



## Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



# ***FINAL ENVIRONMENTAL IMPACT REPORT*** ***Volume 1***

## ***NBC Universal Evolution Plan*** ***ENV-2007-0254-EIR*** ***STATE CLEARINGHOUSE NO. 2007071036*** ***Council District 4***

**THIS DOCUMENT COMPRISES THE SECOND AND FINAL PART OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE DRAFT EIR (VOLUMES 1 THROUGH 27) WHICH WAS PREVIOUSLY CIRCULATED FOR PUBLIC REVIEW AND COMMENT, COMPRISES THE FIRST PART.**

**Project Address:** 100 Universal City Plaza, Universal City, CA 91608

**Project Description:** Universal City Studios LLLP, L.P., proposes the NBC Universal Evolution Plan (the "Project"), which sets forth the framework to guide the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

**APPLICANT:**

**Universal City Studios LLLP, L.P.**

**PREPARED BY:**

**Environmental Review Section  
Los Angeles City Planning Department**

**July 2012**

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