

# **NBC UNIVERSAL EVOLUTION PLAN**

## **Plan for Municipal Services**

**for**

## **Proposed Annexation to the City of Los Angeles**



### **Prepared for:**

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## **1.0 INTRODUCTION**

This study provides details regarding the provision of municipal services to the NBC Universal Evolution Plan project (the “Project”) on the City portions of the 391-acre Universal City property (the “Project Site”). The Project Site is located in two jurisdictions, and currently includes approximately 95 acres (24 percent of the total Project Site area) located within the City of Los Angeles, and 296 acres (76 percent of the total Project Site area) in the unincorporated area of Los Angeles County. The Project Site is largely surrounded by the City of Los Angeles on all four sides. Under the Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. Overall, there is a net reduction of areas in the City of Los Angeles. Fundamentally there will be little to no change in how municipal services have been delivered to the Property for almost 100 years.

The Project Site is two miles north of Hollywood and 10 miles northwest of downtown Los Angeles, in central Los Angeles County. The Project Site 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. The Project Site is generally bounded by the Los Angeles River Flood Control Channel to the north, Barham Boulevard to the east (except for a portion that borders the Hollywood Manor residential area), the Hollywood Freeway to the south (except for the southwest corner of the Project Site which abuts hotel and office towers), and Lankershim Boulevard to the west. **Figure 1** shows the location of the Project Site, including current jurisdictional boundaries.

This document evaluates municipal services to be provided to the City portions of the Project Site, including:

- Fire Protection Services
- Police Services
- Parks and Recreational Services
- Library Services
- Water Services
- Wastewater Services
- Solid Waste Services
- Flood Control Services
- Roadway Maintenance and Street Lighting Services

## **2.0 PROPOSED ANNEXATION AND DETACHMENT**

The Project provides for the development of 2,363,000 gross new square feet of Studio, Studio Office, Office, Entertainment, Entertainment Retail, and Amphitheater uses, and two 500-room hotels, on the Project Site. When accounting for the demolition of certain existing uses on the Project Site to make way for new development, the Project would result in the development of 1,777,186 net new square feet of Studio, Studio Office, Office, Entertainment, Entertainment Retail, and Amphitheater uses, as well as the two 500-room hotels. An illustrative conceptual plan for the Project is shown in **Figure 2**.

As shown in **Figure 3**, the portions of the Project Site currently within City jurisdiction are (1) approximately 40 acres along the southern and southwestern portion of the Project Site adjacent to the Hollywood Freeway, which also includes Universal Hollywood Drive and a limited amount of frontage along the north side of Universal Hollywood Drive; (2) approximately 11 acres at the southeastern corner of the Project Site along Barham Boulevard and Buddy Holly Drive; (3) approximately 40 acres at the northeastern corner of the Project Site along Barham Boulevard; (4) approximately 1.2 acres at the northwest corner of the Project Site along Lankershim Boulevard; and (5) an approximately 0.8-acre sliver midway along the Project Site's northern boundary with the Los Angeles River Flood Control Channel. The portion of the Project Site within County jurisdiction is a contiguous area encompassing most of the northern, central, and western portions of the Project Site.

Under the Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment actions reflect the Applicant's (Universal City Studios LLC) objectives to establish jurisdictional boundaries that follow existing and planned on-site land use patterns. For example, portions of the Project Site along Universal Hollywood Drive would be annexed into the City to reflect the Applicant's anticipated use of these portions of the Project Site for a proposed hotel and administration building in the City. Jurisdictional boundaries at the portion of the Project Site at the northwest corner would also be adjusted so that headquarters of NBC4 News and Telemundo's KVEA, currently being constructed in the former Technicolor buildings, would be located entirely in the City of Los Angeles. In addition, portions of the Project Site north of the Hollywood Freeway and Buddy Holly Drive would be detached to the County to allow a portion of CityWalk currently in the City to be unified with the balance of CityWalk which is located in the County, thus allowing CityWalk to be within one jurisdiction. Finally, the small sliver of land midway across the Project Site on the northern boundary would be detached into the County.

The proposed jurisdictional boundary adjustments would result in approximately 3 acres being annexed into the City and 30 acres detached from the City to the County. Overall, the net



change would be approximately 27 acres to the unincorporated area of the County. The jurisdictional boundary adjustments would result in 5 non-contiguous areas totaling approximately 68 acres of the Project Site in the City. Those areas would include the approximately 11 acres at the southeastern corner of the Project Site along Barham Boulevard and Buddy Holly Drive and 40 acres at the northeastern corner of the Project Site along Barham Boulevard that are already in the City and for which no jurisdictional changes are contemplated. Further, following the proposed jurisdictional boundary adjustments the areas in the City would also include: (1) approximately 8.6 acres along the southern and southwestern portion of the Project Site adjacent to the Hollywood Freeway; (2) approximately 6.4 acres along Universal Hollywood Drive with frontage along the north side of Universal Hollywood Drive; and (3) approximately 1.9 acres at the northwest corner of the Project Site. The proposed City areas after annexation and detachment are shown in **Figure 4**.

The City portions of the Project Site currently consists of multiple land use designations as provided in the Sherman Oaks - Studio City - Toluca Lake – Cahuenga Pass Community Plan, including Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial. Should the City approve the Applicant's entitlement requests, portions of the Project Site in the City, including those areas proposed for annexation to the City, would be designated Regional Commercial.

In addition, as shown in **Figure 5**, City portions of the Project Site are currently comprised of various zoning designations, including RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q)C1-1L, and C2-1. Should the City approve a zone change ordinance for the Project, those portions of the Project Site would be zoned [Q]C2-1-SN, and areas proposed for annexation to the City would be prezoned [Q]C2-1-SN pursuant to Section 56375 of the California Government Code. When the annexation becomes effective, the zoning for those areas would also become effective.<sup>1</sup>

To effectuate the proposed jurisdictional boundary adjustments, the Los Angeles Local Agency Formation Commission (LAFCO) would be required to amend the City's Sphere of Influence to include the areas to be annexed into the City under the Project.<sup>2</sup> As shown in **Figure 6**, the City's current Sphere of Influence does not include those areas proposed for annexation under the Project.

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<sup>1</sup> See California Government Code, Section 65859(a). Those areas of the Project Site within the County's jurisdiction are currently zoned M 1½ (Restricted Heavy Manufacturing Zone). The Applicant has requested that the County rezone those areas, including areas to be detached from the City, with the adoption of a proposed Universal Studios Specific Plan.

<sup>2</sup> Section 56076 of the California Government Code defines "Sphere of Influence" as "a plan for the probable physical boundaries and service area of a local agency. . . ."

With the completion of the boundary adjustments, the Project would result in the development of 380,000 gross new square feet of Studio and Studio Office uses and one 500-room hotel in the City portion of the Project Site, and 1,983,000 gross new square feet of Studio, Studio Office, Office, Entertainment, Entertainment Retail, and Amphitheater uses and one 500-room hotel in the County portion of the Project Site. When accounting for the demolition of existing uses in the City and County portions of the Project Site, the Project would result in the development of 338,646 net new square feet of Studio and Studio Office uses and one 500-room hotel in the City portion of the Project Site, and the development of 1,438,540 net new square feet of Studio, Studio Office, Office, Entertainment, Entertainment Retail, and Amphitheater uses and one 500-room hotel in the County portion of the Project Site.

The following is a tabular comparison of the proposed net new square footage by land use under the Project.

Land Use	Total Net New (sf)	County Net New (sf)	City Net New (sf)
Studio	307,949	257,949	50,000
Studio Office	647,320	334,774	312,546
Office	495,406	495,406	0
Entertainment	337,895	337,895	0
Entertainment Retail	39,216	63,116	- 23,900
Amphitheater	-50,600	-50,600	0
Hotel	1,000 rooms <sup>a</sup>	500 rooms <sup>b</sup>	500 rooms <sup>b</sup>
<b>TOTAL</b>	<b>1,777,186</b>	<b>1,438,540</b>	<b>338,646</b>

<sup>a</sup> Corresponds to 900,000 square feet to yield a total Net New of 2,677,186 square feet.

<sup>b</sup> Corresponds to 450,000 square feet to yield a total County Net New of 1,888,540 square feet and a total City Net New of 788,646 square feet.

**Figure 7** shows an aerial overview of the Project Site's jurisdictional boundaries under current conditions and what those boundaries would be after the completion of the annexation and detachment actions.

If the proposed jurisdictional boundary adjustments were to not occur, and the Project were to proceed under current jurisdictional boundaries, development square footage totals between City and County would be relatively similar. Both the City and County portions of the Project Site would include a proposed hotel, with the proposed hotel in the City portion being located near Universal CityWalk and the proposed hotel in the County portion being located along Universal Hollywood Drive (the reverse of what would occur should the boundary adjustments be approved). Overall, if the proposed jurisdictional boundary adjustments did not occur, development in the City portion of the Project Site would include an additional 50,000 gross new square feet of Entertainment Retail uses near Universal CityWalk.

An Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan pursuant to the California Environmental Quality Act (CEQA) and its implementing guidelines (State Clearinghouse No. 2007071036). The City of Los Angeles Department of City Planning served as the lead agency for the EIR. The proposed project studied in detail in the EIR included the potential development of 2,937 residential dwelling units on the Project Site, along with 180,000 square feet of neighborhood retail and community-serving uses. The Project as described in this study is "Alternative 10: No Residential Alternative," which the EIR identified as the environmentally superior alternative to the originally proposed project. The City Planning Department's Hearing Officer recommended adoption of Alternative 10 and the City Planning Commission recommended adoption of Alternative 10. The Applicant concurred in the recommendation of Alternative 10 as the Project for the City's decision makers to consider for approval. Accordingly, the Project for which the Applicant seeks approval from the City of Los Angeles and County of Los Angeles is Alternative 10 and no longer includes any residential dwelling units or neighborhood retail and community-serving uses.

### **3.0 SERVICES REQUIRED BY THE PROJECT**

#### **3.1 FIRE PROTECTION SERVICES**

##### **Current Level of Service**

Within the City of Los Angeles, fire prevention, suppression, and life safety services are provided by the City Fire Department (LAFD), as mandated by Article 10, Section 130 of the City of Los Angeles Charter and Section 22.70 of the Los Angeles Administrative Code. The Los Angeles Fire Code, a portion of the Los Angeles Municipal Code, prescribes laws for the safeguarding of life and property from fire, explosion, panic or other hazardous conditions which may arise in the use or occupancy of buildings, structures, or premises, and such other laws as it may be the LAFD's duty to enforce.<sup>3</sup> The Safety Element of the General Plan, which replaced the 1979 Fire Protection and Prevention Plan, serves as a guide to City departments, government offices, developers, and the public for the construction, maintenance, and operation of fire protection facilities located within the City of Los Angeles. Policies and programs addressed by the Safety Element include the following: (1) fire station distribution and location; (2) required fire flow (i.e., water supply); (3) fire hydrant standards and locations; (4) access provisions; (5) emergency ambulance service; and (6) fire prevention activities.<sup>4</sup>

The LAFD has 3,586 uniformed personnel and 353 non-uniformed support staff. Services of the City Fire Department include: fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education, and community service. A professionally trained staff of 1,104 firefighters (including 242 paramedic-trained personnel) is on duty at all times at 106 neighborhood fire stations located across the LAFD's 471 square-mile jurisdiction.<sup>5</sup>

The Project Site is located within LAFD's Division 3, which has jurisdiction over a 243 square-mile area that encompasses mainly the San Fernando Valley. Division 3 is further broken down into five Battalions (Battalions 10, 12, 14, 15, and 17) and, as shown in **Figure 8**, 37 neighborhood fire stations. The Project Site is located within LAFD's Battalion 14, which oversees a 33.1 square-mile area that encompasses the communities of Studio City, North Hollywood, Sherman Oaks, and Toluca Lake. As shown in **Figure 9**, there are six (6) LAFD fire stations currently serving the City of Los Angeles portion of the Project Site.

Of the six LAFD fire stations (Stations 76, 86, 82, 27, 60, & 78) serving the Project Site, Station 76 is considered the first-due response station and is located at 3111 Cahuenga

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<sup>3</sup> Los Angeles Municipal Code, Article 7, Chapter V, Section 57.01.02.

<sup>4</sup> Safety Element of the City of Los Angeles General Plan, adopted Nov. 26, 1996.

<sup>5</sup> Los Angeles Fire Department, About the LAFD, <http://www.lafd.org/about.htm>, October 2012.

Boulevard, approximately 0.3 miles south of the southeastern corner of the Project Site. Fire Station 76 is currently equipped with a paramedic rescue ambulance and a single engine company, and is staffed with 6 employees.

To assist in the delivery of fire protection services to the Project Site, City Fire Station 86 would provide assistance on an as-needed basis, and is located approximately 1.9 miles from the Project Site at 4305 Vineland Avenue. The staff of four at Fire Station 86 is equipped with a paramedic rescue ambulance, emergency medical services Battalion Captain, a single engine company, and a swift water rescue team.

Fire Station 82 would also assist on an as-needed basis, and is located at 1800 North Bronson Avenue, which is approximately 2.7 miles from the Project Site. This Fire Station has six staff and is comprised of a paramedic rescue ambulance and a single engine company.

Fire Station 27 is located at 1327 North Cole Avenue and is situated approximately 2.7 miles from the Project Site. This Fire Station, which is headquarters to Battalion 5, has 15 staff and is comprised of a task force truck and engine company, a paramedic rescue ambulance, an emergency medical team rescue ambulance, and an urban search and rescue team.

Fire Station 60 is located at 5320 Tujunga Avenue, North Hollywood, which is approximately 3.5 miles northwest of the Project Site. Fire Station 60 has 15 staff and is the Battalion 14 headquarters. This Fire Station contains a task force truck and engine company and a paramedic rescue ambulance, an emergency medical team rescue ambulance, and foam tender.

Fire Station 78, is located at 4041 Whitsett Avenue, and is located approximately 3.8 miles from the Project Site. Fire Station 78 has a staff of 9 and is comprised of a light force truck and pump company and a paramedic rescue ambulance.

It is also important to note that the County of Los Angeles houses a fire station on the Project Site. County Fire Department Station 51 is the first-due (jurisdictional) station, and is located in the central portion of the Project Site. Fire Station 51 is responsible for serving the County portion of the Project Site, which constitutes approximately 76 percent of the Project Site. Fire Station 51 is currently equipped with a three-person engine company and two-person paramedic squad.

The approval of Proposition F in November of 2000 provides funding to support the relocation and expansion of LAFD fire stations. According to the LAFD, since 2001 the department has actively been seeking to build new fire stations under the Proposition F bond. Twenty fire stations were approved in 2001; however, the area surrounding the Project Site did not get a new station designated. Several older stations in the Project Site area need to be

eventually updated, including Fire Stations 76 and 86, which were built in 1951 and 1961, respectively.

In addition to the six LAFD fire stations identified above, under automatic aid agreements, the County Fire Department and Burbank City Fire Department can respond with additional units to the Project Site. The County Fire Department responds with one engine company to a first-alarm fire incident within the Project Site. The City of Burbank responds with two engine companies, one truck, and one battalion chief to a structure fire incident, and one Hazardous Materials Task Force to a hazardous materials incident at the Project Site.

### **Response Distance and Access**

The City of Los Angeles Fire Code specifies the maximum response distances recommended between specific sites and the nearest fire station, based on land use and fire flow requirements. Pursuant to Section 57.09.07A of the Los Angeles Municipal Code, the maximum response distance between high density residential (i.e., buildings four to six stories in height or greater) and commercial neighborhood land uses and a LAFD fire station that houses an engine or truck company is 1.5 miles. The maximum response distance between a commercial land use and a fire station that houses an engine company is 1.0 mile, and between a commercial land use and a fire station that houses a truck company is 1.5 miles. When response distances exceed these recommendations, all structures must be equipped with automatic fire sprinkler systems and any other fire protection devices deemed necessary by the Fire Chief (e.g., fire signaling systems, fire extinguishers, smoke removal systems, etc.). As discussed above, LAFD Fire Station 76 is equipped with an engine company and is located 0.3 miles from the Project Site which meets the LAFD criteria.

### **Fire Flow**

Water utilized as part of the Project Site's fire prevention system is available from two different Los Angeles Department of Water and Power (LADWP) pressure zones, each capable of delivering water to a certain elevation. These two zones are referred to as the 830 System and the 1116 System. LADWP maintains water lines along Lankershim Boulevard for both the 830 System and the 1116 System. The pressure zone number refers to the hydraulic grade line elevations established by LADWP for its water systems. Hydraulic grade lines are the elevations above mean sea level maintained for the pressure zone. For example, the 1116 System refers to a pressure zone with a hydraulic grade line which is 1116 feet above mean sea level. The water main trending northwest to southeast and intersecting the south side of the Project Site is connected to the 1116 System on Lankershim Boulevard. The 1116 system also includes a water line that runs along Barham Boulevard and provides service to the Project Site. Fire demand consumption and flows are infrequent and usage is not monitored; however, the



existing fire flow conveyance system can deliver a minimum of 5,000 gallons per minute for an unlimited duration of time to the Project Site.

### **Improvements or Additional Services Required**

The proposed annexation and detachment actions would result in approximately 3 acres being annexed into the City and 30 acres detached from the City to the County. Overall, the net change would be approximately 27 acres to the unincorporated area of the County. Those areas being annexed into the City would be served by the LAFD.

Several improvements would be incorporated into the design of the Project that would allow for the LAFD to provide adequate service to the City portions of the Project Site. Those project design features include:

- For development in the City portions of the Project Site, the Project Applicant or its successor shall comply with the requirements of the Los Angeles Municipal Code for fire protection. (Project Design Feature K.1-1.)
- The Project Applicant or its successor shall submit a plot plan for approval of access and fire hydrants by the City Fire Department prior to the issuance of a building permit by the City. The plot plan shall include fire prevention, suppression and access features to the satisfaction of the City Fire Department. (Project Design Feature K.1-2.)
- All new buildings in the City shall be within 300 feet of an approved fire hydrant. When a fire lane must accommodate the operation of City Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky. Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required. (Project Design Feature K.1-3.)
- New buildings in the City would include any additional communication repeaters, bidirectional amplifiers and/or antennas as required by the City Fire Department. (Project Design Feature K.1-4.)
- During demolition in the City, the City Fire Department access shall remain clear and unobstructed. (Project Design Feature K.1-5.)

In addition to the project design features described above, the following mitigation measures have been incorporated into the Project for those areas of the Project Site that would be in the City of Los Angeles:<sup>6</sup>

- Fire Flow of 9,000 gallons per minute flowing simultaneously through 6 fire hydrants shall be provided to the City portions of the Back Lot Area.<sup>7</sup> Fire flow shall be provided as set forth in Mitigation Measure L.2-1.<sup>8</sup> Phased implementation of the fire flow system may be provided subject to the approval of the City Fire Department. Alternative fire flow facilities may be provided subject to the approval of the City Fire Department. (Mitigation Measure K.1-1.)
- Prior to the issuance of the first Certificate of Occupancy for net new development exceeding 50,000 square feet in the City portion of the Project Site, the Applicant or its successor shall provide funds not to exceed \$180,000 for acquisition of a Fire Department rescue ambulance to be housed at Fire Station 86. The Applicant shall offer to dedicate to the City of Los Angeles approximately 1 acre of land in the southeastern portion of the Project Site for use by the City of Los Angeles for construction of a new fire station by the Fire Department. (Mitigation Measure K.1-2.)
- Upon the issuance of the first building permit for new Project construction in the City portion of the Project Site, the Project Applicant or its successor shall enter into an agreement with the City to reimburse the City for the cost of a City Fire Department Inspector II (to include travel time, inspection and research time) who will be assigned to the City portion of the Project during its construction. (Mitigation Measure K.1-3.)
- When the Applicant provides to County Fire Station 51 the tiller-quint pursuant to Mitigation Measure K.1-5<sup>9</sup> 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

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<sup>6</sup> This list does not include mitigation measures solely within the County's jurisdiction.

<sup>7</sup> **Figure 21** shows the Project's proposed development areas on the Project Site: the Business Area, Entertainment Area, Studio Area, and Back Lot Area.

<sup>8</sup> Mitigation Measure L.2-1 deals with the provision of water to the Project Site and is discussed in Section 3.5 of this report.

<sup>9</sup> Mitigation Measure K.1-5 requires the Applicant or its successor to construct or cause to be constructed expanded County Fire Department facilities to serve the Project Site. The Applicant shall also provide a "tiller-quint" and ancillary equipment for the quint, or similar equipment at no cost to the County.

automatic response basis pursuant to a mutually acceptable automatic aid agreement. (Mitigation Measure K.1-8.)

**Timeframe for Extension of Service**

The City of Los Angeles will continue to have responsibility for providing fire protection services to the City portions of the Project. Those areas of the City being detached to the County would be serviced by the Los Angeles County Fire Department, which, as noted above, currently has a fire station on the Project Site.

## 3.2 POLICE SERVICES

### Current Level of Service

The City Police Department (LAPD) is divided into four (4) bureaus throughout the City: the Central, West, South, and Valley Bureaus. The four (4) Bureaus are further divided into 21 service areas, which are serviced by the LAPD's 21 community police stations. Within each service area, smaller geographic units referred to as Reporting Districts are used for resource deployment purposes as well as to assist in compiling statistical data. Further, each LAPD community police station is apportioned into small neighborhood units, referred to as Basic Car Areas. There are roughly eight (8) to ten (10) Basic Car Areas per community police station. Each Basic Car Area has one patrol car permanently assigned to provide service to that area 24 hours a day, with staff rotating through a compressed work schedule with officers assigned on either a 10-hour or 12-hour shift. While other police vehicles may be present in the Basic Car Area, the Basic Car has priority in answering all calls within its boundaries. The LAPD is an organization composed of approximately 12,500 personnel, with 9,808 sworn and 2,730 civilian employees. To determine an adequate level of service capacity, the LAPD considers 25 factors, crime trends and demographics to achieve an average seven minute emergency response time and 40 minute availability of patrol.

Currently, the City portion of the Project Site is located in the North Hollywood Community Police Station service area, with its station located at 11640 Burbank Boulevard, North Hollywood. Currently, the Project Site is within five (5) miles of the North Hollywood Community Police Station, as shown in **Figure 10**.

There are currently 331 personnel assigned to the North Hollywood Community Police Station, including 300 sworn officers and 31 civilian support staff, in addition to 32 reserve officers and 28 citizen volunteers.<sup>10</sup> The LAPD has indicated that the North Hollywood Community Police Station is currently operating at more than full capacity, and there is an existing need to add square footage to the existing structure. The Project Site is located in Reporting District 1588.

Response times are an additional indicator used to determine the adequacy of police protection. As of June 2007, the average response time for emergency calls in the North Hollywood Community Police Station service area is 7.3 minutes, marginally higher than the Citywide average of 7.0 minutes. There are currently no plans for new LAPD stations or plans to expand existing LAPD stations in the Project vicinity.

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<sup>10</sup> Los Angeles Police Department, About North Hollywood, [http://www.lapdonline.org/north\\_hollywood\\_community\\_police\\_station/content\\_basic\\_view/1816](http://www.lapdonline.org/north_hollywood_community_police_station/content_basic_view/1816), October 2012.

The LAPD has indicated that the North Hollywood Community Police Station service area currently experiences a steady amount of property crimes, primarily burglary and burglary from motor vehicles.

In addition to providing police protection services, the LAPD provides traffic control on City of Los Angeles streets in the Project area, including those within the City portion of the Project Site. Further, the LAPD also assists the Applicant's private security staff with traffic control whenever conditions arise that requires this type of coordination.

The Los Angeles County Sheriff's Department provides primary service to the County portions of the Project Site. The Project Site is served by the Universal CityWalk County Sheriff Substation, located on the Project Site at 1000 Universal Studios Boulevard, Universal City. Staffing for the Substation consists of 1 lieutenant, 2 sergeants, 1 detective, 1 team leader, and 12 deputies. The Universal CityWalk Sheriff Substation's hours of operation are 7:00 A.M. to 4:00 A.M. the next day, or 21 hours per day. In addition, the Applicant employs a substantial private security staff for the Project Site. This includes uniformed and non-uniformed staff.

#### **Improvements or Additional Services Required**

The proposed annexation and detachment actions would result in approximately 3 acres being annexed into the City and 30 acres detached from the City to the County. Overall, the net change would be approximately 27 acres to the unincorporated area of the County. Those areas being annexed into the City would be served by the LAPD.

Several improvements would be incorporated into the design of the Project that would allow for the LAPD to provide adequate service to the City portions of the Project Site. Those project design features include:

- 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. (Project Design Feature K.2-1.)
- During Project design for buildings in the City, the Project Applicant or its successor shall incorporate project design features consistent with the City Police Department's Design Out Crime Guidelines, which may include providing an on-site security force, illuminating parking lots with artificial lighting, use of closed-circuit television monitoring and recording of on-site areas, maintaining security fencing along the Project Site's eastern edge to restrict public access, and way-finding lighting. (Project Design Feature K.2-2.)

- 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 signage. (Project Design Feature K.2-3.)

In addition to the project design features described above, the following mitigation measure has been incorporated into the Project for areas of the Project Site that would be in the City of Los Angeles:<sup>11</sup>

- 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. (Mitigation Measure K.2-3.)

#### **Timeframe for Extension of Service**

The City of Los Angeles will continue to have responsibility for providing police services to the City portions of the Project. Those areas of the City being detached to the County would be serviced by the Los Angeles County Sheriff's Department.

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<sup>11</sup> This list does not include mitigation measures solely within the County's jurisdiction, which include provision of a new on-site Sheriff's facility for the shared use of the County Sheriff's Department, contract security, and corporate security for the Project Site .



### **3.3 PARKS AND RECREATIONAL SERVICES**

#### **Current Level of Service**

Parks and recreational facilities operated within the City of Los Angeles are administered by the City's Department of Recreation and Parks and are divided into four (4) organizational regions: (1) Metropolitan Region, which incorporates central and east Los Angeles; (2) Pacific Region, which includes west and south Los Angeles; (3) Griffith Region, which incorporates all facilities in Griffith Park; and the (4) Valley Region, which incorporates all facilities within the portion of the San Fernando Valley located within the City of Los Angeles. The Project Site is and/or would be located in the Valley Region. The Department of Recreation and Parks maintains over 15,710 acres of parkland, comprised of 390 neighborhood and regional parks and 176 recreation centers, as well as 13 golf courses, 287 tennis courts, 9 dog parks, 59 swimming pools, 7 skate parks, 7 museums, 24 child care facilities, 30 senior centers, 2 beaches, and an urban forest of one million trees.

The Project Site is located in the Valley Region; however, the City uses the Community Plan area as the statistical geographic area to evaluate the park needs of area residents. However, as the City generally considers a parks service radius to be two miles, park facilities within two (2) miles of the Project Site have been identified for evaluation purposes. The City has identified 11 park and recreational facilities, totaling 4,630.92 acres, located within a two-mile radius of the Project Site. These park and recreational facilities are shown in **Figure 11**, and include two (2) neighborhood parks, seven (7) community parks, and two (2) regional parks. The City has indicated that the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area is a high density area that is below the standards for neighborhood and community park acreage; and that the facilities in the Community Plan area with active recreational features are heavily used. The Community Plan area currently provides 1.21 acres of neighborhood and community park acreage per 1,000 persons. This results in a deficiency of 2.79 acres of neighborhood and community parks per 1,000 persons to meet the long-term standards of 4 acres of neighborhood and community parks per 1,000 persons established in the Public Recreation Plan. The City currently has no plans to develop new or to expand existing park facilities within two (2) miles of the Project Site.

#### **Improvements or Additional Services Required**

Given the increase in operational (post-construction) employment that would occur under the Project, it is anticipated that the use of City park facilities would increase under the Project. This is especially true at the City's Weddington Park (South), which is located across Lankershim Boulevard from the Project Site. However, even with the Project's increase in on-site employment, the Project would result in a minor increase in the demand for City parks services since employees would likely only utilize parks for short periods of time during non-

peak park usage time periods (i.e., weekdays). As a result of the Project's elimination of the residential, neighborhood retail and community-serving commercial uses in the existing Back Lot Area, the Project would not result in impacts to City parks from any new residential uses. Accordingly, no additional improvements or services would be required.

### 3.4 LIBRARY SERVICES

#### Current Level of Service

The City of Los Angeles Public Library operates a Central Library, six (6) regional branch libraries, and 65 neighborhood branches. Administratively, the City of Los Angeles Public Library system is divided into six (6) geographic regions which include: (1) Central Southern; (2) Northeast; (3) East Valley; (4) West Valley; (5) Hollywood; and (6) Western. The six City of Los Angeles Public Library Geographical Regions are shown in **Figure 12**. The libraries that serve the Project Site are within the City of Los Angeles' East Valley and Hollywood geographic regions, as discussed below. The City of Los Angeles Public Library's collection of books, CDs, DVDs and other materials totals approximately 6,400,000. During the 2005–2006 fiscal year, the City of Los Angeles Public Library had 1,420,000 registered borrowers, with an annual gate count of 14,050,000 visitors and an annual circulation of 15,775,000 items. The City of Los Angeles Public Library is a member of the Southern California Library Cooperative, an association of public libraries in the greater Los Angeles area which shares resources to improve library service to the residents of all participating jurisdictions

In addition, the City of Los Angeles Public Library operates a universal borrowing program with the County of Los Angeles Public Library that allows residents of both the City and the unincorporated County to obtain cards and lending privileges from both systems.

Projects involving residential developments are normally associated with impacts to libraries, since they generate a permanent increase in residential population, the primary users of library resources. Conversely, non-residential projects are viewed as having relatively limited impacts attributable to occasional and incidental use of library facilities for generalized research purposes. Reflective of this, the City of Los Angeles Public Library has not adopted standards which address non-residential use of library services.

Library facilities within two miles of a project site are generally considered to be within the service area of a project. As shown in **Figure 13**, there are no City of Los Angeles Public Library branch libraries within an approximate two-mile radius of the Project Site. The City of Los Angeles Public Library has identified that there are two libraries that could potentially serve the Project, including the Francis Howard Goldwyn Hollywood Regional Branch Library (Goldwyn Hollywood Library)—located approximately 2.7 miles from the Project Site (measured from the intersection of Barham Boulevard and Coral Drive), and the North Hollywood Amelia Earhart Regional Branch Library (North Hollywood Library)—located approximately 3.6 miles from the Project Site (measured from the intersection of Barham Boulevard and Coral Drive). The Goldwyn Hollywood Library is located in the City of Los Angeles Public Library's Hollywood Service Area; the North Hollywood Library is located in the East Valley Service Area. The City of Los Angeles Public Library has identified the Goldwyn Hollywood Library as the facility that

would primarily serve the incorporated portion of the Project Site. The Goldwyn Hollywood Library is located south of the Project Site at 1623 North Ivar Avenue in Hollywood, CA, whereas, the North Hollywood Regional Branch Library is located at 5211 Tujunga Avenue, North Hollywood, CA.

The Goldwyn Hollywood Library is 19,000 square feet in size and has a collection of approximately 93,000 volumes. The library currently has a staff of 19.5 full time equivalent positions. The 2005 service population of the Goldwyn Hollywood Library was estimated to be approximately 88,781 persons. Per the City of Los Angeles Planning Department's estimation, the population for the service area will reach approximately 96,789 by 2030. The City of Los Angeles Public Library has indicated that the Goldwyn Hollywood Library adequately meets the current demand for library services. There are no plans for library expansion or the construction of a new library in the service area as the current demand at the Goldwyn Hollywood Library is being adequately met.

The North Hollywood Library is 15,150 square feet in size and has a collection of approximately 76,000 volumes. The library currently has a staff of 19 full time equivalent positions. The 2005 service population of the North Hollywood Library was estimated to be approximately 68,514 persons. Per the City of Los Angeles Planning Department's estimation, the population for the service area will reach approximately 74,813 by 2030.

#### **Improvements or Additional Services Required**

The use of City of Los Angeles Public Library facilities by the Project's on-site employees and guests would be anticipated to be negligible compared to current and projected demand at the Los Angeles Public Library facilities. As the Project would not result in a residential population (the unit by which library services are measured), and would thus not cause either of the Los Angeles Public Library's service areas to exceed their capacity, the Project would not result in impacts to Los Angeles Public Library facilities. Accordingly, no additional improvements or services would be required.

### 3.5 WATER SERVICES

#### Current Level of Service

LADWP has supplied water to the property for decades. LADWP supplies water for domestic and fire services to the Project Site through existing water lines adjacent to and throughout the Project Site. LADWP serves the Project Site from two different pressure zone systems to accommodate elevation changes within the Project Site. These pressure zones include the lower pressure 830 System and the higher pressure 1116 System.<sup>12</sup> The 830 System includes an 8-inch water line in Lankershim Boulevard that supplies both domestic and fire water to the north side of the Project Site. The 1116 System includes a 12-inch water line in Lankershim Boulevard that also serves the north side of the Project Site and an 8-inch water line in Barham Boulevard that provides service to the northeastern portion of the Project Site. The 1116 System also includes 12-inch and 16-inch water lines traversing the south side of the Project Site that originate from the 12-inch water lines in Lankershim Boulevard and connect with the 16-inch water line in Barham Boulevard that becomes a 12-inch and then an 8-inch line to the north along Barham Boulevard. This portion of the 1116 System serves the south side of the Project Site. **Figure 14** shows the location of the existing LADWP lines and system currently providing service to the Project Site.

The Hollywood Pump Station is the LADWP pump station that serves the 1116 System. The Hollywood Pump Station is located near the Lake Hollywood Reservoir in Weid Canyon, east of the Project Site. The existing LADWP Hollywood Pump Station consists of three 1,800 gallon per minute pumps. One of the pumps acts as the operational pump. The second pump is the stand-by pump. The third pump is used when emergencies arise (i.e., fire).

LADWP also supplies recycled water to the Project Site from its regional 12-inch recycled water line. This line enters the Project Site at the intersection of Forest Lawn Drive and Barham Boulevard and connects to a recycled water pump station on the Project Site currently operated by the Applicant. This pump station distributes recycled water throughout the Project Site, via the Applicant's privately-owned system, for irrigation and industrial uses.

**Figure 15** shows the location for existing recycled water lines and the associated pumping station on the Project Site. The water systems within the Project Site are divided into three types of service: domestic water, fire water, and recycled water.

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<sup>12</sup> The system numbers refer to the hydraulic grade line elevations established by LADWP for its water systems. Therefore, the 1116 System refers to a mean sea level elevation of 1116 feet and the 830 System refers to a mean sea level elevation of 830 feet.

### **Domestic Water Use**

The portion of the Project Site within the City is currently served only by the LADWP 1116 pressure distribution system. The areas of the Project Site within the County are served by LADWP through both the 830 and 1116 pressure distribution systems. There are meters provided at various locations where connections are made to the LADWP water lines. Additionally, four man-made water features (Park Lake, Jaws Lake, Collapsing Bridge Pond, and portions of Falls Lake) on the Project Site are filled with domestic water.

Information was obtained from LADWP regarding existing domestic water demand on the Project Site. The existing average daily domestic water demand is approximately 1,007,436 gallons per day (1,128.6 acre-feet per year), based on average metered water use at the Project Site. The existing peak daily domestic water demand, calculated based on sewer design methodologies, is approximately 1,792,174 gallons per day.<sup>13</sup>

### **Fire Protection Water System**

The fire protection system water lines for the portions of the Project Site within the City are currently served from the LADWP 1116 pressure system, with the use of pressure reducing stations to serve lower elevation areas. The fire protection system water lines within the County portion of the Project Site are currently served from both the LADWP 830 and 1116 pressure systems, also with the use of pressure reducing stations for lower elevation areas. Fire protection system water lines servicing the Project Site are generally 8 inches in diameter or larger. Fire demand consumption and flows are infrequent and usage is not monitored; however, the existing fire protection system can deliver a minimum of 5,000 gallons per minute for an unlimited duration of time to the Project Site.

### **Recycled Water**

The Applicant operates a recycled water distribution system that is used to irrigate most landscaped areas on the Project Site and for industrial uses within the Project Site. The LADWP recycled water line has the capacity to supply up to 1,000 gallons per minute of recycled water to the Applicant's pump station. The Applicant has an agreement with LADWP for the purchase of recycled water for the Project Site.<sup>14</sup> However, recycled water from LADWP is variable and is not always available when needed. Currently, the existing recycled water demand at the Project Site, on average, is approximately 93,730 gallons per day (or 105 acre-feet per year). When the amount of recycled water needed for irrigation exceeds the available supply,

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<sup>13</sup> Peak demand is calculated as: Peak Flow = 1.78 times the Average Demand (in million gallons per day) raised to the power of 0.92, per the ASCE Sewer Design Manual.

<sup>14</sup> Agreement By and Between The LADWP of the City of Los Angeles and MCA Inc. Regarding Water Service, Agreement No. 10014, May 9, 1991.



domestic water is pumped in to supplement the supply. In an effort to provide recycled water capacity when recycled water is not available from LADWP, water from the recycled water pump station on the Project Site is pumped to three on-site man-made water features where it is kept until needed. These water features include Upper Falls Lake, New Falls Lake, and portions of Falls Lake. Additional pump stations remove water from the water features and then pump and distribute the recycled water throughout the Project Site.

### **Improvements or Additional Services Required**

The Project would increase the demand for domestic and fire water over existing conditions and would require the construction of additional domestic and fire water infrastructure. As shown in **Table 1**, net new domestic water consumption for the Project is approximately 657,315 gallons per day (gpd) (736.2 acre-feet per year) for average daily flows and 1,209,961 gpd (1,355 acre-feet per year) for peak daily flows.<sup>15</sup>

In order to facilitate LADWP's long-term supply of potable water available to serve the Project, the Applicant would enter into an agreement with LADWP to augment the water supply available to LADWP. Pursuant to the agreement, the Applicant would provide LADWP with water rights in the Central and/or West Coast Basins, or other reliable supply sources agreed to by LADWP to offset new potable water demand within the City portions of the Project Site and, upon a determination by the LADWP General Manager, of new potable water demand within the County portions of the Project Site.

The Project also would require improvements to the existing on-site water distribution systems. **Figures 16, 17, and 18** show the proposed improvements to the domestic water, fire water and recycled water systems, respectively. Improvements would include installation of 12-inch water lines associated with the development of the northeast portion of the Project Site. Additional laterals off the 6-inch water line in Steven Spielberg Lane to service the new development along Janet Leigh Drive would need to be constructed. Also, the section of the LADWP 12- and 16-inch water lines that run along Universal Hollywood Drive would need to be removed and relocated in connection with the proposed changes to Universal Hollywood Drive, and service laterals to the new developments along Universal Hollywood Drive would need to be installed.

All proposed buildings on the Project Site would be designed for fire protection in accordance with City of Los Angeles (City) or County of Los Angeles (County) fire codes as applicable. Fire flows have not been considered in the proposed net domestic water consumption calculations since fire flow demands are intermittent and variable.

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<sup>15</sup> These estimated average and peak flow increases do not include any reduction for water conservation measures that would be incorporated as part of the Project.

The existing recycled water distribution system of pumps and storage areas on the Project Site has sufficient capacity for the current recycled water demands and would remain in service for the Project. The Project would retain Upper Falls Lake, New Falls Lake, and Falls Lake, on-site man made water features where recycled water is stored until needed. However, since there is an increase in the irrigation demand for the Project, additions to the existing recycled water distribution system, including new underground storage tanks and lines, would be required to accommodate the increase in recycled water demand for the Project Site. Underground storage tanks would be located in the Studio Area of the Project Site and would be sized to appropriately supply and store recycled water demands. The maximum size of each individual underground tank would be approximately 50,000 gallons and there would be a maximum of ten tanks installed.

The following design features related to wastewater service would be incorporated into the Project:

- 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. (Project Design Feature L.2-1.)
- All water lines that are constructed that deliver both domestic and fire water shall be constructed with the necessary materials and appropriate size to deliver the highest instantaneous demand on the individual water line. (Project Design Feature L.2-2.)
- The following water conservation features would be incorporated into the proposed outdoor and indoor areas of the Project:

Outdoor

- Use of 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 landscape 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.

- Provide education on water conservation to residents and employees.

#### Indoor

- Install high efficiency toilets that use 1.28 gallons per flush or less for all applications.
  - 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 minute or less for all applications.
  - 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 factor of 7.5 or less for commercial applications.
  - Install cooling tower conductivity controllers or cooling tower pH conductivity controllers, as applicable. (Project Design Feature L.2-3.)
- The Project Applicant or its successor shall enter into an agreement with the City of Los Angeles, Department of Water and Power to augment the water supply available to the Department of Water and Power by acquiring for the Department of Water and Power water rights in the Central and/or West Coast Basins, or such other reliable supply sources as agreed to by the Department of Water and Power. (Project Design Feature L.2-4.)

In addition to the project design features described above, the following mitigation measure has been incorporated into the Project:

- Prior to the issuance of the first certificate of occupancy for a building 75 feet tall or greater within City portions of the Back Lot Area, the Project Applicant or its successor shall contribute to the costs to construct a pumping station with a capacity of up to a maximum of 9,000 gallons per minute within the south-eastern portion of

the Back Lot Area of the Project Site. The final sizing of the pumping station shall be determined at the time of final design based on Project fire flow needs. The Applicant or its successor shall be responsible for the grading of the pumping station site and providing access to the site. The Los Angeles Department of Water and Power shall be responsible for construction of the pumping station itself including the provision and installation of all equipment and associated sub-systems necessary for operation of the facility. (Mitigation Measure L.2-1.)<sup>16</sup>

**Timeframe for Extension of Service**

LADWP will continue to provide water services to the Project Site.

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<sup>16</sup> This mitigation measure is still under review by LADWP.

<b>Table 1</b> <b>Project Water Consumption</b>			
<b>Land Use Category</b>	<b>Size (unit) (net new development)</b>	<b>Water Demand Rate (gallons per day/unit)<sup>a</sup></b>	<b>Net Consumption Increase (gallons per day)</b>
<b>City of Los Angeles</b>			
Studio	50,000 sf	80/1,000 sf	4,000
Studio Office	307,546 sf	180/1,000 sf	55,358
Child Care Center <sup>c</sup>	50 children <sup>d</sup>	8/child	400
Entertainment	0	180/1,000 sf	0
Entertainment Retail <sup>b</sup>	(23,900) sf	408/1,000 sf	(9,751)
Amphitheater	0	N/A	0
Office	0	180/1,000 sf	0
Hotel <sup>e</sup>	500 rooms	260/room	130,000
Irrigation	N/A	N/A	5,900
<i>Subtotal</i>			<i>185,907</i>
<b>County of Los Angeles</b>			
Studio	257,949 sf	80/1,000 sf	20,636
Studio Office	334,774 sf	180/1,000 sf	60,259
Entertainment	337,895 sf	180/1,000 sf	60,821
Entertainment Retail <sup>b</sup>	63,116 sf	408/1,000 sf	25,751
Amphitheater <sup>d</sup>	(50,600) sf	N/A	(12,084)
Office	495,406 sf	180/1,000 sf	89,173
Hotel <sup>e</sup>	500 rooms	260/room	130,000
Irrigation	N/A	N/A	96,852
<i>Subtotal</i>			<i>471,408</i>
<b>Project Total (average)</b>			<b>657,315</b>
<b>Project Total (peak)</b>			<b>1,209,961</b>
<sup>a</sup> Water demand rates provided by the LADWP based on Bureau of Sanitation Sewer Generation Rates. <sup>b</sup> Assumes a water demand for entertainment uses that reflects a weighted average of 60 percent retail and 40 percent restaurant—"full service indoor seating." The restaurant use assumes 3 seats per 100 square feet of floor area. <sup>c</sup> Assumes one child per 100 feet of floor area. <sup>d</sup> Amphitheater water demand based on the reduction of 3,021 seats at 4 gallons per day demand/seat. <sup>e</sup> The Bureau of Sanitation water use rate for the hotel use is 130 gallons per day/room. As the hotel is likely to include banquet and related facilities, an additional 130 gallons per day/hotel room is assumed for purposes of this analysis to provide a conservative estimates and to account for the additional water used by the banquet and related facilities. Therefore, the total hotel demand rate used in this analysis is 260 gallons per day/hotel room. Source: Incledon Consulting Group, 2012.			

## **3.6 WASTEWATER SERVICES**

### **Current Level of Service**

Wastewater within the City and the western portions of the County (including the Project Site) is handled by the Hyperion Treatment System. The Hyperion Treatment System is owned and operated by the Los Angeles Department of Public Works and includes treatment plants, outfalls, and numerous sewer connections and major interceptors. Treatment plants within the Hyperion Treatment System include the Hyperion Treatment Plant, the Donald Tillman Water Reclamation Plant, and the Los Angeles-Glendale Water Reclamation Plant. The Los Angeles-Glendale Water Reclamation Plant and the Donald Tillman Water Reclamation Plant are wastewater reclamation plants that treat to tertiary levels and discharge wastewater generated within the Hyperion Service Area, effectively removing or extracting flows and thereby reducing wastewater flows at the Hyperion Treatment Plant. Wastewater from the western portions of the County and the greater City metropolitan area is treated at the Hyperion Treatment Plant, which is owned and operated by the City of Los Angeles. This plant has the capacity to treat approximately 450 million gallons per day of wastewater for full secondary treatment and currently treats approximately 362 million gallons per day. As such, the Hyperion Treatment Plant is currently operating at approximately 80 percent of its capacity, with an available capacity of approximately 88 million gallons per day. The treated water from the Hyperion Treatment Plant is discharged through a 12-foot diameter outfall pipe extending five miles offshore into the Santa Monica Bay and the Pacific Ocean at a depth of 200 feet.

Incoming wastewater to the Hyperion Treatment Plant initially passes through screens and basins to remove coarse debris and grit. This is followed by primary treatment which is a physical separation process where solids are allowed to either settle to the bottom of tanks or float on the surface. These solids, or sludge, are collected, treated, and recycled. The portion of water that remains, the primary effluent, is treated through secondary treatment using a natural, biological technique. Living micro-organisms are added to the primary effluent to consume organic constituents. These micro-organisms are later harvested and removed as sludge. After treatment is completed, the water is discharged offshore as discussed above. As this treated effluent enters the Santa Monica Bay, it is diluted at a ratio of over 80 parts seawater to one part treated effluent. Monitoring occurs throughout the treatment process and after effluent is discharged into the marine environment.

The sludge that is collected at the plant is aerobically digested in order to reduce volume and to produce valuable methane gas for energy recovery. Excess water that remains in digested sludge is eliminated through centrifuge dewatering equipment. The resultant material is well-suited for reuse in a variety of beneficial methods: as an agricultural soil additive; compost; as a fuel source in an energy recovery system; or as a chemically treated soil substitute for landfill cover.

The Donald Tillman Water Reclamation Plant uses a conventional activated sludge process with dual filters to produce a tertiary effluent which meets the State of California's most stringent requirements for recycled water use. The Donald Tillman Water Reclamation Plant has a wet weather design flow capacity of 80 million gallons per day and serves the Western San Fernando Valley. All of the waste streams (sludge) from the Donald Tillman Water Reclamation Plant are returned to the main sewer for final treatment at the Hyperion Treatment Plant. Although the Donald Tillman Water Reclamation Plant design flow capacity is 80 million gallons per day, it currently treats an average rate of approximately 64 million gallons per day. The City provides recycled water from the Donald Tillman Water Reclamation Plant throughout its service areas for irrigation or industrial purposes.

Wastewater flows in the vicinity of the Project Site drain to a central point located adjacent to the Los Angeles River Flood Control Channel and discharge to the La Cienega and San Fernando Valley Relief 72-inch diameter sewer pipe (Valley Relief Sewer), which has an average existing flow rate of 142.92 million gallons per day. The Valley Relief Sewer is operated by the City and is shown in **Figure 19**. South of the Project Site, within the Sierra Bonita right-of-way, the Valley Relief Sewer splits into two parallel 42-inch sewers, which ultimately transmit wastewater to the Hyperion Treatment Plant.

All areas of the Project Site connect to the City's sanitary sewers, either directly, if coming from City portions of the Project Site, or after passing through gauging stations, if coming from County portions of the Project Site. The sanitary sewer flows from the southern areas of the Project Site flow to the south and enter into a 12-inch diameter City sewer located in an easement next to the Hollywood Freeway (U.S. Route 101). This sewer flows west and enlarges to a 15-inch diameter sewer near the Lankershim Boulevard off-ramp, outside of the Project Site. This 15-inch diameter sewer flows west to Lankershim Boulevard where it joins to an 18-inch diameter sewer, also owned by the City. This 18-inch diameter sewer flows northerly along Lankershim Boulevard until it joins with a 21-inch sewer, also located within Lankershim Boulevard. The wastewater subsequently enters into a 27-inch sewer located within the Project Site, and continues into a 24-inch diameter sewer that flows east, the majority of which is located in an easement parallel to the Los Angeles River Flood Control Channel (approximately 300 feet of the sewer is within the Project Site). This sewer then flows easterly until it discharges into the Valley Relief Sewer. The sanitary sewer flows from the western areas of the Project Site flow to the west and enter into the City sewers located in Lankershim Boulevard, as described above, before discharging into the Valley Relief Sewer. The sanitary sewer flows from the central areas of the Project Site flow northerly to the connection to the Valley Relief Sewer. Sanitary sewer flows from the eastern area of the Project Site flow northerly into two connections to a City-owned 12-inch diameter sewer located in Barham Boulevard that also eventually discharges into the Valley Relief Sewer after crossing the Los

Angeles River Flood Control Channel. The local sewer lines currently serving the Project area are illustrated in **Figure 19**.

According to the City of Los Angeles Bureau of Sanitation, the existing 18-, 24-, 72-, and dual 42-inch sanitary sewers are operating at a current approximate flow level of 21 percent, 39 percent, 53 percent, and 47 percent, respectively. The City of Los Angeles Bureau of Sanitation does not have gauging information available for the other sanitary sewer lines at this time.<sup>17</sup>

The existing total average and peak daily wastewater discharge from the Project Site is 0.91 million gallons per day and 1.63 million gallons per day, respectively. In terms of flow rates, the Project Site under existing conditions has a flow rate of 1.40 cubic feet per second under average conditions, and 2.52 cubic feet per second under peak conditions. The average flows were based on actual metered domestic water demand volumes. Peak wastewater flow rates were calculated using a formula provided by the American Society of Civil Engineers Gravity Sanitary Sewer Design and Construction Manual.

### **Improvements or Additional Services Required**

The Project would result in an overall increase in sanitary sewer wastewater flows over existing conditions and will require the construction of additional sanitary sewer infrastructure. As shown in **Table 2**, The average net new daily wastewater discharge of the Project is estimated to be 0.86 cubic feet per second (cfs), which is equivalent to 0.56 million gallons per day (MGD). Peak daily wastewater discharge from the Project Site under the Project is estimated to be 1.60 cfs, which is equivalent to 1.04 MGD.<sup>18</sup>

In order to accommodate the Project, a number of new sewer lines (6-inches and larger) would be constructed, as shown in **Figure 20**. To supply new development in the northeast portion of the Studio Area of the Project Site, the Applicant would construct a new 12-inch sewer line constructed off-site that would run parallel to the Los Angeles River Flood Control Channel along River Road. The 12-inch sewer line would extend from an existing stub of the Valley Relief Sewer to Lakeside Plaza Drive. Additionally, the Applicant would construct an extension of the 12-inch sewer line in Steven Spielberg Drive to provide laterals to the new development along Janet Leigh Drive.

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<sup>17</sup> The County provides no wastewater services for the Project Site or vicinity and has no wastewater infrastructure serving the Project Site or vicinity. All wastewater collection and treatment for the Project Site and vicinity is provided by the City.

<sup>18</sup> These estimated average and peak wastewater discharges do not include any reduction in discharges that would result from water conservation measures that would be incorporated as part of the Project.



The reconstruction of Universal Hollywood Drive and the developments along the new road would require some existing sewer lines to be removed and new 12-inch sewer lines to be constructed. Some existing on-site sewer lines in the Business, Studio and Entertainment Areas of the Project Site would be replaced with larger lines to handle the increase in wastewater as areas of the Project Site are further developed. Prior to the development of a new building, the capacity of the on-site sewer lines serving the building would be examined and replacement or new sewer lines would be installed as necessary. New sanitary sewer lines in the City portion of the Project Site would be designed and constructed to conform to the standards of the City Bureau of Sanitation. New sanitary sewer lines located within the County portion of the Project Site would be designed to meet both the County and City standards since the wastewater flows from sewer lines located in the County would ultimately discharge to City facilities.

Overall, there is sufficient capacity in the City Valley Relief Sewer and the 18-inch diameter City sewer line located in Lankershim Boulevard to accommodate the cumulative increase (forecasted growth from areas serviced by the City sewer lines in combination with the proposed Project increase in wastewater flows) in average and peak flow rates.

Further, the following design features related to wastewater service would be incorporated into the Project:

- 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. (Project Design Feature L.1-1.)
- 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. (Project Design Feature L.1-2.)
- 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. (Project Design Feature L.1-3.)

#### **Timeframe for Extension of Service**

The City's Bureau of Sanitation will continue to provide wastewater collection and treatment services to the Project Site.

<p><b>Table 2</b> <b>Project Wastewater Flows</b></p>				
<b>Land Use Category</b>	<b>Size (unit) (net new development)</b>	<b>Sewer Generation Rate (gallons per day per unit)<sup>a</sup></b>	<b>Wastewater Generation (million gallons per day)</b>	<b>Wastewater Flow Rate (cubic feet per second)<sup>b</sup></b>
<b>City of Los Angeles</b>				
Child Care Center <sup>d</sup>	50 children	8/child	0.000	0.000
Studio	50,000 sf	80/1,000 sf	0.004	0.006
Studio Office	307,646 sf	180/1,000 sf	0.055	0.086
Entertainment	0	180/1,000 sf	0.000	0.000
Entertainment Retail <sup>c</sup>	(23,900) sf	408/1,000 sf	(0.010)	(0.015)
Amphitheater	0	N/A	0.000	0.000
Office	0	180/1,000 sf	0.000	0.000
Hotel	500 rooms	260/room	0.130	0.201
<i>Subtotal</i>			<i>0.179</i>	<i>0.277</i>
<b>County of Los Angeles</b>				
Studio	257,949 sf	80/1,000 sf	0.021	0.032
Studio Office	334,774 sf	180/1,000 sf	0.060	0.093
Entertainment	337,895 sf	180/1,000 sf	0.061	0.094
Entertainment Retail <sup>c</sup>	63,116 sf	408/1,000 sf	0.026	0.040
Amphitheater <sup>e</sup>	(50,600) sf	N/A	(0.012)	(0.019)
Office	495,406 sf	180/1,000 sf	0.089	0.138
Hotel <sup>f</sup>	500 rooms	260/room	0.130	0.201
<i>Subtotal</i>			<i>0.375</i>	<i>0.579</i>
<b>Project Total (average)</b>			<b>0.554</b>	<b>0.856</b>
<b>Project Total (peak)<sup>g</sup></b>			<b>1.034</b>	<b>1.600</b>
<p><sup>a</sup> Sewer generation rates provided by the City of Los Angeles Bureau of Sanitation.</p> <p><sup>b</sup> 1 cubic feet per second = 0.646272 million gallons per day</p> <p><sup>c</sup> Reflects a weighted average of 60 percent retail and 40 percent restaurant—"full service indoor seating." The restaurant use assumes 3 seats per 100 square feet of floor area.</p> <p><sup>d</sup> Assumes one child per 100 feet of floor area.</p> <p><sup>e</sup> Amphitheater sewer rate based on reduction of 3,021 seats at 4 gallons per day/seat.</p> <p><sup>f</sup> The Bureau of Sanitation's sewer generation rate for hotel use is 130 gallons per day/room. As the hotel is likely to include banquet and related facilities, an additional 130 gallons per day/hotel room is assumed for purposes of this analysis to provide a conservative estimates and to account for the additional water used by the banquet and related facilities. Therefore, the total hotel demand rate used in this analysis is 260 gallons per day/hotel room.</p> <p><sup>g</sup> Peak flow rate = 1.78 times the average flow rate in million gallons per day raised to the power of 0.92 per American Society Civil Engineers Sewer Design Manual.</p> <p>Source: Incledon Consulting Group, 2012.</p>				

### **3.7 SOLID WASTE SERVICES**

#### **Current Level of Service**

Within both the City and the County of Los Angeles, solid waste management, including collection and disposal services and landfill operation, is administered by various public agencies and private companies. In the City, waste generated by all commercial sources, industrial sources and multi-family residential buildings greater than four units is collected by private contractors. Construction waste is also collected by private contractors. Single-family residential and limited multi-family residential refuse in the City is collected by the City Department of Public Works, Bureau of Sanitation. Generally, all waste in the unincorporated County is collected by private haulers.

Solid waste generated at the Project Site consists of a wide range of commercial wastes including but not limited to production trash, office paper, food waste, wood, corrugated cardboard, and metals. Solid waste is collected from the Project Site by private waste handlers and processed at off-site waste reclamation centers, with the ultimate disposal of non-recyclable waste at the regional landfills discussed above. The Applicant's two primary waste haulers are NASA Services, Inc., which hauls waste for all Universal CityWalk activities and some theme park activities within the existing Entertainment Area to the Puente Hills Landfill, and Crown Disposal, which hauls waste for some theme park uses within the existing Entertainment Area and most uses within the existing Studio, Business, and Back Lot Areas to the Chiquita Canyon and Puente Hills Landfills. The transport of solid waste off the Project Site currently occurs via the existing internal roadway system with off-site ingress/egress occurring via studio gates located along Lankershim Boulevard and at Lakeside Plaza Drive.

The Applicant has developed comprehensive collection and recycling programs to reduce the amount of materials generated at the Project Site that require landfill disposal. These include both the collection of solid waste by the solid waste hauler which is then sorted for recyclables at an off-site location, as well as pre-sorting of recyclables on-site for pick-up by recycling haulers. NASA Services, Inc. and Crown Disposal, as discussed above, manage the hauling of solid waste generated at the Project Site. These vendors transport solid waste to an off-site location where it is sorted for recyclables prior to reaching the landfill. Weyerhaeuser, Kramer Metals, and SoCal Recycling specialize in the recycling of pre-sorted recyclables. Weyerhaeuser picks up pre-sorted paper, bottles, and cans from offices throughout the existing Studio Area, all of which is recycled. Crown Disposal transports scrap metals from the on-site tram garage and metal shop to Kramer Metals, where it is recycled. SoCal Recycling picks up glass bottles from the Universal Studios Hollywood theme park and the Gibson Amphitheater. Of the two primary solid waste haulers that serve the Project Site, NASA Services, Inc. recycled approximately 52 percent of the waste it hauled from the Project Site in 2007, while Crown Disposal recycled approximately 55 percent of the waste that it hauled. Combined with the

paper, cans, bottles, and scrap metal recycled by Weyerhaeuser and Kramer Metals, approximately 6,746 tons of waste, or 54 percent of all waste generated on-site, were recycled in 2007, surpassing Assembly Bill 939's requirement of the City of Los Angeles to divert from landfill disposal 50 percent of the waste generated within the City of Los Angeles in 2000.

### **Improvements or Additional Services Required**

As indicated in **Table 3**, the Project is estimated to generate approximately 5.44 tons of solid waste daily in the City portions of the Project Site. Existing on-site programs to recycle waste would continue into the future and would be expanded pursuant to project design features to result in a diversion rate of 65 percent. Applying that diversion rate to the Project would result in 1.87 tons of solid waste from the City portions of the Project Site that would need to be landfilled on a daily basis.

The following design features related to solid waste service would be incorporated into the Project:

- 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/facades, production activities, and temporary uses) shall be recycled and/or salvaged for reuse. (Project Design Feature L.3-1.)
- 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). (Project Design Feature L.3-5.)

The Project Site would continue to be served by the Puente Hills and Chiquita Canyon Landfills. Any future landfill capacity issues will be addressed by through the County's Countywide Siting Element.<sup>19</sup>

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<sup>19</sup> In accordance with the requirements of Assembly Bill 939, the County Department of Public Works prepared the Countywide Siting Element to identify how the County and cities within the County will address the need for 15 years of disposal capacity to safely handle solid waste generated in the Los Angeles region which cannot be reduced, recycled, or composted. The Countywide Siting Element, a part of the Countywide Integrated Waste Management Summary Plan, establishes goals, policies, and guidelines for the proposed planning and siting of solid waste transformation and land disposal facilities on a Countywide basis.

<p align="center"><b>Table 3</b> <b>Solid Waste Generation</b></p>					
<b>Proposed Land Use</b>	<b>Net New Development (unit)</b>	<b>Daily Generation Rate (tons/day/unit)<sup>a</sup></b>	<b>Total Waste Generated (tons/day)</b>	<b>Waste Recycled (tons/day)<sup>b</sup></b>	<b>Net Waste to Landfills (tons/day)</b>
<b>City Jurisdiction</b>					
Studio	155 emp	0.0035385/emp	0.548	0.357	0.191
Office/Studio Office	832 emp	0.0014231/emp	1.184	0.770	0.414
Child Care Center	20 emp	0.0047616/emp	0.095	0.062	0.033
Hotel	424 emp	0.0083014/emp	3.520	2.288	1.232
Entertainment Retail	N/A	N/A	N/A	N/A	N/A
<b>Total Solid Waste (City Jurisdiction)</b>			<b>5.347</b>	<b>3.477</b>	<b>1.870</b>
<b>County Jurisdiction</b>					
Studio	798 emp	0.0035385/emp	2.824	1.835	0.989
Office/Studio Office	2,220 emp	0.0014231/emp	3.160	2.053	1.107
Hotel	424 emp	0.0083014/emp	3.520	2.288	1.232
Entertainment Retail	311 emp	0.0047616/emp	1.481	0.963	0.518
Entertainment	1,302 emp	0.0047616/emp	6.200	4.030	2.170
Amphitheater	N/A	N/A	N/A	N/A	N/A
<b>Total Solid Waste (County Jurisdiction)</b>			<b>17.185</b>	<b>11.169</b>	<b>6.016</b>
<b>Total Solid Waste<sup>c</sup></b>			<b>22.532</b>	<b>14.646</b>	<b>7.886</b>
<p><sup>a</sup> Proposed waste generation rates provided by City of Los Angeles Department of Public Works, Bureau of Sanitation, City of Los Angeles Waste Characterization &amp; Quantification Study: Year 2000, July 2002.</p> <p><sup>b</sup> Based on proposed 65 percent recycling program.</p> <p><sup>c</sup> To be conservative, the total does not include negative numbers for those land uses which have negative net new development (Entertainment Retail uses in the City; Amphitheater uses in the County).</p> <p>Source: HR&amp;A Advisors, Inc.; Matrix Environmental, 2012</p>					

### 3.8 FLOOD CONTROL SERVICES

#### Current Level of Service

The Project Site primarily drains directly to the Los Angeles River Flood Control Channel through an on-site storm drain system. The Los Angeles River Flood Control Channel is under the jurisdiction of the County and the US Army Corps of Engineers. The US Army Corps of Engineers design criterion is that the 100-year storm event is contained within the channel. According to the Federal Emergency Management Agency Flood Insurance Rate Maps,<sup>20</sup> the Los Angeles River Flood Control Channel would accommodate and contain stormwater associated with a 100-year frequency storm event in the vicinity of the Project Site.<sup>21</sup> The Project Site is within Federal Emergency Management Agency Flood Zone C which is defined as an area of minimal flooding. The Project Site is not within a flood protection district as designated by Los Angeles County, or an area of special flood hazard as designated in the City of Los Angeles Flood Hazard Map. The Project Site is entirely outside the existing floodplain of the Los Angeles River. Hence, the Project Site is not subject to inundation from 100-year floodwaters.

Drainage and flood control in the area of the Project Site is regulated by the Los Angeles County Department of Public Works, and the City of Los Angeles Department of Public Works. The County has jurisdiction over regional drainage facilities and drainage facilities within unincorporated portions of the County. The City has jurisdiction over drainage facilities within its area.

Although most of the Project Site drains directly to the Los Angeles River Flood Control Channel, the southerly portion of the Project Site drains southerly toward the Hollywood Freeway, and a part of the easterly side of the Project Site drains easterly towards Barham Boulevard. Water draining southerly from the Project Site enters into a 39-inch diameter storm drain that is owned and operated by the City. This storm drain is located along the north side of the Hollywood Freeway and drains to the west toward Lankershim Boulevard. Near the intersection of Lankershim Boulevard and the Hollywood Freeway, the storm water in the 39-inch storm drain joins with the storm water of a 78-inch diameter storm drain before turning north. This 78-inch storm drain continues to flow north beneath Lankershim Boulevard and it increases in size to an 84-inch diameter for a portion of Lankershim Boulevard before reducing to 78-inch diameter again. This 78-inch diameter storm drain continues along Lankershim Boulevard until it discharges to the Los Angeles River Flood Control Channel. There is also a 48-

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<sup>20</sup> National Flood Insurance Program Flood Insurance Rate Maps 060137-0046 C, dated May 4, 1999 and 065043-0810 B, dated December 2, 1980.

<sup>21</sup> The Los Angeles River design criterion is that the 100-year storm event is to be confined within the river channel as determined by the County and the Army Corps of Engineers.

inch diameter storm drain that flows across Lankershim Boulevard and crosses the northwest corner of the Project Site before discharging into the Los Angeles River Flood Control Channel.

Water draining easterly from the Project Site enters into an 18-inch diameter storm drain that is owned and operated by the City. This storm drain flows easterly across Barham Boulevard and then enters into another 78-inch diameter storm drain, which flows northerly along Barham Boulevard and reduces to 75-inch diameter before discharging to the Los Angeles River Flood Control Channel.

There is off-site drainage that enters onto the Project Site from locations outside the proposed Project area boundaries. These locations are: (1) the residential area along Blair Drive located adjoining the southeast side of the Project Site, and (2) from the Sheraton and Hilton Hotels and 10 Universal City Plaza building areas, both located adjoining the southwest side of the Project Site. The storm drain runoff from these areas accounts for 2.1 percent and 6.5 percent, respectively, of the total existing runoff from the entire Project Site.

#### **Improvements or Additional Services Required**

Development of the Project requires changes and/or modifications to the on-site drainage system. New storm drains would be designed and sized using the County Hydrology Manual method for at least a 50-year frequency storm event capacity. With the construction of new storm drain lines, all 50-year frequency storm water flows would be collected and conveyed ultimately to the Los Angeles River Flood Control Channel and the chance of on-site flooding would be minimized.

The Project would not increase overall peak flow rate with respect to the existing Project Site conditions. Peak flow rate measures the highest rate at which storm water is leaving the Project Site during a storm event. No additional detention features are proposed as a part of the Project since the overall peak flow rate resulting from the Project would be less than the overall peak flow rate leaving the existing Project Site. The Project will not result in a permanent adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

Prior to obtaining building permits, hydrology and hydraulic reports would be prepared and submitted to the City and County, as applicable, for approval of the drainage facilities for the proposed building. Storm drainage improvements would be completed with each project-specific report. Exact storm drain pipe sizes and configurations would be determined based on the final design for the Project. The annexation and detachment actions would not result in any impacts to City services. All storm drain lines on the Project Site ultimately drain to the Los Angeles River Flood Control Channel and all proposed storm drain lines would also drain to the Los Angeles River Flood Control Channel.

Further, the majority of the additional storm drain facilities for the Project would be constructed within the Project Site. No off-site storm drains located in Lankershim Boulevard or Barham Boulevard would be changed or replaced as a part of the Project. There would be off-site improvements related to the construction of new and relocated outfalls to the Los Angeles Flood Control Channel. These off-site improvements would occur along River Road, the access road to the Los Angeles River Flood Control Channel, as storm drains from the Project Site are connected to their respective outfalls. During construction, a Storm Water Pollution Prevention Plan and Erosion Control Plan would be implemented to provide temporary storm water management. The construction of new drainage facilities would be required in a manner and sequence that would preclude flooding.

The following design features related to flood control service would be incorporated into the Project:

- 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. (Project Design Feature G.1.a-1.)

In addition to the project design feature described above, the following mitigation measure has been incorporated into the Project:

- The Project Applicant or its successor shall prepare detailed drainage plans for each Project, as applicable, 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. (Mitigation Measure G.1.a-1.)

#### **Timeframe for Extension of Service**

The City of Los Angeles Department of Public Works would continue to have responsibility for flood control services that serve the City portions of the Project Site.



### **3.9 ROAD MAINTENANCE AND STREET LIGHTING SERVICES**

The Project would result in improvements to roadways on the Project Site which would be financed by the Applicant. Roadways internal to the Project Site are private streets. In any event, the following project design feature has been incorporated into the Project:

- 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 signage. (Project Design Feature K.2-3.)

## **FIGURES**





# EVOLUTION PLAN - NO RESIDENTIAL ALTERNATIVE



Figure 2

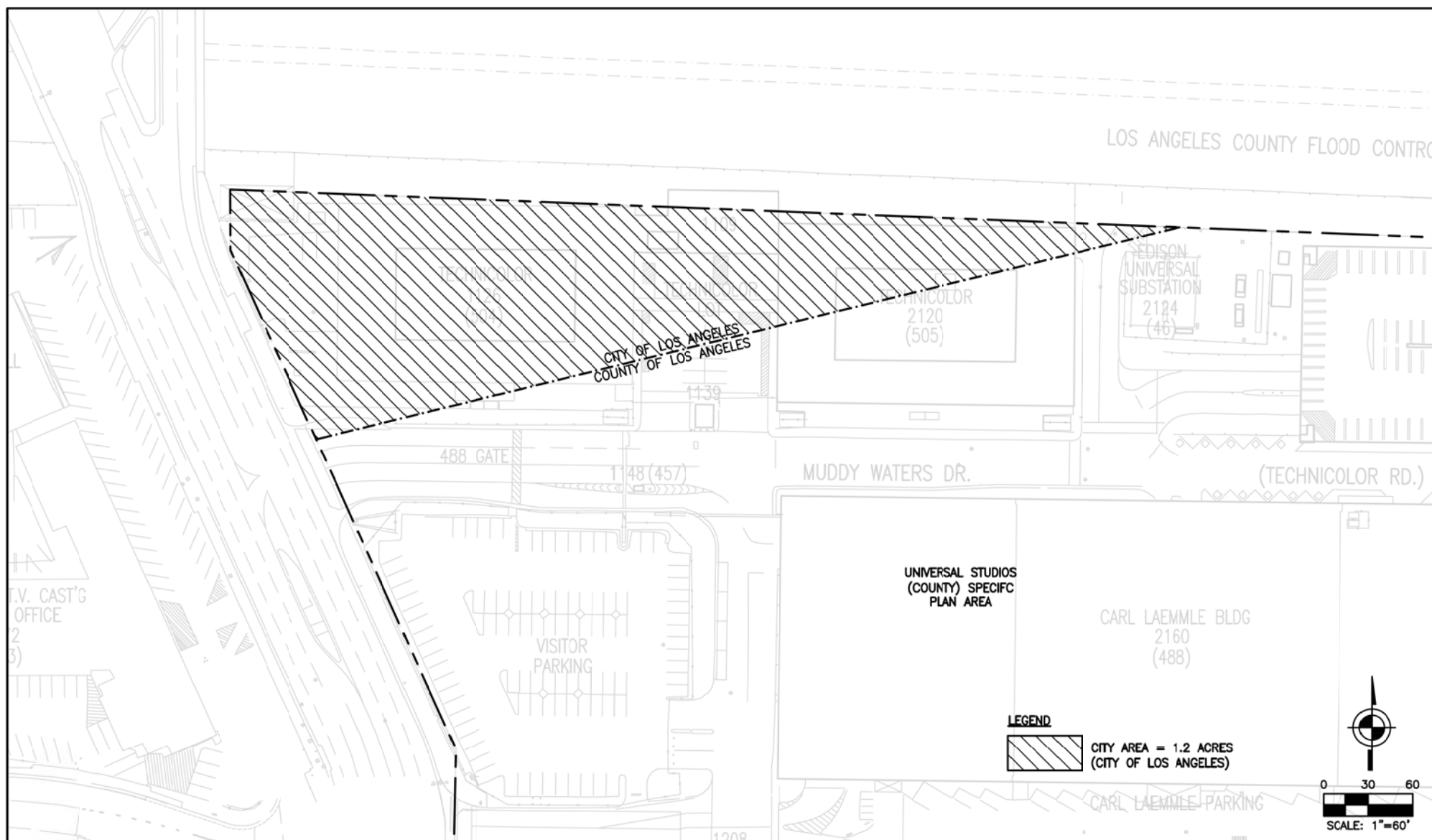


Figure 3

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - EXISTING  
OCTOBER 3, 2012



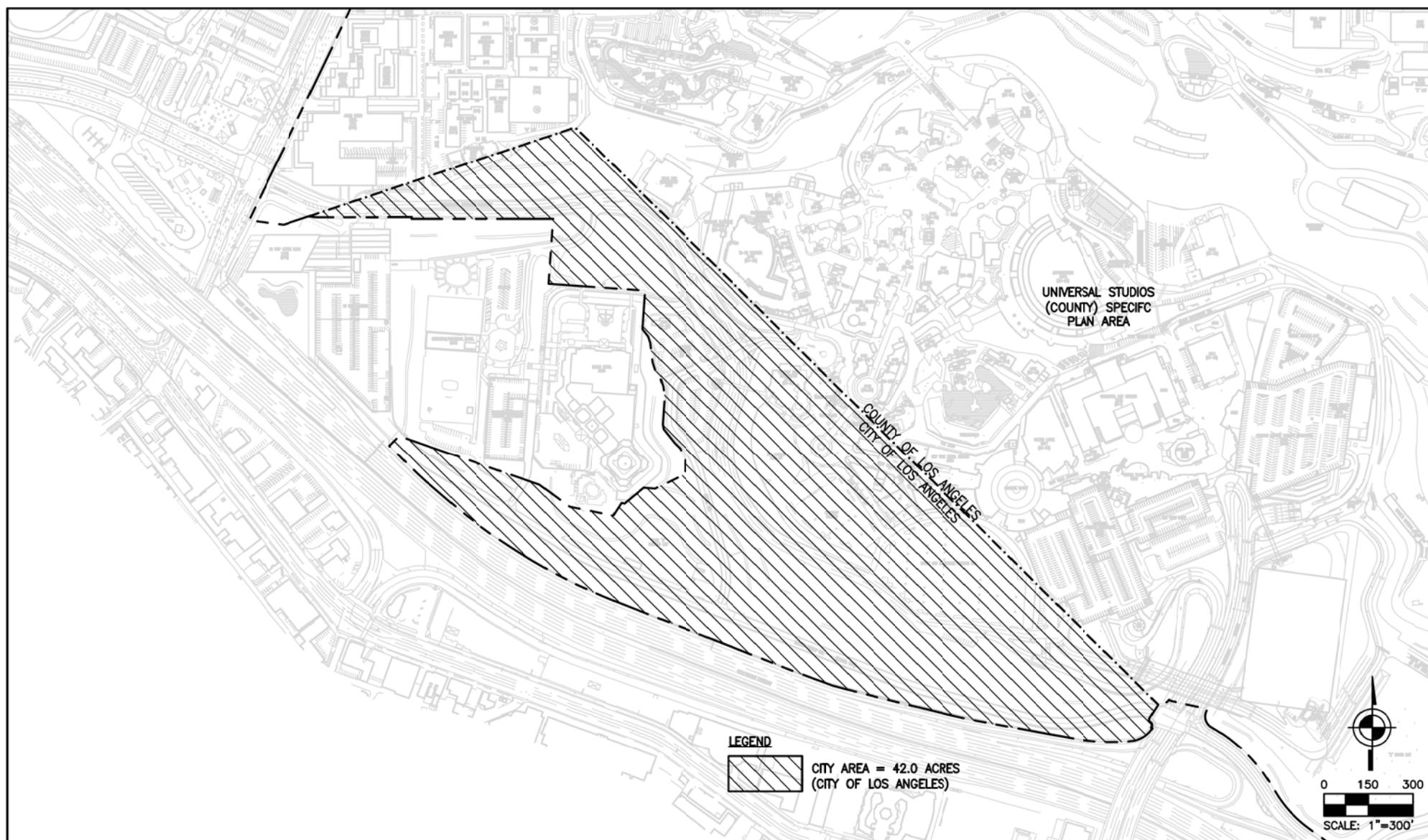


Figure 3

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - EXISTING  
OCTOBER 3, 2012



Figure 3

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - EXISTING  
OCTOBER 3, 2012

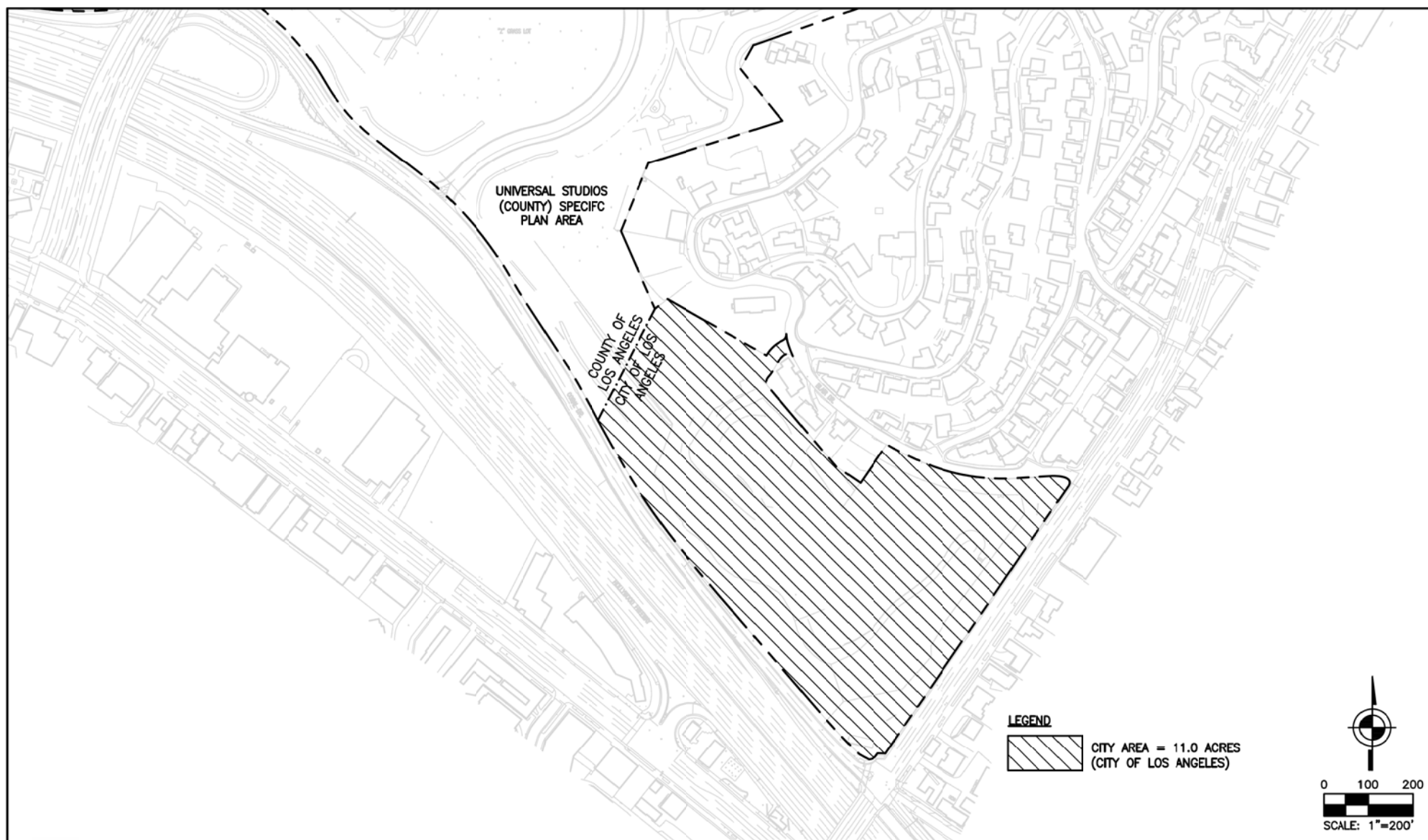
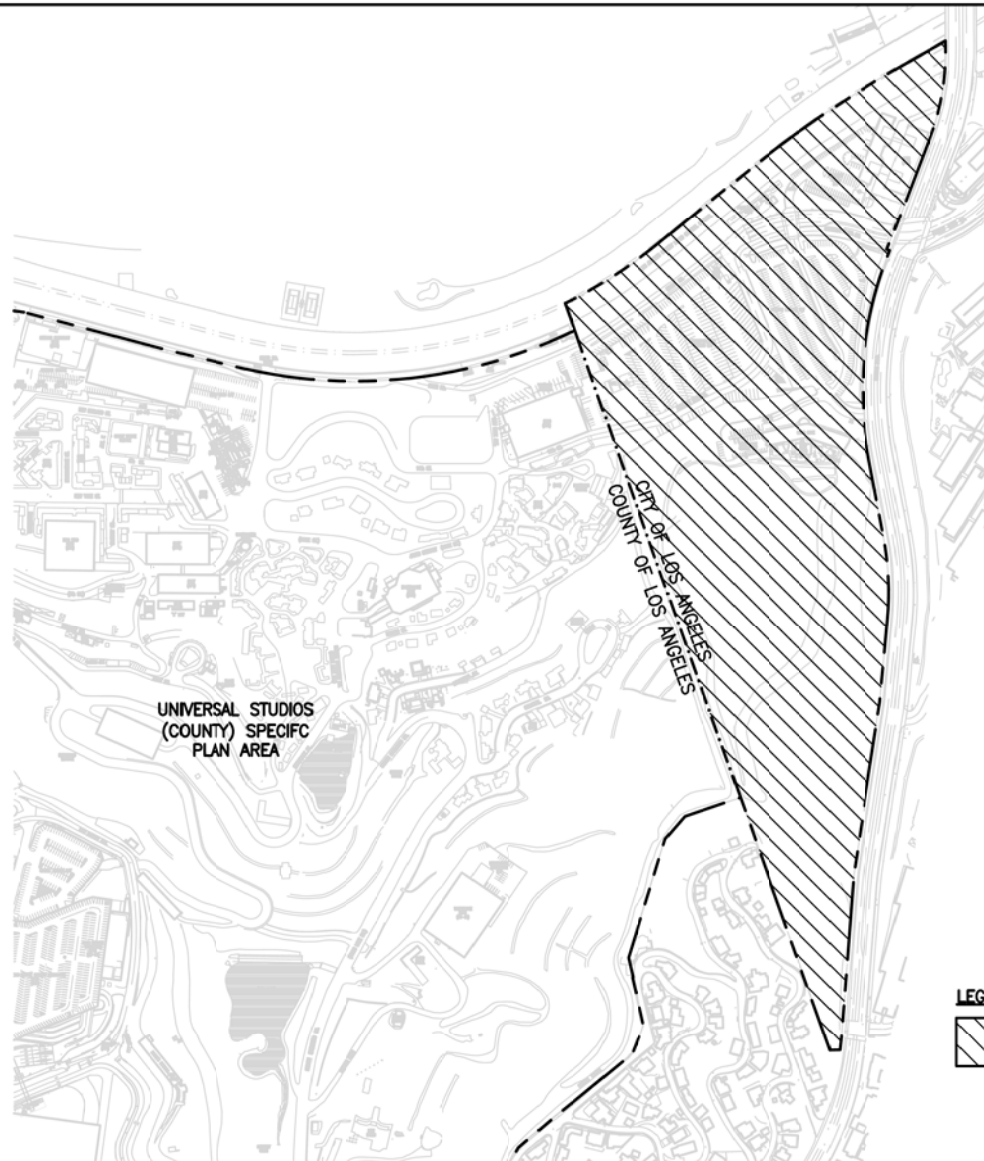


Figure 3

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - EXISTING  
OCTOBER 3, 2012





**LEGEND**



CITY AREA = 40.4 ACRES  
(CITY OF LOS ANGELES)

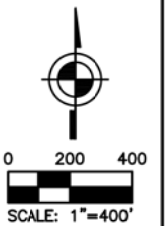
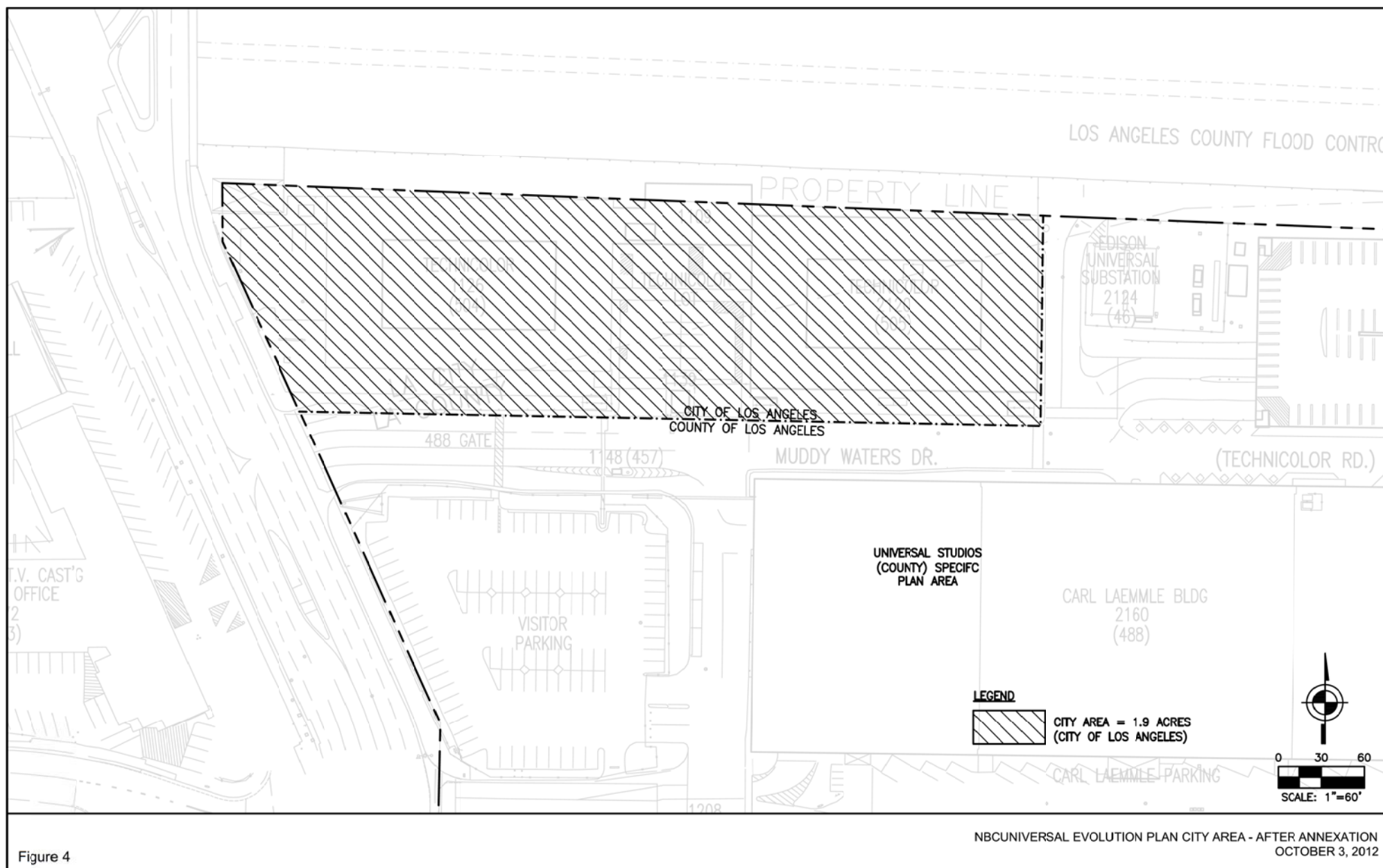


Figure 3

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - EXISTING  
OCTOBER 3, 2012





NBCUNIVERSAL EVOLUTION PLAN CITY AREA - AFTER ANNEXATION  
OCTOBER 3, 2012



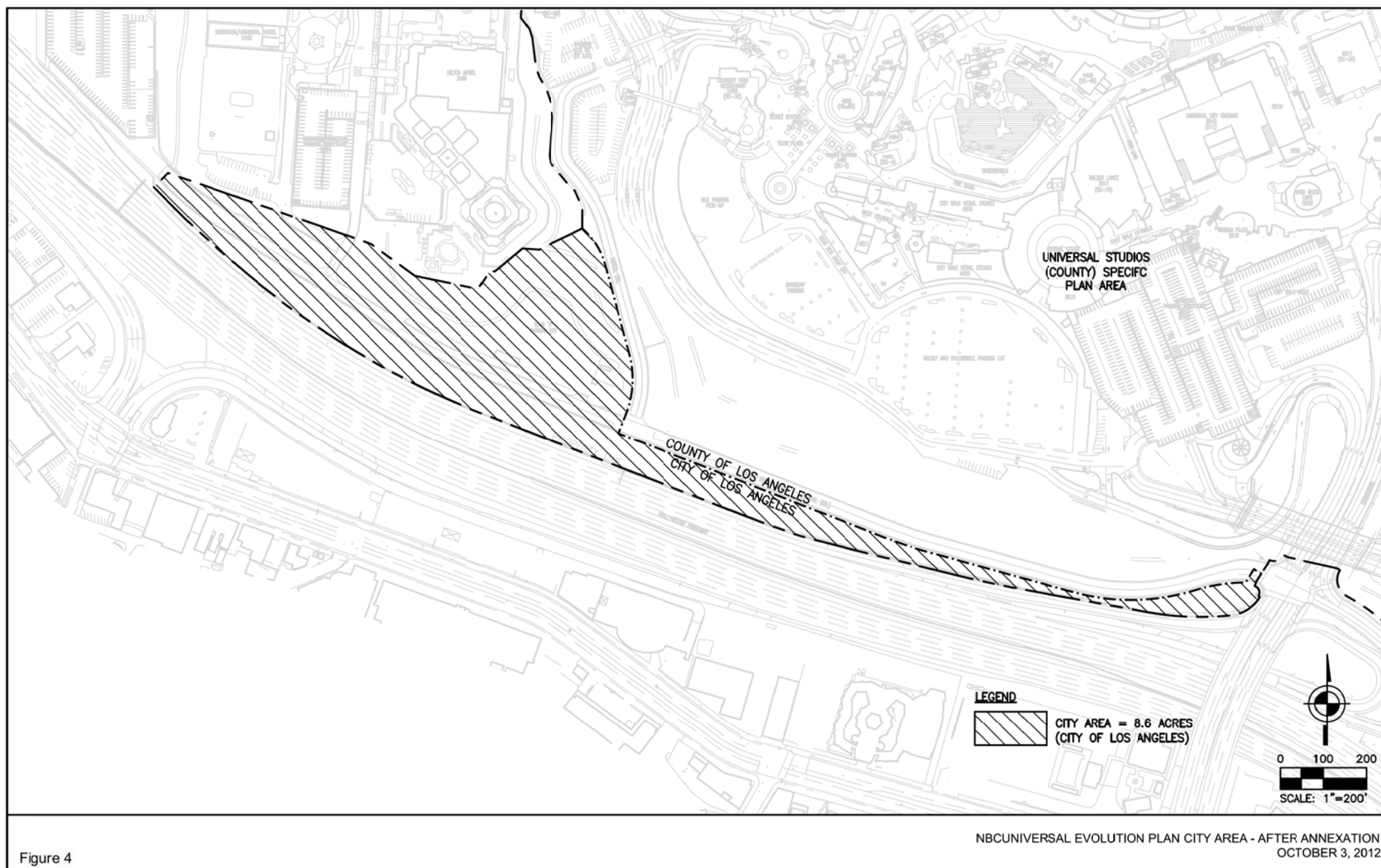


Figure 4

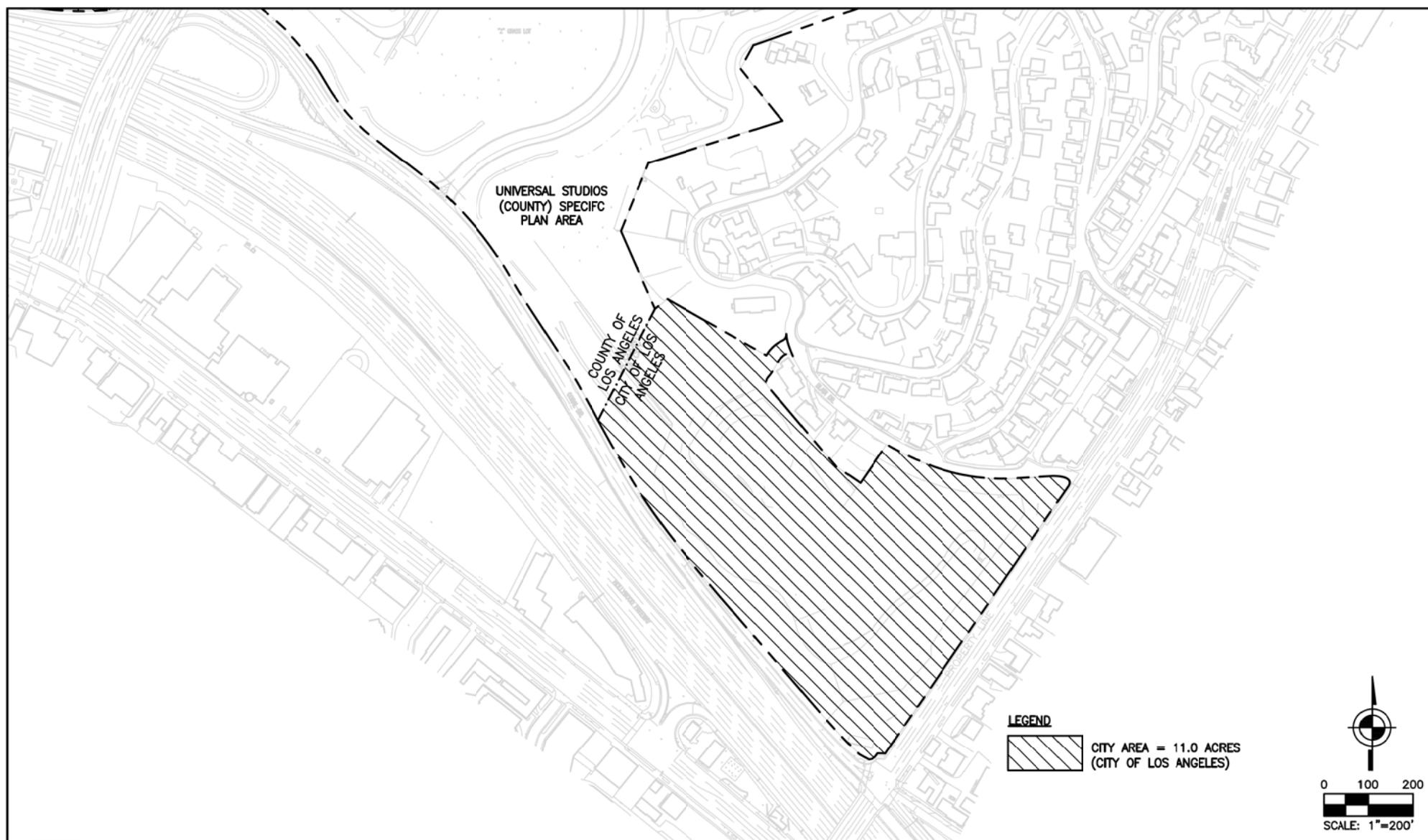


Figure 4

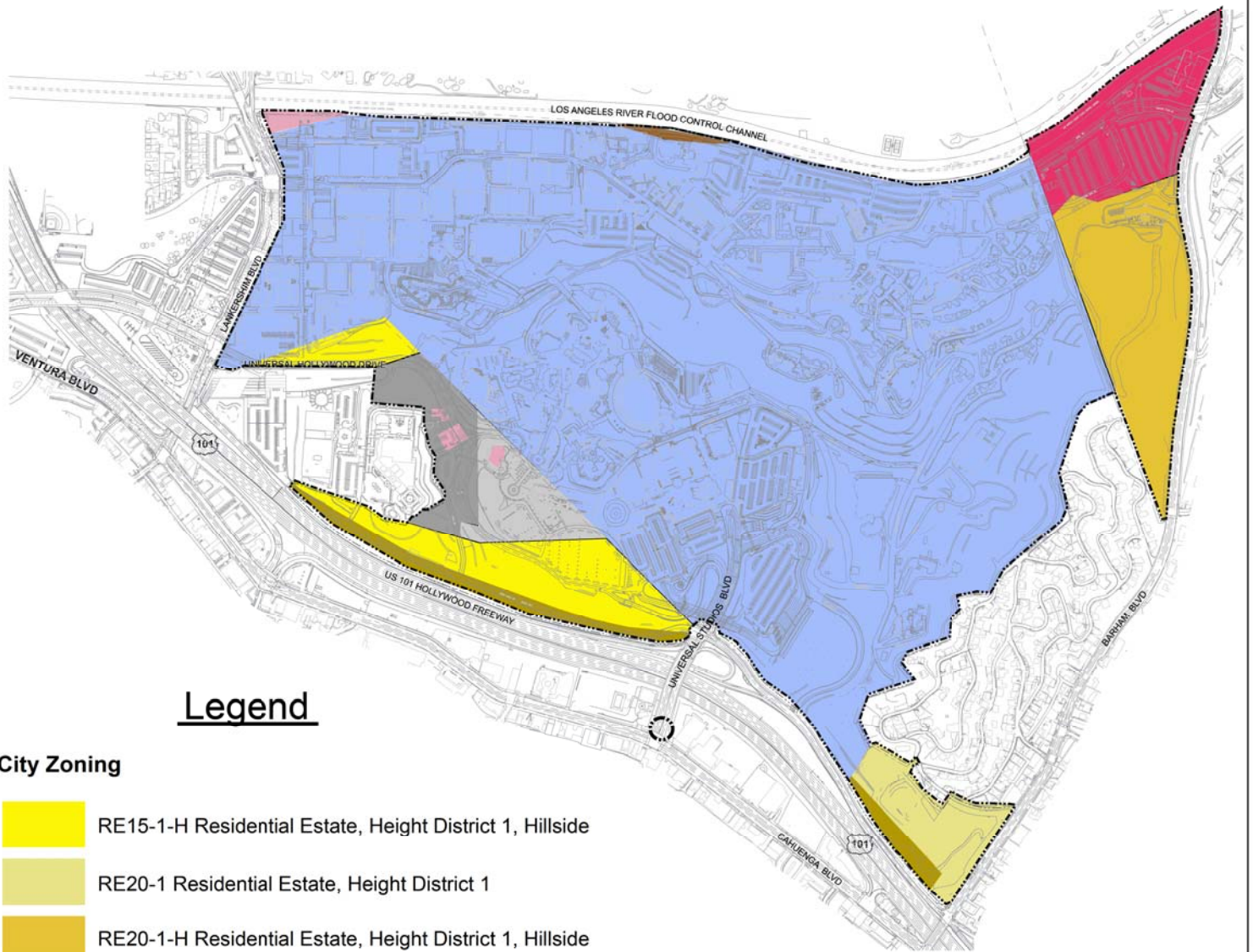
NBCUNIVERSAL EVOLUTION PLAN CITY AREA - AFTER ANNEXATION  
OCTOBER 3, 2012



Figure 4

NBCUNIVERSAL EVOLUTION PLAN CITY AREA - AFTER ANNEXATION  
OCTOBER 3, 2012





## Legend

### City Zoning

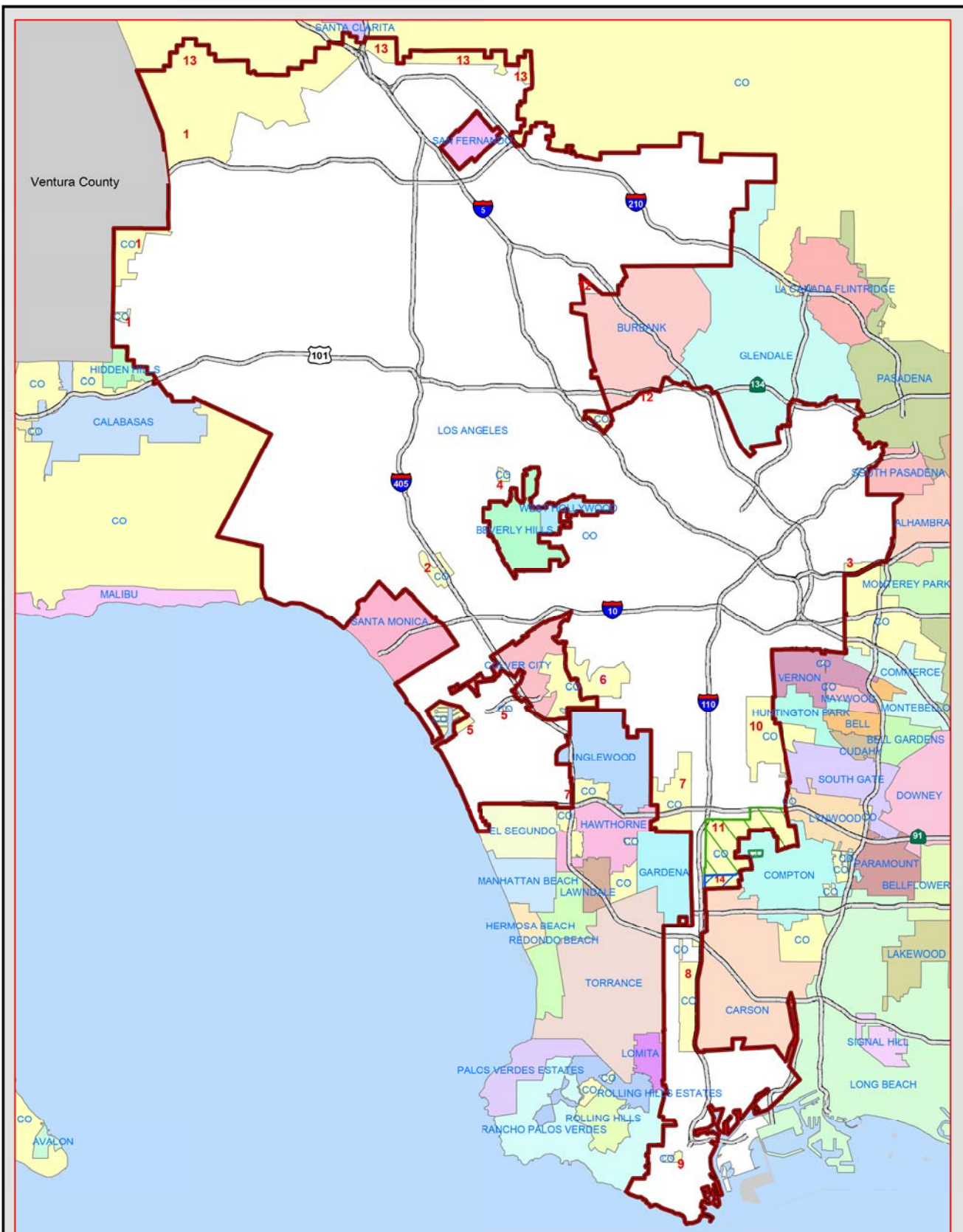
- RE15-1-H Residential Estate, Height District 1, Hillside
- RE20-1 Residential Estate, Height District 1
- RE20-1-H Residential Estate, Height District 1, Hillside
- RE40-1 Residential Estate, Height District 1
- R1-1 One - Family, Height District 1
- P-1 Automobile Parking Surface & Underground, Height District 1
- PB-1 Parking Building, Height District 1
- C2-1 Commercial, Height District 1
- (Q)C1-1L Qualified Classification, Limited Commercial, Height District 1L

### County Zoning

- M-1 1/2 Restricted Heavy Manufacturing
- Project Site Boundary

Source: Matrix Environmental, ZIMAS, 2010.





## Los Angeles Sphere of Influence

### Legend

— Roads, Thomas Bros.

□ City of Los Angeles

▬ SOI, Los Angeles

1 area "A, B & D"  
adopted 4-27-83

2 adopted 10-26-83

3 adopted 3-14-84

4 adopted 11-14-84

5 study VI, area 2  
adopted 11-14-73

6 area I(B)  
adopted 10-24-84

7 study V, area I(A) & 2  
adopted 11-14-73

8 study II, area 3 & 4  
adopted 8-28-74

9 adopted 11-14-84

10 adopted 6-27-84

11 study II, area 5  
joint soi Compton  
adopted 1-11-73

12 area "A & B"  
adopted 7-25-84

13 adopted 12-13-06

14 MSR, joint  
LA/Compton/Carson  
approved 02-22-06

1:216,000

0 1.5 3 6 Miles



**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles

February 22, 2006



Figure 6





Existing Jurisdictional Boundaries

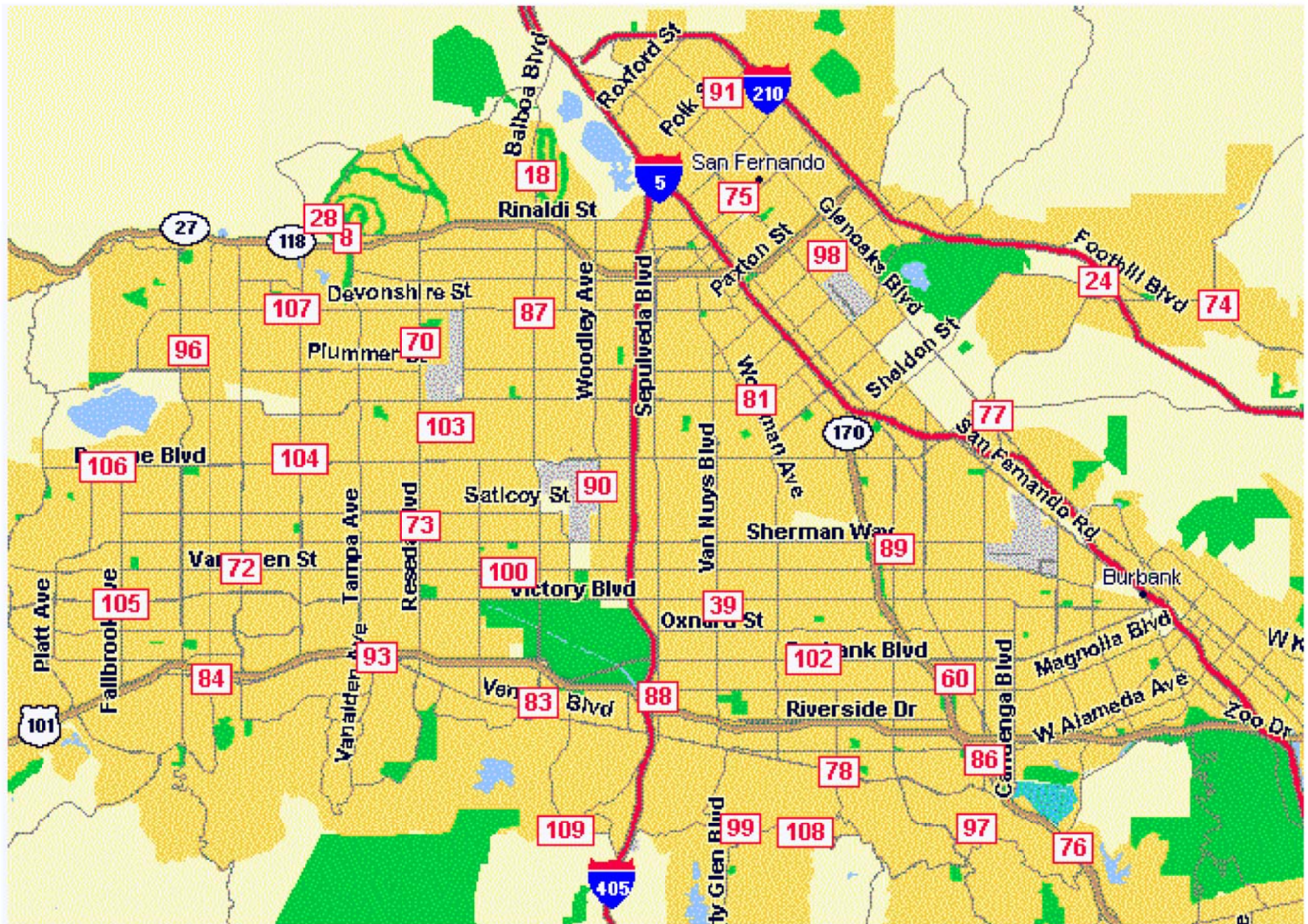


Proposed Jurisdictional Boundaries



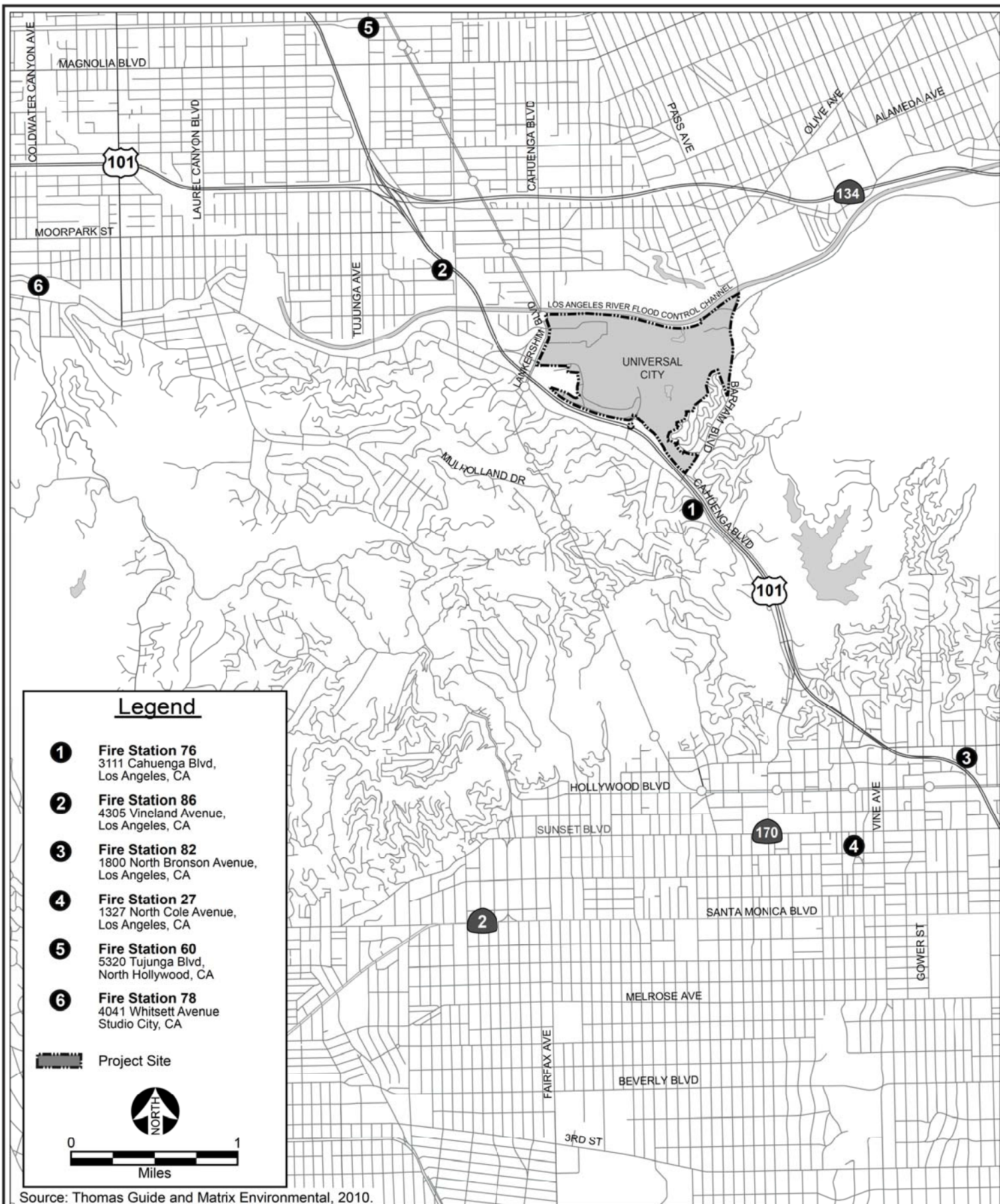
Source: Ros Clementi Hall Studios, 2012.



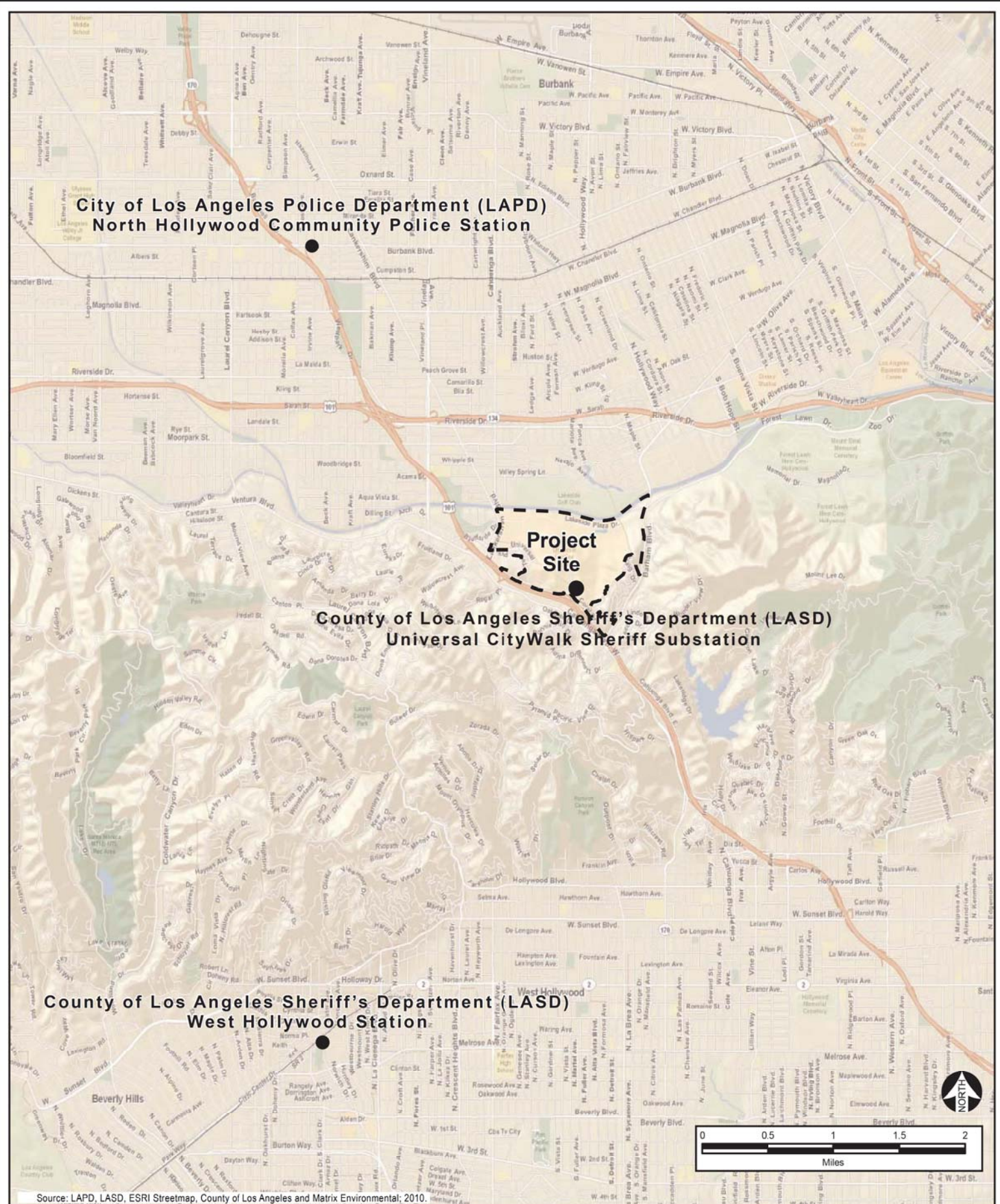


Source: Matrix Environmental, 2010.

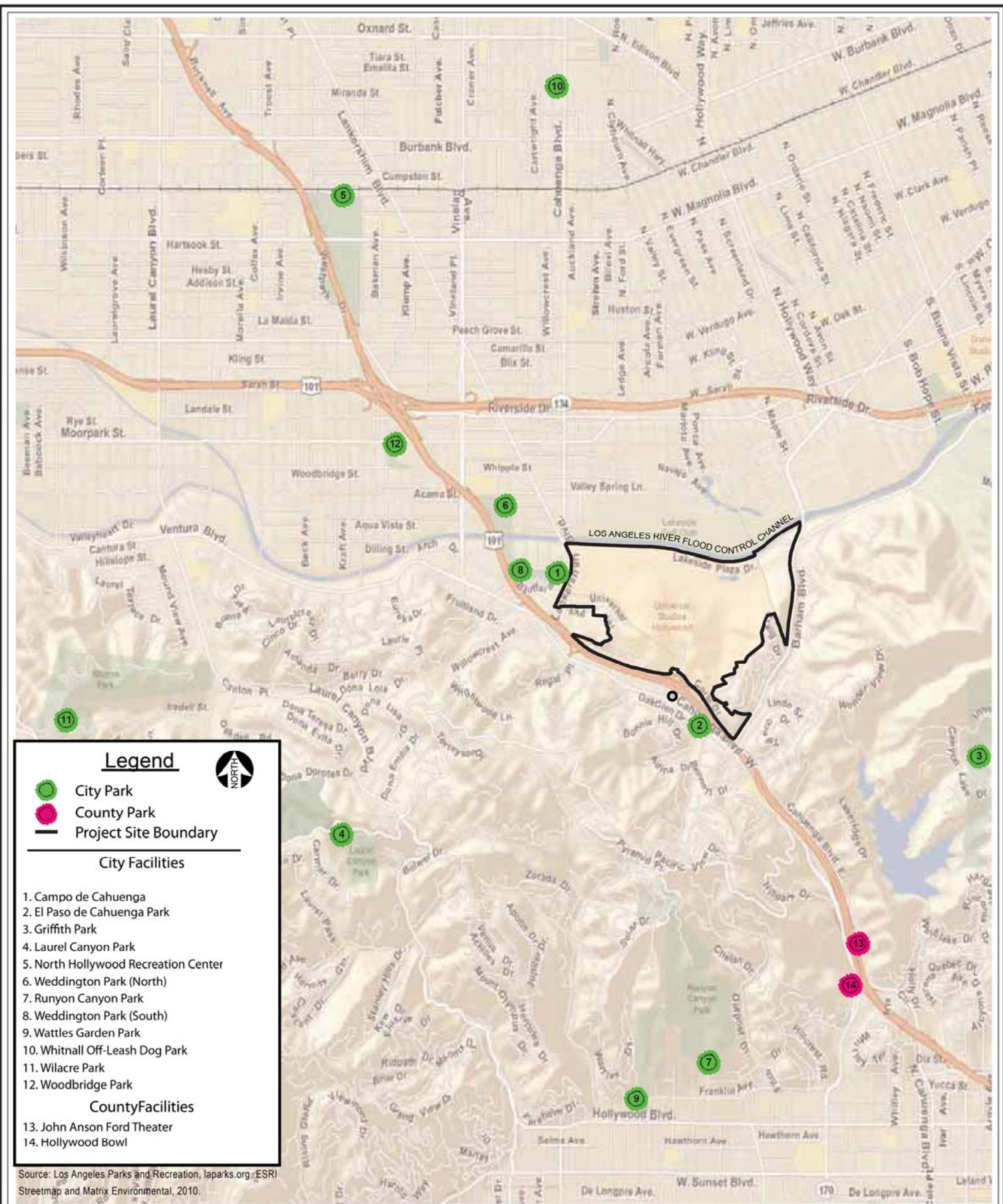




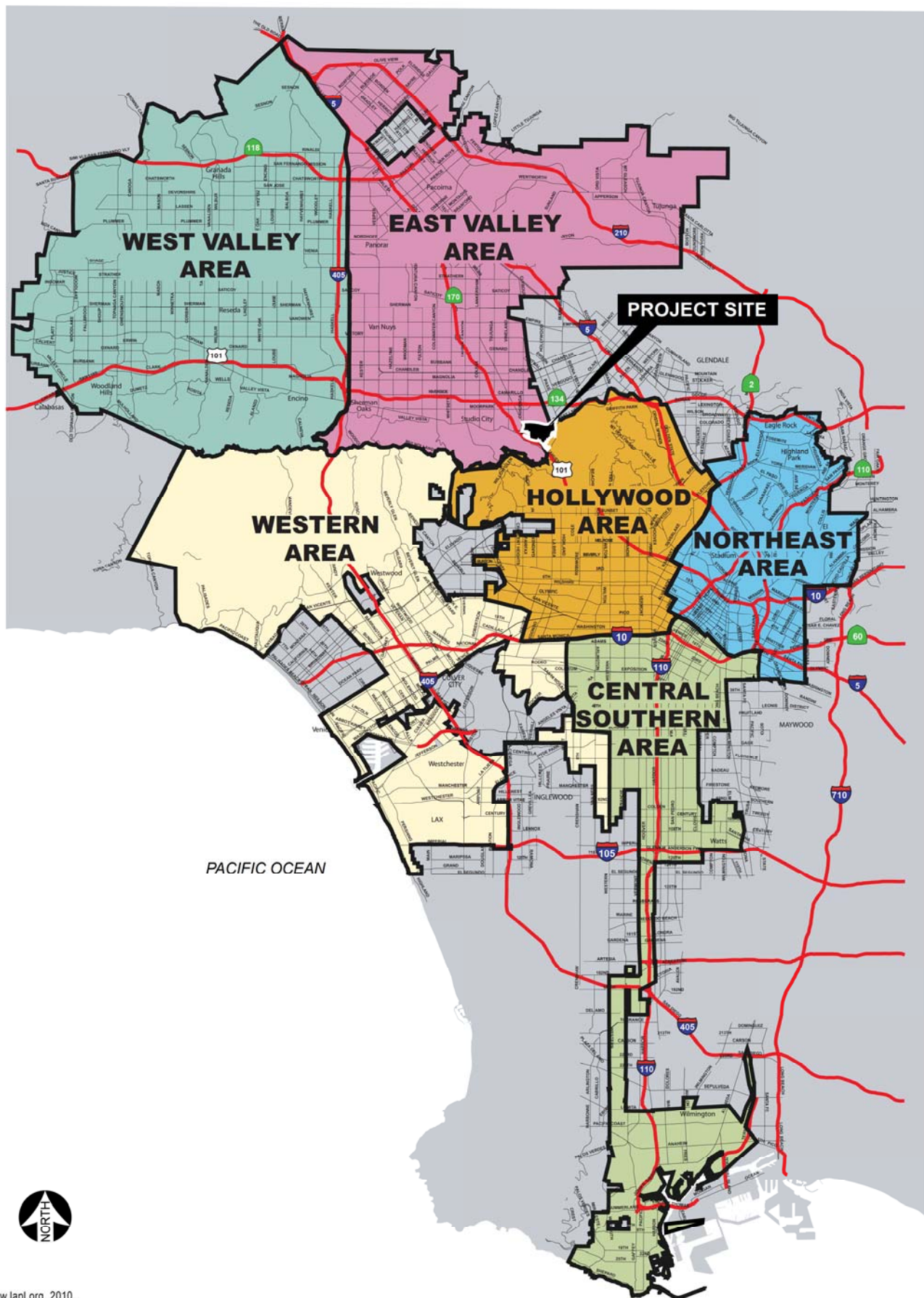






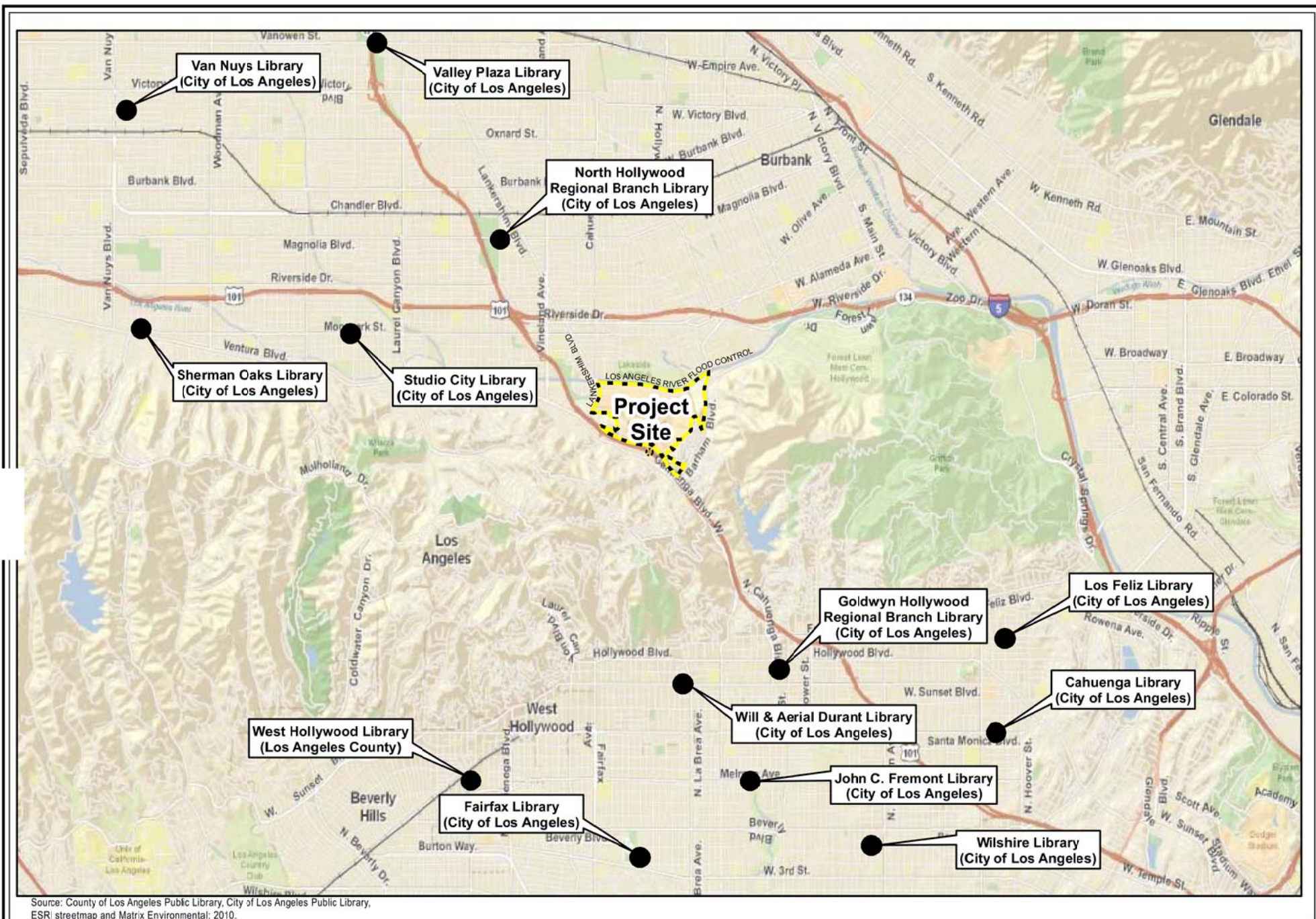




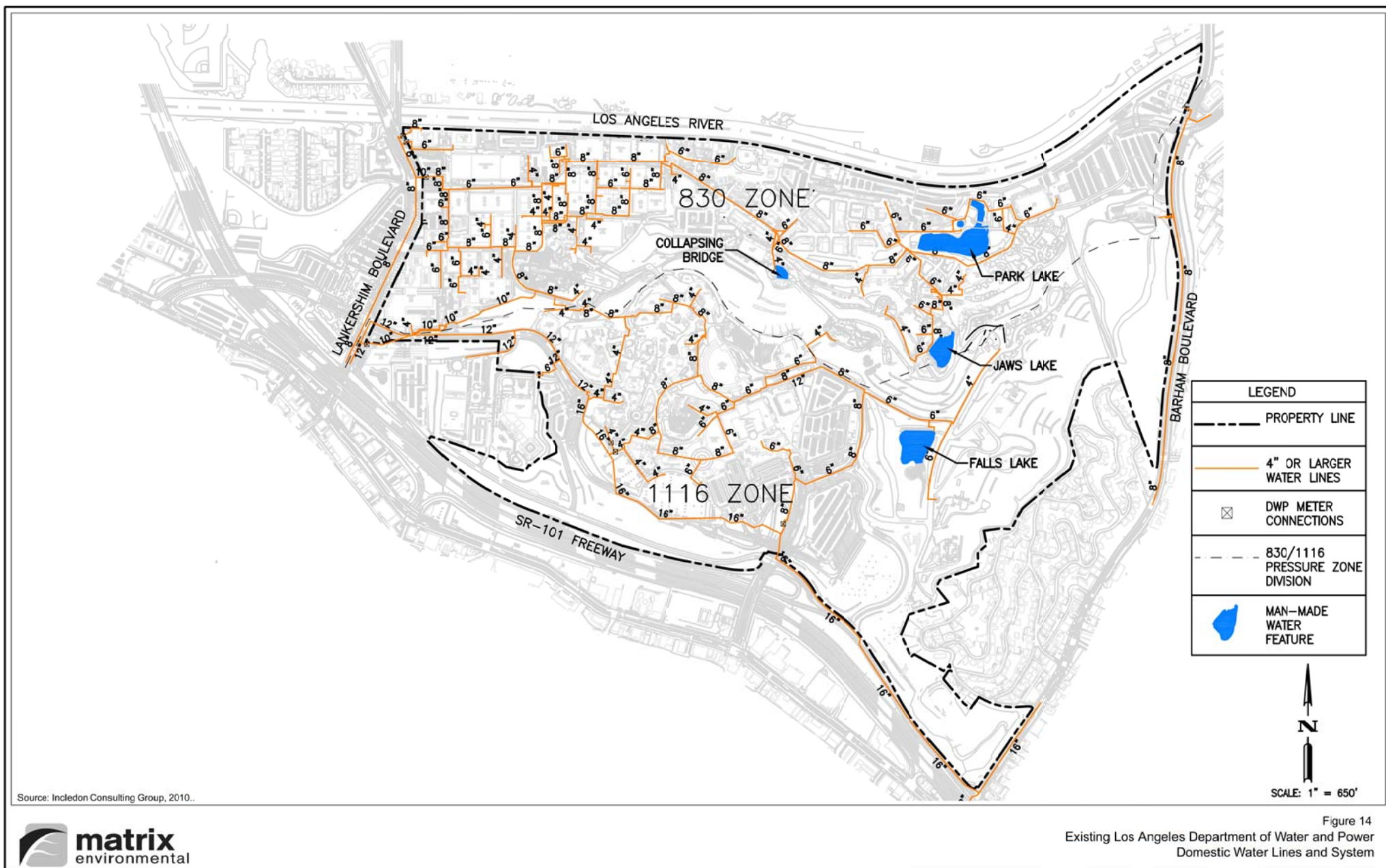


Source: www.lapl.org, 2010.

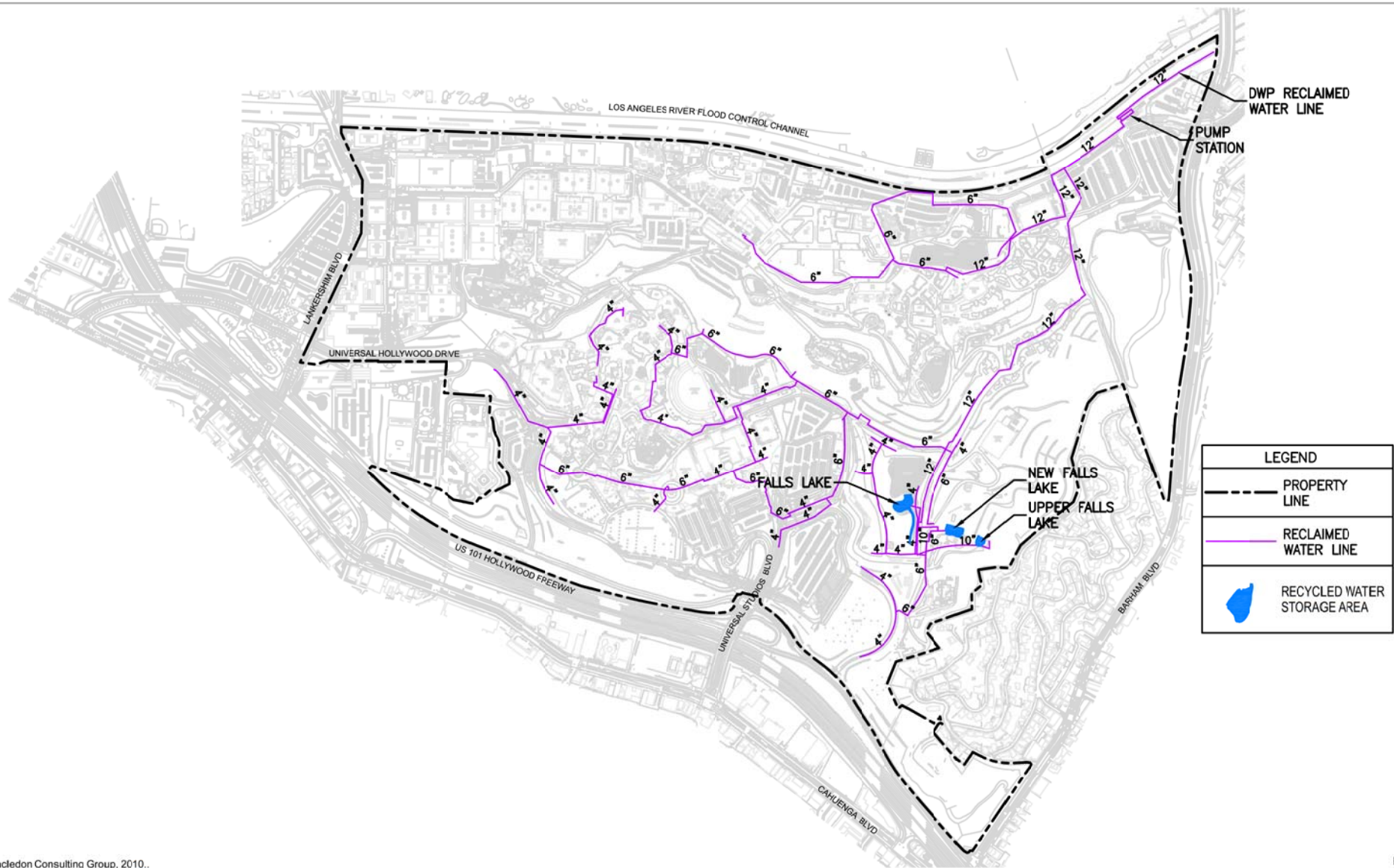




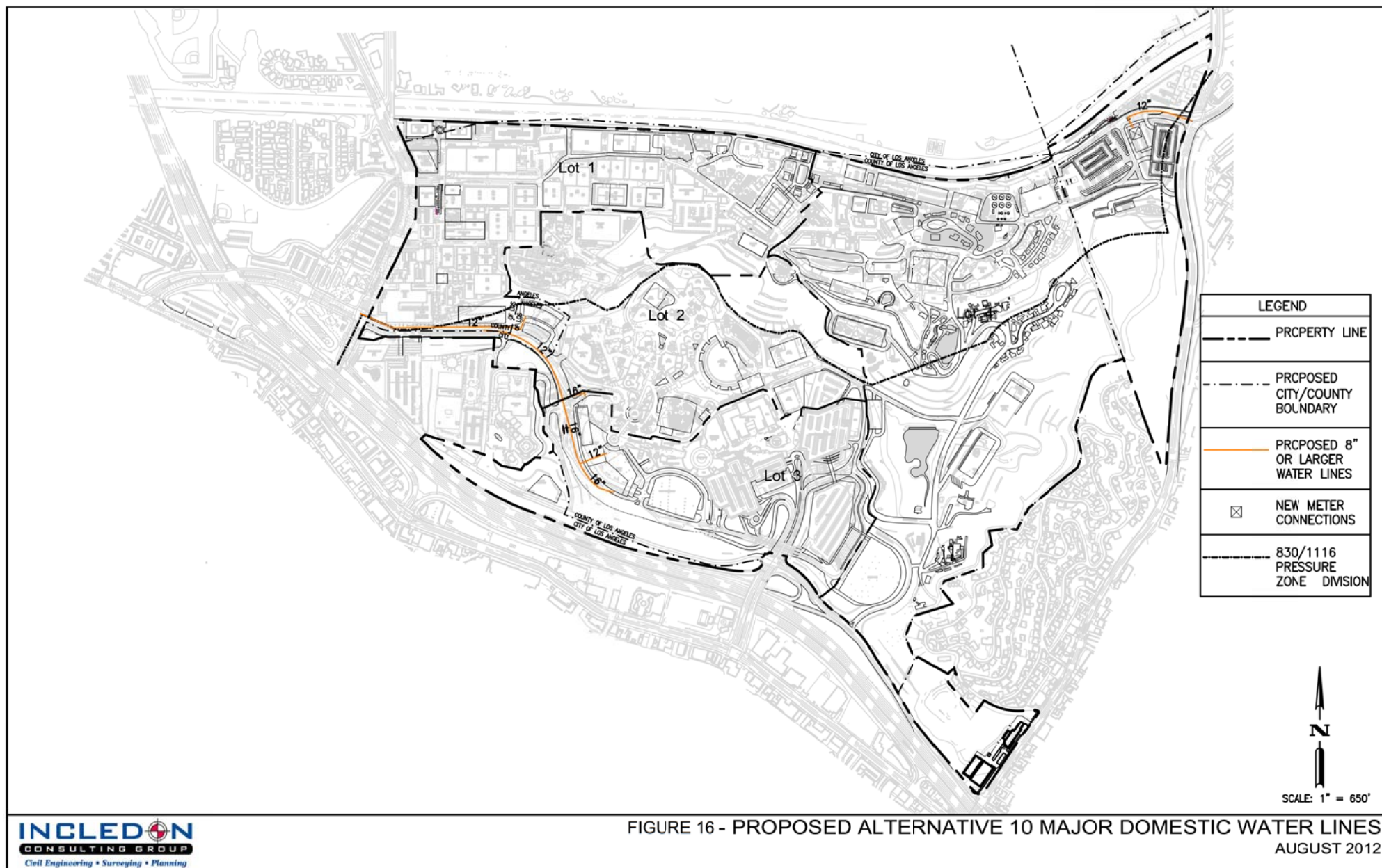




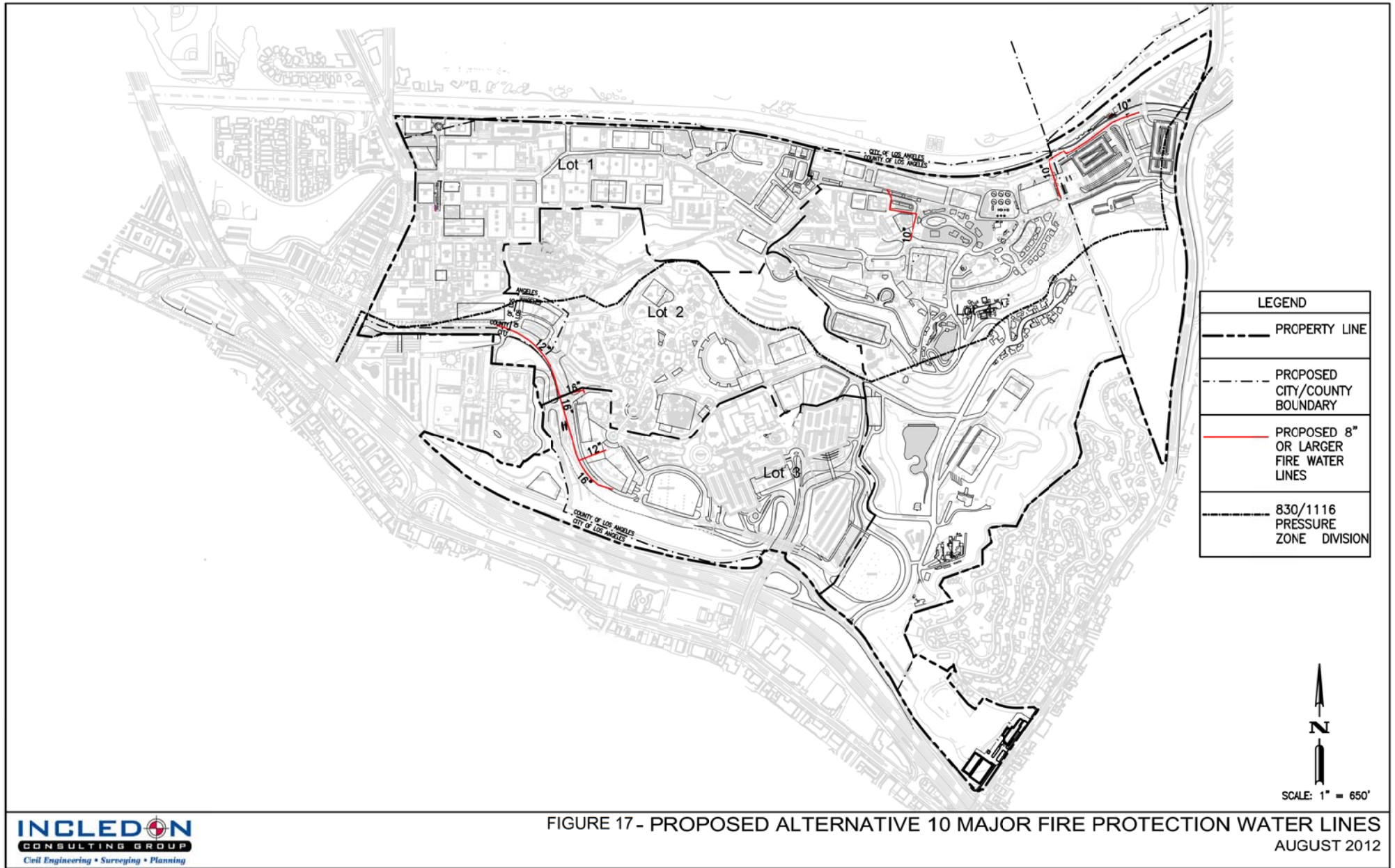


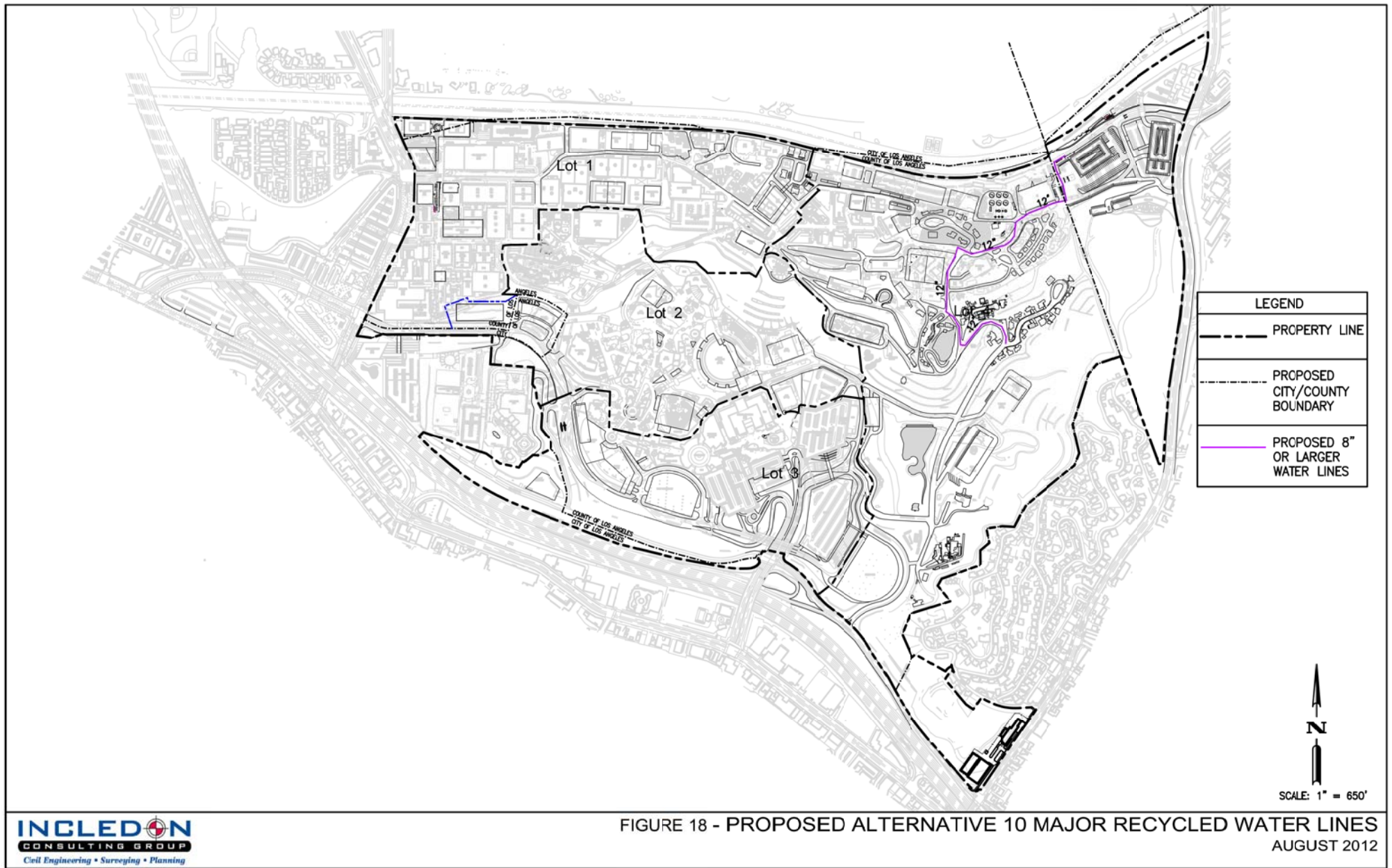


Source: Incedon Consulting Group, 2010..





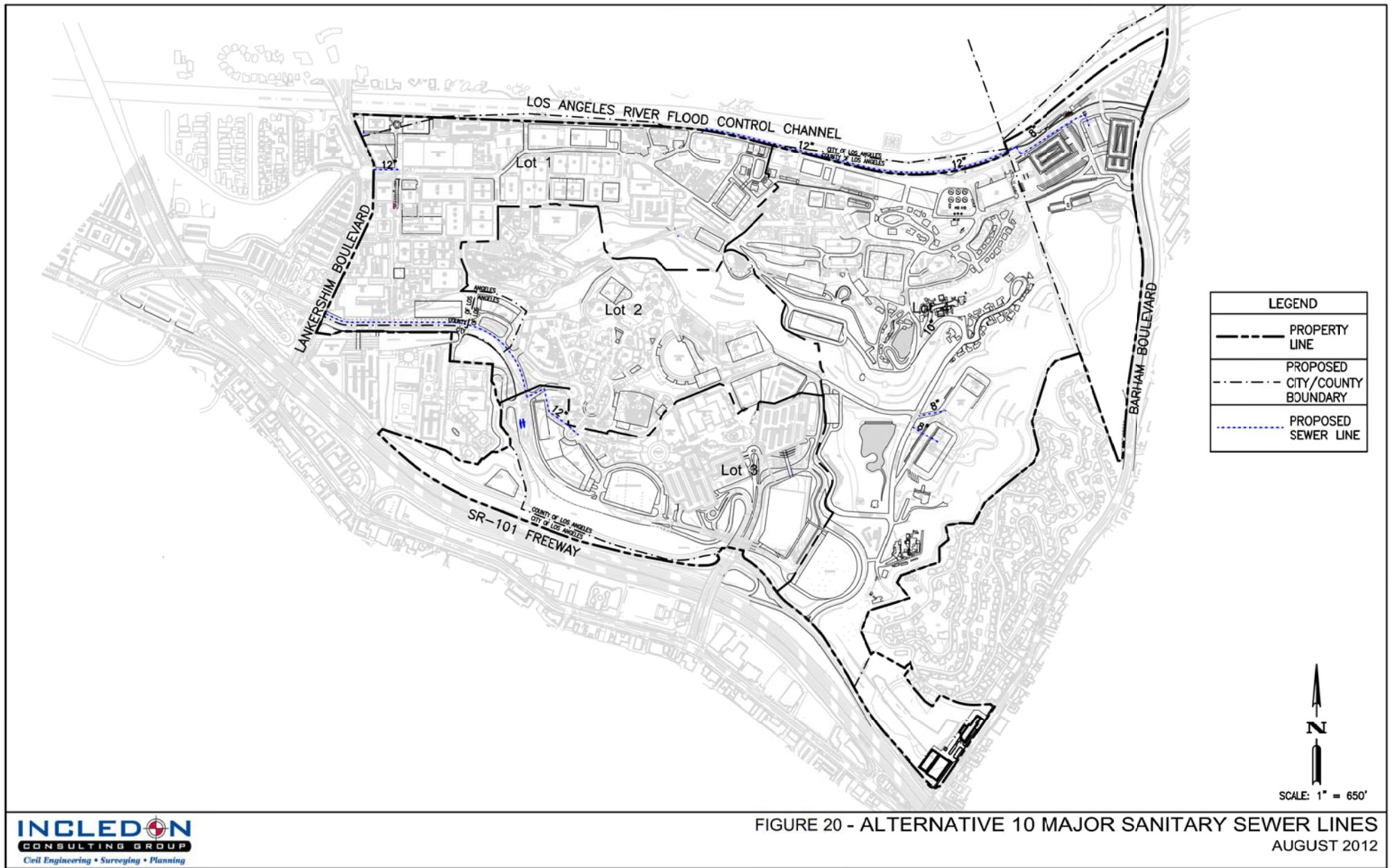




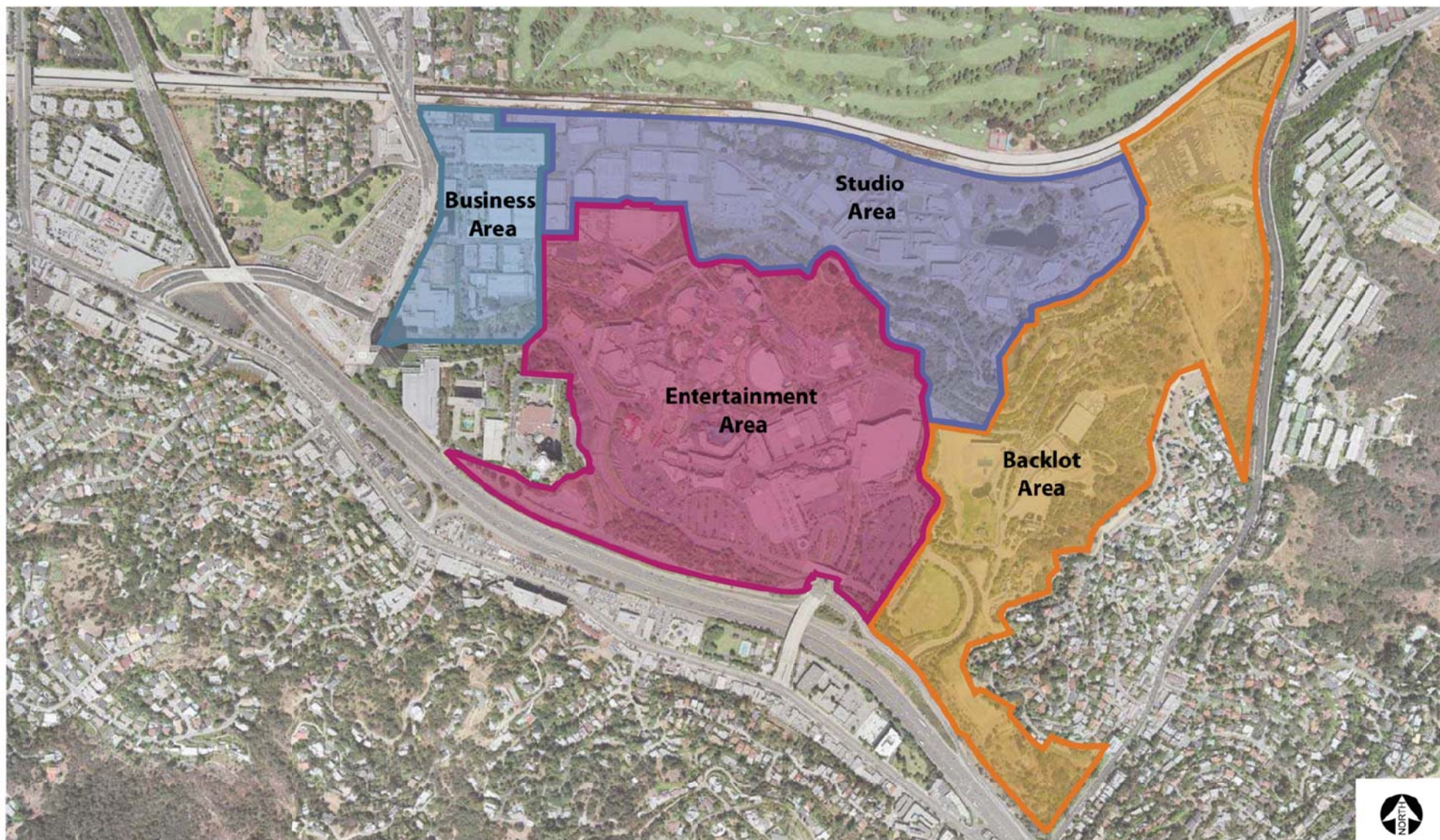




Source: Incledon Consulting Group, 2010.







Source: Rios Clementi Hale Studios, 2012.