Universal Hollywood Drive to the southern edge of the 725 Height Zone at Gate 5. Existing ground elevations within this portion of the Height

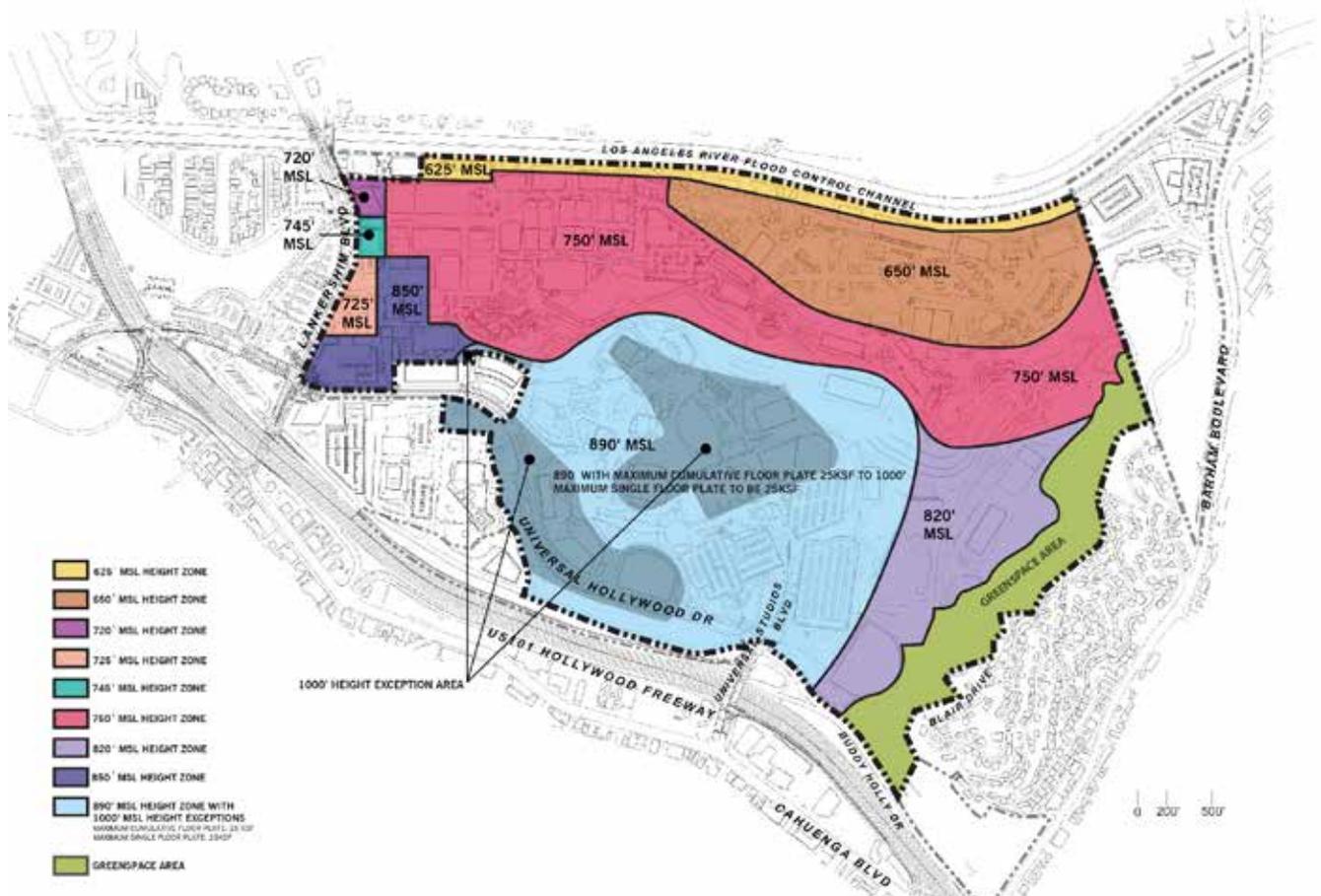
Zone vary between 560 to 655 feet above MSL. Therefore, the tops of new buildings could attain a height of 290 feet (relative to existing and proposed grade).

890 HEIGHT ZONE

The 890-foot Height Zone corresponds to the majority of the Entertainment District within the central and southern areas of the Specific Plan Area, which includes Universal Studios Hollywood and Universal CityWalk. The 890-foot Height Zone abuts the Hollywood Freeway and neighboring hotel and office buildings. Existing ground elevations within this Height Zone vary between 700 feet and 800 feet above MSL. Therefore, this Height Zone allows the tops of buildings ranging up to approximately 190 feet in height (relative to existing and proposed grades).

The 890-foot Height Zone includes Height Exception areas that allow buildings to be developed up to a maximum height of 1,000 feet MSL. Buildings constructed pursuant to the Height Exception shall have a cumulative floorplate area of no more than 25,000 square feet. (Floorplate is defined as that area in square feet of the single largest horizontal plane of a building above the Height Zone within the Height Exception.) In those instances where a single building contains two or more distinct building segments that extend into the Height Exception, the floorplate is the sum total of the single largest horizontal plane

Exhibit 2.8b: Height Zones Map



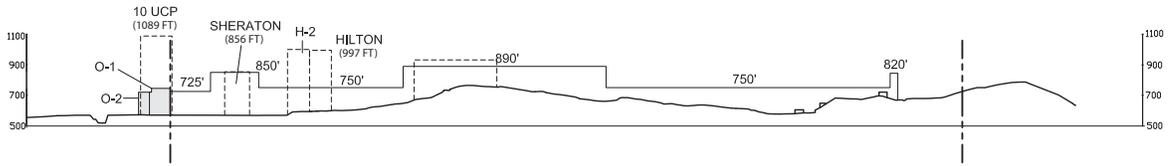
of each building segment. The tops of building(s) constructed under the Height Exception could range up to a maximum of approximately 200 feet to 300 feet in height relative to existing and proposed grades. The Height Exception only applies to the portions of the 890-foot Height Zone within the Entertainment District denoted on the height zone map.

The maximum number of stories of structures that use the Height Exception could be anywhere up to 20-30 stories, depending on several factors. First, topography varies up to 100 feet in elevation among the Height Exception areas. At the lowest point of ground elevation among these areas, a structure could potentially include up to 30 stories. In most Height Exception areas on the top of the hill, up to 20 stories is possible. Finally, building configurations may vary, and depending on individual programming, may or may not extend all the way up to 1,000 feet MSL, further varying the potential number of stories.

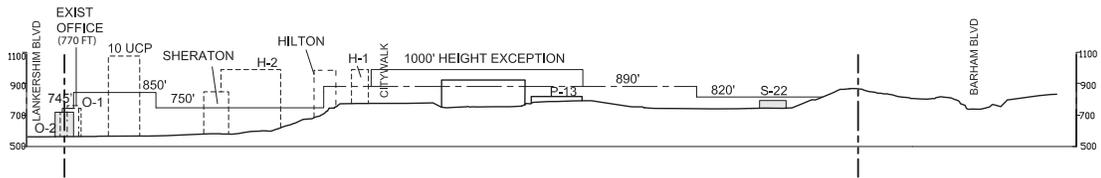
Exhibit 2.8c: Site Section Key Map



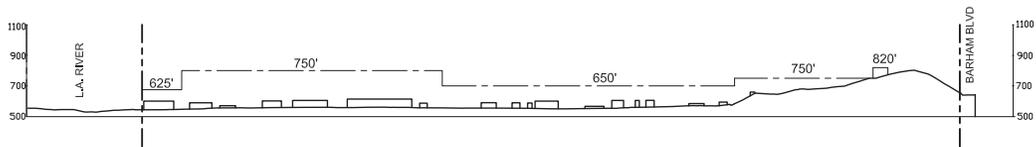
Exhibit 2.8d: Site Sections
(Key: Map Ex. 2.8c)



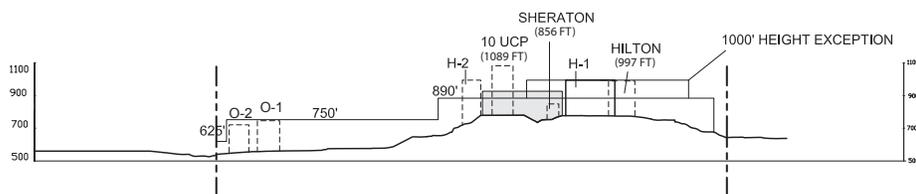
Site Section - 1 (Facing N)



Site Section - 2 (Facing NE)



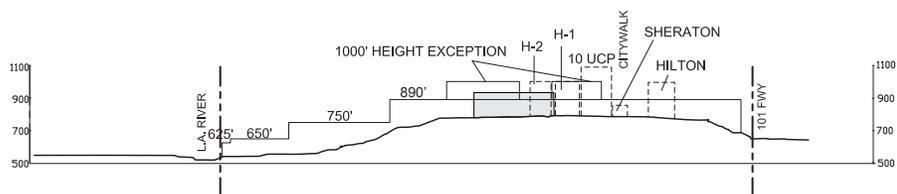
Site Section - 3 (Facing NE)



Site Section - 4 (Facing E)

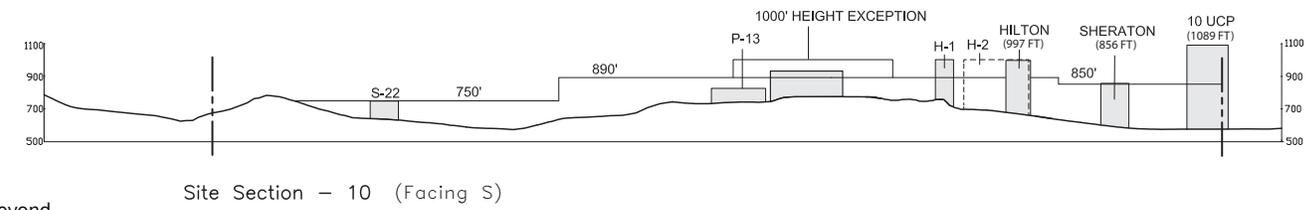
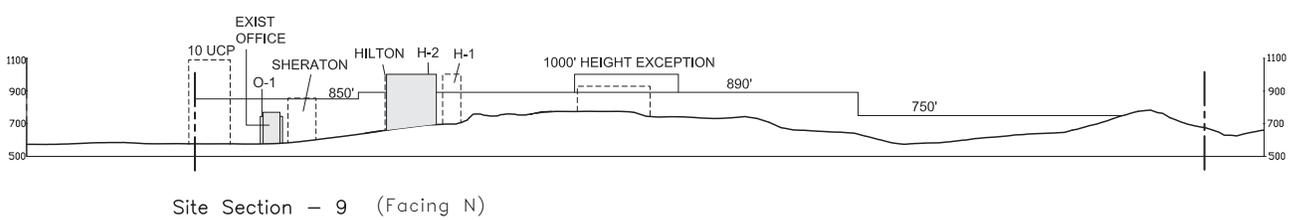
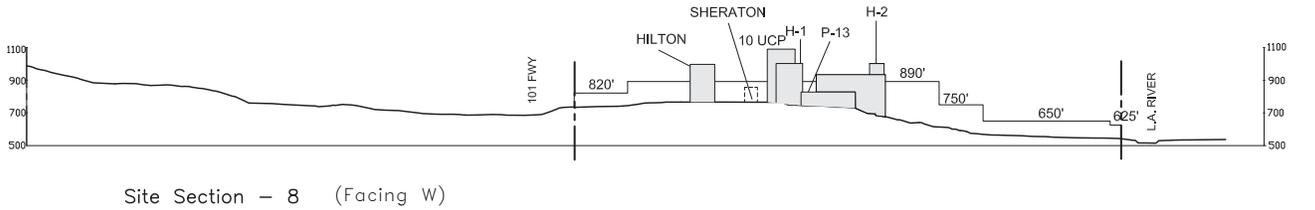
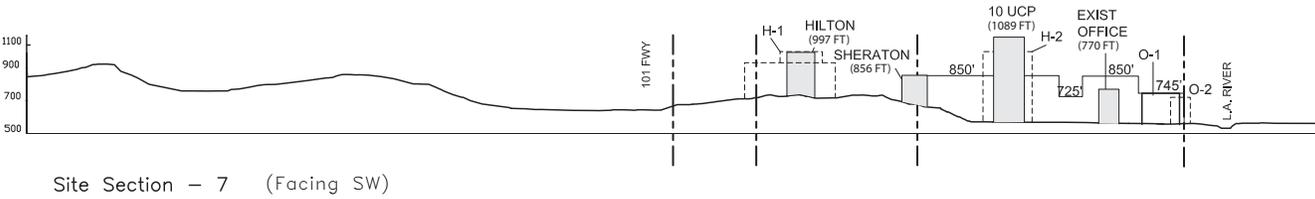
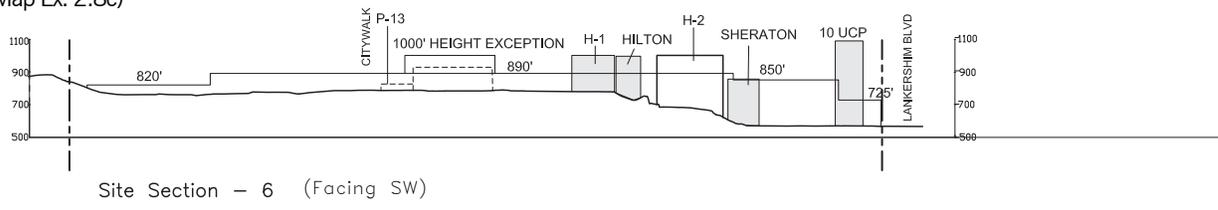
LEGEND

- Building Beyond Section Plane
- Building Behind Section Plane
- Building Being Cut Through



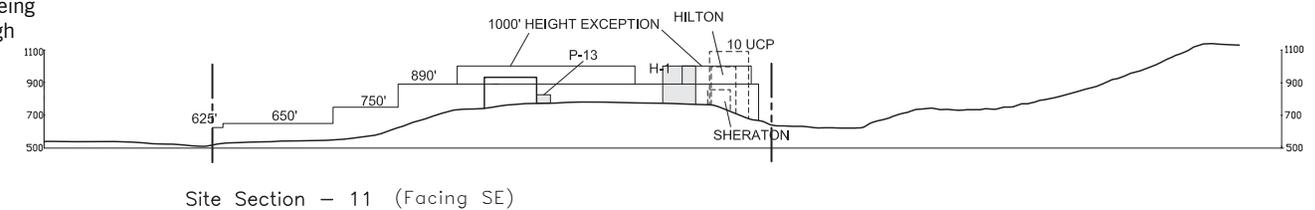
Site Section - 5 (Facing E)

Exhibit 2.8d [cont.]: Site Sections (Key: Map Ex. 2.8c)



LEGEND

- Building Beyond Section Plane
- Building Behind Section Plane
- Building Being Cut Through



9 CIRCULATION PLAN

The Circulation Plan consists of proposed improvements to Specific Plan Area access, enhanced internal circulation, internal/external circulation/“connections”, and convenient parking opportunities necessary to support on-site activities and uses.

ENTRY POINTS

A total of 10 entry points (3 public and 7 studio) will be available, including upgrades to the existing gateways and studio gates.

GATEWAYS

The Specific Plan Area has two existing visitor-serving gateways, one at the intersection of Universal Studios Boulevard north of the Hollywood Freeway and one at the intersection of Universal Hollywood Drive and Lankershim Boulevard. Distinctive landscape and signage identity features will be added to these two existing public gateways. A third public entry point will be added at W. C. Fields Drive (formerly Buddy Holly Drive) near Barham Boulevard.

STUDIO GATES

The four existing Studio Gates along Lankershim Boulevard at James Stewart Avenue, Main Street, Jimi Hendrix Drive and the visitor gate south of the former Technicolor buildings will remain. Two existing Studio Gates entering off Lakeside Plaza Drive and Universal Studios Boulevard, and a new gate off of Universal Hollywood Drive would provide direct, controlled access for employees, authorized visitors and deliveries to the Specific Plan Area (see Exhibit 2.9).

VEHICULAR CIRCULATION

The proposed Circulation Plan, as shown in Exhibit 2.9, would serve to separate the types of traffic by destination and minimize co-mingling of visitor and service traffic. There are two levels of roadways under the Circulation Plan: (1) primary access roads; and (2) internal streets or service roads.

- **Primary Access Roads**

Universal Hollywood Drive and Universal Studios Boulevard will continue to provide the primary east-west and north-south access to and within the Specific Plan Area, respectively. Universal Hollywood Drive, which extends between Lankershim Boulevard and Universal Studios Boulevard, providing access to parking structures within Universal Studios Hollywood and Universal CityWalk, will be realigned and widened to facilitate travel between these two roadways. Universal Studios Boulevard extends over the Hollywood Freeway between Cahuenga Boulevard and W. C. Fields Drive (formerly Buddy Holly Drive) and continues on to parking structures within Universal CityWalk. W. C. Fields Drive may also be widened to a two-way roadway. The main function of these primary access roads is to lead visitors into parking structures, where they leave their personal vehicles, and then move around the Entertainment District on foot or by the Universal shuttle system.

- **Internal Streets**

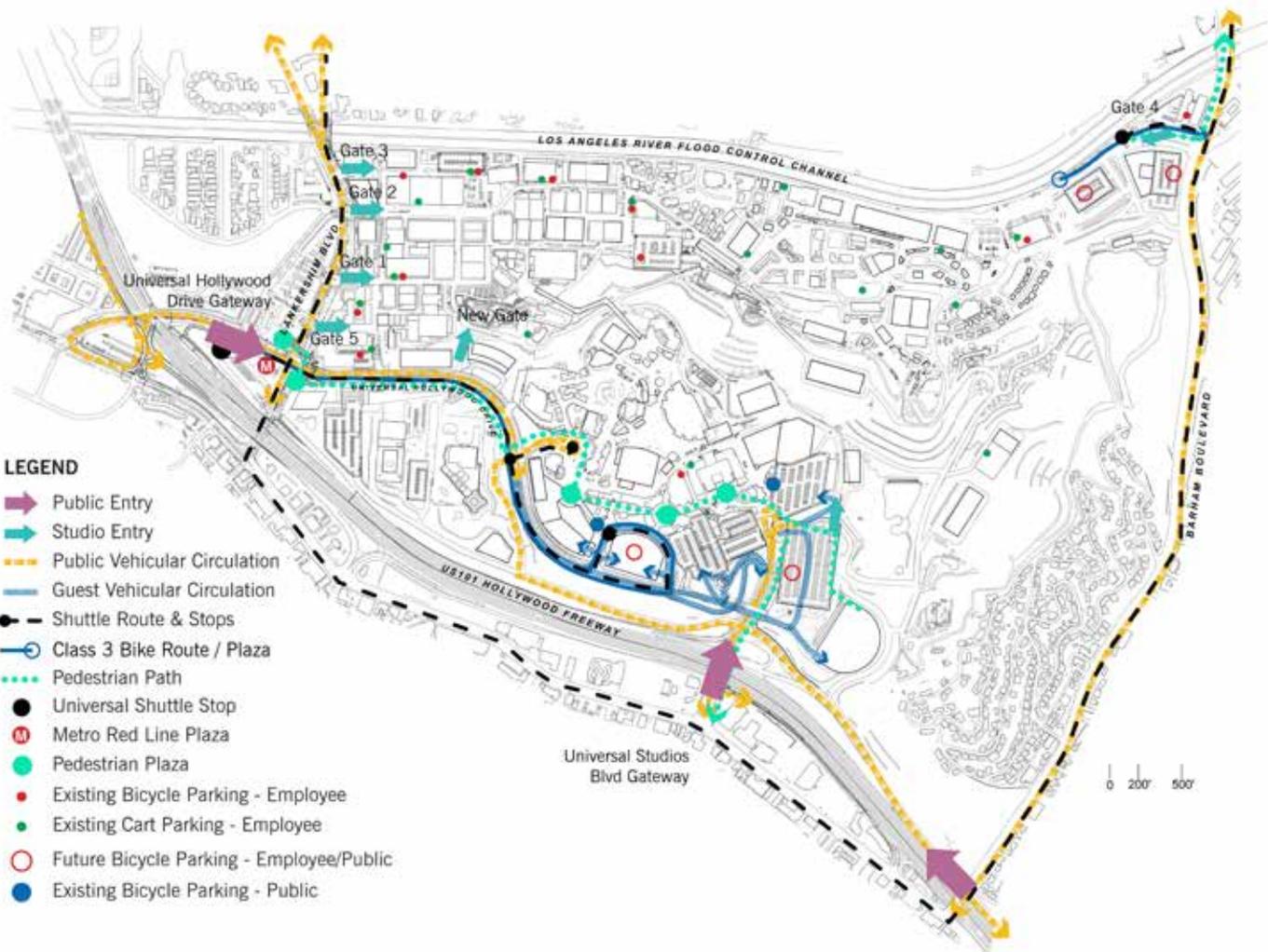
Internal circulation roadways, consisting of private streets, will be developed in accordance with applicable design guidelines and emergency vehicle access requirements. The internal street system will continue to be restricted to authorized vehicles, as well as vendor-owned service vehicles and vehicles driven by studio employees and guests.

PEDESTRIAN CIRCULATION AND PUBLIC TRANSIT

Combined with the portions of the project area in the City of Los Angeles, the Universal Studios Specific Plan will be a transit-oriented development, generating greater pedestrian circulation than currently exists. The new development calls for the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site. This provides opportunities for new shaded sidewalks and new bike routes. Connections from the MTA Red Line Rail Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. The four existing pedestrian plazas within the Entertainment District will remain.

In areas of the property with substantial grade differentials (e.g., between Universal CityWalk and offices in the Studio District), shuttles, escalators, exterior stairways, moving sidewalks and/or elevators may be provided. Pedestrian access to the property will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan Area. This tram service

Exhibit 2.9: Circulation Plan



will continue operating. In addition, a shuttle would provide connection between the MTA Red Line Station, the Entertainment District, and uses within the portions of the project site within the City of Los Angeles.

BICYCLE TRANSPORTATION

Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded with additional bike racks and lockers provided at various locations. As shown in the Circulation Plan provided in Exhibit 2.9, new bike routes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the portions of the project area within the City of Los Angeles. Long term County bikeway plans include the potential for a future Class I bike path along the existing L.A. River north of the project site. The existing River Road along the County right-of-way is currently leased to Universal Studios for internal circulation purposes.

PARKING

Existing parking facilities will be maintained, and expanded parking options added throughout the Specific Plan Area with several new parking facilities. The Specific Plan provides parking requirements for the proposed uses based on the following general objectives:

- Provide adequate and convenient parking for visitors and employees;
- Provide linkages to destination venues, parking facilities, and transit services with shuttles, trams, escalators, landscaped walkways, and pedestrian plazas;
- Clearly marked directions to parking facilities to provide adequate decision times for arriving vehicles;
- Wherever possible, locate parking facilities in places that allow visitors to park quickly and conveniently in order to lessen peripheral traffic impacts;
- Permit shared parking when it is demonstrated, based upon an analysis of parking demand, that parking spaces utilized by more than one use would not affect the availability of required parking for each use, taking into account their hours of operation; and
- Provide a coherent parking payment and wayfinding system that facilitates the flow of vehicles, thus minimizing potential traffic congestion and idling on access roads and within parking lots/structures.

To achieve these objectives, a site-wide parking strategy is proposed that provides a series of destination parking facilities which, where appropriate, may be capable of shared use during varied peak demand periods pursuant to the limitations and regulations of the Specific Plan. The locations of future parking facilities are not fixed under the Specific Plan, but facilities would be provided, as appropriate and necessary, to meet projected parking demand and Specific Plan goals. Entrances to parking facilities will be provided with an appropriate number of control lanes and adequate queuing area to avoid back-up or congestion onto public roadways.

10 CONCEPTUAL PLAN

The Conceptual Plan is an illustration of how development within the Universal Studios Specific Plan Area may occur and how such development would conform to the Specific Plan. The Conceptual Plan represents a reasonable scenario of how buildout of the Specific Plan Area may appear based on current market conditions and existing and planned primary uses. Actual development will be governed by the requirements of the Specific Plan and not by what is shown in the Conceptual Plan.

The Conceptual Plan is consistent with the overall allocation of land uses shown in Table 2.5a, and with all development limits and regulations of the Specific Plan. While the illustration of the Conceptual Plan presented in Exhibit 2.10 suggests how the future Specific Plan Area may appear, the precise location and orientation of actual future buildings has not been determined.

Exhibit 2.10: Conceptual Plan



chapter 3:
DESIGN PLAN

chapter 3: DESIGN PLAN

1 INTRODUCTION

This Chapter describes the built and natural features influencing the Specific Plan Area, and establishes Design Goals that are the basis of physical and design-related Specific Plan regulations.

The purpose of the Design Plan is to establish a physical design framework for Universal Studios that improves the overall function and appearance of Universal Studios; and enhances Universal Studios' relationship with existing and proposed surrounding neighborhoods.

The Design Plan addresses several areas of design: overall site layout, urban design and architecture, landscape, lighting and signs. The illustrations in this chapter show how these elements might be implemented to create the effects described by the Design Plan. They are intended to convey general design intent and represent one of many possible design solutions consistent with the Specific Plan, and final designs may change as the property is developed over time. The Specific Plan regulations contain the required design standards applicable to development of Universal Studios.

2 DESIGN INFLUENCES

The Design Plan of the Universal Studios Specific Plan has several important influences, which overlap to create the framework for the physical development of the Specific Plan Area. The height limits, total Permitted Floor Area, and sustainability measures of the Specific Plan are derived from the combination of these influences and factors.

Exhibit 3.1: CityWalk



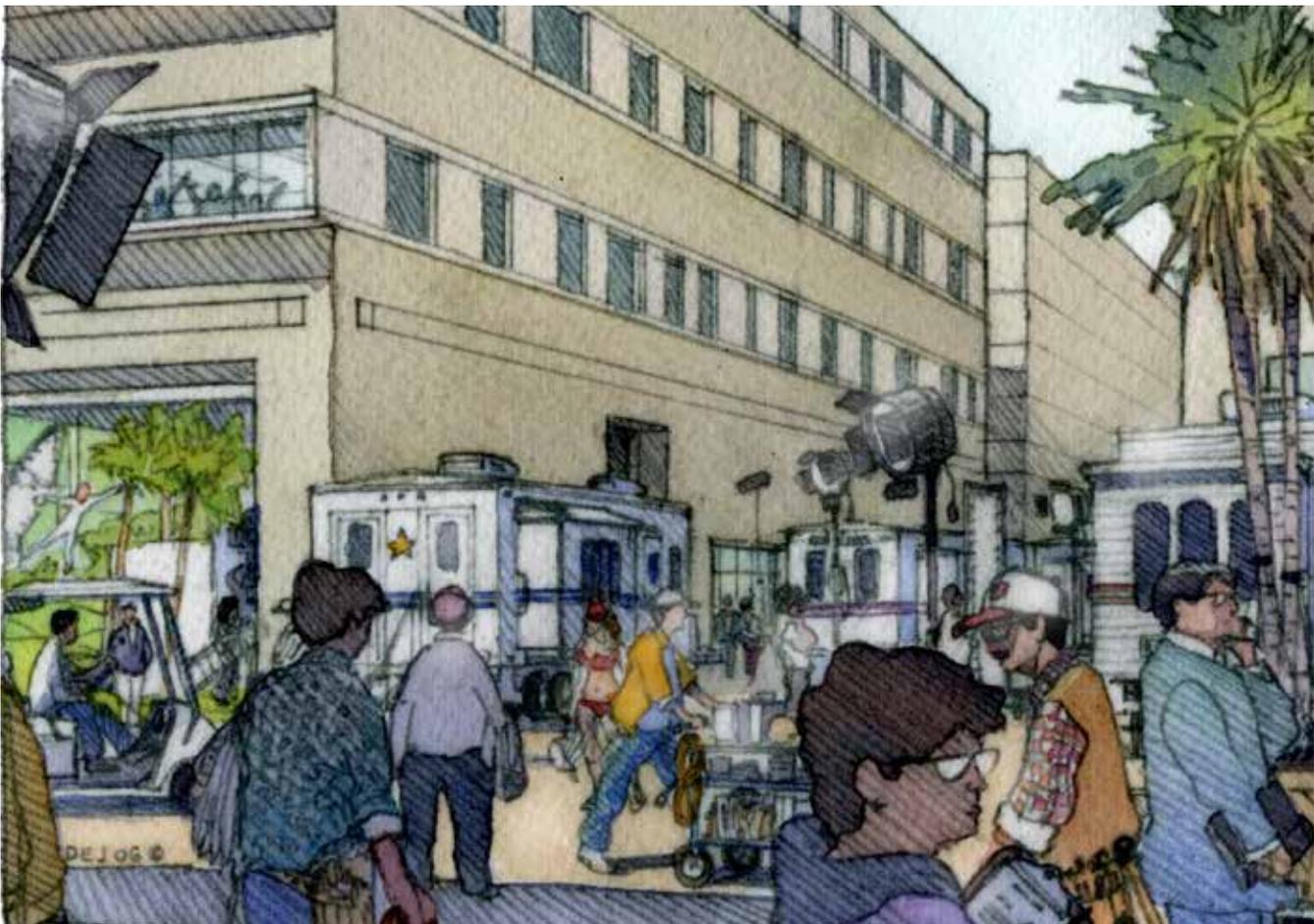
ENTERTAINMENT IDENTITY

The primary influence of the Specific Plan Area is the identity of Universal Studios in the entertainment industry and its role as an “entertainment city”—a place where entertainment is conceived, created, produced, and enjoyed. Universal Studios was the first studio to open for visitors and this is an important element in the design framework for the Specific Plan Area.

OPERATIONAL COMPATIBILITY AND FLEXIBILITY

The production of entertainment such as film, television, and theme park venues, and the combination thereof, requires the physical and functional flexibility typically afforded industrial uses. From sound stages to outdoor filming locations to theme rides, Universal Studios requires flexibility in the siting, physical envelope, and circulation among its varied uses to remain competitive.

Exhibit 3.2a: Illustration of Production Activity in the Studio District



PHYSICAL CHARACTER

The Specific Plan Area's physical character and, in particular, the prominent hill located in its center, adjacent to the Hollywood Freeway, also plays a role in the Design Plan. This hill is an important visual feature of the Specific Plan Area and represents an opportunity to enhance Universal Studios' image as the Specific Plan is implemented.

Both on-site and adjacent off-site buildings play a role in the physical character of the Specific Plan Area, influencing the Design Plan in terms of the location and size of potential future structures. The existing circulation system also plays a substantial role in the Design Plan. This includes continuing to efficiently move visitors into, out of, and through the Theme Park, allowing general employee circulation, and transporting equipment around the Specific Plan Area as needed.

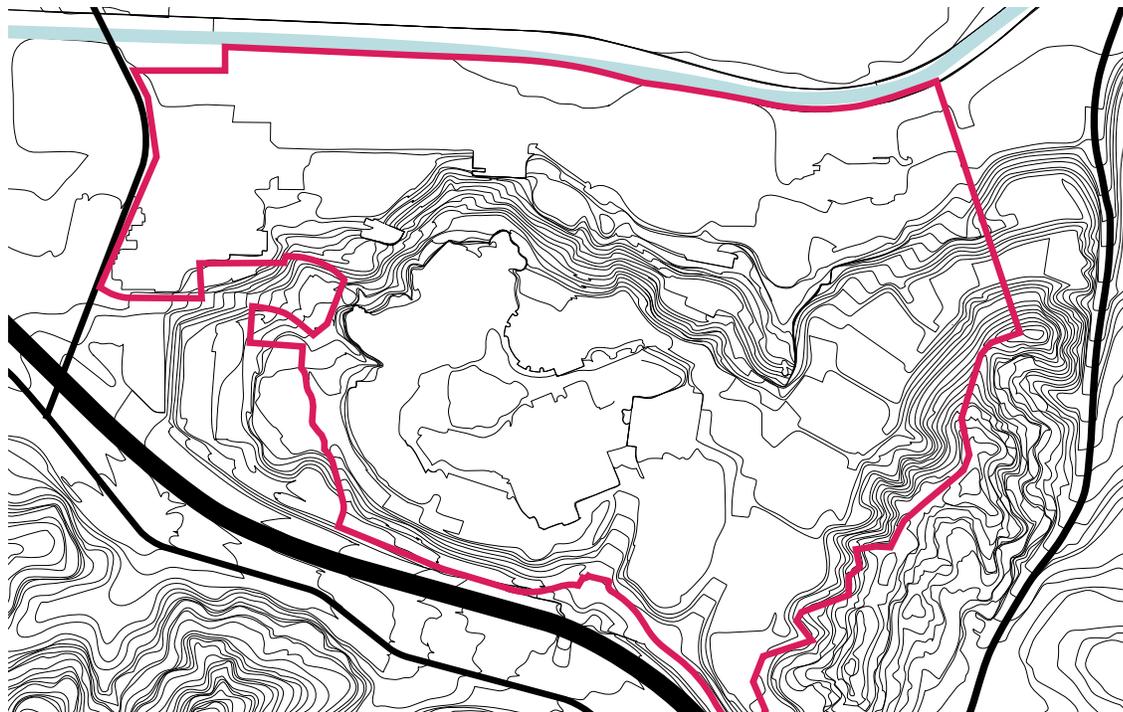


Exhibit 3.2b: Area Topography

Discussed in greater detail in the Plan Description Chapter, the Specific Plan Area's existing physical character can be portrayed by four overlapping districts: Entertainment, Studio, Back Lot and Business Districts. The Entertainment District includes CityWalk and Universal Studios Hollywood (Theme Park), and can primarily be identified by the imaginative, thematic, and iconic structures currently present. Large, pedestrian-oriented gathering spaces and plaza-like areas are important and valuable components of the Entertainment District. Parking structures and surface lots are also visible elements of this District.

Thematic structures and areas can also be found in the Studio District, which is also comprised of a wide variety of stage, production, post-production, and other structures, as well as open spaces for outdoor production. The Studio District may at any one time be home to several outdoor stages designed and built to represent any real or imagined location or time period.

The Back Lot District is primarily characterized by outdoor sets, outdoor storage areas, circulation and parking areas, production buildings, and other entertainment production

uses that are part of both the behind-the-scenes aspect of Universal Studios as well as the more public Universal Studio Tour. It is less densely developed than other districts on the property and is thus defined by its comparatively lower buildings and more ample open space.

The Business District primarily includes office and parking structures, with production, post-production, and theme park uses spilling in. It is important to note that despite these general characterizations, a diverse mix of uses is present across the entire Universal Studios Specific Plan Area. The Universal Studio Tour and the northern portion of the Theme Park offer examples of how Districts within the Universal Studios Specific Plan Area may overlap. Additionally, office structures may be present in either the Studio or Entertainment Districts.

DIVERSE PERIMETER CONDITIONS

The Universal Studios Specific Plan site is surrounded by a variety of uses and conditions. This necessitates unique design solutions that vary according to the specific situation and particular site requirements. For example, the design character of a prominent office building facing Lankershim Boulevard will likely be different from the design of a functional sound stage located internal to the site. Height limits and development standards related to character are influenced by the uses adjacent to the Specific Plan Area.

ENVIRONMENTAL SUSTAINABILITY

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and measures consistent with those implemented by the County of Los Angeles are part of the Design Plan. As applicable, new buildings will meet established sustainable design goals and landscaped areas will use drought-tolerant plants. These measures are more fully described below.

3 DESIGN GOALS

The Design Goals are general statements that establish the overall intent of the Design Plan. Additional text describes the rationale for each Design Goal and clarifies the purpose and meaning of each. An important aspect of the Design Goals is their interrelationship—each affects and influences the others, and is affected itself by the others. This interplay is intended to strengthen their overall effectiveness.

CREATE A VISUALLY COHERENT PLACE TO SERVE AS A MODEL FOR THE ENTERTAINMENT INDUSTRY AND THE GREATER LOS ANGELES REGION.

As a leading Southern California entertainment destination, it is important for Universal Studios to continue to create a memorable impression to both passersby and visitors. The existing CityWalk skyline treatment on the prominent central hilltop, for example, plays an important part in establishing Universal Studios' image. In addition, iconic signs, architectural features, landscape treatments and other elements currently help establish Universal Studios' image. This goal acknowledges the importance of a memorable image to Universal Studios' long-term success.

CREATE AN ATTRACTIVE, APPEALING ENVIRONMENT FOR VISITORS, BUSINESSES, EMPLOYEES AND THE GREATER COMMUNITY

Universal Studios currently attracts local, regional, national, and international visitors, as well as innovative entertainment companies and their employees. To maintain its business position and improve visitor attendance at its attractions, Universal Studios will continuously be improved. Ongoing improvements to the Studio and Business Districts are intended to attract new entertainment business and their supporting services. New

entertainment venues and/or attractions will be added and older ones retired or renovated; and the appearance of the Specific Plan Area improved. A new hotel will allow visitors to stay for extended periods of time. Outdoor uses, including entertainment attractions and production activities, will continue to be enhanced. Maintaining and enhancing a visually exciting, attractive and appealing site will help Universal Studios maintain its role in the entertainment world.

ENCOURAGE FLEXIBLE, IMAGINATIVE, SUSTAINABLE AND CREATIVE DESIGNS

This goal recognizes the need for flexibility as development occurs in Universal Studios, balanced with the need for environmental responsibility. Flexibility is required not only because of the variety of uses, activities and existing conditions within the Specific Plan Area, but also because the Specific Plan will be implemented over a number of years, and situations are likely to occur that cannot be predicted today. In addition, the entertainment industry will likely undergo changes and improvements as a result of the development of new technology and changes in demographics. To achieve flexibility, the Design Plan describes the design concepts of the Specific Plan without specifying particular design solutions. The intent is to allow creative, imaginative design solutions within the limitations established in the Specific Plan.



Exhibit 3.3a: Illustration of imaginative attractions created at Universal Studios Hollywood

PROMOTE COMPATIBILITY WITH SURROUNDING NEIGHBORHOODS, INCLUDING PRESERVATION OF VIEWS AND VISUAL RESOURCES

Because of its location on a hilltop and at the edge of the Hollywood Hills, Universal Studios is visible from surrounding streets and neighborhoods. The fourth goal acknowledges Universal Studios' desire to be a good neighbor to those who live, work, or play near the Specific Plan Area. The Design Plan describes how future Universal Studios development will be compatible with surrounding uses and neighborhoods.

ACKNOWLEDGE AND BUILD ON THE INHERENT STRENGTHS OF THE SITE AND EXISTING DEVELOPMENT IN RESPONSE TO EXISTING SITE OPPORTUNITIES AND CONSTRAINTS

Although the Specific Plan proposes new development, much of what exists today will continue to be present through its lifespan. This goal of the Design Plan recognizes the need to incorporate future development into an existing context. It also acknowledges the varying physical character of the Specific Plan Area, which consists of a prominent central hilltop, gentle hillsides, and a flat valley bottom next to the Los Angeles River Flood Control Channel.

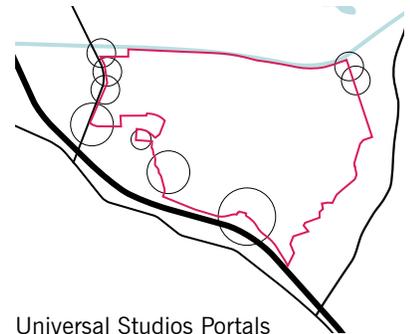
4 GENERAL DESIGN PRINCIPLES

The General Design Principles describe general concepts, which implement the Design Goals of the Specific Plan and are consistent with the definitions of the Universal Studios Specific Plan. They reflect design approaches that may be used to address aesthetic, environmental, and functional considerations.

AESTHETIC AND ENVIRONMENTAL PRINCIPLES

- **Create a “hilltop skyline” image that takes advantage of the site’s topography**
The Specific Plan Area’s central hilltop is one of its most prominent features and is already an architectural focus of Universal Studios. This focus may be expanded and enhanced through the creation of a visible skyline (subject to height restrictions specified in the Specific Plan).
- **Encourage a variety of architectural character that responds to Universal Studios’ unique mix of uses and activities**
An important element of Universal Studios’ existing visual character is the variety of building types and architectural characters found on-site. This variety is encouraged as a means to further Universal Studios’ diverse Entertainment, Studio, Back Lot, and Business uses.
- **Establish a unifying background of large-scale evergreen plants utilizing a traditional Southern California plant palette**
The landscape of the Specific Plan Area can help visually unify its diverse uses, architecture, and varying terrain. A traditional Southern California plant palette should be used (see Section 7 in Chapter 5) to emphasize evergreen trees and shrubs, as well as exotic and colorful plants, which have contributed to Southern California’s reputation as a world-class garden environment.
- **Create special entries at each portal to Universal Studios**
There are a limited number of access points into Universal Studios. These portals should be framed as special entries that are distinctive places in and of themselves. Designs which express Universal Studios’ image, and which include the imaginative landscape, hardscape, architecture, lighting, signs, and thematic elements of the Studio Tour, Theme Park, and City Walk are envisioned.
- **Identify Universal Studios as a unique place with imaginative signs and thematic elements**
The entertainment industry has always utilized signs in imaginative and creative ways to create image, advertise, and identify its products. The continuing evolution of signs and thematic elements that help establish Universal Studios’ image as a unique entertainment experience is envisioned.

- Permit creative signs, consistent with Universal Studios' "entertainment city" image**
 Universal Studios' large area, varied edges, and regionally prominent central hilltop enable placement of creative signs that identify the Specific Plan Area as an entertainment destination. Universal Studios' identifying elements should be of a scale consistent with the site's size.
- Acknowledge the site's hilltop location with visual buffers and other measures to enhance Universal Studios' off-site image**
 To respond to the views of the Specific Plan Area from surrounding hillsides, visual buffers such as landscaping and other screening treatments should be provided to better integrate Universal Studios within its context.
- Respond to the varying conditions of each of the site's five edges**
 Each of Universal Studios' edges has a different character and relationship to its surroundings. Each edge and its particular conditions should be considered as part of the design of development adjacent to that edge. For example, the urban streetscape character of Lankershim Boulevard, adjacent large-scale buildings and flat terrain, is qualitatively different than the high speed Hollywood Freeway edge, with its rolling terrain and landscaped hillside.
- Integrate illumination and lighting effects with architecture, signs and landscape to reinforce and enhance Universal Studios' "entertainment city" image**
 As a nighttime, as well as daytime attraction, lighting will continue to be an integral part of the Universal Studios experience. Lighting and its effects should be integrated into the design of other elements, such as buildings, signs, thematic elements, entries and landscapes. The intent is for lighting to reinforce these elements to create an expression of Universal Studios' image while recognizing limitations required for adjacent uses.
- Establish a hierarchy of lighting and lighting effects in which the most important elements have the most distinct illumination**
 Nighttime lighting should promote an organization that better reflects the hierarchy of importance of Universal Studios attractions or buildings. For example, the apparent importance of a parking garage should be reduced by screening its internal lighting so that a main entry Gateway would appear more visually prominent.



Universal Studios Portals

FUNCTIONAL CONSIDERATIONS

This group of Design Principles is intended to address the functional design needs of Universal Studios. These Design Principles are intended to provide for the safety and convenience of visitors and employees, as well as the flexibility in specific design solutions.

- Allow flexibility in location and orientation of buildings**
 Although the Specific Plan regulates land uses, building heights, and other development standards, building orientation may vary according to the requirements of the particular building program. Accordingly, buildings may have an "outward" (towards the perimeter boundary), "inward" (towards the center of Universal Studios), or other orientation, independent of other considerations.
- Signs that direct and inform visitors will be an integral part of Universal Studios development**
 Because of the size and location of uses within Universal Studios, signs will be required throughout the site to direct and inform visitors coming to Universal

Studios, and to facilitate vehicular and pedestrian circulation; some signs will be regulatory (e.g., “no parking”). The design of these signs should be coordinated with other development within Universal Studios.

- **Minimize spill over of nighttime illumination off-site**
Although some lighting will be used to establish an entertainment studio image, lighting intended to serve more functional purposes, such as along roads, in parking areas, or within parking structures, should be reduced where appropriate. Such illumination will be at minimum safe levels, will be directed away from neighboring residential areas, and shielded to comply with the Universal Studios Specific Plan.
- **Establish a fence and wall hierarchy**
Fences and walls should be designed to observe a hierarchy in which the most visually prominent will be considered part of the overall design of the particular feature. For example, a security fence hidden from view may be a simple functional design, while a fence intended to be part of a major entry treatment may be more elaborate in design. Sound or retaining walls should be similarly considered.

5 EDGE DESIGN PRINCIPLES

To address considerations of off-site visibility, the Design Plan identifies two types of edges: Perimeter Edges and Visual Edges. As the name suggests, Perimeter Edges occur at the Specific Plan Area perimeter. The Specific Plan utilizes traditional means of addressing Perimeter Edges and promotes screening of parking lots, service areas, and blank walls. A Visual Edge is a portion of development, which is visible off-site, but which may occur away from the Perimeter Edge and which may be difficult to address with visual buffers within Perimeter Edge treatments. Because of the topography of the central hilltop and the hillsides surrounding Universal Studios, some interior development creates a Visual Edge. The Design Principles in this section are intended to address the need for screening from view development within the Universal Studios Specific Plan Area, which is not intended to enhance its overall image, but which would otherwise be visible. The intent is to provide visual cohesion to the overall image of Universal Studios and to focus opportunities for architectural design to enhance the hilltop skyline.

- **Visually buffer development not intended to enhance Universal Studios' image**
Parking areas, parking structures, or service areas should be visually buffered when the facade of the development itself is not designed to enhance Universal Studios' image. Visual buffers for signs, lighting, or thematic elements oriented inward, towards visitors at Universal Studios attractions, may also be appropriate. This Design Principle addresses the need for visual buffering on both Perimeter and Visual Edges.

- **Permit a variety of approaches to visual buffers**

Visual buffers may be created by a variety of means. Where there is sufficient space, dense planting of large-scale evergreen trees are frequently an appropriate screening method. Where space is limited or insufficient soil exists to allow trees to reach their mature height, other screening methods may be used. They may include screening by another building, a landscape structure (such as a trellis), graphic treatment (i.e., painted surfaces which disguise the element), a thematic element or a combination of these techniques.

6 EDGE DESIGN IMPLEMENTATION

This section describes potential design applications of the Specific Plan's Design Principles to four edge areas in the Universal Studios Specific Plan Area. These guidelines, which follow the description of the relevant design considerations, are intended to describe how the regulations contained in the Specific Plan will address existing design considerations, as well as conditions likely to be created as new development occurs.

THE URBAN EDGE

The portion of Lankershim Boulevard between the Hollywood Freeway and the Los Angeles River Flood Control Channel is the most urban in character among the edges. The Universal Studios Specific Plan side of Lankershim includes the former Technicolor buildings and Bank of America, as well as the Lew R. Wasserman and Jules Stein office buildings. The CityView Lofts multifamily residential building, Campo de Cahuenga, and an MTA Red Line subway station with existing surface parking. The 10 UCP office tower is also on the south side of Universal Hollywood Drive in this area and is a significant visible feature of the area.

Transit ridership at the MTA Red Line is expected to continue to increase over the life of this Specific Plan, as the Specific Plan Area and its surroundings continue to mature and develop.

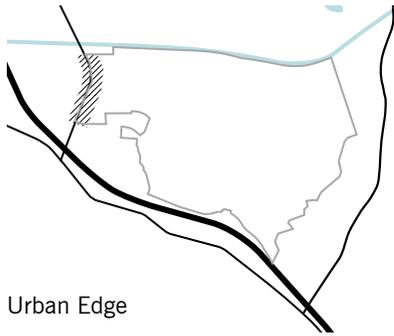
- **Lankershim Boulevard Streetscape**

Future improvements to Lankershim Boulevard, combined with the anticipated development of new offices and other facilities within Universal Studios, represent an opportunity to create an integrated streetscape design. The streetscape should visually integrate public and private improvements so that the area between the Hollywood Freeway and the Los Angeles River Flood Control Channel has a distinct, individual character which uniquely defines Universal Studios. Proprietary product signs featuring current productions or other attractions of Universal Studios will continue to be part of the character of the Lankershim streetscape.

As new buildings are constructed along the Lankershim frontage, streetscape improvements would be implemented on the east side of Lankershim Boulevard according to the Conceptual Lankershim Streetscape Plan (Exhibit 3.6a). Proposed improvements include a streetscape zone from the curb of Lankershim Boulevard to the security fencing and walls along the Specific Plan Area, typically providing an average sidewalk width of 8 feet, while narrowing to approximately 6 ½ feet adjacent to street trees.

Street Trees & Sidewalk Plantings

A consistent street tree, such as Canary Island Palms, is proposed for the entire Lankershim frontage adjacent to the Specific Plan Area (see Chapter 5, Section 7). The same tree species could also be used by the City of Los Angeles on the southbound (west) side of the street to provide a unified treatment to both sides of the boulevard. The street trees typically would be spaced at 35 feet on center,



Urban Edge

with 4-foot square decomposed granite tree wells. Between each street tree, consistently sized and spaced planting areas adjacent to the curb would provide a low-height landscaping using a consistent plant palette.

Security Fencing

To maintain a level of security that meets existing and future studio needs, new fencing and vehicle barriers are planned adjacent to the sidewalk on the Specific Plan Area side of the streetscape zone. New security would include a planting area at the base of an approximately 3-foot high concrete vehicle barrier topped with a painted 7-foot high steel-bar fence. While providing important and necessary security for the Specific Plan Area, the design of the vertical steel bar fencing would be attractive and open, allowing views of the property instead of a solid wall.

Landscape Area Inside Security Fencing

The landscape areas inside the security fencing, wholly within the Specific Plan Area, would vary greatly in width and size. These areas would be landscaped in accordance with the general landscape requirements in the Specific Plan, and maintain consistency with a conceptual planting palette (see Chapter 5, Section 7).

- **Studio Gates**

Lankershim Boulevard is the current and future location of the four main gates to the Studio District. Staffed gatehouse checkpoints at these gates will continue to control the flow of vehicles onto the Studio premises. As development of the Studio and Business Districts proceeds, enhancements will be made to the gates, which may include special architectural treatments, new landscape, gatehouse renovation, improved pedestrian access and development of image-enhancing signs and thematic elements.

THE UHD HILLSIDE EDGE

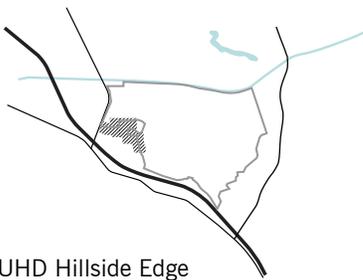
As previously mentioned, this edge is comprised of the areas along and adjacent to Universal Hollywood Drive, starting at the main Universal Hollywood Drive gateway and dropping down the hill to the Lankershim intersection. The edge includes a new vehicular entry to the studio.

- **Universal Hollywood Drive Gateway**

The Universal Hollywood Drive Gateway may undergo changes as a result of improvements to Lankershim Boulevard. These changes may include new landscaping, signs, thematic elements, architectural and lighting treatments.

- **Universal Hollywood Drive Streetscape**

Universal Hollywood Drive will be realigned as part of the Evolution Plan, and with this change, topographic grading is also proposed to make the hill less steep. Streetscape improvements along Universal Hollywood Drive will help define this edge. The street-facing facade of new buildings and new identity signage will also further define the character of the streetscape and the UHD Hillside Edge.



UHD Hillside Edge

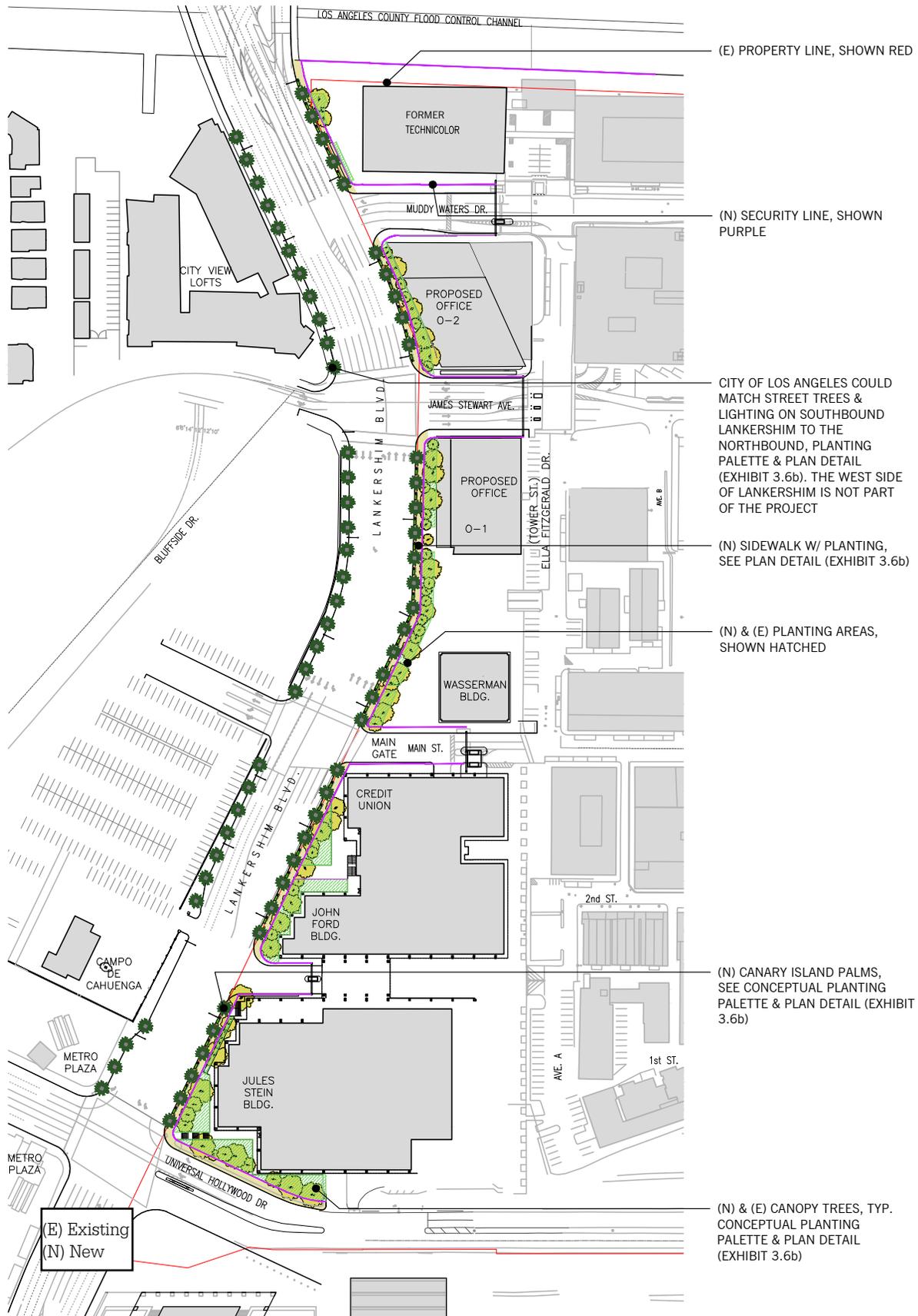


Exhibit 3.6a: Conceptual Lankershim Streetscape Plan

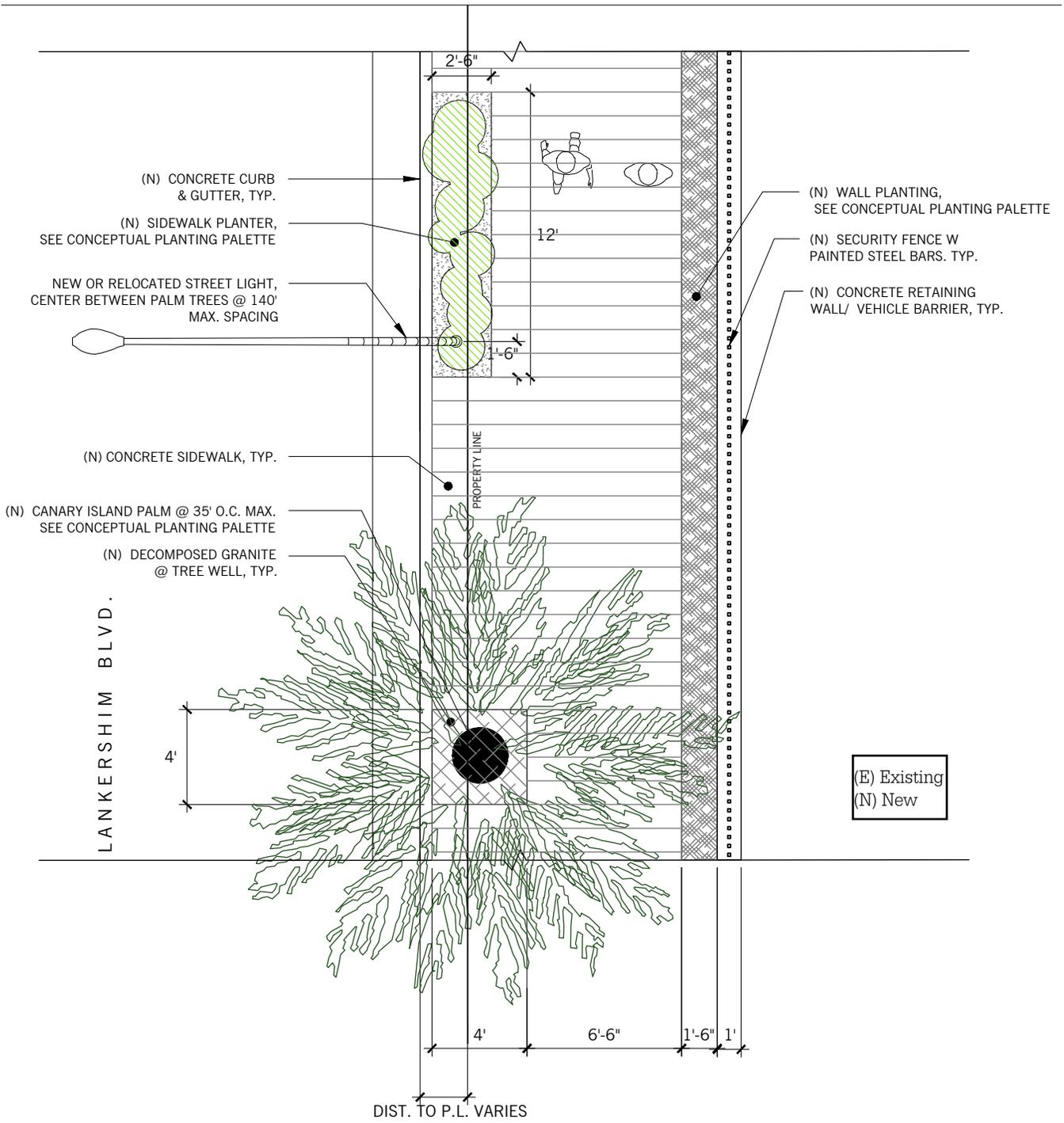
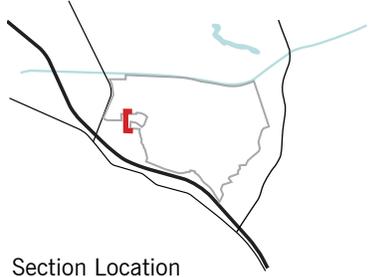


Exhibit 3.6b: Conceptual Lankershim Streetscape Plan Typical Detail



Exhibit 3.6c: Illustration of an enhanced Lankershim streetscape, which will contribute positively to the image of the studio and its surroundings



Section Location

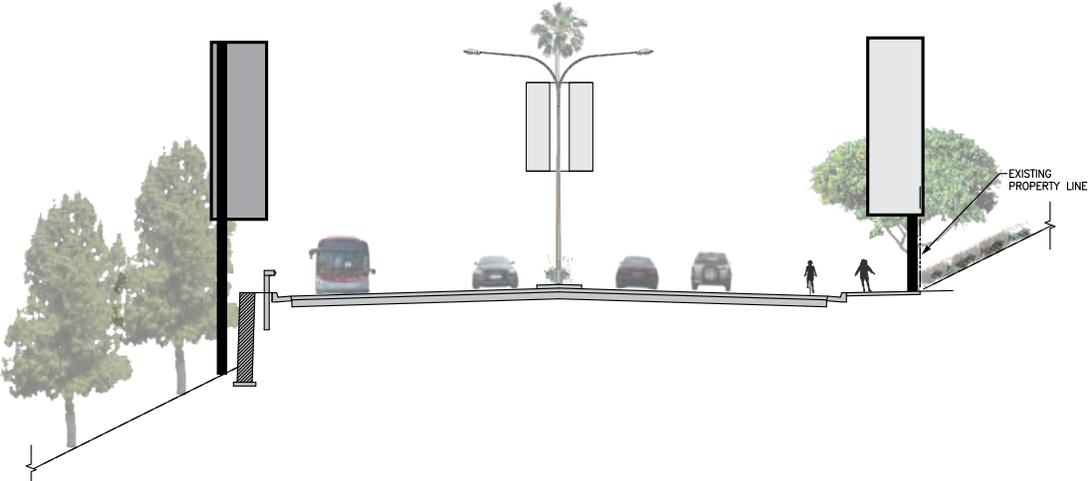
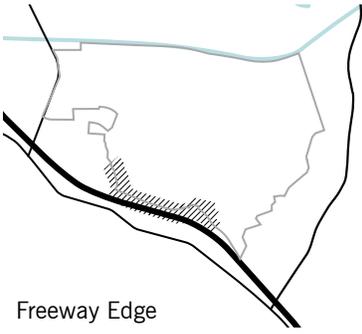


Exhibit 3.6d: Conceptual section of Universal Hollywood Drive reconfiguration along UHD Hillside Edge

THE FREEWAY EDGE

The Freeway Edge includes the portion of the Universal Studios Specific Plan Area adjacent to the Hollywood Freeway between Barham Boulevard and Lankershim Boulevard. It also includes portions of the Specific Plan Area's central hilltop that are visible from Cahuenga Boulevard and the residential areas to the south.



- **Skyline silhouette**

The prominence of the central hilltop and its location within the Entertainment District makes it suitable for a skyline silhouette treatment, which continues and extends the treatment already begun with the existing views of CityWalk. Within the height limits established by the Specific Plan, the architectural skyline treatment will evolve as development of the Entertainment District continues. Other elements of the skyline silhouette will include thematic elements, landscape, signs, illuminated surfaces and lighting elements.

- **Landscaping**

Landscaping will be established to create visual definition to screen views of certain parking structures and outdoor storage areas. Landscaping may consist of dense masses of tall-growing evergreen trees, trellis structures or frames, or other landscape treatments.

New landscaping should supplement and enhance the existing landscape. Where new buildings displace existing landscape, new landscape and facade treatments should be planned to provide visual continuity.

- **Directional and information signs**

Many of Universal Studios' guests will arrive via the Hollywood Freeway. Since some visitors are not familiar with the area, directional and information signs will be needed to guide them to the appropriate Universal Studios entries.

- **Large-scale site thematic elements**

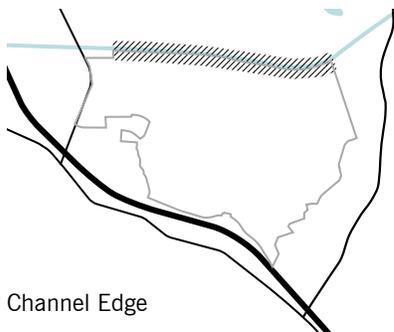
Because of its central hilltop, the Freeway Edge is a prime location for iconic thematic elements which help create Universal Studios' image. Thematic elements may include arches, gateways, sets, attraction icons, towers, spires, monuments and sculptures. Special lighting of these elements will further enhance the distinct identity of Universal Studios' skyline.

- **Universal Studios Boulevard Visitor Gateway**

The Universal Studios Boulevard Visitor Gateway is one of Universal Studios' major arrival points. It is particularly important to visitors at Universal Studios' entertainment venues. The treatment of this entry should consist primarily of landscaping supplemented with thematic elements, entertainment, directional and informational signs. Special architectural treatments of buildings, which border the Visitor Gateway area may also occur, as well as special lighting treatments.

THE CHANNEL EDGE

The Los Angeles River Flood Control Channel and the County Flood Control District access road form the northern boundary of Universal Studios. Because of the limited public access, this edge is less visible than the Universal Studios Specific Plan Area's other edges. The principal viewpoints are from private residences in the Toluca Lake area, a private golf course immediately north of the Channel, and from southbound



lanes of Barham Boulevard to the northeast. The Specific Plan Area's central hilltop and adjacent north-facing hillside forms the backdrop to the views of this edge of Universal Studios.

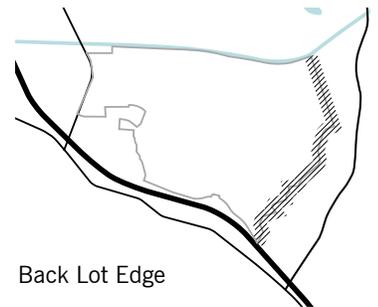
Existing on-site uses in the Back Lot District, such as sound stages and production facilities have an industrial character similar to other motion picture production facilities in Southern California. Future development will likely include more buildings with uses similar to the existing uses. Outdoor production sets may be also developed in this area.

- **Property line buffers**

Existing and future uses immediately adjacent to the Channel Edge should be buffered from view by screening elements as development proceeds and where there is sufficient space. Landscaping in this area should consist of large-scale evergreen and deciduous trees.

THE BACK LOT EDGE

The Back Lot Edge consists of two areas: one portion adjacent to the portion of the project area in the City of Los Angeles adjacent to Barham Boulevard in the northeast corner of the property and the area bordering the Hollywood Manor neighborhood and the southeastern portion of the project area in the City of Los Angeles. Some of these edges are comprised of steep topography and landscaping and include sets/facades used in connection with production activities. A greenspace area will be maintained along the portion of the Back Lot Edge adjacent to the existing off-site residential uses to the east, as shown in Exhibit 2-C Universal Studios Specific Plan Greenspace Area, of the Universal Studios Specific Plan.



Back Lot Edge

chapter 4:

INFRASTRUCTURE

chapter 4: INFRASTRUCTURE

This Chapter addresses infrastructure improvements other than transportation circulation improvements which are addressed in Chapter 5, 'Specific Plan Implementation.' The detailed sequence of the implementation of the Infrastructure Plan will be developed as projects are submitted for Substantial Conformance Review pursuant to the Universal Studios Specific Plan.

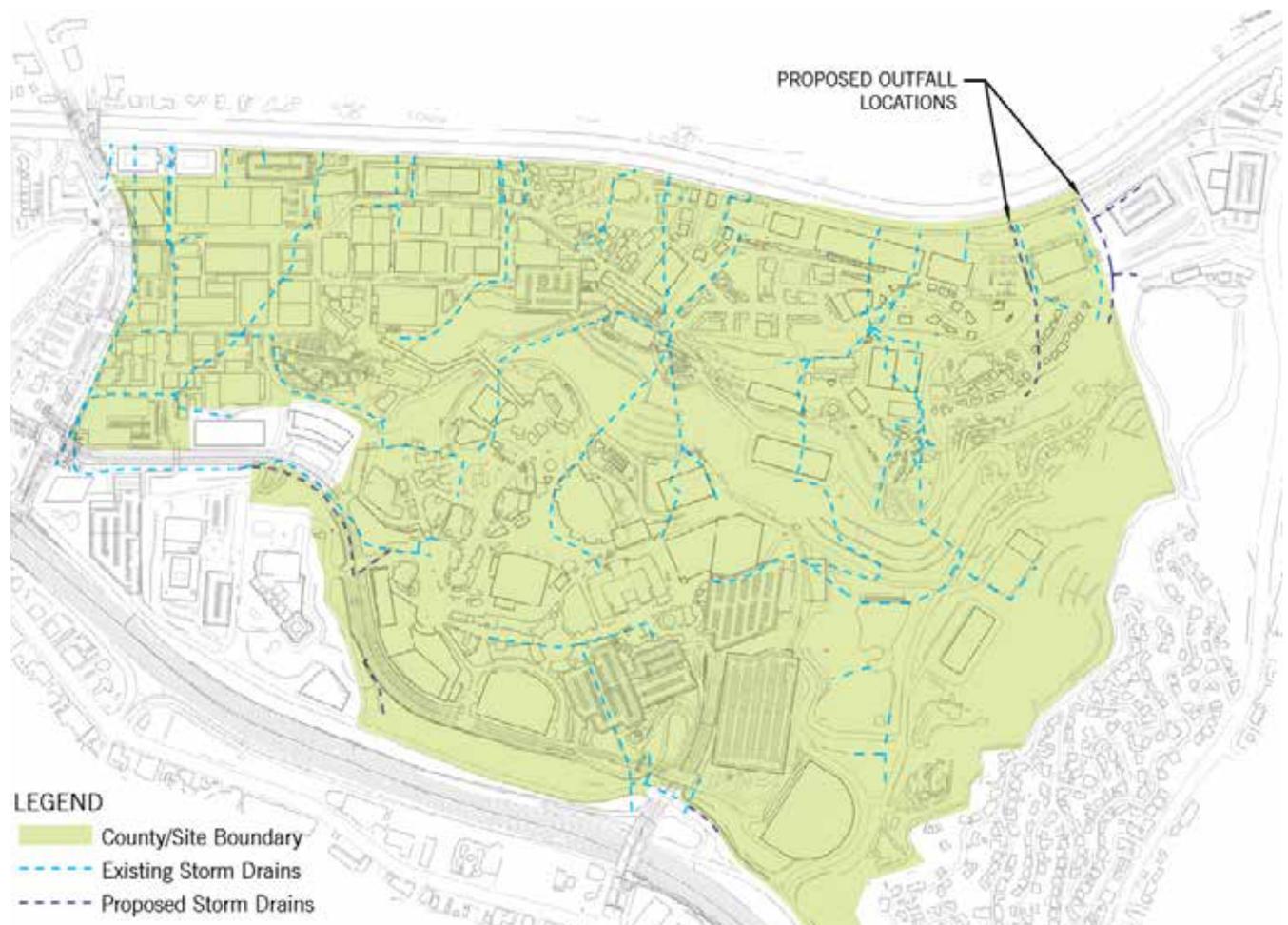
1 STORM DRAIN

The majority of the Specific Plan Area currently drains northerly to the Los Angeles River Flood Control Channel via an on-site storm drain system. Additionally, some storm water flows drain easterly towards Barham Boulevard and southerly towards the Hollywood Freeway. The on-site proposed improvements will include specific on-site flood control infrastructure as needed for new development. The remainder of the Specific Plan Area will continue to utilize existing storm drain lines. (See Exhibit 4.1.)

Implementation of the Universal Studios Specific Plan includes the potential construction and/or relocation of several outfalls to the Los Angeles River Flood Control Channel. These off-site improvements would be limited to the access road adjacent to the Los Angeles River Flood Control Channel and no changes will occur to the off-site storm drains.

Development within the Specific Plan Area requires the construction of development-specific minor flood control infrastructure to convey stormwater flows associated with each new project to the major stormwater infrastructure described above.

Exhibit 4.1: Conceptual storm drain plan



2 SANITARY SEWER

A sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan Area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles.

Development within the Specific Plan Area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the Los Angeles County Department of Public Works.

Planned infrastructure improvements are illustrated in Exhibit 4.2, Conceptual sanitary sewer plan.

Exhibit 4.2: Conceptual sanitary sewer plan



3 WATER (POTABLE WATER AND RECLAIMED WATER)

Water service to the Specific Plan Area is provided by the Los Angeles Department of Water and Power (LADWP). Connections to the LADWP water system pipelines are at or within the Universal Studios Specific Plan Area. LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines.

Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings. Additional connections will be required for the potable water system and for the fire protection system, and the design and installation of new water lines will meet applicable County standards.

Planned potable water and recycled water infrastructure improvements are illustrated in Exhibit 4.3a, Conceptual water facilities plan and Exhibit 4.3b, Conceptual reclaimed water facilities plan. Exhibit 4.3c shows existing and proposed facilities for fire water.

Recycled water is provided to the Specific Plan Area by LADWP. A recycled water distribution system is used to irrigate most of its landscaped areas, and for other approved industrial uses within the Specific Plan Area. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan Area.

Exhibit 4.3a: Conceptual water facilities plan



4 SOLID WASTE

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used.

The Universal Studios Specific Plan Area will continue to implement conservation and recycling measures as part of its solid waste reduction program.

Exhibit 4.3b: Conceptual reclaimed water facilities plan

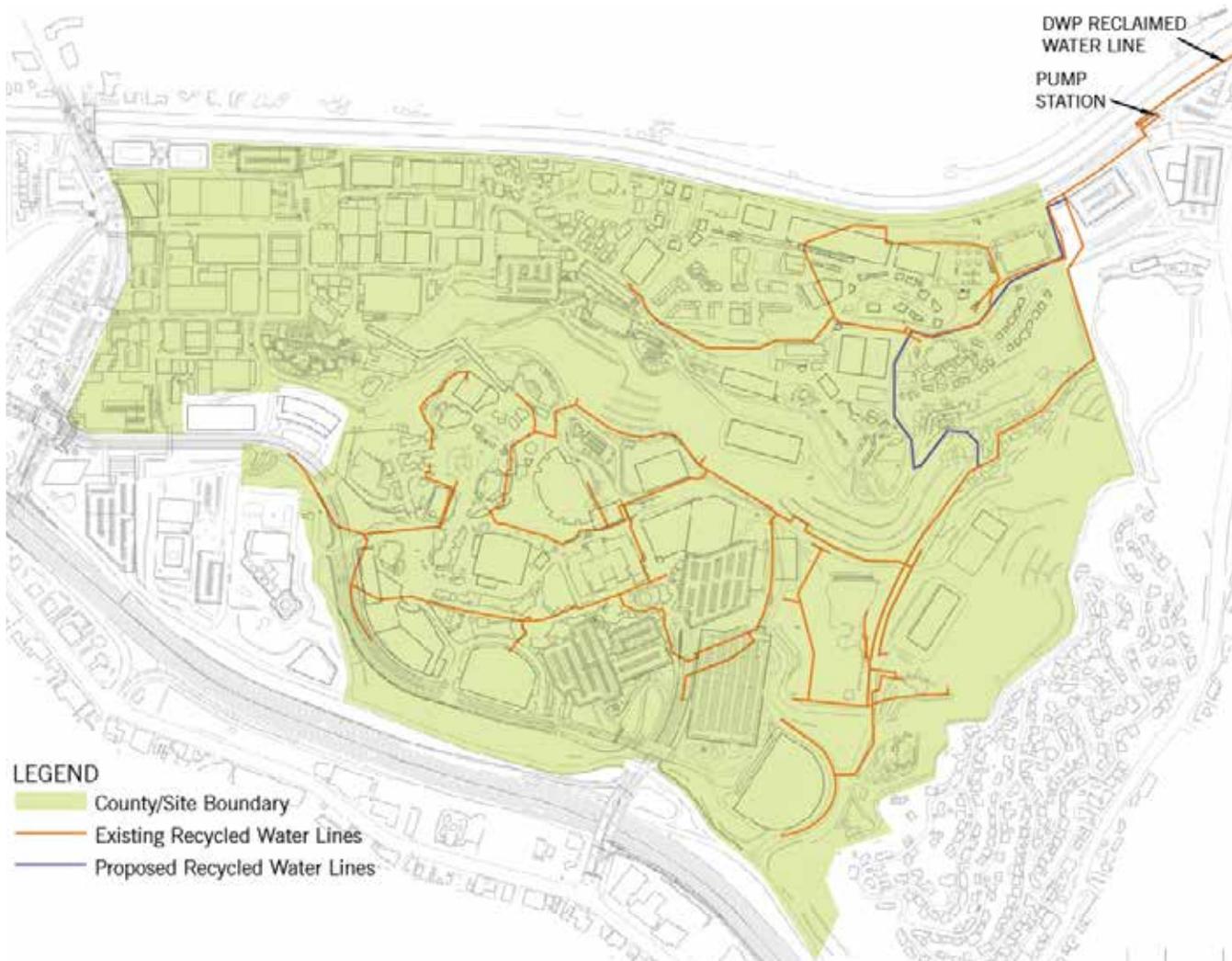
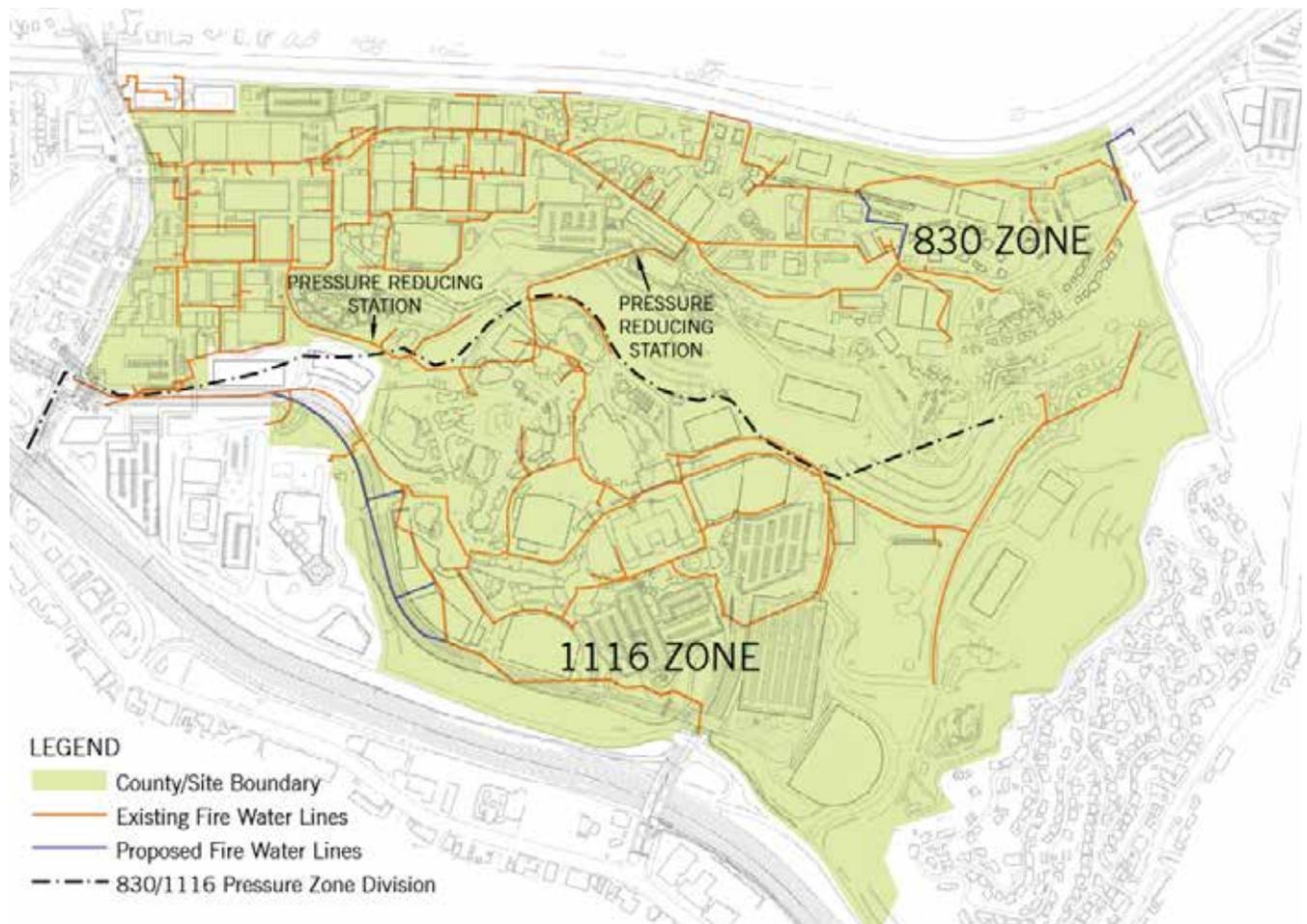


Exhibit 4.3c: Conceptual fire water facilities plan



5 ELECTRICITY

The Universal Studios Specific Plan Area currently receives service from two electric utility suppliers. Southern California Edison (SCE) serves the County of Los Angeles portion of the property and the Department of Water and Power serves facilities on the property currently in the City of Los Angeles. SCE will continue to serve the Universal Studios Specific Plan Area. An electrical substation is maintained and operated on-site that receives bulk power directly from SCE, transforms it, and then provides it within the property with its own distribution system.

Additional electrical capacity will be provided in conjunction with future development as necessary to serve future on-site needs. The existing Edison Universal Substation has a capacity of 22 MVA and the existing Studio Master Substation has a capacity of 40 MVA. Planned improvements include expansion of the Studio Master Substation, connection to the Edison Universal Substation and installation of an additional 66kV transmission line to supply an additional 60 MVA for the Specific Plan Area. This additional 60 MVA would increase the total capacity of the Studio Master Substation to 100 MVA. The private on-site electrical system will have a new distribution substation as well as new electrical lines to serve new buildings constructed pursuant to the Specific Plan. Planned infrastructure improvements are illustrated in Exhibit 4.5a, Conceptual electrical facilities plan.

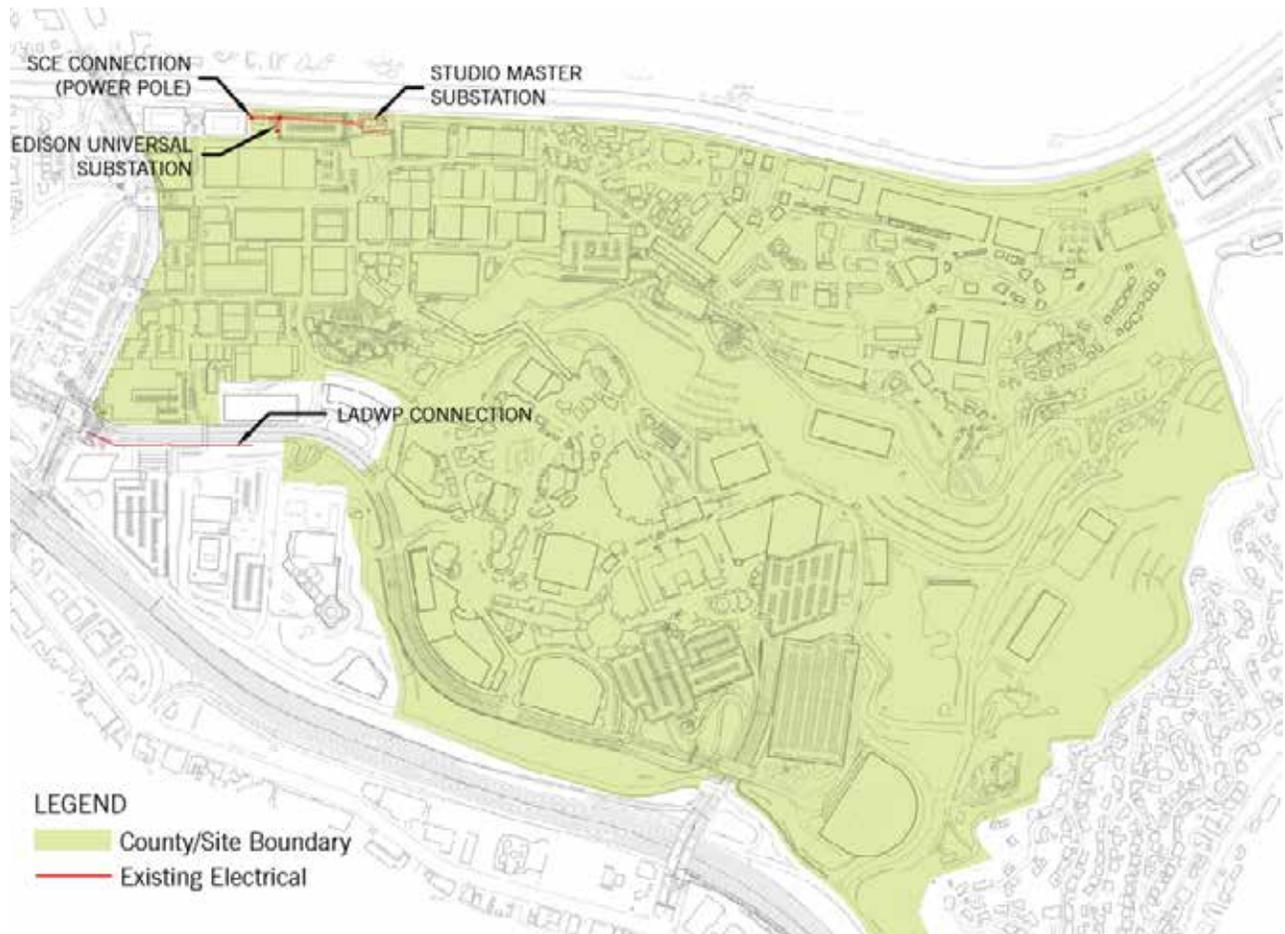


Exhibit 4.5: Conceptual electrical facilities plan

6 NATURAL GAS

The Southern California Gas Company currently provides natural gas service to the Specific Plan Area. Existing off-site gas mains connect to the on-site gas distribution system at the property boundary.

Natural gas will continue to be provided to the Specific Plan Area via the existing gas lines at the property boundaries from either Lankershim Boulevard or Barham Boulevard. The property owner will continue to own and maintain the gas distribution network within the Specific Plan Area.

The proposed improvements to the on-site system of natural gas distribution lines includes new gas lines to serve the portions of the project area in the City of Los Angeles. A portion of the existing gas main located in Universal Hollywood Drive would need to be relocated consistent with the proposed realignment of Universal Hollywood Drive. Additional gas lines may be added on-site to distribute natural gas. The natural gas infrastructure improvements which are planned to implement the Specific Plan are illustrated in Exhibit 4.6, Conceptual natural gas facilities plan.

Exhibit 4.6: Conceptual natural gas facilities plan



chapter 5:

IMPLEMENTATION

chapter 5: IMPLEMENTATION

1 SPECIFIC PLAN ZONE

As part of the actions related to the Universal Studios Specific Plan, a single zone will be established over the entire Specific Plan Area. That zoning designation, “SP” (Specific Plan), refers to uniform and extensive land use development regulations contained in the Universal Studios Specific Plan, which will govern future development of the property. In cases where the Specific Plan does not address a particular situation, the regulations and development standards contained within the Los Angeles County Zoning Code (Title 22), as of the effective date of the Specific Plan, will apply. (See Appendix A for applicable County Code Title 22).

2 SUBSTANTIAL CONFORMANCE REVIEW

The Universal Studios Specific Plan establishes a procedure called Substantial Conformance Review to ensure the provisions of the Specific Plan are met. This Substantial Conformance Review procedure is a ministerial process that requires Projects within the Universal Studios Specific Plan boundary to be reviewed by the designated County Planning Department staff to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements, including, but not necessarily limited to: maximum development restrictions, visual buffers, and building height limitations.

The Specific Plan defines a “Project” for the Substantial Conformance Review procedure as the construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. A Project does not include the following:

- Sets/Facades (temporary or permanent)
- Temporary Uses (as defined)
- Signs (as defined)
- Production Activities (as defined including outdoor production)

As a further assurance of compliance, an annual report will be prepared yearly by the property owner(s), which describes the progress of implementation of the Specific Plan in a number of areas, including the total Floor Area (square feet) developed in each land use category and information on completed Projects.

3 TRANSPORTATION AND CIRCULATION

A number of circulation improvements are planned in and around the Universal Studios Specific Plan Area. These include internal circulation improvements, and a Transportation Demand Management Program. These improvements will help improve circulation on-site, in the vicinity of Universal Studios, and regionally.

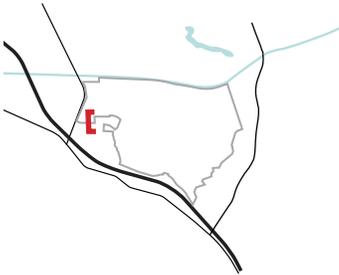
PLANNED INTERNAL CIRCULATION IMPROVEMENTS

As the Specific Plan Area is developed, internal circulation improvements will be implemented to adequately service the development areas. The following internal circulation improvements are planned for the Specific Plan Area:

- Improved connection of Universal Hollywood Drive from Lankershim Boulevard to Universal Studios Boulevard;
- Widening of Universal Hollywood Drive to three lanes in each direction from the Entertainment District to Lankershim Boulevard;
- New gate entrance from Universal Hollywood Drive;
- Improvement of internal service access roads.

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

The proposed Transportation Demand Management Program will be implemented by the Universal Studios Specific Plan Area property owner. Prior to the issuance of the first Substantial Conformance Review for the first project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los



Section Location

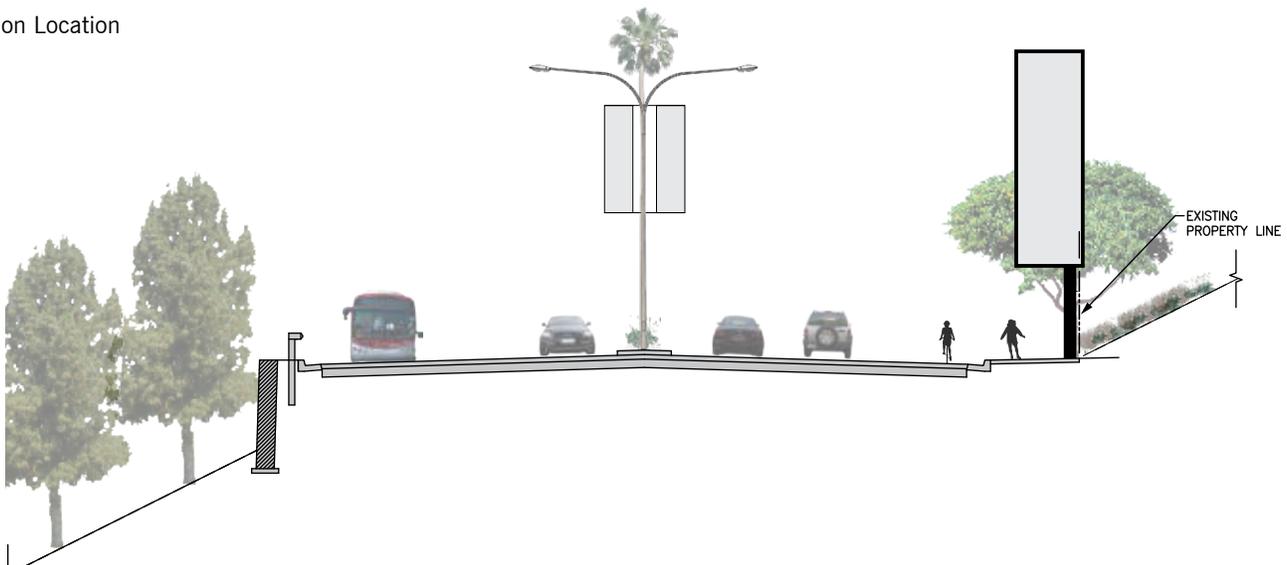
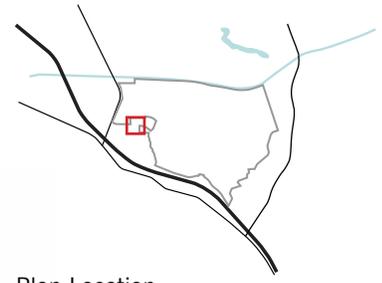


Exhibit 5.3a: Conceptual section of Universal Hollywood Drive reconfiguration near Lankershim

Angeles Department of Transportation. These strategies would generally help reduce employee and patron trips on the street and freeway system during the most congested time periods of the day. They include, but are not limited to, the following:

- Flexible work schedules and telecommuting programs;
- Alternative work schedules;
- Pedestrian-friendly environment;
- Bicycle amenities;
- Rideshare/carpool/vanpool promotion and support;
- Education and information on alternative transportation modes;
- Transportation Information Center;
- Guaranteed Ride Home Program;
- Join an existing or form a new Transportation Management Association;
- Participation in a flex cars program ; and
- Discounted transit passes.



Plan Location

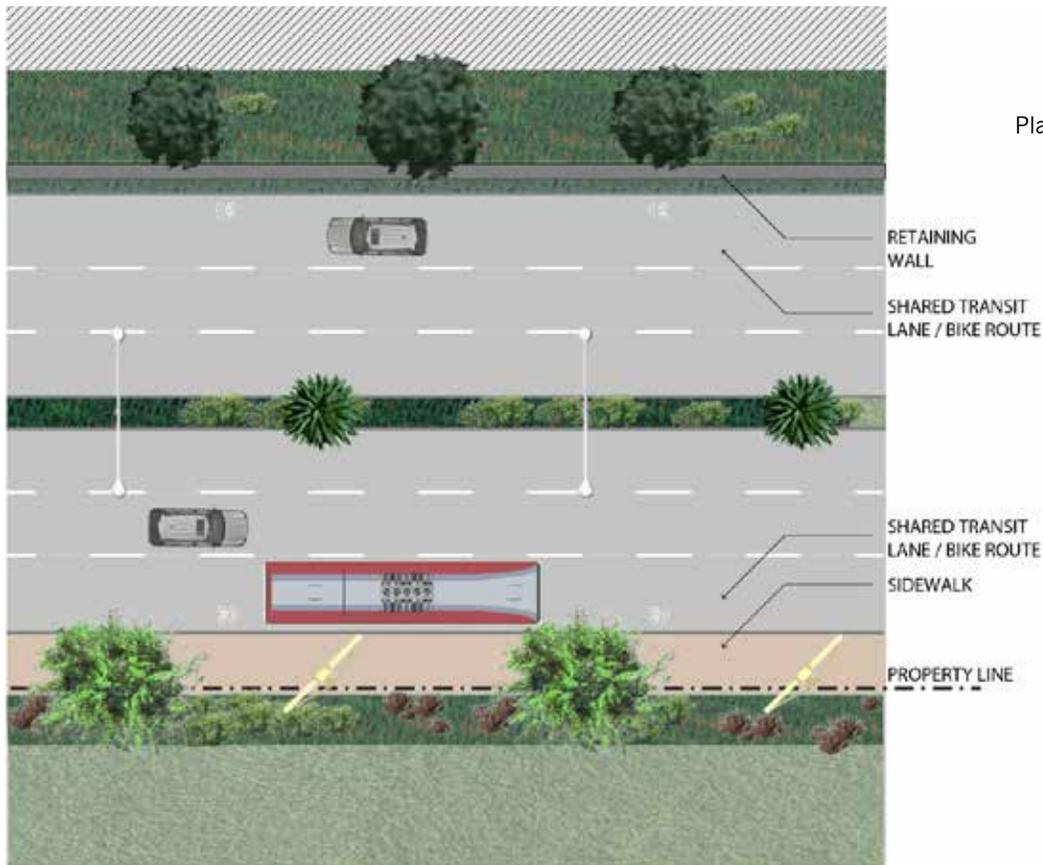


Exhibit 5.3b: Conceptual plan of Universal Hollywood Drive reconfiguration

4 PERMITTED USES

The uses and facilities allowed within the Studio, Business, and Entertainment Districts include the following:

- Amphitheater
- Amusement games or arcades
- Ancillary Support Facilities
- Animal care and boarding facilities
- Athletic Facilities
- Billiard or pool halls
- Bowling alleys
- Charitable events
- Civic events
- Communication Facilities
- Conference facilities
- Construction offices
- Educational facilities
- Emergency medical facilities (for on-site employees, guest and visitors)
- Entertainment Attractions
- Entertainment Retail Uses
- Entertainment shows
- Entertainment Uses
- Entry facilities, including but not limited to parking payment booths
- Fences/walls
- Financial institutions
- Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Government facilities
- Health and exercise spas and physical fitness centers
- Hotels
- Landscape nurseries and related uses
- Museums, art displays, art shows, art galleries (indoor/outdoor)
- Nightclubs
- Offices
- Outdoor Special Light Effects
- Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
- Parades and street performers shows
- Parking structures and surface parking lots including but not limited to payment parking booths
- Pedestrian or vehicular tours
- Power facility (to provide power for on-site purposes)
- Premieres (film, television, audio, and other media events)
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Public dancing and live entertainment
- Public Services Facilities
- Pyrotechnic special effects and storage
- Recreational facilities
- Recycling facilities
- Research and development facilities
- Restaurants, cafes, coffee shops, bars, dinner theaters and nightclubs (indoor/outdoor)
- Retail uses, indoor and outdoor, including the display, rental and sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other facilities.
- Roads
- Sale of alcoholic beverages for on-site and off-site consumption
- Seasonal uses
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades (permanent and temporary)
- Signs
- Special events
- Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
- Storage, outdoor and indoor (ancillary to uses on-site)
- Storage tanks, underground and above ground (ancillary to uses on-site)
- Studio Offices
- Studio Support Facilities
- Studio Uses
- Temporary Uses
- Theaters, motion picture theaters, live performance theaters
- Thematic Elements
- Theme Park, Universal Studio Tour and related activities
- Trailers (non-residential)
- Transportation Facilities
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities
- Wall Murals
- Warehouses
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the Planning Director

The uses and facilities allowed within the Back Lot District include the following:

- Ancillary Support Facilities
- Animal care and boarding facilities
- Charitable events
- Civic events
- Communication Facilities
- Construction offices
- Emergency medical facilities (for on-site employees, guests and visitors)
- Entertainment Attractions
- Entertainment shows
- Entertainment Uses
- Entry facilities, including but not limited to parking payment booths
- Fences/walls
- Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
- Fundraisers
- Landscape nurseries and related uses
- Offices
- Outdoor Special Light Effects
- Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
- Parking structures and surface parking lots including but not limited to parking payment booths
- Pedestrian or vehicular tours
- Power facility (to provide power for on-site purposes)
- Premieres (film, television, audio, and other media events)
- Production Activities (including outdoor production)
- Production Facilities
- Promotional activities
- Pyrotechnic special effects and storage
- Recycling facilities
- Roads
- Seasonal uses
- Security facilities and short-term detention facilities for on-site security purposes
- Sets/Facades (permanent and temporary)
- Signs
- Special events
- Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
- Storage, outdoor and indoor (ancillary to uses on-site)
- Storage tanks, underground and above ground (ancillary to uses on-site)
- Studio Offices
- Studio Support Facilities
- Studio Uses
- Temporary Uses
- Thematic Elements
- Theme Park, Universal Studio Tour and related activities
- Trailers (non-residential)
- Transportation Facilities
- Utilities, underground and above ground
- Vehicle maintenance and repair facilities
- Wall Murals
- Warehouses
- Other uses which are similar, accessory or incidental to permitted uses, as determined by the Director

The Specific Plan also includes special conditions and standards for some uses, including establishments that sell or serve alcohol, Communications Facilities, Hotels, and Temporary Uses.

PROHIBITED USES

The following uses and facilities are expressly prohibited by the Specific Plan:

- Adult Business Establishments
- Gun shops
- Gambling establishments
- Medical Marijuana Dispensaries
- Tattoo Parlors
- Any other uses and facilities not listed as permitted uses or determined by the Director not to be similar to permitted uses and facilities.

5 LAND USE EQUIVALENCY PROGRAM

The Specific Plan establishes the total Permitted Floor Area development in square feet in several land use categories including: Office, Studio Office, Studio, Hotel, Entertainment and Entertainment Retail, and Amphitheater uses. These amounts of development are based on projections of future need. They are, however, estimates, and it is reasonable to assume that some adjustments to the totals within each category will need to be made over the life of the Specific Plan. The Specific Plan permits such change pursuant to the Land Use Equivalency conversion rates in the Specific Plan.

6 ARCHITECTURE

The intent of the Specific Plan is to provide for a harmonious relationship between buildings within the Specific Plan Area without requiring a particular architectural theme. This can be achieved by careful attention to building massing, building materials and color in new construction and with the renovation of existing buildings. The intent is to promote building massing, which is visually rich, creates an exciting and varied urban landscape, in which each building positively contributes to the overall image of Universal Studios as a



Exhibit 5.3c: Illustration of the Conceptual Plan skyline

singular place.

The Specific Plan primarily addresses massing through floor area and height limits. Roof materials and colors will be selected to complement the building design and create an attractive roofscape where visible from neighboring properties. Mirrored or highly reflective glass is prohibited. As discussed below, parking structures visible within 500 feet of the Specific Plan Area will be screened.

7 LANDSCAPE

Landscaping plays a large role in ensuring the aesthetic character of the Specific Plan Area. Landscaping is an integral part of the overall vision for the Specific Plan Area, as a natural feature of some of its steeply-sloped areas, as a means of welcoming visitors, as a feature that improves the aesthetic environment, and in absorbing stormwater and providing shade. The Design Plan Chapter discusses landscaping as it applies to specific edges of the Specific Plan Area in more detail.

REQUIRED LANDSCAPE

To maintain flexibility for studio production and entertainment uses, landscaping is only specifically required for screening and buffering of blank walls facing public rights-of-way, parking garages, or other uses that do not contribute to a positive site aesthetic, such as outdoor storage areas and rooftop equipment. All landscaping not associated with Entertainment Attractions, Sets/Facades, the Theme Park, Production Activities, or certain visitor entry points will be required to meet County standards for drought-tolerant plants.

CONCEPTUAL PLANT PALETTES

The following pages illustrate conceptual planting palettes for different districts and edges of the Universal Studios Specific Plan Area. The intent of the Conceptual Planting Palettes is to provide a general guide for future landscaping that should be considered when improvements are made, and not specific requirements for certain plant species.

LANKERSHIM EDGE CONCEPTUAL PLANTING PALETTE

Canopy Trees:



Coral Tree
Erythrina sp



New Zealand Christmas Tree
Metrosideros excelsa



Ginkgo
Ginkgo biloba



Chinese Pistache
Pistacia chinensis



Sydney Golden Wattle
Acacia longifolia



Rosewood
Tipuana tipu

Wall Planting:



Aloe
Aloe sp



Kangaroo Paw
Anigozanthos flavidus

Street Trees:



Canary Island Palm
Phoenix canariensis

Sidewalk Planters:



New Zealand Flax
Phormium tenax



Wild Rye
Leymus sp



Deer Grass
Muhlenbergia sp



Mexican bush sage
Salvia leucantha

BUSINESS DISTRICT CONCEPTUAL PLANTING PALETTE



Ficus Hedge
Ficus



Fern Pine
Podocarpus Gracilior



Boxwood
Buxus microphylla japonica



Star Jasmine
Trachelospermum Jasminoides



Boxwood
Buxus microphylla japonica



Coast Rosemary
Westringia fruticosa



Lily Turf
Liriope muscari

STUDIO DISTRICT CONCEPTUAL PLANTING PALETTE



Paving Options



Permeable Paving



Flexible Space



Planted Wall



Flexible space



Date Palm
Phoenix dactylifera



Planted Wall



Blood-Red Trumpet Vine
Distictis buccinatoria



Lavender Trumpet Vine
Clytostoma

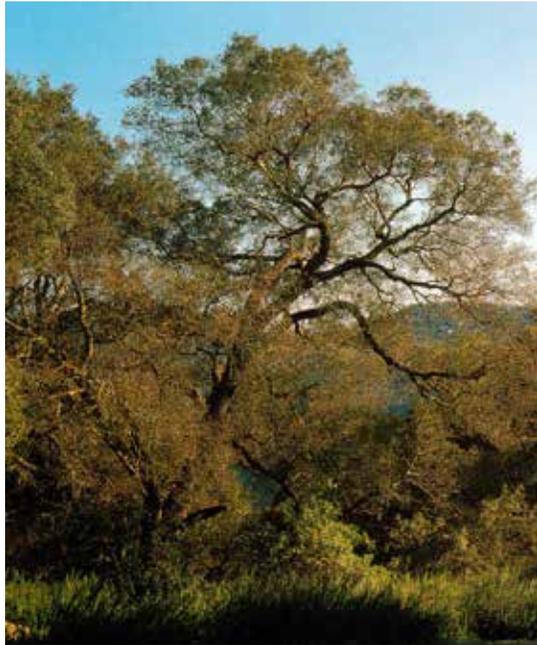


Black-eyed Susan Vine
Thunbergia alata



Queen Palm
Syagrus romanzoffiana

HILLSIDE CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Monterey Pine
Pinus radiata



Dwarf Coyote Brush
Baccharis pilularis



Mahonia
Mahonia



Douglas Iris
Iris douglasiana



Pacific Wax Myrtle
Myrica californica



Wild Lilac
Ceanothus spp.



Coral Bells
Heuchera maxima



Evergreen Currant
Ribes viburnifolium



Manzanita
Arctostaphylos spp.

CHANNEL CONCEPTUAL PLANTING PALETTE



California Sycamore
Platanus racemosa



Carolina Laurel Cherry
Prunus caroliniana



Planted wall



California Coffeeberry
Rhamnus californica



Giant Wild Rye
Elymus condensatus 'canyon prince'



Common Rush
Juncus patens



Island Bush Snap Dragon
Galvezia speciosa



Bush Anemone
Carpenteria californica



Ever Green Currant
Ribes viburnifolium



Mahonia
Mahonia



Deer Grass
Muhlenbergia rigens

ENTERTAINMENT DISTRICT CONCEPTUAL PLANTING PALETTE



Queen Palm
Syagrus romanzoffiana



Italian Stone Pine
Pinus pinea



Jacaranda
Jacaranda mimosifolia



Acacia Tree
Acacia



Rosemary
Rosmarinus



Cedar
Cedrus spp.



Tipu Tree
Tipuana tipu



Date Palm
Phoenix dactylifera



Golden Rain Tree
Koelreuteria paniculata



Lily Turf
Liriope muscari



Kleinia
Senecio mandraliscae



Bush Morning Glory
Convolvulus cneorum



Trailing Lantana
Lantana montevidensis



Gazania
Gazania



Foxtail Agave
Agave attenuata



Century Plant
Agave americana



Redhot Poker
Kniphofia uvaria



Kangaroo Paw
Anigozanthus flavidus



Mexican Fan Palm
Washingtonia robusta



Pride of Madeira
Echium fastuosum



Coast Rosemary
Westringia fruticosa



Blue Oat Grass
Helictotrichon sempervirens



Plumbago
Plumbago auriculata



Pineapple Guava
Feijoa sellowiana



Hens & Chicks
Echeveria imbricata

BACK LOT DISTRICT CONCEPTUAL PLANTING PALETTE



Camphor Tree
Cinnamomum camphora



Blue Finger
Senecio mandraliscae



Jacaranda
Jacaranda mimosifolia



Palo Verde
Parkinsonia aculeata



Festuca glauca
Blue Fescue



Perovskia atriplicifolia
Russian Sage



Mexican Feather Grass
Nassella tenuissima



Platanus racemosa
California Sycamore



Aloe
Aloe arborescens



Lantana montividenensis
Trailing Lantana



Lamb's Ears
Stachys byzantina



Japanese Boxwood
Buxus japonica



Foxtail Agave
Agave attenuata



New Zealand Flax
Phormium tenax



Pineapple Guava
Feijoa sellowiana



Rosemary
Rosmarinus officinalis



Canyon Prince Giant Wild Rye
Leymus condensatus
'Canyon Prince'



California Lilac
Ceanothus 'concha'



Joyce Coulter California Lilac
Ceanothus 'Joyce Coulter'



Sage
Salvia sp.



Mexican Fan Palm
Washingtonia robusta



Yellowbush Lantana
Lantana camara



Date Palm
Phoenix dactylifera



Hollywood Juniper
Juniperus chinensis

8 BUILDING FACADES AND SCREENING

The Universal Studios Specific Plan establishes regulations which require visual buffers for certain types of new development likely to be visible from surrounding streets and neighborhoods. Because of the Specific Plan Area's topography and the unique nature of proposed development, the regulations contained within the Universal Studios Specific Plan specially address its particular conditions.

INTENT OF BLANK FACADE AND SCREENING REGULATIONS

The screening regulations are intended to be easily implemented and measured, to ensure that a reasonable degree of visual buffering will be achieved. The regulations allow for a range of visual treatments, which can be used individually or in combination to flexibly address a wide variety of conditions. Building facades within 40 feet of and facing public rights-of-way are required to incorporate one or more visual treatments. The screening regulations are not intended to completely conceal all new development. Rather, they are intended to provide a means to create an attractive, appealing visual context for new development, which helps visually unify the Specific Plan Area.

PROJECTS REQUIRING SCREENING

The Specific Plan requires screening for certain kinds of development in more sensitive locations. Screening is required for the following:

1. Buildings adjacent to the Los Angeles River Flood Control Channel. Visual treatment of the portion of any new buildings located along and facing the Los Angeles River Flood Control Channel edge in the 625 MSL Height Zone is required.
2. Roof-top parking, when located within 500 feet of Existing Off-Site Residential Uses located outside the boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.
3. All roof-top equipment, including communication facilities, from the view of public pedestrian locations within 500 feet of the combined boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.
4. With the exceptions of sets/facades and production activities, outdoor storage areas from the view of public pedestrian locations within 500 feet of the boundaries of this Specific Plan and the portions of the project area located in the City of Los Angeles.

METHODS OF SCREENING AND VISUAL TREATMENT

Screening may be achieved in several ways, including: articulation of building plane; use of varying building materials; graphic facade treatments and thematic elements; or installation of landscaping. Blank facades may include visual treatments such as articulation of building planes, use of varying building materials to create visual interest, and the regular placement of windows.

9 STREETScape

Lankershim Boulevard and Universal Hollywood Drive will be improved as development in the Specific Plan Area occurs. A conceptual streetscape design for Lankershim can be found in Chapter 3, Section 6. Final detailed streetscape designs are not included within this Specific Plan, but will be reviewed and approved by the appropriate agencies prior to their construction and installation. They may include the following elements:

- Street trees and landscaping;
- Street lights and banner poles;
- Signs;
- Sidewalks and parkways; and,

- Street furniture.

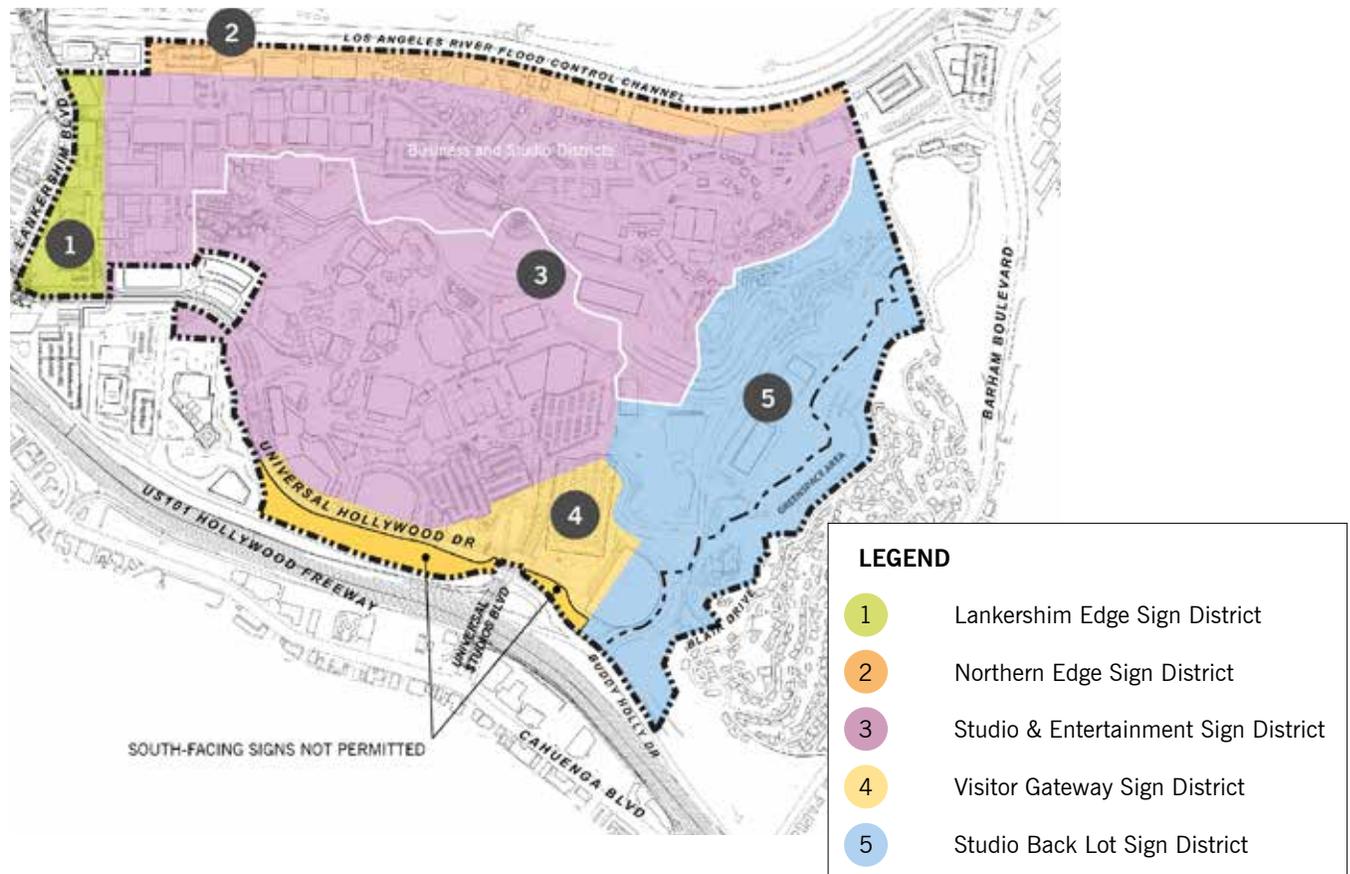
The area between the edge of property lines at the street, up to and including building facades also plays a role in the character of the streetscape. As buildings along Lankershim Boulevard are developed, the character of the street will become more urban and pedestrian friendly. New structures, and the elements separating them from the street, will carefully balance the need for security, contributing to an urban, pedestrian-friendly streetscape, and contributing towards a strong studio identity. This will be achieved through a variety of means, including visually interesting architecture, landscaping, and graphic treatments.

10 SIGNS

The Specific Plan includes a custom set of sign regulations for Universal Studios. The comprehensive sign regulations address the unique qualities of the Specific Plan Area's edges, districts, and topography. They are intended to establish a clear, consistent and cohesive image, while meeting the need for identification, promotion, and providing information. The intent of the Specific Plan is to promote compatibility between signs and the environment, allow an appropriate amount of design flexibility, and enhance the visitor experience.

Five sign districts have been created to regulate the sign size, location, height and total number, as shown on the following exhibit. The Specific Plan introduces a concept of regulating different sign types according to their category, which could be defined as their purpose. For example, a wall sign could be used for area identification or for tenant identification. In this case, 'area identification' and 'tenant identification' are the sign categories; 'wall sign' is the sign type. Sign categories explain their purpose; sign types

Exhibit 5.10: Sign Districts



generally describe their physical form.

Each sign district limits and regulates the sign categories, sign types, sizes, and heights allowable. Signs which facilitate vehicular or pedestrian circulation have no limitations except for maximum size and height. Existing signs are allowed to remain and may be replaced.

Internal Signs are a unique category regulated by the Specific Plan. Internal Signs may be any sign category and type, but unlike other signs, are unlimited in number so long as they meet the definition of an Internal Sign, which is based on its lack of visibility outside the Specific Plan Area. These requirements vary by district.

Sign types are defined and regulated within the Specific Plan according to their category and sign district. Permitted Sign Categories include:

- Internal Signs
- Area Identification
- Building Identification
- Tenant Identification
- On-Site Business Signs
- Information (Directional)
- Temporary
- Construction
- Real Estate Signs

The Specific Plan also includes sign illumination standards.

11 LIGHTING CRITERIA

The Specific Plan requires all new lighting improvements to meet specific lighting performance standards defined by the particular application and type of use. These lighting standards establish the brightness, direction, and shielding required for lighting installations. The Specific Plan restricts luminance (the visible brightness of a surface) and brightness contrast levels (the ratio of an illuminated surface to its surrounding space).

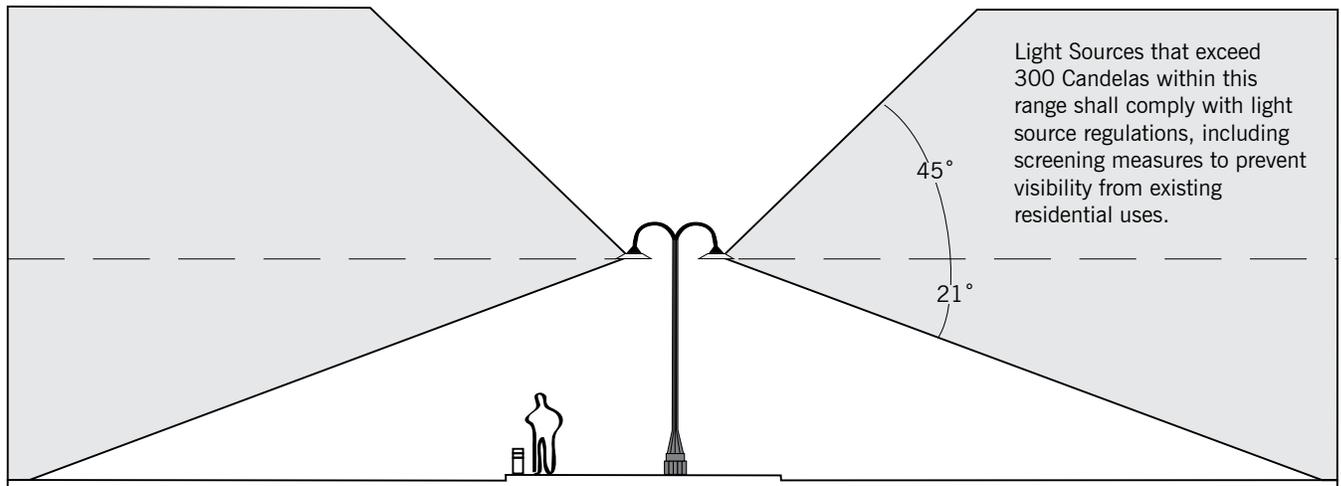
The Specific Plan provides for specific angular range of degrees which may not be exceeded (see diagram below).

There are several important exceptions to the lighting regulations, which include the following:

- a. Production Activities and Outdoor Special Light Effects. These activities are critical to the ongoing operation of the studio.
- b. Decorative lights temporarily installed between September 1 and January 15 of the next year other than those installed along the Lankershim Boulevard property boundary and the northern property boundary.
- c. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies.
- d. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination.
- e. Lighting associated with Signs are exempt, and instead subject to the regulations contained in the Signage regulations in Section 17 of the Specific Plan.
- f. Hotels. Roof-top lighting on hotels for sports/recreational uses, such as pools, tennis or paddle courts, which would not comply with other lighting standards in the Universal Studios Specific Plan, have special lighting standards. These uses shall be lighted by horizontally mounted, rectilinear-type, sharp cut-off fixtures shielded such

that the bulb or lamp is not viewable from existing residential properties outside of the combined boundaries of the Universal Studios and the portions of the project area in the City of Los Angeles. These Light Sources shall be mounted at a height of

Exhibit 5.11: New Light Source Diagram



20 feet or less above the roof top surface.

12 SOUND GENERATION CRITERIA

The Universal Studios Specific Plan establishes sound generation limits on operational sound sources and establishes monitoring procedures to ensure compliance.

13 CONSTRUCTION AND GRADING

The Universal Studios Specific Plan has established standards for construction and grading activities to reduce impacts on adjacent neighborhoods. These standards include maximum cumulative cubic yards of earth import/export and other measures to reduce potential construction impacts.

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APPENDIX B

CONSISTENCY ANALYSIS OF UNIVERSAL STUDIOS SPECIFIC PLAN WITH COUNTY GENERAL PLAN

This appendix analyzes the consistency of the Universal Studios Specific Plan (the “Specific Plan”) with the Los Angeles County General Plan (the “General Plan”). The current Los Angeles County General Plan was approved by the Los Angeles County Board of Supervisors in November 1980. The Elements of the General Plan, several of which have been updated or amended between 1987 and 1993, guide the County’s land use policies. Current Elements of the General Plan applicable to the Universal Studios Specific Plan area and analyzed herein are: Land Use; Circulation (Transportation); Conservation and Open Space; Noise; Safety; Water and Waste Management; and Economic Development. For each Element, the goals and policies which are applicable to the Universal Studios Specific Plan are discussed. Where goals or policies are only partly applicable, the relevant portions are analyzed.

The Introduction to the General Plan states the following: “The General Plan serves as an advisory document to provide decision-makers with a policy framework to guide specific, incremental decisions so as to move toward achievement of the Plan’s stated goals and objectives. At the time specific decisions are made – whether on land use, the construction of a new highway or an urban renewal project, etc. – the appropriate decision-making authority must interpret and weigh various Plan policies based on the best information available at the time. Thus, the General Plan neither promises nor guarantees the achievement of any goal or objective nor strict adherence to any single policy statement.”

Land Use Element

Goal: To provide for land use arrangements that take full advantage of existing public service and facility capabilities.

Analysis

The Universal Studios Specific Plan area is located in central Los Angeles County, approximately two miles north of Hollywood and 10 miles northwest of downtown Los Angeles. The Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley near the north end of the Cahuenga Pass. The City of Burbank is located generally to the northeast. The Specific Plan area is generally bounded by the Los Angeles River Flood Control Channel, the Hollywood Manor residential area, the Hollywood Freeway, hotel and office towers, the portions of the NBCUniversal Evolution Plan project area in the City of Los Angeles, and Lankershim Boulevard. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by public services, and as such, would take full advantage of existing services and infrastructure. In addition, the concentration of development within an existing urbanized area would increase efficiency of service. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Specific Plan area is presently developed with studio production (motion picture, television and commercial), studio office and office uses, and entertainment and entertainment retail uses, with existing public services and infrastructure provided by a variety of City, County, and private sector entities.

Goal: To maintain and enhance the quality of existing residential neighborhoods.

Analysis

The Universal Studios Specific Plan would not result in the removal or re-use of any existing residential neighborhoods. The Universal Studios Specific Plan recognizes and protects the neighboring off-site residential developments through implementation of specific zoning regulations that govern the development of the Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, lighting regulations, limitations on permitted uses, and transportation and parking regulations provide additional protections to the surrounding properties, including existing residential neighborhoods. In addition, the Specific Plan requires a greenspace area to be maintained along the portion of the Specific Plan area contiguous with the existing off-site residential uses to the east. Other than use of existing roadways and security and/or maintenance access, and utilities, no new activities or new permanent buildings or structures will occur within the greenspace

area, except that the existing roadways and utilities including recycled water facilities may be modified. No new sets/facades will be developed in the greenspace area; however, existing sets/facades may remain and continue to be utilized for production activities. The Specific Plan also includes screening requirements for certain kinds of development, such as roof-top equipment and outdoor storage areas, and prohibits the use of mirrored glass or other highly reflective building materials.

Goal: To coordinate land use with existing and proposed transportation networks.

Analysis

The Universal Studios Specific Plan supports policies to coordinate land use with existing and proposed transportation networks, by providing for in-fill development adjacent to the Universal City Metro Red Line Station, several regional and local bus lines, and two freeway systems, and including implementation of a Transportation Demand Management program and shuttles that would enhance connections to transit. The Specific Plan area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials, Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan area to all major areas of the Los Angeles basin. Directly north of the Specific Plan area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally.

Goal: To situate commercial activities in viable clusters that conveniently serve their market areas.

Policy 3: Place major emphasis on channeling new intensive commercial development into multipurpose centers.

Analysis

The Universal Studios Specific Plan concentrates new development within an existing regional commercial center, thereby increasing opportunities and convenience for the regional market while building upon the existing clustering of commercial uses. The Specific Plan allows for the expansion of existing facilities as well as the addition of new entertainment, studio, entertainment retail, hotel, studio office, and office uses. The

range of commercial uses permitted and proposed to be developed pursuant to the Universal Studios Specific Plan serves to enhance the function of this important regional multipurpose center, which provides jobs, entertainment, and services immediately adjacent to mass transit and near existing housing in the vicinity of the Specific Plan area. The Specific Plan area is also immediately adjacent to portions of Universal City in the City of Los Angeles, where additional complementary uses, including studio, studio office, and hotel uses are existing and proposed.

Goal: To provide commercial and industrial lands sufficient to accommodate the projected labor force.

Policy 4: Protect prime industrial lands from encroachment of incompatible uses.

Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization.

Analysis

The Specific Plan area has been used for studio production and entertainment uses since its development approximately 100 years ago. Prior to the effective date of the Specific Plan, the Specific Plan area was classified in the Industrial and Commercial categories on the General Plan Land Use Policy Map; however, as the Specific Plan area is not suitable for the full range of industrial uses permitted under the County's Major Industrial designation and corresponding zoning due to its geographic location, off-site uses, and access constraints, the site is not considered prime industrial land and is not located contiguous to or near any current or proposed prime industrial land. As such, no encroachment to prime industrial land would occur. The studio production and studio-related uses permitted pursuant to the Universal Studios Specific Plan represent an enhancement of the type encouraged by this policy. The development permitted pursuant to the Specific Plan will generate additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of studio-related and entertainment uses within the area.

Goal: To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment.

Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

Policy 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.

Policy 11: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy 13: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.

Analysis

The Universal Studios Specific Plan functionally and aesthetically integrates the various existing and proposed land uses and provides comprehensive design standards that will enhance the compatibility of the proposed development with the natural and manmade environment. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, limitations on permitted uses, lighting regulations, and transportation and parking regulations provide additional protections to the surrounding properties and represent good planning practices.

The Universal Studios Specific Plan will protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation. The Universal Studios Specific Plan provides for specific uses and facilities that are permitted within each of the Districts within the Specific Plan area. The Specific Plan also includes special conditions and standards for some uses and expressly prohibits certain uses and facilities. The Specific Plan also establishes a procedure called Substantial Conformance Review for Projects within the Specific Plan boundaries to be reviewed by the County Department of Regional Planning to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements of the Specific Plan, including, but not necessarily limited to: maximum development restrictions, visual buffers, noise regulations, and building height limitations. The categorization of uses in this manner and the Substantial Conformance Review process reduce the potential for intrusion of incompatible uses which would create environmental degradation.

For approximately 100 years Universal Studios has been a motion picture and television studio, entertainment attraction, and business center. The uses permitted under the Universal Studios Specific Plan are primarily those related to motion picture and television production, music production, offices, entertainment, and tourism. Because of the nature of production activities, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan area is an

important planning consideration. The availability and further coordinated development of infrastructure is a consideration in the future development potential of the Specific Plan area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

Goal: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy 24: Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

Policy 25: Promote land use arrangements that will maximize energy conservation.

Analysis

The Specific Plan implements a number of County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the

center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with the Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

Goal: To provide a land use decision-making process supported by adequate information and ongoing citizen participation.

Policy 27: Provide a land use mix at the countywide, areawide, and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.

Policy 28: Ensure continuing opportunity for citizen involvement in the land use decision-making process.

Policy 29: Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.

Policy 30: Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.

Policy 31: Ensure that cities have a voice in land use decisions within their adopted spheres of influence.

Analysis

The Universal Studios Specific Plan includes a development strategy which expands and contributes to the existing on-site motion picture, television production and entertainment facilities while introducing new complementary uses. As the entertainment industry transitions to incorporate new technologies and operations, implementation of the Specific Plan will continue the Specific Plan area's important role in the entertainment industry by providing for studio, post-production, studio office and office uses to meet the growing and changing needs of the industry. The Specific Plan

seeks to maintain and embrace the existing studio and entertainment-related facilities within the Specific Plan area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan area is centrally located in the County's entertainment industry, which is a major component of the regional economy. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County seeks to maintain a competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region.

The EIR for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, as well as proposed development within the City of Los Angeles adjacent to the Specific Plan area, was prepared pursuant to a Memorandum of Understanding between the County of Los Angeles and the City of Los Angeles, with the City serving as the Lead Agency for purposes of CEQA and the County serving as a Responsible Agency. The County worked jointly with the City in the preparation and evaluation of the EIR, which presented a comprehensive analysis and serves as an informational document to inform public agency decision-makers and the public. The EIR was thoroughly reviewed by staff of the County of Los Angeles Regional Planning Department and the Los Angeles City Planning Department. Portions of the EIR were also reviewed by other County and City departments, such as Libraries, Parks & Recreation, Public Works, Environmental Health, etc.

Public participation occurred throughout the EIR preparation process in support of the General Plan policy of citizen involvement. In July 2007, a Notice of Preparation for the Draft EIR was circulated for public review to receive public input on the scope of the Draft EIR. In addition, a public scoping meeting was held on August 1, 2007. The public comment period for the Draft EIR was extended beyond the initial comment period, resulting in a 93-day public comment period, which substantially exceeds the 45-day minimum public review period requirements set forth by the CEQA Guidelines (Section 15087(c)). In addition, a public comment meeting was held on December 13, 2010. The Draft EIR included a draft of the Universal Studios Specific Plan as an appendix.

The City of Los Angeles held public hearings and conducted its own decision-making process with regard to land use decisions related to the portions of the NBCUniversal Evolution Plan within the City. In addition to public participation in the City entitlement process, County Department of Regional Planning staff attended the City hearings and continued to coordinate with their City Planning staff counterparts, consistent with the General Plan policy promoting interjurisdictional coordination. The citizen participation process for the Universal Studios Specific Plan will continue through the entitlement process for the Evolution Plan in the County.

Goal: To encourage more efficient use of land, compatible with and sensitive to natural ecological, scenic, cultural and open space resources.

Analysis

Development pursuant to the Universal Studios Specific Plan builds upon the existing uses in the Specific Plan area and in so doing takes advantage of existing infrastructure thereby resulting in an efficient use of land. In addition, the development standards set forth in the Universal Studios Specific Plan regulate on-site development in a manner consistent with this objective. By expanding existing uses while creating new studio and entertainment facilities, the Universal Studios Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. The Specific Plan capitalizes on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan area.

Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth. Further development of Universal Studios pursuant to the Universal Studios Specific Plan will enhance one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Universal Studios Specific Plan establishes development and operational regulations for the subject property which are generally more extensive than the existing County regulations now governing the site, and which better address the specific mix of uses on the property.

Circulation (Transportation) Element

Goal: To achieve a transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the residents.

Policy 1: Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.

Policy 2: Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.

Analysis

The Universal Studios Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by regional transportation infrastructure. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Development under the Specific Plan will be designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Specific Plan uses and surrounding development, and provide transportation improvements.

Goal: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community, area and countywide levels.

Policy 3: Plan and develop bicycle routes and pedestrian walkways.

Policy 4: Provide opportunity for timely citizen input and guidance in the transportation decision-making process.

Policy 8: Encourage communities to participate with existing transit operators in the improvement or development of community level transit, where financially feasible to the community.

- Policy 10:** Encourage provision of transit service at a reasonable cost to the users and the community.
- Policy 18:** Support use of non-vehicle improvements to reduce peak-hour congestion.
- Policy 20:** Encourage greater use of public transit to special-purpose centers and recreational facilities.
- Policy 21:** Stress environmental compatibility (including air quality, noise, ecology and aesthetics, health and safety), in developing transportation systems.
- Policy 22:** Avoid or minimize the adverse impacts upon people, businesses and communities caused by development of transportation facilities.
- Policy 26:** Encourage the efficient use and conservation of energy used in transportation.
- Policy 30:** Provide transportation facilities that will improve the safety, security and dependability of all transportation modes; provide for seismic safety and be effective in emergency situations.
- Policy 31:** Provide for the safe movement of hazardous materials.

Analysis

The Universal Studios Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the

Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses. As the development under the Specific Plan would be located adjacent to transit and other existing transportation systems and incorporate shuttle connections, it would encourage alternative transportation modes and, thereby, conserve energy and enhance environmental compatibility.

With regard to the safe movement of hazardous materials, uses in the Specific Plan area would be subject to compliance with all applicable laws, rules and regulations associated with hazardous materials management. In addition, NBCUniversal's current comprehensive policies and programs specifically related to hazardous materials and waste management would continue to be implemented. As is currently the practice, all hazardous materials in the Specific Plan area would be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of hazardous materials management would be conducted by the County Fire Department and other applicable regulatory authorities, as appropriate. Likewise, the disposal of on-site generated hazardous waste would occur in accordance with all applicable regulations.

Goal: To achieve an efficient, balanced, integrated, multimodal transportation system that will satisfy short- and long-term travel needs for the movement of people and goods.

- Policy 5: Coordinate land use and transportation policies.**
- Policy 7: Support continued improvement and expansion of the present bus system as a public service.**
- Policy 9: Support a public transit system that provides accessible service, particularly to the transit dependent.**
- Policy 15: Encourage compatible joint use and interfacing of transportation facilities while minimizing modal conflict.**
- Policy 19: Support traffic-operation improvements for improved flow of vehicles.**
- Policy 25: Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.**

Analysis

The Universal Studios Specific Plan area is served by existing rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. The Transportation Demand Management program will include implementation of several strategies satisfactory to the Director of Regional Planning, in consultation with the Department of Public Works, which may include, but are not limited to the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association
11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area
12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Further, a tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

Conservation and Open Space Element

Goal: To support local efforts to improve air quality.

Policy 1: Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, car pooling and improved public transportation.

Analysis

The Universal Studios Specific Plan locates the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies, including the promotion and support of rideshare/carpool/vanpool and the use of public transportation, and a shuttle system, among other strategies, that would generally help reduce employee and patron trips on the street and freeway system.

Goal: To conserve energy resources and develop alternative energy sources.

Policy 2: Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.

Analysis

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water

for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

The Specific Plan supports conservation and open space policies to improve air quality by providing tram and shuttle service, bicycle routes and convenient pedestrian routes within the Specific Plan area and to the Universal City Metro Red Line Station. The expanded entertainment, hotel, studio, and office uses and local and regional transit systems would support accessibility between uses. Implementation of these alternative transportation modes would further support General Plan objectives to reduce energy consumption.

Goal: To conserve water and protect water quality.

Policy 4: Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.

Policy 5: Encourage the maintenance, management and improvement of the quality of imported domestic water, ground water supplies, natural runoff and ocean water.

Analysis

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

Goal: To preserve and protect sites of historical, archaeological, scenic and scientific value.

Policy 16: Protect the visual quality of scenic areas including ridge-lines and scenic views from public roads, trails and key vantage points.

Policy 17: Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.

Policy 20: Encourage private owners to protect cultural heritage resources.

Analysis

A potential historic district, referred to as the potential Universal Studios Historic District, has been identified within a portion of the Universal Studios Specific Plan area. The Historic Resources section of the Universal Studios Specific Plan regulates the alteration, preservation, relocation, or demolition of Contributing Buildings (as defined in the Specific Plan), and the construction of new structures within the potential Universal Studios Historic District, with respect to their effect within and upon the potential Universal Studios Historic District. As required by the Specific Plan, prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director of Regional Planning written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan, which is incorporated as part of the Specific Plan. With the requirements set forth in the Specific Plan, development pursuant to the Specific Plan would not reduce the integrity of the potential historic district.

With regard to the protection of paleontological and archaeological resources, mitigation measures are included in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan to address the protection of any paleontological and archaeological resources that may be encountered during Project construction. With incorporation of the historic preservation requirements in the Specific Plan and the mitigation measures contained in the Mitigation Monitoring and Reporting Program, development pursuant to the Specific Plan will further the objectives of the General Plan.

Goal: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy 21: Restrict urban development in areas subject to seismic and geologic hazards.

Policy 24: Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Analysis

Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project.

In addition, with regard to fire, the Mitigation Monitoring and Reporting Program requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other measures are required in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: To improve opportunities for a variety of outdoor recreational experiences.

Policy 30: Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.

Policy 34: Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.

Policy 35: Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Analysis

One of the goals of the Universal Studios Specific Plan is to continue the Specific Plan area's tradition of outdoor uses. The Specific Plan continues the tradition of film and television production facilities uniquely integrated with the Universal Studios Hollywood (Theme Park), CityWalk and business uses, which utilize the Southern California environment in conjunction with their businesses. Many of the entertainment uses take advantage of the pleasant weather found in the region. Outdoor facilities play an important role for the on-site television and movie production activities, as well as the Theme Park, Universal Studio Tour, and other commercial attractions. This tradition of outdoor uses will continue as the Specific Plan Area is developed.

The Specific Plan includes implementation of a Transportation Demand Management program that includes various strategies including bicycle amenities. Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded with additional bike racks and lockers provided at various locations. New bike routes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the portions of Universal City within the City of Los Angeles. Long term County bikeway plans include the potential for a future Class I bike path along the existing Los Angeles River north of the Specific Plan area.

The Universal Studios Specific Plan includes landscape standards that require, with certain exceptions, compliance with the County's Drought-Tolerant Landscaping design regulations, as applicable.

As explained in the Environmental Impact Report for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, there are no heritage trees within the Specific Plan area. The Specific Plan includes oak tree regulations that address the removal and replacement of oak trees within the Specific Plan area. The Mitigation Monitoring and Reporting Program also provides for the replacement of Southern California black walnut trees within the Specific Plan area.

Noise Element

Goal: Reduce transportation noise to a level that does not jeopardize health and welfare.

Goal: Minimize noise levels of future transportation facilities.

Goal: Establish compatible land use adjacent to transportation facilities.

Policy 4: Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.

Goal: Allocate noise mitigation costs among those who produce the noise.

Goal: Alert the public regarding the potential impact of transportation noise.

Goal: Protect areas that are presently quiet from future noise impact.

Policy 3: Establish acceptable noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as building code, noise, sub-division, and zoning ordinances.

Analysis

The Universal Studios Specific Plan supports the Noise Element's policies to establish compatible land uses adjacent to transportation facilities since the Specific Plan area is adjacent to Lankershim Boulevard (a major arterial) and the Universal City Metro Red Line Station. The range of proposed office, studio, studio office, entertainment, entertainment retail, and hotel uses would be developed within an already developed studio and entertainment site near major arterials, including two freeways, and the Universal City Metro Red Line Station. Development adjacent to existing transit facilities supports the goal to establish compatible uses in high activity areas.

Projects developed pursuant to the Universal Studios Specific Plan shall comply with Title 12 of the Los Angeles County Code. In addition, the Specific Plan includes additional operational noise requirements and requires additional measures to address operational and construction noise including preparation of a Construction Noise Mitigation Plan which shall include a noise hotline to enable the public to call and address specific issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan shall also include measures to mitigate construction noise which may include, for example, use of the most current methods of equipment noise control, use of highly efficient mufflers, and the use of air inlet silencers on motors, among other measures. Additional standards have been included in the Specific Plan for evening and nighttime operational noises.

The Specific Plan also includes design standards for permanent parking facilities within the Specific Plan area, including a requirement that the paving surfaces within parking structures shall be treated to reduce tire squeal. Additional regulations for certain parking facilities that may be located within the eastern portion of the Specific Plan area are set forth in the Specific Plan to address potential noise related to such facilities.

In addition, the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan includes project design features and mitigation measures to address potential noise impacts associated with implementation of the Specific Plan. For example, when construction staging for a Project pursuant to the Specific Plan occurs within 500 feet of an occupied residential structure, Mitigation Measure C-1 requires the contractor to locate stationary construction equipment away from occupied residential structures or install temporary acoustic barriers around stationary construction noise sources and shut off construction equipment that is not in use.

Safety Element

Goal: Minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake hazards.

Policy 2: Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.

Policy 3: Continue enforcement of stringent site investigations (such as seismic, geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.

Goal: Protect public safety and minimize the social and economic impacts from geologic hazards.

Policy 8: Review proposals and projects proposing new development and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible or expansive soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of responsible agencies.

Policy 9: Continue to improve and enforce stringent slope investigation and design standards, and to apply innovative hazard mitigation and maintenance plans for development in hillside areas.

Analysis

Potential geologic hazards were evaluated in the EIR, and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project. The Specific Plan thus supports the

General Plan goals to minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake and geologic hazards since it would comply with applicable building regulations with respect to earthquake and geologic hazards. Adequate geologic hazard mitigation measures would be implemented as recommended by a geologist or geotechnical engineer and approved by the appropriate County departments pursuant to the Mitigation Monitoring and Reporting Program.

Goal: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

- Policy 11: Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of responsible agencies.**
- Policy 12: Promote the use of flood plain management measures in high-risk inundation areas, and require expansion of existing and proposed new developments to be flood-proofed and secured to minimize future flood losses.**
- Policy 13: Encourage improvement of the existing flood control system capacity to ensure that it is capable of protecting existing development from rising amounts of runoff produced by increased urbanization.**
- Policy 14: Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.**

Analysis

Potential flood and inundation hazards were analyzed in the EIR and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include a requirement that the Applicant construct new storm drains as needed that shall be designed and sized using the Los Angeles County Hydrology Manual method for a minimum 50-year frequency storm event capacity. In addition, for each Project pursuant to the Specific Plan, the Applicant shall prepare detailed drainage plans for review and approval by the Department of Public Works at the time that grading or building permit applications are submitted. These drainage plans shall include detailed hydrologic/hydraulic calculations, as necessary, and drainage

improvement plans, and show quantitatively how projected stormwater runoff in each drainage area of the Project site would be conveyed to off-site stormwater conveyance facilities. With implementation of these measures, development pursuant to the Specific Plan supports the General Plan objectives related to minimizing risks associated with flood and inundation hazards.

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policy 15: Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

Policy 17: Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

Policy 18: Expand and improve vegetation management efforts in wildland fire hazard areas.

Policy 19: Promote improved watershed management practices to reduce the risk of damaging runoff and debris movement into urban areas.

Analysis

The Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other required measures are incorporated in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

- Policy 20:** Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.
- Policy 21:** Promote the safe transportation of hazardous materials.
- Policy 22:** Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.
- Policy 24:** Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials/waste incidents.

Analysis

Hazardous materials stored and used within the Universal Studios Specific Plan area are under the jurisdiction of the Los Angeles County Fire Department. NBCUniversal's existing hazardous materials management system (Hazardous Materials Business Plan, hazardous materials inventory, and hazard communication program), which includes on-site tenants, and third-party vendors, must be maintained and updated annually by NBCUniversal, as necessary, to include any additional hazardous materials requiring use, handling, storage or disposal, and must be submitted to the Fire Department for review. As is currently the practice, all hazardous materials in the Specific Plan area will be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of the hazardous materials management in the Specific Plan area will be conducted by the Fire Department and other applicable regulatory authorities, as appropriate.

In addition, NBCUniversal has in-house staff trained and designated to respond to accidental releases of hazardous materials associated with the acquisition, use, storage and handling of hazardous materials. Also, NBCUniversal has professional hazardous materials response companies on-call should a release occur at a time when appropriate staff are not available or the magnitude of the release is such that it cannot be handled internally. Therefore, compliance with all applicable existing regulations and plans within the Specific Plan area would prevent exposure of people to substantial risk resulting from the release of a hazardous material, or from exposure to a health hazard, in excess of regulatory standards. With continued implementation of hazardous materials management in the Specific Plan area (by NBCUniversal and its tenants and third-party vendors), in accordance with all applicable local, state and federal laws and regulations relating to environmental protection and the management of hazardous materials, development pursuant to the Specific Plan would be consistent with the goals, policies, and objectives of the Safety Element.

Goal: Strengthen County short-term emergency response and long-term recovery capability.

Policy 27: Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.

Analysis

As required by the Mitigation Monitoring and Reporting Program incorporated into the Universal Studios Specific Plan, the Project Applicant shall submit to the County Fire Department and Los Angeles County Department of Public Works, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of development pursuant to the Specific Plan. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. In addition, the Mitigation Monitoring and Reporting Program includes a project design feature requiring on-site streets, street lighting, and street signage for public streets within the Specific Plan area to be designed in accordance with the emergency access requirements of the County. The Project Applicant shall submit the design plans for on-site street widths, street lighting, and street signage to the County for review.

Water and Waste Management Element

Goal: To mitigate hazards and avoid adverse impacts in providing water and waste services and to protect the health and safety of all residents.

Policy 14: Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

Goal: To provide efficient water and waste management services.

Analysis

Water service to the Specific Plan area is provided by the Los Angeles Department of Water and Power (LADWP). LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines. Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings, and the design and installation of new water lines will meet applicable County standards. Recycled water also is provided to the Specific Plan area by LADWP. A recycled water distribution system is used for landscape irrigation. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan area. In addition, the applicant will enter into an agreement with LADWP to augment the water supply available to LADWP by acquiring for the LADWP water rights from reliable supply sources as agreed to by LADWP.

With regard to wastewater, a sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles. Development within the Specific Plan area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the County Department of Public Works.

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used. The Specific Plan facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the

Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To develop improved systems of resource use, recovery, and reuse.

Policy 8: Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.

Policy 9: Promote the advancement of technology to reduce the volume of liquid waste.

Policy 23: Facilitate the recycling of wastes such as metal, glass, paper, and textiles.

Policy 25: Encourage development and application of water conservation, including recovery and reuse of storm and waste water.

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings shall be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

The Specific Plan also facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To maintain the high quality of our coastal, surface, and ground waters.

Policy 17: Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.

Policy 19: Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes, and ground water reserves.

Policy 20: Design flood control facilities to minimize alteration of natural stream channels.

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

With regard to flood control facilities, the on-site proposed improvements within the Specific Plan area will include specific on-site flood control infrastructure as needed for new development.

Economic Development Element

Goal: To create jobs and rising standards of living for the County's residents through a strong and diversified economy.

Policy 7: Identify the kinds of firms that are most likely to provide stable employment and rising incomes for County residents and that will also conserve land and protect environmental resources. Give special consideration to retaining and attracting industries that show the most favorable combination of such characteristics.

Policy 19: Support efforts to promote Los Angeles County and all its cities nationally and internationally as an area with an improved business climate and exceptional advantages for commerce and industry. Particular emphasis should be placed on promoting tourism and international trade and on attracting new firms and private investment to the County.

Policy 21: Work closely with existing commercial and industrial firms to maintain a high level of satisfaction with their location in the County.

Goal: To distribute the costs and benefits of economic development equitably so that all County residents, particularly the poor and the disadvantaged, have the opportunity to improve their well-being.

Goal: To use economic resources efficiently in order to conserve limited supplies.

Goal: To promote jobs compatible with the protection of public health, safety and significant environmental resources.

Analysis

The Universal Studios Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development program that will contribute to the regional economy. The Specific Plan area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

The Universal Studios Specific Plan proposes to enhance Universal Studios as one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than an estimated 6,300 new jobs within the entertainment and tourism industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs. Importantly, further development of Universal Studios will provide an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

An important goal of the Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a positive link between the entertainment and tourism industries and the Southern California economy. In addition, the Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, the Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. The Specific Plan provides regulatory mechanisms for the implementation of the Evolution Plan, Alternative 10 – No Residential Alternative, within the Specific Plan area, as well as providing the particular planning controls needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.

**Mitigation Monitoring and Reporting Program
NBC Universal Evolution Plan
Project No. TR068565**

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Introduction

As of January 1, 1989, the California Environmental Quality Act (CEQA) requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of their approval and development. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The MMRP describes the procedures the Project Applicant or its successor will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project Site, in the design of plans or in the operation of designated agencies. The County of Los Angeles is a Responsible Agency for implementation of the NBC Universal Evolution Plan Project. A MMRP is necessary only for impacts which would be significant if not mitigated.

An Environmental Impact Report (EIR) was prepared to address the potential environmental impacts of the NBC Universal Evolution Plan Project (Project). Where appropriate, the EIR includes recommended mitigation measures to avoid or substantially lessen the significant environmental impacts associated with the Project. The City of Los Angeles and the County entered into a Memorandum of Understanding concerning cooperative efforts to process the Project’s environmental documents and entitlements. The City of Los Angeles Department of City Planning served as the lead agency for the EIR, however, the City and County were each involved in the preparation and evaluation of the EIR as set forth in the Memorandum of Understanding. The Project as approved by the City of Los Angeles is “Alternative 10: No Residential Alternative,” which the EIR identified as the environmentally superior alternative to the originally proposed project. This MMRP is designed to monitor implementation of these measures that would reduce the Project impacts that are expressly identified as “Mitigation Measures.” In addition to Mitigation Measures, which would lessen an otherwise significant Project impact, the Environmental Impact Report includes Project Design Features, which are measures proposed by the Applicant as a feature of the Project, and were taken into consideration in the evaluation of the Project’s impacts. As a result, this MMRP lists CEQA Mitigation Measures and Project Design Features together.

Not all Project Design Features and Mitigation Measures will be applicable to all development areas within the Project Site. This MMRP references the Business, Entertainment, Studio, and Back Lot Areas including the streets and roadways in the vicinity as illustrated on Attachment A to this MMRP.

The Project Applicant shall be obligated to provide documentation concerning implementation of the listed Project Design Features and Mitigation Measures to the appropriate Monitoring Agency as listed in the table below. Unless otherwise specified in Project Design Features or Mitigation Measures, the County of Los Angeles shall have sole authority with regard to projects built pursuant to the County Specific Plan and the City of Los Angeles shall have sole authority with regard to projects built within the City’s jurisdiction. Project Design Features and Mitigation Measures applicable only to County of Los Angeles Projects are noted (Co), those Project Design Features and Mitigation Measures applicable only to City of Los Angeles

Projects are noted (Ci), and Project Design Features and Mitigation Measures applicable to both City and County Projects are noted (Ci/Co). For those Project Design Features and Mitigation Measures applicable only to the City of Los Angeles Projects noted (Ci), only the alpha-numeric designation is provided to identify those Project Design Features and Mitigation Measures as the responsibility of the City of Los Angeles to enforce. Please refer to the City MMRP for those Project Design Features and Mitigation Measures applicable to projects developed within the City of Los Angeles.

Enforcement

The MMRP for the Project will be in place throughout all phases of development of the Project. The entity responsible for implementing each Project Design Feature or Mitigation Measure is set forth within the text of the Project Design Feature or Mitigation Measure itself. The entity responsible for implementing the Project Design Feature or Mitigation Measure shall also be obligated to provide certification, as identified below, to the appropriate Monitoring Agency that compliance with the required Project Design Feature or Mitigation Measure has been implemented.

Program Modification

The City of Los Angeles as the Lead Agency approved and adopted the final Project MMRP for the Evolution Plan Project on November 14, 2012. Minor changes and modifications to the MMRP are permitted, but can only be made by the Project Applicant or its successor subject to the approval by the Lead Agency for Project Design Features and Mitigation Measures applicable to the Lead Agency. In conjunction with any appropriate agencies or departments, the Lead Agency will determine the adequacy of any proposed change or modification. The County of Los Angeles and other responsible agencies have the authority and requirement under CEQA to approve their own MMRPs for the Project, provided that Mitigation Measures therein address only the direct or indirect environmental effects of those parts of the Project, which the responsible agency decides to carry out, finance, or approve. (Pub. Resources Code § 21081.6(a); CEQA Guidelines §§ 15096(g)(1), 15097(d).) Minor changes and modifications to any MMRP approved by a responsible agency can only be made by the Project Applicant or its successor subject to the approval by that responsible agency. Any revisions to a Mitigation Measure in the final MMRP or any MMRP adopted thereafter by a responsible agency must achieve the same level or more of mitigation as the original mitigation measure and not result in new or more severe environmental impacts.

MMRP Attachments

- Attachment A** Project Development Areas
- Attachment B** Los Angeles Department of Transportation Assessment Letter
- Attachment C** Vibration Mitigation Area in southern portion of the Back Lot
- Attachment D** Maximum Allowable Heights
- Attachment E** Report of Geotechnical Investigation NBC Universal Evolution Plan (March 2010)
- Attachment F** Drainage Areas
- Attachment G** Universal Studios Potential Historic District Preservation Plan
- Attachment H** Areas designated as high, moderate or low sensitivity for the presence of buried prehistoric archaeological sites (*DEIR Fig. 202*)
- Attachment I** Areas designated as high sensitivity for the presence of buried historical period archaeological sites (*DEIR Fig. 203*)

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|---|-------------------|--|----------------|
| A.1 LAND USE – Land Use Plans/Zoning | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| A.2 LAND USE – Physical Land Use | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| B.1 TRAFFIC / ACCESS – Traffic/Circulation | | | | | |
| <p>The Traffic Access / Traffic Circulation Project Design Features and Mitigation Measures set forth in the Environmental Impact Report and this MMRP include several off-site improvements and fair-share funding obligations. These traffic-related Project Design Features and Mitigation Measures are all part of the Transportation Improvement Program for the Project. The Transportation Improvement Program shall be implemented according to the final adopted phasing program presented in Attachment B to this MMRP, as may be modified and approved by the City of Los Angeles Department of Transportation in accordance with these provisions. The Transportation Improvement Program phasing program may be revised, where appropriate and as determined, by the City of Los Angeles Department of Transportation: (1) upon demonstration that Mitigation Measures for each phase in the revised phasing plan are equivalent or superior to the original Project Design Feature and/or Mitigation Measures, and/or (2) upon demonstration that approval or implementation of Project Design Features or Mitigation Measures have been delayed by other governmental entities, provided that the Project Applicant or its successor has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.</p> | | | | | |
| Project Design Features | | | | | |
| PDF B-1 (Ci/Co): The Project Applicant or its successor shall prepare and implement a Transportation Demand Management program to reduce traffic impacts of the Project encouraging Project employees and patrons to reduce vehicular | a. Provide documentation satisfactory to the Director that a Preliminary TDM plan | Preliminary TDM plan prior to the issuance of the first Substantial Conformance | Applicant | Director of Regional Planning in consultation with the Department of Public Works, Traffic and | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|---|-------------------|--|----------------|
| <p>traffic on the street and freeway system during the most congested time periods of the day. The Transportation Demand Management program shall include implementation of several Transportation Demand Management strategies, which may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Flexible work schedules and telecommuting programs; • Alternative work schedules; • Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments); • Bicycle amenities; • Rideshare/carpool/vanpool promotion and support; • Mixed-use development; • Education and information on alternative transportation modes; • Transportation Information Center; • Guaranteed Ride Home Program; • Join an existing or form a new Transportation Management Association; • On-site flex cars; • Discounted employee and tenant transit passes; and • Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program. <p>The Transportation Demand Management program shall be subject to the approval of the applicable jurisdiction. In the City, it shall be subject to the approval of the Los Angeles Department of Transportation. In the County, it shall be subject to the approval of the Director of Regional Planning.</p> | <p>has been prepared to the satisfaction of the City of Los Angeles Department of Transportation.</p> | <p>Review for the first Project developed under this Specific Plan.</p> | | <p>Lighting Division. <i>(See City MMRP for projects in the City.)</i></p> | |
| | <p>b. Provide documentation satisfactory to the Director that a Final TDM plan has been prepared to the satisfaction of the City of Los Angeles Department of Transportation.</p> | <p>Final TDM plan prior to the issuance of the permanent certificate of occupancy for the first Project developed under this Specific Plan.</p> | | <p>Director of Regional Planning in consultation with County Department of Public Works, Traffic and Lighting Division. <i>(See City MMRP for projects in the City.)</i></p> | |
| <p>PDF B-2: Deleted due to selection of Alternative 10.</p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|---|-------------------|---|--------------------|
| <p>PDF B-3 (Ci/Co): Buddy Holly Drive between Barham Boulevard and the US 101 northbound off-ramp shall be widened from its current configuration of two westbound lanes to three westbound lanes. The roadway shall continue to accommodate only westbound traffic on this section.</p> | <p>Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for improvements in County (See Attachment B).</p> | <p>At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B).</p> | <p>Applicant</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>PDF B-4 (Ci/Co): Buddy Holly Drive between the US 101 northbound off-ramp to Donald O'Connor Drive shall be widened to accommodate between four and five lanes. At the approach to Donald O'Connor Drive, a dedicated right-turn lane shall be provided, and a dedicated left-turn lane onto the northbound US-101 Freeway shall be provided.</p> | <p>Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for improvements in County (See Attachment B).</p> | <p>At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B).</p> | <p>Applicant</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>PDF B-5 (Ci/Co): The final segment of Buddy Holly Drive between Donald O'Connor Drive and Universal Studios Boulevard/Universal Center Drive may be widened to accommodate four westbound travel lanes and two eastbound travel lanes. If this segment of Buddy Holly Drive is widened, the US 101 northbound on-ramp at Universal Studios Boulevard/Buddy Holly Drive shall be relocated maintaining the existing 12-foot travel lane, an 8-foot left shoulder, and a 6-foot right shoulder. Entrance to the on-ramp shall be reconfigured from the</p> | <p>Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for</p> | <p>At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B).</p> | <p>Applicant</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|---|-------------------|--|--------------------|
| <p>existing northbound right-turn lane off of Universal Studios Boulevard to a right-turn off the new westbound lanes on Buddy Holly Drive between Donald O'Connor Drive and Universal Studios Boulevard/Universal Center Drive. If operated under two-way flow, the westbound approach on Buddy Holly Drive would include two left-turn lanes, one through lane, and two free-flow right-turn lanes. Also, Universal Studios Boulevard would be restriped to provide a northbound right-turn lane, and the eastbound approach would be restriped to provide one left-turn lane and one shared through/right-turn lane. The entire improvement described above would not be needed if Buddy Holly remains a one-way eastbound street.</p> | <p>improvements in County (See Attachment B).</p> | | | | |
| <p>PDF B-6 (Ci): For more information see Attachment B to this MMRP.</p> | <p>See Attachment B.</p> | <p>See Attachment B.</p> | <p>Applicant</p> | <p>City of Los Angeles</p> | <p>___/___/___</p> |
| <p>PDF B-7 (Ci/Co): The new development calls for the realignment and widening of Universal Hollywood Drive, which extends between the Universal Tram stop east of Lankershim Boulevard and Universal Studios Boulevard, providing access to parking structures within Universal Studios Hollywood and the entrance to CityWalk near Universal CityWalk, to improve overall circulation both on-site and off-site.</p> | <p>Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for improvements in County (See Attachment B).</p> | <p>At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B).</p> | <p>Applicant</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |
| <p>PDFs B-8, B-9, B-10, B-11 and B-12 (Ci): For more information see Attachment B to this MMRP.</p> | <p>See Attachment B.</p> | <p>See Attachment B.</p> | <p>Applicant</p> | <p>City of Los Angeles.</p> | <p>___/___/___</p> |
| <p>PDF B-13: Deleted due to selection of Alternative 10.</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |
| <p>Mitigation Measures</p> | | | | | |
| <p>MMs B-1 and B-2 (Ci): For more information see Attachment B to this MMRP.</p> | <p>See Attachment B.</p> | <p>See Attachment B.</p> | <p>Applicant</p> | <p>City of Los Angeles.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|--|-------------------|--|----------------|
| MMs B-3 and B-4 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; CALTRANS. | ___/___/___ |
| MM B-5 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles. | ___/___/___ |
| <p>MM B-6 (Ci/Co): The Project Applicant or its successor shall implement the following Lankershim Boulevard Corridor improvements:</p> <ul style="list-style-type: none"> a. Deleted due to selection of Alternative 10; b. Deleted due to selection of Alternative 10; c. Restripe James Stewart Avenue at its intersection with Lankershim Boulevard to provide one left-turn, one shared through/left-turn, and dual right-turn lanes in the westbound direction (Co); d. (Ci) For more information see Attachment B to this MMRP; e. Widen Main Street at its intersection with Lankershim Boulevard to improve ingress/egress to/from the Project Site (Co); f. Deleted due to selection of Alternative 10; g. (Ci) For more information see Attachment B to this MMRP; h. (Ci) For more information see Attachment B to this MMRP; i. (Ci) For more information see Attachment B to this MMRP; j. Widen Universal Hollywood Drive at its intersection with Lankershim Boulevard to provide a separate westbound left-turn lane and additional signal equipment for protected left-turn phasing on the east-west approach (Ci/Co); k. (Ci) For more information see Attachment B to this MMRP; l. (Ci) For more information see Attachment B to this MMRP; and m. Deleted due to selection of Alternative 10. | Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for improvements in County (See Attachment B). | At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B). | Applicant | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|-------------------------------|------------------------|---|----------------|
| MMs B-7, B-8, B-9 and B-10 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles. | ___/___/___ |
| MM B-11: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MMs B-12 and B-13 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles. | ___/___/___ |
| MM B-14: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MMs B-15 and B-16(Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles. | ___/___/___ |
| MM B-17: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MMs B-18, B-19 and B-20 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles. | ___/___/___ |
| MM B-21: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MMs B-22 and B-23 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; CALTRANS. | ___/___/___ |
| MMs B-24 and B-25: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MM B-26 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; CALTRANS. | ___/___/___ |
| MMs B-27, B-28 and B-29 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; City of Burbank. | ___/___/___ |
| MM B-30 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; City of Burbank; CALTRANS. | ___/___/___ |
| MM B-31 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; City of Burbank. | ___/___/___ |
| MM B-32: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MMs B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40 and B-41 (Ci): For more information see Attachment B to this MMRP. | See Attachment B. | See Attachment B. | Applicant | City of Los Angeles; City of Burbank. | ___/___/___ |
| MM B-42: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MM B-43 (Ci/Co): All construction workers shall be prohibited from parking on neighborhood streets offsite. To the extent that parking would not be | Include prohibiting construction worker parking on | On-going during construction. | Applicant / Contractor | Department of Public Works. | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|--|-------------------------------|---|--------------------|
| <p>available on-site, parking shall be provided by the Project Applicant or its successor at offsite locations. A construction worker shuttle service shall be provided if an offsite parking lot is not within reasonable walking distance of the Project Site.</p> | <p>neighborhood streets off-site in construction traffic management plan.</p> | | | <p><i>(See City MMRP for projects in the City.)</i></p> | |
| <p>MM B-44 (Ci/Co): The Project Applicant or its successor shall prepare construction traffic management plans, including but not limited to street closure information, detour plans, haul routes, and staging plans, satisfactory to the affected jurisdictions. The construction traffic management plans shall be based on the nature and timing of the specific construction and other projects in the vicinity of the Project Site, and shall include the following elements as appropriate:</p> <ol style="list-style-type: none"> 1. Provisions to configure construction parking to minimize traffic interference; 2. Provisions for temporary traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag person); 3. Scheduling construction activities to reduce the effect on traffic flow on public roadways; 4. Rerouting construction trucks to reduce travel on congested streets; 5. Consolidating construction truck deliveries; 6. Provision of dedicated turn lanes for movement of construction trucks and equipment on- and off-site; 7. Construction-related vehicles shall not park on any residential street; 8. Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing, and protection barriers; 9. All contractors shall be required to participate in a common carpool registry during all periods of contract performance monitored and maintained by the contractor; 10. Schedule construction-related deliveries, other | <p>Prepare construction traffic management plan with required plan provisions as set forth in mitigation measure.</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--------------------------|--------------------------|-------------------|---|--------------------|
| <p>than concrete and earthwork-related deliveries to reduce travel during peak travel periods;</p> <p>11. Construction vehicle travel through neighboring jurisdictions other than the City of Los Angeles shall be conducted in accordance with the standard rules and regulations established by the respective jurisdictions where such jurisdictions would be subject to construction impacts. These include allowable operating times for construction activities, truck haul routes, clearance requirements, etc.;</p> <p>12. Prior to the issuance of any permit for the Project, required permits for the truck haul routes, if applicable, shall be obtained from the City of Los Angeles;</p> <p>13. Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities; and</p> <p>14. Submit a traffic management plan to Caltrans for approval to avoid potential access restrictions to and from Caltrans facilities.</p> <p>15. In order to facilitate coordination with funeral processions, the Applicant shall provide the Forest Lawn Memorial-Park Association 72-hour notice of major improvements to Forest Lawn Drive.</p> <p>16. During construction, lane closures on Forest Lawn Drive shall be limited in terms of scope and duration to the extent feasible. A minimum of one lane of through traffic shall be maintained on Forest Lawn Drive in each direction at all times.</p> | | | | | |
| <p>MM B-45 (Ci): For more information see Attachment B to this MMRP.</p> | <p>See Attachment B.</p> | <p>See Attachment B.</p> | <p>Applicant</p> | <p>City of Los Angeles.</p> | <p>___/___/___</p> |
| <p>MMs B-46 and B-47 (Ci): For more information see Attachment B to this MMRP.</p> | <p>See Attachment B.</p> | <p>See Attachment B.</p> | <p>Applicant</p> | <p>City of Los Angeles; CALTRANS.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|---------------------------------------|------------------------|---|----------------------------------|
| B.2 TRAFFIC / ACCESS – Parking | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| C. NOISE | | | | | |
| Project Design Features | | | | | |
| PDF C-1 (Ci/Co): The Project shall not utilize pile driving machinery as part of its construction equipment mix. | Include in Construction Management Plan. | Prior to issuance of building permit. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDFs C-2 and C-3 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| Mitigation Measures | | | | | |
| MM C-1 (Ci/Co): When Project construction staging occurs within 500 feet of an occupied residential structure that is located outside of the combined boundaries of the Universal Studios Specific Plan and the City jurisdiction, or along the frontage of Forest Lawn Memorial Park, Hollywood Hills, the contractor shall: Locate stationary construction equipment away from the occupied residential structure or install temporary acoustic barriers around stationary construction noise sources; and Shut off construction equipment that is not in use. | Include in Construction Management Plan. | Prior to issuance of building permit. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM C-2 (Ci/Co): Project construction or grading activity shall be permitted during the following times: <ul style="list-style-type: none"> • Monday through Friday (non-legal Holidays) between 7:00 A.M. and 7:00 P.M.; • Saturdays between 8:00 A.M. and 6:00 P.M., | Include in Construction Management Plan. | Prior to issuance of building permit. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|-------------------------------|------------------------------|------------------------------|------------------------------------|---|
| <p>except that no hauling shall occur along Forest Lawn Drive during this time.</p> <p><u>Exceptions</u></p> <p>Notwithstanding the above permitted times, the following construction activities may occur between 7:00 P.M. and 7:00 A.M. Monday through Friday (non-legal holidays), between 6:00 P.M. and 8:00 A.M. on Saturdays, and on Sundays and legal Holidays:</p> <ul style="list-style-type: none"> • Construction activities conducted within an enclosed structure that either: (1) do not result in an audible sound outside of the combined boundaries of the proposed Universal Studios Specific Plan and the City jurisdiction; or (2) are located more than 400 feet from an occupied residential structure that is located outside of the combined boundaries of the proposed Universal Studios Specific Plan and the City jurisdiction. • Those construction activities which must occur during otherwise prohibited hours due to restrictions imposed by a public agency. • Roofing activities in the Studio, Entertainment, and Business Areas which cannot be conducted during daytime hours due to weather conditions, provided at least 72 hour advance written notice is submitted to the County Department of Public Works or City Building and Safety Department, as appropriate to jurisdiction. • Emergency repairs, such as repairs to damaged utility infrastructure. • Project construction activities which cannot be interrupted (e.g., continuous concrete pours and other activities which affect health and safety as approved by the County Department of Public Works or City Building and Safety Department, as appropriate to jurisdiction). | | | | | |
| <p>MM C-3 (Ci): <i>Not applicable to development in the County.</i></p> | <p><i>None by County.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>City of Los Angeles.</i></p> | <p><i>Not applicable to County.</i></p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| MM C-4: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| <p>MM C-5 (Ci/Co): In the event that there are concurrent cumulative hauling activities from the Project and related projects along or adjacent to Forest Lawn Drive that result in 78 haul trips per hour, the Applicant or its successor shall monitor whether such hauling results in increases of noise greater than 5 decibels above ambient within the Rancho Neighborhood in the City of Burbank. If noise increases generated by the concurrent hauling from the Project and related projects along Forest Lawn Drive exceed 5 decibels above ambient, the Applicant or its successor shall install or contribute to the installation of a sound wall consistent with the following:</p> <ul style="list-style-type: none"> • The installation of a noise barrier shall occur along the north end of Forest Lawn Drive. The barrier shall extend approximately 0.4 mile along Forest Lawn Drive across from the Rancho Neighborhood. The barrier may consist of plywood panels (fifteen feet in height) and each panel shall overlap each end by 4 inches. • The Applicant or its successor shall post notices on the temporary noise barrier adjacent to the north side of Forest Lawn Drive that no unauthorized materials (such as graffiti or posters) may be posted on the temporary barrier and shall visually inspect and remove graffiti and/or unauthorized posters from the temporary barrier within 24 hours, as necessary. | Include in Construction Management Plan for Projects that would require hauling on Forest Lawn Drive in excess of 78 haul trips per hour. | Prior to issuance of grading or building permit, if applicable. | Applicant | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| <p>MM C-6 (Ci/Co): During Project construction, the Applicant or its successor shall:</p> <ul style="list-style-type: none"> • Prior to initiation of Project hauling along Forest Lawn Drive, the Applicant shall coordinate with the Los Angeles Department of Transportation to determine the number of haul truck trips scheduled to occur along Forest Lawn Drive at that time in connection with the Forest Lawn | Include in Construction Management Plan for Projects that would require hauling on Forest Lawn Drive. | Prior to issuance of grading or building permit, if applicable. | Applicant | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| Memorial-Park Master Plan and the Oakwood Garden Apartments expansion. <ul style="list-style-type: none"> The Applicant shall limit the Project's haul truck trips such that cumulative haul truck trips on Forest Lawn Drive from the Project, Forest Lawn Memorial-Park Master Plan, and the Oakwood Garden Apartments expansion does not exceed 140 haul truck trips per hour. At such time as the haul truck trips from the Forest Lawn Memorial-Park Master Plan and the Oakwood Garden Apartments expansion are reduced from the level established at the time Project hauling is initiated, the Los Angeles Department of Transportation may allow the Applicant to increase the Project's haul truck trips up to a cumulative total of 140 haul trips per hour. | | | | | |
| MM C-7 (Ci/Co): Prior to the issuance of a City of Los Angeles haul route permit for hauling on Forest Lawn Drive, the Applicant shall have provided notice to Forest Lawn Memorial-Park Association 10 days in advance of any hearing on a haul route permit for Project hauling on Forest Lawn Drive. | Provide notice to Forest Lawn Memorial-Park Association. | 10-days prior to hearing for City of Los Angeles haul route permit. | Applicant | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| D. VISUAL QUALITIES – Aesthetics | | | | | |
| Project Design Features | | | | | |
| PDFs D-1, D-2, D-3 and D-4 (Ci): <i>Not applicable to development in the County.</i> | None by County. | See City MMRP. | See City MMRP. | City of Los Angeles. | Not applicable to County. |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| E.1 LIGHT AND GLARE – Natural Light | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental</i> | None | N/A | N/A | N/A | N/A |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <i>issue.</i> | | | | | |
| Mitigation Measures | | | | | |
| MM E.1-1 (Ci/Co): Prior to issuance of a building permit for structures proposed to be built within 560-foot of Lankershim Boulevard and 440-foot of Universal Hollywood Drive within the 850-foot or 890-foot MSL Height Zones, the Project Applicant or its successor shall submit a site specific shadow study that illustrates that the proposed structure would not cause the Campo de Cahuenga historic site to be shaded for more than 3.0 continuous hours between 9:00 A.M. and 3:00 P.M. PST during the Spring Equinox or add shading to an area of the Campo de Cahuenga historic site already shaded continuously for 3.0 hours during the Winter Solstice. | Provide shadow study for applicable structure(s). | Prior to issuance of building permit for applicable structure(s). | Applicant / Project Architect | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM E.1-2 (Co): Structures proposed to be built within the 850-foot MSL Height Zone shall conform with the Project's height limitations and setback requirements as shown on Attachment D to this MMRP. | Provide drawings showing building heights and setbacks for applicable structure(s). | Prior to issuance of building permit for applicable structure(s). | Applicant / Project Architect | Department of Regional Planning. | ___/___/___ |
| MMs E.1-3 and E.1-4: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| E.2 LIGHT AND GLARE – Artificial Light | | | | | |
| Project Design Features | | | | | |
| PDF E-2-1 (Ci): Not applicable to development in the County. | None by County. | See City MMRP. | See City MMRP. | City of Los Angeles. | Not applicable to County. |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| E.3 LIGHT AND GLARE - Glare | | | | | |
| Project Design Features | | | | | |
| PDF E-3-1 (Ci): Not applicable to development in the County. | None by County. | See City MMRP. | See City MMRP. | City of Los Angeles. | Not applicable to County. |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|--|--|--|----------------------------------|
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| F. GEOTECHNICAL | | | | | |
| Project Design Features | | | | | |
| PDF F-1 (Ci/Co): All Project construction would conform to the requirements of the applicable building code, including all provisions related to seismic safety. | Provide drawings with Project pursuant to the applicable building code. | Prior to issuance of building permit. | Applicant / Project Engineer / Project Architect | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF F-2 (Ci/Co): As part of Project grading, erosion and sedimentation control measures would be implemented during site grading to reduce erosion impacts. The Project Applicant or its successor would also comply with all construction site runoff control and implement construction "Best Management Practices" under applicable state and local requirements, as discussed further in Section IV.G.1.b, Water Resources – Surface Water Quality of the Draft EIR. | Provide Construction Management Plan including applicable Best Management Practices. | Prior to issuance of grading permits. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF F-3 (Ci/Co): Dewatering activities would be conducted in accordance with the applicable permit requirements, as discussed further in Section IV.G.1.b, Water Resources – Surface Water Quality of the Draft EIR. | Obtain permit for discharge of construction dewatering. | Prior to issuance of grading and/or building permits, if required. | Applicant / Project Engineer | Department of Public Works. If NPDES permit also required, Regional Water Quality Control Board. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF F-4 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| Mitigation Measures | | | | | |
| MM F-1 (Ci/Co): Prior to issuance of the building permit for a building or structure, a site-specific geotechnical report shall be prepared for each Project (not including sets/façades or temporary uses), pursuant to the City's Department of Building and Safety regulations, and as the term is defined in | a. Preparation of site-specific geotechnical report. | Prior to issuance of building permit. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| | b. Incorporate | Prior to issuance of | Applicant / | Department of Public | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|--|-------------------------------------|---|--------------------|
| <p>the County Specific Plan, in accordance with the City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. The recommendations contained within these site-specific geotechnical reports, including those pertaining to site preparation, fill placement, and compaction; foundations; pavement design; footings; and pile foundations shall be implemented. The site-specific geotechnical reports shall include all applicable recommendations included in the <i>Report of Geotechnical Investigation NBC Universal Evolution Plan</i> (March 2010) prepared by Shannon & Wilson, Inc. included as Attachment E to this MMRP. The site specific study shall determine which mitigation measures listed in Mitigation Measures F-3 to F-19 below are applicable for implementation of the Project, required by the City's Department of Building and Safety, and as that term is defined in the County Specific Plan, the study is considering.</p> | <p>applicable site-specific geotechnical recommendations in building design as shown on Project drawings.</p> | <p>building permit.</p> | <p>Project Engineer</p> | <p>Works. <i>(See City MMRP for projects in the City.)</i></p> | |
| <p>MM F-2 (Ci/Co): During construction, geotechnical observation and testing shall be completed during the placement of new compacted fills, foundation construction, buttresses, stabilization fills, ground improvement, and any other geotechnical-related construction for each Project, pursuant to the City's Department of Building and Safety regulations, and as that term is defined in the County Specific Plan, in accordance with the City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. The geotechnical firm performing these services for locations within the City of Los Angeles shall be approved by the City of Los Angeles when work is occurring within its jurisdiction.</p> | <p>Undertake on-site geotechnical observation and testing as required by mitigation measure.</p> | <p>As necessary and appropriate during construction.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM F-3 (Ci/Co): For slope stability hazards identified in Attachment E to this MMRP, such locations shall be mitigated by either reorienting the cut slopes, reducing the slope angle to the angle of the bedding or flatter, or by construction of buttress and stabilization fills. Site-specific geotechnical</p> | <p>If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate site-specific</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| investigations shall be performed to the satisfaction of the applicable jurisdiction for the design of all cut and fill slopes in accordance with the City or County of Los Angeles requirements, as applicable. | geotechnical recommendations in design as shown on Project drawings. | | | | |
| MM F-4 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| MM F-5 (Ci/Co): Grading within the hillside areas shall address slope stability. Where favorable bedding exists, the slopes shall be constructed no steeper than a 2:1 (horizontal to vertical) inclination. If the bedding dips unfavorably out of the slopes, the slopes shall either be flattened to the angle of the bedding (or flatter), or the slopes shall be stabilized. The degree of stabilization would depend on the orientation of the bedding with respect to the final slope and the depth of the excavation. Where the bedding dips out of the slopes, buttress fills shall be provided. If the bedding is approximately parallel to the slopes, thinner stabilization fills will suffice. The design of the buttress or stabilization fills and specific design criteria for each slope shall be included to the satisfaction to the applicable jurisdiction in the site-specific geotechnical report prepared prior to construction of each Project, pursuant to the City's Department of Building and Safety regulations, and as that term is defined in the County Specific Plan, in accordance with the City or County of Los Angeles requirements, as applicable. | If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate site-specific geotechnical recommendations in design as shown on Project drawings. | Prior to issuance of building permits. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | __/__/__ |
| MM F-6 (Ci/Co): Site-specific liquefaction hazard studies shall be required to the satisfaction to the applicable jurisdiction for each Project (not including sets/façades or temporary uses), pursuant to the City's Building and Safety regulations, and as the term is defined in the County Specific Plan, within a liquefaction hazard area identified in Attachment E to this MMRP in accordance with the City or County of Los Angeles requirements, as applicable. For areas with a high liquefaction potential, identified in | a. If determined applicable by the site-specific study prepared pursuant to MM F-1, prepare site-specific liquefaction hazard study within a liquefaction hazard area as identified in the mitigation | Prior to issuance of building permit. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | __/__/__ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|---|-------------------------------------|---|--------------------|
| <p>Attachment E to this MMRP, where there is potential for more than four inches of settlement resulting from liquefaction, and areas of moderate liquefaction potential, where there is a potential for between one and four inches of settlement resulting from liquefaction, the liquefaction hazard shall be mitigated to the satisfaction to the applicable jurisdiction in accordance with the applicable City or County of Los Angeles requirements. Mitigation for high liquefaction potential could include ground improvement or deep foundations extending through the potentially liquefiable soils and structurally-supported floor slabs. Mitigation for moderate liquefaction potential could include ground improvement, deep foundations, or special foundation design procedures, such as extra reinforcement and strengthening of building foundations and floor slab systems.</p> | <p>measure. b. Incorporate site-specific liquefaction hazard study recommendations, if applicable, in building design as shown on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM F-7 (Co): Deep foundations shall be provided for any structures located over waste in the closed landfill in accordance with the requirements of the County of Los Angeles. These foundations shall extend through the closed landfill and into the underlying bedrock. Downdrag loads resulting from decomposition and settlement of the closed landfill shall be added to the design loads on the piles.</p> | <p>If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required foundation design on Project drawings for applicable structures.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM F-8 (Ci/Co): Any required fill shall be placed in loose lifts not more than 8 inches thick and compacted to the standard as determined by the American Society for Testing and Materials (ASTM) Designation D1557 method of compaction. The fill shall be compacted in accordance with the applicable City or County of Los Angeles requirements to the satisfaction of the applicable jurisdiction. Cohesive fills shall be compacted to 90%. Granular, non-cohesive soil shall be compacted to at least 95%. Where deep fills are required a greater degree of compaction may be</p> | <p>If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required fill and soil specifications on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|---|-------------------------------------|--|--------------------|
| required to reduce the settlement of the completed fills. | | | | | |
| <p>MM F-9 (Ci/Co): The on-site excavated materials, less any debris or organic matter, may be used in required fills in accordance with the City or County of Los Angeles requirements, as applicable. On-site clayey soils shall not be used within one foot of the subgrade for floor slabs, walks, and other slabs. Cobbles larger than 4 inches in diameter shall not be used in fill. Any required import material shall consist of relatively non-expansive soils with an Expansion Index of less than 35. The imported materials shall contain sufficient fines (binder material) so as to be relatively impermeable and result in a stable subgrade when compacted. All proposed import materials shall be approved by the geotechnical consultant-of-record prior to being placed at the site.</p> | <p>If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required fill and soils specifications on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |
| <p>MM F-10: Deleted due to selection of Alternative 10.</p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |
| <p>MM F-11 (Ci/Co): All concrete slabs on grade shall be underlain by at least one foot of non-expansive soil with an Expansion Index less than 35 to minimize the expansion potential. In addition, subsurface cutoff walls shall be provided between landscaped and hardscape areas. The cutoff walls shall consist of a concrete-filled trench at least six inches wide and two feet deep. The cutoff walls shall extend at least six inches below any adjacent granular non-expansive material or the paving base course. Drain lines shall also be installed adjacent to landscaped areas.</p> | <p>If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required design specifications on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |
| <p>MM F-12 (Ci/Co): The geotechnical engineer-of-record shall be provided with a copy of the hardscape and landscaping plans in order to review in terms of movement of water and expansive soils prior to final design.</p> | <p>Provide hardscape and landscape plans to project engineer for review.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|--|------------------------------|---|----------------|
| MM F-13 (Ci/Co): During construction non-engineered fills shall be excavated, and replaced as compacted fill properly benched into suitable materials, to the satisfaction to the applicable jurisdiction, in accordance with the City or County of Los Angeles requirements, as applicable. In general, most of the excavated materials can be reused in the compacted fills. The suitability of the materials shall be confirmed during the site-specific geotechnical report prepared for the individual development. | If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required design specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM F-14 (Ci/Co): For new buildings, surface water runoff shall be removed by subdrains from behind building basement walls and retaining walls to prevent development of damaging hydrostatic pressures and to avoid detrimental effects on the strength and compressibility of compacted fills, to the satisfaction to the applicable jurisdiction, in accordance with the City or County of Los Angeles requirements, as applicable. | If determined applicable by the site-specific study prepared pursuant to MM F-1, incorporate required design specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MMs F-15, F-16, F-17, F-18 and F-19: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| G.1.A WATER RESOURCES – Surface Water-Drainage | | | | | |
| Project Design Features | | | | | |
| PDF G.1.a-1 (Ci/Co): The Project Applicant or its successor shall construct new storm drains as needed that shall be designed and sized using the Los Angeles County Hydrology Manual method for a minimum 50-year frequency storm event capacity. | If new storm drains needed, provide required storm drain specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF G.1.a-2: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| MM G.1.a-1 (Ci/Co): The Project Applicant or its successor shall prepare detailed drainage plans for each Project, pursuant to City of Los Angeles Department of Public Works and Bureau of Engineering requirements, and as that term is | Provide detailed drainage plans, as applicable, with required specifications on Project drawings. | Prior to issuance of grading or building permits, as applicable. | Applicant / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>defined in the County Specific Plan, for review and approval by the appropriate responsible agency (i.e., Los Angeles County Department of Public Works or the City of Los Angeles Department of Public Works) at the time that grading or building permit applications are submitted. These drainage plans shall include detailed hydrologic/hydraulic calculations, as necessary, and drainage improvement plans, and show quantitatively how projected stormwater runoff in each drainage area of the Project Site would be conveyed to off-site stormwater conveyance facilities.</p> | | | | | |
| G.1.B WATER RESOURCES – Surface Water Quality | | | | | |
| Project Design Features | | | | | |
| <p>PDF G.1.b-1 (Ci/Co): Prior to the issuance of grading permits for Projects (not including sets/façades or temporary uses), pursuant to the City's Department of Public Works and Bureau of Engineering regulations, and as that term is defined in the County Specific Plan, that are expected to disturb one acre or more of land, the Project Applicant, its successor, or authorized agent (i.e., contractor) shall provide proof to the applicable jurisdiction (the City or County Department of Public Works), as appropriate, with evidence that a Notice of Intent has been filed with the State Water Resources Control Board for coverage under the General Construction Permit and a certification that a Storm Water Pollution Prevention Program has been prepared. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or Regional Board, or a letter from either agency stating that the Notice of Intent has been filed. The Stormwater Pollution Prevention Plan shall include a menu of Best Management Practices to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion, sediment, and other construction-related pollutants to</p> | <p>a. Preparation and approval of Stormwater Pollution Prevention Plan, if applicable.</p> | <p>Prior to issuance of grading permits, if applicable.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| | <p>b. Submit documentation to County substantiating the Notice of Intent having been filed with the State Water Resources Control Board.</p> | <p>Prior to issuance of grading permits, if applicable.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|-------------------------------|---|--------------------|
| <p>meet the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards. The Best Management Practices to be implemented during construction shall address the following:</p> <ul style="list-style-type: none"> • Erosion Control; • Sediment Control; • Waste and Materials Management; • Non-stormwater Management; • Training and Education; and • Maintenance, Monitoring, and Inspections. <p>The construction site management Best Management Practices shall be implemented for the Project during the dry season and wet season as necessary depending upon the phase of construction and weather conditions. As required by the Construction General Permit, during all phases of construction, the Project shall implement Best Management Practices consistent with the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards.</p> | | | | | |
| <p>PDF G.1.b-2 (Ci/Co): For individual Projects (pursuant to the City Department of Public Works and Bureau of Engineering regulations, and as that term is defined in the County Specific Plan), that may occur over time that disturb less than one acre, prior to receiving a grading permit from either the City of Los Angeles or the County of Los Angeles, the Project Applicant or its successor shall certify to the satisfaction of the City or County Department of Public Works, dependent upon the location of the Project, that the Project Applicant or its successor understands and shall implement all applicable Best Management Practices meeting the minimum requirements contained in the Municipal Separate Storm Sewer System Permit (National Pollutant Discharge Elimination System Permit No.</p> | <p>Provide Construction Management Plan including applicable Best Management Practices, if applicable.</p> | <p>Prior to issuance of grading permits, if applicable.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>CAS00400) including:</p> <ul style="list-style-type: none"> Retaining sediments generated on the Project Site using adequate Treatment Control or Structural Best Management Practices; Retaining construction-related materials, wastes, spills, or residues at the Project Site; Containing non-storm water runoff from equipment and vehicle washing and any other activity at the Project Site; and Controlling erosion from slopes and channels by implementing an effective combination of Best Management Practices. | | | | | |
| <p>PDF G.1.b-3 (Ci/Co): Prior to issuance of a B-Permit or building permit for any Project, (pursuant to the City's Department of Public Works and Bureau of Engineering regulations, and as that term is defined in the County Specific Plan), that triggers the Standard Urban Stormwater Mitigation Plan requirements, the Project Applicant or its successor shall prepare and submit a Standard Urban Stormwater Mitigation Plan to the City of Los Angeles or County of Los Angeles to the satisfaction to the applicable jurisdiction, as applicable, for review. In addition, drawings and specifications of the proposed permanent stormwater quality Best Management Practices, including continuous deflection separator units and media filters (or Best Management Practices of similar technology with equivalent treatment or pollutant removal performance) in Drainage Areas A, D, E, F, J, L, M and O as shown on Attachment F to this MMRP, and bioswales and bioretention/underdrains (or Best Management Practices of similar technology with equivalent treatment or pollutant removal performance) in Drainage Areas M, R and S, as applicable, shall be submitted for review to the City of Los Angeles or County of Los Angeles, as applicable.</p> | <p>a. Prepare and submit Standard Urban Stormwater Mitigation Plan and proposed permanent stormwater quality Best Management Practices, if required.</p> | <p>Prior to issuance of building permits, if applicable.</p> | <p>Applicant / Project Engineer / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| | <p>b. Implement approved Standard Urban Stormwater Mitigation Plan and permanent stormwater quality Best Management Practices, if required.</p> | <p>During construction as applicable.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| PDFs G.1.b-4 and G.1.b-5: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| G.2 WATER RESOURCES – Groundwater | | | | | |
| Project Design Features | | | | | |
| PDF G.2-1 (Ci/Co): Should a groundwater monitoring well be discovered during construction, the abandonment or removal of the well shall be in accordance with the applicable guidelines of the California Department of Water Resources, and the California Department of Health Services. As part of the abandonment process, a Well Abandonment Permit shall be obtained from the Los Angeles County Department of Public Health. | a. If during construction a well is discovered, obtain well abandonment permit. | Prior to well abandonment, if well discovered. | Applicant / Contractor | County Department of Public Health in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| | b. Abandon well pursuant to Well Abandonment Permit, if required. | During construction as applicable. | Applicant / Contractor | County Department of Public Health in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| H. AIR QUALITY | | | | | |
| Project Design Features | | | | | |
| PDF H-1 (Ci/Co): The Project Applicant or its successor shall implement fugitive dust control measures during Project construction in accordance with South Coast Air Quality Management District Rule 403. The Project Applicant or its successor shall include in construction contracts the fugitive dust control measures in accordance with South | Include fugitive dust control measures in Construction Management Plan. | Prior to issuance of demolition or grading permits. | Applicant / Contractor | South Coast Air Quality Management District. Regional Planning in consultation with the Department of Public | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>Coast Air Quality Management District Rule 403, with construction controls being at least as effective as the following:</p> <ul style="list-style-type: none"> • Watering active construction areas at least twice daily to minimize fugitive dust emissions; • Maintaining soil stabilization of inactive construction areas with exposed soil via water, non-toxic soil stabilizers, or replaced vegetation; • Suspending earthmoving operations or requiring additional watering to meet Rule 403 criteria if wind gusts exceed 25 mph; • Covering all haul trucks or maintaining at least six inches of freeboard; • Minimizing track-out emissions; and • Limiting vehicle speeds to 15 miles per hour or less in staging areas and on-site haul roads. | | | | <p>Works. (See City MMRP for projects in the City.)</p> | |
| <p>PDF H-2 (Ci/Co): Project Site haul roads during vertical construction shall be paved temporary or permanent paving.</p> | <p>Include in Construction Management Plan.</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |
| <p>PDF H-3 (Ci/Co): Diesel-emitting construction equipment greater than 200 horsepower shall use diesel particulate filters having 85% removal efficiency based on California Air Resources Board verified technologies.</p> | <p>Include in Construction Management Plan.</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Contractor</p> | <p>Regional Planning in consultation with the Department of Public Works. South Coast Air Quality Management District. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |
| <p>PDFs H-4 and H-5: Deleted due to selection of Alternative 10.</p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |
| <p>PDF H-6 (Ci/Co): New on-site facility NOx emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South</p> | <p>Incorporate emission control measures in building design as applicable.</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Project Architect Project Engineer</p> | <p>Department of Public Works. South Coast Air Quality Management District.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| Coast Air Quality Management District Regulation XIII, New Source Review. | | | | <i>(See City MMRP for projects in the City.)</i> | |
| Mitigation Measures | | | | | |
| <p>MM H-1 (Ci/Co): The Project Applicant or its successor shall include in construction contracts the following control measures:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune and maintained in accordance with manufacturer’s specifications. • All contractors shall operate in compliance with the California Air Resource Board in-use off-road diesel engine rule.¹ • Limit truck and equipment idling time to five minutes or less. • Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export), to the extent available. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. • Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113, to the extent available. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM₁₀ generation. • Require the use of pre painted construction materials, to the extent available. | Include control measures in construction contracts and Construction Management Plan. | Prior to issuance of grading or building permits, as applicable. | Applicant / Contractor | Department of Public Works. South Coast Air Quality Management District. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

¹ CARB, 2007. *Regulation for In-Use Off-Road Diesel Vehicles. Article 4.8, Section 2449.*
<http://www.arb.ca.gov/regact/2007/ordiesel07/ordiesel07.htm>; <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>MM H-2 (Ci/Co): Construct or build with materials that do not require painting, to the extent available.</p> | <p>Incorporate in building design as applicable.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM H-3 (Ci/Co): During Project construction, all internal combustion engines/construction equipment used on the Project Site for purposes of the Project construction shall be designed or retrofitted to meet EPA-Certified Tier 2 emissions standards, or higher, according to the following:</p> <ul style="list-style-type: none"> January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards, to the extent available. In addition, construction equipment shall be outfitted with BACT devices certified by CARB to the extent available for such construction equipment. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations to the extent available for such equipment. Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, to the extent available. In addition, construction equipment shall be outfitted with BACT devices certified by CARB to the extent available for such construction equipment. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations to the extent available for such equipment. | <p>Incorporate in Construction Management Plan, to the extent equipment is available.</p> | <p>Prior to issuance of building permit.</p> | <p>Applicant / Contractor</p> | <p>Regional Planning in consultation with the Department of Public Works. South Coast Air Quality Management District. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <ul style="list-style-type: none"> For each applicable unit of construction equipment, a copy of the certified tier specification, BACT documentation, and CARB or SCAQMD operating permit, to the extent such are available for such construction equipment, shall be maintained and made available upon request by the lead agency. | | | | | |
| MM H-4 (Ci/Co): The Project Applicant or its successor shall minimize delivery truck idling times to a maximum of five (5) minutes, per the California Air Resources Board's Airborne Toxic Control Measure. | Post limitation in loading dock area. | Annually at time of MMRP compliance report. | Applicant | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM H-5 (Ci/Co): The Project Applicant or its successor shall route delivery trucks via the most efficient route on the Project Site. | Include in security manual. | Annually at time of MMRP compliance report. | Applicant | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| I. BIOTA | | | | | |
| Project Design Features | | | | | |
| PDF I-1 (Co): The Project Applicant or its successor shall mitigate consistent with Mitigation Measure I-5 below for all impacted oak woodlands that are located within the current County jurisdiction, regardless of the proposed annexation of some of this habitat into the City under the proposed Project. | See Mitigation Measure I-5. | See Mitigation Measure I-5. | Applicant / Contractor | Department of Regional Planning in consultation with the County Fire Department, Forestry Division. | ___/___/___ |
| PDF I-2: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| PDF I-3 (Ci/Co): Three sensitive reptile species (silvery legless lizard, coastal western whiptail, and San Bernardino ringneck snake) have low potential to occur on-site and, if present, are likely to exist in small numbers due to the fragmented and/or disturbed habitat conditions and the Project Site's prolonged isolation, a situation that might lead to their eventual extirpation. The proposed Project includes the following project design feature to avoid or minimize potential impacts to sensitive reptile species: | a. Perform field surveys. | Prior to construction operations in the Back Lot area within the applicable time protocols set forth in the mitigation measure. | Applicant / Project Biologist / Contractor | Department of Regional Planning. California Department of Fish and Game | ___/___/___ |
| | b. Prepare and obtain approval of plans, if applicable. | Prior to implementation and prior to vegetation removal or ground | Applicant / Project Biologist / Contractor | Department of Regional Planning. California Department of Fish and Game | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <ul style="list-style-type: none"> Prior to construction activities, field surveys would be conducted in oak woodland and scrub habitat in the Back Lot Area during the peak activity season and time of day for each species (ranging from February to May for silvery legless lizard, April to August for coastal western whiptail, and late spring through summer for San Bernardino ringneck snake) to determine the presence or absence of the aforementioned three special status reptiles on the Project Site, and their approximate population size and distribution if present. Surveys would be conducted by a qualified biologist according to standard methods of surveying for reptiles. A report would be submitted to the City Planning Department, County Department of Regional Planning, and California Department of Fish and Game documenting the survey methods and results, including number and location of individuals observed, if any, and estimated population sizes. Based on the field survey results, a plan would be prepared by a qualified biologist to trap special status reptile individuals present on-site prior to and during ground-disturbing construction activities and release them to nearby suitable protected habitat. This may include preserved habitat areas on-site or public lands in the vicinity if approved through a Memorandum of Understanding with the landholding agency (i.e. the City for Griffith Park, or the Santa Monica Mountains National Recreation Area). This plan would be submitted to and be approved by the City Planning Department and/or County Department of Regional Planning and California Department of Fish and Game prior to implementation and prior to vegetation removal or ground disturbance. A follow-up report documenting trapping and | | disturbance. | | | |
| | c. Implement approved plan(s), if applicable. | During construction. | Applicant / Project Biologist / Contractor | Department of Regional Planning. California Department of Fish and Game | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>relocation methods and results would also be submitted to the City Planning Department and County Department of Regional Planning and California Department of Fish and Game following construction.</p> <ul style="list-style-type: none"> If special status reptiles are relocated to preserved habitat on-site, this area would be protected during Project construction using silt fencing or other fencing as approved by a qualified biologist. The protective fencing would be installed prior to any ground disturbance or vegetation removal, and would be maintained during all phases of Project construction occurring within or adjacent to suitable habitat for the species; fence maintenance would be regularly monitored by a qualified biologist. No construction-related activities would be allowed in the protected habitat, including storage of materials or equipment, or trespass by construction crew members. This preserved on-site habitat would also be protected in perpetuity from the adjacent development by appropriate permanent fencing as recommended and approved in the relocation plan described above. If special status reptiles are present on-site based on the field survey results, a qualified biologist would be present during vegetation removal and grading activities conducted in the oak woodland and scrub habitat in the Back Lot Area to monitor activities and relocate any special status reptiles in accordance with the above plan in order to avoid impacts to any individuals remaining on-site following pre-construction trapping and relocation activities. | | | | | |
| Mitigation Measures | | | | | |
| <p>MM I-1 (Co): In order to avoid and compensate for impacts to Southern California black walnut trees within the County portion of the Project Site, the following measures shall be implemented:</p> | <p>a. Implement tree protective measures, if applicable.</p> | <p>Prior to issuance of grading or building permits as applicable.</p> | <p>Applicant / Contractor</p> | <p>Department of Regional Planning in consultation with the County Fire</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| a) Southern California black walnut trees that are avoided shall be protected during site development activities in compliance with protective measures described for avoided trees under Mitigation Measure I-4. | | | | Department, Forestry Division. <i>(See City MMRP for projects in the City.)</i> | |
| b) Southern California black walnut trees impacted within the County portion of the Project Site shall be replaced at a minimum 2:1 ratio. Impact includes cutting, relocating, inflicting damage, or encroaching into the root zone or filling the drip line area. Replacement shall generally follow the Oak Tree Removal Regulations of the proposed County Specific Plan, but shall relate specifically to Southern California black walnut trees, including the following: | b. Implement tree replacement requirements, if applicable. | Prior to issuance of permanent certificate of occupancy, if applicable. | Applicant / Contractor | Department of Regional Planning in consultation with the County Forester. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| 1. The Project Applicant or its successor shall provide and plant two replacement trees for each single Southern California black walnut tree impacted. The replacement trees shall meet the following minimum requirements: <ul style="list-style-type: none"> i. shall consist of a range of plant sizes, at a minimum of one gallon in size, in order to approximate a natural habitat condition and the range of sizes of the individuals impacted; ii. shall consist exclusively of indigenous trees and certified as being grown from a seed source collected from an indigenous habitat within valley regions of Los Angeles County; iii. if planted off-site, the replacement walnut trees shall be planted at a location approved by the County Forester, in consultation with the Supervisor's Office; and 2. Additional Requirements. <ul style="list-style-type: none"> i. The Project Applicant or its successor shall monitor the replacement trees for a minimum of 5 years, to evaluate the | c. Monitor replacement trees, if applicable. | Once a year for five years following replacement, if applicable. | Applicant / Contractor | Department of Regional Planning in consultation with the County Forester. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>growth, health and condition of the replacement trees.</p> <p>ii. The soil for new tree plantings shall be appropriately inoculated with beneficial mycorrhizal fungi.</p> <p>iii. The Project Applicant or its successor shall design landscapes and irrigation systems which are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.</p> <p>iv. Trees which are determined to be healthy and structurally sound shall be considered as candidates for relocation, to the extent feasible.</p> | | | | | |
| <p>MM I-2 (Ci/Co): Avoidance of Special Status Plants. To avoid impacts to special-status plants that may not have been detected during focused surveys in June 2006, prior to vegetation clearing for construction in the Back Lot Area, focused surveys for the special-status plants identified below shall be conducted in the Back Lot Area during the blooming period for the species. If any species identified below are detected, then prior to vegetation clearing for construction the plants shall be censused and a special-status plant relocation plan shall be developed and implemented to provide for translocation of the plants. The plan shall be prepared by a biologist and shall include the following components: (1) identify an area of appropriate habitat on-site; (2) depending on the species detected, determine if translocation will take the form of seed collection and deposition, or transplanting the plants and surrounding soil as appropriate; (3) develop protocols for irrigation and maintenance of the translocated plants where appropriate; (4) set forth performance criteria (e.g., establishment of quantitative goals, expressed in percent cover or number of individuals, comparing</p> | <p>a. Prepare focused survey.</p> | <p>Prior to issuance of grading permit and vegetation clearing for construction in the Back Lot Area.</p> | <p>Applicant / Project Biologist or Contractor</p> | <p>Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| | <p>b. Prepare and implement relocation plan, if required.</p> | <p>Prior to issuance of certificate of occupancy for buildings in Back Lot Area, if applicable.</p> | <p>Applicant / Project Biologist or Contractor</p> | <p>Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| | <p>c. Monitor relocated special-status plants, if applicable.</p> | <p>Every five years following relocation of special-status plant, if applicable.</p> | <p>Applicant / Project Biologist or Contractor</p> | <p>Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>the restored and impacted population) and remedial measures for the translocation effort; and (5) establish a five-year monitoring procedures/protocols for the translocated plants. The following species will be targeted for focused pre-construction surveys:</p> <ul style="list-style-type: none"> • Catalina mariposa lily (<i>Calochortus catalinae</i>) • Club-haired mariposa lily (<i>Calochortus clavatus</i> var. <i>clavatus</i>) • Plummer's mariposa lily (<i>Calochortus plummerae</i>) • Many-stemmed dudleya (<i>Dudleya multicaulis</i>) • Robinson's pepper grass (<i>Lepidium virginicum</i> var. <i>robinsonii</i>) • Coulter's matilija poppy (<i>Romneya coulteri</i>) | | | | | |
| <p>MM I-3 (Ci/Co): To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:</p> <ul style="list-style-type: none"> • Conduct vegetation removal associated with building demolition and construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally February 1st through August 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment); if there is a lapse in activities of more than five days, pre-construction surveys shall be necessary as described in the bullet below. - OR - • Conduct pre-construction surveys for nesting birds if vegetation removal, building demolition or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct a weekly pre-construction bird survey no more than 30 days prior to initiation of grading to provide | <p>Remove vegetation as specified during applicable time protocol stated in mitigation measure OR conduct pre-construction surveys during nesting season.</p> | <p>Prior to issuance of grading permit according to applicable time protocols stated in mitigation measure.</p> | <p>Applicant / Contractor or Project Biologist</p> | <p>Department of Regional Planning. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City of Los Angeles, Department of Building and Safety, or County of Los Angeles, Department of Public Works, as applicable, in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.</p> | | | | | |
| <p>MM I-4 (Ci/Co): In order to prevent damage to any protected trees that would be avoided within the City or County area during Project construction, the following measures shall be implemented for any such trees within 20 feet of an active construction</p> | <p>a. Implement tree protective measures, if applicable.</p> | <p>Prior to issuance of grading or building permits, if applicable.</p> | <p>Applicant / Contractors / Registered Consulting Arborist</p> | <p>County Fire Department, Forestry Division. Department of Regional Planning.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>area: <i>Pre-Construction</i></p> <ul style="list-style-type: none"> <i>Fencing:</i> Chain link fencing, not less than 4 feet high with tree - protection signs, shall be erected around all undisturbed trees (or tree groups). The protective fence shall be installed at the protected zone boundary of each tree (or tree group), which is defined as five (5) feet beyond the tree canopy dripline. The intent of protection fencing is to prevent root damage and/or compaction by grading equipment. A Registered Consulting Arborist may be required on-site if grading activities occur within the tree protected zone. The fencing shall be secured to 6-foot, heavy gauge t-bar line posts, pounded in the ground a minimum of 18-inches and spaced a minimum of 8-feet on-center. Fencing shall be attached to t-bar posts with minimum 14-gage wire fastened to the top, middle and bottom of each post. Tree protection signs shall be attached to every fourth post. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are complete. <i>Pre-Construction Meeting:</i> A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders, etc.) and a Registered Consulting Arborist. The meeting shall focus on instructing the contractors on tree protection practices and to answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices | | | | (See City MMRP for projects in the City.) | |
| | b. Implement construction period and post-construction protocols, if applicable. | During and following construction, if applicable. | Applicant / Contractors / Registered Consulting Arborist | County Fire Department, Forestry Division. Department of Regional Planning. (See City MMRP for projects in the City.) | |
| | c. Monitoring of protected trees and submittal of monitoring report, if applicable. | Quarterly during post-construction for seven years following construction, if applicable. | Applicant / Contractors / Registered Consulting Arborist | Department of Regional Planning; County Fire Department, Forestry Division. (See City MMRP for projects in the City.) | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>that shall accomplish such.</p> <p><u>During Construction</u></p> <ul style="list-style-type: none"> <p><i>Equipment Operation and Storage:</i> Contractors shall avoid using heavy equipment operation around the undisturbed, protected trees. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and subsequently reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected tree zone, unless where specifically approved in writing and under the supervision of a Registered Consulting Arborist.</p> <p><i>Materials Storage and Disposal:</i> Contractors shall not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the protected zone, and shall remove all foreign debris within the protected zone. However, the contractors shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. In addition, contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet from the protected zone to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could result in tree decline and/or mortality.</p> <p><i>Grade Changes:</i> Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the protected zone without special written authorization and under supervision by a Registered Consulting Arborist. Lowering the grade within the protected zone</p> | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>would necessitate cutting main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade would compact the soil further, and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the protected tree zone shall not create conditions that allow water to pond at the base of the tree. Water trapped at the base of a tree could lead to root rot and other detrimental tree impacts.</p> <ul style="list-style-type: none"> <p><i>Moving Construction Materials:</i> Contractors shall ensure that care be exercised when moving construction equipment or supplies near the protected trees, especially overhead. Contractors shall ensure that damage to the tree(s) be avoided when transporting or moving construction materials and working around the tree (even outside of the fenced protected zone). Contractors shall flag above ground tree parts that could be damaged (e.g., low limbs, scaffold branches, trunks) with high visibility flagging, such as florescent red or orange. If contact with the tree crown is unavoidable, conflicting branch(es) may be pruned by an ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist and shall adhere to ISA standards.</p> <p><i>Trenching:</i> Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced protected zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit</p> | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>root impacts. A Registered Consulting Arborist shall ensure that all pruning cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary.</p> <ul style="list-style-type: none"> • <i>Irrigation:</i> Irrigation of native oaks retained on-site shall seek to mimic natural rainfall patterns in Southern California. Supplemental irrigation for trees adjacent to construction activity may be necessary during winter or spring months. Summer and fall irrigation may be necessary based on variable climatic and site conditions, but should be conducted judiciously to avoid over-watering. One irrigation cycle should thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should be allowed to dry out between watering to avoid keeping a consistently wet soil. The contractors shall be responsible for irrigating (deep watering) the trees. Soil moisture shall be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary above ground micro-spray system that would distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone. Over watering of native oak trees may promote the growth of tree-damaging agents, such as Oak Root Fungus, so proper soil moisture monitoring is critical to prolonged tree health. For any trees that have been substantially root pruned (30% or more of their root zone), irrigation shall be required for the first twelve months. The first irrigation shall occur within 48 hours of root pruning. The tree(s) should be deep watered | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>every two weeks during the summer and once a month during the winter (adjusted accordingly with rainfall).</p> <ul style="list-style-type: none"> • <i>Canopy Pruning:</i> The contractor shall not prune trees until all construction is completed, unless standard pruning would reduce conflict between canopy and equipment. This would help protect the tree canopies from damage. All pruning shall be conducted by an ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist and shall adhere to ISA pruning standards. • <i>Canopy Washing:</i> During construction, the contractors shall wash the foliage of trees adjacent to construction activity with a strong water stream every two weeks in early hours before 10:00 a.m. to control mite and insect populations. • <i>Inspection:</i> A Registered Consulting Arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the Project. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage shall be submitted by the Registered Consulting Arborist or Registered Professional Forester following each inspection. <p><u>Post-construction</u></p> <ul style="list-style-type: none"> • <i>Mulch:</i> The contractors shall ensure that the natural duff layer under all trees shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>leaf mulch shall not be used as it may contain Oak Root Fungus. Also, the use of Redwood chips shall be avoided as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4- inches where possible.</p> <ul style="list-style-type: none"> • <i>Pruning:</i> Regular pruning of the trees is not required. An ISA Certified Tree Worker under the supervision of a Registered Consulting Arborist shall only prune trees to maintain clearance and remove broken, dead or diseased branches. No more than 15% of the canopy shall be removed at any one time. All pruning shall conform to ISA standards. • <i>Watering:</i> The trees should not require irrigation other than the twelve months following substantial root pruning, if applicable. However, soil probing shall be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary. • <i>Watering Adjacent Plant Material:</i> All plants near the trees shall require moderate to low levels of water. The contractor shall water surrounding plants infrequently with deep soaks and allow them to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water beneath the canopy of the oak trees. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground micro-spray irrigation system shall be used in lieu of | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>typical underground pop-up sprays.</p> <ul style="list-style-type: none"> • <i>Chemical Applications:</i> If the trees are maintained in a healthy state, regular spraying for insect or disease control would not be necessary. If a problem does develop, a Registered Consulting Arborist shall be consulted as the trees may require the application of insecticides to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying shall be performed by a licensed applicator under the direction of a licensed pest control advisor. • <i>Monitoring:</i> A Registered Consulting Arborist shall inspect the trees preserved on-site for a period of seven (7) years following the completion of construction activity. Monitoring visits shall be completed quarterly, totaling twenty-eight (28) visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be submitted. Additionally, any tree mortality shall be noted and any tree dying during the seven year monitoring period shall be replaced according to regulations of the City's Department of Public Works, or provisions of the County Specific Plan, as applicable. | | | | | |
| <p>MM I-5 (Co): Mitigation for impacts to oak woodland habitat shall be accomplished through one or a combination of the options presented below.</p> <p>1. Oak Woodland Conservation Easements – Protect existing oak woodlands on or off the Project Site in perpetuity at a 2:1 acreage ratio through a conservation easement approved by the County and the Department of Fish and Game. Priority should be given to oak habitat that is (1) of equal or greater ecological value as the habitat to be removed, and (2) is contiguous with or adjacent to larger areas of existing</p> | <p>a. Implement mitigation as set forth, if applicable.</p> | <p>Prior to issuance of permanent certificate of occupancy for building(s) in Oak Woodlands habitat.</p> | <p>Applicant</p> | <p>Department of Regional Planning in consultation with the County Fire Department, Forestry Division.</p> | <p>___/___/___</p> |
| | <p>b. Monitor replacement trees, if applicable.</p> | <p>Annually.</p> | <p>Applicant</p> | <p>Department of Regional Planning in consultation with the County Fire Department, Forestry</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>woodlands under conservation easements, public lands, or open space lands. Approval should be contingent on demonstrating that such lands meet these criteria to the maximum extent feasible and available. Mitigation for individual developments shall be clustered into the fewest areas possible, to avoid habitat fragmentation.</p> <p>2. Plant Replacement Trees - Plant and maintain replacement trees on or off the Project Site at a 2:1 tree ratio, with the intention of recreating the acreage of oak woodlands impacted. The goal is to restore declining woodlands or re-establish them where they once grew. The selection of off-site planting should follow the same criteria as noted in option 1 above (equivalent habitat replacement, contiguous with other protected woodland habitat, consolidation of mitigation to avoid fragmentation). Restoration should result in species composition and density similar to the Project Site and appropriate to the restoration site. This type of mitigation shall not fulfill more than one-half of the mitigation requirements for the Project. The replacement of oak woodland habitat, if pursued as a mitigation option, should be coordinated with the replacement of oak trees during implementation of the proposed County Specific Plan Oak Tree Removal regulations. An option is to propose planting a range of sizes including seedlings, 1 gallon, 5 gallon, 15 gallon, 24-inch box, 36-inch box, 48-inch box, and 60-inch box trees (depending on the planting area and the ability to irrigate). The goal is to stress sustainability and replicate natural oak woodlands by creating a diversity of size and age classes. The mitigation oaks shall be maintained for a period of no less than seven (7) years from the date of planting, and replaced if mortality should occur during that seven year period.</p> | | | | Division. | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>3. Oak Woodlands Conservation Funding – This final mitigation alternative involves contributing funds to the California Wildlife Conservation Board’s Oak Woodlands Conservation Fund or, a segregated trust fund maintained or selected by the County. The contribution amount would equal an in lieu fee of \$2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach metropolitan statistical area on the annual anniversary of the adoption of the proposed County Specific Plan. The contribution should specify that funds should be prioritized for use in acquiring or restoring oak woodland habitat within Los Angeles County.</p> <p>The in lieu fee (\$2,700) is the calculated average value of all trees that may be impacted by the proposed Project and the No Annexation scenario. The value of each impacted tree was calculated using the Trunk Formula Method presented in the “Guide for Plant Appraisal,” published by the International Society of Arboriculture (Council of Tree and Landscape Appraisers, 2000).</p> <p>Compliance with the proposed County Specific Plan oak tree regulations would also satisfy the Oak Woodland mitigation requirements, except that on-site or off-site tree replacement may only satisfy up to half of the mitigation to oak woodland habitat.</p> | | | | | |
| <p>MM I-6 (Ci/Co): Prior to removal of trees within oak woodland habitat of eight inch diameter at breast height or greater, as well as native or non-native palm trees greater than ten feet in height, which may provide roosting habitat for special-status bat species, conduct pre-construction surveys for bats in the immediate vicinity of the affected trees using sonic bat detectors (e.g. Anabat). The surveys shall</p> | <p>a. Conduct pre-construction survey.</p> | <p>Prior to removal of oak tree(s) of specified size within the oak woodland habitat.</p> | <p>Applicant / Project Biologist / Contractor</p> | <p>Department of Regional Planning in consultation with the County Fire Department, Forestry Division.</p> | <p>___/___/___</p> |
| | <p>b. Implementation of exclusion device or</p> | <p>Prior to removal of oak tree(s) of</p> | <p>Applicant / Project Biologist</p> | <p>Department of Regional Planning in</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>be conducted at dusk and after nightfall by a biologist. If special-status bats are detected, and based upon the experience of the biologist conducting the surveys, the detected bats are likely roosting in the trees to be removed, then exclusion devices (e.g., netting, canvas, or similar materials) shall be employed once bats have emerged from identified roosts to block access to tree cavities or other roost entry points. If tree removal is to occur during the maternity season (March 1 to September 30), and if during this period the biologist detects maternity roosts, then removal of the trees shall be delayed for the remainder of the maternity season until the young are sufficiently mature to leave the maternity roost as determined by the biologist.</p> | <p>delay of tree(s) removal if required under the mitigation measure.</p> | <p>specified size within the oak woodland habitat.</p> | <p>/ Contractor</p> | <p>consultation with the County Fire Department, Forestry Division.</p> | |
| <p>MM I-7 (Ci): <i>Not applicable to development in the County.</i></p> | <p><i>None by County.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>City of Los Angeles.</i></p> | <p><i>Not applicable to County.</i></p> |
| <p>J.1 CULTURAL RESOURCES – Historic Resources</p> | | | | | |
| <p>Project Design Features</p> | | | | | |
| <p>PDF J.1-1 (Co): As part of the Project, the alteration of contributing buildings, structures and sites within the potential Universal Studios Historic District shall comply with the Universal Studios Historic District Preservation Plan (see Attachment G to this MMRP). The Plan provides appropriate guidance for the alteration of contributing buildings, structures, and sites within the potential Universal Studios Historic District and establishes criteria for new construction to ensure that the historic integrity of the district is maintained. The Plan should serve as the framework for future repair, maintenance, and rehabilitation, and guide architects and designers in designing compatible new construction in the areas identified as potential sites for new buildings within the district. The Plan also includes guidelines for the documentation of historic resources.</p> | <p>Provide documentation of compliance from a Historic Preservation Expert.</p> | <p>Prior to issuance of demolition or building permit(s) for contributing buildings or building permits for new buildings within the potential Universal Studios Historic District.</p> | <p>Applicant / Project Historic Preservation Expert / Contractor</p> | <p>Department of Regional Planning in consultation with the Department of Public Works.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| Mitigation Measures | | | | | |
| MM J.1-1 (Co): Retain and/or relocate the 1946 Film Vault (#6237) to avoid its demolition. | Provide relocation plans for 1946 Film Vault (#6237), if applicable. | Prior to issuance of relocation permit for the 1946 Film Vault (#6237). | Applicant / Contractor | Department of Public Works. | ___/___/___ |
| MM J.1-2 (Co): Retain and/or relocate the Jack Webb (#2250) and William Goetz (#2252) buildings to avoid their demolition. | Provide relocation plans for the Jack Webb (#2250) and/or William Goetz (#2252) buildings, if applicable. | Prior to issuance of relocation permit(s) for the Jack Webb (#2250) and/or William Goetz (#2252) buildings. | Applicant / Contractor | Department of Public Works. | ___/___/___ |
| MM J.1-3 (Co): Maintain the Universal Studios Back Lot Area identified on Attachment G to this MMRP as an area of open space primarily used for outdoor filming using large-scale, semi-permanent sets. Retain important character-defining features including: (1) the location in the northeastern portion of the Studio Area, adjacent to the motion picture production facilities; (2) the circulation pattern of streets, roads and trails; and (3) the large scale sets recreating different streetscapes and locations and arranged along key segments of the circulation system. | Maintain Back Lot Area as identified on Attachment G as set forth in mitigation measure. | On-going with report included at time of MMRP compliance report. | Applicant | Department of Regional Planning in consultation with the Department of Public Works. | ___/___/___ |
| MM J.1-4: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| J.2 CULTURAL RESOURCES – Archaeological Resources | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| MM J.2-1 (Ci/Co): During construction, an archaeologist and Native American monitor shall be retained by the Project Applicant or its successor to monitor any earth-moving activities, including grading, in areas designated as high, moderate or low sensitivity for the presence of buried prehistoric | Retain archaeologist and Native American monitor, if applicable. | Prior to issuance of grading or building permit for Projects in designated areas. | Applicant / Archaeologist / Native American Monitor / Contractor | Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| archaeological sites (see Attachment H to this MMRP). | | | | | |
| MM J.2-2 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| <p>MM J.2-3 (Ci/Co): If potentially significant archaeological resources are encountered during Project development, site preparation/ construction activities in the area of potential impact shall be halted until the archaeological consultant and/or Native American monitor, as appropriate, have evaluated the resources and, if necessary, developed a plan to mitigate associated impacts. The construction manager at the Project Site shall be notified, and shall notify the responsible lead agency of the discovery. The archaeologist and/or the Native American monitor, as appropriate, with the concurrence of the City or County, as applicable, shall determine the area of potential impact and the timing when construction activities can resume.</p> <p>a) Discovered cultural resources shall be stored in a protected environment to prevent vandalism, damage, or theft until such time as they are examined by an archaeologist and/or Native American monitor, as appropriate.</p> <p>b) The identification and handling of archaeological resources at the site shall be conducted by a qualified archaeologist and overseen by local Native American monitor.</p> <p>c) All Project-related notes, records, photographs, and artifacts, both prehistoric and historical period, shall be curated at a repository in accordance with 36 Code of Federal Regulations 79. Any items of cultural patrimony, however, shall be returned to an appropriate Native American community, which shall be responsible for the disposition of these materials.</p> | Development and implementation of mitigation plan if resources encountered. | Periodic, as required, if resources encountered. | Applicant / Contractor / Archaeological Consultant and/or Native American Monitor, as appropriate | Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM J.2-4 (Ci/Co): If human remains are encountered during construction, work in the affected | Notify required parties and undertake | Periodic, as required, if human | Applicant / Contractor / | Department of Regional Planning in | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be notified, and shall notify the archaeologist and Native American monitor, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission and the County Coroner pursuant to procedures and requirements set forth in California Health and Safety Code Section 7050.5. Disposition of the human remains and any associated grave goods shall also be in accordance with this regulation and Public Resources Code 5097.91 and 5097.98, as amended. The archaeologist and the Native American monitor, with the concurrence of the City or County, as applicable, shall determine the area of potential impact and the timing when construction activities can resume.</p> | <p>disposition in accordance with County and State regulations, if human remains encountered.</p> | <p>remains encountered.</p> | <p>Archaeologist / Native American Monitor</p> | <p>consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | |
| <p>MM J.2-5 (Ci/Co): All construction-phase employees shall undergo a cultural resources orientation and awareness training prior to commencing work activities on the Project Site. Such training shall include familiarization with the stop-work restrictions, noticing, and handling procedures, and ultimate disposition of cultural resources as described below. The construction manager shall provide the responsible lead agency with a verification list of the employees completing the orientation.</p> | <p>Include training of construction employees in Construction Management Plan.</p> | <p>Prior to issuance of grading permit.</p> | <p>Applicant / Contractor</p> | <p>Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM J.2-6 (Ci): <i>Not applicable to development in the County.</i></p> | <p><i>None by County.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>City of Los Angeles.</i></p> | <p><i>Not applicable to County.</i></p> |
| <p>MM J.2-7 (Ci/Co): An archaeologist shall be retained by the Project Applicant or its successor to monitor any earthmoving activities, including grading, in areas designated as high sensitivity for the presence of buried historical period archaeological sites (see Attachment I to this MMRP).</p> | <p>Retain archaeologist, if applicable.</p> | <p>Prior to issuance of grading permits for designated areas.</p> | <p>Applicant / Contractor / Archaeologist</p> | <p>Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| J.3 CULTURAL RESOURCES – Paleontological Resources | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| MM J.3-1 (Ci/Co): The services of a qualified paleontologist approved by the City or County of Los Angeles, as applicable, and the Los Angeles County Natural History Museum Vertebrate Paleontology Department shall be retained prior to earth-moving activities associated with construction in a particular development area or with a particular development phase. Prior to these earth-moving activities, the paleontologist shall develop a site-specific mitigation plan to be implemented in support of the activities in the particular development area or during a particular development phase. The plan shall specify the level and types of mitigation efforts as set forth below, based on the types and depths of any earth-moving activity and the rock unit in which the activity would be conducted. | Retain paleontologist and prepare site-specific mitigation plan, if applicable. | Prior to issuance of grading permits. | Applicant / Contractor / Paleontologist | Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM J.3-2 (Ci/Co): Earth-moving activities shall be monitored by the paleontologist or a monitor only in those areas of the Project Site where these activities would disturb previously undisturbed strata. Monitoring shall be conducted on a full-time basis in areas underlain by the Upper Topanga Formation and at depths greater than 10 feet below current grade in areas underlain by younger alluvium. If no fossil remains are found once 50 percent of earth-moving activities have been completed in an area underlain by one or the other rock unit, monitoring can be reduced or suspended in the remainder of that area following approval from the City or County of Los Angeles, as applicable. Monitoring shall consist of visually inspecting debris piles and freshly exposed strata for larger fossil remains, and | Paleontologist monitoring of designated areas, if applicable. | On-going full time or periodic during earthmoving activities as described in the mitigation measure, if applicable. | Applicant / Contractor / Paleontologist | Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>periodically dry test screening sediment, rock, and debris for smaller fossil remains. As soon as practicable, the monitor shall recover all vertebrate fossil specimens, a representative sample of invertebrate or plant fossils, or any fossiliferous rock sample that can be recovered easily. If recovery of a large or unusually productive fossil occurrence is warranted, earth-moving activities shall be diverted temporarily around the fossil site and a recovery crew shall be mobilized as necessary to remove the occurrence as quickly as possible. If the paleontologist or monitor is not on site when a fossil occurrence is uncovered by these activities, the activities shall be diverted temporarily around the fossil site and the monitor called to the site to evaluate and, if warranted, remove the occurrence. If the fossil site is determined by the paleontologist or monitor to be too unproductive or the fossil remains not worthy of recovery, no further action shall be taken to preserve the fossil site or remains, and earth-moving activities shall be allowed to proceed through the site immediately. The location and proper geologic context of any fossil occurrence shall be documented, as appropriate.</p> <p>As part of the monitoring effort, rock or sediment samples of the Upper Topanga Formation and younger alluvium shall be collected from each construction site and processed to allow for the recovery of smaller fossil remains. The total weight of all processed samples from either rock unit at each construction site shall not exceed 6,000 pounds (12,000 pounds total). The results of processing 250-pound test samples shall be used by the paleontologist or monitor in determining how much of the remainder of the total collected shall be processed. More of the samples or more of each sample shall be processed if the recovered remains are sufficiently common (at least 4-5 identifiable specimens per test sample), generally identifiable to genus or species level, and represent a</p> | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| <p>taxonomically diverse faunal assemblage. With the development of each successive construction site, the paleontologist or monitor may specify that less than 6,000 pounds shall be processed, based on the amount of excavation and other earth-moving activities that would occur in areas underlain by either rock unit, and on the results of processing samples from the same rock unit at previous construction sites.</p> <p>Unless potentially fossilized remains are discovered at or near the surface, no paleontological monitoring of earth-moving activities in the younger alluvium shall be conducted at depths less than 10 feet below current grade, and no sample shall be collected or processed.</p> | | | | | |
| <p>MM J.3-3 (Ci/Co): Before the mitigation program begins, the paleontologist or monitor shall coordinate with the appropriate construction contractor personnel to provide information regarding City or County of Los Angeles requirements, as applicable, for the protection of paleontological resources. Contractor personnel shall be briefed on procedures to be followed in the event that fossil remains and a previously unrecorded fossil site are encountered by earth-moving activities, particularly when the monitor is not on site. The briefing shall be presented to new contractor personnel as necessary. Names and telephone numbers of the monitor and other appropriate mitigation program personnel shall be provided to appropriate contractor personnel. The Project's construction superintendent shall be instructed by the paleontologist or monitor regarding the identification of conditions whereby potential paleontological resources could occur. The construction superintendent shall be sufficiently informed that he/she will be able to recognize when fossil remains have been uncovered and require that grading be temporarily diverted around the fossil site until the monitor has evaluated and, if warranted,</p> | <p>Include contractor training for applicable procedures in Construction Management Plan, if applicable.</p> | <p>Prior to issuance of grading permits.</p> | <p>Applicant / Contractor / Paleontologist</p> | <p>Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
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| recovered the remains. Similarly, and if necessary, the monitor shall be empowered to temporarily divert grading around an exposed fossil specimen to facilitate evaluation and, if warranted, recovery. | | | | | |
| MM J.3-4 (Ci/Co): The paleontologist shall reach a formal agreement with a recognized museum repository, such as the Los Angeles County Natural History Museum, before the mitigation program begins, regarding final disposition and permanent storage and maintenance of any fossil remains that might be recovered as a result of the mitigation program, the archiving of associated specimen data and corresponding geologic and geographic site data, and the level of treatment (preparation, identification, curation, and cataloguing) of the remains that would be required before the entire mitigation program fossil collection would be accepted by the repository for storage. The fossil collection shall be donated to a public, nonprofit institution, such as the Los Angeles County Natural History Museum, with a research interest in the collection. The costs to be charged by the repository for curating and permanently storing the collection should be specified in the agreement. | Include written verification in contract with paleontologist, if applicable. | Prior to issuance of grading permits, if applicable. | Applicant / Contractor / Paleontologist / Selected Museum | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM J.3-5 (Ci/Co): All fossil specimens recovered at the Project Site as a result of the mitigation program, including those recovered as the result of processing fossiliferous rock samples, shall be prepared, identified, curated, and catalogued in accordance with designated museum repository requirements. Rock samples from the Upper Topanga Formation and the younger alluvium shall be submitted to commercial laboratories for microfossil, pollen, or radiometric dating analysis. | Include written verification in contract with paleontologist, if applicable. | Prior to issuance of grading permits, if applicable. | Applicant / Contractor / Paleontologist, | Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM J.3-6 (Ci/Co): The paleontologist or monitor shall maintain daily monitoring logs that record the particular tasks accomplished, locations where earth-moving activities and monitoring were conducted, rock unit(s) encountered, any fossil specimen | Maintain monitoring logs per mitigation measure, if applicable. | On-going during grading, if applicable. | Applicant / Paleontologist | Department of Regional Planning in consultation with the Department of Public | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|---|--|---|---------------------------|
| recovered, and associated specimen data and geologic and geographic site data. | | | | Works. (See City MMRP for projects in the City.) | |
| MM J.3-7 (Ci/Co): A final technical report of results and findings shall be prepared by the paleontologist in accordance with any City or County of Los Angeles requirements, as applicable. Copies of the final report and any supporting documentation, including the paleontologist's or monitor's field notes and fossil site maps shall be archived at the designated museum repository. The final report shall be prepared upon completion of grading activities for the first Project requiring monitoring by a paleontologist, pursuant to the City's Department of Building and Safety regulations, and as that term is defined in the County Specific Plan. Subsequent Project reports shall be issued as addenda to the first final report. Projects whose grading activities are completed within a one-year time period may be addressed collectively in one report or addenda. | Prepare final technical report as set forth in mitigation measure, if applicable. | Prior to issuance of permanent certificate of occupancy, if applicable. | Applicant / Paleontologist | Department of Regional Planning. (See City MMRP for projects in the City.) | ___/___/___ |
| K.1 PUBLIC SERVICES – Fire | | | | | |
| Project Design Features | | | | | |
| PDFs K.1-1, K.1-2, K.1-3, K.1-4 and K.1-5 (Ci): Not applicable to development in the County. | None by County. | See City MMRP. | See City MMRP. | City of Los Angeles. | Not applicable to County. |
| PDF K.1-6 (Co): In conjunction with the building permit process in the County, the Project Applicant or its successor shall consult with the County Fire Department and incorporate fire prevention and suppression features appropriate to the design of the Project. | Provide Project drawings with fire prevention and suppression features designed pursuant to County Fire Department requirements. | Prior to issuance of building permit. | Applicant / Project Architect / Project Engineer | Department of Public Works County Fire Department. | ___/___/___ |
| PDF K.1-7 (Co): Project development in the County shall comply with all applicable County code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. | Provide Project drawings with Project designed pursuant to the applicable codes and ordinances. | Prior to issuance of building permit. | Applicant / Project Architect / Project Engineer | Department of Public Works. County Fire Department. | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|--|--|--|---------------------------|
| PDF K.1-8 (Co): The Project shall continue to provide fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration in the County. Final fire flows will be based on the square footage of the buildings, the types of construction used, and the type of sprinkler system within the structure. | Provide Project drawings with fire flows pursuant to County Fire Department requirements. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. County Fire Department. | ___/___/___ |
| PDF K.1-9 (Co): Future buildings in the County shall be designed with sprinklers in accordance with the County of Los Angeles Building and Fire Codes. An automatic fire sprinkler system shall be provided for all buildings with four stories or greater above Los Angeles County Fire Department vehicular access (e.g. street level). | Provide Project drawings with sprinklers pursuant to County of Los Angeles Building and Fire Codes. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. County Fire Department. | ___/___/___ |
| PDF K.1-10 (Co): All new permanent outdoor facades that fall within the scope of the current edition of Los Angeles County, Fire Department Regulation #29 shall be constructed and maintained in accordance with that Regulation. | Provide drawings with outdoor façade design pursuant to Regulation #29 requirements. | Prior to issuance of Regulation 29 approval. | Applicant / Project Architect / Project Engineer | Department of Public Works. County Fire Department. | ___/___/___ |
| PDF K.1-11 (Co): Prior to the removal of Park Lake (see Attachment A to this MMRP), a drafting reservoir and drafting appliances shall be provided and maintained with the ability to draft 1.5 million gallons of water designed to the satisfaction of the Los Angeles County Fire Department. | Provide drawings with replacement facilities. | Prior to issuance of permit for removal of Park Lake. | Applicant / Contractor | Department of Public Works. County Fire Department. | ___/___/___ |
| PDF K.1-12: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| MMs K.1-1, K.1-2 and K.1-3 (Ci): Not applicable to development in the County. | None by County. | See City MMRP. | See City MMRP. | City of Los Angeles. | Not applicable to County. |
| MM K.1-4 (Co): Upon the issuance of the first building permit for new construction in the County portion of the Project Site, the Project Applicant or its successor shall enter into an agreement with the County to reimburse the County for the cost of staffing Fire Station 51 with a permanent fire inspector to serve the needs of implementation of the | Complete reimbursement agreement. | Prior to issuance of first building permit for new project construction. | Applicant | Department of Public Works. County Fire Department. | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|--|-------------------|--|----------------|
| Project during construction activities and ongoing expanded operations. | | | | | |
| <p>MM K.1-5 (Co): Expanded County fire fighting facilities shall be provided to serve the Project. The expanded facilities may be a new fire station or remodeling of the existing Fire Station 51 to accommodate additional equipment and staffing (Facility Improvements). The decision to remodel the existing station or construct a second additional station is solely the County Fire Department's based upon its determination of service needs. The new fire station, if this option is selected, shall be a "four-man" station built to County Fire Department's specifications that could accommodate a new "tiller-quint", or similar equipment approved by the County Fire Department, with a minimum of four firefighter positions. The Project Applicant or its successor shall construct or cause to be constructed and furnish the Facility Improvements at no cost to the County as well as providing the quint and ancillary equipment for the quint, or similar equipment at no cost to the County. The County Fire Department shall be responsible for staffing costs. The Facility Improvements shall be constructed / conveyed to the County Fire Department before building permits are issued for: (a) the first new building that is 75-feet or greater in height; (b) the first new building that is 70,000 square-feet in total net new floor area; or (c) the last of multiple buildings less than 75 feet in height that cumulatively exceed 100,000 square feet of net new floor area in the same vicinity. The Project Applicant or its successor and the County Fire Department shall work together to appropriately locate the station.</p> | Completion / conveyance of improvement to County. | Prior to issuance of first building permit(s) for buildings meeting stated criteria. | Applicant | Department of Public Works. County Fire Department. | ___/___/___ |
| <p>MM K.1-6 (Co): The Project Applicant or its successor shall engage in an annual review through Project build-out with the County Fire Department to determine fire service needs of the Project Site.</p> | Perform annual review. | Prior to submittal of annual MMRP compliance report. | Applicant | County Fire Department. | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|---|---|----------------------------------|
| MM K.1-7 (Co): Prior to the issuance of a certificate of occupancy, the Project Applicant or its successor shall contact the local water purveyor, if the fire hydrant is public, or a private sprinkler contractor, if the fire hydrant is private, to have the closest existing fire hydrant(s) to the location under review verified and tested to the satisfaction of the County Fire Department by conducting a fire flow availability test. | Verify fire flow availability to satisfaction of Fire Department. | Prior to issuance of temporary or permanent certificate of occupancy. | Applicant / Contractor | County Fire Department. | ___/___/___ |
| MM K.1-8 (Ci/Co): When the Applicant provides to County Fire Station 51 the tiller-quint pursuant to Mitigation Measure K.1-5 and the City Fire Department obtains the rescue ambulance pursuant to Mitigation Measure K.1-2, the City Fire Department and County Fire Department shall agree upon use of their respective equipment on an automatic response basis pursuant to a mutually acceptable automatic aid agreement. | Provide written verification specified equipment has been provided. | After Applicant provides equipment required by mitigation measure and City and County have reached agreement. | Applicant / City of Los Angeles Fire Department. County Fire Department. | City of Los Angeles Fire Department. County Fire Department. | ___/___/___ |
| K.2 PUBLIC SERVICES – Police/Sheriff | | | | | |
| Project Design Features | | | | | |
| PDF K.2-1 (Ci/Co): During Project construction, the Project Applicant or its successor shall implement security measures at Project construction sites that are accessible to the general public. Security measures could include, but are not limited to, fencing, security lighting, and providing security personnel to patrol construction sites. | Include security measures in Construction Management Plan. | Prior to issuance of building permit. | Applicant / Contractor | County Sheriff <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF K.2-2 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| PDF K.2-3 (Ci/Co): The Project Applicant or its successor shall design on-site streets, street lighting, and street signage for public streets in accordance with the emergency access requirements of the applicable jurisdiction (i.e., City of Los Angeles or County of Los Angeles). The Project Applicant or its successor shall submit to the applicable jurisdiction (i.e., City or County) for review the design plans for on-site street widths, street lighting, and street | Provide on-site design plans complying with applicable requirements. | Prior to issuance of applicable permits for on-site street widths, street lighting, and street signage. | Applicant / Project Engineer | Department of Public Works in consultation with County Sheriff. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|--|-------------------|---|----------------|
| signage. | | | | | |
| Mitigation Measures | | | | | |
| MM K.2-1: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| MM K.2-2 (Co): The Project Applicant or its successor shall provide a new up to 16,000 square foot facility within the County portion of the Project Site, for the shared use of the County Sheriff's Department, contract security, and corporate security for the Project Site. Construction of the facility shall meet the operational needs of the County Sheriff's Department and comply with applicable California Code of Regulations Title 15 requirements and County standards. The facility shall include holding cells, office space, locker room, and several access points. The Project Applicant or its successor shall improve the facility at its cost. The facility shall be available once certificates of occupancy have been issued for a cumulative total of 765,000 square feet of net new Project development within County portions of the Project Site or 2022, whichever comes first, and once constructed shall replace the existing on-site County Sheriff's Department facility. | Provide 16,000 square-foot County facility as set forth in mitigation measure. | At the time of issuance of certificate of occupancy for cumulative total of 765,000 square feet or year 2022, whichever comes first. | Applicant | Department of Public Works. County Sheriff. | ___/___/___ |
| MM K.2-3 (Ci/Co): Extra private security personnel shall be deployed at important entertainment events (i.e., visits to the Project Site by state, national, or international dignitaries and red carpet events), in order to reduce the need for sworn officer response. | Provide extra security. | At the time of applicable event. | Applicant | County Sheriff. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| Mms K.2-4 and K.2-5: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| K.3 PUBLIC SERVICES – Schools | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|------------------------------|---|----------------|
| Mitigation Measures | | | | | |
| MM K.3-1 (Ci/Co): The Project Applicant or its successor shall pay all applicable school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the Project area. | Payment of LAUSD fees. | Prior to issuance of first building permit for each building. | Applicant | Department of Regional Planning in consultation with the Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| K.4 PUBLIC SERVICES – Parks and Recreation | | | | | |
| Project Design Features | | | | | |
| PDFs K.4-1, K.4-2, and K.4-3: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| K.5 PUBLIC SERVICES – Libraries | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| Mitigation Measures | | | | | |
| MMs K.5-1, K.5-2, K.5-3 and K.5-4: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| L.1 UTILITIES – Sewer | | | | | |
| Project Design Features | | | | | |
| PDF L.1-1 (Ci/Co): Prior to the development of a new building, the capacity of the on-site sewer lines serving the building shall be evaluated and replacement or new sewer lines shall be installed as necessary. | Provide required specifications on Project drawings. | Prior to issuance of permits for sewer lines. | Applicant / Project Engineer | County of Los Angeles Sanitation District. City of Los Angeles, Department of Public Works, Bureau of Sanitation. <i>(See City MMRP for projects in</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|--|---|--|----------------|
| | | | | <i>the City.)</i> | |
| PDF L.1-2 (Ci/Co): Gauging stations shall be installed in the proposed sewer lines in the County areas of the Project Site at the point of connection with the City-owned sewer for wastewater flows to pass through before entering a City-owned sewer. | Provide required specifications on Project drawings | Prior to issuance of permits for the sewer connection. | Applicant / Project Engineer / Contractor | County of Los Angeles Sanitation District. City of Los Angeles, Department of Public Works, Bureau of Sanitation. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF L.1-3 (Ci/Co): New sanitary sewers in the City areas of the Project Site shall be designed to conform to the standards of the City's Bureau of Sanitation. New sanitary sewers in the County areas of the Project Site shall be designed to conform to the standards of the County of Los Angeles Sanitation District. The Project Applicant or its successor shall construct the additional on-site sanitary sewer system improvements required to support the additional development per these standards. | Provide required specifications on Project drawings. | Prior to issuance of permits for sewers. | Applicant / Project Engineer | County of Los Angeles Sanitation District. City of Los Angeles, Department of Public Works, Bureau of Sanitation. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| L.2 UTILITIES – Water | | | | | |
| Project Design Features | | | | | |
| PDF L.2-1 (Ci/Co): Any additional water lines and hydrants that may be needed to provide additional fire flows to new buildings shall be constructed as necessary. The new water lines shall be designed and installed in accordance with applicable City and County standards and would be sized to accommodate both fire flow demand and peak day domestic demand. | If applicable, include new lines and hydrants in Project drawings. | Prior to issuance of building permits. | Applicant / Project Engineer / Contractor | Department of Public Works. County Fire Department <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF L.2-2 (Ci/Co): All water lines that are constructed that deliver both domestic and fire water | If applicable, include new lines in Project | Prior to issuance of building permits. | Applicant / Project Engineer | Department of Public Works. | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|--|--|---|----------------|
| shall be constructed with the necessary materials and appropriate size to deliver the highest instantaneous demand on the individual water line. | drawings. | | / Contractor | County Fire Department <i>(See City MMRP for projects in the City.)</i> | |
| <p>PDF L.2-3 (Ci/Co): The following water conservation features shall be incorporated into the proposed outdoor and indoor areas of the Project:</p> <p><u>Outdoor</u></p> <ul style="list-style-type: none"> • Use recycled water for landscape irrigation. • Installation of the infrastructure to deliver and use recycled water. • Expanded use of high efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping. • Use of native/drought tolerant plant materials (for at least 25 percent of new landscaping) and use of water efficient landscaping such as proper hydro-zoning, turf minimization, and landscaping contouring (to minimize precipitation runoff) for new landscaping in areas other than production activities, entertainment attractions, sets/façades, the theme park, and visitor entries to the theme park and Universal CityWalk. Other than the exempted areas described above, areas of the Project Site within the County’s jurisdiction would also comply with the County’s landscaping design regulations, as applicable. • Provide education on water conservation for employees. <p><u>Indoor</u></p> <ul style="list-style-type: none"> • Install high efficiency toilets that use 1.28 gallons per flush or less. • Install high efficiency urinals that use 0.5 gallons per flush or less for commercial applications. • Install restroom faucets that use 1.5 gallons per | Include water conservation measures set forth in mitigation measure on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|------------------------|--|----------------------------------|
| minute or less for all applications. <ul style="list-style-type: none"> Install pre-rinse spray valves that use 1.6 gallons per minute or less for commercial kitchens. Install self-closing faucets for public restrooms for commercial applications. Install high efficiency clothes washers with a water savings factor of 7.5 or less for commercial applications. Install cooling tower conductivity controllers or cooling tower pH conductivity controllers, as applicable. | | | | | |
| PDFs L.2-4 and L.2-5 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| Mitigation Measures | | | | | |
| MM L-2-1 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| L.3 UTILITIES – Solid Waste | | | | | |
| Project Design Features | | | | | |
| PDF L.3-1 (Ci/Co): During new construction a minimum of 65 percent of the non-hazardous demolition and construction debris by weight from construction of new Project buildings (not including sets/façades, production activities, and temporary uses) shall be recycled and/or salvaged for reuse. | Include recycling requirement in Construction Management Plan. | Prior to issuance of building permit. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDFs L.3-2, L.3-3 and L.3-4: <i>Deleted due to selection of Alternative 10.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| PDF L.3-5 (Ci/Co): During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste (not including production activities and temporary uses), pursuant to the City's Department of Building and Safety, and Bureau of Sanitation regulations and County Specific Plan. | Documentation of agreement with waste hauler(s). | Annually at time of MMRP compliance report. | Applicant | County of Los Angeles Sanitation District. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|---|---|---|--------------------|
| <i>Environmental Impact Report for this environmental issue.</i> | | | | | |
| L.4 UTILITIES – Electricity | | | | | |
| Project Design Features | | | | | |
| <p>PDF L.4-1 (C/Co): Where available, spare conduits in the existing underground cable and conduit system within the Project Site would be utilized in lieu of providing new conduits. For areas with no spare conduits, additional conduits would be provided. New cables, electrical lines, and facilities would be provided for the Project in currently underdeveloped areas.</p> | <p>For new conduits, include in Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Architect / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>PDF L.4-2 (Co): Under the Project, additional power would be supplied to meet the increased demand for the County portion of the Project Site through relocation of the Studio Master Substation and upgrades to the substation owned and operated by Southern California Edison. Specifically:</p> <ul style="list-style-type: none"> • A new Project Applicant-owned and operated distribution substation would be located east of the existing Studio Master Substation. The Project Applicant-owned facility currently housed within the existing Studio Master Substation would be relocated and expanded with new equipment to the new location. • Additional electricity would be supplied to the existing Studio Master Substation through an additional 66kV transmission line for an additional 60 MVA for the Project Site, which will increase the total capacity of the existing Studio Master Substation to 100 MVA. The substation would also be equipped with an outdoor 66kV Gas Insulated Switchgear which would be configured in an operating and transfer bus arrangement. All 66kV lines and transformer bank feeders would enter the Gas Insulated Switchgear equipment by means of an underground riser pedestal. The substation | <p>Completion of new substation and related electrical system improvements by the applicant.</p> | <p>As determined by Southern California Edison.</p> | <p>Applicant / Project Engineer</p> | <p>Department of Public Works in consultation with Southern California Edison.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|---|---|---|---|
| <p>would also have a Mechanical-Electrical Equipment Room to house all controls, switches, relay protection equipment, alarms, meters, batteries, HVAC and the station AC and DC distribution panels.</p> <ul style="list-style-type: none"> Once expanded, operation of the existing Studio Master Substation facility would transfer from the Project Applicant or its successor to Southern California Edison, and the substation would be connected to the Edison Universal Substation via subterranean electrical lines on Southern California Edison's 66kV subtransmission system. The Edison Universal Substation has an existing capacity of 22 MVA. The combined substations that would be operated by Southern California Edison would have a total capacity of 122 MVA and would supply power to the new Project Applicant-owned and operated distribution substation, which would distribute electricity within the County portion of the Project Site. The private on-site electrical system would have new electrical lines to serve new buildings constructed as part of the Project. | | | | | |
| <p>PDFs L-4-3 and L.4-4 (Ci): <i>Not applicable to development in the County.</i></p> | <p><i>None by County.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>See City MMRP.</i></p> | <p><i>City of Los Angeles.</i></p> | <p><i>Not applicable to County.</i></p> |
| <p>PDF L.4-5 (Ci/Co): Each of the Project's buildings would be subject to the State Energy Conservation Standards for New Non-Residential Buildings (Title 24, Part 6, Article 2, California Code of Regulations). The Project shall incorporate energy conservation measures to exceed Title 24 (2005) requirements by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, the Project shall comply with the amended Title 24.</p> | <p>Provide required specifications on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Architect / Project Engineer</p> | <p>Department of Public Works. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>PDF L.4-6 (Ci/Co): Install efficient lighting and lighting control systems.</p> | <p>Provide required specifications on</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Architect</p> | <p>Department of Public Works.</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|--|---|----------------|
| | Project drawings. | | / Project Engineer | (See City MMRP for projects in the City.) | |
| PDF L.4-7 (Ci/Co): Install light colored “cool” roofs. | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |
| PDF L.4-8 (Ci/Co): Install energy efficient heating and cooling systems, appliances (e.g., ENERGY STAR) and equipment, and control systems. | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |
| PDF L.4-9 (Ci/Co): Install light-emitting diodes for private on-site traffic and street lighting. | Provide required specifications on Project drawings. | Prior to issuance of applicable permits. | Applicant / Project Engineer | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |
| PDF L.4-10: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| PDF L.4-11 (Ci/Co): Provide education on energy efficiency, water conservation, waste diversion, and recycling services to the Project Applicant’s employees through new employee orientation materials and three times annually through the company website, exhibits, or meetings on energy conservation. | Provide employee education as specified in the mitigation measure. | At employee orientation and three times annually. | Applicant | Department of Regional Planning. (See City MMRP for projects in the City.) | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| L.5 UTILITIES – Natural Gas | | | | | |
| Project Design Features | | | | | |
| PDFs L.5-1 and L.5-2: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| PDF L.5-3 (Ci/Co): A portion of the existing gas main located beneath Universal Hollywood Drive shall be removed and relocated by the Project Applicant or its successor to the extent necessary in connection with | Submit plans for replacement gas main as required. | Prior to issuance of applicable permit(s) for new gas main and realignment of | Applicant / Project Engineer | Department of Public Works Southern California | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|--|--|---|----------------|
| the proposed re-alignment of the road. The relocation of this line would not impact its capacity nor its ability to supply natural gas to the Project Site, as the relocated line would be fully operational prior to abandoning the existing line. | | Universal Hollywood Drive | | Gas Company. (See City MMRP for projects in the City.) | |
| PDF L.5-4 (Ci/Co): State Energy Conservation Standards for New Non-Residential Buildings, pursuant to Title 24, Part 6, Article 2, California Code of Regulations (Title 24) (2005), shall be exceeded by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, Project shall comply with the amended Title 24. | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |
| PDF L.5-5 (Ci/Co): Install energy efficient heating and cooling systems, appliances (e.g., ENERGY STAR) and equipment, and control systems. | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |
| PDF L.5-6: Deleted due to selection of Alternative 10. | None | N/A | N/A | N/A | N/A |
| PDF L.5-7 (Ci/Co): Provide education on energy efficiency, water conservation, waste diversion, and recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation. | Provide employee education as specified in the mitigation measure. | At employee orientation and three times annually. | Applicant | Department of Regional Planning. (See City MMRP for projects in the City.) | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |
| M. ENVIRONMENTAL SAFETY | | | | | |
| Project Design Features | | | | | |
| PDF M-1 (Ci/Co): Prior to the issuance of any demolition permit or building permit for remodeling of existing buildings, the Project Applicant or its successor shall provide evidence to the City of Los | Provide written verification of qualified asbestos abatement contract, as | Prior to issuance of demolition or building permits. | Applicant / Contractor | Department of Public Works. (See City MMRP for projects in the City.) | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|--|---|---|----------------|
| Angeles, Department of Building and Safety or County of Los Angeles, Department of Public Works, as applicable, that the demolition contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with all applicable federal, state and local regulations. | applicable. | | | | |
| PDF M-2 (Ci/Co): Prior to the issuance of any demolition permit or building permit for remodeling of existing buildings, the Project Applicant or its successor shall provide evidence to the City of Los Angeles, Department of Building and Safety, or County of Los Angeles, Department of Public Works, as applicable, that the demolition contract provides for a qualified lead-based paint abatement contractor/specialist to remove or otherwise abate or manage lead-based paint during demolition or renovation activities in accordance with all applicable federal, state and local regulations. | Provide written verification of qualified lead-based paint abatement contract, as applicable. | Prior to issuance of demolition or building permits. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF M-3 (Ci/Co): The Project Applicant or its successor shall implement a soil management plan, or other applicable plan, approved by the Department of Toxic Substances Control, pursuant to Department of Toxic Substances Control's Voluntary Cleanup Program, or other applicable state or local regulatory agency providing oversight, to address contamination in soil in the Back Lot Area. The approved soil management plan or other applicable plan shall include procedures for soil sampling and remedial options that may include removal (excavation), treatment (<i>in-situ</i> or <i>ex-situ</i>), or other measures, as appropriate. | Include soil management plan, or other applicable plan, in Construction Management Plan. | Prior to issuance of grading, foundation, other earth-moving, or building permits for work in the Back Lot Area. | Applicant / Project Environmental consultant / Contractor | Department of Public Works. California State Department of Toxic Substances Control. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF M-4 (Ci/Co): The Project Applicant or its successor shall submit to the County Fire Department, City Fire Department, and Los Angeles County Department of Public Works, and City Department of Building and Safety, as applicable, an updated emergency response and/or evacuation | Submit updated emergency response and/or evacuation plan. | Annually prior to MMRP compliance report. | Applicant | County Fire Department. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|---|--|---|--------------------|
| <p>plan, as appropriate, to include operation of the Project. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments.</p> | | | | | |
| <p>Mitigation Measures</p> | | | | | |
| <p>MM M-1 (Ci/Co): If soil contamination is suspected to be present, prior to excavation and grading, the South Coast Air Quality Management District's Rule 1166 shall be implemented, as appropriate. If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) by a qualified professional during excavation and grading activities, excavation and grading within such an area shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented, as contained in Southern California Air Quality Management District's Rule 1166, so as to render the area suitable for grading activities to resume. The contaminated soil discovered shall be evaluated and excavated/disposed of, treated <i>in-situ</i> (in-place), or otherwise managed in accordance with all applicable regulatory requirements.</p> | <p>Implement Rule 1166 as applicable.</p> | <p>Prior to issuance of grading or excavation permits if contamination suspected in advance of work, or as soon as contaminated soils encountered during grading and excavation activities.</p> | <p>Applicant / Contractor / Project Environmental Consultant</p> | <p>Department of Public Works. South Coast Air Quality Management District <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM M-2 (Ci/Co): As required by the Occupational Safety and Health Administration, Construction Worker Safety Plan shall be developed by each contractor working within the footprint of the landfill. The Construction Worker Safety Plan shall comply with Occupational Safety and Health Administration Safety and Health Standards 29 Code of Federal Regulations 1910.120, the California Code of Regulations, Title 8, General Industry Safety orders, and U.S. Occupational Safety and Health Administration. The Plan shall include requirements associated with potential exposure to landfill gases. In addition, construction personnel shall wear protective equipment and clothing and other safety</p> | <p>Prepare Construction Worker Safety Plan for Projects within the footprint of the landfill and include in the Construction Management Plan, if applicable.</p> | <p>Prior to issuance of building permits for buildings within the footprint of the landfill.</p> | <p>Applicant / Contractor</p> | <p>Department of Public Works. Occupational Safety and Health Administration. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|--|--|------------------------|---|----------------------------------|
| equipment, as appropriate, in accordance with the Construction Worker Safety Plan and/or Project site-specific safety plans, as applicable. | | | | | |
| MM M-3 (Co): Construction of all new development within 1,000 feet of the landfill shall be designed and constructed to prevent gas migration into the buildings in accordance with the recommendations of a licensed civil engineer. The recommendations shall be subject to the review and approval of the Los Angeles County, Department of Public Works. | Provide required specifications on Project drawings for buildings within 1,000 feet of landfill. | Prior to issuance of building permits for buildings within 1,000 feet of landfill. | Applicant / Contractor | Department of Public Works. | ___/___/___ |
| MM M-4 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| MM M-5 (Ci/Co): During operation, monitoring of methane safety systems shall occur in accordance with County or City requirements, as applicable. | Monitoring of methane safety systems, if applicable. | During operations. | Applicant | Department of Public Works <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM M-6 (Ci/Co): The Project Applicant or its successor shall locate and operate satellite-uplink antennas with an absolute minimum of 1 foot of separation between the eye level and all waveguide connections, waveguide components, and flexible waveguide. Exposure within 1 to 3 feet from waveguide shall be limited to less than one minute. | Provide required specifications on Project drawings. | Prior to issuance of applicable permit. | Applicant | Department of Public Works. Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM M-7 (Ci/Co): The Project Applicant or its successor shall develop and use a simple lockout, tagout procedure prior to the maintenance activities of satellite-uplink antennas (i.e., reflector antennas) to ensure that the high-power amplifiers cannot be energized while anyone is working on an antenna. | Provide maintenance and safety procedures for applicable antennas. | Prior to installation of applicable antenna(s). | Applicant | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| MM M-8 (Ci/Co): If a 2.4-meter-diameter antenna is installed so that the bottom lip of the antenna is less than 7 feet above ground, the Project Applicant or its successor shall install a barrier, such as a chain and stanchion barrier to be added in front of the antenna, to prevent access to the area directly in front of the antenna. As appropriate, the width of the restricted access area shall be 10 feet wide, to ensure that no | Provide required specifications on Project drawings, as applicable. | Prior to issuance of applicable permits. | Applicant / Contractor | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|--|-------------------|---|--------------------|
| <p>access to the area is possible by leaning over the chain. The distance in front of the antenna shall be determined based on the minimum elevation angle and height of the bottom lip of the antenna above the ground. The bottom lip of the antenna shall be a minimum of 7 feet above ground level at the chain. In addition, a warning/notice sign shall be hung on each side of the enclosure.</p> <p>As an alternative, 2.4-meter-diameter antenna(s) shall be mounted on a platform, with a chain and warning/notice sign on the platform stairs. The bottom lip of the antenna shall be a minimum of 7 feet above ground level.</p> | | | | | |
| <p>MM M-9 (Ci/Co): The Project Applicant or its successor shall restrict access to the beam of the 2.4-meter-diameter antenna(s) only to workers trained in radio frequency safety.</p> | <p>Provide maintenance and safety procedures for applicable antennas.</p> | <p>Prior to installation of applicable antenna(s).</p> | <p>Applicant</p> | <p>Department of Public Works Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>MM M-10 (Ci/Co): Prior to operation of new antennas on the Project Site, the Project Applicant's or its successor's existing Radio Frequency Radiation Safety and Health Program shall be updated and additional training given to maintenance personnel, as appropriate.</p> | <p>Provide maintenance and safety procedures for applicable antennas.</p> | <p>Prior to operation of new antenna(s).</p> | <p>Applicant</p> | <p>Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i></p> | <p>___/___/___</p> |
| <p>N.1 EMPLOYMENT</p> | | | | | |
| <p>Project Design Features</p> | | | | | |
| <p><i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i></p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |
| <p>Mitigation Measures</p> | | | | | |
| <p><i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i></p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|--|--|--|---|----------------------------------|
| N.2 HOUSING | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| N.3 POPULATION | | | | | |
| Project Design Features | | | | | |
| <i>No Project Design Features are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | <i>None</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> | <i>N/A</i> |
| O. CLIMATE CHANGE | | | | | |
| Project Design Features | | | | | |
| PDF O-1 (Ci/Co): Construction of new buildings shall exceed Title 24 (2005) energy requirements by 15 percent. In the event Title 24 is amended such that the energy conservation requirements exceed Title 24 (2005) by more than 15 percent, the building shall comply with the amended Title 24. | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| PDF O-2 (Ci): <i>Not applicable to development in the County.</i> | <i>None by County.</i> | <i>See City MMRP.</i> | <i>See City MMRP.</i> | <i>City of Los Angeles.</i> | <i>Not applicable to County.</i> |
| PDF O-3 (Ci/Co): The Project shall include the following energy saving and emission reducing features that would be implemented during the design and construction of each new building (other than sets/facades): <ul style="list-style-type: none"> Installing energy efficient heating and cooling | Provide required specifications on Project drawings. | Prior to issuance of building permits. | Applicant / Project Architect / Project Engineer | Department of Public Works. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|---|---|---|---|---|--------------------|
| <p>systems, equipment, and control systems;</p> <ul style="list-style-type: none"> • Installing energy efficient appliances (e.g., Energy Star refrigerators, clothes washers, clothes dryers, dishwashers, ventilation fans, and ceiling fans); • Installing efficient lighting and lighting control systems; • Installing light-emitting diodes for private on-site traffic and street lighting; • Installing light colored 'cool' roofs; • Providing education on energy efficiency, waste diversion, recycling services to the Project Applicant's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation; • Prohibit Heating, Ventilation, and Air-Conditioning, refrigeration, and fire suppression equipment that contains banned chlorofluorocarbons; • For mechanically or naturally ventilated spaces in the building, meet the minimum requirements of Section 121 of the California Energy Code or the applicable local code, whichever is more stringent; • Adhesives, Paints, Stains, Coatings, and Carpet shall be low volatile organic compound; and • Minimum Efficiency Reporting Value 6 or higher filters are installed on central air and heating systems. | | | | | |
| <p>PDF O-4: Deleted due to selection of Alternative 10.</p> | <p>None</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> | <p>N/A</p> |
| <p>PDF O-5 (Ci/Co): The Project shall implement the following indoor and outdoor water conservation project design features: <u>Outdoor:</u></p> <ul style="list-style-type: none"> • Use of native/drought tolerant plant materials (for | <p>Provide required specifications on Project drawings.</p> | <p>Prior to issuance of building permits.</p> | <p>Applicant / Project Architect / Project Engineer</p> | <p>Department of Public Works. (See City MMRP for projects in the City.)</p> | <p>___/___/___</p> |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|-----------------|-------------------|-------------------|----------------------------|----------------|
| <p>at least 25 percent of new landscaping) and use of water efficient landscaping such as proper hydro-zoning, turf minimization, and landscaping contouring (to minimize precipitation runoff) for new landscaping in areas other than production activities, entertainment attractions, sets/facades, the theme park, and visitor entries to the theme park and Universal CityWalk. Other than the exempted areas described above, areas of the Project Site within the County’s jurisdiction would also comply with the County’s landscaping design regulations, as applicable;</p> <ul style="list-style-type: none"> • Use of available reclaimed water for landscape irrigation; • Installation of the infrastructure to deliver and use reclaimed water; • Expanded use of high efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping; and • Provide education on water conservation to the Project Applicant’s employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation. <p><u>Indoor:</u></p> <ul style="list-style-type: none"> • High Efficiency Toilets: 1.28 gallons/flush or less (All Applications); • High Efficiency Urinals: 0.5 gallons/flush or less (Commercial Applications); • Restroom Faucets: 1.5 gallons/minute or less (All Applications); • Pre-rinse Spray Valve: 1.6 gallons per minute or less for commercial kitchens; • Public Restroom: self-closing faucets | | | | | |

| Project Design Feature / Mitigation Measure | Action Required | Mitigation Timing | Responsible Party | Monitoring Agency or Party | Date Completed |
|--|---|---|---|---|----------------|
| (Commercial Applications); <ul style="list-style-type: none"> High efficiency clothes washers (water factor of 7.5 or less) (Commercial Applications); and Cooling tower conductivity controllers or cooling tower pH conductivity controllers, as applicable. | | | | | |
| PDF O-6 (Ci/Co): The Project shall implement the following: <ul style="list-style-type: none"> Establish a solid waste diversion target of 65 percent for non-hazardous operational waste (not including production activities and temporary uses); During new construction, a minimum of 65 percent of non-hazardous demolition and construction debris by weight from construction of new Project buildings (not including sets/façades, production activities and temporary uses) would be recycled and/or salvaged for reuse; and Recycling Centers: Provide readily accessible areas to serve the entire building for depositing, storage, and collection of non-hazardous materials for recycling. | <ul style="list-style-type: none"> Documentation of agreement with waste hauler(s). Include recycling requirement in Construction Management Plan. Include in design of Project. | <ul style="list-style-type: none"> Annually at time of MMRP compliance report. Prior to issuance of building permit. Prior to issuance of building permit. | <ul style="list-style-type: none"> Applicant Applicant / Contractor Applicant / Contractor / Project Architect | County of Los Angeles Sanitation District; Department of Regional Planning. <i>(See City MMRP for projects in the City.)</i> | ___/___/___ |
| Mitigation Measures | | | | | |
| <i>No Mitigation Measures are identified in the Environmental Impact Report for this environmental issue.</i> | None | N/A | N/A | N/A | N/A |

UNIVERSAL STUDIOS HISTORIC DISTRICT

Historic Preservation Plan

Prepared for:

Universal City Studios LLLP, L.P.
100 Universal City Plaza
Universal City, CA 91608

Prepared by:

HISTORIC RESOURCES GROUP, LLC
1728 Whitley Avenue
Hollywood, CA 90028-4809

March, 2010

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1.0 STATEMENT OF PURPOSE

1.1 Purpose

In November of 2008, a Historical Resources Technical Report was prepared for Universal City Studios LLLP, L.P. (the "Applicant") to determine if historical resources were present within the Universal Studios property and assess any potential impacts to historical resources by the proposed NBC Universal Evolution Plan. The Technical Report identified forty (40) buildings and one (1) site of historic, cultural, and architectural significance as contributors to a potential Universal Studios Historic District ("Historic District") The Historic District's contributing and non-contributing resources are listed in Table 1.

The purpose of this Historic Preservation Plan (the "Plan") is two-fold:

- To provide appropriate guidance for the rehabilitation¹ of historic buildings, structures, and sites within the Historic District; and
- To establish basic criteria for new construction within the Historic District in order to maintain its historic character.

The Plan will serve as the framework for future repair, maintenance, and alteration and guide architects and designers in designing compatible new construction in the areas identified as potential sites for new buildings within the Historic District. Adjacent contributing buildings provide the design context for new buildings or additions. In general, the Plan does not require any particular type or style of new construction. Instead, the Plan encourages thoughtful, well-proportioned designs employing good quality materials that respect the historic context.

This document should be used in conjunction with the November 2008 Historical Resources Technical Report for Universal City, and technical reference materials, including the "Preservation Briefs" published by the National Park Service, which supplement this Plan.

1.2 Goals and Objectives

The objectives of the Plan are as follows:

- Preserve, maintain and rehabilitate buildings of historic, cultural and architectural importance, while ensuring their continued viability as components of a working Universal Studios by providing flexibility for operational requirements.
- Ensure that changes in the built environment within the Historic District respect its historic character.

¹ "Rehabilitation is defined by the National Park Service as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

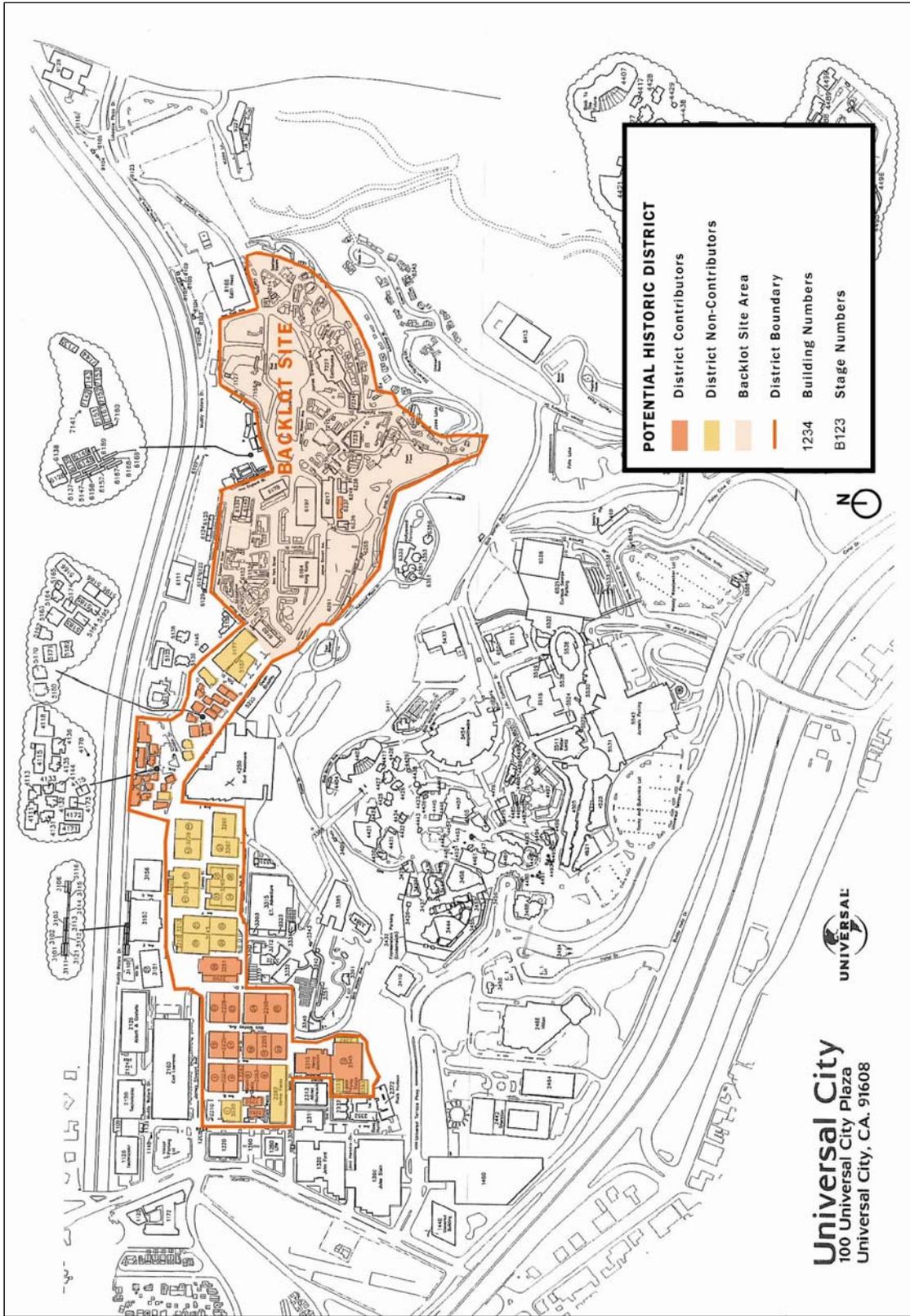
- Respect historic circulation patterns, landscaping, and other features which establish the context of the built form of the Historic District through maintenance of existing features, replication of missing historic features, or the introduction of compatible new features.
- Foster awareness and appreciation of Universal Studios as an important historic resource.

Table 1: Universal City Historic District Resources

| Building No. | Name | Construction Date | Resource Type | District Status |
|---------------------|----------------------------|--------------------------|------------------------|------------------------|
| None | Backlot Site | c. 1915 | Site | Contributor |
| 2223 | Stages 3 & 4 | 1916/1930 | Stage | Contributor |
| 2225 | Sound Stages 16 & 17 | 1916/1930 | Stage | Contributor |
| 2228 | Sound Stages 22, 23, | c. 1925 | Stage | Contributor |
| 2230 | Sound Stage 1 | c. 1960 | Stage | Non-contributor |
| 2243 | Power House | c. 1920 | Utility | Contributor |
| 2250 | Jack Webb | 1940 | Office | Contributor |
| 2252 | William Goetz Bldg. | 1941 | Office | Contributor |
| 2263 | Stages 5 & 6 | 1916/1938 | Stage | Contributor |
| 2265 | Sound Stages 18, 19 and 20 | c. 1928 | Stage | Contributor |
| 2268 | Sound Stages 24 and 25 | 1939 | Stage | Contributor |
| 2282 | Verna Fields Bldg. | 1914/1957 /1960 | Studio Services | Non-contributor |
| 2315 | Henry Mancini Bldg. | 1928 | Stage, post-production | Contributor |
| 2333 | Jack Foley Stage | 1963 | Stage | Non-contributor |
| 2345 | Sound Stage 12 | 1928 | Stage | Contributor |
| 2347 | Sound Repair Shop | 1959 | Shop | Non-contributor |
| 2353 | Storage | 1959 | Storage | Non-contributor |
| 3205 | Power House | 1964 | Utility | Non-contributor |
| 3212 | Backlot Café | After 1964 | Studio Services | Non-contributor |
| 3213 | Office | Post 1964 | Office | Non-contributor |
| 3225 | Stage | c.1960 | Stage | Non-contributor |
| 3228 | Stage | c. 1960 | Stage | Non-contributor |
| 3243 | Stage | 1964 | Stage | Non-contributor |
| 3250 | Phantom Stage Storage | 1939 | Storage | Contributor |

| Building No. | Name | Construction Date | Resource Type | District Status |
|---------------------|----------------------------------|----------------------------|-------------------------|------------------------|
| 3251 | Sound Stage 28 ("Phantom Stage") | 1924 | Stage | Contributor |
| 3265 | Soundstages 33, 34, 35, and 36 | 1959 | Stage | Non-contributor |
| 3267 | Soundstage 37 | c.1970 | Stage | Non-contributor |
| 3269 | Rehearsal Hall | c. 1970 | Stage | Non-contributor |
| 4111 | Office Bungalow | 1944 (81) c. 1950 (414) | Office/Service Bungalow | Contributor |
| 4113 | Office Bungalow | 1941 | Office/Service Bungalow | Contributor |
| 4115 | Office Bldg. C | 1946 | Office Building | Contributor |
| 4118 | Office Bldg. D | c. 1945 | Office Building | Contributor |
| 4131 | Office Bungalow | 1940 | Office/Service Bungalow | Contributor |
| 4132 | Office Bungalow | 1941 | Office/Service Bungalow | Contributor |
| 4133 | Office Bungalow | 1941 | Office/Service Bungalow | Contributor |
| 4135 | Office Bungalow | 1944 | Office/Service Bungalow | Contributor |
| 4136 | Office Bungalow | c. 1940 | Office/Service Bungalow | Contributor |
| 4144 | Office Bungalow | 1940 | Office/Service Bungalow | Contributor |
| 4171 | Office Bungalow | c. 1955 | Admin. and Office | Contributor |
| 4172 | Office Bldg./ Dressing Room | 1925 (portion) | Office/Service Bungalow | Non-contributor |
| 4173 | Office Bungalow | c. 1930 | Office/Service Bungalow | Contributor |
| 4175 | Office Bungalow | c. 1925 | Office/Service Bungalow | Contributor |
| 5162 | Office Bungalow | c. 1941 | Office/Service Bungalow | Contributor |
| 5163 | Office Bungalow | c. 1950 | Office/Service Bungalow | Contributor |
| 5164 | Office Bungalow | 1940 | Office/Service Bungalow | Contributor |
| 5165 | Office Bungalow | c. 1940 | Office/Service Bungalow | Contributor |
| 5166 | Office | c. 1990 | Office | Non-contributor |
| 5170 | Office Bungalow | c. 1960 | Office | Non-contributor |
| 5171 | Office Bungalow | 1954 | Office/Service Bungalow | Contributor |
| 5174 | Office Bungalow | c. 1940 | Office/Service Bungalow | Contributor |
| 5177 | Storage Building | c. 1965 | Storage | Non-contributor |
| 5180 | Office | c. 1960 | Office/Service | Non- |

| Building No. | Name | Construction Date | Resource Type | District Status |
|---------------------|-----------------|--------------------------|-------------------------|------------------------|
| | Bungalow | | Bungalow | contributor |
| 5182 | Office Bungalow | c. 1955 | Office/Service Bungalow | Contributor |
| 5183 | Office Bungalow | c. 1945 | Office/Service Bungalow | Contributor |
| 5184 | Office Bungalow | 1941 | Office/Service Bungalow | Contributor |
| 5185 | Office Bungalow | 1928 (106) | Office/Service Bungalow | Contributor |
| 5186 | Office Bungalow | 1953 | Office/Service Bungalow | Contributor |
| 5187 | Office Building | 1964 | Office Building | Non-contributor |
| 5195 | Office Bungalow | 1926 (105) | Office/Service Bungalow | Contributor |
| 5196 | Office Bungalow | 1953 | Office/Service Bungalow | Contributor |
| 6237 | Film Vault | 1946 | Storage | Contributor |



2.0 DESCRIPTION OF DISTRICT RESOURCES

2.1 Introduction

The Historical Resources Technical Report identified forty (40) buildings and the backlot site as contributing resources to the Historic District. Buildings are categorized into property types identified as historically significant to the production of film on the site. Each type has its own method of construction and associated materials. With few exceptions, most of the contributing buildings are functional in nature and are not representative of any particular architectural style.

The Universal Studios backlot site is an area of open space adjacent to the motion picture production facilities where large-scale, semi-permanent sets were built for outdoor filming. Backlots were defining features of the leading film studios from the film industry's formative years and the Studio Era. While all studios maintained an area containing outdoor sets, not all of these were considered "backlots" in the traditional sense. The outdoor sets at studios such as Paramount and Warner Bros., were centrally located on the studio property with little separation between administrative and production facilities. Other studios maintained studio "ranches" at another location. The term "backlot" as used in this report, specifically identifies separate but adjacent facilities, exclusively dedicated to outdoor filming. In this sense, the Universal Studios backlot is the only remaining studio backlot in Southern California. The Twentieth Century-Fox backlot was sold off around 1960 and developed as Century City. The MGM (now MGM/Sony) backlot was sold off in the mid-1970s. Warner Bros., which never had a traditional backlot, did acquire the nearby Columbia ranch in the early 1990s for outdoor filming use. This land, however, is at a separate location and has no historic association with Warner Bros.

No buildings were found to be individually significant architecturally. Instead, the overall location, relationship of uses, and circulation, give the complex its significance due to its association with the development of the motion picture industry in the United States.

2.2 Property Types

Eight property types were identified as historically significant. They are: stages, theaters, studio service buildings, utilities, storage buildings, film vaults, office buildings, and office/service bungalows. While all building types are represented within the Historic District, representatives of five types have retained sufficient integrity to qualify as contributors to the Historic District.

2.2.1 Architectural Styles

The Historic District contains contributing buildings constructed between 1912 and 1958. They are largely vernacular buildings that are not representative of any one architectural style. Stages, utilities, and storage structures are utilitarian buildings devoid of stylistic elements or decorative detailing. Office buildings tend to be more architecturally expressive, displaying elements of Period-influenced vernacular styles.

The collection of office/service bungalows, historically used as offices for producers, writers, directors, actor's dressing rooms, and services were constructed on a

residential model. These buildings display aspects of Period Revival, Moderne, and Minimal Traditional architectural styles reflective of Southern California residential neighborhoods prior to 1960.

2.2.2 Stages

The stages within the Historic District are clustered in the northwestern corner of the Applicant's property. There are nine (9) contributing buildings of this property type within the Historic District. All were designed in a functional, utilitarian style devoid of decorative detailing and have been modified or re-configured over the years.



Stages 24 and 25
Building No. 2268



Stages 5 and 6
Building No. 2263

| | |
|-------------------------------------|--|
| Building Numbers: | 2223, 2225, 2228, 2230, 2263, 2265, 2268, 2345, 3251, |
| Construction Method: | Reinforced concrete and/or wood frame with stucco exterior |
| Character-defining Features: | Large, rectangular masses of two or more stories Windowless facades Protruding entrance bays Recessed entry doors Trussed roof systems |

2.2.3 Office Buildings

Four (4) contributing buildings to the Historic District are classified as office buildings due to their historic use and similar construction type. All of these are vernacular, two-story buildings with stucco exteriors. Some office buildings display the decorative detailing of architectural styles popular in Southern California in the 1930s and 1940s. Others are more utilitarian with minimal architectural detailing. While the interiors have often been modified many times over the years, the buildings retain their basic exterior detailing.



Jack Webb Office Building
Building No. 2250



William Goetz Office Building
Building No. 2252

| | |
|-------------------------------------|--|
| Building Numbers: | 2250, 2252, 4115, 4118 |
| Construction Method: | Reinforced concrete or wood frame with stucco exterior |
| Character-defining Features: | Two-story, rectangular massing Steel frame, divided-light casement windows; wood sash, multiple light windows Front entry surrounds with pilasters and pediments Recessed entry doors |

2.2.4 Office/Service Bungalows

The majority of contributing buildings within the Historic District are single-story bungalows historically used as offices, actor's dressing rooms, or for service functions. Twenty-four (24) buildings of this type are considered contributors to the Historic District. Most are vernacular buildings that display the detailing of residential architectural styles popular in Southern California from the 1930s through the 1950s. While the interiors have often been modified many times over the years, the buildings retain their basic exterior detailing.



Office Bungalow
Building No. 4144



Office Bungalow
Building No. 5185- 5195

Building Numbers:

4111, 4113, 4131, 4132, 4133, 4135, 4136, 4144,
4171, 4173, 4175, 5162, 5163, 5164, 5165, 5171,
5174, 5182, 5183, 5184, 5185, 5186, 5195, 5196

Construction Method:

Wood frame with stucco exterior

Character-defining Features:

One-story, rectangular massing

Steel frame, divided-light casement windows; wood frame, divided-light casement windows; wood double-hung sash windows

Front entry surrounds with pilasters, pediments

Metal awnings

Fixed wooden shutters

2.2.5 Utilities

Film studios in the years prior to World War II maintained utility functions to provide the power, heating, cooling, and water necessary to support film production. The Historic District includes a Power House dating from the early 1920s.



Power House
Building No. 2243

| | |
|-------------------------------------|--|
| Building Number: | 2243 |
| Construction Method: | Reinforced concrete with stucco exterior |
| Character-defining Features: | Large, two-story rectangular mass Façade characterized by protruding vertical piers and recessed bays Windowless facade Gable roof with shallow eaves |

2.2.6 Film Vault

The need to house film required the construction of specialized structures designed for film storage. Film vaults were constructed of concrete with heavy metal doors due to the volatile nature of the nitrate film stocks used prior to 1950. The Historic District includes one contributing facility dedicated to film storage.

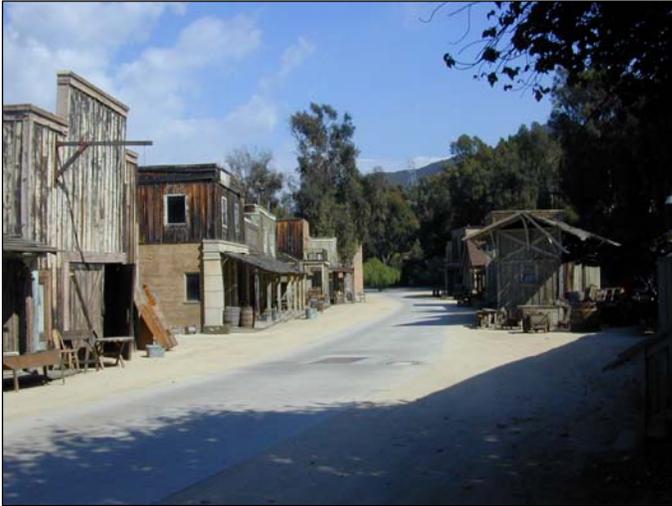


Film Vault
Building No. 6237

| | |
|-------------------------------------|---|
| Building Numbers: | 6237 |
| Construction Method: | Reinforced concrete with metal panel doors |
| Character-defining Features: | Concrete, rectangular massing Utilitarian, windowless façade Specialized, heavy metal doors |

2.3 Backlot Site

A backlot site is defined as the area adjacent to the production and administrative facilities where large-scale, semi-permanent sets were built for outdoor filming. The backlot site within the Historic District holds important associations with the activity of film making and its contours and features have been shaped by film making activity over time.



Backlot Site
Western Street

Character-defining Features:

Location in the northeastern portion of the studio district

Circulation pattern of streets, roads, and trails

Large scale sets recreating different streetscapes and locations arranged along key segments of the circulation system

Setting of hills, hillsides, and valleys

3.0 GUIDELINES FOR REHABILITATION, MAINTENANCE, & REPAIR

3.1 General Principals of Rehabilitation

The Secretary of the Interior has established standards for the preservation of historic properties. The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Structures² (the "Standards"), have been widely used to guide Federal, State, and local agencies in carrying out their historic preservation responsibilities.

According to the Standards, rehabilitation is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value." The Standards are attached as **Appendix A**.

The Plan's guidelines for rehabilitation, maintenance, repair, and alteration within the Historic District are based, in part, on the Standards and include the following principles:

- i Where maintenance, repair, and alteration of contributing buildings is required, such rehabilitation should respect the historic significance and architectural character of the structure.
- ii The ability of the site to continue as a working studio is of utmost importance, therefore, these guidelines shall be applied in a manner which provides for operational flexibility.
- iii Where new uses are required, adapt contributing buildings for reuse, if feasible and appropriate to the historic integrity of the structure.
- iv Replacement of contributing structures for the same use shall only occur where it is not feasible to upgrade and/or expand a contributing building for continued use.

3.2 Pre-Rehabilitation Assessment

Prior to commencing rehabilitation on any contributing building, the following guidelines should be followed:

- i Identify, retain, and preserve features that are important in defining the overall historic character of the building as it appeared during the period of significance. These features may include, but are not limited to, walls and surface finishes, railings, windows, doors, steps, and porches.
- ii Evaluate the overall condition of the material to determine whether repairs to features are necessary.

² Codified in 36 Code of Federal Regulations 67.

- iii Clean materials only when necessary to halt deterioration or remove heavy soiling.
- iv If necessary, obtain rehabilitation treatments for specific materials prior to commencing any work.

3.3 Exterior Materials

3.3.1 Concrete

Exterior features as well as exterior surfaces that remain from the period of significance are important in defining the historic character of the building.

Buildings which have concrete exteriors may exhibit the following conditions: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation of friezes and columns; peeling paint; inappropriate patching methods. Where maintenance, repair or alteration of concrete is to be performed, the guidelines below should be followed.

Guidelines for Concrete:

1. Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged concrete.
2. Sandblasting shall not be used to prepare or clean exterior masonry.
3. Repair masonry or concrete features by patching, piecing-in, or consolidating the masonry. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as plaster brackets.
4. Install new masonry or concrete features such as steps or door pediments when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
5. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:³

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

³ Preservation Briefs are available at the National Park Service website:
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 15: Preservation of Historic Concrete: Problems and General Approaches

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors

Preservation Brief 23: Preserving Historic Ornamental Plaster

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

3.3.2 Stucco

Exterior features (cornices and door pediments, window architraves, brackets and railings) as well as exterior surfaces and their treatment (modeling, tooling, bonding patterns, joint size, and color) are important in defining the historic character of the building.

Buildings which have stucco exteriors may exhibit the following conditions: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation of friezes and columns; peeling paint; inappropriate patching methods. Where maintenance, repair or alteration of stucco is to be performed, the guidelines below should be followed.

Guidelines for Stucco:

1. Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged stucco.
2. Sandblasting shall not be used to prepare or clean exterior stucco.
3. Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
4. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes, such as plaster brackets.
5. Install a new feature such as door pediments or friezes when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
6. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁴

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic buildings

⁴ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors
Preservation Brief 22: The Preservation and Repair of Historic Stucco
Preservation Brief 23: Preserving Historic Ornamental Plaster
Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

3.3.3 Wood

Some buildings within the Historic District have wood elements such as wood frame windows, pilasters, pediments, fixed shutters, and rafters.

Wooden features may exhibit the following conditions: deteriorating material, sealing, paint, eaves, or trim due to weathering. Where maintenance, repair or alteration of wood is to be performed, the guidelines below should be followed.

Guidelines for Wood:

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.
2. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.
3. Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic building may be used.
4. Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Paint shall match existing surface thickness.
5. It is recommended, but not required, that the building be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁵

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
Preservation Brief 13: The Repair of Historic Wooden Windows
Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

⁵ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.3.4 Architectural Metals

Some buildings within the Historic District have elements of architectural metal such as cast iron, steel, copper, aluminum, and zinc. These features include façade elements, columns, canopies, windows, stairways, rails, doors, and hardware.

Architectural metal features may exhibit weathering and corrosion. Where maintenance, repair or alteration of metal is to be performed, the guidelines below should be followed.

Guidelines for Architectural Metals:

1. Identify, retain, and preserve architectural metal features and their finishes and colors. Metal features include columns, capitals, window hoods, canopy cladding or fascia, or stairways that are important in defining the overall historic character of the building.
2. Clean architectural metal, when necessary, with gentle nonabrasive cleaning methods to remove corrosion. Sandblasting shall not be used to clean historic metal surfaces.
3. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.
4. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal. Repairs may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, steel sash windows, or porch cresting.
5. Design and install a new architectural metal feature such as an entry door or sheet metal cornice when the historic feature is completely missing. It may be an accurate reconstruction using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.
6. If originally painted, it is recommended, but not required, that the architectural metals be repainted with colors that are historically appropriate to the building and the Historic District.

References:⁶

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

⁶ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.4 Exterior Features

3.4.1 Doors, Entrances, and Porches

Doors, entrances, and porches are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances or porches are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning any maintenance or alteration work.

The current inventory of entry doors varies per building. Stage doors, secondary or utility doors are generally solid panel wood or metal clad.

Doors and porches are subject to weathering and deterioration as are their associated attachments, flashing and hardware. Where maintenance, repair or alteration of doors, entrances, and porches is to be performed, the guidelines below should be followed.

Guidelines for Doors, Entrances and Porches:

1. Identify, retain, and preserve entrances and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, pilasters, entablatures, columns, balustrades, and stairs.
2. Protect and maintain the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
3. Repair entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.
4. Design and construct a new entrance or porch if the historic entrance or porch is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or a new design that is compatible with the historic character of the building.
5. Design and install additional entrances or porches where required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances and porches shall be compatible and may be of contemporary design provided that they do not destroy character-defining features. To the extent feasible, new entrances and porches shall be reversible.

References:⁷

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron

Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

3.4.2 Windows

The type and size of window openings are important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Wood sash, wood multi-light casement, steel multi-light casement, awning, and fixed metal windows are all represented within the Historic District. Double-hung, casement or fixed wood windows are typical of the smaller residential scale structures. Some windows feature decorative wood shutters.

Metal openings are subject to corrosion, while wood windows or doors may wear out from hard use, warping, or settling. Glazed openings may shatter. Where maintenance, repair or alteration of windows is to be performed, the guidelines below should be followed.

Guidelines for Windows:

1. Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, hoodmolds, and exterior shutters.
2. Protect and maintain the wood and architectural metal, which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Make windows weathertight and improve thermal efficiency by re-caulking and replacing or installing weatherstripping.
4. Design and install new windows when historic windows (frame, sash, and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using in-kind materials based on historical, pictorial, and physical documentation.
5. Replace glass with non-reflective glass to match historic configuration. Double-glazing is permitted if it is not reflective or solar glass.

References:⁶

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

⁷ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

3.4.3 Roofs

The roof, with its shape (flat, gabled, or shed), features, size, color and patterning of materials (wood shingles, composition) is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof is a critical aspect of a rehabilitation project.

Several different types of roofs exist in the Historic District today. The most common pitches are flat, gabled, shed, and hipped. Coverings include wood shingles, asphalt shingles, composition roll roofing, and red tile. Where maintenance, repair or alteration of roofs is to be performed, the guidelines below should be followed.

Guidelines for Roofs:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration, and to insure that materials are free from insect infestation.
2. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
3. Repair a roof by reinforcing the historic materials which comprise roof features, including cornice lines, exposed rafter tails, brackets, and soffits. Replacement or repairs should be in-kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members.
4. Install mechanical service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
5. Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

References:⁸

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs

Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs

⁸ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.5 Health and Safety Code Compliance

It is often necessary to make modifications to an historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

Guidelines for Code Compliance

1. Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
2. Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved to extent feasible.
3. Use of the current edition of the California Historical Building Code.
4. New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view wherever possible.

References:⁹

Preservation Brief 32: Making Historic Properties Accessible

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

⁹ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

3.6 Additions and Relocation

3.6.1 Additions

Additions to buildings can change their historic appearance. Therefore, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces. In designing an addition, consideration should be given to the new use and the appearance of other buildings in the historic areas of the Historic District.

Guidelines for Additions:

1. New additions should be designed and constructed so that the exterior character-defining features of the historic buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. To the extent feasible, new additions shall be reversible.
2. New design should always be compatible yet clearly differentiated so that the addition does not appear to be historic.
3. Design for the new work may be contemporary or may reference design motifs from the historic building.
4. The new design should be compatible in terms of mass, materials, relationship of solids to voids, and colors.

References:¹⁰

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

3.6.2 Relocations

If retention of a contributing building at its present site is not feasible, relocation of the structure to another appropriate location within the studio lot shall be considered. Historically, there is a precedent for the relocation of structures both to and within the lot. While relocation of historic structures is often inappropriate to individual buildings in a community, there is strong justification for this option in the context of movie studio operations.

Guidelines for Relocation:

1. Relocate the building in an appropriate setting in order to retain its integrity of design, materials, feeling and association.

¹⁰ Preservation Briefs are available at the National Park Service
<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

2. A relocated structure should still have an orientation, setting and general environment that is comparable and compatible, to the extent feasible, with the property's significance.

3.7 Documentation Procedures

Before undertaking a project to alter, relocate, or demolish any contributing building, or the backlot site, a consultant who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and/or Historic Architecture shall first conduct a review of the impact of such action on the Historic District and the extent to which such action conforms to the provisions of the Plan.

Prior to any alteration, relocation, or demolition of any contributing building or the initial alteration, relocation, or demolition of the backlot site, an Historic Structures Report will be prepared. The report shall document the significance and physical condition of all contributing buildings and the backlot site through photographs, text, and existing drawings.

One original copy of the documentation as specified below shall be assembled and offered to each of the following:

- a) One set shall be sent to the Southern California Information Center at California State University Fullerton.
- b) One set shall be offered to and, if accepted, deposited in the archives of the Los Angeles Conservancy.
- c) One set shall be offered to and, if accepted, deposited in the archives of Hollywood Heritage.
- d) One set shall be offered to and, if accepted, deposited in the archives of the City of Los Angeles Office of Historic Resources.
- e) One set shall be offered to and, if accepted, deposited in the Central Library of the Los Angeles Public Library.

Guidelines for Documentation:

Documentation shall include:

1. A brief written historic and descriptive report completed in narrative format, including an architectural data form for each contributing building
2. A site plan showing the location of the building. This site plan shall include a photo key.
3. A sketch floor plan shall accompany each architectural data form.

4. Large format (4" x 5" negative or larger) photographs in accordance with Historic American Buildings Survey (HABS) guidelines. Views shall include contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).
5. Field photographs (35 mm) based on HABS guidelines. Views should correspond to those in the large format photographs.
6. The report shall include available historic photographs and historic or current plans.
7. In lieu of measured drawings, the overall setting of the Historic District, the backlot site, and any contributing buildings to be demolished may be recorded using digital photography, scanned photographs, and imagery to establish a digital documentation database.

4.0 GUIDELINES FOR NEW CONSTRUCTION

4.1 Introduction

As Universal City evolves within the NBC Universal Evolution Plan, its built form and open space will be altered by new construction. The integrity of the Historic District can be retained through the application of criteria established for the specific features and function of this site.

This section provides criteria for new construction within the Historic District and has the following purposes and uses:

- To ensure that new construction within the Historic District is compatible with the historic character of the Historic District and its contributing resources;
- to ensure that the integrity of the Historic District is maintained;
- to mitigate any potential impact on the Historic District from new construction to a level of insignificance under the CEQA; and
- to be used by planners, architects, designers, owners, and users as a reference to successfully integrate new buildings, landscape, circulation and any other additions within the Historic District while meeting the functional and programmatic requirements of continued, adaptive, and new uses within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (the Standards) provide general guidelines for treating a range of historic resources. Standards 9 and 10 are written for additions to existing buildings. Therefore, they are relevant to an approach for new construction within historic districts, and provide the underlying principals for the criteria provided here. Standards 9 and 10 are as follows:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. (Standard 9)

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Standard 10)¹¹

For the purposes of this section, the Historic District has been divided into three areas in order to respond more fully to the variety of contributing resources and character-defining features contained within the Historic District. These three areas are the Frontlot, the Midlot, and the Backlot. Specific guidelines for each area are contained in the following pages.

The exigencies of motion picture and television production may necessitate modifications and/or alterations to contributing buildings within the Historic District that do not conform to the guidelines set forth in the Plan. There is historic precedent for the modification of buildings in the Historic District to accommodate motion

¹¹ The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, Washington, D.C. 1992

picture and television productions. Modifications to contributing buildings that may not conform to the Plan guidelines are permitted provided that: (a) the building is documented prior to modification; and (b) the building is rehabilitated to its condition prior to modification within twenty-four (24) months after the completion of the production-related use of the contributing building.

4.2 New Construction: Frontlot

4.2.1 Overview of the Frontlot

The Frontlot comprises the western portion of the Historic District and represents Universal Studio's historic core. Dominated by stage buildings, the Frontlot contains the largest buildings within the Historic District. Existing uses are primarily technical support functions such as a Foley stage, editing facilities, and dressing rooms, as well as office buildings.

In addition to providing production and support facilities for film and television, the Frontlot is currently an important part of the Universal Studios Hollywood Studio Tour. Large-scale promotional signage affixed to various building facades is an integral part of the Tour.

4.2.2 Contributing Resources and Character-defining Features

Stage Buildings

The Frontlot contains twenty-seven (27) buildings of which thirteen (13) are classified as contributing resources. Nine (9) of the contributing resources located in the Frontlot area are stage buildings. These are buildings 2223, 2225, 2228, 2230, 2263, 2265, 2268, 2345, and 3251. The stage buildings are generally wood and/or steel framed structures with exterior walls finished by conventional painted sand finish cement plaster (stucco). They are typically aggregated into clusters of two or four buildings separated by proportionately narrow circulation spaces used for vehicular access and parking aprons. The existing color patterns in this area are simple, neutral field colors on large plain surfaces, with dark accents at the bottom skirts and openings (doors and windows).

Character-defining features:

1. Functional design, devoid of decorative features.
2. Rectangular footprint.
3. Tall walls without articulation of levels.
4. Flat or low pitched roofs.
5. Flat parapets or simple eaves without wide overhangs.
6. Exposed structural system elements such as trusses, columns, and beams.
7. Membrane roofs.
8. Painted cement plaster and metal panel walls.
9. Few openings; characteristic openings are large doorways for stage loading, personnel doors, and small windows for occasional office spaces.
10. Painted wood or ferrous metal doors and windows.
11. Unscreened and unburied electrical system equipment and distribution.
12. Unscreened HVAC and plumbing systems equipment and distribution, on the ground, at walls, and on roofs.

13. Neutral field colors with darker accent colors associated with functional features or uses (e.g., skirts, trim, doors, windows).
14. Functional, efficient lighting sources and fixtures.

Utility Buildings

The Power House, building 2243, is a contributing resource. This purely functional concrete structure is contiguous with two stage buildings and is consistent with the utilitarian, industrial pattern that characterizes the stages.

Office Buildings

Two of the contributing resources located in the Frontlot area are office buildings. Buildings 2250 and 2252 are two-story, wood frame buildings with painted smooth-troweled cement plaster (stucco) finish. Their proportions, doors, windows, and trims have aspects of the American Colonial Revival architectural style. Both building 2250 and 2252 were relocated from another location to their current pads. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Historic District, primarily for smaller buildings.

Character-defining features:

1. Residential and small office character with modest decorative details.
2. Rectangular footprint.
3. Low scale.
4. Flat or low pitched roofs.
5. Flat parapets.
6. Structural system not expressed.
7. Membrane roofs.
8. Painted cement plaster walls.
9. Openings for doors and window in residential scale.
10. Residential scaled porches with gabled roofs, pediments, and wood posts.
11. Fixed louvered wood shutters at windows.
12. Painted wood or ferrous metal divided light doors and windows.
13. Screened and hidden electrical system equipment and distribution.
14. Screened HVAC and plumbing systems equipment and distribution.
15. Neutral field colors with light trim colors and dark doors and sash.
16. History of building relocation.

Circulation and Open Space

Spaces between and around most of the buildings within the Frontlot provide for circulation and flexible use rather than light, air and amenities. The utilitarian and flexible needs of the Frontlot requires that open space also be used for loading, staging, temporary storage, and other activities that support production, in addition to circulation. Because of these requirements, open space between buildings is in general characterized by utilitarian paving and plants that are limited to small areas of ground cover, ornamental shrubs and trees. The regular arrangement of large rectangular buildings forms a grid pattern.

Character-defining features:

1. Rectangular grid pattern of open space between stages.
2. Linear open spaces that are proportionally narrower than building heights at the stages.
3. Utilitarian paving (e.g., asphaltic concrete, uncolored gray concrete without patterns and insets).
4. Minimal or no landscape at stages.
5. Landscaping, including sod, shrubs, planting beds, and trees at offices.
6. Functional, efficient lighting sources and fixtures.
7. Unscreened HVAC, electrical, and plumbing equipment and distribution.

Setting

The edges of the different areas of the lot do not have consistent edge conditions. The different areas have different characteristics; however, the transitions are abrupt.

Character-defining features:

1. Movie studio building types and uses.
2. Juxtaposition of different areas of building types adjacent to each other at circulation spaces without visual buffers, screens, and transitions from one area to another area.

4.2.3 General Criteria for New Construction within the Frontlot

- a. Comply with height limits, land use, and other provisions in the proposed Universal Studios Specific Plan, including alterations and additions.
- b. Select sites for new construction within the Frontlot that minimize loss of historic character by retaining and recalling the list of character-defining features.
- c. Locate new construction within the Frontlot so as to retain the pattern and limits of existing circulation spaces and building pads.
- d. The character of new buildings shall substantially recall the character of adjacent predominant building types, such as large rectangular footprints with tall, flat, unarticulated walls adjacent to sound stages.
- e. Retain multi-purpose hardscaped spaces between buildings, except adjacent to office buildings.
- f. Signage and promotional graphics, of any quantity, scale, at any location (ground, wall, monument, tower, roof), design (flat, three dimensional), media, lighting source, static, or dynamic, is allowed.
- g. Construct attached exterior additions built as signage, film sets or for studio tour functions in such a manner that they are reversible and do not result in substantial loss of the physical integrity of a contributing building.

4.3 New Construction: Midlot

4.3.1 Overview of the Midlot

The Midlot is the central portion of the Historic District and is composed primarily of bungalows. “Bungalow” is the common studio term for smaller buildings designed and constructed in a residential style built to accommodate office uses. Studio bungalows are found in a variety of styles, configurations, and materials.

Within the Historic District, Bungalows are predominantly aggregated into clusters of small buildings organized around surface parking lots and some landscape features. The western-most cluster is bounded by the River Road to the north and is sited at a lower elevation than the eastern-most cluster. The change in grade defines the two clusters. The form and architectural style of the bungalow buildings, their clustered arrangement, and their landscaping, recall the general characteristics of a twentieth-century Los Angeles residential neighborhood.

The Studio Tour passes by the Midlot, but in general does not enter the area or utilize any of its spaces and buildings directly for attractions and promotion.

4.3.2 Contributing Resources and Character-defining Features

Office/Service Bungalows

The Midlot contains thirty-three (33) buildings of which twenty-six (26) are contributing resources. Twenty-four (24) of the contributing resources located in the Midlot area are office bungalows. These are buildings 4111, 4113, 4131, 4132, 4133, 4135, 4136, 4144, 4171, 4173, 4175, 5162, 5163, 5164, 5165, 5171, 5174, 5182, 5183, 5184, 5185, 5186, 5195, and 5196. All are single-story, wood-framed structures with wood or stucco finishes and an eclectic variety of architectural details that includes elements of American Colonial Revival, Moderne, and Minimal-Traditional styles.

Character-defining features include original window and door openings; steel, divided light casement windows; wood sash windows; front porches with pediment roof and wood columns; decorative wood door surrounds; wood fixed shutters; and decorative cornices. All contributing bungalows were relocated from another location to their current sites. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Historic District.

Character-defining features:

1. Residential and small office character with modest decorative details.
2. Rectangular footprint.
3. Low scale.
4. Flat or low pitched roofs.
5. Overhanging eaves; open or boxed.
6. Structural system in general not expressed
7. Membrane or composition shingled roofs.
8. Painted cement plaster walls.
9. Openings for doors and window in residential scale; corner windows.

10. Residential scaled porches with gabled or flat roofs, pediments, and wood posts.
11. Painted wood or ferrous metal divided light doors and windows.
12. Screened and hidden electrical system equipment and distribution.
13. Screened HVAC and plumbing systems equipment and distribution.
14. Neutral field colors with light trim colors and dark doors and sash.
15. History of building relocation.
16. Minimal, wall-mounted signage, used for building number, wayfinding, and identification of occupants.

Office Buildings

Two of the contributing resources located in the Midlot area are office buildings (Buildings 4115 and 4118). Both are two-story, wood frame buildings with smooth troweled cement plaster cladding. Character-defining features include original window and door openings; steel, multi-light casement windows; front porches with pediment roof and wood columns; wood fixed shutters; and decorative cornices. Both building 4115 and 4118 were relocated from another location to their current sites. The relocation of buildings is understood as a defining characteristic of motion picture studios and is a character-defining feature of the Universal Studios Historic District.

4.3.3 General Criteria for New Construction within the Midlot

- a. Comply with the proposed height limits, setbacks, land uses and other provisions in the proposed Universal Studios Specific Plan, including alterations, additions, and new buildings.
- b. Select sites for new construction within the Midlot that minimize loss of historic character by retaining and recalling the list of character-defining features.
- c. Locate new construction within the Midlot so as to retain the pattern and scale of existing circulation spaces, decentralized and building-associated parking areas, and informally arranged building pads.
- d. Retain landscaped open spaces, including turf and trees; the retention of shrubs and planting beds is optional.
- e. Graphics and signage are allowed. This type of signage may be two or three dimensional, illuminated, and animated. Such signage may be attached to building walls, but shall not extend beyond building wall corners and eaves, or cover windows and doors. Such signage may be freestanding, but shall not exceed the height or width of immediately adjacent buildings as measured from the highest finished grade of such buildings.
- f. Construct attached exterior additions built as film sets or for studio tour functions in such a manner that they are reversible and do not result in substantial loss of the physical integrity of a contributing building.
- g. Hide or screen HVAC, electrical, and plumbing equipment and distribution.
- h. Exterior lighting shall be low-intensity, hidden in landscaping (e.g., tree-mounted), at or below eye-level with a low cut-off to eliminate visibility of direct lighting sources except for luminaries with diffusing screens wall-mounted at exterior doors or on posts at exterior pedestrian walkways.

- i. Existing buildings that were previously moved may be moved again to form new building groups that add compatible new construction while retaining the character-defining features listed for the Midlot.

4.4 New Construction: Backlot

4.4.1 Overview of the Backlot

The Backlot comprises the eastern portion and the largest land area of the Historic District. The entire studio, including the Historic District, serves as a shooting location according to need and fit. The Frontlot stage buildings are purpose-built for interior production. Midlot buildings are built for office functions. The Backlot is primarily used for exterior shooting and attractions constructed as part of the studio tour. Accessory uses in this area include technical support, film vaults, storage, toilets, and dressing rooms.

Sets are arranged along irregular linear (street or road-like) and nodal (plaza or courtyard-like) spaces that are designed for shooting films. The arrangements in general create a number of distinct visual environments that represent particular times and places. In some cases the sets are shallow facades with an unfinished rear. In other cases accessory uses are placed in buildings behind the set facades. Studio tour attractions are also placed in purpose-built structures that are disguised as functional structures that resemble technical support or stage buildings.

The Backlot topography in general slopes upward from north to south. The topography has more slope than the other zones in the Historic District. The topography is utilized in the arrangements of sets, open spaces, and the studio tour routes.

The built fabric of the Backlot does not materially represent the history of this portion of the Historic District. The reconstruction, refinishing, and modification of sets is characteristic of film production and set pieces have been continually reconstructed throughout the Studio's history. Major fires, most recently in 1990 and 2008, have also destroyed substantial portions of the Backlot sets which were reconstructed or replaced as needed. Set reconstruction will continue to meet current market demand. These changes are a constant in the history of the Backlot and an essential characteristic of the studio business.

The evolution of the Backlot includes a consistent pattern of the major open spaces, linear and nodal, among the sets and accessory buildings.

4.4.2 Contributing Resources and Character-defining Features

Circulation

The major open spaces, linear and nodal, which appear as a circulation pattern of streets, roads, and trails that connect and delineate sub-areas within the Backlot and provide access to storage and support facilities, are character-defining. These spaces have been graded, re-aligned, and re-paved many times, but the basic circulation diagram is substantially intact from Universal Studio's historic period.

Sets

The use of the Backlot in part for sets is a character-defining feature of the Historic District.

Film Vault

The Backlot contains a film vault (building 6237) that is a contributing building to the Historic District. The film vault is a two story, utilitarian building of steel and concrete construction. Character-defining features of the film vault include the simple, utilitarian articulation of the facades, original door openings, second story cantilevered steel walkway, and exposed exterior system pipes.

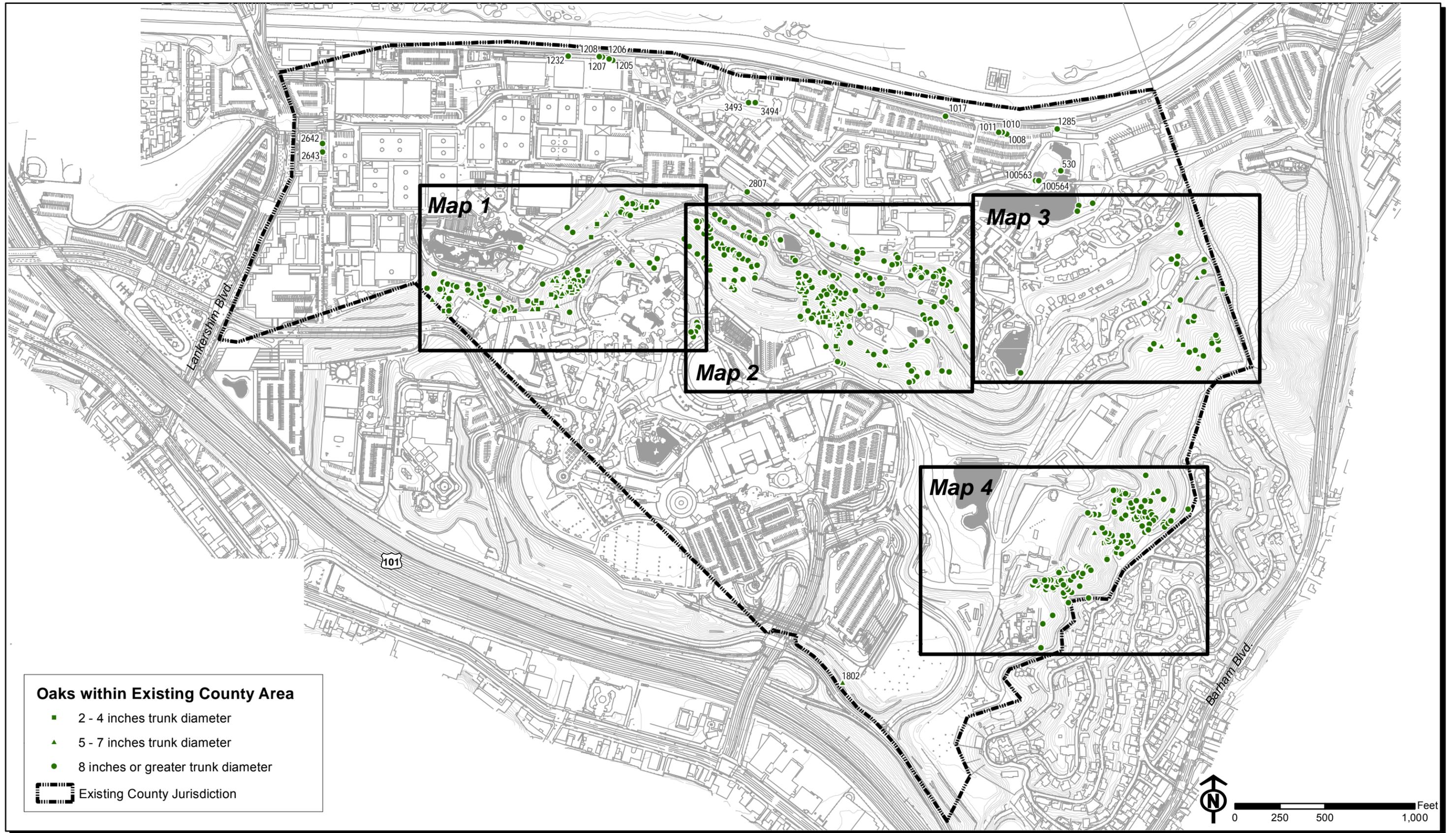
4.4.3 General Criteria for New Construction within the Backlot

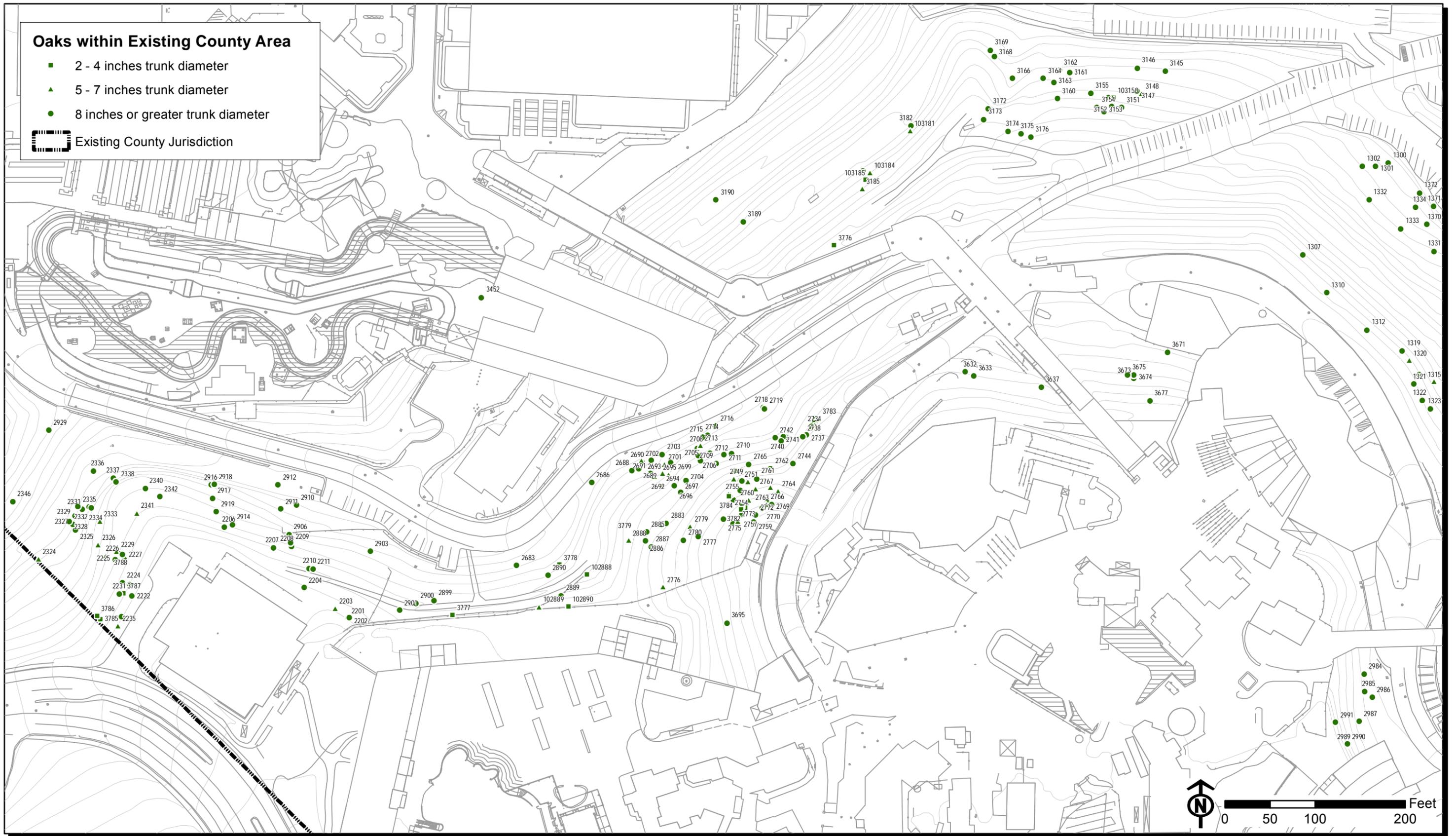
- a. Comply with the proposed height limits, setbacks, land uses and other provisions in the proposed Universal Studios Specific Plan, including alterations, additions, and new buildings.
- b. Substantially retain the historic circulation diagram, linear and nodal. This diagram is currently found in streets, roads, and trails.
- c. Repair, replace, redesign, dress, and landscape sets as needed for production or attractions.
- d. Integrate new construction for tour attractions into set environments or finish to resemble stage buildings.
- e. Where feasible, use accessory buildings and other uses as set pieces along character-defining circulation spaces. This can be implemented by landscaping, topography, and designing the exterior of accessory buildings to appear as part of a set.
- f. Signage for any purpose is allowed, including promotion. Signage should be integrated into sets and attractions to the extent feasible. There is no limitation as to size, scale, medium, illumination, or any other characteristic. This does not limit the use of any building identification, safety, or code-required signage.
- g. Retain the general topography to the extent feasible.

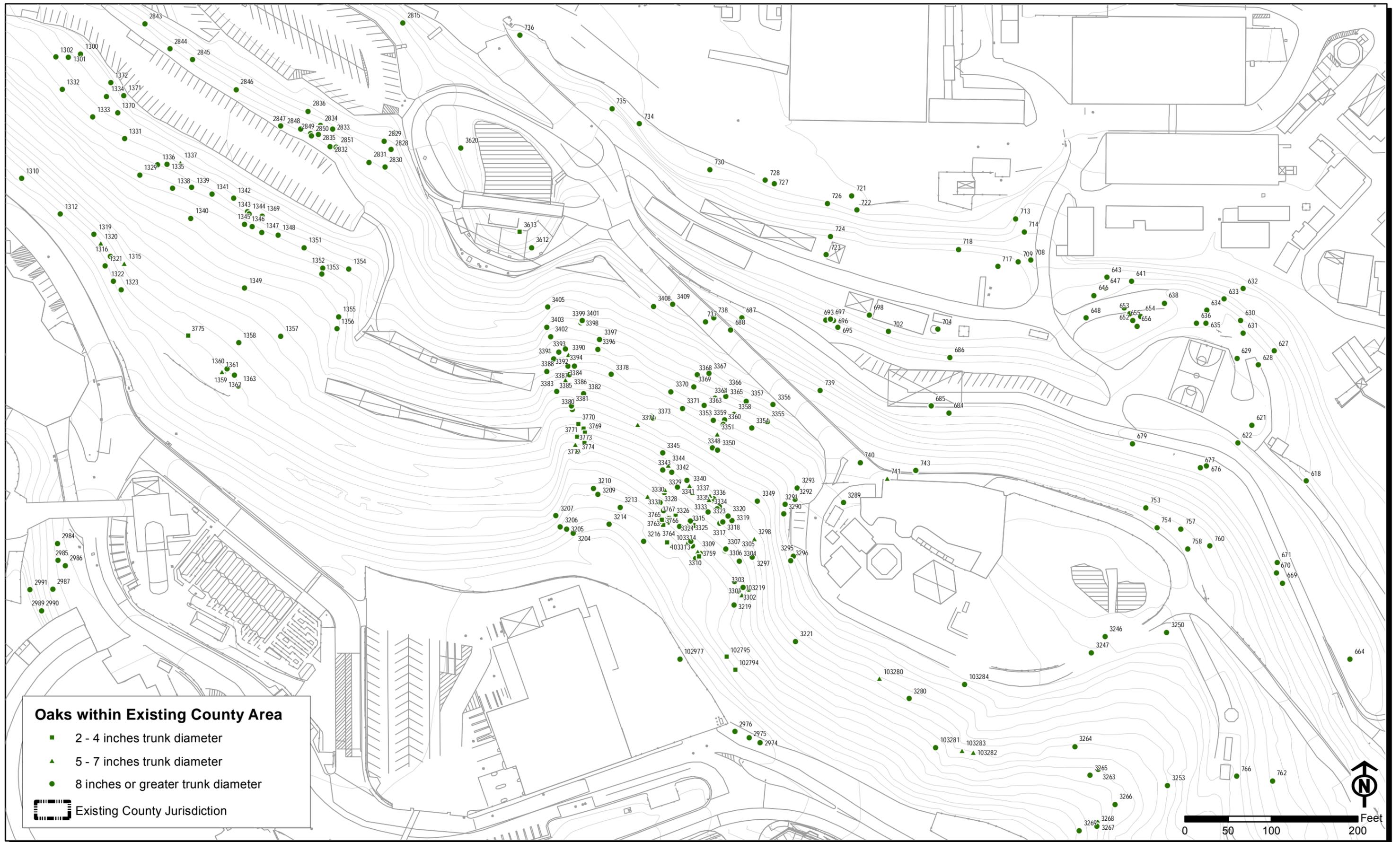
APPENDIX A

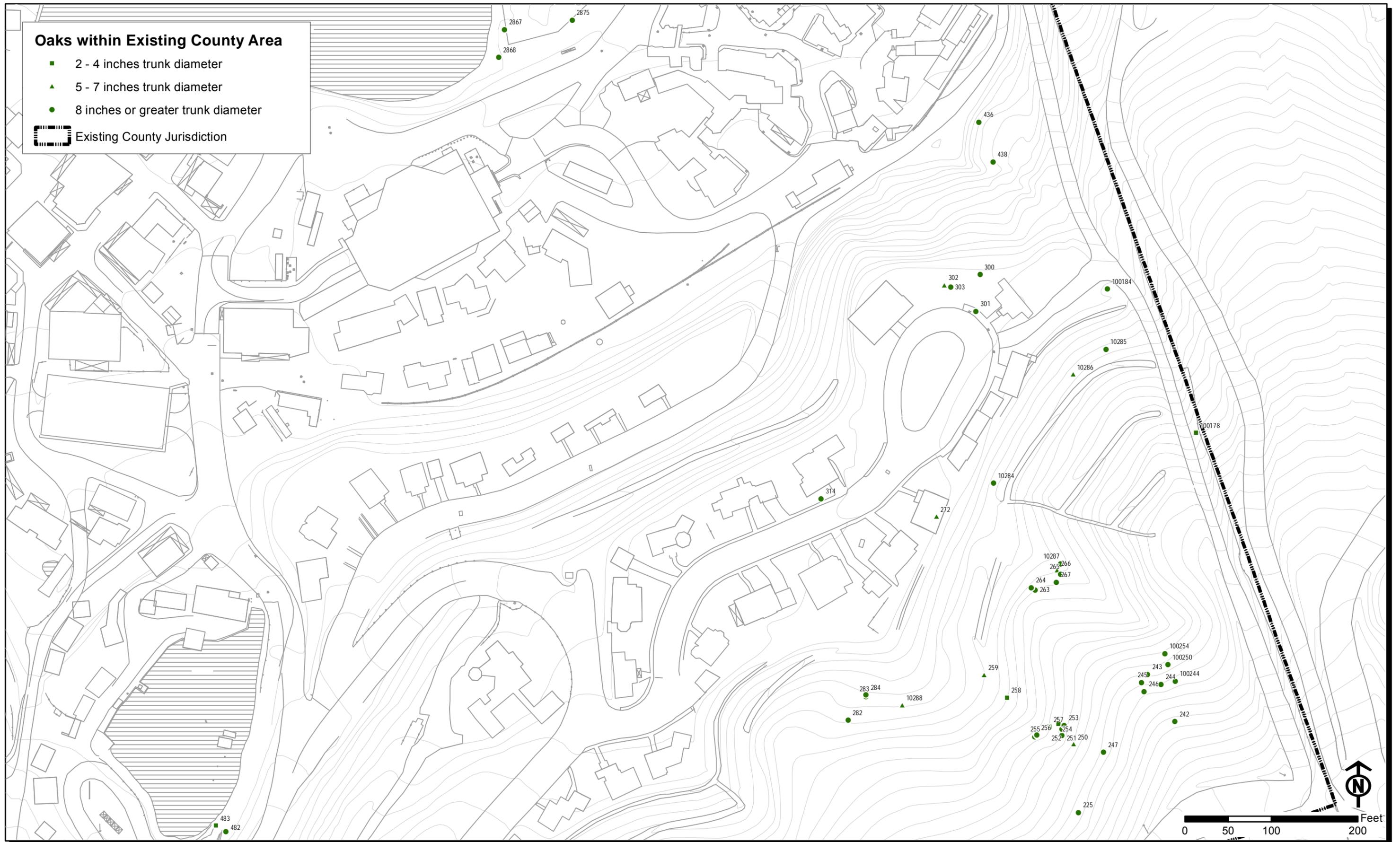
The Secretary of the Interiors Standards for Rehabilitation

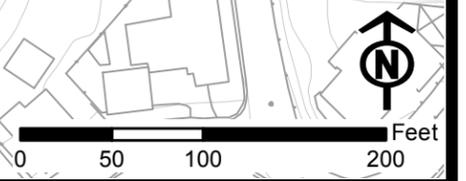
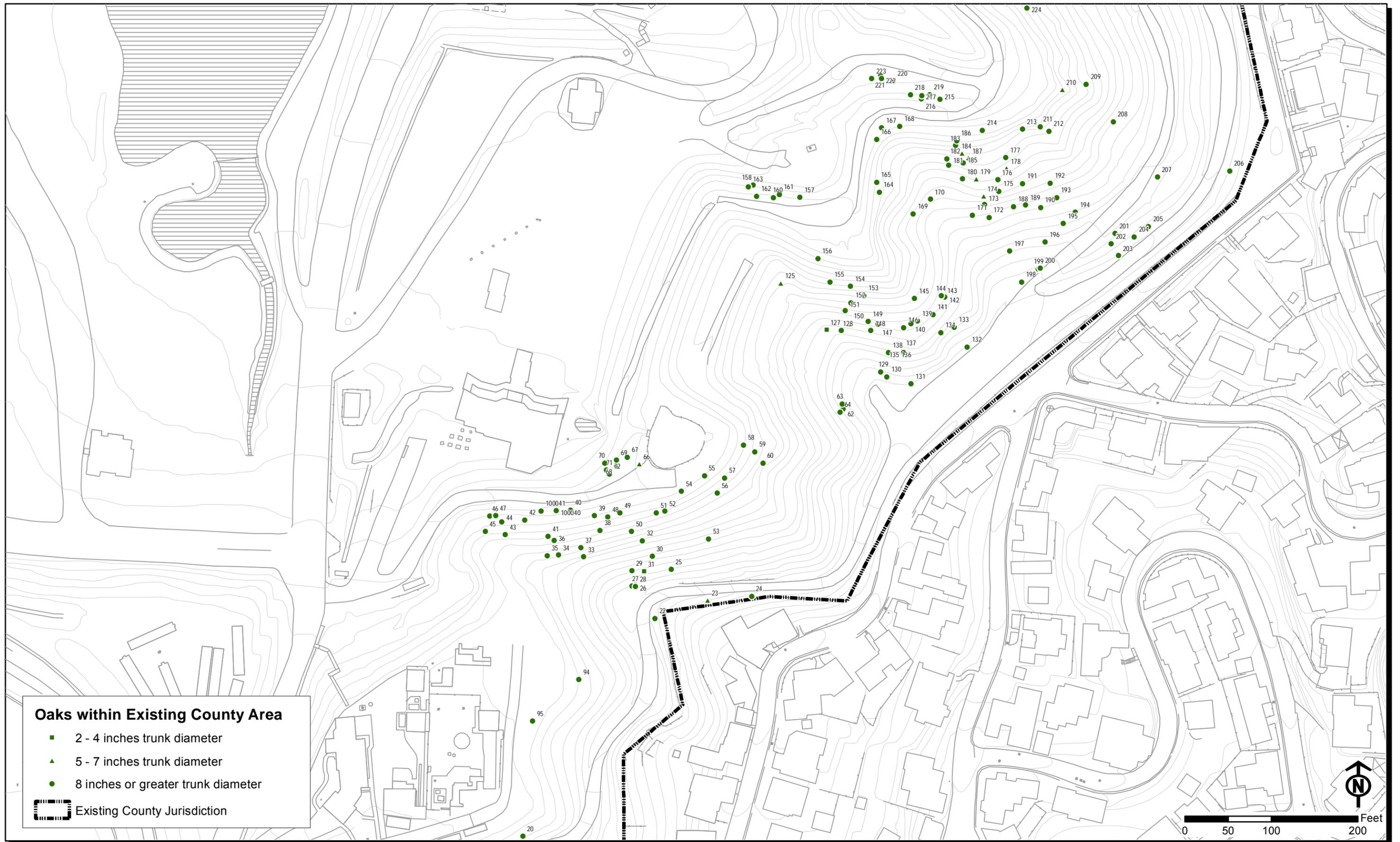
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

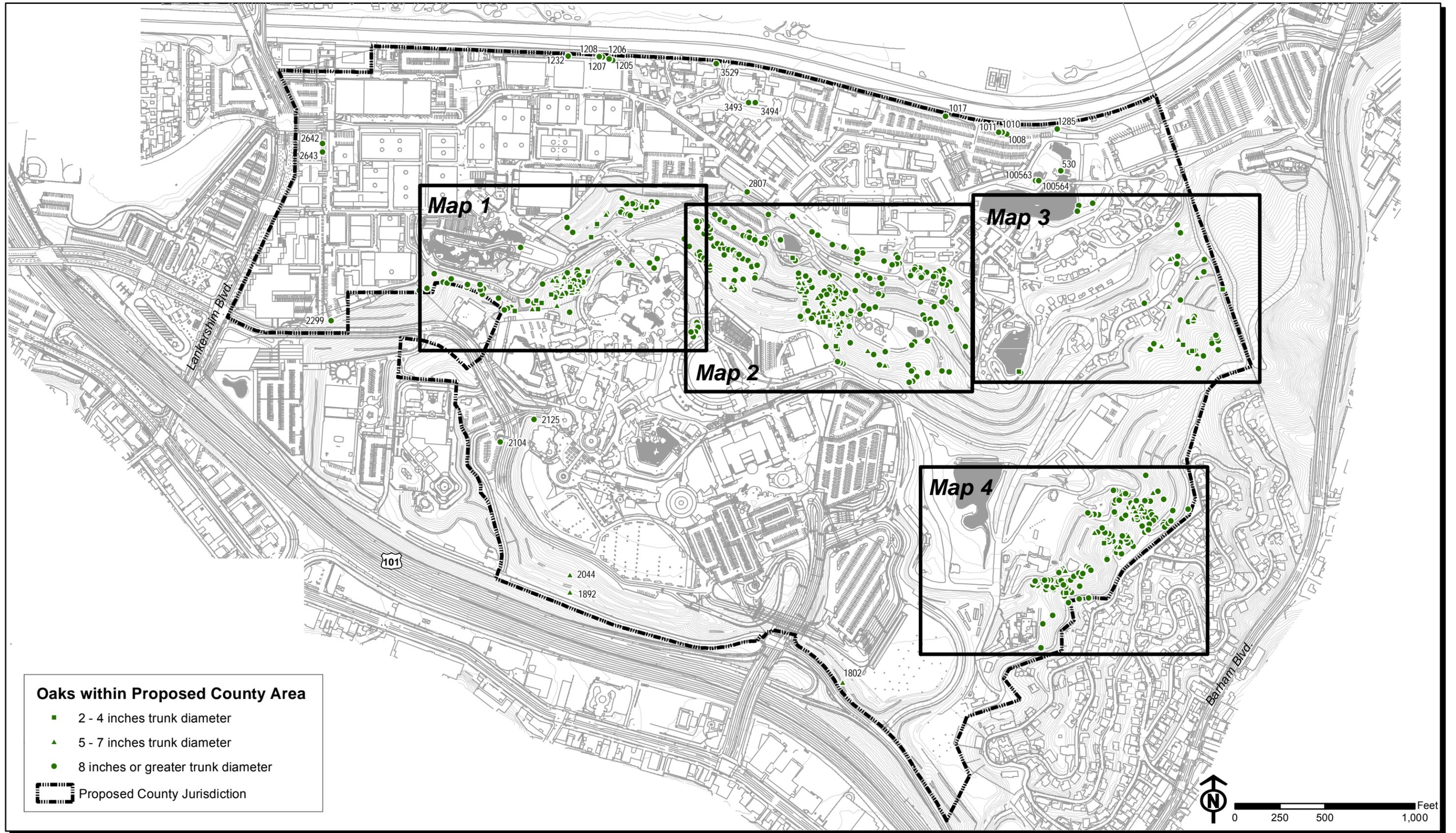












Oaks within Proposed County Area

- 2 - 4 inches trunk diameter
- ▲ 5 - 7 inches trunk diameter
- 8 inches or greater trunk diameter

▬ Proposed County Jurisdiction

