Appendix L-1
Sewer Capacity Analysis

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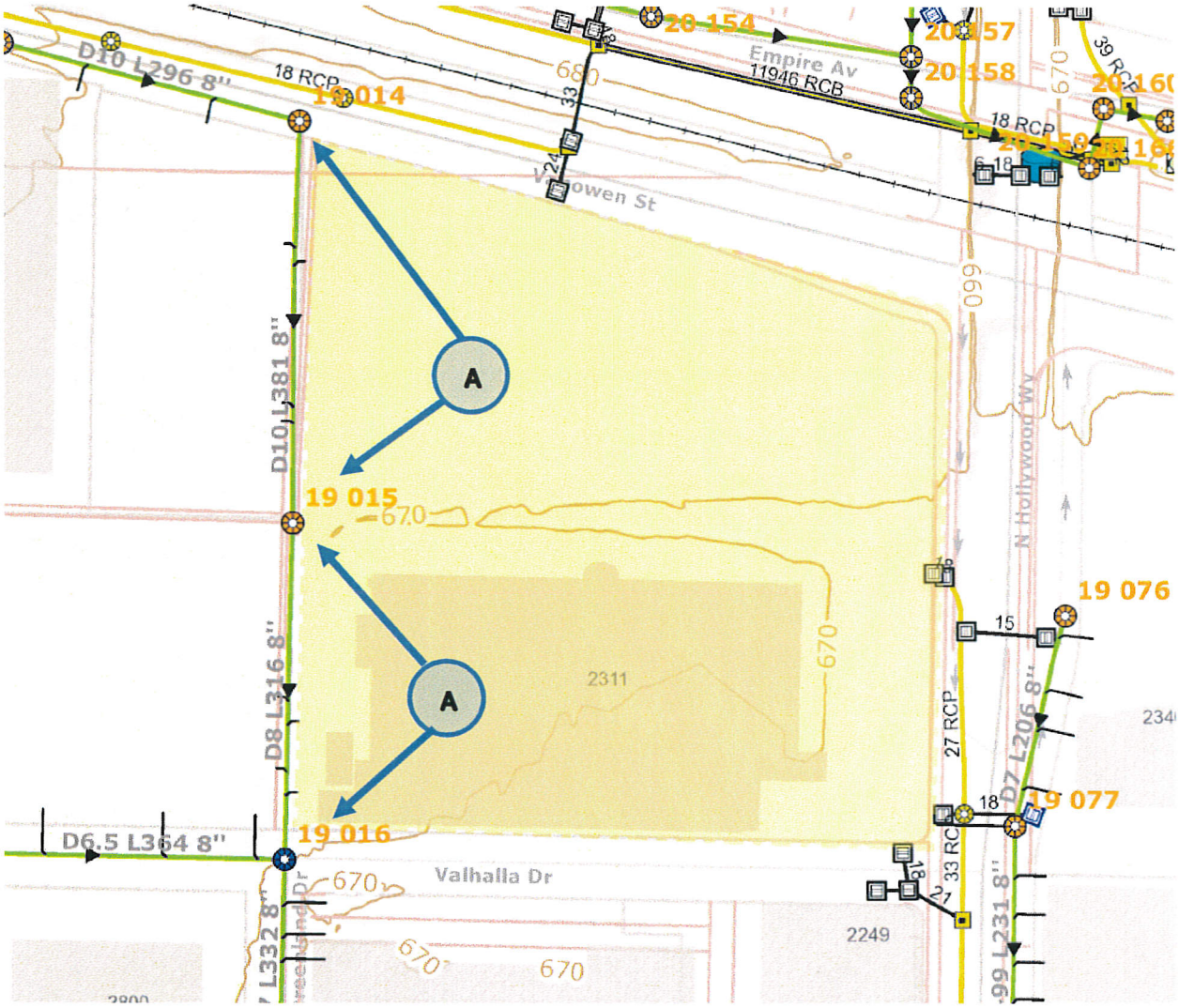
2311 N. Hollywood Way
Sewer Capacity Analysis



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 $684,343.66[1] 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.

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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.

Stephen Walker
Assistant Public Works Director –
Wastewater Systems

Processed by: Kenneth Kozovich

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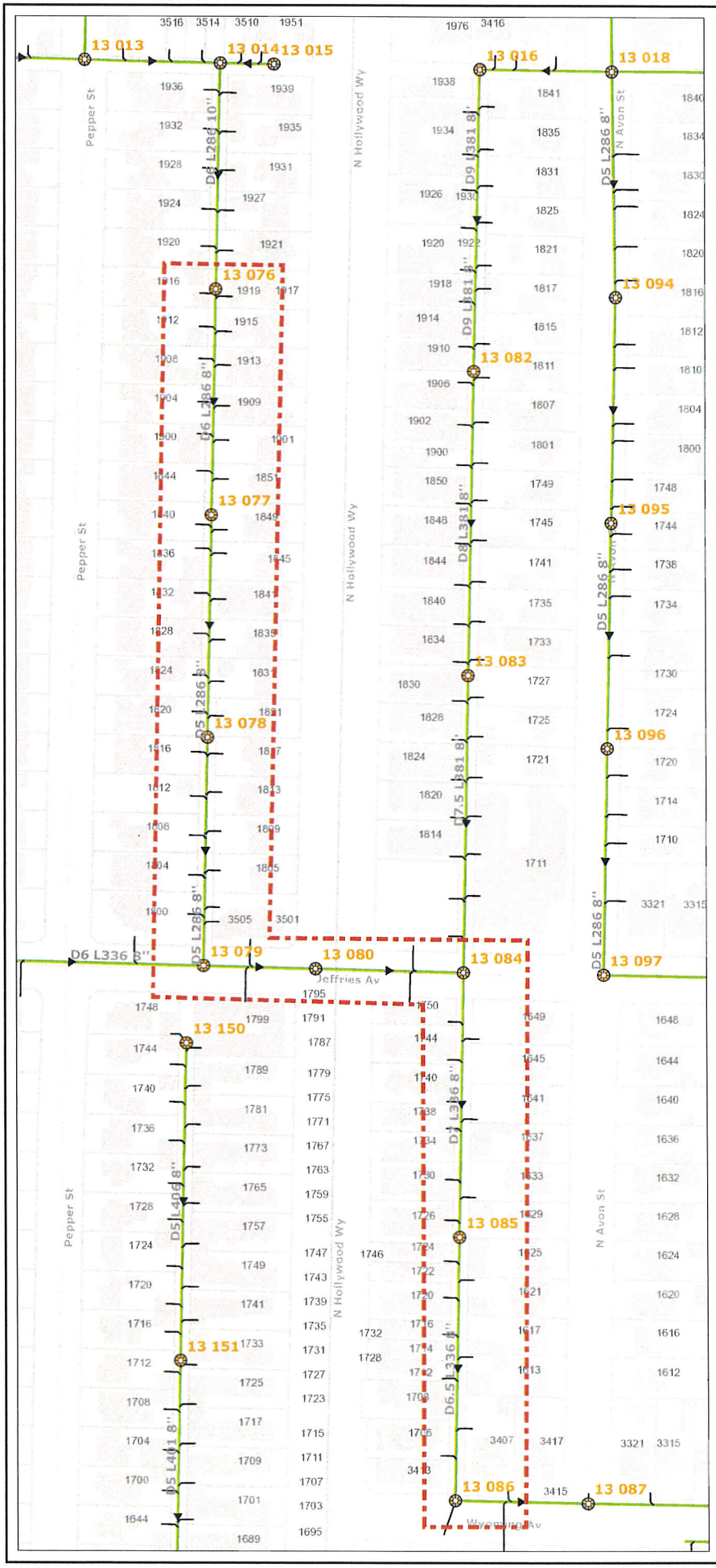
2311 N Hollywood Way – Attachment A

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

0.0 0 0.0 Miles

Projection:
NAD_1983_StatePlane_California_V_FIPS_0405_Feet

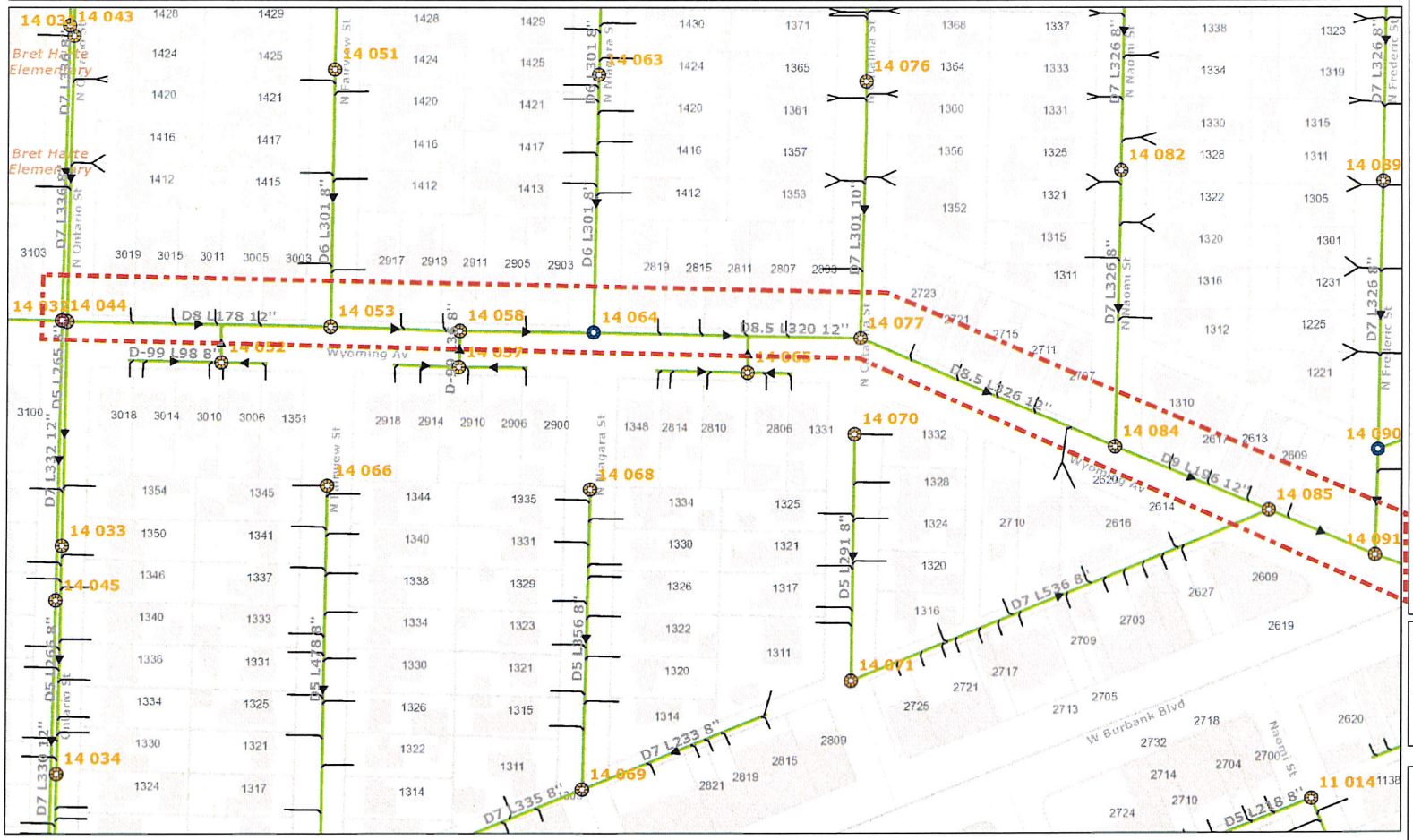
Map Documentation

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

Project Notes:

CITY OF BURBANK PUBLIC WORKS

City of Burbank Public Works Map - Figure 2



Legend

- Manhole
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SCALE 1: 1,500

0.0 0 0.0 Miles

Projection: NAD_1983_StatePlane_California_V_FIPS_0405_Feet

CITY OF BURBANK PUBLIC WORKS

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