

Appendix L-2
**Utility Infrastructure Technical
Report: Water, Wastewater, and
Energy**

Utility Infrastructure Technical Report: Water, Wastewater, and Energy

2311 North Hollywood Way
Burbank, CA 91505

July 2021

PREPARED BY:



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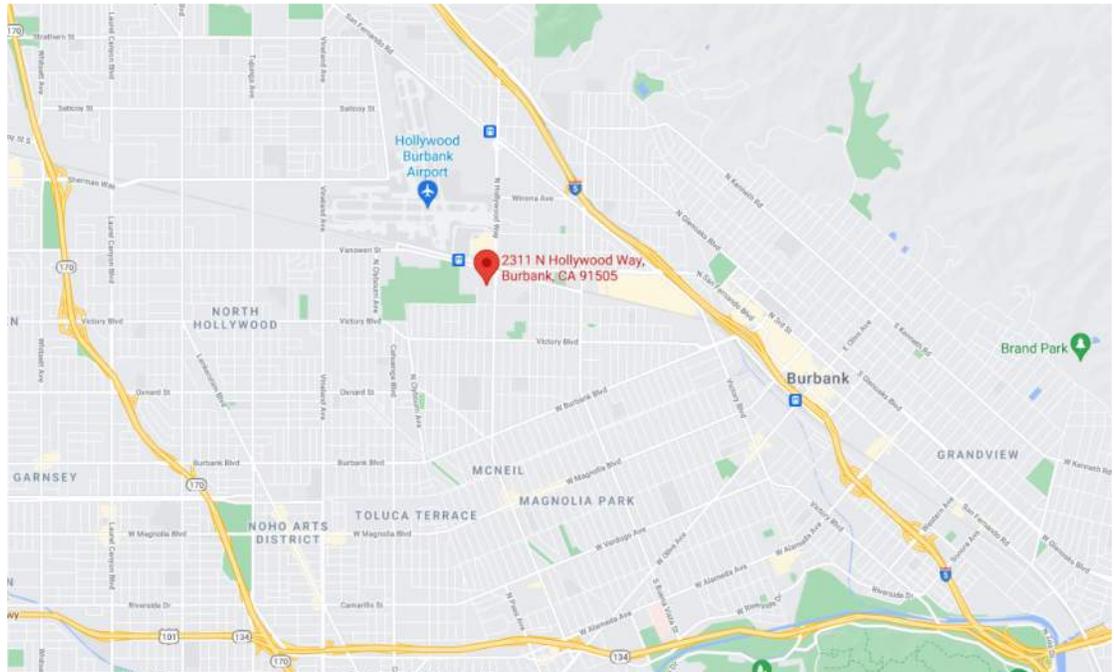
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I. INTRODUCTION

A. Project Description

The project consists of the demolition of a 105,626 sf of commercial building and ancillary structures and an on-grade asphalt parking lot and the construction of two 7-story 862-unit mixed-use buildings and one 5-story office building and parking structure. The residential buildings will have 1 level of subterranean parking under part of each building with additional parking levels extend from the 1st to 5th level. The office building will not have any subterranean levels. The project is located at 2311 North Hollywood Way Burbank, CA 91505. See vicinity map below for project location.



B. Scope of Work

As a part of the Sustainable Communities Environmental Assessment for the project, the purpose of this report is to analyze the potential impact of the project to the existing water, wastewater, and energy infrastructure system.

II. Regulatory Framework

A. Water

Burbank Water and Power (BWP) is responsible for providing water supply to the City of Burbank while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations.

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan (UWMP), Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2020 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2020, requires a water use reduction of 20% above the baseline cited in the CALGreen Code. The CALGreen Code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an UWMP. The draft Burbank 2020 UWMP outlines the City's long-term water resources management strategy. The City of Burbank adopted the 2015 UWMP on June 14, 2016 and is currently looking to adopt the 2020 UWMP by June 30, 2021.
- Burbank Municipal Code (BMC) and the California Fire Code (CFC), Appendix B Table B105.1(2) establishes Fire Flow Requirements for Buildings.

B. Wastewater

Most of the City of Burbank sewer lines discharge to the Burbank Water Reclamation Plant (BWRP). The BWRP provides primary, secondary, and tertiary treatment for 9 mgd of wastewater. All solids are then sent to the City of Los Angeles' Hyperion Treatment Plant.

According to the BMC Title 8-1-301 an approved study demonstrating that sufficient capacity exists in the sewer system to handle the new connection from a new development. Per Title 8-1-304 this study may require a restricted discharge until sufficient capacity is available or require the construction of the public sewer to provide sufficient capacity.

Per BMC Title 8-1-104 all structures in the City of Burbank with plumbing fixtures or piping that convey sewage or liquid waste must be connected to the Burbank sewer system and must obtain an excavation permit and a sewer connection permit from the Burbank Permit Section.

C. Energy

1. Electric Power

Electric power within the City of Burbank is supplied by BWP. The *2019 Integrated Resource Plan (IRP)* document serves as a comprehensive roadmap that guides BWP in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner.

2. Natural Gas

The *2020 California Gas Report* prepared by the California Gas and Electric Utilities consisting of the Southern California Gas Company, Pacific Gas and Electric Company, San Diego Gas and Electric Company, Southwest Gas Corporation, City of Long Beach Energy Resources Department, and Southern California Edison Company presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

III. Environmental Setting

A. Water

BWP is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

1. Regional

Primary sources of water for BWP service area are from imported water purchased from the MWD. Water from MWD originates from the Colorado River by the 242-mile Colorado River Aqueduct and the Northern California's Bay-Delta Region by the 441-mile California Aqueduct. Furthermore, BWP provides reclaimed water, which originates from the BWRP that is treated to a quality standard suitable for irrigating parks, golf courses and other outdoor landscapes.

2. Local

BWP maintains the water infrastructure around the project Site. Based on available record data and a water service map provided by BWP,

- **Vanowen St** – there is an existing 12” cast iron (CI) water main 20’ south of the centerline (CL) between N Hollywood Way and N Clybourn Ave with an available flow of 8,379 gpm at 20 psi residual pressure.
- **N Hollywood Way** – there is an existing 24” steel cement lined (STL) water main 57’ west of CL between Vanowen St and Valhalla Dr.
- **Valhalla Dr** - there is an existing 6” CI water main 27’ south of the CL between N Hollywood Way and N Screenland Dr. There is an existing 8” CI water main 3.5’ north of the CL from N Screenland Dr to the west with an available flow of 3,325 gpm at 20 psi residual pressure.

There are existing public hydrants near the midpoint of the property frontage along Vanowen St between N Hollywood Way and N Clybourn Ave, the northeast corner of Vanowen St and N Hollywood Way, the southwest corner of Valhalla Dr and N Screenland Dr, and the southwest corner of the property along Valhalla Dr approximately 360’ west of N Screenland Dr. See Appendix A for approximate hydrant location.

3. On-Site

Based on the water map received from BWP, there looks to be multiple services from water meters to the existing building and parking lot landscaping. There is one water meter at the corner of N Hollywood Way and Valhalla Dr. and two water meters along Vanowen St.

B. Wastewater

1. Regional

Burbank Public Works operates and maintains the wastewater collection system serving the City of Burbank. As stated above, the collection infrastructure consists of nearly 230 miles of sanitary sewer lines, 2 wastewater pump stations, and the BWRP. The wastewater generated by the project ultimately flows to the BWRP then to the City of Los Angeles’ Hyperion Treatment Plant. The BWRP provides primary, secondary, and tertiary treatment for 9 mgd of wastewater with a design capacity of 12.5 mgd.

2. Local

Sanitary sewer service to the project Site from the surrounding streets is maintained by Burbank Public Works. There are multiple sanitary sewer mains surrounding the project site with estimated capacities from as built information.

- **N Hollywood Way:** There is an 8" vitrified clay pipe (VCP) sanitary sewer line varying from 75' to 41' east of CL starting approximately 330' south of Vanowen St down to Valhalla Dr.
- **Valhalla Dr:** There is an 8" VCP sanitary sewer line on CL from Screenland Dr 364' west.
- **Through the project site:** There is an 8" VCP sanitary sewer line between Lot 1 (project site) and Lot 2 of Parcel Map 269-99-100 from Vanowen St and Valhalla Dr.

These City sewer mains connect to a network of sewer lines which ultimately convey wastewater to the BWRP and the City of Los Angeles' Hyperion Plant.

3. On-Site

Based on sewer maps and as-builts received from Burbank Public Works, there appears to be 8 existing sewer laterals servicing the site. 3 laterals off the 8" sewer line running through the site, 4 laterals off the 8" sewer line in Valhalla Dr, and 1 lateral off the 8" sewer line in N Hollywood Way.

C. Energy

1. Electrical Power

BWP is responsible for providing electric power supply to the City of Burbank while complying with Local, State, and Federal regulations.

a. Regional

BWP is the primary electricity supply company for the City of Burbank. It provides 100,000 people with electricity across a service territory of approximately 17 square miles. BWP maintains more than 412 miles of distribution lines and approximately 10,600 electric poles.

b. Local

Based on available record drawings, there is existing BWP infrastructure around the project.

- **Vanowen St:** On the south side of the street there is 1 existing power pole.
- **Valhalla Dr:** On the north side of the street there are 3 existing power poles. Existing overhead lines from one of these poles looks to be servicing the existing commercial building.
- **Through the project site:** There are 7 existing power poles running through the site from Vanowen St to Valhalla Dr.

c. On-Site

The site currently has an existing transformer and existing lighting that will be demolished to make way for the project. There is an existing transformer onsite and existing power poles running through the site and along Valhalla Dr with overhead lines servicing the existing and neighboring buildings. Overhead lines will need to be studied by a dry utility consultant to determine if there are any conflicts with the project and if relocations are required.

2. Natural Gas

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

a. Regional

SoCalGas serves approximately 21.8 million residents and businesses in over 500 communities within Southern California. SoCalGas delivers natural gas services through over 24,000 square miles and 5.9 million meters.

b. Local

Based on available utility plans, there are several gas lines surrounding the project Site:

- **N Hollywood Way:** There is an existing 6” gas line 33’ west of CL between Vanowen St and Valhalla Dr.
- **Valhalla Dr:** There is an existing 2” gas line 24’ south of CL between N Hollywood Way and N Screenland Dr.
- **On-Site:** The site appears to currently have 1 existing service off the 2” gas line in Valhalla Dr.

IV. Significance Thresholds

A. Water

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to water. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

These thresholds are applicable to the project and as such are used to determine if the project would have significant water infrastructure impacts.

B. Wastewater

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

These thresholds are applicable to the project and as such are used to determine if the project would have significant wastewater infrastructure impacts.

C. Energy

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to energy. These questions are as follows:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Based on these factors, the project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

V. Methodology

A. Water

A Water Supply Assessment (WSA) has been performed analyzing the potential impacts of the project on the existing public water infrastructure by comparing the estimated project demand with the calculated available capacity of the existing facilities. Refer to Appendix N-3 in the Sustainable Communities Environmental Assessment for the WSA.

It is anticipated that the two residential buildings and the office building will each require a domestic service meter and a fire service meter. Estimated domestic and fire flow demand from the Plumbing Engineer and Fire Sprinkler consultant to be calculated as needed.

To determine if adequate fire flow is available from the fire hydrants surrounding the project Site, BWP will need to perform a hydraulic analysis of their water system. BWP's approach consists of analyzing their water system model in the vicinity of the project Site. Based on the results, BWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. In addition, BWP performed a flow test to determine if sufficient water conveyance is available for the proposed project. BWP's approach provides data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, BWP determines whether they can meet the project needs based on existing infrastructure. The fire flow test results are provided in Appendix C to this report.

B. Wastewater

This report analyzes the potential impacts of the project on the existing public sewer infrastructure by comparing the estimated peak project demand with the City's Sewer Master Plan model to determine available capacity of the existing facilities.

The Burbank Public Works Department conducts a Sewer Capacity Analysis (SCA) of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development. A combination of flow gauging data and computed results from the City's dynamic hydraulic model were used to project current and future impacts due to additional sewer discharge. The SCA is provided in Appendix B of this report.

C. Energy

This report analyzes the potential impacts of the project on existing energy infrastructure by comparing the estimated project energy demand with the available capacity.

VI. Project Impacts

A. Construction

1. Water

Water demand for the construction of the project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 10,000 to 15,000 gallons per day (gpd). Based on email correspondence with BWP, a WSA has been performed to determine the impacts on the water infrastructure due to construction activity.

Installation of new water laterals serving the new building infrastructure will be limited to minor off-site work associated with connections to the public main. Construction impacts associated with the demolition and installation of water distribution lines would primarily involve trenching in order to remove the water line and to place the new lines below surface. Prior to ground disturbance, project contractors would coordinate with BWP to identify the locations and depth of all lines. Further, BWP would be notified in advance of proposed

ground disturbance activities to avoid water lines and disruption of water service. Therefore, project impacts on water associated with construction activities would be less than significant.

2. Wastewater

Construction activities for the project would not result in a temporary increase in wastewater generation as a result of construction workers on-site. Wastewater generation would occur incrementally throughout construction of the project. However, such use would be temporary and nominal when compared with the project Site wastewater generation in the existing condition. In addition, construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. In the event there is an increase in wastewater flow during construction, this increase would be limited. It is anticipated that the existing wastewater infrastructure would meet the limited and temporary wastewater demand associated with construction of the project. Therefore, the project construction impacts to the wastewater system would be less than significant.

The project will require construction of new sewer laterals to serve the three new buildings. Construction impacts associated with wastewater infrastructure would consist of trenching for miscellaneous utility lines and connections to public infrastructure in addition to the improvements laid out in the SCA in Appendix N-1. The SCA determined that the project is required to upgrade approximately 3,460 lineal feet of City sewer main in order to directly serve the sewage capacity demand for the project. This may result in the project performing sewer bypass activities, disrupting sewer services to existing residents, and/or if construction work is not properly performed could potentially result in a Sanitary Sewer Overflow (SSO). A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access throughout the construction period. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, project impacts on wastewater associated with construction activities would be less than significant.

3. Energy

The project is located in an urbanized area, and therefore, there are already existing connections from the existing on-site conditions and nearby buildings. Electric power would be consumed to construct the new building and facilities of the proposed project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the project Site, a new temporary service, or temporary mobile generators, which would not affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would require minimal electrical consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable BWP and SoCalGas requirements, which are expected to and would in fact mitigate impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a Construction Management Plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, project impacts on energy infrastructure associated with construction activities would be less than significant.

B. Operation

1. Water

The WSA performed by another consultant and coordination with BWP will analyze the project for infrastructure capacity, the estimated operational demands for domestic water.

a. Fire Water Demand

Based on BMC and the CFC, Appendix B for Fire Flow Requirements for Buildings, the 133,945 square feet gross area falls within Type IA with a fire flow requirement of 4,000 gpm and the 803,668 square-foot gross area falls within Type IIIA with a fire flow requirement of 6,000 gpm. Building gross areas are based off preliminary drawings and can change throughout design. The building requires fire flow of the largest flow requirement of 6,000 gpm from hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi) per CFC Appendix B, Table B105.1(2).

The project will incorporate a fire sprinkler suppression system that results in the reduction of public hydrant demands, which will be subject to Burbank Fire Department (BFD) review and approval during the design and permitting of the project. Fire service flows to serve sprinkler systems in the new building to be determined by a Fire Sprinkler consultant through a new BWP fire service. Based on the BMC, amended CFC, Appendix B, Table B105.2, the minimum fire flow can be reduced to 25% of the value in Table B105.1(2), which is 2,500 gpm. Currently, as seen in figure 1 there are 5 existing fire hydrants within the project vicinity. Proposed number of fire hydrants to be determined by the Burbank Fire Department later in design.

In addition, a BWP Fire Flow Test Request was submitted in order to determine if the existing public infrastructure could meet the private water demands of the project. The results from BWP's Fire Flow Test (Appendix C) shows that the flow hydrant southwest of the project site located along Valhalla Dr. 342' west of Screenland Dr. had a static pressure of 80 psi with 3,564 gpm at 20 psi residual, the read fire hydrant southwest of the project site located along Valhalla Dr. 27' west of Screenland Dr had a static pressure of 100 psi with 3,325 gpm at 20 psi residual, and the read fire hydrant northwest of the project site located along Vanowen St 1,050' west of N Hollywood Way had a static pressure of 80 psi with 8,379 gpm at 20 psi residual. Therefore, it appears the adjacent existing fire hydrants have adequate fire flow to comply with the CFC requirements. Our understanding is the fire flow tests were conducted individually and not simultaneously. Once the applicant identifies which hydrants will be used for fire protection a new flow test should be requested with the identified hydrants flowing simultaneously. The anticipated fire connections will be from the existing 12" public water main along Vanowen St., the 6" public water main along Valhalla Dr. and the 8" public main along Valhalla Dr. Based on the provided flow tests (Appendix C), the existing water infrastructure can meet the required fire demand.

b. Domestic Water Demand

Refer to the WSA in Appendix N-3 of the Sustainable Communities Environmental Assessment for discussion on the Domestic Water Demand. Upon approval of the WSA, a will serve letter will be provided by BWP.

2. Wastewater

a. Sewer Generation

The City of Burbank Public Works SCA (see Appendix B) shows that the surrounding public facilities are undersized to serve the project and additional improvements to the existing City infrastructure will be required to serve the sewage capacity demands of the project.

The base estimated sewer flows were based on the City of Burbank Public Works Sewer Generation user categories and mean loading rates, which are summarized in Table 1 below.

Building Use	User Category	Proposed Area¹ (SF or DU)	Unit of Measure	Unit Flow (GPD)	Average Flow Q (GPD) ²	Peak Flow Q_{peak} (GPD) ³	Average Flow Q (CFS)	Peak Flow Q_{peak} (CFS)
Residential Apartments	Multi- Unit Residential	862	Dwelling Unit	183	157,746	394,365	0.2441	0.6103
Restaurant	Restaurant	9,700	1000 SF	826.42	8,016	20,041	0.0124	0.0310
Office	Professional Offices	151,800	1000 SF	110.12	16,716	41,791	0.0259	0.0647
Pool Deck	Health Spa	34,000	1000 SF	234.81	7,984	19,959	0.0124	0.0309
Auto Parking	Auto Parking	291,420	1000 SF	21.35	6,222	15,555	0.0096	0.0241
Total					196,684	491,710	0.304	0.761
1 Building proposed square footage are based on Architectural Conceptual Plans, assumed 180 sf per parking stall (1,619 stalls)								
2 Average daily flow are based on the City of Burbank Public Works Department Sewer Generation Rates								
3 Peak flow is calculated as 2.5 x Average Flow per City of Burbank Public Works Department Sewer Generation Rates								

The BWRP provides primary, secondary, and tertiary treatment of wastewater. All solids are then sent to the City of Los Angeles’ Hyperion Treatment Plant.

The project’s proposed wastewater generation is approximately 0.492 mgd. The BWRP has a capacity of 9 mgd and Los Angeles’ Hyperion Treatment Plant has a capacity of 450 mgd. Based on the SCA, no upgrades were mentioned for the BWRP, but several local sewer main improvements and fees are required from the City to allow the project to connect to the City’s sanitary sewer system.

b. Infrastructure Capacity

The SCA performed by the Burbank Public Works Department lays out several capital improvements to the existing City sewer infrastructure which can be seen below:

- Payment of \$684,343.66 in Sewer Facilities Charges
- Design and construct approximately 3,460 feet of sewer main.
- City approval of design plans for the sewer infrastructure upgrades.
- Payment for construction inspection services
- project cannot exceed a peak wastewater discharge rate of 324 gpm.
- Final Certificate of Occupancies will be issued once all sewer improvements and completed and approved by the City.
- All project sewer connections to the 8” sewer main between sewer manholes (MH) 19-014 and 19-016.

3. Energy

a. Electricity

Buildout of the project and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and thus, cumulatively increase the need for energy supplies and infrastructure capacity. The latest BWP IRP forecasted a 277 MW of supply capacity. A will serve letter request was sent to BWP to determine if there is sufficient capacity to serve the project. Based on the response from BWP (see Appendix D), BWP can serve the project. The Applicant’s electrical engineer will need to coordinate with Burbank Water and Power on where specific connections to existing electrical infrastructure from proposed buildings will occur.

b. Natural Gas

Based on the response from SoCalGas (see Appendix E), SoCalGas can serve the project. The Applicant’s plumbing engineer will need to coordinate with SoCalGas on where specific connections to existing gas infrastructure from proposed buildings will occur.

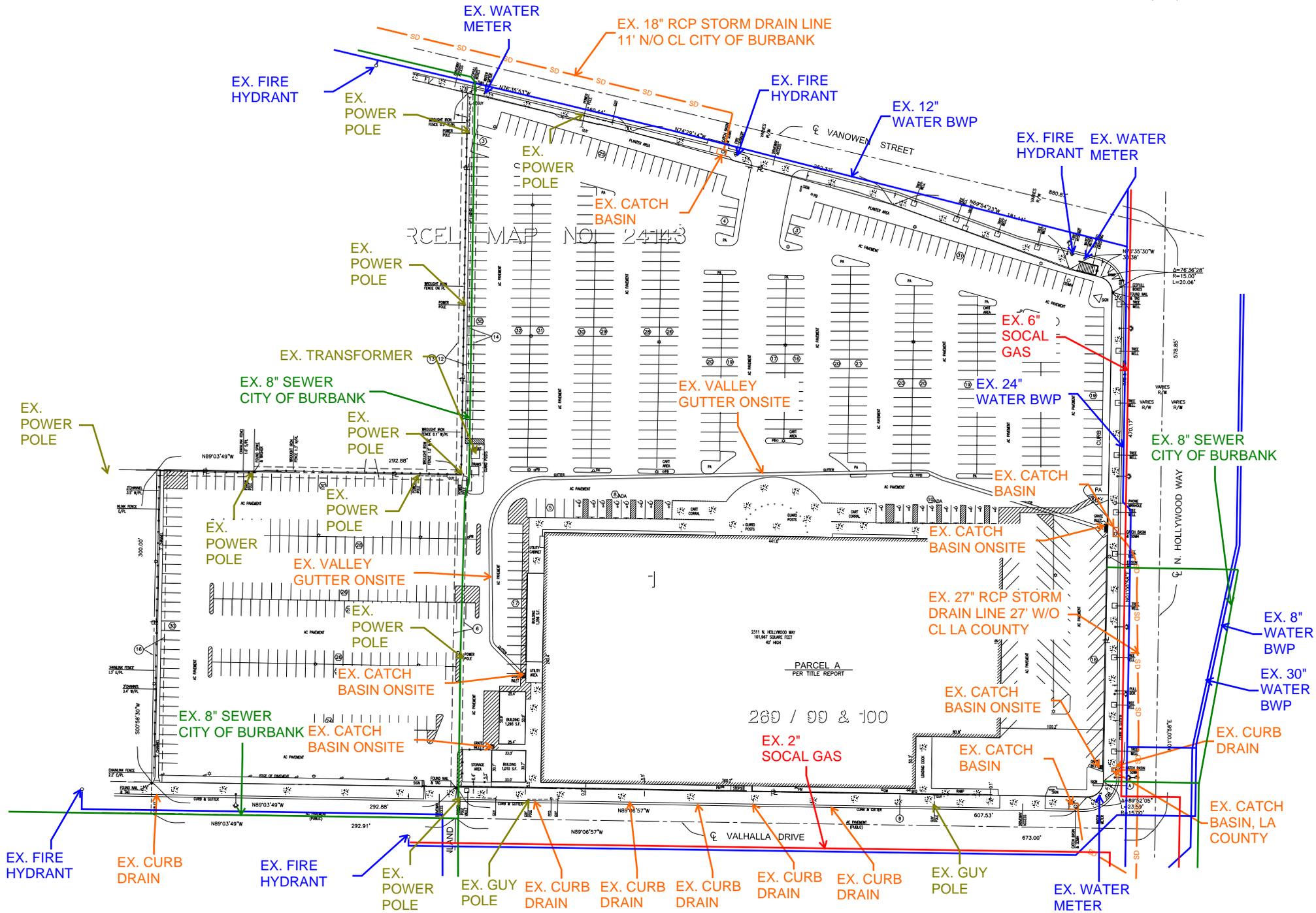
VII. Level of Significance

Based on the hydrant flow data, the project’s fire water demand can be supplied by the existing water infrastructure. Refer to the WSA in Appendix N-3 of the Sustainable Communities Environmental Assessment for domestic water impacts. Based on the SCA, the proposed development has an impact on the existing sewer infrastructure and additional improvements to the local sewer mains are required. Based on the BWP will serve letter, the project can be supplied by the existing electrical infrastructure. Based on the SoCalGas will serve letter, the project can be supplied by the existing natural gas infrastructure.

APPENDIX A

Existing Utility Infrastructure

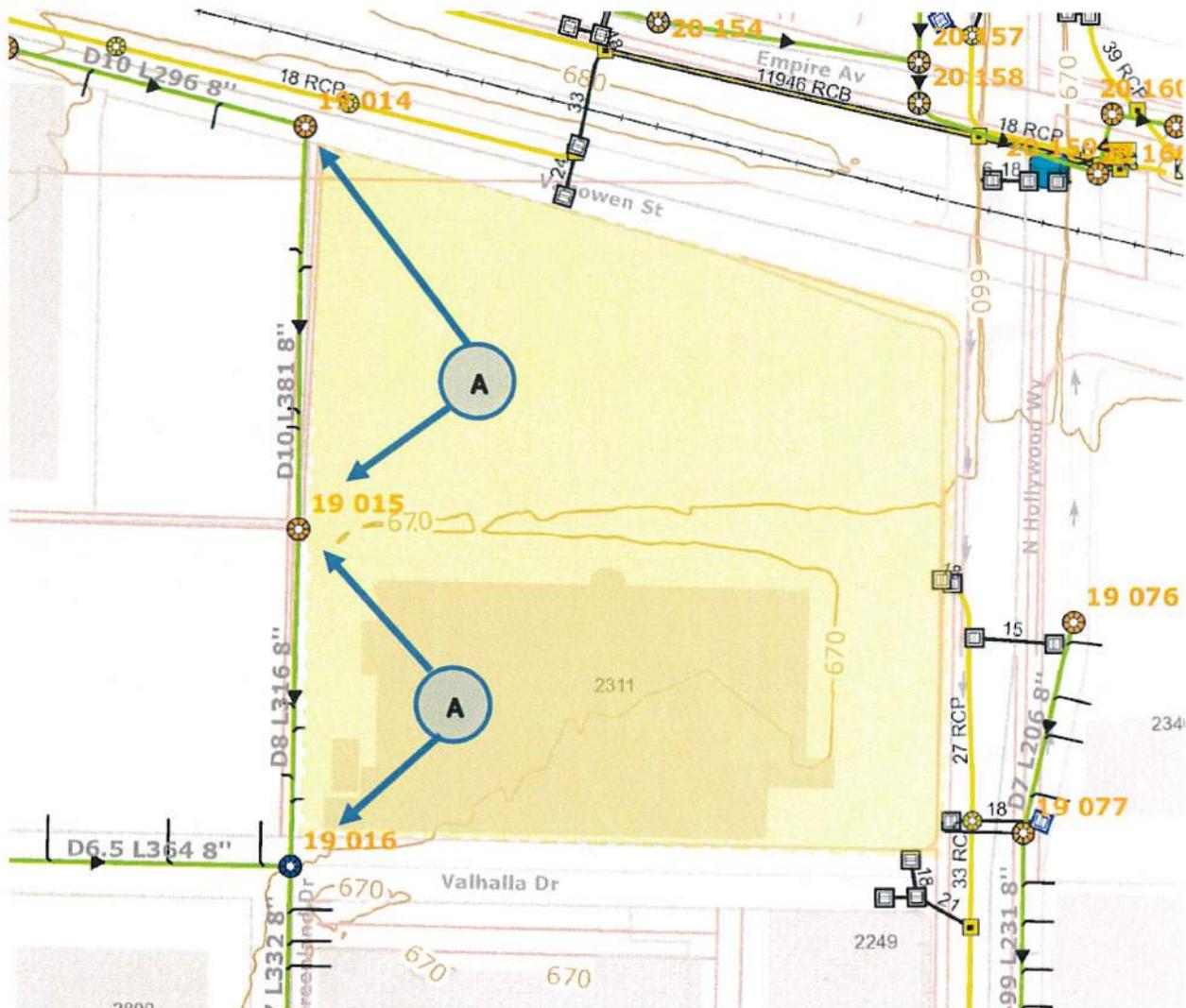
EXISTING UTILITY INFRASTRUCTURE EXHIBIT



APPENDIX B

**City of Burbank Public Works Department
Sewer Capacity Analysis**

2311 N. Hollywood Way Sewer Capacity Analysis



Executive Summary:

The City of Burbank (City) has conducted a Sewer Capacity Analysis (SCA) and has determined that the proposed development at 2311 N. Hollywood Way (Fry’s Electronics Property), hereby referred to as the Development, will require additional capital improvements to the existing City sewer infrastructure. The SCA discovered approximately 10,385 feet of significantly impacted sanitary sewer pipelines that are tributary to the proposed Development, and are generally located along Hollywood Way, Wyoming Ave., and Chandler Blvd. However, the Development will only be responsible for upgrading approximately 3,460 feet of City sewer main in order to directly serve the sewage capacity demands of the project.

Background:

There are approximately 16,900 lineal feet of tributary City sewer main between the subject project site and the Burbank Water Reclamation Plant (BWRP). The majority of the existing developments feeding into these reaches of City sewer main consist of low-density single-family residential or low-density multi-family residential units. By contrast, the CUP & DR submittal received on May 5, 2021, indicates that the proposed high-density development will include approximately 870 new dwelling units, up to 20,000 SF of restaurant and/or retail space, and up to 150,000 SF of office space.

Conclusions:

The Development is hereby granted permission to connect to the City's sanitary sewer system contingent upon the following:

- 1) Prior to issuance of a Building Permit, the Developer shall pay \$684,343.66¹ in Sewer Facilities Charges (SFC), based on the Pre-Development Review submittal.
- 2) The Developer shall design and construct approximately 3,460 feet of sewer main infrastructure improvements (see Attachment A). The reaches include:
 - a. N. Hollywood Way from Victory Blvd. to Jefferies Ave., and Jeffries Ave. to Wyoming Ave.
 - b. Intersection of Wyoming Ave. / N. Ontario St. to the intersection of W. Burbank Blvd. / N. Frederick St.
- 3) Design plans for the sewer infrastructure upgrades must be approved by the City prior to issuance of permits for construction. In addition to obtaining all necessary permits, the Developer shall pay for construction inspection services.
- 4) The Development shall not exceed a peak wastewater discharge rate of 324 gallons per minute, which is the currently calculated peak discharge rate based on the information submitted with the Pre-Development Review.
- 5) No Temporary or Final Certificate of Occupancies shall be issued until the sewer improvements are completed and accepted by the City, upon which time the facilities will be turned over to the City for operation and maintenance purposes.
- 6) The Development is required to connect to the City's sanitary sewer system along either of the two reaches marked as 'A' in the above map, meaning between maintenance holes (MH) 19-014 to MH 19-015, and MH 19-015 to MH 19-016.

¹ Per the information provided with in the Pre-Development Review Submittal, the Development has proposed 870 Multi-Family Units, and 81,000 SF of Office space, and 12,000 SF of restaurant/retail space.



5/10/2021

Please note that the required infrastructure improvements to be completed by the Development encompass a portion of the total impact to the City sewer mains. The City shall pursue the remainder of the infrastructure upgrades separately (not required of the Development) at its earliest convenience but may not be initiated or completed at the time of the Development's completion.

As long as the developer agrees to the six aforementioned conditions, connection to the City's sanitary sewer system may proceed.

For additional information or questions, please contact Kenneth Kozovich at (818) 238-3932.

A handwritten signature in black ink, appearing to read 'Stephen Walker', written over a horizontal line.

Stephen Walker
Assistant Public Works Director –
Wastewater Systems

Processed by: Kenneth Kozovich

2311 N Hollywood Way – Attachment A

Table 1 below lists the reaches of City sewer main that the Developer will be responsible for upsizing, based on the resulting capacity deficiencies associated with the additional and proportional sewer flows from the proposed project. The final column of Table 1 indicates the minimum required pipe diameter for City sewer mains based on the capacity demands of the proposed development. For reference, the subject reaches of City sewer mains are delineated in Figures 1 and 2

Table 1:

From MH	To MH	Existing Pipe Diameter (in)	Length (ft)	Slope	Minimum Required Upgraded Pipe Diameter (in)
13-076	13-077	8	290	0.009	12
13-077	13-078	8	285.56	0.009	12
13-078	13-079	8	285.56	0.009	12
13-079	13-080	10	166.67	0.003	15
13-080	13-084	8	186.67	0.006	12
13-084	13-085	8	334.29	0.007	12
13-085	13-086	8	334.29	0.007	12
14-032	14-053	12	307.14	0.007	15
14-053	14-058	12	157.14	0.007	15
14-058	14-064	12	150	0.007	15
14-064	14-077	12	311.25	0.003	18
14-077	14-084	12	327	0.01	15
14-084	14-085	12	202	0.01	15
14-085	14-091	12	126	0.01	15

City of Burbank Public Works Map Figure - 1



Legend

- Manhole
 - Drop Manhole
 - Standard Manhole
 - Gated Manhole
- Pump Station
- Lateral Line
- Gravity Main
- Reclamation Plant
- Building
- Park
- School
- Library
- Airport
- Airport Boundary
- Parcel
- City Boundary
- Road
 - Freeways
 - Major Boulevards
 - Streets
- Railroad
- County Relief
 - High : 254
 - Low : 0

SCALE 1 : 1,500

Projection:
NAD_1983_StatePlane_California_V_FIPS_0405_Feet



Map Documentation

Date Printed: 6 May 2021
 Prepared By: Anonymous User
 Issued For: Anonymous Recipient
 Project ID: General Purpose

Project Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



City of Burbank Public Works Map - Figure 2

Legend

- Manhole
- Drop Manhole
- Standard Manhole
- Calced Manhole
- Pump Station
- Lateral Line
- Gravity Main
- Reclamation Plant
- Building
- Park
- School
- Library
- Airport
- Airport Boundary
- Parcel
- City Boundary
- Road
- Freeways
- Major Boulevards
- Streets
- Railroad
- County Relief
- High: 254
- Low: 0

Map Documentation

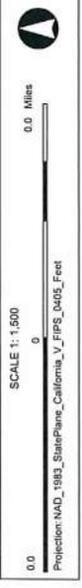
Date Printed: 6 May 2021
 Prepared By: Anonymous User
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Project Notes:



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



APPENDIX C

Fire Flow Test Results



Hydrant Flow Data

5/12/2021

(Request Date)

7718

CUSTOMER INFORMATION

PROJECT SITE: 2311 N. HOLLYWOD WAY ZONING: C-3

MACIEL MEDINA

(Agent name)

818-238-5250

(Agent phone number)

CITY OF BURBANK- COMMUNITY DEVELOPMENT DEPARTMENT

(Company)

(Company address)

BURBANK

(City)

CA

(State)

91502

(Zip code)

(Company phone number)

MMEDINA@BURBANKCA.GOV

(FAX number or e-mail address)

FIRE-FLOW INFORMATION

The existing water main is a(n) 8" inch diameter CI main

(Size)

(Type)

in VALHALLA DR

(Street name)

Static pressure is 80 psi (During normal pump and tank operating conditions with average demand on the system)

Hydrant 511 is 342' WEST

(Hydrant No.)

(Distance)

(Direction)

of SCREENLAND DR

(Nearest cross street)

on VALHALLA DR

(Street name)

Per previous flow test approximate fire flow available from this hydrant is _____ GPM at 20 PSI residual.

Per hydraulic modeling, approximate fire flow available from the hydrant is 3,564 GPM at 20 PSI residual.

Existing Meter Size & Flow Rate

[Signature]
(BWR Water Division Staff Signature)

5/14/2021

(Date)



Hydrant Flow Data

5/12/2021
(Request Date)
7719

CUSTOMER INFORMATION

PROJECT SITE: 2311 N. HOLLYWOD WAY ZONING: C-3

MACIEL MEDINA

(Agent name)

818-238-5250

(Agent phone number)

CITY OF BURBANK- COMMUNITY DEVELOPMENT DEPARTMENT

(Company)

(Company address)

BURBANK

(City)

CA

(State)

91502

(Zip code)

(Company phone number)

MMEDINA@BURBANKCA.GOV

(FAX number or e-mail address)

FIRE-FLOW INFORMATION

The existing water main is a(n) 6" inch diameter CI main

(Size)

(Type)

in VALHALLA DR

(Street name)

Static pressure is 100 psi (During normal pump and tank operating conditions with average demand on the system)

Hydrant 1210 is 27' WEST

(Hydrant No.)

(Distance)

(Direction)

of SCREENLAND DR

(Nearest cross street)

on VALHALLA DR

(Street name)

Per previous flow test approximate fire flow available from this hydrant is 3,325 GPM at 20 PSI residual.

Per hydraulic modeling, approximate fire flow available from the hydrant is _____ GPM at 20 PSI residual.

Existing Meter Size & Flow Rate

[Signature]
(BWP-Water Division Staff Signature)

5/14/2021
(Date)



Hydrant Flow Data

5/12/2021
(Request Date)
7720

CUSTOMER INFORMATION

PROJECT SITE: 2311 N. HOLLYWOD WAY ZONING: C-3

MACIEL MEDINA

(Agent name)

818-238-5250

(Agent phone number)

CITY OF BURBANK- COMMUNITY DEVELOPMENT DEPARTMENT

(Company)

(Company address)

BURBANK

(City)

CA

(State)

91502

(Zip code)

(Company phone number)

MMEDINA@BURBANKCA.GOV

(FAX number or e-mail address)

FIRE-FLOW INFORMATION

The existing water main is a(n) 12" inch diameter CI main

(Size)

(Type)

in VANOWEN ST

(Street name)

Static pressure is 80 psi (During normal pump and tank operating conditions with average demand on the system)

Hydrant 1471 is 1050' WEST

(Hydrant No.)

(Distance)

(Direction)

of HOLLYWOOD WAY

(Nearest cross street)

on VANOWEN ST

(Street name)

Per previous flow test approximate fire flow available from this hydrant is 8,379 GPM at 20 PSI residual.

Per hydraulic modeling, approximate fire flow available from the hydrant is _____ GPM at 20 PSI residual.

Existing Meter Size & Flow Rate

[Signature]
(BWP-Water Division Staff Signature)

5/14/2021

(Date)

APPENDIX D

**Burbank Water and Power
Electric Will Serve**



**WATER AND
POWER**

May 28, 2021

DK Engineer, Corp
6420 Wilshire Boulevard Suite 1000
Los Angeles, CA 90048
Attn: Cleve Gurney

Re: Will Serve Letter for 2311 N Hollywood Way

Dear Mr. Gurney:

Burbank Water and Power (BWP) is the sole provider of electric service within the City of Burbank. This letter is to confirm that BWP has the intent to provide electric service to the proposed project at 2311 N Hollywood Way (the Project). Service to the Project will be provided in accordance with BWP's Rules and Regulations for Utility Service (Rules). The developer will be responsible for all permits and associated fees required for the Project, as well as aid-in-construction costs as described in the Rules.

Should you have any further questions, please Sven Knauth of our Engineering Section at 818-238-3568.

Sincerely,

A handwritten signature in blue ink that reads "Calvin Clark".

Calvin Clark
Senior Electrical Engineer

APPENDIX E

**SoCalGas
Natural Gas Will Serve**



701 N. Bullis Rd.
Compton, CA 90224-9099

June 3, 2021

DK Engineer Corp
6420 Wilshire Blvd, Suite 1000
Los Angeles, CA 90048
Attn: Cleve Gurney

Subject: Will Serve - 2311 N. Hollywood Way

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ