

EXHIBIT A

Legal Description of Property

**NBCUNIVERSAL COUNTY AREAS PRE-ANNEXATION AND DETACHMENT
LEGAL DESCRIPTION**

BEING LOTS "C" AND "E" TOGETHER WITH PORTIONS OF LOTS "B" AND "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND A PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITIONS BEING FILED IN CASE 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341, PAGES 75 THROUGH 89 OF DEEDS, RECORDS OF SAID COUNTY AND THAT PORTION OF THE PARCEL OF LAND SHOWN AS "LOS ANGELES RIVER" ON SAID MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, INCLUSIVE, PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY DECEMBER 30, 2004.



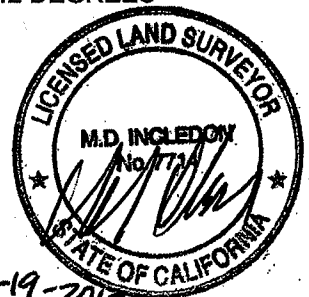
4-19-2013

NBCUNIVERSAL COUNTY AREAS POST-ANNEXATION AND DETACHMENT
LEGAL DESCRIPTION

BEING LOTS "C" AND "E" TOGETHER WITH PORTIONS OF LOTS "B" AND "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND A PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITIONS BEING FILED IN CASE 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341, PAGES 75 THROUGH 89 OF DEEDS, RECORDS OF SAID COUNTY AND THAT PORTION OF THE PARCEL OF LAND SHOWN AS "LOS ANGELES RIVER" ON SAID MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 44 OF MISCELLANEOUS RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT LAND BOUND TO THE NORTHEAST, EAST, AND SOUTHEAST BY THE WESTERLY BOUNDARY OF LOT "F" TOGETHER WITH THE WESTERLY BOUNDARY OF RANCHO PROVIDENCIA AS SHOWN ON SAID MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION;

SAID LAND BOUND TO THE WEST, SOUTHWEST, SOUTH, AND SOUTHEAST BY THE NORTH AND NORTHEAST BOUNDARY OF THAT CERTAIN EASEMENT DEED RECORDED AS INSTRUMENT NUMBER 87-1240174 ON AUGUST 4, 1987 IN SAID COUNTY RECORDER'S OFFICE, TOGETHER WITH THE NORTHERLY LINE OF THAT LAND DESCRIBED IN INSTRUMENT 87-381928 AS RECORDED IN SAID COUNTY RECORDER'S OFFICE; SAID LAND ALSO BOUND TO THE SOUTH AND SOUTHEAST BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT A POINT ON THE SOUTHERLY BOUNDARY OF THAT LAND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID POINT LYING 0.82 FEET NORTHEASTERLY OF THE SOUTHWEST TERMINUS OF THAT CERTAIN LINE SHOWN ON SAID RECORD OF SURVEY AS BEARING NORTH 21-52-56 EAST AND HAVING A DISTANCE OF 7.00 FEET, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN LINE SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS AS BEARING NORTH 21-52-56 EAST AND HAVING A DISTANCE OF 6.18 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY AS SHOWN IN SAID RECORD OF SURVEY SOUTH 21-52-56 WEST A DISTANCE OF 0.82 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY SOUTH 32-47-36 WEST A DISTANCE OF 29.75 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY IN SAID RECORD OF SURVEY NORTH 57-12-24 WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 32-47-36 WEST A DISTANCE OF 36.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 415.57 FEET, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID POINT BEARS NORTH 00-24-52 WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16-43-01 DEGREES AN ARC LENGTH OF 121.25 FEET TO THE BEGINNING OF A TANGENT CURVE, SAID BEGINNING BEING A POINT OF REVERSE CURVATURE, SAID TANGENT CURVE HAVING A RADIUS OF 499.00 FEET, CONCAVE TO THE NORTH, A RADIAL TO SAID POINT OF REVERSE CURVATURE BEARS SOUTH 17-07-53 EAST; THENCE CONTINUING SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32-33-57 DEGREES AN ARC LENGTH OF 283.62 FEET; THENCE NORTH 74-33-55 WEST A DISTANCE OF 350.90 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1004.00 FEET, CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05-58-42 DEGREES AN ARC LENGTH OF 104.76



FEET; THENCE NORTH 68-35-13 WEST A DISTANCE OF 662.20 FEET; THENCE NORTH 21-24-47 EAST A DISTANCE OF 47.58 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET, CONCAVE TO THE WEST, THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36-39-50 DEGREES AN ARC LENGTH OF 143.98 FEET; THENCE NORTH 15-15-03 WEST A DISTANCE OF 211.26 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 175.00 FEET, CONCAVE TO THE SOUTHWEST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33-24-19 DEGREES AN ARC LENGTH OF 102.03 FEET MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" PER THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY JULY 30, 2002, SAID POINT SHOWN AS THE SOUTHERLY TERMINUS OF THE LINE BEARING SOUTH 00-21-20 WEST 47.10 FEET ON SAID CERTIFICATE OF COMPLIANCE, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF THE LINE BEARING SOUTH 63-45-05 WEST 111.14 FEET ON SAID CERTIFICATE OF COMPLIANCE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 00-21-20 EAST A DISTANCE OF 47.10 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 23-45-03 WEST A DISTANCE OF 42.94 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 44-48-23 WEST A DISTANCE OF 26.58 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 38-35-31 WEST A DISTANCE OF 59.09 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 10-01-42 WEST A DISTANCE OF 16.49 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 04-00-28 EAST A DISTANCE OF 91.00 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 06-59-45 WEST A DISTANCE OF 36.67 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 18-09-31 WEST A DISTANCE OF 29.16 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 31-07-35 WEST A DISTANCE OF 33.01 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 18-36-44 WEST A DISTANCE OF 26.00 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 07-08-06 WEST A DISTANCE OF 67.27 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 17-47-37 WEST A DISTANCE OF 21.54 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 37-24-57 WEST A DISTANCE OF 31.74 FEET; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 04-00-28 EAST A DISTANCE OF 129.43 FEET TO THE NORTHEAST CORNER OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 85-59-32 WEST A DISTANCE OF 326.70 FEET; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" NORTH 04-00-28 EAST A DISTANCE OF 218.76 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY OF SAID "PARCEL 4 AFTER ADJUSTMENT" SOUTH 83-17-35 EAST A DISTANCE OF 111.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 354.95 CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID POINT BEARS NORTH 08-28-50 EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37-23-39 AN ARC LENGTH OF 231.66 FEET, MORE OR LESS, TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 506.50 FEET, CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID POINT BEARS NORTH 40-48-34 EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08-21-20 AN ARC LENGTH OF 73.86 FEET MORE OR LESS, TO THE BEGINNING OF A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE NORTH 54-08-42 EAST A DISTANCE OF 99.58 FEET; THENCE NORTH 24-01-22 EAST A DISTANCE OF 291.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 533.57 FEET, CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID

POINT BEARS NORTH 44-00-42 EAST; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44-26-15 AN ARC LENGTH OF 413.83 FEET MORE OR LESS, TO THE BEGINNING OF A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE SOUTH 14-08-53 WEST A DISTANCE OF 53.24 FEET; THENCE NORTH 89-59-50 WEST A DISTANCE OF 470.09 FEET; THENCE SOUTH 00-00-10 WEST A DISTANCE 225.37 FEET; THENCE SOUTH 89-57-59 WEST A DISTANCE OF 269.47 FEET; THENCE NORTH 89-01-24 WEST A DISTANCE OF 180.89 FEET; THENCE NORTH 86-50-55 WEST A DISTANCE OF 5.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 254.63 FEET, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID POINT BEARS SOUTH 03-14-20 WEST; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24-47-55 AN ARC LENGTH OF 110.21 FEET, MORE OR LESS TO THE BEGINNING OF A NON TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE NORTH 64-22-28 WEST A DISTANCE OF 123.00 FEET, MORE OR LESS TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY BEING 80 FEET WIDE, HAVING A HALF WIDTH OF 40.00 FEET AS SHOWN IN TRACT 27621 RECORDED IN MAP BOOK 769, PAGES 14 THROUGH 15, SAID POINT LYING NORTH 25-35-56 EAST A DISTANCE OF 132.09 FEET FROM A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES SHOWN AS THE NORTHWESTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 82-41-39 WEST A DISTANCE OF 116.52 FEET ON SAID TRACT 27621.

SAID LAND ALSO BOUND TO THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY LINE HAVING A HALF WIDTH OF 50.00 FEET, SAID RIGHT OF WAY HALF WIDTH PER THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY;

SAID LAND BOUND TO THE NORTH IN PART BY THE SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NUMBER 2787 IN BOOK 36979 PAGES 328 THROUGH 331, INCLUSIVE, RECORDED AUGUST 13, 1951 IN SAID COUNTY RECORDERS OFFICE, SAID LAND ALSO BOUND IN PART TO THE NORTH AND WEST BY THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 AS PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED AND RECORDED BY THE COUNTY RECORDER IN SAID COUNTY DECEMBER 30, 2004, SAID CORNER LYING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY HAVING A HALF WIDTH OF 50.00 FEET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWESTERLY TERMINUS OF THE LINE SHOWN AS BEARING NORTH 24-17-17 WEST 228.33 FEET ON SAID CERTIFICATE OF COMPLIANCE; THENCE NORTH 24-17-17 WEST A DISTANCE OF 9.69 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE SOUTH 88-53-29 EAST A DISTANCE OF 515.72 FEET; THENCE NORTH 00-43-31 EAST A DISTANCE OF 126.94 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE DEPARTING SAID NORTHERLY LINE OF SAID LOT 1 NORTH 00-43-31 EAST A DISTANCE OF 19.23 FEET MORE OR LESS TO A POINT LYING ON SAID SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER SAID GRANT DEED, SAID POINT LYING DISTANT 67.36 FEET, MORE OR LESS, WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS DESCRIBED IN SAID INSTRUMENT NUMBER 2787, FROM THE NORTHERN MOST CORNER OF SAID LOT 1 IN SAID CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726, SAID NORTHERN MOST CORNER BEING THE NORTHEAST TERMINUS OF THAT CERTAIN LINE SHOWN BEARING NORTH 76-13-44 EAST HAVING A DISTANCE OF 597.98 FEET IN SAID CERTIFICATE OF COMPLIANCE.

EXHIBIT B

Legal Description of Annexation Property

NBCUNIVERSAL ANNEXATION PROPERTY (FUTURE CITY PROPERTY)
LEGAL DESCRIPTION

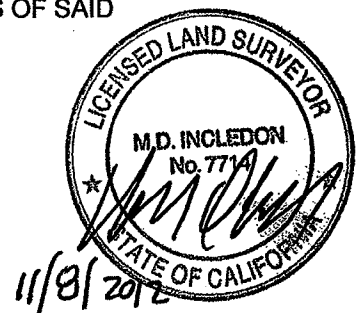
PARCEL 1:

A PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT BEING SHOWN AS A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES LYING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 71-29-54 EAST A DISTANCE OF 90.95 FEET IN SAID CERTIFICATE OF COMPLIANCE, THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND SAID NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" SOUTH 71-29-54 WEST A DISTANCE OF 90.95 FEET; THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND SAID NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" NORTH 82-41-39 WEST A DISTANCE OF 105.99 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID "LOT 1 AFTER ADJUSTMENT", SAID POINT SHOWN IN SAID CERTIFICATE OF COMPLIANCE AS BEING THE NORTHWEST CORNER OF LOT 1 TRACT 27621 RECORDED IN MAP BOOK 769, PAGES 14 THROUGH 15; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF SAID "LOT 1 AFTER ADJUSTMENT" NORTH 82-41-39 WEST A DISTANCE OF 10.53 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD, SAID RIGHT OF WAY BEING 80.00 FEET WIDE, HAVING A HALF WIDTH OF 40.00 FEET AS PER SAID TRACT 27621; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY NORTH 25-35-56 EAST A DISTANCE OF 132.09 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY OF LANKERSHIM BOULEVARD SOUTH 64-22-28 EAST A DISTANCE OF 122.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 254.63 FEET, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID POINT BEARS SOUTH 28-02-16 WEST; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23-57-02 AN ARC LENGTH OF 106.44 FEET, MORE OR LESS TO A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES; THENCE CONTINUING ALONG SAID CORPORATION SOUTH 71-29-54 WEST BOUNDARY A DISTANCE OF 71.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT BEING SHOWN AS A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES LYING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 71-29-54 EAST A DISTANCE OF 90.95 FEET IN SAID CERTIFICATE OF COMPLIANCE; THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND NORTHWESTERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" OF SAID CERTIFICATE OF COMPLIANCE NORTH 71-29-54 EAST A DISTANCE OF 555.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND NORTHWESTERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" OF SAID CERTIFICATE OF COMPLIANCE NORTH 71-29-54 EAST A DISTANCE OF 214.87 FEET; THENCE NORTH 89-59-50 WEST A DISTANCE OF 203.77 FEET; THENCE SOUTH 00-00-10 WEST A DISTANCE OF 68.20 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LOT "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT BEING SHOWN AS A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES LYING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING SOUTH 71-29-54 WEST A DISTANCE OF 944.27 FEET IN SAID CERTIFICATE OF COMPLIANCE; SAID POINT ALSO BEING SHOWN AS THE NORTHWESTERLY TERMINUS OF THE SOUTHWESTERLY BOUNDARY OF LOT 2 SHOWN AS THAT LINE BEARING NORTH 45-14-58 WEST A DISTANCE OF 1515.55 FEET IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF SAID CERTIFICATE OF COMPLIANCE SOUTH 45-14-58 EAST A DISTANCE OF 78.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY OF SAID CERTIFICATE OF COMPLIANCE SOUTH 45-14-58 EAST A DISTANCE OF 466.39 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 24-01-22 EAST A DISTANCE OF 251.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 533.57 FEET, CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID POINT BEARS SOUTH 44-00-42 WEST; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44-26-15 DEGREES AN ARC LENGTH OF 413.83 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 14-08-53 WEST A DISTANCE OF 53.24 FEET; THENCE NORTH 89-59-50 WEST A DISTANCE OF 46.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39 THROUGH 44, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF

SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF THAT LAND DESCRIBED AS LOT 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED WITH COUNTY RECORDER IN SAID COUNTY ON DECEMBER 30, 2004, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 IN SAID CERTIFICATE OF COMPLIANCE, SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 76-13-44 EAST A DISTANCE OF 597.98 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 76-13-44 EAST A DISTANCE OF 34.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 76-13-44 EAST A DISTANCE OF 494.33 FEET; THENCE SOUTH 00-43-31 WEST A DISTANCE OF 126.94 FEET; THENCE NORTH 88-53-29 WEST A DISTANCE OF 478.61 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT C

Maps of Annexation Property

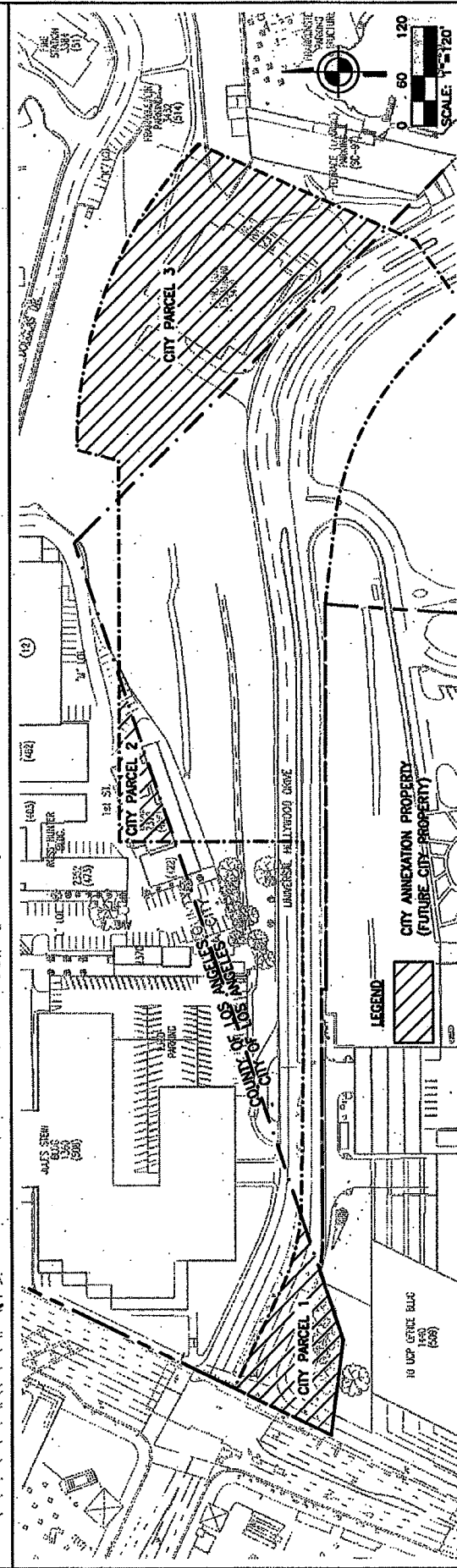
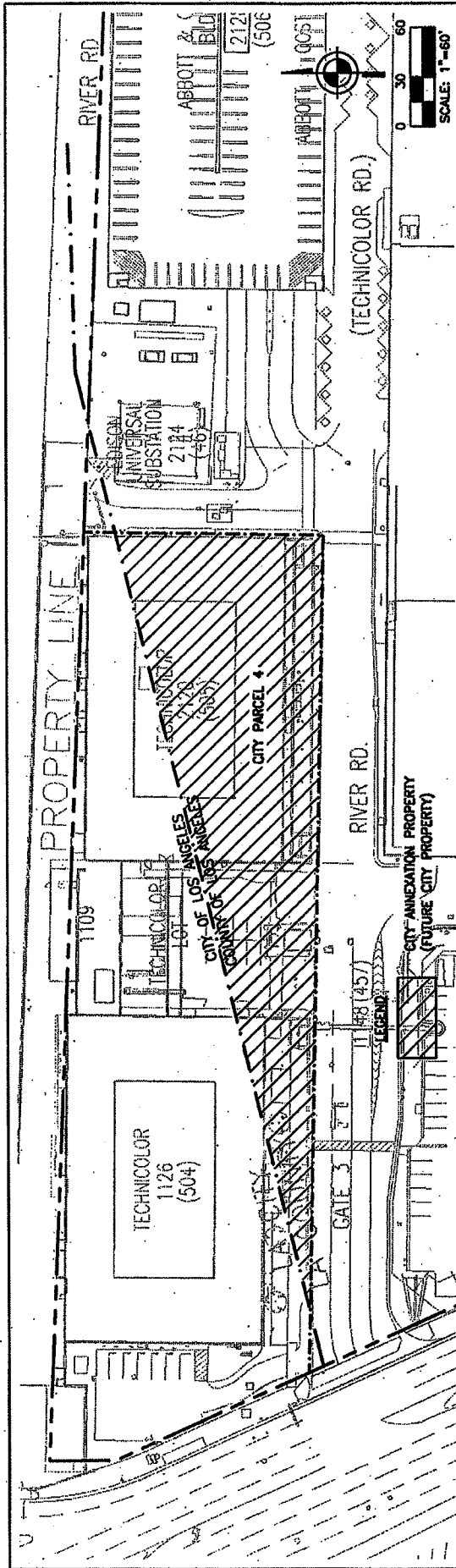


EXHIBIT D

Legal Description of Detachment Property

NBCUNIVERSAL DETACHMENT PROPERTY (FUTURE COUNTY PARCEL)
LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF LOT "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT BEING SHOWN AS A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES LYING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 71-29-54 EAST A DISTANCE OF 90.95 FEET IN SAID CERTIFICATE OF COMPLIANCE, THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND SAID NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" NORTH 71-29-54 EAST A DISTANCE OF 71.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY NORTH 71-29-54 EAST A DISTANCE OF 484.41 FEET; THENCE DEPARTING SAID CORPORATION BOUNDARY SOUTH 00-00-10 WEST A DISTANCE OF 157.17 FEET; THENCE SOUTH 89-57-59 WEST A DISTANCE OF 269.47 FEET; THENCE NORTH 89-01-24 WEST A DISTANCE OF 180.89 FEET; THENCE NORTH 86-50-55 WEST A DISTANCE OF 5.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 254.63 FEET, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID POINT BEARS NORTH 4-05-14 EAST; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00-50-53 DEGREES AN ARC LENGTH OF 3.77 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LOT "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 1 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT BEING SHOWN AS A POINT ON THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES LYING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 71-29-54 EAST A DISTANCE OF 90.95 FEET IN SAID CERTIFICATE OF COMPLIANCE; THENCE CONTINUING ALONG SAID



CORPORATION BOUNDARY AND NORTHWESTERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" OF SAID CERTIFICATE OF COMPLIANCE NORTH 71-29-54 EAST A DISTANCE OF 770.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CORPORATION BOUNDARY AND NORTHWESTERLY BOUNDARY OF "LOT 4 AFTER ADJUSTMENT" OF SAID CERTIFICATE OF COMPLIANCE NORTH 71-29-54 EAST A DISTANCE OF 173.62 FEET; THENCE SOUTH 45-14-58 EAST A DISTANCE OF 78.27 FEET; THENCE NORTH 89-59-50 WEST A DISTANCE OF 220.24 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LOT "D" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF "LOT 3 AFTER ADJUSTMENT" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 02-1783215 OF OFFICIAL RECORDS, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF THE LINE BEARING SOUTH 85-59-32 EAST A DISTANCE OF 326.70 FEET, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF THE LINE BEARING SOUTH 04-00-28 WEST A DISTANCE OF 129.43 FEET IN SAID CERTIFICATE OF COMPLIANCE; THENCE SOUTH 04-00-28 WEST A DISTANCE OF 129.43 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 37-24-57 EAST A DISTANCE OF 31.74' ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 17-47-37 EAST A DISTANCE OF 21.54 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 07-08-06 EAST A DISTANCE OF 67.27 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 18-36-44 EAST A DISTANCE OF 26.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 31-07-35 EAST A DISTANCE OF 33.01 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 18-09-31 EAST A DISTANCE OF 29.16 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 06-59-45 EAST A DISTANCE OF 36.67 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 4-00-28 WEST A DISTANCE OF 91.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 10-01-42 EAST A DISTANCE OF 16.49 ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 38-35-31 EAST A DISTANCE OF 59.09 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 44-48-23 EAST A DISTANCE OF 26.58 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 23-45-03 EAST A DISTANCE OF 42.94 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT"; THENCE SOUTH 00-21-20 WEST A DISTANCE OF 47.10 FEET ALONG THE EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT" TO A NON-TANGENT CURVE HAVING A RADIUS OF 175.00 FEET, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS SOUTH 41-20-38 WEST; THENCE DEPARTING SAID EASTERLY BOUNDARY OF SAID "LOT 3 AFTER ADJUSTMENT" SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33-24-19 DEGREES AN ARC LENGTH OF 102.03 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTH 15-15-03 EAST A DISTANCE OF 211.26 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36-39-50 DEGREES AND ARC LENGTH OF 143.98 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE SOUTH 21-24-47 WEST A DISTANCE OF 47.58 FEET; THENCE SOUTH 68-35-13 EAST A DISTANCE OF 662.20 FEET TO THE BEGINNING OF

A TANGENT CURVE HAVING A RADIUS OF 1004.00 FEET, CONCAVE NORTHEASTERLY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05-58-42 DEGREES AN ARC LENGTH OF 42.29 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE SOUTH 74-33-55 EAST A DISTANCE OF 350.90 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 499.00 FEET, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32-33-57 DEGREES AN ARC LENGTH OF 283.62 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 415.57, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID POINT OF REVERSE CURVATURE BEARING SOUTH 17-07-53 EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16-43-01 DEGREES AND ARC LENGTH OF 121.25 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE NORTH 32-47-36 EAST A DISTANCE OF 36.62 FEET; THENCE SOUTH 57-12-24 EAST A DISTANCE OF 20.00 FEET TO A POINT ON THAT SOUTHERLY BOUNDARY OF LAND AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 149 PAGES 82 THROUGH 93, INCLUSIVE, AS INSTRUMENT NUMBER 96-436038, RECORDED IN SAID COUNTY, SAID POINT BEING 29.75 FEET SOUTHWESTERLY OF THE NORTHEAST TERMINUS OF THAT LINE SHOWN BEARING NORTH 32-47-36 A DISTANCE OF 50.08 FEET ON SAID RECORD OF SURVEY; THENCE NORTH 32-47-36 EAST A DISTANCE OF 29.75 FEET ALONG SAID SOUTHERLY BOUNDARY OF SAID RECORD OF SURVEY; THENCE NORTH 21-52-56 EAST A DISTANCE OF 0.82 FEET ALONG SAID SOUTHERLY BOUNDARY OF SAID RECORD OF SURVEY; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF SAID RECORD OF SURVEY NORTH 45-14-58 WEST A DISTANCE OF 2212.74 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID LINE ALSO BEING THE CORPORATION BOUNDARY OF THE CITY OF LOS ANGELES; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY SOUTH 24-01-22 WEST A DISTANCE OF 39.22 FEET; THENCE SOUTH 54-08-42 EAST A DISTANCE OF 99.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 506.50 FEET, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS SOUTH 49-09-54 WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08-21-20 DEGREES AN ARC LENGTH OF 73.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 354.95 FEET, CONCAVE TO THE SOUTHWEST, A RADIAL TO SAID POINT BEARS SOUTH 45-52-29 WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37-23-39 AN ARC LENGTH OF 231.66 FEET MORE OR LESS, TO A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE NORTH 83-17-35 WEST A DISTANCE OF 111.99 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39 THROUGH 44, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF THAT LAND DESCRIBED AS LOT 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED WITH COUNTY RECORDER IN SAID COUNTY ON DECEMBER 30, 2004, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 IN SAID CERTIFICATE OF COMPLIANCE, SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 76-13-44 EAST A DISTANCE OF 597.98 FEET, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LANKERSHIM BOULEVARD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY OF LANKERSHIM BOULEVARD NORTH 24-17-17 WEST A

DISTANCE OF 9.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF LANKERSHIM SOUTH 88-53-29 EAST A DISTANCE OF 37.12 FEET; THENCE SOUTH 76-13-44 WEST A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF LOTS 275, 276, 277 AND 278 AND PART OF THE RIVERBED ADJOINING IN THE LANKERSHIM RANCH LAND AND WATER COMPANY'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGES 39 THROUGH 44, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID MAP OF THE PARTITION BEING FILED IN CASE NO. 70672 OF THE SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 4341 PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF THAT LAND DESCRIBED AS LOT 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED WITH COUNTY RECORDER IN SAID COUNTY ON DECEMBER 30, 2004, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 IN SAID CERTIFICATE OF COMPLIANCE, SAID POINT BEING THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN AS BEARING NORTH 76-13-44 EAST A DISTANCE OF 597.98 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NUMBER 2787 IN BOOK 36979 PAGES 328 THROUGH 331, INCLUSIVE, RECORDED AUGUST 13, 1951 IN SAID COUNTY RECORDERS OFFICE; THENCE SOUTH 76-13-44 WEST A DISTANCE OF 69.54 FEET ALONG SAID NORTHERLY BOUNDARY OF LOT 1 IN SAID CERTIFICATE OF COMPLIANCE; THENCE NORTH 00-43-31 EAST A DISTANCE OF 19.23 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL; THENCE SOUTH 87-43-35 EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL TO THE POINT OF BEGINNING.

PARCEL 6:

PORTIONS OF LAND WITHIN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

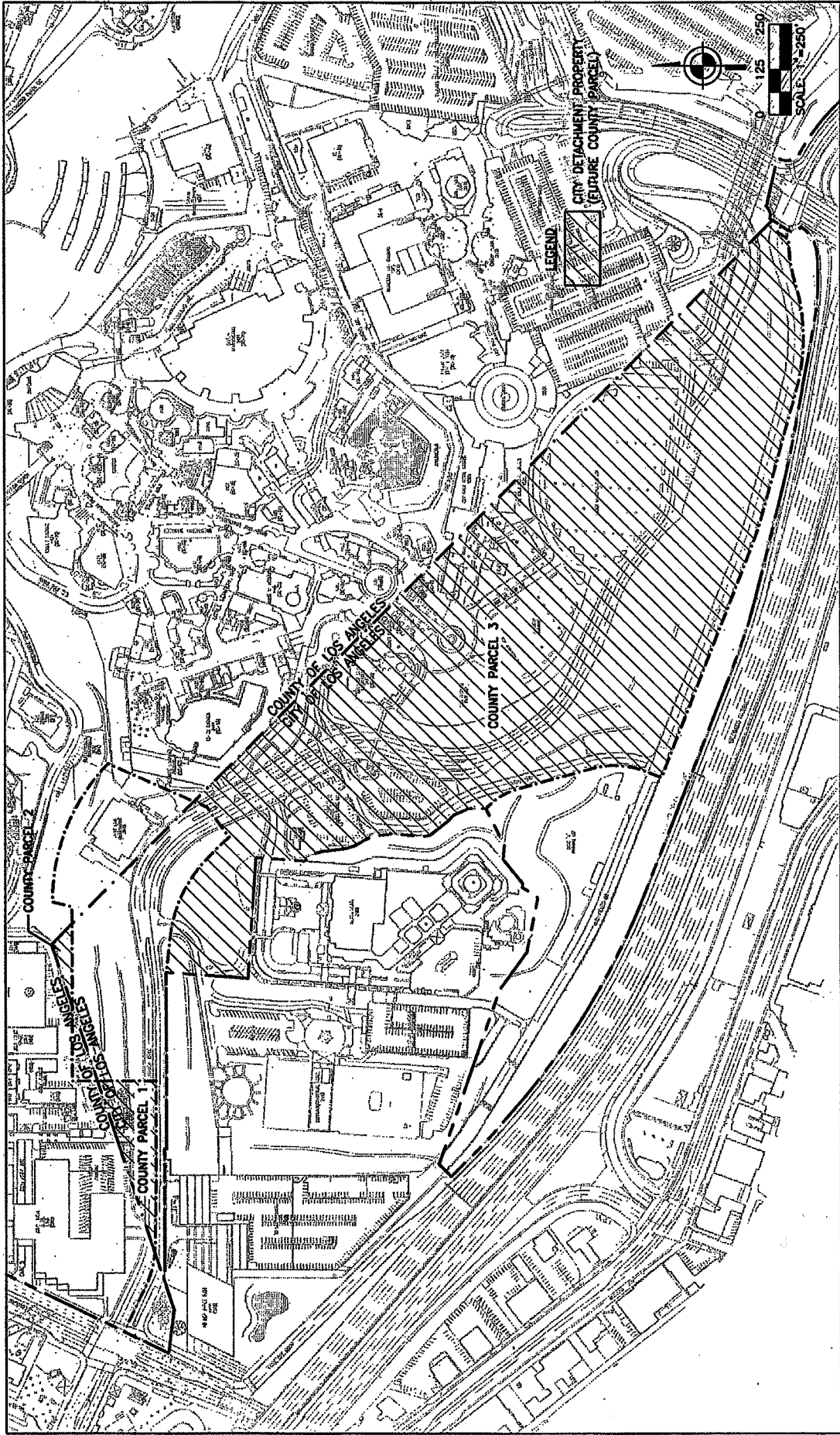
THOSE CERTAIN PORTIONS OF LAND BOUND TO THE WEST BY THE NORTHWESTERLY AND WESTERLY BOUNDARY OF LOT 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726, OFFICIAL RECORDS OF SAID COUNTY,

BOUND TO THE NORTH BY THE SOUTHERLY RIGHT OF WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL CHANNEL AS PER THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NUMBER 2787 IN BOOK 36979 PAGES 328 THROUGH 331, INCLUSIVE, RECORDED AUGUST 13, 1951 IN SAID COUNTY RECORDERS OFFICE,

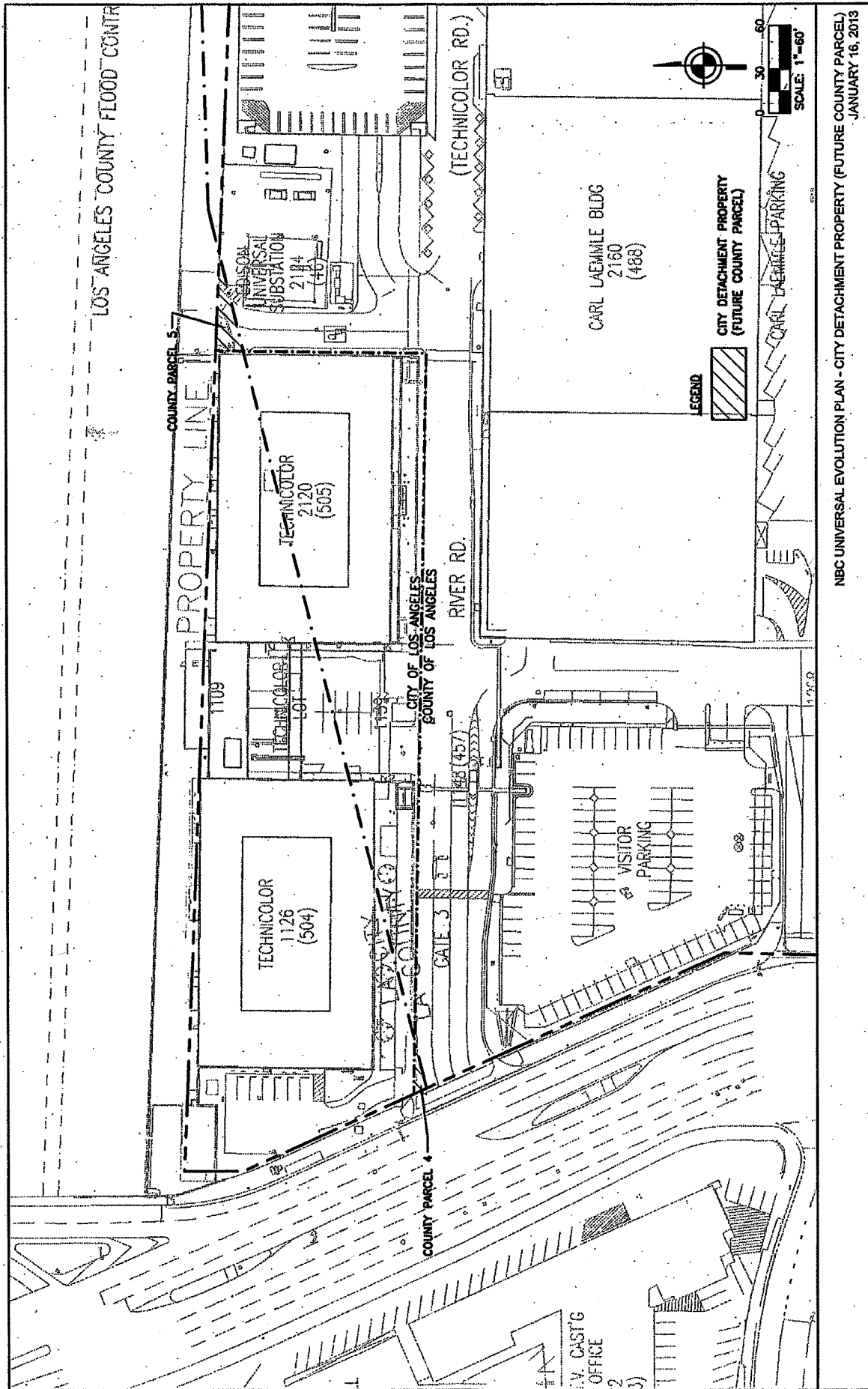
BOUND TO THE SOUTH BY THE NORTHERLY LINE OF THAT LAND DESCRIBED AS LOT 1 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 04-3404726 OF OFFICIAL RECORDS, SAID CERTIFICATE OF COMPLIANCE FILED WITH COUNTY RECORDER IN SAID COUNTY ON DECEMBER 30, 2004 BOUND TO THE EAST BY THE EXTENSION OF THAT CERTAIN LINE LYING IN THE EASTERLY BOUNDARY OF SAID LOT 1 BEARING NORTH 14-46-10 EAST A DISTANCE OF 219.09 FEET EXTENDING NORTHERLY TO THE CENTERLINE OF THE LOS ANGELES RIVER, AS PER LOS ANGELES FLOOD CONTROL FIELD BOOK 2025 PAGES 15 THROUGH 17, INCLUSIVE.

EXHIBIT E

Maps of Detachment Property



NBC UNIVERSAL EVOLUTION PLAN - CITY DETACHMENT PROPERTY (FUTURE COUNTY PARCEL)
JANUARY 16, 2013



NBC UNIVERSAL EVOLUTION PLAN - CITY DETACHMENT PROPERTY (FUTURE COUNTY PARCEL)
JANUARY 16, 2013

EXHIBIT F

Mitigation Monitoring and Reporting Program

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

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Introduction

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

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

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

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

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

Enforcement

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

Program Modification

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

MMRP Attachments

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

Project Design Feature / Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party	Date Completed
MMs B-3 and B-4 (Ci): For more information see Attachment B to this MMRP.	See Attachment B.	See Attachment B.	Applicant	City of Los Angeles; CALTRANS.	___/___/___
MM B-5 (Ci): For more information see Attachment B to this MMRP.	See Attachment B.	See Attachment B.	Applicant	City of Los Angeles.	___/___/___
MM B-6 (Ci/Co): The Project Applicant or its successor shall implement the following Lankershim Boulevard Corridor improvements: a. Deleted due to selection of Alternative 10; b. Deleted due to selection of Alternative 10; c. Restripe James Stewart Avenue at its intersection with Lankershim Boulevard to provide one left-turn, one shared through/left-turn, and dual right-turn lanes in the westbound direction (Co); d. (Ci) For more information see Attachment B to this MMRP; e. Widen Main Street at its intersection with Lankershim Boulevard to improve ingress/egress to/from the Project Site (Co); f. Deleted due to selection of Alternative 10; g. (Ci) For more information see Attachment B to this MMRP; h. (Ci) For more information see Attachment B to this MMRP; i. (Ci) For more information see Attachment B to this MMRP; j. Widen Universal Hollywood Drive at its intersection with Lankershim Boulevard to provide a separate westbound left-turn lane and additional signal equipment for protected left-turn phasing on the east-west approach (Ci/Co); k. (Ci) For more information see Attachment B to this MMRP; l. (Ci) For more information see Attachment B to this MMRP; and m. Deleted due to selection of Alternative 10.	Funding or guarantee provided in accordance with the phasing program of the Transportation Improvement Program, or acceptance of completed roadway improvements by County for improvements in County (See Attachment B).	At the implementation of the applicable phase described in the phasing program of the Transportation Improvement Program (See Attachment B).	Applicant	Department of Public Works. (See City MMRP for projects in the City.)	___/___/___

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

¹ CARB, 2007. Regulation for In-Use Off-Road Diesel Vehicles. Article 4.8, Section 2449. <http://www.arb.ca.gov/regact/2007ordies07ordies07.htm>; <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

Project Design Feature / Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party	Date Completed
a) Southern California black walnut trees that are avoided shall be protected during site development activities in compliance with protective measures described for avoided trees under Mitigation Measure I-4.				Department, Forestry Division. (See City MMRP for projects in the City.)	
b) Southern California black walnut trees impacted within the County portion of the Project Site shall be replaced at a minimum 2:1 ratio. Impact includes cutting, relocating, inflicting damage, or encroaching into the root zone or filling the drip line area. Replacement shall generally follow the Oak Tree Removal Regulations of the proposed County Specific Plan, but shall relate specifically to Southern California black walnut trees, including the following: 1. The Project Applicant or its successor shall provide and plant two replacement trees for each single Southern California black walnut tree impacted. The replacement trees shall meet the following minimum requirements: i. shall consist of a range of plant sizes, at a minimum of one gallon in size, in order to approximate a natural habitat condition and the range of sizes of the individuals impacted; ii. shall consist exclusively of indigenous trees and certified as being grown from a seed source collected from an indigenous habitat within valley regions of Los Angeles County; iii. if planted off-site, the replacement walnut trees shall be planted at a location approved by the County Forester, in consultation with the Supervisor's Office; and 2. Additional Requirements. i. The Project Applicant or its successor shall monitor the replacement trees for a minimum of 5 years, to evaluate the	b. Implement tree replacement requirements, if applicable. c. Monitor replacement trees, if applicable.	Prior to issuance of permanent certificate of occupancy, if applicable. Once a year for five years following replacement, if applicable.	Applicant / Contractor Applicant / Contractor	Department of Regional Planning in consultation with the County Forester. (See City MMRP for projects in the City.) Department of Regional Planning in consultation with the County Forester. (See City MMRP for projects in the City.)	/ / / /

Mitigation Monitoring and Reporting Program

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

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

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Project Design Feature / Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party	Date Completed
confirmation on the presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet (500 feet for raptor nests) or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. Construction personnel should be instructed on the sensitivity of the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City of Los Angeles, Department of Building and Safety, or County of Los Angeles, Department of Public Works, as applicable, in charge of Mitigation Monitoring, depending on within which jurisdiction the construction activity is occurring. The qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.	a. Implement tree protective measures, if applicable.	Prior to issuance of grading or building permits, if applicable.	Applicant / Contractors / Registered Consulting Arborist	County Fire Department, Forestry Division. Department of Regional Planning.	____/____/____
MM 1-4 (C/Co): In order to prevent damage to any protected trees that would be avoided within the City or County area during Project construction, the following measures shall be implemented for any such trees within 20 feet of an active construction					

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

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

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

Mitigation Monitoring and Reporting Program

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

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

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

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

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

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<p>3. Oak Woodlands Conservation Funding – This final mitigation alternative involves contributing funds to the California Wildlife Conservation Board's Oak Woodlands Conservation Fund or, a segregated trust fund maintained or selected by the County. The contribution amount would equal an in lieu fee of \$2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach metropolitan statistical area on the annual anniversary of the adoption of the proposed County Specific Plan. The contribution should specify that funds should be prioritized for use in acquiring or restoring oak woodland habitat within Los Angeles County.</p> <p>The in lieu fee (\$2,700) is the calculated average value of all trees that may be impacted by the proposed Project and the No Annexation scenario. The value of each impacted tree was calculated using the Trunk Formula Method presented in the "Guide for Plant Appraisal," published by the International Society of Arboriculture (Council of Tree and Landscape Appraisers, 2000).</p> <p>Compliance with the proposed County Specific Plan oak tree regulations would also satisfy the Oak Woodland mitigation requirements, except that on-site or off-site tree replacement may only satisfy up to half of the mitigation to oak woodland habitat.</p>	<p>a. Conduct pre-construction survey.</p> <p>b. Implementation of exclusion device or</p>	<p>Prior to removal of oak tree(s) of specified size within the oak woodland habitat.</p> <p>Prior to removal of oak tree(s) of</p>	<p>Applicant / Project Biologist / Contractor</p> <p>Applicant / Project Biologist</p>	<p>Department of Regional Planning in consultation with the County Fire Department, Forestry Division.</p> <p>Department of Regional Planning in</p>	<p>— / — / —</p> <p>— / — / —</p>

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

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

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

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

Mitigation Monitoring and Reporting Program

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

EXHIBIT G

Community Benefits

1.00

1.01

EXHIBIT G

COMMUNITY BENEFITS

1. In connection with the plan for the development of a proposed regional river bikeway along the Los Angeles River between the existing bikeway at Griffith Park and Studio City ("River Bikeway Plan"), Property Owner shall provide funding in the amount of \$10,000,000 to the Los Angeles County Bikeway Fund to be used by the Los Angeles County Department of Public Works for (i) environmental review pursuant to CEQA and NEPA, as required, of the River Bikeway Plan; (ii) regulatory approvals from governmental agencies having jurisdiction over the River Bikeway Plan, including, but not limited to, the Army Corps of Engineers; (iii) planning, design, and engineering for the River Bikeway Plan; and (iv) construction of a 12-foot wide Bikeway along the Los Angeles River north of the Property between Barham Boulevard and Lankershim Boulevard, including a connection at Lankershim Boulevard allowing for the Bikeway to cross under Lankershim Boulevard or at grade at Lankershim Boulevard, or other alternative connection identified during the planning and environmental review of the River Bikeway Plan.

Property Owner shall reasonably cooperate with the County Department of Public Works, the Army Corps of Engineers, and other public agencies on the development of the regional river bikeway.

The funding from Property Owner shall be provided following the earlier of (i) the issuance of the first County building permit for construction of new floor area (not including sets/facades, interior modifications, or temporary uses) within the Property following the Initial Project Approvals or (ii) the favorable resolution of litigation, if any, challenging the Initial Project Approvals. In no event shall funding commence later than January 31, 2014, and funding shall be provided in accordance with the following schedule: \$500,000 by January 31, 2014; \$2,500,000 by January 31, 2015; \$3,000,000 by January 31, 2016; and \$4,000,000 by January 31, 2017. In the event that the Bikeway along the Los Angeles River north of the Property between Barham Boulevard and Lankershim Boulevard is wider than 12 feet such that Property Owner reasonably determines that a road for use by Property Owner adjacent to the Bikeway on a portion of River Road cannot be constructed in such a manner to provide access to the Property, Property Owner shall not be obligated to fund \$4,000,000 of the \$10,000,000 described herein and in which case Property Owner shall have no further rights to use River Road.

2. In addition to the amounts set forth above, and as provided for in that certain Development Agreement dated April 5, 2013 by and between Property Owner and the City of Los Angeles (the "City Development Agreement"), Property Owner shall provide funding in the amount of \$500,000 to the Los Angeles County Bikeway Fund to be used by the Los Angeles County Department of Public Works for planning and design of the regional river bikeway between the existing bikeway at Griffith Park and Whitsett Avenue/Studio City. Such funding shall be provided pursuant to the timing set forth in the City Development Agreement.

3. In addition to the amounts set forth above, and as provided for in the City Development Agreement, Property Owner shall provide funding in the amount of \$3,000,000 to the Los Angeles County Bikeway Fund to be used by the Los Angeles County Department of Public Works for construction of a regional river bikeway along the Los Angeles River north of the Project Site between Barham Boulevard and Lankershim Boulevard. The amount shall be contributed by the Property Owner pursuant to the timing set forth in the City Development Agreement.
4. As provided for in the City Development Agreement, Property Owner shall create a 0.92 acre Trailhead Park to provide a recreation amenity to area employees, tourists and residents pursuant to the timing and development requirements set forth in the City Development Agreement.
5. Upon construction of a 12-foot wide Bikeway along the Los Angeles River north of the Property between Barham Boulevard and Lankershim Boulevard, Property Owner shall, in consultation with the Director of City Planning, dedicate an easement to the satisfaction of the County Director of Planning, providing for permanent public access from Barham Boulevard along Lakeside Plaza Drive to Trailhead Park and the Bikeway to be developed on a portion of River Road along the Los Angeles River north of the Property between Barham Boulevard and Lankershim Boulevard.
6. Property Owner shall provide funding in the amount of \$100,000 to a City of Los Angeles segregated fund for neighborhood improvements and beautification for the Island community in Studio City. The segregated fund shall be administered by the City in consultation with Council District 2. The \$100,000 shall be payable in two equal annual installments of \$50,000, with the first installment to be paid upon issuance of the first County building permit for construction of new floor area (not including sets/facades, interior modifications, or temporary uses) within the Property following the Initial Project Approvals and the favorable resolution of litigation, if any, challenging the Initial Project Approvals.
7. Property Owner shall provide funding in the amount of \$100,000 to a City of Los Angeles segregated fund for improvements and beautification of Toluca Estates Drive as determined by the Toluca Estates Drive Homeowners Association. The segregated fund shall be administered by the City in consultation with Council District 4. The \$100,000 shall be payable in two equal annual installments of \$50,000, with the first installment to be paid upon issuance of the first County building permit for construction of new floor area (not including sets/facades, interior modifications, or temporary uses) within the Property following the Initial Project Approvals and the favorable resolution of litigation, if any, challenging the Initial Project Approvals.
8. Property Owner shall provide funding in the amount of \$150,000 to the City of Burbank for neighborhood transportation improvements. The fund shall be administered by the City of Burbank. The \$150,000 will be paid in three equal annual installments of \$50,000, with the first installment to be paid upon issuance of the first County building permit for construction of new floor area (not including sets/facades, interior modifications, or temporary uses) within the Property following the Initial Project

Approvals and the favorable resolution of litigation, if any, challenging the Initial Project Approvals.

9. Prior to the issuance of the first County building permit for construction of new floor area (not including sets/facades, interior modifications, or temporary uses) within the Property following the Initial Project Approvals and the favorable resolution of litigation, if any, challenging the Initial Project Approvals, the Property Owner shall require the contractor(s) for the Project to enter into a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council to promote efficiency of demolition and construction operations during construction of the Project and provide for the orderly settlement of labor disputes and grievances without strikes or lockouts, thereby promoting the public interest in assuring the timely and economical completion of the Project.
10. Within one year after the Effective Date of this Agreement and the Initial Project Approvals (and the favorable resolution of litigation, if any, challenging the Initial Project Approvals), Property Owner shall provide funding in the amount of \$200,000 toward landscaping on the Property along the fence line with the Hollywood Manor neighborhood as depicted on Attachment A. The landscaping shall be implemented by Property Owner in consultation with the Blair Drive residents whose properties are contiguous with the landscape area as shown on Attachment A.
11. Within one year after the Effective Date of this Agreement and the Initial Project Approvals (and the favorable resolution of litigation, if any, challenging the Initial Project Approvals), Property Owner shall remove the two sets identified on Attachment B and Property Owner shall install landscaping to screen the remaining sets in the area identified on Attachment B in consultation with the Blair Drive residents whose properties are contiguous with the area as shown on Attachment B.
12. The Property Owner agrees not to use the equivalency provisions in the City Zone Change Ordinance (City Ordinance No. 182321) or any successor ordinance to increase the number of hotel rooms in the City beyond the 500 hotel rooms permitted by the City Zone Change Ordinance prior to construction of 500 hotel rooms on the Property.
13. In connection with County's obligations under Section 3.8 of the Agreement, Property Owner shall pay the related permitting fees to permit landscaping by the Toluca Estates Drive Homeowners Association in the area south of Toluca Estates Drive on the County Flood Control District property.



LEGEND

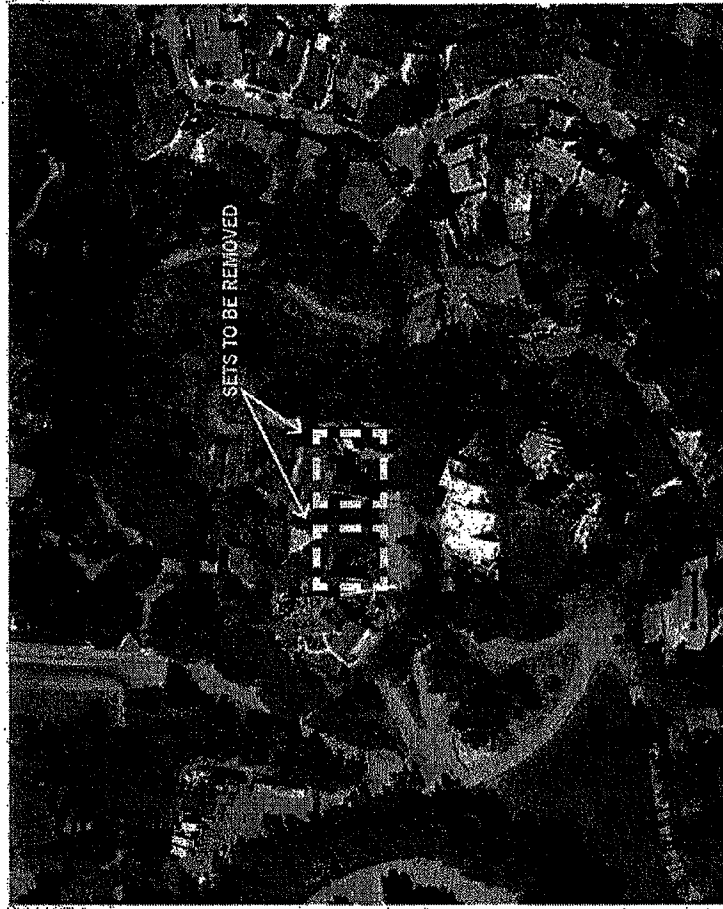
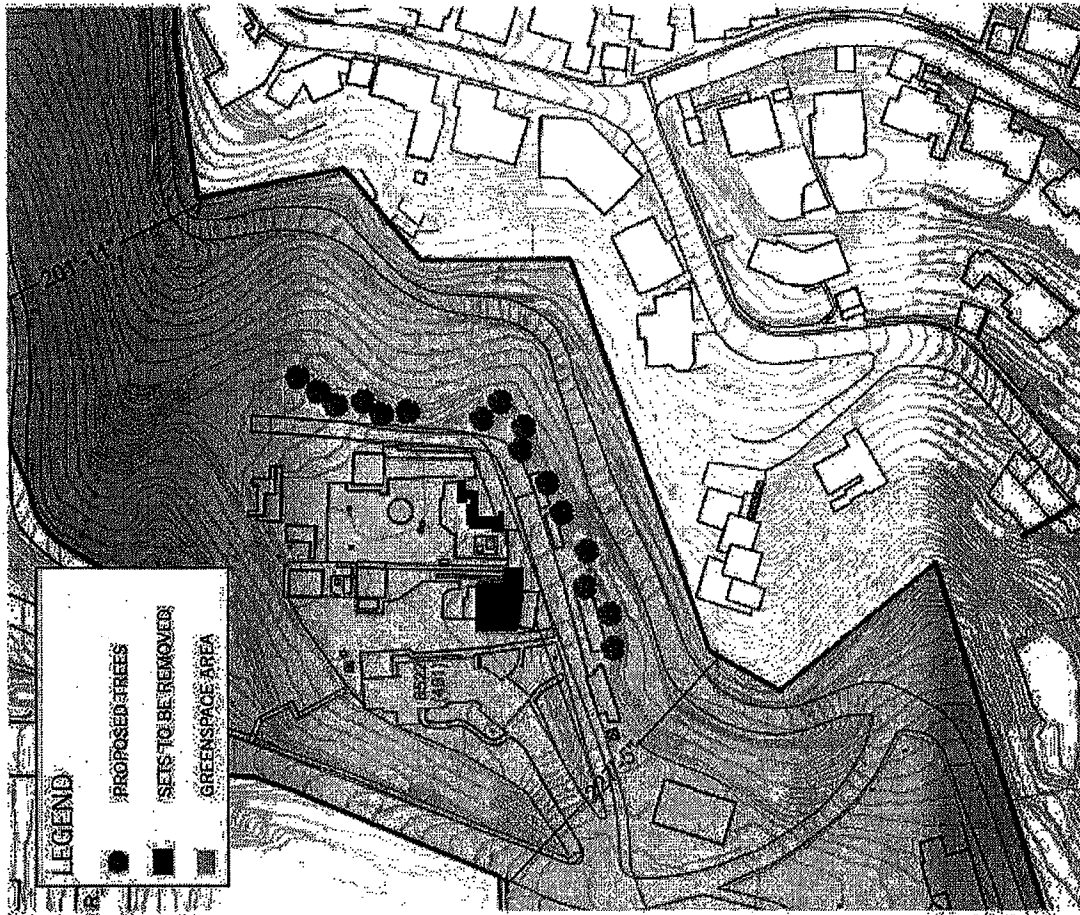
■ GREENSPACE AREA

■ LANDSCAPING ALONG FENCE



ATTACHMENT A - PROPOSED LANDSCAPING AREA ADJACENT TO BLAIR DRIVE FENCE

FEBRUARY 13, 2013

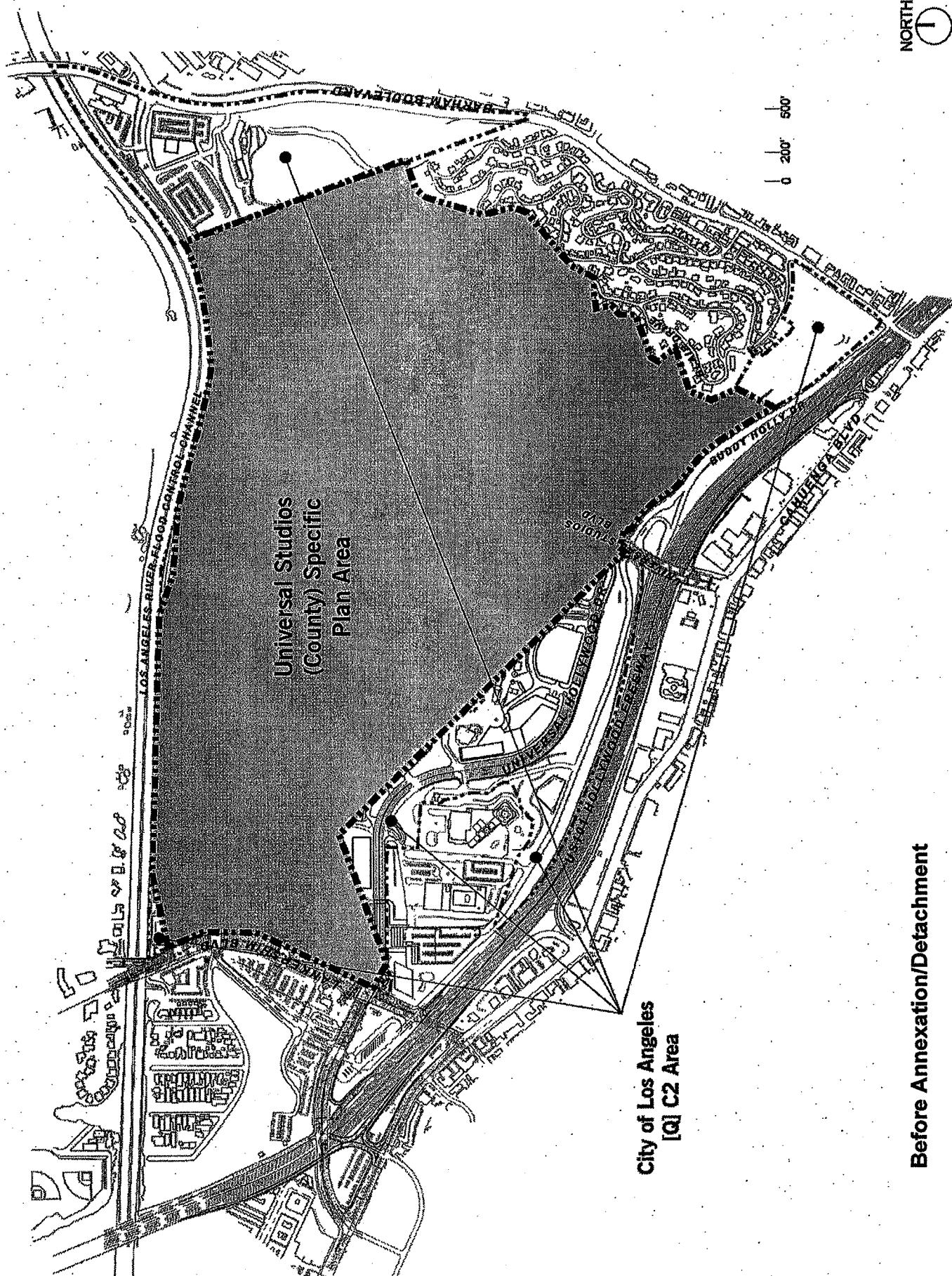


ATTACHMENT B - SETS TO BE REMOVED

FEBRUARY 13, 2013

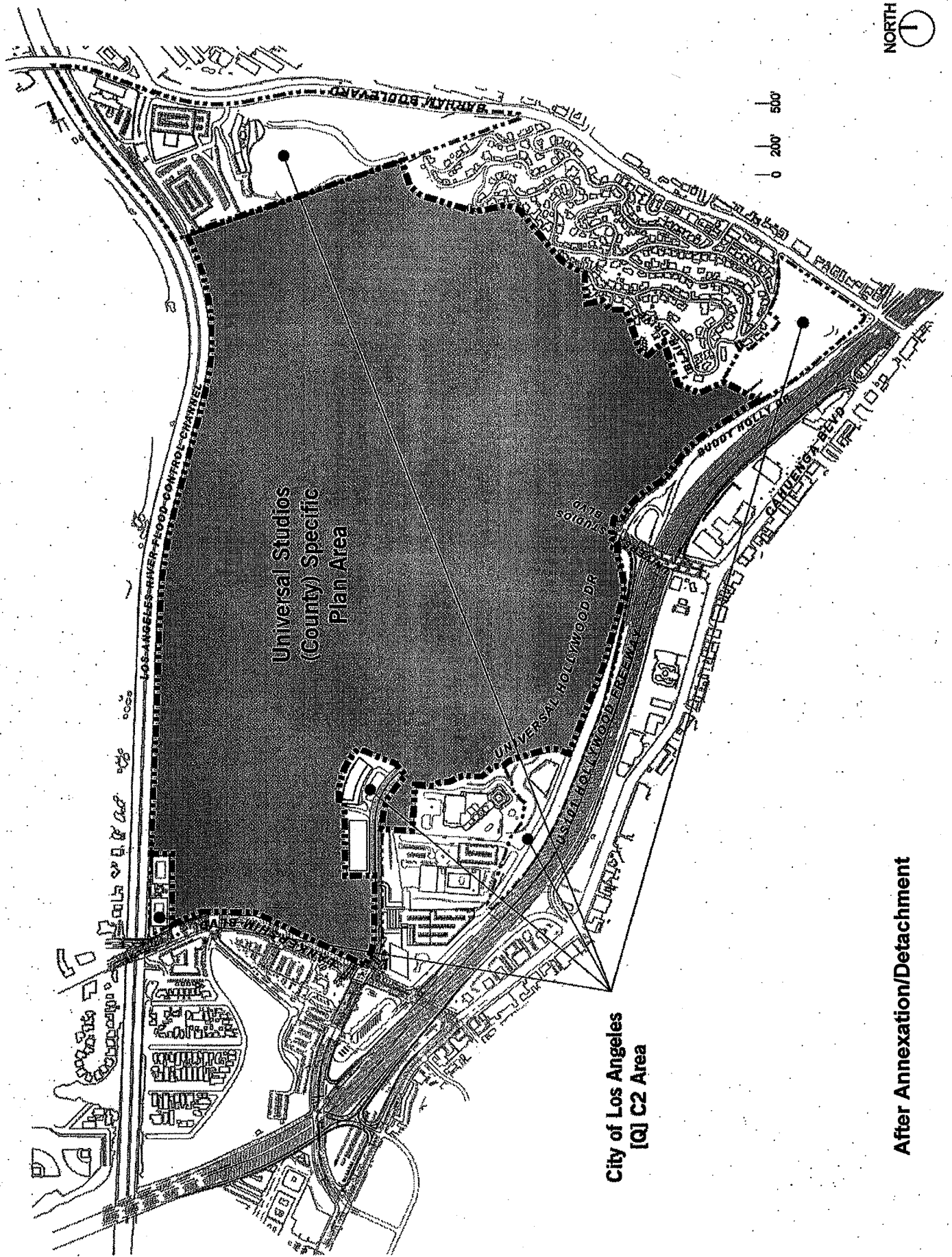
EXHIBIT H

Maps of Specific Plan Area/City [Q]C2 Area (Before and After Annexation)



City of Los Angeles
[Q] C2 Area

Before Annexation/Detachment



After Annexation/Detachment