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April 30, 2013

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 4
04/23/13

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

21 April 30, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR068565-(3)
SPECIFIC PLAN NUMBER 2007-00001-(3)
THIRD SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced application for a specific plan to facilitate a multi-use development consisting of studio, studio office, office, entertainment, entertainment retail, amphitheater, and hotel uses located in the unincorporated area identified as Universal City on the County's Zoned District Map. At the conclusion of the hearing you indicated an intent to approve the proposed specific plan and instructed us to prepare the appropriate resolution for approval. Enclosed is an appropriate resolution for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By *Keane*
PATRICIA KEANE
Senior Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Chief Deputy

PK:vn
Enclosures

FILED

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF
PROJECT NUMBER TR068565-(3)
SPECIFIC PLAN NUMBER 2007-00001-(3)**

WHEREAS, Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65450) provides for the adoption of a specific plan, after the legislative body has adopted a general plan, to provide for the systematic implementation of the general plan for all or part of the area covered by such general plan; and

WHEREAS, section 65453 of the Government Code provides that a specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by either ordinance or resolution;

WHEREAS, Title 22, Chapter 22.46, Part 1 of the Los Angeles County Code specifies that the adoption of a specific plan, including any associated regulations, conditions, programs, and proposed legislation, be done by ordinance; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the permittee, Universal City Studios LLC ("Permittee"), proposes a multi-use development on an existing 296-acre project site, which development includes the proposed annexation of approximately three acres of County unincorporated area to the City of Los Angeles ("City") ("Annexation Area") and the detachment of approximately 30 acres from the City to the County ("Detachment Area"), for a net addition of 27 acres to the County unincorporated area. The existing 296 acres as well as the Detachment Area are collectively referred to herein as the "Project Site," and after the detachment and annexation, the Project Site would total approximately 323 acres. The Project, as defined below, includes a total of 2,433,000 gross square feet of new development and 544,460 square feet of demolition of existing development, for a total of 1,888,540 net square feet of new development on the Project Site. The additional development and the demolition are proposed to occur in seven designated land use categories which are defined in the Specific Plan and located throughout the Project Site: (1) Studio Use; (2) Studio Office; (3) Office; (4) Entertainment Use; (5) Entertainment Retail Use; (6) Amphitheater; and (7) Hotel. The Studio Use category includes a total of 443,000 square feet of new development and 185,051 square feet of demolition, for a total of 257,949 additional permitted square feet. The Studio Office category includes a total of 415,000 square feet of new development and 80,226 square feet of demolition, for a total of 334,774 additional permitted square feet. The Office category includes a total of 550,000 square feet of new development and 54,594 square feet of demolition, for a total of 495,406 additional permitted square feet. The Entertainment Use category includes a total of 445,000 square feet of new development and 107,105 square feet of demolition, for a total of

337,895 additional permitted square feet. The Entertainment Retail Use category includes a total of 70,000 square feet of new development and 6,884 square feet of demolition, for a total of 63,116 additional permitted square feet. The Amphitheater category includes a total of 60,000 square feet of new development and 110,600 square feet of demolition, for a total reduction of 50,600 square feet. The Hotel category includes a total of 450,000 square feet of new development containing a maximum of 500 rooms and no demolition. This overall multi-use development is collectively referred to herein as the "Project"; and

WHEREAS, the Project Site is located at 100 Universal City Plaza, in the unincorporated area identified as Universal City on the County's Zoned District map; and

WHEREAS, in connection with the Project, the Permittee has requested the approval of this Specific Plan Case No. 2007-00001-(3) ("Specific Plan") by ordinance to establish eligible uses and/or activities on the Project Site and to provide a mechanism for implementing the appropriate operational requirements, regulations, conditions, or other requirements for such uses and activities on the Project Site. The Permittee has also requested the approval by this resolution of guidelines that provide additional guidance for the implementation of the anticipated development of the Specific Plan area in order to further ensure that such development is undertaken in a manner that is compatible with and complimentary to the development on the site and in the surrounding area. The Specific Plan and Specific Plan Guidelines are attached hereto and incorporated as if set forth herein by this reference; and

WHEREAS, General Plan Amendment Case No. 2007-00001-(3) ("Plan Amendment") is a related request to amend the land use designation in the General Plan for the approximately 296-acre portion of the Project Site that is located within the unincorporated County area prior to the proposed annexation and detachment to and from the City from Category I (Major Industrial) (approximately 232 of the total 296 acres) and Category C (Major Commercial) (approximately 64 of the total 296 acres) to Category SP (Specific Plan); and to designate as Category SP the approximately 30 acres of the Project Site that is located within, and intended to be detached from, the City, so that upon approval of the detachment of the incorporated portion of the Project Site from the City, the same SP General Plan designation will be in place for the entire subject property. The 30-acre portion of the Project Site currently located within the City is designated as Regional Commercial. The Plan Amendment also deletes from the County Plan of Highways an east/west Major Highway extension of Forest Lawn Drive and an extension of Forman Avenue, a Secondary Highway, to the north of the Project Site. The Plan Amendment also changes the Urban Form Policy Map designation for the subject property from Multipurpose Center Level 3 (lesser scale development) to Multipurpose Center Level 2 (greater scale development); and

WHEREAS, Zone Change Case No. 2007-00001-(3) ("Zone Change") is a related request to change the approximately 296 acres of the Project Site that is located within the unincorporated County area prior to the proposed annexation and detachment to and from the City from M-1.5 (Restricted Heavy Manufacturing) to the SP (Specific Plan) zone; and to zone as SP the approximately 30 acres of the Project Site that is located within, and intended to be detached from, the City, so that upon approval of the detachment of the incorporated portion of the Project Site from the City, the same zoning designation will be in place for the entire subject property. The portion of the Project Site currently located within the City is zoned [Q]C2-1-SN (Commercial) pursuant to the City's Planning and Zoning Code; and

WHEREAS, Development Agreement Case No. 2007-00001-(3) ("Development Agreement") is a related request to authorize a development agreement between the County and Universal Studios LLC for a period of 25 years; and

WHEREAS, the County Board of Supervisors ("Board") conducted a duly-noticed public hearing on the Specific Plan on April 23, 2013. The Specific Plan was heard concurrently with the Plan Amendment, Zone Change, and Development Agreement. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Specific Plan, Plan Amendment, Zone Change, and Development Agreement on February 27, 2013; and

WHEREAS, the approval of this Specific Plan will not become effective unless and until the Board has approved the Plan Amendment, adopted an ordinance effectuating the Zone Change, adopted an ordinance approving the Development Agreement, and such ordinances have become effective; and

WHEREAS, the Board of Supervisors finds as follows:

1. The Project Site is located within the unincorporated area identified as Universal City on the County's Zoned District Map and within the City, and it is bounded by Lankershim Boulevard to the west, the U.S. 101 Freeway ("Hollywood Freeway") to the south, Barham Boulevard and Hollywood Manor residences to the east, and the Los Angeles River Flood Control Road to the north. Approximately 296 acres are located within the County area and approximately 30 acres are located within the City.
2. Approval of the Specific Plan will not become effective unless and until the Board has approved the proposed General Plan Amendment, adopted an ordinance effectuating the proposed Zone Change, adopted an ordinance approving the Development Agreement, and such ordinances have become effective. Any development proposed for and authorized to occur in the portion of the Project Site located in the City is contingent on the approval of the detachment of such portion from the City into the unincorporated County area by the Local Agency Formation Commission for the County of Los Angeles ("LAFCO").

3. Regional access to the Project Site is provided by the Hollywood Freeway and State Route 134, which are located to the south and to the north, respectively. Public access from the west to the Project Site is provided through Lankershim Boulevard at Universal Hollywood Drive and from the south through the Universal Studios Boulevard entrance at Buddy Holly Drive and the Hollywood Freeway. The primary pedestrian access is provided from Lankershim Boulevard at Universal Hollywood Drive across from the Universal City Metro Red Line Station.
4. The Project Site is approximately 323 gross acres in size, which includes the 296 acres currently located in the County and the 30 acres of the Detachment Area less the 3-acre Annexation Area. The Project Site is irregular in shape and characterized with variable topography consisting of generally level terrain to the north and west, increasing slope to the east, and a hilltop mesa to the center and southerly portions. The Project Site is currently developed with studio and office uses on the flatter portions of the site and with retail, entertainment, and theme park uses generally on the higher hill top area of the Project Site.
5. The conceptual site plan included in the Specific Plan generally depicts existing and proposed office, studio, and studio office uses on the lower, flat portions of the Project Site located to the north and west. Existing and proposed uses in the Entertainment Use, Entertainment Retail Use, and Hotel Use categories, such as the Universal Studios Theme Park and CityWalk, are located in the elevated center and southern portions of the Project Site. The backlot area, including outdoor sets and warehouse uses, is located on the easterly portion of the Project Site. The Universal Studios Tram Tour traverses locations throughout the Project Site. Primary vehicular access to the Project Site will be provided by Lankershim Boulevard at Universal Hollywood Drive and Universal Studios Boulevard at the Hollywood Freeway and at Buddy Holly Drive. Additional limited employee and service access will continue to be provided through five additional controlled access gates, which include four gates located off Lankershim Boulevard from the west and one gate located off Barham Boulevard through Lakeside Plaza Drive from the northeast. Pedestrian access is depicted in the Specific Plan Circulation Plan along Universal Hollywood Drive from Lankershim Boulevard from the west side of the Project Site and along Universal Studios Boulevard from Cahuenga Boulevard West from the south of the Project Site.
6. Approximately 296 acres of the Project Site are zoned M-1.5, and approximately 30 acres, which are located within the City, are zoned [Q]C2-1-SN pursuant to the City's Planning and Zoning Code. The detachment of territory from the City will require the subsequent action of LAFCO. Upon LAFCO approval of the detachment of the incorporated portion of the subject property from the City and annexation of that portion to the County, a zoning designation consistent with the remainder of the Project Site will be in place for the entire subject property.

7. The properties surrounding the Project Site are located within the City and subject to the City's applicable zoning as follows:
 - North: A1-1XL (Agriculture), R1-1 (One-Family), C2-1VL (Commercial); OS-1XL (Open Space), and [Q]C2-1-SN;
 - South: C2-1VL and OS-IVL (Open Space);
 - East: R1-1 and [Q]C2-1-SN; and
 - West: R1-1, R4-IL (Multiple Dwelling), C2-IVL, and [Q]C2-1-CDO (Commercial).

8. Surrounding land uses within 500 feet of the Project Site are as follows:
 - North: Los Angeles River Flood Control Channel, Lakeside Country Club, a golf course, and Toluca Estates residential area;
 - South: Hollywood Freeway, commercial uses, and multi-family residences;
 - East: Barham Boulevard, single-family residences, and commercial uses; and
 - West: Lankershim Boulevard, the Universal City Metro Redline Station, park-and-ride facilities, Campo de Cahuenga historic site, and multi-family residences.

9. By Memorandum of Understanding entered into on March 4, 2008, the City was designated to function as the Lead Agency for purposes of the California Environmental Quality Act ("CEQA"), and the County was designated as a Responsible Agency. Prior to the Commission's public hearing, the City, as Lead Agency, prepared an Initial Study for the Project in compliance with CEQA. Based on the Initial Study, the City determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the Project because the Initial Study identified potentially significant effects that the Project would have on the environment.

10. On December 13, 2010, a joint-jurisdiction public comment meeting with the Department of City Planning ("City Planning") and the County Department of Regional Planning ("Regional Planning") was held in the community to receive comments on the Draft EIR during the public comment period. The meeting was conducted by the City's Hearing Officer and the County's Hearing Examiner. Representatives from City Planning and Regional Planning as well as the Permittee's representatives were present. A total of approximately 480 members of the public attended, and approximately 80 people provided comments on the Draft EIR. Members of the public raised concerns regarding potential Project impacts such as increased traffic, noise, night lighting and lit signage, bike-ability on the Project Site and surrounding area, adequacy of mitigation measures and timing of such measures, and community capacity for build-out of the Project. Members of the community also raised concerns regarding the scale and intensity of the Project as originally proposed.

11. The Draft EIR was circulated for public comment for a period of 93 days, beginning on November 4, 2010, and ending on February 4, 2011. After the public comment period ended, a Final EIR was prepared with responses to comments received during the public comment period. In response to comments from the public as well as to address concerns raised by the City and the County, the Permittee prepared and analyzed an alternative to the originally proposed Project that, among other changes, scaled down the Project as originally proposed by removing all residential uses from the Project ("Alternative 10").
12. In accordance with CEQA requirements to identify an environmentally superior alternative other than the No Project Alternative, a comparative analysis of the alternatives in the Draft EIR and Final EIR was done, and based on that analysis, the City, as the Lead Agency, determined that Alternative 10 was the environmentally superior alternative. Alternative 10 was adopted as the Project.
13. The Final EIR identified mitigation measures necessary to minimize the Project's significant effects on the environment. Such measures have been included in the County's Mitigation Monitoring and Reporting Program ("MMRP") that was prepared for the Project. The Final EIR concluded that after implementation of the mitigation, the Project would nevertheless result in significant and unavoidable environmental impacts that would require the adoption of a Statement of Overriding Considerations ("SOC"). The following significant and unavoidable Project impacts were identified: (1) long-term, operational impacts related to traffic access and circulation; (2) temporary impacts related to noise during demolition and construction; (3) temporary impacts related to air quality during construction, including regional and localized air quality impacts; (4) long-term regional and localized air quality impacts related to operations, including air quality impacts from concurrent construction and operation; and (5) long-term impacts related to solid waste and landfill capacity during operations.
14. The City, as the Lead Agency, certified the Final EIR on November 14, 2012.
15. Prior to the Commission hearing, Regional Planning staff received 20 phone calls from members of the public regarding the Project. The phone calls primarily involved inquiries regarding the posting of notice on the Project Site and questions regarding the scope of the Project.
16. Regional Planning staff received 115 written comments during the public hearing notice period. All but three of the comments indicated support for the Project. The basis for support included job creation and economic impact, media and entertainment industry synergy, growth and investment in the region, elimination of the residential component, perceived consensus among stakeholders, expansion of the amusement park, tourism, tax revenues, and the provision of bicycle amenities. Of the three comments in opposition to the Project, one indicated concerns regarding the remaining significant and unavoidable impacts of the Project and requested the downsizing of the Project so no significant and unavoidable impacts would remain. The second letter requested additional light,

sound, and visual mitigations for the neighborhood located across Lankershim Boulevard to the west, and the third had concerns about increased truck traffic and the adequacy of the EIR.

17. On February 27, 2013, the Commission conducted a duly-noticed public hearing for the Project. The Commission heard a presentation from staff and testimony from representatives of the Permittee as well as from members of the public. The Permittee's representatives testified in favor of the Project, and 37 people testified regarding the Project. Of the members of the public who testified, 32 people spoke in favor of the Project, and five people expressed concerns similar to those expressed in the correspondence received prior to the hearing.
18. There being no further testimony, the Commission closed the public hearing, and acting as a Responsible Agency, the Commission considered the environmental effects of the Project as shown in the certified EIR and adopted the County's CEQA Findings of Fact and SOC ("Findings and SOC") as well as the County's MMRP. The Commission found that the benefits of the Project in enhancing the future economic vitality of the County and the region in creating significant construction and operational jobs, in locating such jobs in proximity to public transit centers, and in expanding and enhancing the Project Site's historic role in the entertainment industry outweigh the significant and unavoidable impacts. Because the requested approvals were all legislative actions, the Commission recommended approval of the Specific Plan, the Plan Amendment, the Zone Change, and the Development Agreement to the Board.
19. The Board conducted a duly-noticed public hearing on the Project on April 23, 2013. The Board heard presentations from Regional Planning staff and the Permittee, along with testimony from members of the public. Of the members of the public who spoke, 25 people spoke in favor of the project, one person and his representative spoke with concerns about the potential impacts of filming activities in the backlot area on adjacent residential properties, and one person raised issues related to impacts from Project development. Those speaking in favor of the Project presented several reasons for support including that the Project will provide a significant number of jobs and result in economic stimulus for the County and the region, that the Project will promote tourism as well as reinforce the core entertainment and production business on the Project Site, that it will promote the retention of filming as well as television and movie production in the County, that in connection with the Project there will be significant traffic and transportation-related improvements, and that the Project will provide numerous community benefits. Additionally, members of the public cited the fact that the Permittee worked closely with the members of the community and community groups to ensure that potential impacts of the Project on surrounding neighborhoods were addressed. A number of community groups or members of those groups expressed support for the Project.

20. The Project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan, as amended by the proposed Plan Amendment.
21. The Specific Plan is necessary to authorize the proposed uses on the Project Site, to facilitate the type, intensity, and lay out of the development proposed, to ensure compatibility of the proposed development with the surrounding community, and to ensure consistency with the applicable goals and policies of the General Plan. The Specific Plan allows compatible uses unique to the media and entertainment operations of the Permittee to be developed on the Project Site and enhances the Project Site's historic utilization as a key component of the entertainment industry. The Specific Plan also enables the further regulation of such uses on the Project Site, and allows for the restriction and prohibition of uses on the Project Site to ensure compatibility with the surrounding residential community.
22. Approval of the Specific Plan is in the best interest of the public health, safety, and general welfare, as the area contains and/or the Project proposes sufficient infrastructure and facilities to accommodate the development, to include any necessary improvements to streets, water supply, sewer connections, fire flow, and fire access, and to protect the public from potential crime hazards. The Project is in conformity with good planning practices, as the development fulfills General Plan goals, policies, and programs by providing additional employment opportunities and locating such opportunities near major employment centers and transit stations. The Project also facilitates an increased use of public transportation, which results in a decrease in air pollution as well as contributes to the conservation of energy. Additionally, the Project is designed in a manner, and the Specific Plan Guidelines encourage development, that reduces the potential for additional intrusions into the surrounding residential neighborhoods by concentrating development and redevelopment in the interior portions of the Project Site, by ensuring that development at the boundaries of the Project Site is undertaken in a manner that is sensitive to the neighboring residential uses, and by incorporating a large buffer area along the eastern edge of the Project Site to minimize potential impacts on the nearby residential uses.
23. The Specific Plan is appropriate and proper because it allows for improved and enhanced development of the Project Site in a manner that furthers the goals and policies of the General Plan. The Specific Plan is an appropriate means to fulfill and implement General Plan policies to provide intensified commercial uses and development in areas close to transit stations and employment centers. The Specific Plan facilitates the location of development that efficiently utilizes existing infrastructure and services. The Project is close to a transit station and will support State and County efforts to provide increased employment opportunities near major employment centers and transit stations, increased use of public transportation, and decreased air pollution. As such, the Project will contribute to the conservation of energy. Design features included in the Project such as green building provisions, site-specific regulations, and inclusion of a mix

of media, office, and entertainment uses compliment existing uses on the Project Site and continue to ensure the Project's compatibility with the surrounding community. The Specific Plan Guidelines provide additional guidance for the implementation of the Project to ensure that the Project is developed in a manner that is complimentary to and compatible with the surrounding community. Additionally, the Permittee has worked closely with the surrounding community to develop a Project that incorporates design and operational features that will minimize the impacts on surrounding neighborhoods, to ensure that concerns related to design, traffic, signage, noise, and lighting, among other Project elements, have been addressed.

24. A need for the Specific Plan exists within the area in order to facilitate the development of a range of compatible land use types near public transportation and to encourage urban growth in areas with existing infrastructure. A multi-use development near the Universal City Metro Red Line Station will facilitate ridership on the public transit system, thereby promoting the use of public transit. The Project Site is located adjacent to established communities and also near other major media and entertainment uses as well as other regional employment centers accessible by developed transit corridors. The Specific Plan will allow for further development of a major employment center in proximity to other similar major employment centers such as the Burbank Media District, the City of Glendale, and Hollywood, and many other major media and entertainment facilities and employment centers. Furthermore, the proposed Project can take full advantage of the existing vehicular and rail transportation network in the area.
25. Modified conditions of the Project Site and surrounding community warrant the adoption of the Specific Plan. The Project's location within an urbanized area, surrounded by residential and supporting commercial uses and proximity to well-developed transit corridors, makes the Project Site ideal for redevelopment, intensifying its designation as a regional employment center for the media and entertainment industry while remaining sensitive to surrounding uses. The Specific Plan fosters the development of uses that are more compatible with the existing uses on-site as well as with the surrounding community. The existing regulations applicable to the Project Site are primarily reflective of the earlier planned use of the subject property as largely limited to only film production with related support facilities and other industrial uses. Additional public uses such as the CityWalk retail center, Universal Studios Theme Park, the expanded Universal Studios Tram Tour, the Gibson Amphitheater, and the growth of various office uses have been established on or near the site since the original development of the Project Site. These more recently established uses are generally not compatible with a vast number of heavy manufacturing uses that could be permitted by the existing land use and zoning designations of the Project Site. The existing Major Industrial land use designation and M-1.5 zoning would allow heavy manufacturing uses on the Project Site that could negatively affect the surrounding residential community as well as the existing and proposed development on the Project Site. Therefore, the regulations contained in and the development contemplated by the Specific Plan would establish

additional and appropriate land use controls for continuing the unique mix of uses on the Project Site in a manner that would ensure their internal compatibility as well as compatibility with the surrounding community.

26. The establishment of the Project is in conformance with good zoning practices. The Project promotes the efficient use of existing public services and infrastructure by locating new development in an already established and urbanized area.
27. The Board, as a Responsible Agency under CEQA, considered the effects of the Project as shown in the EIR for the Project, which was certified by the City as Lead Agency on November 14, 2012, along with the associated MMRP and Findings and SOC. After considering the certified EIR and on the basis of the whole record before it, the Board finds that with the mitigation measures set forth in and carried out through the MMRP, there is no substantial evidence that the Project would have a significant effect on the environment other than the significant and unavoidable impacts identified in the EIR and the Findings and SOC related to operational traffic, construction noise, operational and construction air quality, and operational solid waste. As set forth in the Findings and SOC, the Board finds that the benefits of the Project outweigh the Project's significant and unavoidable impacts. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
28. The MMRP prepared by the County in conjunction with the certified EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project, with the exception of the significant unavoidable impacts identified in the Findings and for which the SOC concludes the benefits of the Project outweigh such impacts. The MMRP is consistent with the conclusions and recommendations of the certified EIR, and the requirements of the MMRP are incorporated into the Specific Plan.
29. The Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Wildlife.
30. The Permittee has satisfied the County "Burden of Proof" for the Specific Plan.
31. Approval of the Specific Plan, Plan Amendment, Zone Change, and Development Agreement will result in an updated policy map in the General Plan, to reflect current conditions in the area, and such approval will also establish development standards to ensure that future development of the Project Site will be compatible with the goals and policies of the General Plan.
32. The technical and engineering aspects of the Project have been resolved to the satisfaction of the County Departments of Public Works, Fire, Parks and Recreation, Public Health, Sheriff, and Regional Planning.
33. The Specific Plan will not place an undue burden upon the community's ability to provide necessary facilities and services.

34. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Plan Amendment, Zone Change, Development Agreement, and MMRP.

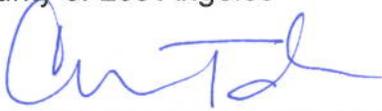
THEREFORE BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that, at the conclusion of the public hearing on the Project after considering the effects of the Project as set forth in the certified EIR, it adopted the County's MMRP and the County's Findings and SOC, found that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in the CEQA Findings and SOC, and determined that the remaining, significant unavoidable environmental impacts of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings and SOC; and
2. Adopts Specific Plan Case No. 2007-00001-(3).

The foregoing was on the 30th day of April, 2013, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of the
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

Attachments:
Specific Plan
Specific Plan Guidelines