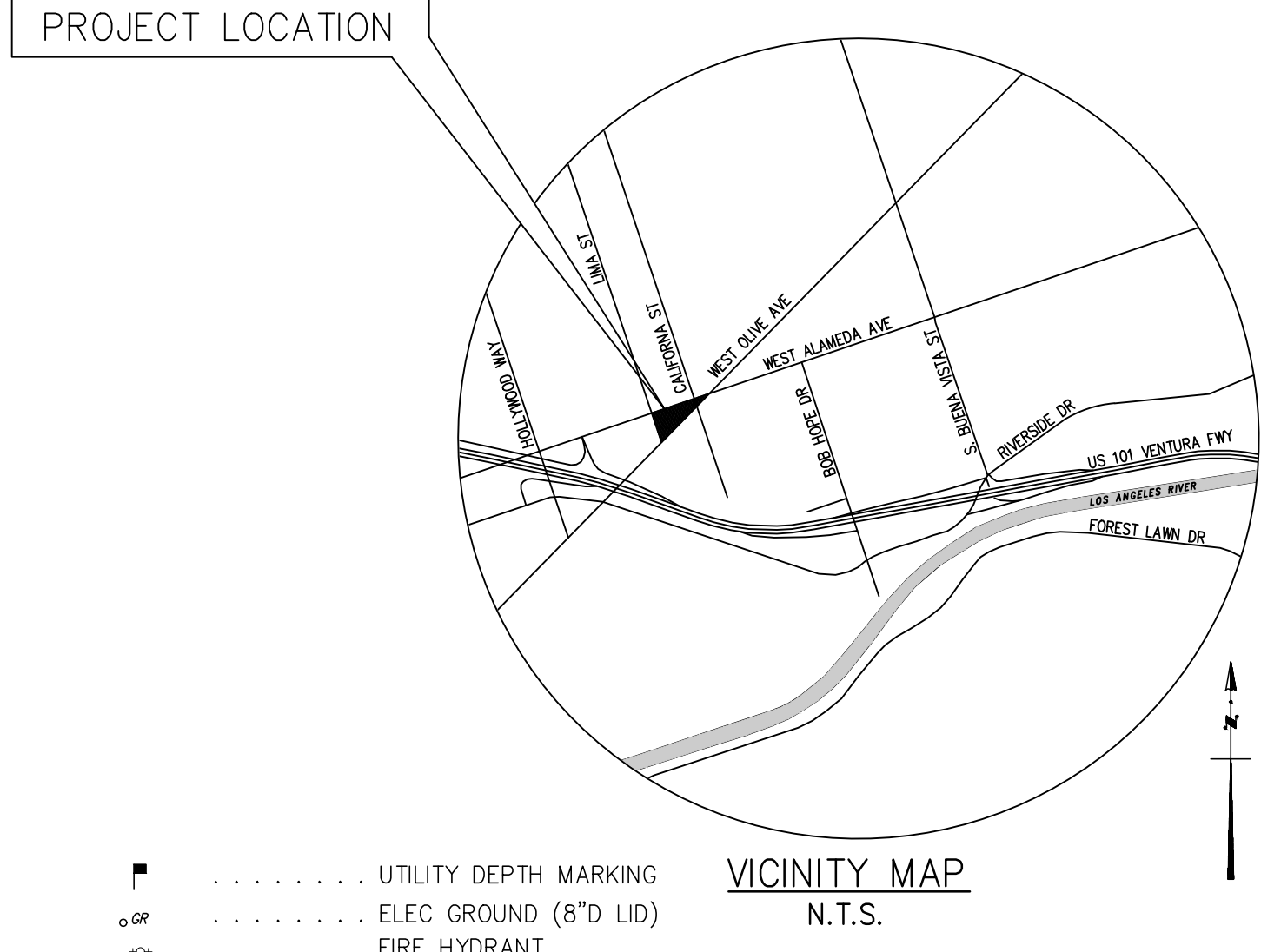
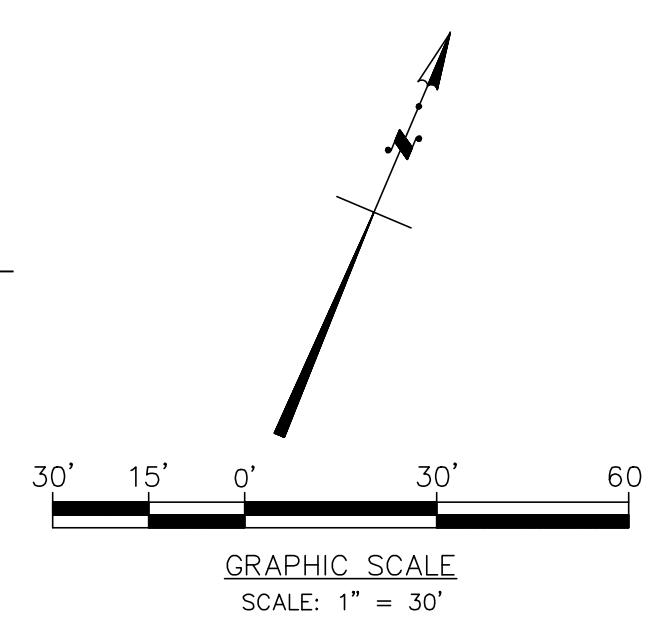
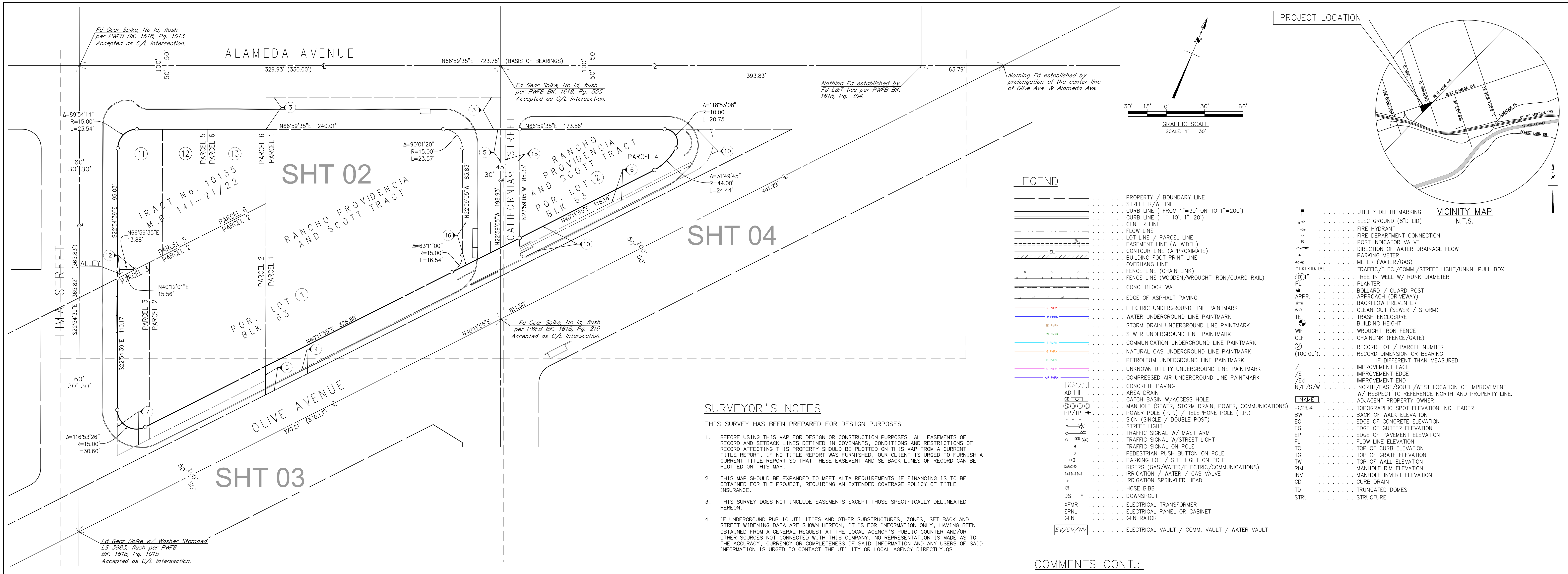


ATTACHMENT A
LAND SURVEY OF PROJECT SITE



LEGEND

[Symbol]	PROPERTY / BOUNDARY LINE	[Symbol]	UTILITY DEPTH MARKING
[Symbol]	STREET R/W LINE	[Symbol]	ELEC GROUND (8"D ID)
[Symbol]	CURB LINE (FROM 1"=30' ON TO 1"=200')	[Symbol]	FIRE HYDRANT
[Symbol]	CURB LINE (1"=10', 1"=20')	[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	CENTER LINE	[Symbol]	POST INDICATOR VALVE
[Symbol]	FLOW LINE	[Symbol]	DIRECTION OF WATER DRAINAGE FLOW
[Symbol]	LOT LINE / PARCEL LINE	[Symbol]	PARKING METER
[Symbol]	EASEMENT LINE (W-WIDTH)	[Symbol]	METER (WATER/GAS)
[Symbol]	CONTOUR LINE (APPROXIMATE)	[Symbol]	TRAFFIC/ELEC./COMM./STREET LIGHT/UNKN. PULL BOX
[Symbol]	BUILDING FOOT PRINT LINE	[Symbol]	TREE IN WELL W/TRUNK DIAMETER
[Symbol]	OVERHANG LINE	[Symbol]	PLANTER
[Symbol]	FENCE LINE (CHAIN LINK)	[Symbol]	BOLLARD / GUARD POST
[Symbol]	FENCE LINE (WOODEN/WROUGHT IRON/GUARD RAIL)	[Symbol]	APPROACH (DRIVEWAY)
[Symbol]	CONC. BLOCK WALL	[Symbol]	BACKFLOW PREVENTER
[Symbol]	EDGE OF ASPHALT PAVING	[Symbol]	CLEAN OUT (SEWER / STORM)
[Symbol]	ELECTRIC UNDERGROUND LINE PAINTMARK	[Symbol]	TRASH ENCLOSURE
[Symbol]	WATER UNDERGROUND LINE PAINTMARK	[Symbol]	BUILDING HEIGHT
[Symbol]	STORM DRAIN UNDERGROUND LINE PAINTMARK	[Symbol]	WROUGHT IRON FENCE
[Symbol]	SEWER UNDERGROUND LINE PAINTMARK	[Symbol]	CHAINLINK (FENCE/GATE)
[Symbol]	COMMUNICATION UNDERGROUND LINE PAINTMARK	[Symbol]	RECORD LOT / PARCEL NUMBER (100.00')
[Symbol]	NATURAL GAS UNDERGROUND LINE PAINTMARK	[Symbol]	RECORD DIMENSION OR BEARING
[Symbol]	PETROLEUM UNDERGROUND LINE PAINTMARK	[Symbol]	IF DIFFERENT THAN MEASURED
[Symbol]	UNKNOWN UTILITY UNDERGROUND LINE PAINTMARK	[Symbol]	IMPROVEMENT FACE
[Symbol]	COMPRESSED AIR UNDERGROUND LINE PAINTMARK	[Symbol]	IMPROVEMENT EDGE
[Symbol]	CONCRETE PAVING	[Symbol]	IMPROVEMENT END
[Symbol]	AREA DRAIN	[Symbol]	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
[Symbol]	CATCH BASIN W/ACCESS HOLE	[Symbol]	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE
[Symbol]	MANHOLE (SEWER, STORM DRAIN, POWER, COMMUNICATIONS)	[Symbol]	ADJACENT PROPERTY OWNER
[Symbol]	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)	[Symbol]	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
[Symbol]	SIGN (SINGLE / DOUBLE POST)	[Symbol]	BACK OF WALK ELEVATION
[Symbol]	STREET LIGHT	[Symbol]	EDGE OF CONCRETE ELEVATION
[Symbol]	TRAFFIC SIGNAL W/ MAST ARM	[Symbol]	EDGE OF GUTTER ELEVATION
[Symbol]	TRAFFIC SIGNAL W/STREET LIGHT	[Symbol]	EDGE OF PAVEMENT ELEVATION
[Symbol]	TRAFFIC SIGNAL ON POLE	[Symbol]	FLOW LINE ELEVATION
[Symbol]	PEDESTRIAN PUSH BUTTON ON POLE	[Symbol]	TOP OF CURB ELEVATION
[Symbol]	STREET LIGHT / SITE LIGHT ON POLE	[Symbol]	TOP OF GRATE ELEVATION
[Symbol]	RISERS (GAS/WATER/ELECTRIC/COMMUNICATIONS)	[Symbol]	TOP OF WALL ELEVATION
[Symbol]	IRRIGATION / WATER / GAS VALVE	[Symbol]	MANHOLE RIM ELEVATION
[Symbol]	IRRIGATION SPRINKLER HEAD	[Symbol]	MANHOLE INVERT ELEVATION
[Symbol]	HOSE BIBB	[Symbol]	CURB DRAIN
[Symbol]	DOWNSPOUT	[Symbol]	TRUNCATED DOMES
[Symbol]	ELECTRICAL TRANSFORMER	[Symbol]	STRUCTURE
[Symbol]	ELECTRICAL PANEL OR CABINET	[Symbol]	
[Symbol]	GENERATOR	[Symbol]	
[Symbol]	ELECTRICAL VAULT / COMM. VAULT / WATER VAULT	[Symbol]	

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES

- BEFORE USING THIS MAP FOR DESIGN OR CONSTRUCTION PURPOSES, ALL EASEMENTS OF RECORD AND SETBACK LINES DEFINED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY SHOULD BE PLOTTED ON THIS MAP FROM A CURRENT TITLE REPORT. IF NO TITLE REPORT WAS FURNISHED, OUR CLIENT IS URGED TO FURNISH A CURRENT TITLE REPORT SO THAT THESE EASEMENT AND SETBACK LINES OF RECORD CAN BE PLOTTED ON THIS MAP.
- THIS MAP SHOULD BE EXPANDED TO MEET ALTA REQUIREMENTS IF FINANCING IS TO BE OBTAINED FOR THE PROJECT, REQUIRING AN EXTENDED COVERAGE POLICY OF TITLE INSURANCE.
- THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
- IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY, NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

COMMENTS:

BOUNDARY LINES WERE ESTABLISHED BASED ON AVAILABLE RECORD INFORMATION AND ADJUSTED TO RECOVERED CITY, COUNTY, AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

EASEMENTS PLOTTABLE EASEMENTS ARE SHOWN HEREON FROM AN OWNER SUPPLIED TITLE REPORT; NON-PLOTTABLE EASEMENTS ARE NOTED ON AS HAVING AN "EFFECT OF" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT RECORD INFORMATION SHOWN PER PRELIMINARY TITLE REPORT ORDER NO. 997-30072915-B-TS4, DATED APRIL 22, 2022 BY FIDELITY NATIONAL TITLE COMPANY.

BASIS OF BEARINGS THE BEARING N66°59'35"E OF THE CENTERLINE OF ALAMEDA AVENUE, AS SHOWN ON TRACT No. 10135 MAPBOOK 141 PAGES 21 & 22, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

TOPOGRAPHY BY GROUND SURVEY METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL 0.5 FOOT.

AREA BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

71,829 SQ. FT. = 1.6490 AC. (GROSS)
58,395 SQ. FT. = 1.3406 AC. (NET)

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

UTILITIES VISIBLE SIGNS FIELD MEASURED.

LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENTS CONT.:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF AVON STREET, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP OF TRACT 7553, AS SHOWN ON MAP RECORDED IN BOOK 99, PAGE 16 ET. SEQ. OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION, NORTH 22° 56' 55" WEST 150 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE, NORTH 40° 10' 35" EAST 500 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 40° 10' 35" WEST 105.27 FEET TO A POINT, THENCE PARALLEL WITH SAID NORTHEASTERLY LINE OF AVON STREET, SOUTH 22° 56' 55" EAST 138.79 FEET TO THE NORTHWESTERLY LINE OF OLIVE AVENUE, 80 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF BURBANK, IN DOCUMENT NO. 190759 FILED UNDER CERTIFICATE OF TITLES NO. FH-527770N FILE IN THE OFFICE OF THE REGISTRAR OF TITLE OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED LINE NORTH 40° 10' 35" EAST 105.23 FEET TO A LINE THAT IS PARALLEL WITH SAID NORTHEASTERLY LINE OF AVON STREET AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 22° 56' 55" WEST 138.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 1 IN BLOCK 63 OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 43, PAGE 47 ET. SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF OLIVE AVENUE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF AVON STREET, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP OF TRACT 7553, AS SHOWN ON MAP RECORDED IN BOOK 99, PAGE 16 ET. SEQ. OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION, NORTH 22° 56' 55" WEST 150 FEET; THENCE PARALLEL WITH SAID NORTHWESTERLY LINE, NORTH 40° 10' 35" EAST 394.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 40° 10' 35" WEST 25 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LIMA STREET, AS SHOWN ON THE MAP OF TRACT 10135 AS SHOWN ON MAP RECORDED IN BOOK 141, PAGE 21 ET. SEQ. OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED LINE NORTH 22° 56' 55" EAST 138.79 FEET TO THE NORTHWESTERLY LINE OF OLIVE AVENUE, 80 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF BURBANK AS DOCUMENT 190759 FILED UNDER CERTIFICATE OF TITLE NO. FH-52777 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY; THENCE ALONG SAID LAST MENTIONED LINE NORTH 40° 10' 35" EAST 25 FEET TO A LINE THAT IS PARALLEL WITH SAID NORTHEASTERLY LINE OF AVON STREET AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE NORTH 22° 56' 55" WEST 138.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF LOT 2 IN BLOCK 64 IN THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, AS PER MAP RECORDED IN BOOK 43, PAGES 47 TO 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF OLIVE AVENUE, AS DESCRIBED IN THE DEED TO THE CITY OF BURBANK, ENDORSED AS A MEMORIAL UNDER THE PROVISIONS OF THE LAND TITLE LAW AS DOCUMENT NO. 204041 ON CERTIFICATE NO. GR-63318, AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF ALAMEDA AVENUE, AS DESCRIBED IN THE DEED TO SAID CITY, ENDORSED AS A MEMORIAL UNDER THE PROVISIONS OF THE LAND TITLE LAW AS DOCUMENT NO. 53832, ON CERTIFICATE NO. Y-10891.

EXCEPT THEREFROM THE WESTERLY 15 FEET THEREOF.

TOGETHER WITH THAT PORTION OF CALIFORNIA STREET AS RECORDED IN ROAD DEED VOLUME R, PAGE 97 AND VOLUME JE, PAGE 83087, RECORDS OF SAID COUNTY, VACATED BY RESOLUTION NO. 26,012 OF THE CITY COUNCIL OF THE CITY OF BURBANK RECORDED MAY 3, 2022 AS INSTRUMENT NO. 20220477273, OF OFFICIAL RECORDS OF SAID COUNTY, WHICH WOULD PASS A CONVEYANCE OF THE LAND SHOWN ABOVE BY OPERATION OF LAW.

PARCEL 5:

LOTS 11 AND 12 TRACT 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE ALLEY SITUATED EASTERLY OF LIMA STREET AS SHOWN ON THE MAP OF TRACT NO. 10135, AS PER MAP FILED IN BOOK 141, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, VACATED BY RESOLUTION NO. 26012 OF THE CITY COUNCIL OF THE CITY OF BURBANK RECORDED MAY 3, 2022 AS INSTRUMENT NO. 20220477273, OF OFFICIAL RECORDS OF SAID COUNTY, WHICH WOULD PASS WITH A CONVEYANCE OF LOT 11 SHOWN ABOVE BY OPERATION OF LAW.

PARCEL 6:

LOT 13, TRACT 10135, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN BOOK 141, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

APN: 2483-023-419, 2483-023-420, 2483-023-421, 2483-023-422, 2483-023-431, 2483-023-432
A 2484-024-401

COMMENTS CONT.:

EFFECT OF THE EFFECT OF A DEED TO THE CITY OF BURBANK, CONVEYING THE NORTHERLY 25 FEET OF SAID LAND TO BE USED FOR STREET PURPOSES ONLY, ENDORSED AS A MEMORIAL UNDER THE PROVISIONS OF THE LAND TITLE LAW AS DOCUMENT NO. 53832 ON CERTIFICATE NO. Y-10891 ON MARCH 11, 1924.

③ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC HIGHWAY AND STREET PURPOSES AS GRANTED TO THE CITY OF BURBANK, RECORDED APRIL 27, 1931 AS DOCUMENT NO. 204041.

④ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC ROAD, HIGHWAY AND STREET PURPOSES AS GRANTED TO THE CITY OF BURBANK, RECORDED JULY 30, 1942 AS DOCUMENT NO. 11393-K.

⑤ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR UNDERGROUND CONDUITS RECORDED MAY 4, 1945 AS DOCUMENT NO. 7408-N.

⑥ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC ROAD, HIGHWAY AND STREET PURPOSES AS GRANTED TO THE CITY OF BURBANK, JUNE 22, 1949 AS DOCUMENT NO. 11860-R UNDER CERTIFICATE NO. OM-34843.

⑦ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC STREET PURPOSES AS GRANTED TO THE CITY OF BURBANK, SEPTEMBER 27, 2006 AS INSTRUMENT NO. 2006-2150685, O.R.

⑩ PLOTTED HEREON

EFFECT OF A CONDITIONAL VACATION AFFECTING PARCELS 1, 4, & 5 RECORDED ON MAY 3, 2022 AS RECORDING NO. 20220477273 O.R.

⑫ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR INGRESS AND EGRESS ON THE MAP OF THE SUBDIVISION OF THE RANCHO PROVIDENCIA AND SCOTT TRACT RECORDED IN BOOK 43, PAGE 47 OF M.R. AFFECTING PARCELS 1 & 4 OF VACATED CALIFORNIA STREET.

⑬ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR INGRESS AND EGRESS ON TRACT MAP NO.10135 RECORDED IN BOOK 141 PAGES 21 & 22 OF MAPS AFFECTING PARCEL 5 WITHIN THE PORTION OF THE VACATED ALLEY ADJACENT.

⑭ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO THE CITY OF BURBANK, MAY 3, 2022 AS RECORDING NO. 20220477274 O.R.

⑮ PLOTTED HEREON

EFFECT OF EASEMENT(S) FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO THE CITY OF BURBANK, MAY 3, 2022 AS RECORDING NO. 20220477275 O.R.

⑯ PLOTTED HEREON

EFFECT OF AGREEMENT BETWEEN THE CITY OF BURBANK AND 3201 OLIVE OWNER FOR STORM DRAIN IMPROVEMENTS, MAY 3, 2022 AS RECORDING NO. 20220482859 O.R.

⑰ PLOTTED HEREON

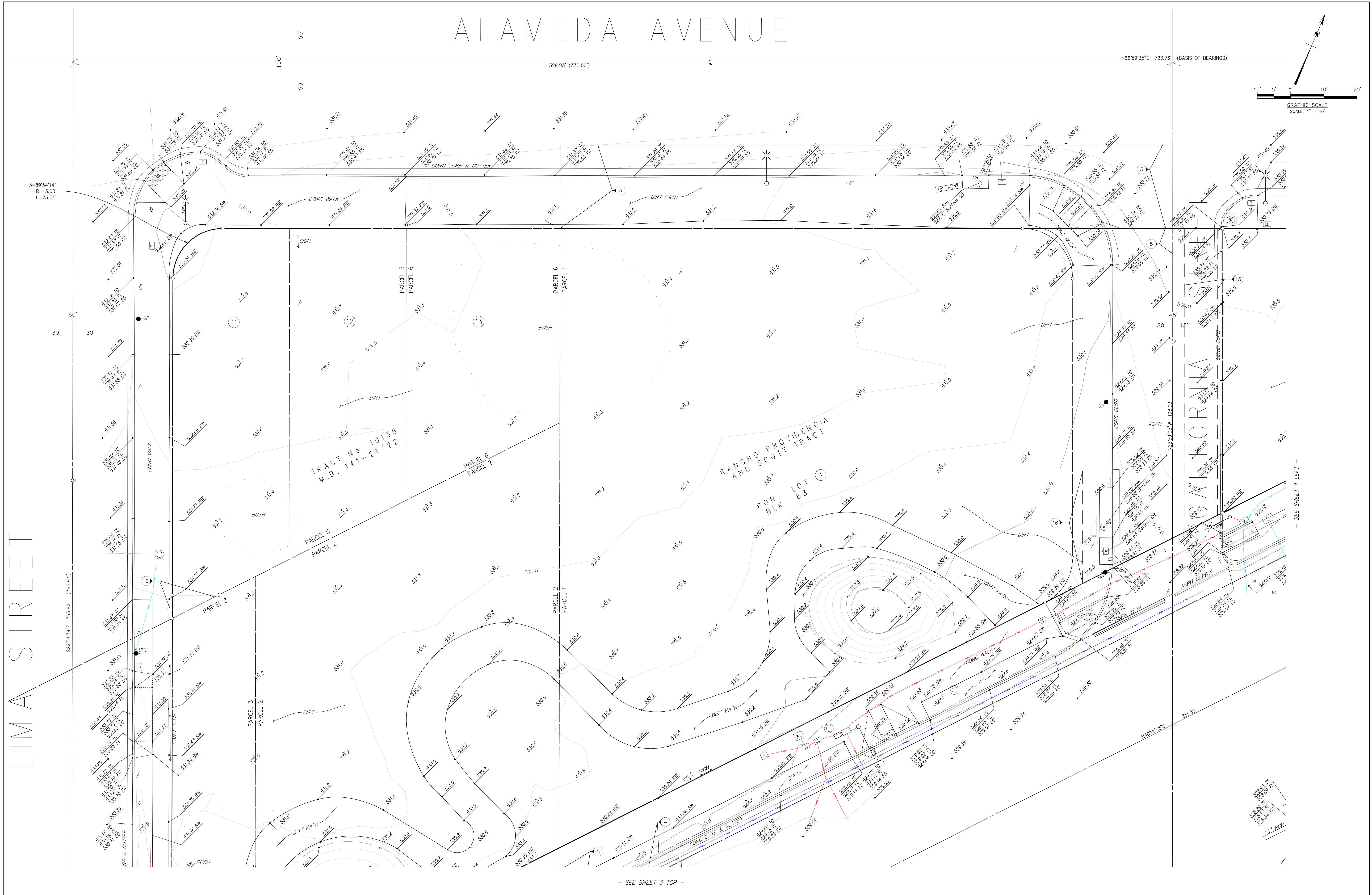
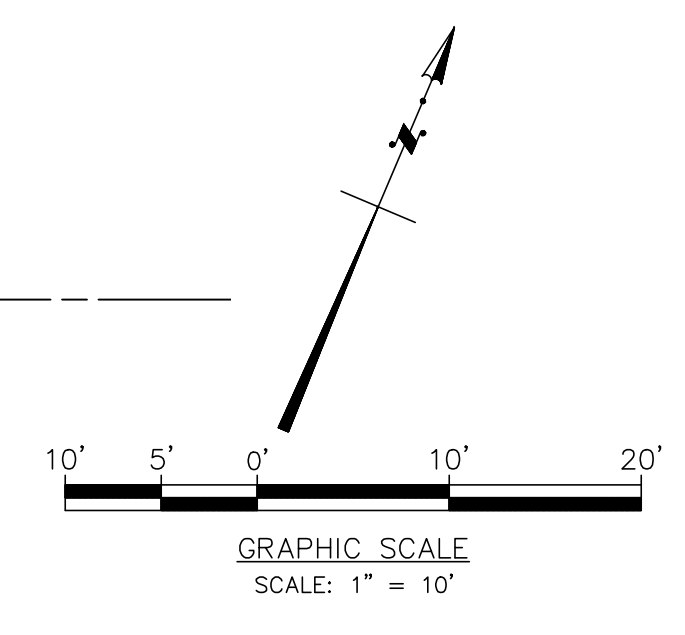
	DESIGNED	S. J. T.	DATE	SEPTEMBER 21, 2021
	DRAWN	S. J. T.	SCALE	1" = 10'
	CHECKED	V. L.	PROJECT NUMBER	1KR1010400 T100
	REV	DATE	DESCRIPTION	OF 4

PSOMAS 27220 Turnberry Lane, Suite 190 Valencia, CA 91355 (661) 219-6000 (661) 775-2718 fax www.psomas.com	DESIGN SURVEY FOR: KRISMAR CONSTRUCTION CO. BOB HOPE CENTER CATCH BASIN RELOCATION IN THE CITY OF BURBANK COUNTY OF LOS ANGELES STATE OF CALIFORNIA
---	--

REMARKS: CITY OF BURBANK PUBLIC WORKS BM #1205-1 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1205-1 AT 2921 W ALAMEDA AVE, NE QUADRANT OF "T" 1/5 OF ALAMEDA AVE & NIAGARA ST, ABOUT 42' N/OFF THE CL OF ALAMEDA AVE AND ABOUT 48.5' E/OFF THE CL OF NIAGARA ST, SET IN TOP NW COR OF AN 8X4 FOOT CB ON THE N SIDE OF ALAMEDA AVE AND ABOUT 10.8' W/OFF UTILITY POLE.	ADJUSTMENT 526.347 FT
---	--------------------------

Xrefs: V-DS01-B08HOPE | V-B01Y-B08HOPE | TB-V-DS01-B08HOPE

ALAMEDA AVENUE



LIMA STREET

CALIFORNIA STREET

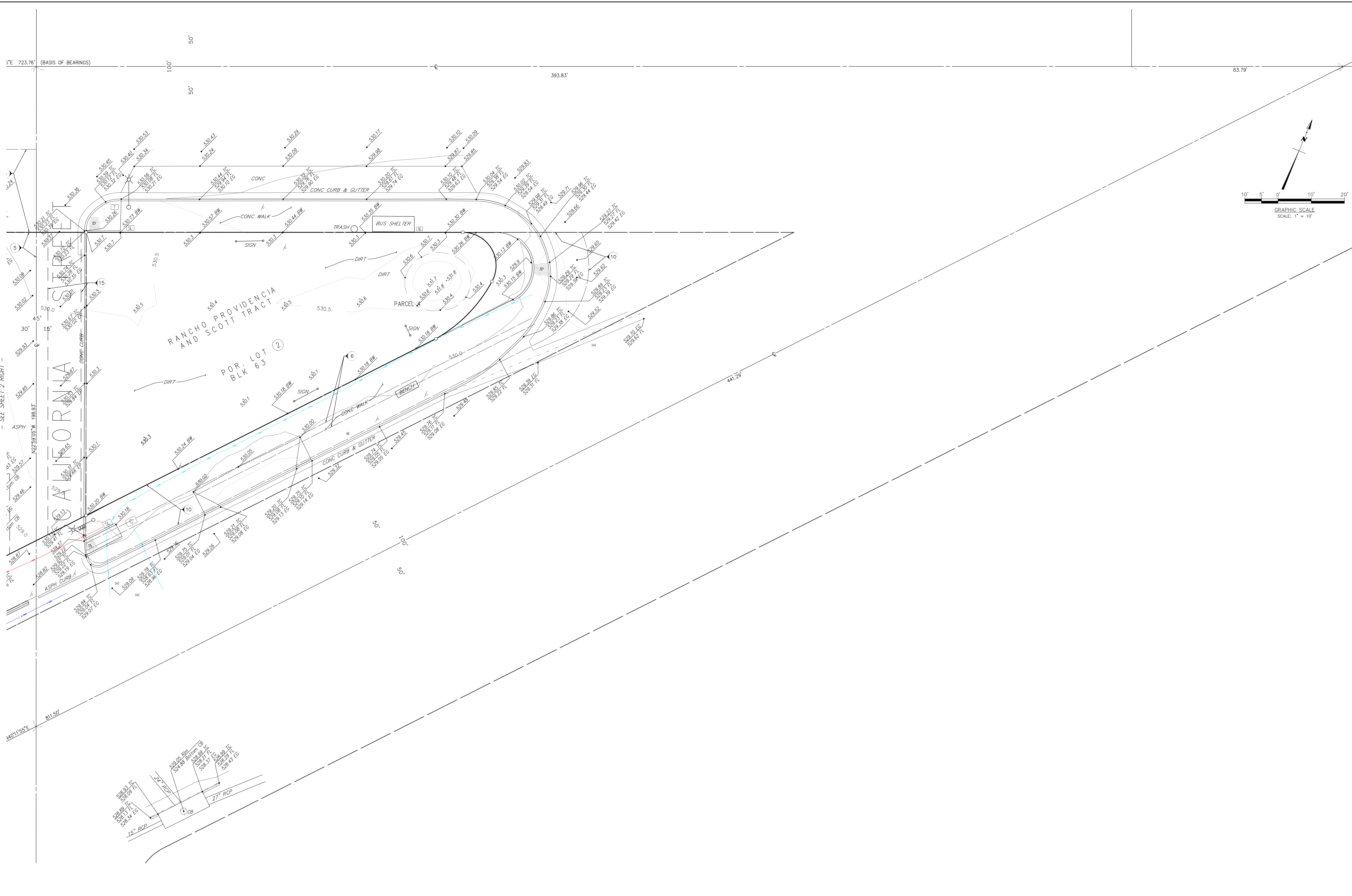
TRACT No. 10135
M.B. 141-21/22

RANCHO PROVIDENCIA
AND SCOTT TRACT
POR. BLK 63

- SEE SHEET 3 TOP -

- SEE SHEET 4 LEFT -

	DESIGNED	S. J. T.						BENCHMARK CITY OF BURBANK PUBLIC WORKS BM #1205-1 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1205-1 AT 2921 W ALAMEDA AVE, NE QUADRANT OF "T" 1/3 OF ALAMEDA AVE & NIAGARA ST, ABOUT 42' N/OF THE CL OF ALAMEDA AVE AND ABOUT 48.5' E/OF THE CL OF NIAGARA ST, SET IN TOP NW COR OF AN 8X4 FOOT CB ON THE N SIDE OF ALAMEDA AVE AND ABOUT 10.8' W/OF UTILITY POLE.	PSOMAS 27220 Turnberry Lane, Suite 190 Valencia, CA 91355 (661) 219-6000 (661) 775-2718 fax www.psomas.com	DESIGN SURVEY FOR: KRISMAR CONSTRUCTION CO. BOB HOPE CENTER CATCH BASIN RELOCATION IN THE CITY OF BURBANK COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE	SEPTEMBER 21, 2021	DSMT	
	DRAWN	S. J. T.					SCALE				1" = 10'		2	
	CHECKED	V. L.	5/13/22	UPDATE AREA	VL	VL					PROJECT NUMBER	1KR1010400 T100		4
	REV	DATE	DESCRIPTION	BY	APPD									



	DESIGNED	S. J. T.					
	DRAFTED	S. J. T.					
	CHECKED	V. L.	5/13/22	UPDATE AREA	VL	VL	
	REV	DATE	DESCRIPTION	CP	VL	APPD	

BENCHMARK CITY OF BURBANK PUBLIC WORKS BM #1205-1
 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1205-1 AT 2921 W ALAMEDA AVE, NE
 QUADRANT OF "T" 1/5 OF ALAMEDA AVE & NIAGARA ST, ABOUT 42" N/OFF THE CL OF
 ALAMEDA AVE AND ABOUT 48.5' E/OFF THE CL OF NIAGARA ST, SET IN TOP NW COR
 OF AN 8X4 FOOT CB ON THE N SIDE OF ALAMEDA AVE AND ABOUT 10.8' W/OFF
 UTILITY POLE.

526.347 FT

DATE: 5/13/2022 12:55:46 PM
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PSOMAS

27220 Turnberry Lane, Suite 190
 Valencia, CA 91355
 (661) 219-6000 (661) 775-2718 fax
 www.psomas.com

DESIGN SURVEY FOR:

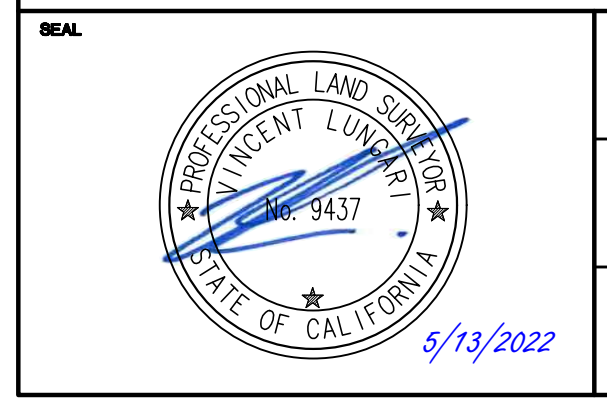
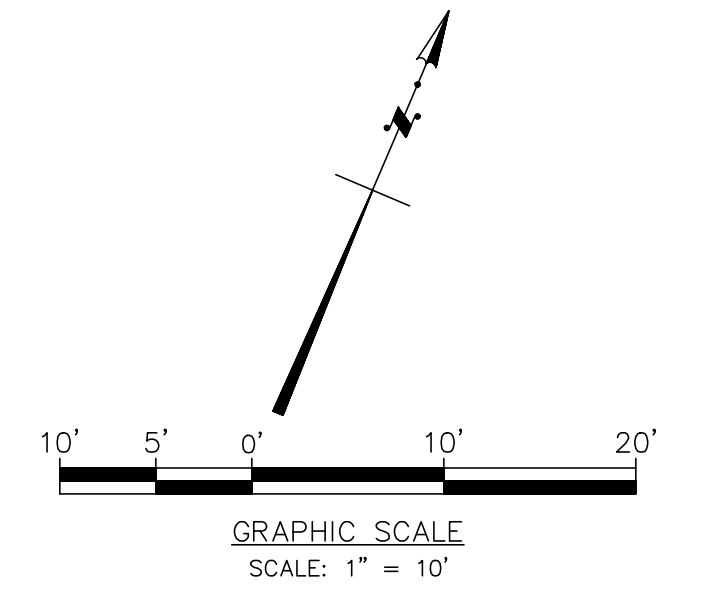
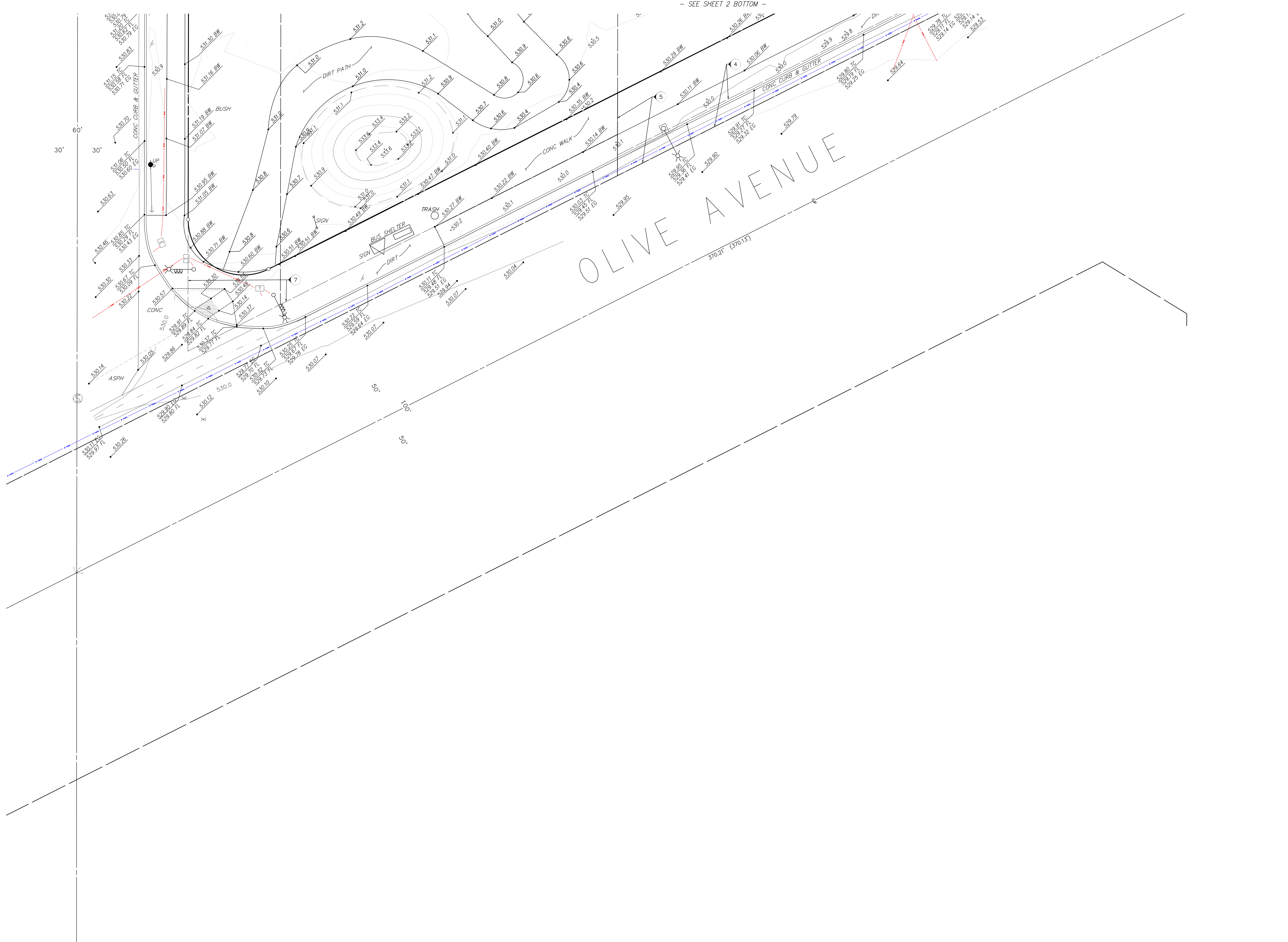
KRISMAR CONSTRUCTION CO.

BOB HOPE CENTER CATCH BASIN RELOCATION

IN THE CITY OF BURBANK COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	SEPTEMBER 21, 2021	DSHT:	3
SCALE:	1" = 10'		
PROJECT NUMBER:	1KR1010400 T100		4

- SEE SHEET 2 BOTTOM -



REV	DATE	DESCRIPTION	BY	APPD
1	5/13/22	UPDATE AREA	VL	VL
2	5/10/2022	TITLE REPORT UPDATE	CP	VL

BENCHMARK CITY OF BURBANK PUBLIC WORKS BM #1205-1 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1205-1 AT 2921 W ALAMEDA AVE, NE QUADRANT OF "T" 1/S OF ALAMEDA AVE & NIAGARA ST, ABOUT 42' N/OF THE CL OF ALAMEDA AVE AND ABOUT 48.5' E/OF THE CL OF NIAGARA ST, SET IN TOP NW COR OF AN 8X4 FOOT CB ON THE N SIDE OF ALAMEDA AVE AND ABOUT 10.8' W/OF UTILITY POLE.	ELEV: 526.347 FT ADJUSTMENT:
---	---------------------------------

PSOMAS
 27220 Turnberry Lane, Suite 190
 Valencia, CA 91355
 (661) 219-6000 (661) 775-2718 fax
 www.psomas.com

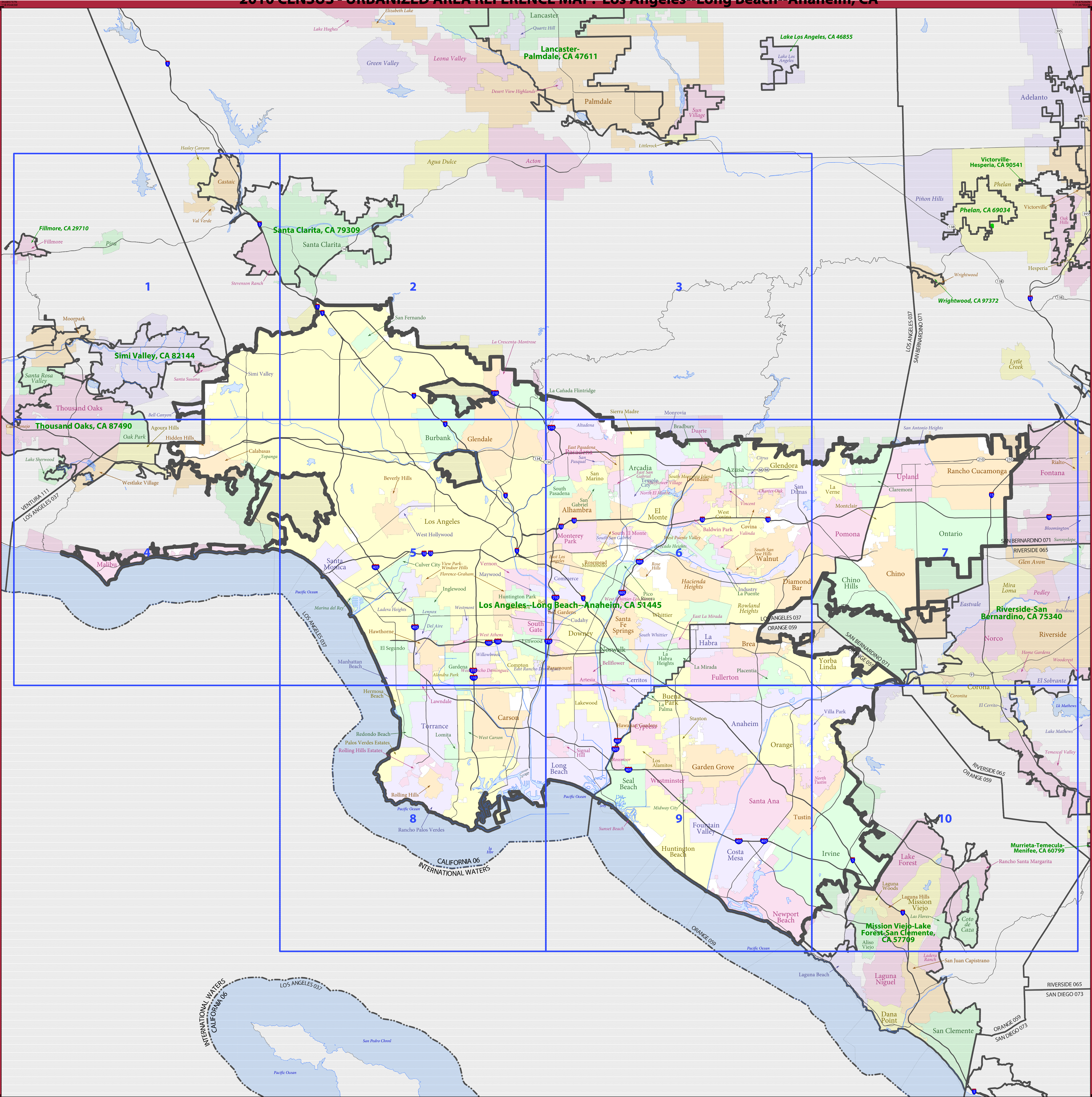
DESIGN SURVEY FOR:
KRISMAR CONSTRUCTION CO.
 BOB HOPE CENTER CATCH BASIN RELOCATION
 IN THE CITY OF BURBANK COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	SEPTEMBER 21, 2021	SHEET	4
SCALE:	1" = 10'		
PROJECT NUMBER:	1KR1010400 T100		4

ATTACHMENT B

**2010 US CENSUS – URBANIZED AREA REFERENCE
MAP: LOS ANGELES-LONG BEACH- ANAHEIM, CA**

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	--- --	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	=====	Dover, DE 24580
Urban Cluster	=====	Toolee, VT 88057
State (or statistically equivalent entity)	--- --	NEW YORK 36
County (or statistically equivalent entity)	---	ERIE 029
Minor Civil Division (MCD) ^{1,2}	---	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ^{1,3}	Davis 18100
Census Designated Place (CDP) ²	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	==	Water Body	Blue Area
U.S. Highway	==	Military	Blue Area
State Highway	==	Outside Subject Area	Blue Area
Other Road	==		
Railroad	==		
Perennial Stream	==		
Intermittent Stream	==		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A ** following an MCD name denotes a false MCD. A *** following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

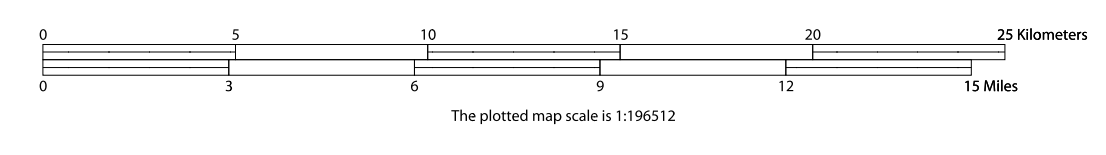
COUNTIES IN SUBJECT URBANIZED AREA

06037 Los Angeles
 06059 Orange
 06071 San Bernardino
 06111 Ventura

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Geographic Vintage: 2010 Census (reference date: January 1, 2010)
 Data Source: U.S. Census Bureau's MAI/TIGER database (TAB10)
 Map Created by: Geography Division: March 11, 2012

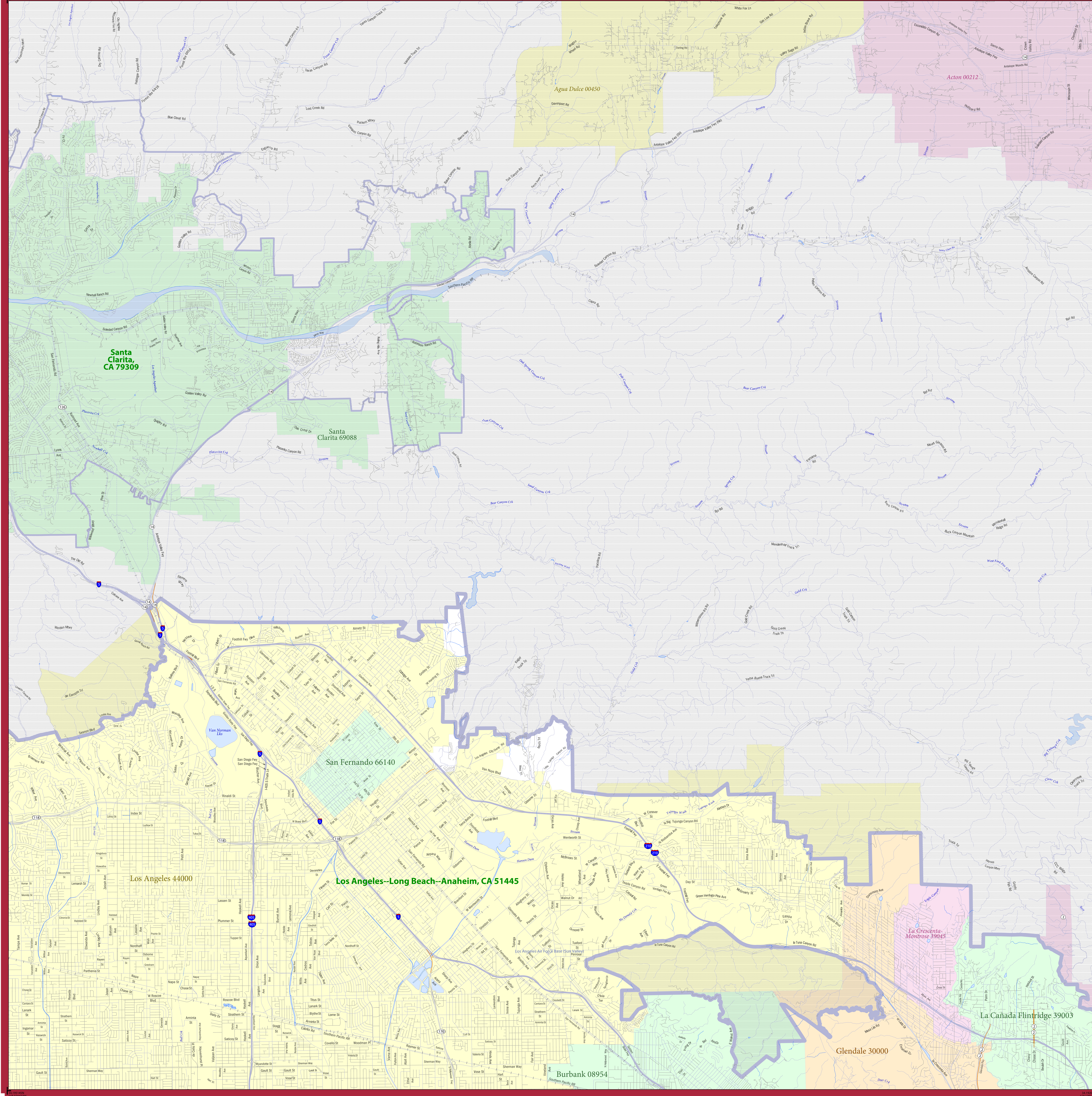
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 Spheroid: GRS 80
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 2nd Standard Parallel: 40 25 20
 Central Meridian: -119 18 20
 Latitude of Projection's Origin: 32 31 43
 False Easting: 0
 False Northing: 0



INDEX SHEET
 Total Sheets: 11
 Index Sheets: 1
 Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
 UA CODE: 51445
 ENTITY TYPE: Urbanized Area (UA)
 ST: California (06)

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	--- ---	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	█	Dover, DE 24580
Urban Cluster	█	Toole, VT 88057
State (or statistically equivalent entity)	--- ---	NEW YORK 36
County (or statistically equivalent entity)	---	ERIE 029
Minor Civil Division (MCD) ^{1,2}	---	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ^{1,3}	Davis 18100
Census Designated Place (CDP) ²	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	— —	Water Body	■ Pleasant Lake
U.S. Highway	— —	Military	■ Fort Belvoir
State Highway	— —	Outside Subject Area	■
Other Road	— —		
Railroad	— —		
Perennial Stream	— —		
Intermittent Stream	— —		

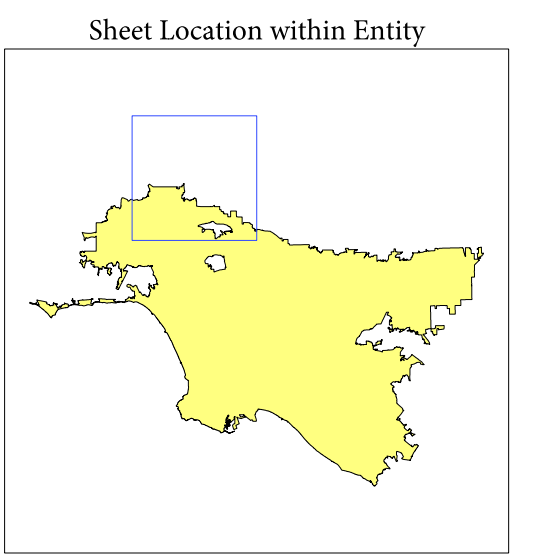
Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A ** following an MCD name denotes a false MCD. A *** following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

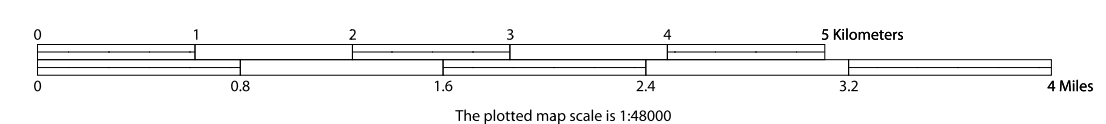
SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles



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Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MA/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
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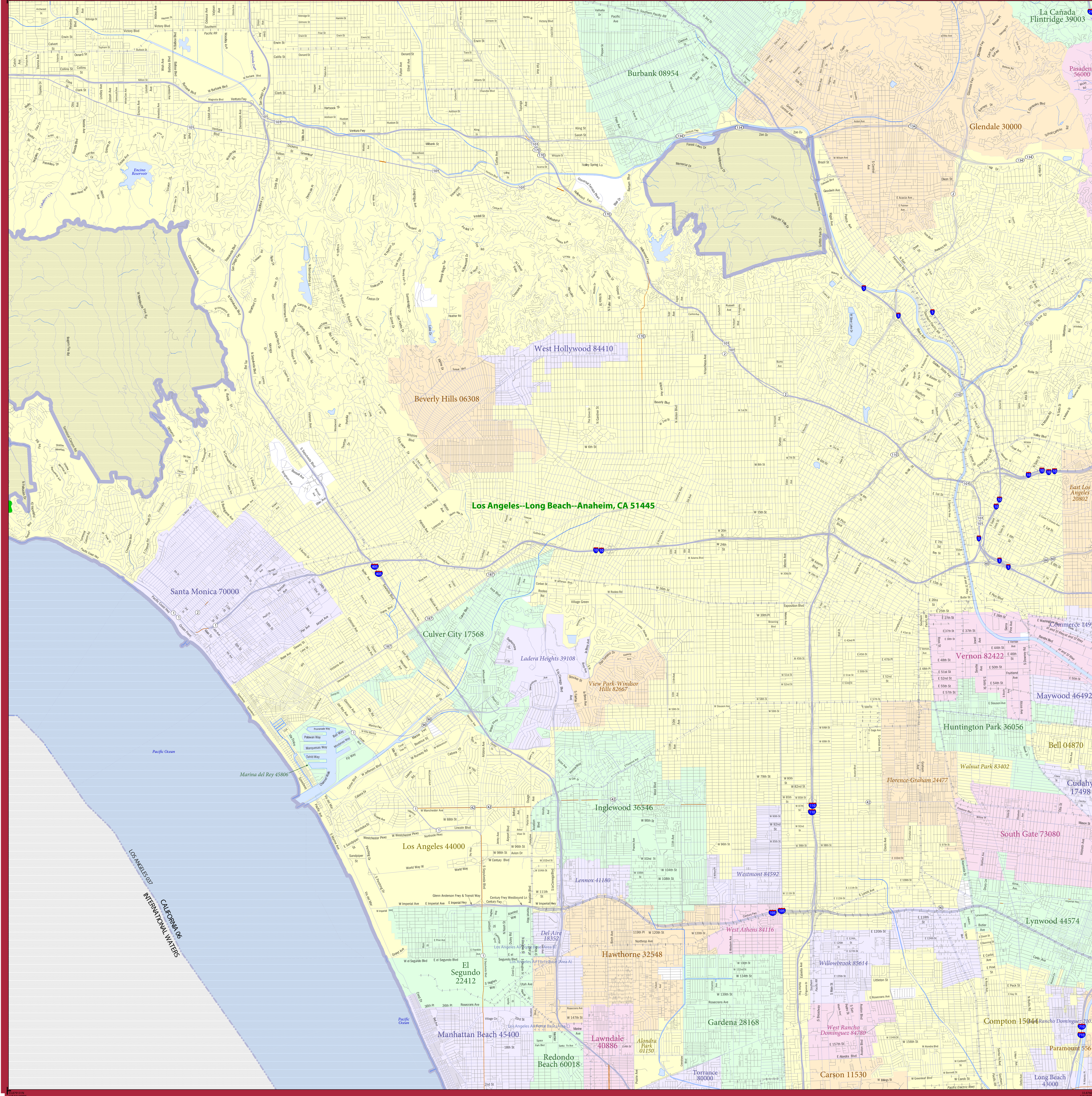
Key to Sheets

1	2	3
4	5	6

PARENT SHEET 2
Total Sheets: 11
Index Sheets: 1
Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	SYMBOL	SYMBOL	SYMBOL	SYMBOL
International	— · — · — ·	CANADA	— · — · — ·	CANADA	— · — · — ·
Federal American Indian Reservation	· · · · ·	L'ANSE RES 1880	· · · · ·	L'ANSE RES 1880	· · · · ·
Off-Reservation Trust Land	· · · · ·	T1880	· · · · ·	T1880	· · · · ·
Urbanized Area	—	Dover, DE 24580	—	Dover, DE 24580	—
Urban Cluster	—	Toolee, VT 88057	—	Toolee, VT 88057	—
State (or statistically equivalent entity)	— · — · — ·	NEW YORK 36	— · — · — ·	NEW YORK 36	— · — · — ·
County (or statistically equivalent entity)	— · — · — ·	ERIE 029	— · — · — ·	ERIE 029	— · — · — ·
Minor Civil Division (MCD) ^{1,2}	— · — · — ·	Bristol town 07485	— · — · — ·	Bristol town 07485	— · — · — ·
Consolidated City	· · · · ·	MILFORD 47500	· · · · ·	MILFORD 47500	· · · · ·
Incorporated Place ^{1,3}	· · · · ·	Davis 18100	· · · · ·	Davis 18100	· · · · ·
Census Designated Place (CDP) ²	· · · · ·	Incline Village 35100	· · · · ·	Incline Village 35100	· · · · ·

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	— 1 — 1 — 1	Water Body	— · — · — ·
U.S. Highway	— 2 — 2 — 2	Military	— · — · — ·
State Highway	— 3 — 3 — 3	Outside Subject Area	— · — · — ·
Other Road	— 4 — 4 — 4		
Railroad	— 5 — 5 — 5		
Perennial Stream	— 6 — 6 — 6		
Intermittent Stream	— 7 — 7 — 7		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

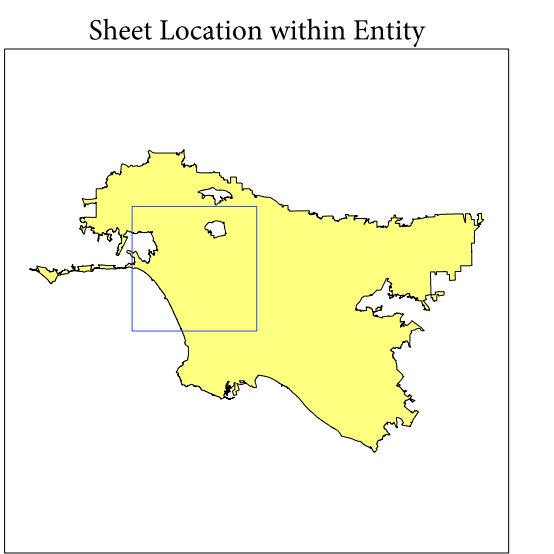
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Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles



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Data Source: U.S. Census Bureau's MA/TIGER database (TAB10)
Map Created by: Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
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Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
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The plotted map scale is 1:48000

Key to Sheets

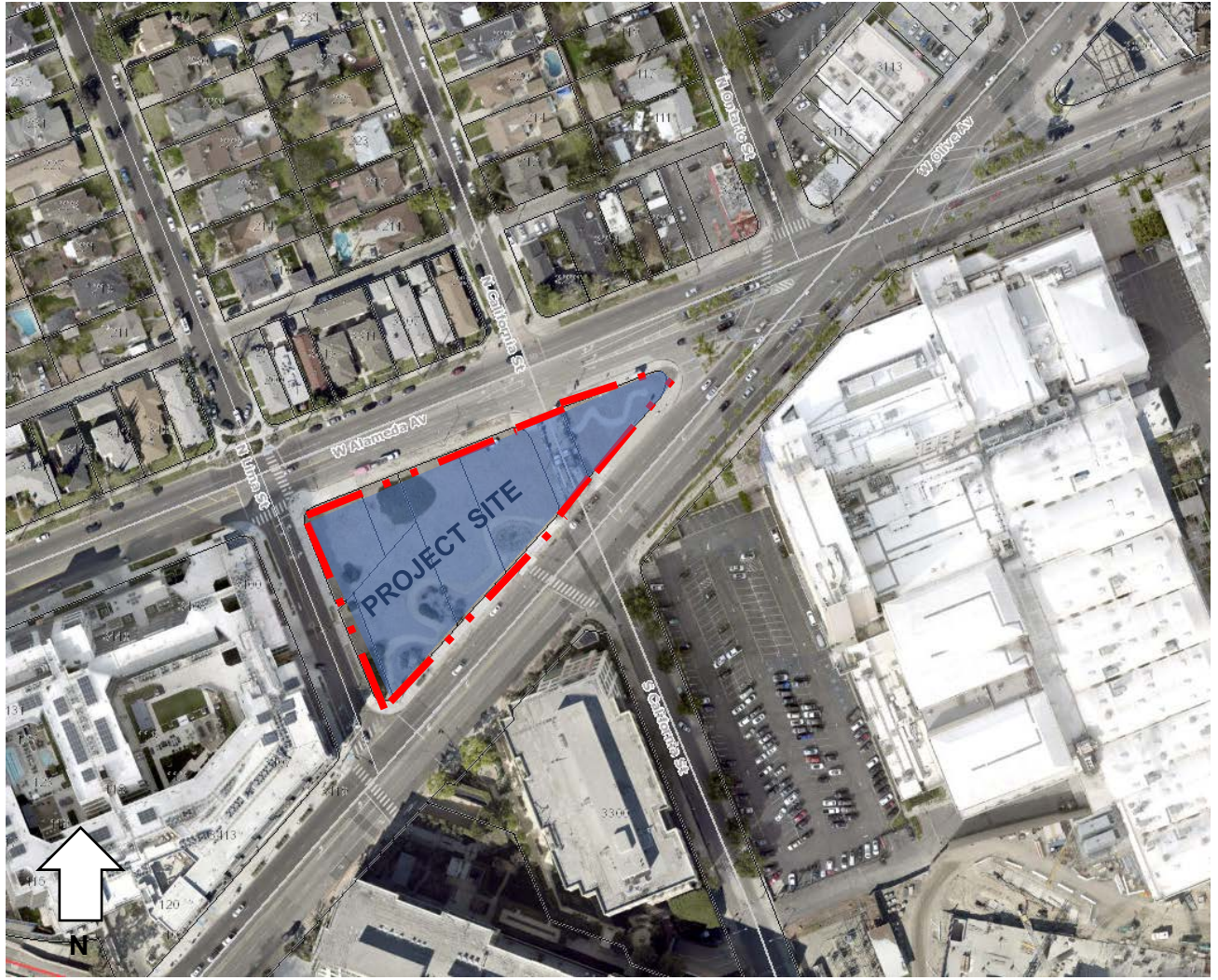
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8	9	

PARENT SHEET 5
Total Sheets: 11
Index Sheets: 1
Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PART 2)
2110144005

ATTACHMENT C
AERIAL MAP OF PROJECT SITE



ATTACHMENT D

**CITY COMMENTS ON PRELIMINARY APPLICATION
AND CONCEPTUAL DESIGN**

ATTACHMENT D

CITY COMMENTS ON SB 35 NOI APPLICATION AND CONCEPTUAL DESIGN

3201 W. OLIVE AVE. (PROJECT NO. 22-0004002)

PLANNING DIVISION - CONSISTENCY WITH OBJECTIVE DEVELOPMENT STANDARDS

TABLE A

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	CONSISTENCY ANALYSIS	COMPLIANCE DETERMINATION
10-1-2109.5: GENERAL PLAN CONSISTENCY	<p>The proposed Project meets the maximum allowable 1.1 FAR in the Media District Commercial land use designation. The Applicant is also requesting density bonus for this Project. The Applicant would be required to comply with the State Density Bonus law and Burbank Municipal Code (BMC).</p> <p>In accordance with BMC Section 10-1-203, the lot area is defined as the following:</p> <p>AREA OF LOT: Means the total horizontal area included within the lot lines. For purposes of calculating density, “area of lot” shall exclude any land previously dedicated for a public street easement or right-of-way, or alley easement or right-of-way.</p> <p>For this Project, this definition of lot area is used for calculating maximum allowable density under the City’s General Plan, floor area ratio and any density bonus and/or required inclusionary housing units</p>	Not Consistent

	<p>allowed in accordance with Burbank Municipal Code and State density bonus law.</p> <p>Applicant is to update the correct lot area used for these calculations.</p>	
10-1-2110: USES IN THE MDC-2 ZONE	<p>The applicant has applied for a SB 35 NOI Application. One of the eligibility requirements for a SB 35 project is that the project must be located on a site that is either zoned or has a General Plan designation for residential or residential mixed-use development. The project site has a General Plan land use designation of Media District Commercial, which has maximum floor area ratio (FAR) requirement for non-residential uses and maximum density requirement for residential uses. The zoning is MDC-2 (Media District Limited Commercial) and Burbank Municipal Code Section 10-1-502 (Uses In All Zones (Except Residential Zones)) allows for specific residential use development in the MDC-2 zoning such as a mixed-use development with residential on top through a conditional use permit process. Proposed SB 35 eligible housing projects must be processed ministerially, without discretionary approval.</p>	Consistent
10-1-2112: PROPERTY DEVELOPMENT STANDARDS	<p>The requirement is “The standards set forth in Section 10-1-2107 of this article shall apply to the MDC-2 Zone.”</p> <p>**The review of applicable development standards as noted in Section 10-1-2107 is provided below in this table.</p>	Consistent**
10-1-2113: DEVELOPMENT REVIEW	<p>A SB 35 eligible project requires a ministerial review from the City. Therefore, the proposed SB 35 NOI application does not require a Development Review.</p>	Consistent

<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(A) Density</p>	<p>Project includes 1,058 square feet of proposed retail commercial ground-floor area. The Office Equivalency Factor for General Office and Commercial land use in the Media District is 1.0.</p> <p>See comment for Section 10-1-2109.5: GENERAL PLAN CONSISTENCY regarding the definition of lot size.</p>	<p>Consistent</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(1) Maximum Allowable Height</p>	<p>The applicable distance from R-1 and R-2 zoned properties for this Project site is 150-300 linear feet and 300-500 linear feet (using the City’s zoning map), which allows for a maximum 50 feet and 70 feet in maximum allowable building height, respectively.</p> <p>The proposed building height from average grade of the property to ceiling of the ceiling height of the highest room permitted for human occupancy is noted on the elevation plans as 60’-7 ½”. The applicant is intending to use a concession for maximum building height per the State’s Density Bonus request.</p> <p>The average grade is defined in BMC Section 10-1-203 (Definitions). Using the definition, the applicant shall provide the calculation of the average grade of the property. Information related to verifying grade elevations of the site shall also be provided. This includes a land survey that shows elevation grade for the corners of the Project’s lot area.</p> <p>In the BMC, grade for commercial zoned properties is defined as “for structures in zones other than R-1 and R-1-H-the average elevation of the ground surface, prior to any construction,</p>	<p>Consistent*</p>

	<p>leveling, grading, or development associated with the current project, as calculated by adding the elevations of the corners of a lot and dividing by that number of corners.”</p> <p>*Subject to approval of requested incentive/concession pursuant to State and local density bonus law.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(5) Floors of Parking</p>	<p>The requirement is “<i>Floors of parking shall be counted the same as other floors for the purpose of the maximum floor limit and the maximum allowable height.</i>”</p> <p>The Project proposes two-levels of subterranean parking. There is no at-grade parking proposed for the Project.</p>	Consistent
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(6) Measuring Building Height</p>	<p>The requirement is “<i>The maximum allowable building height shall be measured from the average grade to the ceiling height of the highest room permitted for human occupancy.</i>”</p> <p>The elevation plans show the location of the average grade and the building height is measured to underside of ceiling.</p> <p>The average grade is defined in BMC Section 10-1-203 (Definitions). Using the definition, the applicant shall provide the calculation of the average grade of the property. Information related to verifying grade elevations of the site shall also be provided. This includes a land survey that shows elevation grade for the corners of the Project’s lot area.</p> <p>In the BMC, grade for commercial zoned properties is defined as “for structures in zones</p>	Consistent*

	<p>other than R-1 and R-1-H-the average elevation of the ground surface, prior to any construction, leveling, grading, or development associated with the current project, as calculated by adding the elevations of the corners of a lot and dividing by that number of corners.”</p> <p>*Subject to approval of requested incentive/concession pursuant to State and local density bonus law.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(7) Roof and Architectural Features</p>	<p>The requirement is <i>“Roof and architectural features may exceed the maximum height up to 15 additional feet if a 45 degree angle or less is maintained as depicted in Diagram No. 1.”</i></p> <p>The proposed building exceeds the maximum allowable height. The Applicant is intending to use a concession for building height per the State’s Density Bonus request.</p> <p>*Subject to approval of requested incentive/concession pursuant to State and local density bonus law.</p>	Consistent*
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(8) Olive Avenue Right-of-Way</p>	<p>The requirement is <i>“The maximum height of any building within 150 feet of the Olive Avenue right-of-way south of Olive Avenue’s intersection with Pass Avenue shall be 70 feet.”</i></p> <p>This objective standard does not apply because the Project site is located north of Olive Avenue.</p>	Not Applicable
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(9) Riverside Drive West</p>	<p>The requirement is <i>“The maximum height of any building in the commercial zone on Riverside Drive west of Evergreen Street shall be three (3) stories.”</i></p> <p>The Project site is not located on Riverside Drive.</p>	Not Applicable

<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(10) Relay or Communication Paths.</p>	<p>The requirement is <i>“New development shall not block relay or communication paths of media related uses in existence at the time of Overlay Zone adoption or shall incorporate in the development, at no expense to the transmitter, whatever relay facilities are necessary to ensure the continuation of existing relay or communication paths. This requirement is applicable during construction as well as during operation of any future project.”</i></p> <p>As a condition of approval, the applicant shall ensure this requirement is met.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(B) Structure Height</p> <p>(B)(11) Building on Two (2) Height Limit Lines.</p>	<p>The requirement is <i>“For a new building straddling the two (2) sides of a height limit line, up to 10 percent of the volume of the structure (but not more than 10,000 square feet of total floor area) may be built within the lower height zone up to the limit specified for the higher zone; provided, however, that within the higher height zone and between the structure and the height limit line, there shall remain uncovered an amount of land at least equal to the amount of land in the lower height zone covered by the intruding portion of the structure. This exception shall not apply within 80 feet of the closest R-1, R-1-H or R-2 lot line.”</i></p> <p>The proposed building exceeds the maximum allowable height. The Applicant is intending to use a concession for building height per the State’s Density Bonus request.</p> <p>*Subject to approval of requested incentive/concession pursuant to State and local density bonus law.</p>	<p>Consistent*</p>

<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY</p>	<p>Development for commercial zoned properties to meet the minimum standards set in Table 2:</p> <p><u>Commercial Zone</u></p> <p>Lot Size: 4,800 SF Street Frontage: 20 FT Lot Width (Average): 40 FT</p> <p>Project site consists of multiple parcels. Applicant to clarify how the parcels of the Project site would be combined for the purpose the development and also meet these lot standards.</p> <p>Building Setback from Street Right-of-Way: Minimum 5-ft setback; buildings taller than 15 ft in height must also have average setback of 20% of building height</p> <p>The proposed building height is 60.63 feet; 20% of 60.63 feet is 12.12 feet. Project plans show that building setback is proposed at a minimum 10 feet from public right-of-way. There are building setbacks that are proposed greater than 10 feet. Applicant to clarify if the building setback for all elevation side meets the average required setback (calculation of building lengths times setbacks to give average setback). Calculation of average setback for each building elevation side shall be provided to review this development standard.</p> <p>Building Setback from Lot Line of Property Zoned R-I, R-I-H, or R-2: 20 feet</p>	<p>Not Consistent</p>
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	<p>Proposed building setback is more than 20 feet from lot line of R-1, R-1H, and R-2 zoned properties.</p> <p>Building Setback from Lot Line of Property Zoned R-3 or R-4: 5 feet</p> <p>Proposed building setback is more than 5 feet from lot line of R-3 or R-4 zoned properties.</p> <p>Parking Lot Setbacks – Lot Line of Property Zoned R-1 or R-1H: 15 feet</p> <p>Not applicable; the Project does not include construction of a new parking lot.</p> <p>Parking Lot Setbacks – Street Right-of-Way: 5 feet</p> <p>Not applicable; the Project does not include construction of a new parking lot.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY</p> <p>(C)(1) Building Setback</p>	<p>The requirement is <i>“The entire setback may be used for an open-air restaurant or half the required setback may be occupied by a one (1)-story structure reserved exclusively by covenant for retail uses; open-air restaurant seating may be located on top of this single-story retail structure.”</i></p> <p>Development standard is not applicable to Project because a restaurant is not proposed.</p>	<p>Not Applicable</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY</p>	<p>The requirement is <i>“The required setback shall not be used for surface parking. Surface parking shall not be located between the structure that it serves and any primary or secondary pedestrian route, as shown in Figure 3.”</i></p>	<p>Not Applicable</p>

(C)(2) Surface Parking	Not Applicable; the Project does not propose a surface parking lot.	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(D) MINIMUM PARKING REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL PROPERTY</p>	<p>The Project proposes 1,058 square feet of retail tenant space on the ground floor. The parking requirement for retail use is 3.3 parking spaces per 1,000 square feet of adjusted gross floor area.</p> <p>The minimum parking requirement for commercial area is then 3 parking spaces. The Project proposes 4 parking spaces for the commercial retail use.</p>	Consistent
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(1) Trees</p>	<p>The requirement is <i>“Trees shall be planted in areas of public view adjacent to and along side and rear building lines. The standard shall be one (1) tree for every 20 linear feet of front and exposed side yard. The applicant shall submit a landscaping plan prepared by a licensed landscape architect for review and approval of the Park, Recreation and Community Services Director. All required trees shall be a minimum 24-inch box size, unless otherwise approved by the Director of Park, Recreation and Community Services. Five (5) gallon trees may be substituted for 15 gallon trees at a 2:1 ratio at the discretion of the Director of Park, Recreation and Community Services.”</i></p> <p>A conceptual planting plan was provided. There are proposed trees along the front and street-side yard areas of the Project site.</p> <p>**As a condition of approval, Applicant shall clarify what the property line dimensions are for the front and side yard and the required number of trees for each yard area. The number of proposed trees and the tree size shall also be provided. In addition, the applicant shall provide a landscape plan prepared by a licensed landscape architect.</p>	Consistent**

<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(2) Maintenance and Irrigation Equipment</p>	<p>The requirement is <i>“All landscape areas shall be maintained in a healthy and growing condition and shall require regular pruning, fertilizing, mowing and trimming. All landscape areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs and cleaning as part of regular maintenance. Damaged planting and irrigation equipment will be repaired or replaced within 30 days.”</i></p> <p>**As a condition of approval, the applicant would have to comply with this landscape regulation.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(3) Screening</p>	<p>The requirement is <i>“Combinations of berming, landscaping, walls and buildings shall be used to screen loading areas, storage areas, trash enclosures and utilities from public view. When used as a screen, the landscaping shall be of adequate maturity to reach the height and density sufficient to provide the necessary screening within 18 months of installation to the satisfaction of the Director of Public Works.”</i></p> <p>The loading area is proposed along North Lima Street.</p> <p>**As a condition of approval, Applicant shall show how the loading area would be screened.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(4) All Areas</p>	<p>The requirement is <i>“Except as otherwise permitted herein, all setback and non-paved areas shall be landscaped.”</i></p> <p>The conceptual planting plan shows along West Olive Avenue that there are proposed paving area in the setback yard area.</p>	<p>Consistent**</p>

	<p>**As a condition of approval, Applicant shall show in the site/landscape plans that the required setback areas are landscaped.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(5) Drought Resistant Plants</p>	<p>The requirement is <i>“Drought-tolerant and low-water requiring plant materials are encouraged for purposes of water conservation.”</i></p> <p>The conceptual landscape planting plan shows there are proposed drought tolerant trees and shrubs proposed for the Project.</p>	Consistent
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(6) Construction</p>	<p>The requirement is <i>“If construction of a phase will not begin within one (1) year following completion of the previous phase, areas proposed for development in the future shall be temporarily turfed, seeded, and irrigated with an automatic sprinkler system for dust and soil erosion control. If construction begins within one (1) year, the area shall be irrigated as necessary to prevent dust.”</i></p> <p>Not applicable because Project is not considered a phased development.</p>	Not Applicable
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p> <p>(E)(7) Stake Trees</p>	<p>The requirement is <i>“All trees shall be staked with a double steel pipe and seared with rubber or plastic strip or other commercial tie material. Wire shall not be used to tie the tree to the stakes.”</i></p> <p>**As a condition of approval, the Applicant would have to comply with this requirement. On the landscape plan, there shall be notes showing compliance with applicable planting requirements.</p>	Consistent**
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES</p>	<p>The requirement is <i>“Graded mounds shall not exceed a 3:1 slope. Mounds over 30 inches high shall not be placed within ten (10) feet of any street and/or alley intersection.”</i></p>	Consistent**

<p>(E)(8) Mounds</p>	<p>**As a condition of approval, the Applicant shall show and note on the site and landscape plans if there are graded mounds that meet this requirement.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(9) Planters</p>	<p>The requirement is <i>“All landscaping planters shall have a minimum dimension of five (5) feet.”</i></p> <p>**As a condition of approval, landscape plans shall clearly call out proposed planter area and provide the dimensions.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(10) Irrigation Systems</p>	<p>The requirement is <i>“All landscaped areas shall be provided with an irrigation system approved by the Park, Recreation and Community Services Director consisting of waterlines and sprinklers designed to provide head to head coverage and to minimize overspray onto structures, walks and windows.”</i></p> <p>**As a condition of approval, the Applicant shall provide proposed irrigation plan that meets this standard.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(11) Exemptions</p>	<p>The requirement is <i>“At the discretion of the Community Development Director, a barrier-free, four (4)-foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for the handicapped from the sidewalk to the parking lot. Such walks shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided. Bus shelters may be located within this planter, if approved by the Community Development Director and the Park, Recreation and Community Services Director.”</i></p>	<p>Consistent**</p>

	<p>**As a condition of approval, Applicant would be required to comply with this standard.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(H) LIGHTING</p> <p>(H)(1) Design</p>	<p>The requirement is <i>“All project lighting should be designed to eliminate glare onto adjacent properties. The design of light standards shall be compatible with the building architecture and adjacent light standards in the public right-of-way and adjacent projects.”</i></p> <p>**As a condition of approval, the Applicant shall provide details on exterior lighting on the building and on the property. A lighting/photometric plan shall be provided for this review.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(H) LIGHTING</p> <p>(H)(2) Security</p>	<p>The requirement is <i>“Carports, garages, parking areas and driveways shall contain security lighting. Primary pedestrian walkways shall be lighted for pedestrian safety.”</i></p> <p>**As a condition of approval, the Applicant shall show compliance with this requirement on the site plan, landscape plan, and lighting plan.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(H) LIGHTING</p> <p>(H)(3) Low-Level</p>	<p>The requirement is <i>“Low-level architectural lighting of the buildings and landscaped areas is encouraged.”</i></p> <p>**As a condition of approval, the Applicant shall show any proposed low-lighting for the proposed building and landscaped area on the site plan, lighting plan and landscape plan.</p>	<p>Consistent**</p>
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(H) LIGHTING</p> <p>(H)(4) Conservation</p>	<p>The requirement is <i>“Energy conservation shall be an important consideration in nighttime lighting plans. Plans for the design and operation of lighting and illumination shall be developed consistent with the latest technical and operational energy conservation concepts.”</i></p>	<p>Consistent**</p>

	As a condition of approval, the Applicant shall provide lighting notes and details on the lighting plan to show compliance with this requirement.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(1) Design	The requirement is <i>“Walls and fences shall be designed to complement the building’s architecture and that of adjacent fences and walls through the use of similar materials and construction details. Walls or fences that are of opaque construction at the front of the property should be low enough so as not to impair traffic safety by obscuring or blocking views of oncoming traffic (maximum height of 30 inches within five (5) feet of an entrance).”</i> **As a condition of approval, the site plan shall provide details of proposed wall/fence location called out on the plan with the proposed material and height.	Consistent**
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(2) Surface	The requirement is <i>“Where long lengths of fence or wall surfaces are required, periodic articulation or change of material shall be used to prevent monotony. Undifferentiated wall lengths shall be no longer than 100 feet.”</i> **As a condition of approval, the Applicant shall provide the length of all proposed walls/fences.	Consistent**
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(3) Height	The requirement is <i>“Except as otherwise provided, the height of walls, fences and hedges of property located at or within ten (10) feet of the property line adjacent to an intersection, shall not exceed the following:”</i> The Media District Specific Plan has information on this requirement (Page 79 of Specific Plan).	Consistent**

	<p>“Three feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot.”</p> <p>“Eight feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.”</p> <p>As a condition of approval, Applicant shall comply with this wall/fence development standard. More detailed information on any proposed wall/fences are required to review this standard.</p>	
<p>10-1-2107: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(K) ADDITIONAL STANDARDS</p>	<p>The requirement is <i>“The standards contained in Articles 11 through 16 of this Chapter also apply to the Media District commercial and industrial zones. In the event of any conflict between the requirements contained in Articles 11 through 16 and the other requirements of this Section, the requirements of this Section rule.”</i></p> <p>**Applicant to comply with applicable standards in Article 11 through 16 of Chapter 1: Zoning in the Burbank Municipal Code - Title 10: Zoning Regulations.</p>	Consistent**
<p>ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS</p> <p>10-1-1101: COMPLIANCE</p>	<p>The requirement is <i>“No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.”</i></p> <p>**Applicant shall comply with this requirement.</p>	Consistent**
<p>10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT</p>	<p>The requirement is <i>“Not more than one (1) main structure occupied or intended to be occupied for a permitted or permissible use may be erected on a single residential lot, unless yard and other</i></p>	Consistent

	<p><i>requirements of this chapter are met for each structure as though it were on an individual lot.”</i></p> <p>Not applicable because Project site is not a residential lot.</p>	
10-1-1103: LOT TO HAVE FRONTAGE	<p>The requirement is “<i>Every building shall be on a lot which has frontage of at least 20 feet on a public or private street.</i>”</p> <p>Project site has street frontages of greater than 20 feet.</p>	Consistent
10-1-1104: FRONTAGE ON ALLEYS	<p>The requirement is “<i>Alleys shall not be considered public streets for street frontage requirements of this chapter.</i>”</p> <p>Not applicable to Project because it does not include or affect an alley.</p>	Not Applicable
10-1-1105: HAZARDOUS AREAS	<p>The requirement is “<i>The Public Works Director may require a fence or wall not less than six (6) feet in height along the perimeter of any area which they consider dangerous because of conditions or physical hazards on the property, such as frequent inundation, erosion, excavation, or grade differential.</i>”</p> <p>**As a condition of approval, the Public Works Director would determine this requirement.</p>	Consistent**
10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS	<p>The requirement is “<i>When a use is required to be conducted in a completely enclosed building there shall be no openings on any side that faces residentially zoned property except as otherwise allowed by this section. Stationary windows not capable of being opened are not considered openings within the meaning of this section. Openings for the ingress or egress of persons or vehicles shall be permitted on a side that faces</i></p>	Not Applicable

	<p><i>residentially zoned property upon the condition and requirement that said openings shall not be allowed to remain open except during the passage of persons or vehicles through such openings. As used in this section, the side of an enclosed building faces residentially zoned property if any point on the outer surface of the subject side of said enclosed building is within 150 feet of any point on the property line of said residentially zoned property as measured along any line within the horizontal scope of 45 degrees and 135 degrees from such point upon the surface of the subject side of said enclosed building.”</i></p> <p>Not applicable because Project does not propose uses per BMC Section 10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES) that require to be conducted in completely enclosed building.</p>	
10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED	<p><i>The requirement is “Open storage areas in commercial and industrial zones shall have an opaque masonry wall surrounding the storage area at least six (6) feet in height and in good repair, except where the storage area is bounded by a building. The stored material shall be kept below the horizontal plane of the top of the wall. The provisions of this section shall not apply to the open display of merchandise for sale in connection with a use permitted in the zone.”</i></p> <p>Not applicable because Project does not propose open storage areas.</p>	Not Applicable
10-1-1109: JUNK YARDS MUST BE FENCED	<p><i>The requirement is “Junk yards shall have an opaque masonry wall entirely surrounding the property, at least eight (8) feet in height and in good repair. The height of the junk, wrecked</i></p>	Not Applicable

	<p><i>automobiles, airplanes, or other machinery shall be kept below the horizontal plane of the top of the wall.”</i></p> <p>Not applicable because Project does not propose a junk yard.</p>	
10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS	<p>The requirement is <i>“No person shall erect, construct, place or maintain any roof or shade structure over a mobile home located within a mobile home park.”</i></p> <p>Not applicable because Project does not propose a mobile home.</p>	Not Applicable
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (A) ROOF DESIGN	<p>The requirement is <i>“All parapets shall have returns equal to the height of the parapet. Parapets used for fire separation purposes should be visually integrated into the building. All mansards shall be continuous on all sides of a building visible from neighboring properties and public rights-of-way, including those elevations facing a street, alley, yard, setback or open space. All mansards on all other elevations which are not exposed or visible to neighboring properties and public rights-of-way, shall have a return at least equal to the height of the mansard. All roof mounted equipment shall be screened from view through the use of architectural screening systems which are visually integrated into building design with respect to color, material and form.”</i></p> <p>Proposed elevation plans show the proposed roof parapet have returns greater than the height of the parapet.</p> <p>No mansard roof is proposed.</p>	Consistent

	Proposed elevation plans show mechanical equipment on the roof that would be screened.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (B) WINDOW TREATMENT	<p>The requirement is <i>“Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 25 percent of the building facade on the ground floor devoted to window treatment.”</i></p> <p>Not applicable because Project site’s dimensions are 75 feet or greater.</p>	Not Applicable
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (C) BUILDING MATERIALS	<p>The requirement is <i>“All facades visible to the public and surrounding neighbors must be designed, treated and finished in a manner compatible with the other visible sides of the building.”</i></p> <p>The proposed elevation plans show building facades visible to the street having similar façade design using similar exterior materials.</p> <p>**As a condition of approval, Applicant shall provide colored elevation plans to ensure compliance with this requirement.</p>	Consistent**
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (D) VARIATION ON PLANE	<p>The requirement is <i>“All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.”</i></p> <p>The proposed elevation plans show elements of visual variations for the building facades that face the streets. These visual variations include façade breaks, balconies, and elements of architectural projection and recessing.</p>	Consistent

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(E) ENTRIES</p>	<p>The requirement is <i>“Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.”</i></p> <p>There are pedestrian entrances on the exposed elevations facing the street. The entrances are to be recessed.</p> <p>**As a condition of approval, Applicant shall address the required architectural recessing with the appropriate building sections that show the recessed dimensions.</p>	<p>Consistent**</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(F) APPENDAGES, AWNINGS AND MARQUEES</p>	<p>The requirement is <i>“All appendages, awnings and marquees shall be flame resistant or erected with non-combustible materials and meet Uniform Fire Code requirements, and shall not protrude far enough to obstruct a ladder placed at ground level at a 70 degree angle to the building openings above the appendage, awnings or marquees.”</i></p> <p>As a condition of approval, Applicant shall show on elevation plans how this requirement will be met.</p>	<p>Consistent**</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(G) EXTERIOR STAIRWAYS</p>	<p>The requirement is <i>“Enclosures or landscape barriers must be provided wherever there is less than seven (7) feet vertical clearance below stairs. Front entry stair rails should be integrated into the overall building and site design. Thin section wrought iron and stair rails that have minimal form, mass or color reference to the design elements within the facades are discouraged. Open risers are prohibited.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement. If there are exterior</p>	<p>Consistent**</p>

	stairs, sections of these stair areas shall be provided showing compliance.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (H) LOCATION AND SCREENING OF TRASH BINS	<p>The requirement is <i>“Trash bins shall not be located in any required front or street side yard, but may be permitted within the required interior side and rear yards. Trash enclosures shall be recessed or within the structure, or enclosed by a six (6)foot high masonry wall on three (3) sides and have a solid permanent metal gate(s). Doors and gates of trash enclosures cannot swing out into any public right-of-way. If the lot abuts an alley, the trash bin must be directly accessible from the alley.”</i></p> <p>Project complies with this requirement.</p>	Consistent
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (1) HEIGHT	<p>The requirement is <i>“Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed:</i></p> <p><i>a. Three (3) feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot; provided, however, that where a parking lot abuts or is across the street from a residential zone, a six (6) foot high masonry wall may be constructed within the required front yard and within the required side yard on the street side of a corner or reverse corner lot to the extent specified in Article 14, Division 4 of this Chapter or in a Conditional Use Permit granted by the Board or the Council.</i></p> <p><i>b. Eight (8) feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.</i></p>	Consistent**

	<p><i>Where topographic features or other conditions create an unnecessary hardship the Building Director may permit these height limits to be exceeded, provided the modification will not have a detrimental effect upon adjacent properties or conflict with architectural characteristics of the surrounding neighborhoods.”</i></p> <p>**As a condition of approval, Applicant to comply with the fence/wall requirements. Site plan shall call out any proposed wall/fence locations, height from natural grade, and material and consistent with elevation plans.</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(J) FENCES AND WALLS</p> <p>(2)</p>	<p>The requirement is <i>“All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.”</i></p> <p>As a condition of approval, Applicant shall comply with corner cut-off regulations. Provide the required corner cut-off areas for street-street intersection and street-driveway intersection.</p>	Consistent**
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(J) FENCES AND WALLS</p> <p>(3)</p>	<p>The requirement is <i>“The requirements of this Subsection do not apply to security fencing maintained by a governmental entity.”</i></p> <p>Not applicable to Project because Project site is not maintained by a government entity.</p>	Not Applicable
<p>10-1-1114: ART IN PUBLIC PLACES</p>	<p>As a condition of approval, Applicant shall comply with City’s Art in Public Places regulations.</p>	Consistent**
<p>10-1-1115: ARCADE DEVELOPMENT REGULATIONS</p>	<p>Not applicable because Project does not propose an arcade use.</p>	Not Applicable
<p>10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND</p>	<p>**As a condition of approval, Applicant shall comply with this Section if required.</p>	Consistent**

OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED		
10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS	Not applicable because Project does not propose a billiard parlor use.	Not Applicable
10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable because Project does not propose a wireless telecommunication facility use.	Not Applicable
10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable because Project does not propose an adult business use.	Not Applicable
10-1-1121: SHOPPING CART CONTAINMENT	Project does not propose shopping cart for the proposed retail space.	Consistent
10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS	Not applicable because Project does not propose an emergency shelter use.	Not Applicable
10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS	Not applicable because Project does not propose a temporary aid center use.	Not Applicable
ARTICLE 11.5. RESIDENTIALLY ADJACENT USES 10-1-1150: RESIDENTIALLY ADJACENT PROPERTY AND USES: PURPOSE AND APPLICABILITY	**As a condition of approval, the development would be subject to compliance with this Section.	Consistent**
10-1-1151: RESIDENTIALLY ADJACENT USES - CONDITIONAL USE PERMIT REQUIRED FOR NEW LATE NIGHT BUSINESS AND NEW OUTDOOR SPEAKERS	**As a condition of approval, non-residential uses requires compliance with this Section if late-night business is proposed or out-door speakers are proposed.	Consistent**
10-1-1152: RESIDENTIALLY ADJACENT USES - ADMINISTRATIVE USE PERMIT REQUIRED FOR NEW LATE NIGHT OPERATIONS	**As a condition of approval, non-residential uses require compliance with this Section if late-night operation is proposed for the commercial use.	Consistent**
10-1-1153: RESIDENTIALLY ADJACENT USES - DEVELOPMENT	<i>The requirement is "It shall be unlawful for any person to erect or construct any building, structure</i>	Consistent**

<p>STANDARDS FOR NEW CONSTRUCTION</p>	<p><i>or improvement, or any part thereof, on a residentially adjacent site unless all of the following conditions are met:</i></p> <p>A. GLARE AND REFLECTIONS.</p> <p><i>Building elevations facing a residential zone with 50 percent or more of the building surface in glass shall be limited to a maximum of 15 percent reflectivity for those materials. Building elevations facing a residential zone with less than 50 percent of surface in glass shall be limited to a maximum of 20 percent reflectivity for those materials.</i></p> <p>B. MECHANICAL VENTING.</p> <p><i>No mechanical venting shall face a residential zone, unless such mechanical venting is more than 300 feet from the nearest residentially zoned property. Further, no mechanical venting shall be located anywhere on the building within 50 feet from the nearest residentially zoned property.</i></p> <p>C. REFUSE BIN LIDS.</p> <p><i>All commercial and industrial refuse bins shall be equipped with nonmetallic lids, which shall remain closed at all times except when refuse is being deposited or emptied.”</i></p> <p>**As a condition of approval, Applicant is required to comply with this Section. Applicant to provide details on window reflectivity percentage and the refuse lid material.</p>	
<p>10-1-1154: RESIDENTIALLY ADJACENT USES - OPERATIONAL</p>	<p>The requirement is <i>“It shall be unlawful for any person to conduct or commence any commercial or</i></p>	<p>Consistent**</p>

**REQUIREMENTS FOR ALL
BUSINESSES**

industrial use within 150 feet of any residentially zoned property, except in conformance with the following requirements:

A. WASTE DISPOSAL.

1. Organic materials shall not be deposited into a refuse bin located outside of an enclosed structure on private property or on a public right-of-way that separates a commercial or industrial property or use from adjacent residentially zoned property unless such refuse is sealed in bags.

2. Refuse bins shall not be moved in a public right-of-way that separates the commercial or industrial property or use from adjacent residentially zoned property during Late Night Hours.

3. All restaurants that are within 150 feet of a residential zone shall maintain their refuse bins so as to prevent the creation of objectionable odors.

B. RESPONSIBLE PERSON.

The name and telephone number of a person who will be available during the operational hours of the business to address any problems with the subject establishment shall be posted in a conspicuous place on the exterior of the building housing the establishment. The contact person shall be the business owner, business manager, or other similar person who has sufficient authority over the business 24 hours a day to address problems that may disturb neighbors.

The phone number of the City's Community Assistance Coordinator shall also be posted in a conspicuous place on the exterior of the building housing the establishment to provide notice to persons who wish to register complaints with the City regarding violations of this Code.

C. NO CONGREGATING.

For the purpose of noise abatement in residential zones, no person conducting a commercial or industrial use on a site that is within 150 feet of any residentially zoned property shall permit the employees, agents, associates, or contractors of the nonresidential use to congregate behind the structure containing the nonresidential use, or in any open area or public right-of-way that separates the property containing the nonresidential use from adjacent residentially zone property, during Late Night Hours.

D. NO TESTING VEHICLES.

No testing or test-driving of vehicles on residential streets is permitted.

E. APPLICABILITY TO PORTION OF PROPERTY.

The requirements of this Section shall apply to all property where a commercial/industrial use is being conducted even if only a portion of such property is within 150 feet of residentially zoned property; provided however, that subsections (A) and (C) of this Section shall not apply to any

	<p><i>portion of the property that is more than 300 feet from the nearest residentially zoned property”</i></p> <p>Project proposes a retail space.</p> <p>**As a condition of approval, Applicant shall clarify the distance of the retail space from the residentially zoned properties to the north of the Project site.</p>	
<p>ARTICLE 12. GENERAL YARD AND SPACE STANDARDS</p> <p>10-1-1201: YARDS OPEN AND UNOBSTRUCTED</p>	<p>The requirement is <i>“Every yard shall be open, unoccupied, and unobstructed vertically except for projections and encroachments authorized by this Code.”</i></p> <p>**Applicant shall comply with this requirement. See analysis for MDC-2 zone setback requirements.</p>	Consistent**
<p>10-1-1203: YARDS CANNOT SERVE OTHER BUILDINGS OR LOTS</p>	<p>The requirement is <i>“No yard or open space area shall be used to meet the requirements of this chapter for more than one (1) structure, nor shall a yard or open space on one (1) lot be used to meet yard or open space requirements on any other lot unless the two (2) lots are owned by the same person and are developed as a single parcel.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	Consistent**
<p>10-1-1204: REQUIREMENTS ON THROUGH LOTS</p>	<p>The requirement is <i>“Front yards as required for the zone in which the lot is located shall be maintained at each end of a through lot.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement. See analysis for MDC-2 zone setback requirements.</p>	Consistent**
<p>10-1-1205: UNDEDICATED STREETS</p>	<p>The requirement is <i>“All land within the undedicated portion of a partially dedicated or</i></p>	Consistent**

	<p><i>future street shall remain open and unobstructed. Such land shall not be counted in meeting any yard and open space requirements of this chapter.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	
10-1-1206: ACCESS TO UTILITY POLES	<p>Whenever a utility pole is situated on a lot, required yard areas shall be maintained to provide unobstructed access to the pole.</p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	Consistent**
10-1-1211: MISCELLANEOUS ENCROACHMENTS (A) DEFINITION AND APPLICABILITY	<p>The requirement is <i>“The requirements of this Section apply to all non-residential zones only. For the purposes of this Section, “REQUIRED YARD” means the minimum yard depth as specified in this Chapter for the zone in which the lot is located. The encroachments specified herein are measured from the required setback line, not from the exterior wall of the structure.”</i></p> <p>Project site is zoned MDC-2.</p> <p>**As a condition of approval, Applicant shall comply with this regulation.</p>	Consistent**
10-1-1211: MISCELLANEOUS ENCROACHMENTS (B) FIRE ESCAPES	<p>The requirement is <i>“Fire escapes may project into any required yard not more than four (4) feet but shall not reduce the clear width of the yard to less than three (3) feet.”</i></p> <p>Project elevation plans or site plan do not call out fire escapes. Project would have to comply with the City’s Fire Department requirements.</p> <p>See analysis of MDC-2 zone setback requirement.</p>	Consistent**

	<p>**As a condition of approval, Applicant shall comply with this requirement.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(C) EAVES, CORNICES, CANOPIES, ETC.</p>	<p>The requirement is <i>“Eaves, cornices, canopies, belt courses, sills and other similar architectural features may project into any required front yard not more than four (4) feet, and may extend into a required side or rear yard not more than two (2) inches for each one (1) foot of the width of such required side or rear yard; provided, however, that where the required side yard is in excess of three (3) feet, eaves may project to within 30 inches of the side lot line. On corner lots and reverse corner lots, eaves may not project more than three (3) feet into the required side yard abutting the side street.”</i></p> <p>See analysis of MDC-2 zone setback requirement.</p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	<p>Consistent**</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(D) UNCOVERED PORCHES, PATIOS AND PLATFORMS</p>	<p>The requirement is <i>“Uncovered porches, patios and platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front yard not more than five (5) feet; into a court not more than 20 percent of the width of the court or five (5) feet whichever is less; and into any side or rear yard a distance that allows for safe exiting use. An openwork railing not to exceed 42 inches in height may be installed or constructed on any such porch, patio, platform or landing place.”</i></p> <p>See analysis of MDC-2 zone setback requirement.</p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	<p>Consistent**</p>

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(E) STAIRWAYS, HANDICAP RAMPS AND BALCONIES</p>	<p>The requirement is “<i>Open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into a required front yard not more than four (4) feet. On corner lots and reverse corner lots, open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into the required side yard abutting the side street not more than three (3) feet.</i>”</p> <p>*According to Project plans, stairways are located inside proposed building. Balconies are covered and designed to be part of proposed building. These standards would be required for uncovered balconies, and unenclosed stairways and ramps.</p>	<p>Not Applicable*</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(F) PORTE-COCHERE</p>	<p>The requirement is “<i>Porte-Cocheres may extend into a side yard but are limited to 25 feet in length along the side lot line.</i>”</p> <p>The Project does not propose a porte-cochere.</p>	<p>Not Applicable</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(G) UTILITY POLES</p>	<p>The requirement is “<i>Utility poles servicing the property may extend into the side yard two (2) feet from the lot line.</i>”</p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	<p>Consistent**</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(H) GARAGE DOORS</p>	<p>The requirement is “<i>Garage doors shall not, when open or being opened, project beyond any lot line</i>”</p> <p>According to the Project plans, the Project does not propose a garage door at the entrance of the subterranean parking.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(I) ACCESSORY APPLIANCES</p>	<p>The requirement is “When approved by the City Planner, accessory appliances such as swimming pool equipment, water heaters, air conditioning equipment and the like may be located in any side</p>	<p>Consistent**</p>

	<p>or rear yard provided they do not prevent passage through such side or rear yard and are covered or concealed in such a manner as to not be objectionable when viewed from adjoining property.”</p> <p>**As a condition of approval, the proposed pool equipment shall be shown on the site plan. The Project shall comply with this requirement.</p>	
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(J) CHIMNEYS</p>	<p>The requirement is “<i>Chimneys may extend into a required side yard to a distance of not less than 30 inches from the side lot line, provided, however, that on corner lots and reverse corner lots, chimneys may not project more than two (2) feet into the required side yard abutting the side street.</i>”</p> <p>Not applicable because Project does not propose chimneys.</p>	Not Applicable
<p>ARTICLE 13. GENERAL HEIGHT STANDARDS</p> <p>DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES</p> <p>10-1-1301: EXCEPTIONS TO BUILDING HEIGHT LIMITS</p>	<p>The requirement is “<i>This Section applies to all zones except the R-1 and R-1-H zones. Height limits for the R-1 and R-1-H zones are specified in Section 10-1-603. Except as otherwise provided, skylights, fire and parapet walls, chimneys, ventilating fans, antennas (except personal wireless telecommunication facilities), tanks, flagpoles, penthouses or roof structures for housing elevators, lofts, stairways, air conditioning or similar equipment, and other appurtenances usually required to be placed above a building to operate and maintain it may be erected up to 15 feet above the height limits prescribed in this chapter, but no penthouse or roof structure shall be allowed for the purpose of providing additional floor area. A Conditional Use Permit is required if the appurtenance exceeds the height limit by more</i></p>	Consistent*

	<p><i>than 15 feet. Rooftop mechanical, storage and building circulation facilities are excluded from height limits, provided that these facilities do not occupy more than one-third (1/3) the area of the roof, are located in the interior of the roof area, and are screened so as to minimize pedestrian level view from public streets or from any neighboring residential uses. A Conditional Use Permit is required if the appurtenance is more than one-third (1/3) the area of the roof. Appurtenances do not include roof forms and architectural features which are not required to operate or maintain a building, such as ornamental towers, spires, steeples, belfries and cupolas.”</i></p> <p><i>*Refer to the Project’s building height analysis in accordance with the MDC-2 zone.</i></p>	
<p>10-1-1303: CORNER CUTOFF</p>	<p>The requirement is “<i>No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area. The corner cutoff area is defined by a horizontal plane making an angle of 45 degrees with the front, side, or rear property lines as the case may be, and passing through points as follows:</i></p> <p>A. <i>STREETS.</i></p> <p><i>At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</i></p> <p>B. <i>ALLEYS.</i></p>	<p>Consistent**</p>

	<p><i>At the intersection of an alley with a street or another alley, ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.</i></p> <p><i>C. DRIVEWAYS.</i></p> <p><i>At the intersection of a driveway with a street or alley, five (5) feet from the edges of the driveway where it intersects the street or alley right-of-way.</i></p> <p><i>**As a condition of approval, Applicant shall provide the corner cut-off dimensions and areas on the site plan for the street-street intersections and the street-driveway intersections.</i></p>	
<p>DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT</p> <p>10-1-1305 through 10-1-1309</p>	<p>The Project site is located in Zone 5 according to the City’s FAA Filing Requirement Map, which requires FAA Notice for all structures with height at 200 feet or greater.</p> <p>The proposed building height for the mixed-use structure is 60’-7 ½”.</p>	<p>Consistent</p>
<p>ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS</p> <p>DIVISION 1. GENERAL PROVISIONS</p> <p>10-1-1401: PARKING SPACE DIMENSIONS</p>	<p><i>Residential Use: 8’-6” minimum width</i> <i>Retail and Services Commercial: 9’-0” minimum width</i></p> <p><i>The minimum width of parking spaces adjacent to walls, columns, or other vertical obstructions shall be determined by standards established by the Public Works Director.</i></p> <p>PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES</p> <p><i>Minimum Stall Length = 18’-0”</i></p>	<p>Consistent**</p>

	<p>8'-6" width (90 degree angled parking): 63' - 4"</p> <p>9'-0" width (90-degree angled parking): 61' - 4"</p> <p>**As a condition of approval, Applicant shall comply with these parking standards.</p> <p>Parking stall width next to wall/column, and ADA parking width to be clarified on parking plan. For each single-loaded and double-loaded areas, provide the parking stall depth and back-up space dimensions.</p> <p>Clarify on the parking plans, the residential parking and commercial parking.</p>	
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY	Proposed Project would not require vehicles to back out into major or secondary highways.	Consistent
10-1-1404: TANDEM PARKING	<p>Proposed Project has tandem parking. Applicant has referred to State Density Bonus law for parking requirements.</p> <p>*Subject to approval of requested parking requirements pursuant to State and local density bonus law.</p>	Consistent*
10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES	Project site is zoned MDC-2.	Not Applicable
10-1-1405.5: BICYCLE PARKING SPACES	Bicycle parking is proposed in the subterranean parking areas.	Yes
10-1-1406: SITE PLAN	The requirement is "A site plan containing a detailed parking arrangement accurately dimensioned, showing individual parking spaces, aisles and driveways indicating adequate ingress and egress, as well as location, size, shape, design, curb cuts, lighting, landscaping, and other features	Consistent**

	<p><i>and appurtenances of the proposed parking, as provided in Article 19, Division 2 of this chapter, shall be submitted to the Building Director when application is made for a building permit requiring compliance with this article. The site plan shall be referred to the Building Director for approval.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES	Not applicable to Project.	Not Applicable
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	<p>The requirement is <i>“All required parking shall be used solely as customer and employee parking of motorized vehicles. No required parking shall be used for the temporary or permanent storage of any other motor vehicles, or any products or materials for production, repair, sale or lease.”</i></p> <p>Proposed parking is not used for storage purposes.</p>	Consistent
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA	Not applicable because Project site is not located in the Central Business District Downtown Parking Area.	Not Applicable
<p>DIVISION 2. PARKING REQUIREMENTS</p> <p>10-1-1408: SPACES REQUIRED</p>	<p>The requirement is <i>“Residential Uses: As provided for each residential zone in Article 6 of this chapter.</i></p> <p><i>General – retail 3.3 spaces for each 1,000 sq. ft. of adjusted gross floor area.”</i></p> <p>Required parking for the proposed retail area is 3.4 or 3 parking spaces. The Project would provide 4 parking spaces for the commercial retail use.</p>	Consistent**

	**Residential parking requirements shall be subject to local, and State density bonus and SB 35 regulations.	
10-1-1409: WAIVER WITHIN A PARKING DISTRICT	Not applicable to Project.	Not Applicable
10-1-1410: WAIVER AS TO EXISTING USES	Not applicable to Project.	Not Applicable
10-1-1411: MUST SERVE ONE USE; EXCEPTIONS	The requirement is <i>“Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this article.”</i> Project would have separate commercial and residential parking spaces.	Consistent
10-1-1413: MEASUREMENT OF DISTANCES	The requirement is <i>“The distance of off-street parking from the building it is required to serve shall be based upon the shortest walking distances from the nearest point of the off-street parking to the nearest point of the building or use served.”</i> The Project would have subterranean parking.	Consistent
10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING 10-1-1415: SHARED PARKING AGREEMENT - ON OR OFF-SITE	Project is not proposing off-site parking.	Not Applicable
10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS	The requirement is <i>“The requirements of Sections 10-1-1417, 10-1-1421, and 10-1-1422 apply to all parking areas located in all zones. The requirements of Sections 10-1-1417.1 through 10-1-1420 inclusive apply to all parking areas located in 1) all non-residential zones and 2) in residential zones which provide parking for uses located in a non-residential zone.”</i>	Consistent**

	<p>**As a condition of approval, Applicant shall comply with this Section.</p>	
10-1-1417: PARKING LOT DESIGN STANDARDS	<p>Project proposes subterranean-level parking spaces.</p> <p>Project plans show that the loading area is in a separate area from the subterranean parking. The vehicle movement in the loading area must occur on-site. Project plans must show the vehicle movement in the loading area to review this requirement.</p> <p>**As a condition of approval, Applicant shall comply with these requirements.</p>	Consistent**
10-1-1417.1: SETBACKS AND WALLS	<p>Project proposes subterranean-level parking spaces.</p> <p>*Standards applicable to surface parking lot.</p>	Not Applicable*
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES	<p>Project proposes subterranean-level parking spaces.</p> <p>*Standards applicable to surface parking lot.</p>	Not Applicable*
10-1-1418: LANDSCAPING	<p>Project proposes subterranean-level parking spaces.</p> <p>*Standards applicable to surface parking lot.</p>	Not Applicable*
10-1-1419: PARKING STRUCTURES	<p>Project proposes subterranean-level parking structure.</p> <p>*Standards apply for only to parking located within above-grade parking structures.</p>	Not Applicable*
10-1-1420: LIGHTING	<p>The requirement is <i>“All off-street parking areas shall be provided with lighting as follows:</i></p> <p><i>1. Lights conforming to standards prescribed by the Public Works Director shall be installed in all nighttime parking lots used for public parking or for commercial purposes.</i></p>	Consistent**

	<p>2. <i>All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets.</i>”</p> <p>**As a condition of approval, Applicant shall clarify the lighting plan for the subterranean parking area, including any lighting proposed at the driveway entrance to the subterranean parking.</p>	
10-1-1421: MAINTENANCE	**As a condition of approval, Applicant to make sure the parking area is in good condition for the life of the development.	Consistent**
10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE	**As a condition of approval, Applicant to make sure applicable city permits are obtained for parking area improvements.	Consistent**
<p>ARTICLE 15. GENERAL OFF-STREET LOADING STANDARDS</p> <p>10-1-1501: LOADING SPACES REQUIRED</p> <p>10-1-1502: LOADING SPACE DIMENSIONS</p> <p>10-1-1503: LOCATION OF AND ACCESS TO LOADING SPACES</p>	<p>Commercial building with total floor area that is from 3,000 to 15,000 square feet requires one loading space.</p> <p>The Project proposes a loading area along North Lima Street. The proposed commercial area is 1,058 square feet.</p> <p>Loading area must be at least 300 square feet in size with a minimum 14 feet height clearance. When adjacent to a street, the loading depth dimensions is 30 feet from property line.</p> <p>Loading area must not be located in the required yard setbacks.</p> <p>Applicant shall show the loading vehicle turning movements including the label of the type of loading vehicle that would service the Project site.</p> <p>**As a condition of approval, Applicant shall with the loading space standards.</p>	Consistent**

<p>ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS</p> <p>10-1-1601: ACCESS TO STREET</p>	<p>The requirement is <i>“Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts.”</i></p> <p>The Project site would provide vehicular access from the street it abuts.</p>	<p>Consistent</p>
<p>10-1-1602: CURB CUTS</p>	<p>The requirement is <i>“No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.”</i></p> <p>Project plans shall show information on curb-cut total apron width and distances from intersecting streets to review this requirement.</p>	<p>Not Consistent</p>
<p>10-1-1603: DRIVEWAY WIDTH</p>	<p>The requirement is <i>“Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.”</i></p> <p>The proposed driveway is at least 10 feet wide.</p>	<p>Consistent**</p>

	<p>**As a condition of approval, Applicant shall comply with the driveway requirement.</p>	
10-1-1604: DRIVEWAY SLOPES	<p>The requirement is <i>“The slope of a driveway or driveway ramp shall not exceed a grade of 20 percent. A grade transition shall be provided at each end of a driveway or driveway ramp in accordance with standards prescribed by the Public Works Director.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement. Applicant shall provide driveway slope for subterranean-level parking.</p>	Consistent**
10-1-1605: PROTECTIVE BARRIER IN NONRESIDENTIAL ZONES	<p>The requirement is <i>“Where a vehicular access is provided to a street in a nonresidential zone, a barrier consisting of a three (3) foot high masonry wall, or such other protective barrier as may be approved by the Director, shall be constructed along the remaining street frontage of the lot to prevent unchanneled motor vehicle ingress or egress to the property. In commercial zones, the protective barrier shall also have the same aesthetic screening effect as a block wall, as approved by the Director.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	Consistent**
10-1-1606: TURN AROUND AREAS	<p>The requirement is <i>“A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement. Applicant shall provide the required turning radius for the subterranean parking area.</p>	Consistent**

10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR	<p>The requirement is <i>“All vehicular accessways to the street must be approved by the Public Works Director.”</i></p> <p>**As a condition of approval, Applicant shall comply with this requirement.</p>	Consistent**
<p>10-1-1608: DRIVE-THROUGH RESTAURANTS</p> <p>10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS</p>	Not applicable to Project.	Not Applicable
<p>DIVISION 7. DESIGN STANDARDS</p> <p>10-1-2126: COMPLIANCE</p>	<p>The requirement is <i>“Compliance with these design standards shall be determined by the Director of Community Development as part of the Design Review process. Final approval of a project is required from the City Council or City Planning Board. In the latter case, the City Council or the City Planning Board shall determine compliance. These design standards shall apply to all development in the MDM-1, MDC-2, MDC-3, and MDC-4 zones.”</i></p> <p>**Proposed SB 35 projects are ministerial and shall be processed in accordance with BMC Division 12 - Streamlined Ministerial Approval Process of Title 10 – Zoning Regulations. Zoning of Project site is MDC-2.</p>	Consistent**
10-1-2128: CONTINUITY IN RETAIL FRONTAGE	<p>The requirement is <i>“In order to maintain an active pedestrian environment, retail uses must be the predominant ground floor use. Long gaps between retail stores discourages active pedestrian shopping and activity. Non-retail first floor uses should be kept to a minimum in retail and restaurant areas. New development should provide</i></p>	Consistent

	<p><i>first floor retail and restaurant frontage in character with adjacent uses.”</i></p> <p>Project site proposes ground-floor retail tenant space.</p>	
10-1-2129: TREATMENT OF NON-RETAIL FRONTAGE	<p>The requirement is “<i>Non-retail uses such as offices, service and institutional uses should have visually interesting fronts. Non-retail storefronts should convey the nature of the inside activity to passersby and contribute to the visual interest of the area. Blank, monotonous walls are discouraged. Windows, signs, displays and entrances should convey information about the nature of the business inside.</i>”</p> <p>Project is proposing retail tenant space.</p>	Consistent
10-1-2130: PEDESTRIAN ACCESS TO BUILDINGS	<p>The requirement is “<i>Active street and open space frontages along major and secondary pedestrian routes create an interesting and safe pedestrian environment. Whenever possible, the public entrance to shops, stores, and lobbies shall face those streets and open spaces designated as primary pedestrian routes in Figure 3. Second level walkways should not be provided in lieu of ground level walkways because the active land uses are recommended primarily for the ground level. However, in locations such as the Media Center, where multi-level pedestrian activity and retail space are encouraged, second level walkways are encouraged. Also, a second level walkway may be beneficial between the medical office building on the north side of Alameda Avenue and the St. Joseph Medical Center complex.</i>”</p>	Consistent**

	<p>**As a condition of approval, the Applicant shall clarify on the plans that the entrance of the proposed ground-floor retail is facing the public street.</p>	
<p>10-1-2131: BUILDING APPEARANCE (A)-(L)</p>	<p>The requirement is <i>“The guidelines in this section regulate or establish the physical appearance and configuration of buildings in the Overlay Zone. The aspects of a building which define its appearance include numerous elements which are addressed by these guidelines including style, height, massing, shape, scale, proportion, materials and finishes, color, lighting, and storefront design. The intent of these guidelines is to assure a harmonious relationship between buildings, the immediate visual environment, and the overall design framework.</i></p> <p>A. HEIGHT.</p> <p><i>A cluster of tall buildings in the Overlay Zone can visually express the importance of the area and provide physical definition to streets and open space. Building height is also an important factor in the provision of light and air and the protection of public open space.</i></p> <p><i>Building heights should relate to open spaces to allow maximum winter sun and ventilation, protection from prevailing winds, enhance views to public plazas and scenic landmarks, and minimize obstruction of view from adjoining structures.</i></p> <p>B. SCALE.</p> <p><i>Scale is the relationship between building size and the size of a human being. Large-scale buildings or</i></p>	<p>Consistent**</p>

building elements will look imposing to pedestrians if they are situated in a visual environment of smaller scale. The scale of the building elements should be carefully related to adjacent pedestrian areas and buildings.

Buildings should be designed so that the height and massing contributes to human-scaled pedestrian walkways and major public space.

C. PROPORTION.

Proportion is the ratio or relative size of dimensions within a building. It can refer to specific details such as height to width of a window or door, or the relationship between the height and width of the entire facade. Proportion of buildings and components of buildings should, to the greatest extent possible, relate to dominant patterns within the immediate visual environment.

D. STOREFRONTS AND WINDOW DISPLAYS.

Storefronts and window displays are vital in contributing to an interesting, lively pedestrian environment. Continuity of display windows is essential to creating a pedestrian shopping area. In contrast to shops oriented to the automobile, which must rely on large-scale signs, a shop on a pedestrian street can emphasize the quality of its goods in window displays which attract potential customers. Building design should maximize the exposure of visually interesting activities within the building along pedestrian-oriented walkways.

E. GLARE AND REFLECTIONS.

Glare and reflections can seriously interfere with the visibility of window displays. Careful design can minimize glare to enable displays to communicate more effectively. Arcades, canopies, non-reflective paving and artificial illumination shall be utilized to overcome the problem of glare to the extent possible.

Building elevations with 50 percent or more of the building surface in glass or other reflective materials shall be limited to a maximum of 15 percent reflectivity for those materials. Building elevations with less than 50 percent of surface in glass or other reflective materials shall be limited to a maximum of 20 percent reflectivity for those materials.

F. MASSING.

Building massing is the overall volumetric relationships of major building elements; building massing contributes significantly to overall building appearance and scale and will largely define the relationship of the building to its immediate visual environment and its place on the skyline of the City.

To lessen the appearance of excessive bulk, the following design techniques may be used: varying the planes of the exterior walls in depth and/or direction; varying the height of the building so that it appears to be divided into distinct massing elements; articulating the different parts of a building's facade by use of color, arrangement of facade elements; and using landscaping and

architectural detailing at the ground level to lessen the impact of an otherwise bulky building.

G. SETBACKS.

Building setback has a distinct impact on the quality and scale of urban spaces. Creative use of setbacks along pedestrian-oriented streets helps to create a sense of enclosure and creates the opportunity for outdoor uses.

Such setbacks should include, but are not limited to, space for: plazas, pedestrian areas, outdoor eating spaces, and landscaped areas.

Olive Avenue setbacks, in particular, can be used for landscaped open areas because of the street's diagonal orientation. New construction or major remodeling should employ corner setbacks or cutoffs where appropriate. Landscape setbacks shall be provided in proportion to the height and mass of the structure. Setbacks in excess of 150 feet shall provide emergency access in accordance with the City of Burbank Fire Department requirements.

All required setbacks on designated pedestrian corridors shall be accessible to pedestrians and designed with seating, landscaping and other amenities which promote pedestrian activity.

H. MATERIALS AND FINISHES.

Depending upon specific design applications, a range of materials and finishes are appropriate within the Media District Overlay Zone. Primary building surfaces that are most appropriate

include: concrete with fine exposed aggregate or sandblasted finish, metal, glass, stone or brick. Limited areas of finished wood or plaster may be appropriate in protected areas. Exterior finishes of buildings should contribute to a cohesive physical environment and should convey a sense of appropriateness to the Media District Overlay Zone. Materials and finishes should be selected for appropriateness, ease of maintenance and durability.

I. COLOR.

Color dramatically affects the visual appearance of buildings and the Media District Overlay Zone as a whole; therefore, the colors used must be carefully considered in relation to the urban design concept and the overall design intent of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels and sills.

Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color. The accent color may be brighter, more intense, more subdued, lighter, or darker than the dominant color.

Contrasting colors may be used to accent building elements, such as door and window frames and architectural details at the pedestrian level. Contrasting colors can also be used to accent appropriate scale and proportion or to promote

visual interest in harmony with the immediate environment.

J. HARDSCAPE.

Hardscape elements are streetscape items such as paving, benches, shelters, fountains, light fixtures, and public art and other street furnishings. The following guidelines will apply to any hardscape elements that are located in private development areas.

The City will be implementing public improvements to define public-private site relationships. Private site streetscape improvements should be compatible with public right-of-way improvements.

Street furniture elements included within private developments should complement the street furnishings planned for adjoining public spaces. The relative sizes and design of private street furnishings shall be compatible with the building to which they relate. Street furnishings shall be constructed of durable, easily maintained material that will not fade, rust, rot or otherwise deteriorate. The furniture shall be maintained in good condition at all times.

K. PAVED SURFACES.

In places where private and public paved areas join, such as plazas, outdoor cafes and galleries, the surfaces of each should be compatible.

Paved surfaces on private property which abut public sidewalks or other pedestrian areas shall be

extended into the public right-of-way whenever possible in order to minimize the perception of street width, and maximize the appearance of sidewalk width.

L. WALL MURALS.

Wall murals should be used to enhance the environment and/or streetscape. Wall murals should be maintained in good visual condition throughout the life of the mural.”

The Project is a proposed five-story mixed residential and commercial building.

**As a condition of approval, Applicant shall comply with these design standards. To review these standards, Applicant shall provide colored elevations with the proposed exterior materials called out on the plans. Site plan and/or landscape plan shall call out the landscape area and hardscape area. Information on the percentage of window area for each building elevation surface shall also be provided.

The Project site is along Media District Specific Plan pedestrian routes. Project shall show how the proposed building provides pedestrian access between Project site and the street along these pedestrian routes. This includes pedestrian access to retail space and the residential portion of the building. Main entrances to these areas shall be pedestrian-level and draw attention as main entrances through architectural design.

	<p>The City would like to work with the Applicant to ensure the Project’s design, including the proposed building elevation facade, meets the design standards for the Media District Specific Plan and General Plan 2035 in creating a project that builds neighborhood; working together for a beautiful, safe and thriving community.</p>	
<p>DIVISION 8. TRANSPORTATION DEMAND MANAGEMENT</p>	<p>If applicable, Project is subject to Division 8 of Title 10 (Zoning Regulations). Applicant to clarify the number of employees for the new development.</p>	<p>Consistent**</p>
<p>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</p> <p>10-1-633 through 10-1-653</p>	<p>Applicant is applying for a density bonus project in accordance with State law and Burbank Municipal Code (BMC).</p> <p>Project is also subject to the City’s Inclusionary Housing Ordinance.</p> <p>Project would require that the applicant enter into a Density Bonus Housing Agreement with the City in accordance with BMC Section 10-1-642.</p> <p>Project would require that the applicant enter into an Inclusionary Housing Agreement with the City in accordance with BMC Section 10-1-650.</p> <p>**As a condition of approval, Applicant shall show how the Project complies with the State and City density bonus law and the City inclusionary housing law.</p>	<p>Consistent**</p>
<p>BURBANK GENERAL PLAN 2035</p> <p>LAND USE ELEMENT CHAPTER – POLICY 1.8, 3.14, AND 4.8</p> <p>MOBILITY ELEMENT CHAPTER –</p>	<p><i>Policy 1.8 Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use designation.</i></p>	<p>Consistent**</p>

<p>TABLE M-2, SIDEWALK STANDARD, MEDIA DISTRICT COMMERCIAL & EXHIBIT M-4, BICYCLE ROUTES</p>	<p>The Proposed Project is consistent with the land use designation for the Project site.</p> <p><i>Policy 3.14 Prohibit gated communities, private streets, private driveways, and other limited access situations, except where special findings can be made.</i></p> <p>The Project is not considered a gated community development.</p> <p><i>Policy 4.8 Locate parking lots and structures behind buildings or underground. Do not design parking lots and structures to face streets or sidewalks at ground level. Use alternatives to surface parking lots to reduce the amount of land devoted to parking.</i></p> <p>The Project would provide subterranean parking.</p> <p><i>Standard Sidewalk Width – 15 feet (10 feet minimum)</i></p> <p>**Required in accordance with Table M-2 in accordance with Table M-2 of the General Plan Mobility Element. As a condition of approval, Applicant shall show how the Project meets this requirement in accordance with General Plan and other adopted plans like Complete Our Streets Plan. Applicant shall refer to the City’s Transportation Division’s comment regarding Project’s compliance with General Plan 2035 – Mobility Element Chapter, Exhibit M-4 (Bicycle Routes).</p>	
<p>BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE</p>	<p>**Project shall comply with the City’s updated GGRP.</p>	<p>Consistent**</p>

(ADOPTED BY CITY COUNCIL ON MAY 3, 2022)		
<p>GENERAL PLAN – NOISE ELEMENT POLICY 1.2 Provide spatial buffers in new development projects to separate excessive noise generating uses from noise-sensitive uses.</p> <p>LAND USE ELEMENT GOAL 2 – SUSTAINABILITY Policy 2.6 - Design new buildings to minimize the consumption of energy, water, and other natural resources. Develop incentives to retrofit existing buildings for a net reduction in energy consumption, water consumption, and stormwater runoff.</p>	<p>**As a condition of approval, Applicant shall comply with Table N-5 of the Burbank2035 General Plan to reduce the interior noise level to 45 dba. Table N-3 Maximum Allowable Noise Exposure—Transportation Sources of the General Plan shall be met.</p> <p>**As a condition of approval, Applicant is required to incorporate building design features that minimize the consumption of energy, water, and other natural resources consistent with the City’s building and energy codes.</p>	<p>Consistent**</p>

MEMORANDUM



**PUBLIC
WORKS**

DATE: July 21, 2022

TO: David Kim, Associate Planner

FROM: Daniel J. Rynn, Chief Assistant Public Works Director – City Engineer

SUBJECT: Project No. 22-0004002 – APNs: 2483-023-419, 420, 421, 422, 431 & 432
& 2484-024-401
Located at 3201 W Olive Ave

Project Description:

Request for a SB 35 Project – NOI Application submitted on Friday, June 24, 2022. The Applicant is proposing to construct a new 5-story mixed-use building with 144 rental residential units, 1,058 square feet of commercial ground-floor area, 2-levels of subterranean parking consisting of 196 parking spaces and publicly accessible open space (Bob Hope Park). The Applicant intends to make use of the State's Density Bonus Law that allows for increased residential density, incentives, waivers and reduced parking standards. To qualify for use of the State's Density Bonus Law the Applicant intends to provide 15 Very Low-Income residential units. The Project site is approximately 1.6 acres (71,829 square feet) and is located between W. Alameda Avenue and W. Olive Avenue, east of N. Lima Avenue.

Consistent with a City Council adopted SB 35 Ordinance (Burbank Municipal Code Section 10-1-19302) the Community Development Department will be providing a report to the City Council on the NOI Application within sixty (60) days of receipt of the application, for City Council consideration of SB 35 site eligibility requirements. The application was received on June 24, 2022.

ENGINEERING DIVISION

General Requirements:

- Show dimensions and location of all proposed property dedications.

- Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
- No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
- No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
- Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at: <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>

The following must be completed prior to the issuance of a Building Permit:

- Dedicate* to the City for street right-of-way: based on CDD Transportation comments, a portion of the property adjacent to Lima Street to create a 15' parkway per Burbank 2035 General Plan [BMC 7-3-106].

***Contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication.**

- Off-site improvement plans (in the public right-of-way) must be approved by the Public Works Director. Plans must be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.
- The applicant must coordinate with Public Works to establish a Professional Service Agreement (PSA) for engineering support/project management and inspection services to oversee any related Public Works Construction in the public right of way or within public utility easements related to this project. The cost of the PSA will be paid by the applicant [BMC 11-1-1505, Burbank Citywide Fee Schedule FY 2022-2023, Article II, Section 7 (K)].

- Submit hydrology/hydraulic calculations and site drainage plans. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102]. The proposed development will need to submit a hydrology/hydraulic calculation, which depict both the existing and proposed drainage conditions. Any drainage studies and/or improvements on private property are to be reviewed and approved by the City's Building Department. Any drainage studies and/or improvements within the public right-of-way are to be reviewed and approved by the City's Public Works Department.
- It is highly recommended that drainage calculations and analysis are submitted at an early stage of the project to Public Works and the Building Department for review and approval.
- Applicant may need approval from Metropolitan Water District (MWD) to develop adjacent to a 42" MWD water main existing within the parkway along Olive Avenue. MWD may implement clearance requirements for this project.
- Traffic study and mitigation measures should be coordinated with Public Works Department to review and approve offsite improvement plans.
- All soldier piles/beams that are required for the subterranean parking garage shoring, must be placed on private property and are not to encroach into the public right-of-way.
- An address form must be processed [BMC 7-3-907].
- Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.

The following must be completed prior to issuance of Certificate of Occupancy:

- Resurface (grind and overlay minimum 2") to the centerline of Alameda Avenue fronting the property per City of Burbank Standards. Plans must be submitted in City of Burbank Standard format.
- Resurface (grind and overlay minimum 2") to the centerline of Olive Avenue fronting the property per City of Burbank Standards. Plans must be submitted in City of Burbank Standard format.
- Protect in place or re-establish centerline ties at the following intersection:
 - Alameda Avenue & Lima Street
 - Olive Avenue & Lima Street
 - Olive Avenue & California Street
 - Olive Avenue & Alameda Avenue

- Alameda Avenue & California Street
Per City of Burbank Standards [California Business and Professions Code Section 8771].

- Parkway width and design shall be consistent along Olive Avenue, which will require a 15' parkway with sidewalk, curb, gutter and landscape.
- Remove and reconstruct pedestrian ramp at the corner of Alameda Avenue and California Street fronting the property to meet ADA requirements. Pedestrian ramps are to be constructed per Caltrans Standards A88A.
- Construct sidewalk, curb and gutter fronting the property along California Street per City of Burbank Standard Plans BS-100, BS-101, BS-104-1, BS-105.
- Construct sidewalk fronting the property along Alameda Avenue per City of Burbank Standard Plans BS-104-1, BS-105.
- Remove existing driveways fronting the property along Lima Street and along Olive Avenue, and reconstruct with sidewalk, curb and gutter per City of Burbank Standards Plans BS-104-1, BS-105. All unused driveways, or a portion of, shall be removed and reconstructed with curb, gutter and sidewalk [BMC 7-3-504].
- Proposed driveway aprons along Lima Street and California Street shall be constructed per City of Burbank Standard Plans BS-103.
- Any portion of the public parkway (curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
- Building access doors, loading docks doors, and access gates may not swing open into the public right-of-way [BMC 7-3-701.1].

Additional Comments:

- If any utility cuts or construction related impacts are made on Lima Street, applicant will have to resurface with rubber asphalt (ARHM) per moratorium requirements fronting the property. Lima Street was resurfaced with ARHM in 2020 and falls under moratorium requirements [BS-110-3].
- Additional impacts to street triggered by this project could extend the paving restoration limits [BS-110-3].

For additional information or questions, please contact Anthony Roman, Senior Civil Engineer, at (818) 238-3945.

Checked by: Anthony Roman

Date: July 20, 2022

WATER RECLAMATION AND SEWER

Required Information Missing on Plans:

- The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.
- Type of existing use, including the gross square footage of the building's rooms, and its disposition.

Wastewater requirements:

- Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$96,389.73. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806]. (Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)

SFC = Proposed Developments
= Residential Units [\$667/unit * 144 Units] + Retail with no Restaurants
[\$0.323/SF * 1,058 SF]
= \$96,048 + \$341.73
= \$96,389.73

Please note that this fee is subject to change if a food service establishment occupancy type is instead proposed as an alternative to any of the aforementioned occupancy types (i.e. if a restaurant goes into the area marked specifically as "Retail Space"). Additionally, any inclusion of a food service establishment will require a grease interceptor per BMC 8-1-502.2.E.

- Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
- No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
- Each lot must have its own private lateral (building sewer) connection to the City sewer main [BMC 8-1-309]. Should the lot be subdivided in the future, a separate sewer lateral connection to the City sewer main will be required for each lot. For reference, the applicant can propose that separate building structures on one lot have separate sewer lateral connections to the City sewer main.

- A maintenance hole must be installed at the connection point to the City sewer main for any newly proposed private sewer lateral connection(s) that are greater than or equal to 8-inches in diameter [BMC 8-1-308] per Standard Drawing BSS-201-2 located in the 2012 edition of Standard Plans for Public Works Construction.
- Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system [BMC 8-1-501.1]. Discharges that exceed the local limits per BMC 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC 8-1-311]. As such, it is strongly recommended that all existing private sewer laterals are capped prior to any demolition activities.
- A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

Project Specific Requirements:

- A Sewer Capacity Analysis (SCA) is required. The SCA shall analyze how the proposed project will impact wastewater flows and assess the ability of existing sewer lines to accommodate the proposed project in a peak wet weather scenario for all sewer reaches downstream/tributary to the property. The sewer study can be conducted by the applicant and submitted for review and approval by Public Works or prepared by Public Works subject to a fee per the currently adopted Citywide Fee Schedule. Public Works requires that the SCA be completed prior to the review of the project's offsite improvement plans. If an environmental impact analysis is performed, the applicant must complete the SCA early in the process and must include the findings from the SCA in the draft release of the Environmental Impact Report. Please note that if sufficient capacity does not exist, the Director will require the applicant to restrict discharge until sufficient capacity is available, or to construct a public sewer to provide sufficient capacity or agree to pay a shared portion of the sewer infrastructure improvement costs with the City. The City may refuse service to persons locating facilities in areas where their proposed quantity or quality of sewage is unacceptable [BMC 8-1-301A and BMC 8-1-304].

Stormwater Requirements:

- Effective July 1, 2010, any construction activity that results in soil disturbances greater than one acre is subject to the General Permit for Storm Water Discharges Associated with Construction Activity Permit Order 2009-0009-DWQ (2009

Construction General Permit) – see: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml. Additionally, if the construction activity less than one acre is part of a larger common plan of development that encompasses a total of one or more acres of soil disturbance or if there is significant water quality impairment resulting from the activity, it is subject to the 2009 Construction General Permit.

- A Pool Discharge Permit is required each time a pool is emptied for multi-family/commercial properties. The permit may be obtained at the Public Works Permits counter and is subject to a fee per the currently adopted Citywide Fee Schedule and the enclosed pool discharge brochure. Please note that through the City's Industrial Pretreatment Program and BMC 8-1-501.4 (Local Limits), the City prohibits commercial and industrial properties from installing saltwater pools.
- Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy [BMC 9-3-407].
- Discharges from essential non-emergency firefighting activities (i.e., fire sprinkler system testing) is a conditionally allowed non-storm water discharge into the storm drain system, provided appropriate Best Management Practices (BMPs) are implemented. Please see the attached Fire Suppression Systems discharge form and follow the requirements to comply when conducting the conditionally allowed non-storm water discharge.
- Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's **Low Impact Development (LID)** ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
- Landscape irrigation discharges using potable or reclaimed/recycled waters are a conditionally allowed discharge per Table 8 of *Final LA County MS4 Permit (Order No. R4-2012-0175) as amended by State Water Board Order WQ 2015-0075*, which can be found at: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/la_ms4/2015/OrderR4-2012-0175-FinalOrderasamendedbyOrderWQ2015-0075.pdf
- Dewatering an area where water accumulates (i.e., crawl space, foundation, or basement) is now considered a prohibited discharge into the storm drain system. As such, private property applicants have the following options for dewatering accumulated volumes of water:

- Depending on the volume and having controls in place to keep the discharge on-site, direct the dewatering discharge to a planted/vegetated area located on private property; or
 - Apply for an individual NPDES permit with the Regional Board to allow the dewatering discharge into the storm drain system through ORDER NO. R4-2018-0125: page 9 of this Dewatering Order state that temporary dewatering including subterranean seepage dewatering, requires individual coverage and is no longer covered/allowed under the MS4 permit. Questions need to be directed to the Regional Board at (213) 576-6600.
- Applicant shall reconstruct the existing storm drain catch basin at the northwest corner of existing intersection of California Street and Olive Avenue and shall reconstruct the existing 24-inch storm drain connector pipe from subject catch basin across Olive Avenue (to southeast corner) to the satisfaction of the Public Works Director or their designee. This shall include preparing hydrology and hydraulic calculations, and off-site improvement plans to be submitted to the Public Works Department for review and approval, and issuance of a street excavation permit. Applicant shall also show existing catch basin easement in California Street vacation area on the plans. All maintenance of subject catch basin and connector pipe shall be performed by Applicant under an Agreement with the City.

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

Checked by: Stephen Walker

Date: July 19, 2022

TRAFFIC ENGINEERING

CONDITIONS:

- The traffic signal at California Street & Olive Avenue currently operates as a 3-legged intersection, with traffic signal controls for traffic on Olive Avenue and the south leg of California Street. The proposed project will allow vehicle access on the 4th (north) leg of the intersection and therefore will require a signal modification at California Street & Olive Avenue to provide signal indications for southbound vehicles on California Street, pedestrian crosswalks on the north leg and east leg, and pedestrian push buttons.
- Vehicles exiting the project site via California Street, making a southbound right turn from California Street onto Olive Avenue, will have visibility issues with pedestrians using the existing crosswalk on the west leg of the California Street & Olive Avenue intersection. The crosswalk is located far out of the line of sight of drivers attempting a southbound right-turn at the intersection. The developer shall re-align the west crosswalk at California Street & Olive Avenue, to align with the north-west corner of the intersection. The developer shall relocate the traffic

signal pole and safety lighting to provide lighting to the re-aligned crosswalk. These modifications are needed to provide a safe pedestrian crossing and minimize the possibility of pedestrian vs vehicle conflicts that would occur due to opening the north leg of the intersection.

- The existing bus zone at the northeast corner of Olive Avenue & Lima Street is approximately 85ft. The proposed pedestrian drop-off area is encroaching into the existing bus zone.
- The proposed finger strip raised median along Olive Avenue, next to the pedestrian drop off, is not permitted. The proposed design forces vehicles to decelerate before entering the drop-off area, and can potentially cause a large a speed differential in the through travel lane on Olive Avenue. The change in speed may create an unsafe condition for the through movement on Olive Avenue and increases the likelihood of rear-end collisions. Traffic Engineering recommends relocating the pedestrian drop-off area to Lima Street for safer circulation for the drop-off vehicles.
- Driveways shall not be located nearer than 30 feet to the curb lines of an intersecting street [BMC 16-1-1602]. This requirement may impact the location of the garage access on California Street.
- Turning radius at the corner of Alameda Avenue and California Street may not be sufficient. Provide vehicle turning templates to show the interaction of vehicles making a right turn from Alameda Avenue to California Street, and then to the garage and vehicles making a left turn out from the garage to California Street.
- The turning radius and lane widths on the circular ramp may not be sufficient. Provide vehicle turning templates to show the interaction of vehicles turning both up and down the ramp.
- California Street at Alameda Avenue shall be right-turn in, right-turn out access only. Left turns and thru movements are not allowed at the intersection.
- The 3-D rendering on sheet A-901 showed a new crosswalk on the west leg of Alameda Avenue and California Street. This crosswalk is unprotected and is not permitted unless 1) the developer demonstrates a need for the crosswalk, and 2) the developer will construct a pedestrian signal with new ADA ramps to protect pedestrians in the crosswalk.
- Commercial truck loading area shall be provided on-site and not on any public streets. Vehicles in the loading zone shall not block access aisle or ingress/egress of vehicles in any parking stalls. Loading spaces shall be a minimum of 300 square feet and shall have at least 14 feet of vertical clearance [BMC 10-1-1502].
- Loading spaces along Lima Street shall be redesigned. Per the BMC Zoning Code, loading areas in commercial and industrial zones may not be located in any

required front, street or interior side or rear yard. Loading areas in buildings of greater than 50,000 square feet in commercial and industrial zones must be separate from all required parking spaces and from travel lanes for parking areas. Loading spaces shall be so located and designed so that it shall not be necessary for vehicles using such space to back into a street. All loading spaces shall have a minimum depth of 30 feet from the property line when adjacent to a street [BMC 10-1-1503].

- Visibility of pedestrians, bicyclists, and motorists shall be ensured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility [BMC 10-1-1417(F)]. This condition also applies to the driveway accessing Lima Street, as vehicles in the loading zone encroach into the pedestrian walkway. 4-feet is the minimum width of the pedestrian walkway accepted by the American Disabilities Act.
- No trees or vegetation over 8" tall measured from top of curb in parkway [BMC 7-4-110(A & B)].
- Driveways for two-way travel shall have a minimum width of 24' wide (not including wings).
- All driveways and intersections leading to commercial truck loading area, and the loading area itself shall be designed to accommodate turn paths SU-30 (Single Unit Truck, 30-ft long) design vehicle per the AASHTO Greenbook with minimum 41.8 feet outer turning radius and 28.4 feet inner turning radius. Turning template to the commercial loading area shall be shown on the site plan.
- All driveways and access roads leading to residential parking areas shall be designed to accommodate turn path of Passenger Car (P) design vehicle per the AASHTO Greenbook with minimum 24 feet outer turning radius and 15 feet inner turning radius.
- Driveway apron shall be constructed per Burbank Standard Plan BS-102 [Commercial] or BS-103 [Residential]. Driveway slope and transition shall be constructed per Burbank Standard Plan BT-406.
- Parking spaces shall be constructed per BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606. Parking stalls for commercial or retail use shall be minimum of 9-foot wide.
- ADA parking stalls shall be constructed per Caltrans Standard Plan A90A. Stalls shall be a minimum of 9 feet wide by 18 feet deep with a 5 feet minimum access aisle next to the stall.
- A 24-foot turning radius shall be provided for access to driveways and right-angle parking stalls [BMC 10-1-1606].

- End stalls shall be a minimum of 11 feet wide or an access aisle shall extend 3 feet beyond the bay per Burbank Standard Plan BT-400.
- Show placement of columns in reference to the parking stalls and the drive aisle. Turn areas and parking spaces adjacent to obstructions must be constructed per Burbank Standard Plan BT-400. Parking stalls adjacent to vertical obstructions shall be a minimum of 10' wide per Burbank Standard Plan BT-400. Columns adjacent to access aisles shall have a minimum of 2 feet set back from the edge of access aisle per City Standard Plan BT-400. This will impact all the parking stalls that are parallel to Lima Street.
- Every commercial and retail parking space shall maintain a vertical height clearance of 8'-2" per Burbank Standard Plan BT-402.
- Ramps shall conform to Burbank Standard Plan BT-406; ramps shall not exceed a grade of 20% per BMC 10-1-1604.
- Pedestrian path across project driveways shall be in the public right of way. Corner cutoff requirements shall apply to any corner of the pedestrian path.
- Provide pedestrian circulation paths, to connect the on-site and off-site locations and features per BMC 10-1-627 (M). Provide pedestrian paths to access on-site elevators and staircase/emergency exit doors.
- No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 10' by 10' visibility cut-off at intersection of streets [BMC 10-1-1303(A)].
- No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 10' by 10' visibility cut-off at intersection of street and alley [BMC 10-1-1303(B)].
- No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of street/alley and driveway [BMC 10-1-1303(C)]. This condition also applies to the driveway accessing Lima Street, as there is a visibility issue with the trucks in the loading zone and pedestrians using the sidewalk.

For additional information or questions, please contact Vikki Davtian, Principal Engineer – Traffic, at (818) 238-3922.

Checked by: Vikki Davtian

Date: July 21, 2022

FIELD SERVICES

Solid Waste:

- Must have a common location(s) for trash enclosures large enough to house an appropriate number of refuse and recycling bins.
- Must comply with AB 341 and SB 1383 requirements.
- There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers shall not to be visible from the street.
- Separate trash, organics and recycling must be provided to all residents/businesses.

For additional information or questions, please contact Public Works Field Services at (818) 238-3800.

Checked by: John Molinar

Date: July 19, 2022



City of Burbank
PUBLIC WORKS DEPARTMENT
275 East Olive Avenue, Burbank CA 91510-6459
Tel: (818) 238-3915 Fax (818) 238-3918
www.burbankca.gov

DISCHARGE PERMIT FIRE SUPPRESSION SYSTEMS

On November 8, 2012, the Los Angeles Regional Water Quality Control Board (Regional Board) adopted the Final Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County. The City of Burbank is a Co-Permittee regulated under the State-issued municipal storm water permit, which regulates discharges of storm water and urban runoff to and from the City's municipal separate storm sewer system (MS4). The current MS4 Permit can be accessed at:

http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml

The MS4 Permit essentially prohibits any non-storm water discharges from entering the City's storm drain system. However, certain discharges are allowed if appropriate Best Management Practices (BMPs) are implemented; these are known as conditional exemptions. One of the conditionally exempt non-storm water discharges is for discharges from routine maintenance of fire suppression systems (e.g. fire sprinklers), if specific Best Management Practices are implemented prior to, during, and following the discharge. Tables 1 and 2 contain the required BMPs in order to discharge water from fire suppression systems to the City's MS4.

CITY USE ONLY

Permit processed by _____

Approved Denied

Inspection or Follow-up Required? Yes No

Inspector Assigned _____

Comments _____

Table 1. Required BMPs for Discharges from Fire Suppression Systems, Routine Maintenance

BMP Number	BMP Description
1	Obtain a permit from the City if the discharge is >10,000 gallons.
2	Maintain records if the discharge is >1,500 gallons (see Attachment 1).
3	Conduct flows for the shortest duration possible.
4	Remove all debris from the curb and gutter before initiating flushing.
5	If chlorine residual is a concern, use dechlorination. Discharges must be dechlorinated before entering a storm drain. ^a
6	Whenever possible and when safe to do so without causing damage or erosion, contain flows onsite by directing the water to landscaped or green areas.
7	When practicable and with the permission of the local sewer agency, divert sprinkler system discharge to the sewer. The local sewer agency may have additional conditions.
8	Assess the following prior to any partial or full discharge of water from a vault, substructure or building fire system into the street or storm drain system: a. Ensure the water is not cloudy, discolored and/or has no unusual odor. b. Ensure the Fire Protection System water does not have chemical additives. ^b
9	Dischargers must minimize sediments and other debris entering a storm drain.
10	Determine the flow path of the discharge from the point of release to the inlet of a storm drain.
11	Implement drain inlet protection (see table below).

^a Many, if not most, testing and maintenance discharges will not have chlorine residual due to the age of the water in the system. If CWS water is introduced during testing and then discharged, it will require dechlorination. Methods of dechlorination include aeration and/or other appropriate means such as infiltration to the ground, bags, diffusers, and at sediment traps in drop inlets where controllable.

^b If it has been determined that chemicals have been added to the fire protection system the following actions must be taken: The water should be tested by an approved testing facility to determine the chemical and the proper treatment. Upon completion of the chemical report of the water test, the results should be submitted to the City to determine the approved discharge method and location of the water discharge. Examples of the discharge location may be storm drains, sewage system or to an approved treatment facility or plant. If chemicals are to be reintroduced into a system, proper signage should be provided for guidance. Note: The following conditions may require testing by an accredited laboratory for cloudiness, discoloration and odors (sewage, chemicals, solvents, gasoline, etc.). Turbid water due to rust and musty stagnation would be subject to BMPs for containment and sediment control.

Table 2. Required BMPs for Storm Drain Inlet Protection

BMP Number	BMP Description
1	Before the drain event, check to be sure the fire protection system discharge does not interfere with or delay repairs or corrective actions undertaken by the MS4 agency.
2	Prior to the release, evaluate and determine the appropriate BMPs to use.
3	Where appropriate, place bags to either completely or partially surround drain inlet. The number of bags used will vary depending upon site conditions and the resources available. Protection should be installed around all affected drain inlets within reason. Several bags may need to be stacked on top of each other to produce the desired protection.
4	Remove grate from drain inlet and ensure that it is clear and clean of debris.
5	If appropriate, place filter bag insert so that edges are secured when grate is replaced.
6	Periodically inspect and adjust bags. Because filter bags clog quickly, pay particular attention to water backing up around the drain inlet. Where necessary, either replace the bags frequently or adjust upstream sediment dams to provide more sediment removal prior to drain inlet.
7	When the discharge is complete, allow any water that is ponded behind the dams to drain.
8	Clean the flow path and upstream dams to remove residual sediment from the street.
9	Retrieve all control equipment and remove temporary drain inlet bag.

I. Required Information:

Today's Date	
Responsible Party	
Phone Number	
Address/Location of Discharge	
Location of Nearest Storm Drain Inlet	
Date and Time of Anticipated Discharge	
Duration of Discharge	
Estimated Volume of Discharge	

II. Best Management Practices to be implemented:

1. How will the pathway to the storm drain inlet be cleaned?

2. Does the water contain chlorine? Yes No

3. How will the water be dechlorinated?

4. How will you minimize the discharge of water to the storm drain system?

5. Are there other chemical additives in the water to be discharged?

6. How will the storm drain inlet be protected?

Attachment 1

**RECORD KEEPING AND NOTIFICATION FORM
DISCHARGES FROM
WATER-BASED FIRE PROTECTION SYSTEMS**

DIRECTIONS:

Discharges less than 10,000 gallons but greater than 1,500 gallons – Part A only.
Discharges equal to or greater than 10,000 gallons – Fill out entire form.
For discharges less than 1,500 gallons, record keeping is not required.
Discharger is to retain records for a period of no less than five years.

PART A

Date of Discharge: _____

Name of Discharger/Responsible Party: _____

Location of Discharge: _____

Location of Nearest Storm Drain Inlet: _____

Time Frame of Discharge:

Beginning _____ Discharge Flow Rate (gpm) _____

End _____ Total Gallons Discharged _____

Duration (minutes): _____

Dechlorination Chemicals Used: _____

Chlorine Residual Concentration
(after dechlorination): _____ mg/l

Location of Monitoring: _____

Time of Monitoring: _____

Description of Sediment Controls Used: _____

<p><u>PART B</u></p> <p>Date of Notification: _____</p> <p>Method of Notification: _____</p> <p>Who was notified? _____</p>
--

Did You Know You Need a Permit to Drain Swimming Pool Water onto the Street?

Under Burbank Municipal Code (BMC) Section 8-1- 1004.B(3), the City of Burbank requires that individuals discharging dechlorinated/debrominated swimming pool/spa water obtain a permit from the Public Works Department.

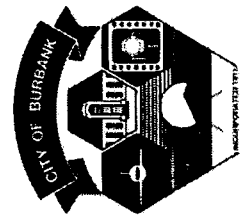
Salt water pools/spas are conditionally allowed to discharge into the storm drain system, subject to meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TDS = 950 mg/l, Sulfate = 300 mg/l, Chloride = 190 mg/l . Please note that salt water pools are prohibited for commercial/ industrial properties.

This brochure explains what you need to do to comply with these laws.

**CITY OF BURBANK
PUBLIC WORKS DEPARTMENT**

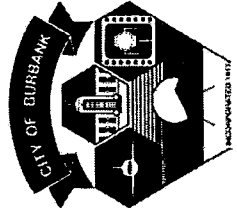
Swimming Pool/Spa Water Discharges

How to comply with the City's laws regulating swimming pool discharges to the street.



**CITY OF BURBANK
PUBLIC WORKS DEPARTMENT**

**Public Works Permit Counter
150 N Third Street
Burbank, California 91502
Tel: (818) 238-3950
Fax: (818) 238-3918**



**Public Works Department
Tel: (818) 238-3950**

How Do I Get a Water Discharge Permit?

You can obtain a Water Discharge Permit by visiting the Public Works Permit Counter located at 150 N Third Street.

What Does the Permit Require?

The permit requires that the water discharged from a pool/spa to the street, alley, or gutter be dechlorinated or dechlorinated. Although salt water pools/spas are conditionally allowed to discharge, the City highly discourages the installation and use of salt water pools/spas.

The permit also requires that the discharge occur between 9 a.m. and 3 p.m., Monday through Friday. Individuals may not discharge water to the street on Saturday or Sunday.



If you plan to conduct any acid washing, the acid waste water must be neutralized to a neutral pH before it is discharged to the street.

How Much Does the Permit Cost?

The permit costs can be found in the currently adopted Citywide Fee Schedule for multi-family/commercial properties. You can pay for the permit with cash or by check at the Public Works Permit Counter.

Who Can I Call if I Have Questions?

The staff in the Permits Section of Public Works Engineering are happy to answer any questions you have about water discharge permits or any other permits that Public Works issues. Please call (818) 238-3950.

Why is This Permit Important?

Water discharged to the street is collected in the storm drain system and carried to local waterways, like the Los Angeles River, which eventually discharge the water to the ocean.

Pollutants like chlorine and salt discharged to the storm drain system can harm aquatic ecosystems, impair the

vitality of natural resources, and harm human health. Unlike the sewer system, water traveling through the storm drain system to the ocean is not cleaned and treated.



To help prevent this type of pollution, the Clean Water Act prohibits the discharge of pollutants to the storm drain system and requires the City to operate its storm drain system under a National Pollutant Discharge Elimination System (NPDES) permit issued by the California Regional Water Quality Control Board. It is this NPDES permit that requires that the City regulate swimming pool/spa discharges to the street.

Please help us comply with federal and state law and protect the environment by obtaining a Water Discharge Permit before draining swimming pool water to the street.

**CITY OF BURBANK
PUBLIC WORKS DEPARTMENT**

Public Works Permit Counter

150 N Third Street
Burbank, California 91502

Tel: (818) 238-3950

Fax: (818) 238-3918

[http://www.burbankca.gov/
departments/public-works](http://www.burbankca.gov/departments/public-works)

memorandum

DATE: August 29, 2022

TO: David Kim, Associate Planner

FROM: Chris Buonomo, Assistant Transportation Planner

SUBJECT: Project No. 22-0004002 – 3201 W Olive Avenue

The Transportation Division, Community Development Department has reviewed the APB for 3201 W Olive Avenue and has the following comments:

Project Description

Request for a SB 35 Project – NOI Application submitted on Friday, June 24, 2022. The Applicant is proposing to construct a new 5-story mixed-use building with 144 rental residential units, 1,058 square feet of commercial ground-floor area, 2-levels of subterranean parking consisting of 196 parking spaces and publicly accessible open space (Bob Hope Park). The Applicant intends to make use of the State’s Density Bonus Law that allows for increased residential density, incentives, waivers and reduced parking standards. To qualify for use of the State’s Density Bonus Law the Applicant intends to provide 15 Very Low-Income residential units. The Project site is approximately 1.6 acres (71,829 square feet) and is located between W. Alameda Avenue and W. Olive Avenue, east of N. Lima Avenue.

EXISTING STRUCTURES ON SITE: The Project site is currently vacant.

PERMITS/APPROVALS NECESSARY:

Type of Permit	To Allow
Development Review	The construction of a 144-unit multi-family residential building.

CURRENT	Zoning: PD (Planned Development)
	General Plan: Media District Commercial
PROPOSED	Zoning: No Change
	General Plan: No Change

Traffic Study Requirement

The City's project review process ensures that transportation impacts caused by new developments are fully considered so that the community may be informed of the potential effects of new development.

Because this project is a SB 35 Project, it is exempt from review under the California Environmental Quality Act. Because the project is exempt from CEQA, a traffic study will not be required.

Sidewalk Standards / Requirement

Per the City's *Burbank2035 General Plan Mobility Element*, the City has set specific sidewalk width requirements for Burbank's streets. Based on Table M-2 (page 4-21) of the *Burbank2035 General Plan's* Media District Commercial land use designation, the Project shall provide 15 feet wide sidewalks (from edge of curb to property line). If utilizing a planter strip or landscaping within that space, the updated plans shall also position the planter strip along the curb so that it provides a buffer from the travel lane, per City of Burbank street tree policy and BMC 10-1-2107(E)(1).

The project is located in the MDC-2 Zone. Per Burbank Municipal Code 10-1-2109, the property development standards in BMC 10-1-2107 also apply. Per BMC 10-1-2107(C)(2)(ii), surface parking shall not be located between the structure that it serves and any primary or secondary pedestrian route depicted in 10-1-2127. The project's Olive Avenue frontage is designated as a "Primary Pedestrian Route" in the Burbank Media District Overlay Zone per Burbank Municipal Code 10-1-2127. The circular drop-off area with parking proposed along Olive Avenue shall be redesigned so that it does not interrupt the pedestrian sidewalk along the north side of Olive Avenue, and shall not place vehicular parking and drop off space in the setback between the sidewalk and the property.

To promote and enhance transit, bicycle, and pedestrian connectivity and multi-modal options, primary pedestrian walkways should be lighted for pedestrian safety, and low-level architectural lighting of the buildings and landscape areas is encouraged. Design of light standards shall be compatible with adjacent light standards in the public right of way. (BMC 10-1-2107(H)).

General Plan Mobility Element Bicycle Connectivity

California Street from Chandler Boulevard to Alameda Avenue is a designated bicycle route in the Burbank2035 General Plan Mobility Element, and California Street from Alameda Avenue to Riverside Drive is a Top Priority proposed bicycle route in Burbank2035, including across the vacated portion of California Street between Alameda Avenue and Olive Avenue. The Applicant shall preserve the vacated California Street portion of the project site for use as a top priority bicycle route in accordance with the City's General Plan 2035 Mobility Element – Exhibit M-4. The Applicant, in working with the City's Transportation Division and Public Works Department, shall design the project

access points across the vacated portion of California Street so that public bicycle travel between Alameda Avenue and Olive Avenue is also allowed, including allowing bicycles to utilize the existing traffic signal at California Street and Olive Avenue to cross Olive Avenue. In addition, should the City of Burbank install a new traffic signal or signalized bicycle crossing at the intersection of California Street and Alameda Avenue, the Applicant shall permit cyclists to cross Alameda and access the public access across the vacated portion of California Street.

Transit Accessibility

Applicant shall ensure that access to both bus stops along Olive Avenue be preserved during construction.

These are preliminary comments based on the review of the currently submitted project description and site plan. These comments may be subject to change if the project description and/or site plan are to change. Please feel free to direct all questions regarding the requirements listed above to the Transportation Division by email at cbuonomo@burbankca.gov.

Department	Burbank Water and Power (Electric)
DR #	22-0004002
Project Name	Bob Hope Center - Residential
Location	3201 W Olive Ave

Checked by: **Sven Knauth** 7/21/2022
Electrical Engineering Associate II

Approved by: **David Hernandez** 7/22/2022
T&D Engineering Manager

General Requirements

Plan Information

1. The following information shall be included on the construction plans:
 - a. Location of the existing electric service panel
 - b. Dimensions/location of existing/proposed public improvements adjacent to project.
 - c. The width and the location of all the existing and proposed easements.
 - d. Fully dimensioned building elevations showing height of structure from natural grade.
 - e. Proposed location of the electric service panel/meters.
 - f. Proposed location of the any pad-mounted electrical equipment.
2. Plan approval will not be given until an electric service confirmation is obtained. Contact BWP Engineering at (818) 238-3575. The plans must show the pertinent information related to the method of service as specified on the confirmation.

Load Requirements (BWP Rules and Regulations 2.01(d), 2.01(j), 3.26 per BMC 8-2-203)

3. A load schedule and secondary service schematic will be required to determine the extent of the electrical load requirements. An electronic copy of a plot plan of the site, showing all the existing and proposed substructures, complying with BWP AutoCAD standards should also be provided to BWP Electrical Engineering to aid the electrical design. BWP will provide full comments after the electrical sheets are provided. A meeting should be scheduled between the developer, project architect, electrical engineer, and BWP Electrical Engineering early in the design stage of each phase of the project to discuss all the issues and to finalize the location of the facilities.
4. Loads below 5MVA will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost.

5. Loads 5MVA or greater will require a new substation. The developer must provide the necessary space (a minimum of 125' x 80', with two 20' access roads on two sides), if a substation is required. Please contact BWP Engineering at (818) 238-3575 for details if the projected load will exceed 5MVA.

Substructure (BWP Rules and Regulations 2.50-2.53, 2.55, 2.80, 2.81 per BMC 8-2-203, General Plan Land Use Element Policy 4.11, 4.12)

6. Overhead BWP electrical facilities traversing or adjacent to the development are to be converted to underground at the developer's cost. The developer will be responsible for costs involved in converting existing overhead electric services to underground for any customers impacted by this underground conversion.
7. The proposed development will require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side.
8. The proposed development will require transformer and switch pads, which have a vault underneath them. No structures are allowed to be constructed underneath these vaults.
9. The installation of pad-mounted transformers and switches will require the use of a crane or boom truck. To facilitate this installation, a vertical clearance of 40' from the transformer or switch pad level should be maintained. Any design that would restrict vertical access clearance to a level below 40' shall be subject to BWP approval.
10. Provide a minimum 14' x 18' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each three phase pad-mount transformer facility.
11. Provide a minimum 10' x 17' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each single-phase pad-mount transformer facility.
12. The proposed development may require the installation of 4' x 6' primary pull-boxes.
13. The proposed development may require the installation of 8' x 14' primary manholes.
14. Additional conduits will be required to provide for future needs.
15. The developer will provide 5' wide recorded easement for the new underground system from the property line to the switch and a minimum 25' x 15' clear accessible easement for a pad-mount switch. The developer's surveyor will provide a legal description of the easements, which will be reviewed by Burbank Water and Power and then processed by the Community Development Department (contact 818-238-5250 for recording).
16. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property.
17. All substructure work including transformer pads, switch pads, pull boxes, grounding systems, primary conduits and secondary conduits are the responsibility of the developer

and shall be done in accordance with Burbank Water and Power drawings and specifications.

18. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure.
19. BWP will provide the following items at the developer's cost:
 - a. Construction drawings for all substructure work
 - b. Engineering support during construction
 - c. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications
 - d. Installation of all transformers, switches, primary cables, and metering devices
 - e. Termination of the secondary cables at the transformer
20. The developer's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear.
21. Depending on the location of the switchgear (whether it is outside or inside the building), secondary conduits and cables will be inspected and approved by both the BWP inspector and the Building Inspector (switchgear inside the building) or by the BWP inspector (switchgear outside the building).
22. The Building Inspector will provide structural inspection of secondary conduits for compliance with the Building code-concrete encasements, fire walls, support of the conduit package, etc. The BWP inspector will inspect the amount and size of secondary conduits and cables.

Safety/Clearances

23. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The lines are approximately 30 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
24. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work be allowed to encroach within the required clearance envelopes as stated in the previous two comments.

25. Burbank Water and Power Rules and Regulations require that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance. *(BWP Rules and Regulations 2.34(b) per BMC 8-2-203)*
26. The developer's contractor is responsible for protecting any existing Burbank Water and Power facilities in place. Power poles must be protected in place to prevent any movement of the pole butt during excavation. Anchors must also be protected to prevent slippage or exposure that could result in the reduction or loss of holding power. If these requirements cannot be met, then no excavation will be allowed within three feet from the face of poles and five feet from anchors. *(BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203)*
27. The developer's contractor is responsible for protecting any existing Burbank Water and Power underground facilities from damage during construction. No crane imposed loads will be allowed on any existing manhole or pullbox structures. *(California Government Code 4216, BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203)*
28. Any excavation that restricts vehicular access to existing BWP facilities may require the relocation of such facilities prior to excavation at the developer's cost. *(BWP Rules and Regulations 1.12, 1.14, 2.01(e), 2.52(f), 2.54 per BMC 8-2-203)*

Aid-in-Construction

29. The Burbank Water and Power fees for providing electric service are Aid-in-Construction (AIC) charges set forth in Section 3.26 of BWP's Rules and Regulations for Electric Service. AIC charges are to recover the actual cost of:
 - a) Providing and installing new facilities to serve the customer;
 - b) Conducting feasibility studies and engineering;
 - c) Relocating existing overhead or underground facilities.
30. Depending on local site conditions and the location of the project, AIC costs can vary widely from project to project. For reference, historical AIC costs for developments between 1 MVA and 5 MVA have ranged from \$400,000 - \$1,200,000 (2021 dollars) per MVA. For projects in this size range, BWP recommends performing a feasibility study early on in the project to determine a proposed electrical route and a rough cost estimate.
31. If any portion of the existing BWP facilities needs to be upgraded or relocated due to the subject project, it will be done at the developer's expense.

Metering/Service *(BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203)*

32. All electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision).
33. Contact BWP Engineering at (818) 238-3647 (residential) or at (818) 238-3565 (commercial) if the existing service panel requires upgrading.

34. For multi-metered services all numbering must be completed in a permanent manner at all individual units and meter sockets before service can be energized. See BWP Rules and Regulations, Section 2.68 (c) for acceptable labeling (stenciling or riveted tags required, permanent marker is unacceptable). Contact Public Works Engineering for unit designations.
35. The service switchboard rating shall be limited to 3000 Amps. Five copies of EUSERC drawings of the switchboard shall be provided to BWP for approval prior to submittal to the manufacturer. Service shall not be energized unless these drawings are provided.
36. Outdoor meter locations are preferred. When adequate exterior wall space is not available, a separately locked, clearly labeled meter room is acceptable. All meter rooms must be located on the ground floor and have two exit doors equipped with panic hardware. At least one door must lead directly outside. BWP must be supplied an access key to the room, which will be installed in a lock box adjacent to the door. The developer shall consult BWP for approved location and obtain a service confirmation prior to any installations.
37. All new metered services require a path for meter communications to BWP communication networks. Installation of meters that fail to continuously communicate with BWP communication networks will require additional BWP approved equipment to be installed at the developer's expense in order to create the appropriate communications path.

Street Lighting (BWP Rules and Regulations 3.19(c)4 per BMC 8-2-203)

38. The developer is responsible for the street lighting system traversing or adjacent to the project. The street light system is required to be underground fed with LED luminaires. If existing lighting conditions do not satisfy this requirement, modification will have to be made at the developer's expense. Standards and luminaries will be supplied by BWP at the developer's expense. A plot plan of the site must be submitted to BWP during the initial planning stage of the project for street light design.
39. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost.

Fiber/Communication

40. Burbank Water and Power offers high-speed, high-quality fiber optics-based services through its ONE Burbank program. Fiber service is available to the project if desired. For further information, email support@oneburbank.com or call (818) 238-3113.
41. Contact AT&T at (866) 577-7726 for any phone company facility conflicts. Contact Charter Communications at (818) 847-5013 for any cable T.V. facility conflicts.

Landscaping (BWP Rules and Regulations 2.52(i) per BMC 8-2-203)

42. Any trees planted in the area adjacent to the street/alley will be of a type that will not grow into the existing power lines and will also have sufficient clearance from the streetlight facilities.

43. All equipment locations and screening structures will be indicated on the plans and must meet the Community Development Department Equipment Screening Guidelines. The plans will include the proposed screening method, height of screening, material finish, and color or species of vegetation. All screen walls, which are a part of, or adjacent to, the proposed building will be shown on the building elevations. All screen walls detached from the building will be included as a separate elevation. Verification of submittal requirements and recommendations for screening requirements shall be by the CDD Director or his designee.
44. BWP landscaping requirements for transformer pads and switch pads:

Due to the natural maturation of trees and other landscaping elements, the following requirements are to be adhered to:

- a) New plantings within three feet of the back or sides of the pad and within eight feet of the front shall be of a groundcover type. This is considered the working zone.
- b) Outside of the working zone, shrubbery is acceptable within eight feet of the pads, but trees must be beyond an eight-foot radius to lessen future root conflicts.
- c) Landscaping grade shall be a minimum of five inches below the grade level of the top of transformer pads.
- d) All irrigation and sprinkler systems shall be constructed so that water shall not be directed onto the switch, the transformers, or the concrete pads. Additionally, surface water shall drain away from the concrete pads.

Landscape plans shall adhere to the above requirements, showing proper working clearances for electrical facilities on L-sheets.

Energy Efficiency

45. The electrical design shall comply with California Building Code Title 24 energy efficiency requirements and shall use, wherever practical, surge suppressors, filters, isolation transformers, or other available means to preserve a quality of power of its electrical service and to protect sensitive electronic and computer-controlled equipment from voltage surges, sags, and fluctuations. BWP also recommends the use of an uninterruptible power supply (UPS) and a standby generator for critical loads.
46. Power factor correction to a minimum of 90% will be requested to minimize kVA demand as well as energy use. The developer must use California Nonresident Building Standard to consider and implement energy efficient electrical equipment and devices for minimizing peak demand and wasteful energy consumption.

Electric Vehicle Charging

47. Electric Vehicle (EV) parking capacity shall be in accordance with Title 24 building code requirements. Plans shall detail all planned EV charger installations as well as all EV

capable parking spaces. The electrical service panel shall include capacity to simultaneously charge all EV capable parking spots at their full-rated amperage whether installed or not.

48. As part of our efforts to reduce greenhouse gas emissions, improve air quality, and enhance customer service, Burbank Water and Power's Electric Vehicle Charging program promotes the use of electric vehicles by providing rebates for the installation of Level 2 (240V) charging equipment. BWP also installs and maintains a public electric vehicle charging network, consisting of 45 Level 2 charging ports and 2 DC Fast Chargers (480V), with new stations added each year depending on budget and availability. For more information on the rebates and the charging network, please contact Drew Kidd at 818-238-3653 or dkidd@burbankca.gov. Additionally, information can be found at <https://www.burbankwaterandpower.com/conservation/electric-vehicles-rebate>.

Additional Comments

49. A feasibility study as recommended under the Aid-in-Construction comment above should be requested and completed before finalizing the site plan. A padmount switch will be required, and electrical structures may affect layout of parking, buildings, and landscaping. The Feasibility study is not required ahead of time, but it will help the developer in planning for the electrical installation. Past projects and experience have shown that a feasibility study will help determine the extent of onsite electrical facilities for the requested load, and may save the developer cost and time in the design process. BWP highly recommends a feasibility study to reduce cost and improve coordination of new utility installations with the development.
50. This project will be required to underground the adjacent overhead lines, this work will affect adjacent services and provisions to refeed these services will need to be provided either on or off site. If provided onsite these electrical structures may affect layout of parking, buildings, and landscaping. See Substructure section above.

For additional information or questions please contact Sven Knauth, Electrical Engineering Associate II, BWP at (818) 238-356 or SKnauth@BurbankCA.gov.

Attachments:

- A. BWP Specifications for the Construction of Underground Electrical Systems
- B. S-330 Three-phase 6' x 8'-6" Transformer Pad Details
- C. S-458 Barrier Post Detail
- D. S-461 Primary Riser Pole Grounding Requirements
- E. S-462 7' x 10.5' Padmounted Switch Pad Details
- F. S-464 4' x 4.5' Single-Phase Transformer Pad Details
- G. S-708 GO-95 Clearances
- H. S-723 Three-phase 8' x 10' Transformer Pad Details
- I. S-724 Clearances for Three phase 6'x 8'-6" Transformer Pad

- J. S-725 Clearances for Three phase 8' x 10' Transformer Pad
- K. S-729 4' x 6' x 6' Traffic Rated Pullbox Details
- L. S-732 7' x 10.5' Padmounted Switch Clearances
- M. S-794 8' x 14' Precast Manhole Details
- N. S-821 Spec. for bonding grounding electrode conductors and grounding electrodes

MEMORANDUM



**WATER AND
POWER**



DATE: June 29, 2022

TO: David Kim, Associate Planner

FROM: Bassil Nahhas, Principal Civil Engineer

A handwritten signature in blue ink that reads "Bassil Nahhas".

BY: Jared Lee, Civil Engineer

SUBJECT: SB 35 Project – Notice of Intent to Submit App. (with IDRC Staff Meeting)
Project No. 22-0004002 – APNs: 2483-023-419, 420, 421, 422, 431 and
432 & 2484-024-401 (3201 W. Olive Ave.)

Project Description:

Request for a SB 35 Project – NOI Application submitted on Friday, June 24, 2022. The Applicant is proposing to construct a new 5-story mixed-use building with 144 rental residential units, 1,058 square feet of commercial ground-floor area, 2-levels of subterranean parking consisting of 196 parking spaces and publicly accessible open space (Bob Hope Park). The Applicant intends to make use of the State's Density Bonus Law that allows for increased residential density, incentives, waivers and reduced parking standards. To qualify for use of the State's Density Bonus Law the Applicant intends to provide 15 Very Low-Income residential units. The Project site is approximately 1.6 acres (71,829 square feet) and is located between W. Alameda Avenue and W. Olive Avenue, east of N. Lima Avenue.

Consistent with a City Council adopted SB 35 Ordinance (Burbank Municipal Code Section 10-1-19302) the Community Development Department will be providing a report to the City Council on the NOI Application within sixty (60) days of receipt of the application, for City Council consideration of SB 35 site eligibility requirements. The application was received on June 24, 2022.

All Plan Submittals Shall Contain:

<input checked="" type="checkbox"/>	Size & location of water services (domestic, fire, type & location of the backflow assembly)
<input checked="" type="checkbox"/>	Calculations for sizing of domestic water meter and service (See Attached Sheet)
<input checked="" type="checkbox"/>	Landscape Irrigation Plans

<input checked="" type="checkbox"/>	Plumbing Plans
<input type="checkbox"/>	Location of stub-out(s) for future connection(s)
<input type="checkbox"/>	Other:

General Requirements:

<input checked="" type="checkbox"/>	New potable water service will connect from a 12" main located in Lima Street at a static pressure of approximately 160+ psi.
<input checked="" type="checkbox"/>	The applicant shall be responsible for all additional costs of connection, installation, and abandonment in accordance with BWP Rules and Regulations.
<input checked="" type="checkbox"/>	Water may be supplied temporarily from a hydrant. Contact Water Engineering concerning fees, required permit, and fittings.
<input checked="" type="checkbox"/>	Since the static pressure at this site exceeds 80 pounds per square inch (PSI), the Building Division requirements for a pressure regulator are to be followed in accordance with the California Plumbing Code (CPC).
<input checked="" type="checkbox"/>	Domestic meter size shall be adequate to provide the required flow, as determined by a licensed plumber, architect or engineer, calculated from the number of fixture units for the proposed development, pursuant to the CPC, CCR, Title 24, Part 5. Prior to final approval and preparation of an estimate by the BWP Water Division, the applicant shall obtain approval from the Fire Department for appropriate fire service size and appurtenance selection. A deposit will then be collected to cover construction costs for all required services.
<input checked="" type="checkbox"/>	If the Fire Department requires any new fire hydrants and/or fire services for this development, the Applicant shall request an estimate for same from BWP Water Division. The full deposit for any required work (including upgrading the fire service/backflow device) must be paid before the Water Division approves the project plans.
<input checked="" type="checkbox"/>	A service connection shall not be used to supply utility services to any parcel of land other than the parcel for which the service connection is assigned. If the multiple parcels are not consolidated into one parcel, each parcel will require their own potable and fire water services at the applicant's cost.
<input checked="" type="checkbox"/>	A copy of this Development Review shall be shown on the applicant's plan submittal.
<input checked="" type="checkbox"/>	The Applicant shall meet with utility representatives from BWP/Water, BWP/Electric, and Public Works/Sewer to discuss utility requirements in detail.
<input type="checkbox"/>	Other:

Fees:

<input checked="" type="checkbox"/>	<p>A Water Main Replacement Fee (WMRF) is required in accordance with Sections 4.34 (a), (b), (c), (d) and (e) of the BWP Water Division Rules and Regulations.</p> <p>12" WMRF: 465' of frontage on Alameda St x \$125/linear-foot = \$58,125 12" WMRF: 500' of frontage on Olive St x \$125/linear-foot = \$62,500 Total WMRF = \$58,125 + \$62,500 = \$120,625</p>
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	*Estimated frontage pending final Project parcel map.
<input type="checkbox"/>	A Water Distribution Main Charge (WDMC) is required in accordance with Section 4.34 (g) of the BWP Water Division Rules and Regulations.
<input type="checkbox"/>	Other:

Cross-Connection Prevention and Control:


<input checked="" type="checkbox"/>	The water service for this project must be provided with protective devices that prevent objectionable substances from being introduced into the public water supply system, per Title 17 of the California Administrative Code. A minimum \$50 backflow prevention plan check fee and up to actual cost will be applied. Both domestic and fire services will require installation of backflow prevention devices. Backflow devices must be installed on the applicant's property and as close as possible to the property line (see attached Standard Drawing No. BWP-615).
<input type="checkbox"/>	Other:

Recycled Water:

<input checked="" type="checkbox"/>	Recycled water shall be utilized for construction, grading, and dust control. Contact Water Engineering for fees and permitting requirements.
<input checked="" type="checkbox"/>	Recycled water is available to your parcel. All landscape irrigation must be served by a dedicated recycled water landscape irrigation service. See attached sheet.
<input checked="" type="checkbox"/>	If evaporative cooling towers are utilized for HVAC, they must be served by a dedicated potable water service to be converted to recycled water at the applicant's cost when it is available. Contact Water Engineering for more information.
<input type="checkbox"/>	Other:

For additional information or questions, please contact Bassil Nahhas PE, Principal Civil Engineer, at (818) 238-3500

Approved by:

 acting for Richard Wilson

Richard Wilson, PE
Assistant General Manager - Water Systems



BURBANK FIRE DEPARTMENT

Memorandum

TO: David Kim

FROM: Dave Burke, Fire Marshal
By: Daniel King

DATE: 8/17/2022

RE: 3201 W. Olive Ave. Project No. 22-0004002

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

While we make no attempt to cite all applicable provisions herein, the following code requirements are of special significance for this project:

- Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
- Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
- Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
- Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
- Provide a Knox key box for fire department access.
- Provide a Knox KS-2 key access switch for security gates.
- Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with 3/4 inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.
- 2A10BC fire extinguishers shall be provided and located as directed by the Fire Inspector in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
- Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
- Provide a fire alarm system.
- Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.
- Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
- Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

- When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**
- Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
- All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
- Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.
- Except as otherwise provided, no person shall maintain, own, erect, or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including but not limited to firefighters and police officers. Buildings and structures which cannot meet the required adequate radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional UHF amplifiers as needed. Further information and guidance can be obtained by contacting the City of Burbank Radio Communications shop at (818)238-3601.
- For parking garages provided with a ventilation system in accordance with the California Building Code "Interior Environment" a remote over-ride switch shall be provided for Fire Department use as assistance for smoke removal. The switch shall be located and clearly marked in a readily accessible location as directed by the Fire Department.
- The occupancy shall be approved and limited to the number of occupants noted on the plan submitted for review.
- Provide and maintain an approved occupant load sign in a conspicuous location near the main exit from the room.
- Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
- Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
- All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- Buildings having floors used for human occupancy located more than 35 feet, but less than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "Mid-Rise" requirements as defined by the Burbank Municipal Code.
- Buildings having floors used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access, shall be in compliance with all applicable "High-Rise" requirements as defined by the Burbank Municipal Code.
- High-rise and Mid-rise buildings shall be accessible on a minimum of two sides. Roadways shall not be less than 10 feet or more than 35 feet from the building. Landscaping or other obstructions shall not be placed or maintained around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
- Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 35 feet above the lowest level of Fire Department vehicle access, shall be provided with an automatic fire alarm system.
- Every mid-rise building shall be provided with an approved combined standpipe system.
- All stair shaft doors at each building level shall provide access to the building for fire department use.
- There shall be provided for fire department use at least one access door to one enclosed exit stair shaft that serves all building levels and the roof at the main entrance level outside the building.
- All enclosed exit stairways shall be continuous to each floor served in either direction and shall be without obstructions such as intervening doors and gates.
EXCEPTION: Approved barriers provided at the ground floor level to prevent persons traveling downward from accidentally continuing into the basement, in accordance with the Building Code.
- Locking of enclosed exit stairshaft doors:
 1. All enclosed exit stairshaft doors which are to be locked from the stairshaft side shall have the capability of being unlocked without unlatching, by all of the following methods:
 - 1.1 A manual signal from the central fire control room.

- 1.2 The actuation of a fire alarm device.
- 1.3 Upon failure of electrical power.
2. When enclosed exit stairshaft doors are locked from the stairway side, an approved emergency communication system directly connected to the building control station, proprietary supervisory station, or other approved emergency location shall be available to the public and shall be provided at every fifth floor landing in each required enclosed exit stairshaft.
 - In all high-rise and mid-rise buildings, approved breakout panels or tempered glass windows shall be provided in the exterior wall at the rate of at least twenty square feet of opening per fifty lineal feet of exterior wall in each story, distributed around the perimeter at not more than fifty foot intervals. Such panels shall be clearly identified as required by the Chief.
 - In every bank of elevators, there shall be provided and available to the fire department, an elevator that opens on to each floor served by the individual bank. A bank of elevators is one or more elevator cars controlled by a common operating system, or where all elevator cars will respond to a single call button.
 - Elevator cars assigned for fire department use shall have at height, recessed area, or removable ceiling, which will make possible the carrying of a nine- (9) foot high ladder. At least one elevator car assigned for fire department use and serving all floors shall be of a size that will accommodate a 24 inch by 85 inch ambulance stretcher in the horizontal position, and have a clear opening width of 42 inches. The elevator shall be identified with approved signs.
 - Elevators shall open into a lobby on all floors except the lowest terminal floor of building entry. Lobbies may serve more than one (1) elevator. Lobbies shall be separated from the corridor by one (1) hour fire resistive construction with all openings protected by tight fitting twenty (20) minute door assemblies designed to close automatically upon activation of a detector which will respond to visible or invisible particles of combustion. Lobbies shall also be separated from the remainder of the building as required for corridor walls and ceilings.
 - Every high-rise building shall have an emergency helicopter landing facility located on the roof in an area approved by the Chief. The roof structure shall be designed and constructed to support a minimum live load of ten thousand (10,000) pounds. Such landing facility shall be installed as required for Helistops in accordance with the CFC.

In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:

- Building Type Construction as defined by the California Building Code.
- Square feet of the building.
- The fire flow shall be gpm for hours in accordance with the CFC.

All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

NOTE: All references are in accordance with the 2019 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

For additional information or questions contact the Deputy Fire Marshal or Fire Marshal at (818) 238-3473.

memorandum

DATE: July 15, 2022

TO: David Kim, Associate Planner (ext. 5166)

FROM: Building & Safety Division

SUBJECT: **Project No. 22-0004002 (SB35 – Intent to Submit)**
Located at 3201 W Olive Ave

Based on the drawings submitted for this review, the following requirements apply to the project. Additional requirements will be included when complete drawings are submitted for Plan Check. The applicant and/or project designer is responsible for ensuring that all mandatory information required for permit issuance has been addressed on the plans.

DEVELOPMENT REVIEW IS NOT A PLAN CHECK REVIEW. Plan check review requires submittal of complete construction documents and calculations. Questions concerning exiting, fire-resistance, and occupancy should be presented to the Building Division in writing accompanied by appropriate plans.

Please review the following comments.

1. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2019 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code cycles.

The 2019 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2022. The 2022 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2023.

2. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at building@burbankca.gov.
3. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

4. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
5. Development Impact Fees are assessed by the City for construction of new commercial and/or residential square footage as listed in the Burbank Fee Schedule and Title 10, Article 22, of the Burbank Municipal Code.
6. Low Impact Development: A LID Plan is required for City review that provides a comprehensive, technical discussion of how the project will provide on-site retention in compliance with the requirements of the LID Ordinance and LID Standards Manual. Best Management Practices and control measures shall be prioritized in the following order:
 - i. On-site infiltration, bioretention, and/or rainfall harvest.
 - ii. On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.
7. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELo review.

New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) square feet requiring a building or landscape permit, plan check, or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELo review, either prescriptive or performance, no exceptions.
8. The property shall comply with accessibility requirements for the various occupancies as stated in California Building Code Chapter 11. Accessibility regulations apply to all common areas and pools and spas.
9. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls.
 - i. Standard Plans(<https://www.burbankca.gov/web/public-works/standard-plans>)
 - i. General Parking Standards BT-402
 - ii. Parking Bay Widths BT-403
 - iii. Striping BT-404
10. Separate Permits will be required for the following:
 - a. Demolition
 - b. Grading & Shoring
 - c. Architectural & Structural
 - d. Mechanical
 - e. Plumbing
 - f. Electrical
11. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.

12. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.
13. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application.
14. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.
15. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
16. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
 - Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations, or additions.
17. Approved hours of construction are:

Monday – Friday	7:00 am to 7:00 pm
Saturday	8:00 am to 5:00 pm

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.



**BUILDING & SAFETY DIVISION
CITY OF BURBANK**

LID / ULAR EWMP BMP REPORTING INFORMATION

Approval for development projects and building/grading permits will not be granted/issued until appropriate and applicable stormwater BMPs are incorporated into the project design plans. Also, a plumbing permit will be required for certain treatment control BMPs such as grease traps, sump pumps, and clarifiers. For all projects other than small scale residential developments (4 units or less), if an infiltration BMP is chosen for treatment control, a soils report to address the feasibility of infiltration will be required to be submitted with the plan for review and approval.

Project Name: _____

Street Address: _____

City: _____

Zip Code: _____

Latitude of Project Location (at least 6 decimals): _____

Longitude of Project Location (at least 6 decimals): _____

Parcel APN: _____

Project Type: _____

BMP Type: _____

Total Drainage Area: _____

Predominant Land Use: _____

Project Capital Cost: _____

Native Soil: _____

Managed by BMP: _____ acres

Project Storage Capacity: _____ ac-ft

Total Drainage Area to BMP: _____ Acres

Storm Water Quality Design Volume: _____ cubic feet

Infiltration Rate: _____ in/hr

% Imperviousness of Drainage Area: _____ %



BUILDING & SAFETY DIVISION CITY OF BURBANK

LID / ULAR EWMP BMP REPORTING INFORMATION

User-Estimated Water Supply Benefit:		ac-ft per year
Is Project Storage Capacity Equal to Runoff from the 85th Percentile, 24-hour Storm?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
85th %-tile Vm:		ac-ft
Does BMP have a diversion structure to inlet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, indicate design diversion rate:		acres cfs
BMP Footprint:		acres sq ft
Depth to bottom BMP from Inlet:		acres ft
Commercial Land Use in Drainage Area:		Acres
Residential Land Use in Drainage Area:		Acres
Industrial Land Use in Drainage Area:		Acres
Institutional Land Use in Drainage Area:		Acres
Street/Road Land Use in Drainage Area:		Acres
Open Space Drainage Area:		acres

2022

PARKS AND RECREATION DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

LOCATION: 3201 W. Olive Ave	PROJECT: BS-22-0004002
DESCRIPTION: 5 story mixed use	DATE: 2022

1	Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply with Municipal Water Efficient Landscape Ordinance (MWELO) requirements if over 500 square feet of landscape – <ul style="list-style-type: none">Need to provide Landscape and Irrigation plans
2	Park Development Fee shall be paid prior to issuance of building permits: \$150 /bedroom. N/A X \$150.00 =
3	Street trees required and Street Tree Required if Removed - YES
4	Street trees to remain: YES
5	Revise plans to include the following street trees: Contact Forestry for list of approved street trees. Street Trees are required. All street trees shall be a minimum of 24" box size. Trees in grass shall be installed with Arbor Guards.
6	Add note on planting plan: Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.
7	Tree wells required.
8	Provide irrigation bubbler to street trees.
9	Provide automatically controlled irrigation system to the parkway.
10	Remove existing street trees: NO _____ FEE: _____ Contact Forestry Services at (818) 238-5343 for removal fee.
11	Must comply with Art in Public Places Ordinance if building costs are over \$500,000
12	Additional Comment <ul style="list-style-type: none">Parkway trees and landscaping will require a covenant agreement for property owner to maintain if they don't want to plant City approved Park Way Trees.

For additional information contact the Parks and Recreation Department at (818) 238-5300.

Approved: _____

Michael del Campo
Landscape and Forestry Superintendent
Parks and Recreation Department

BURBANK POLICE DEPARTMENT

DEVELOPMENT REVIEW COMMENTS



Location 3201 W. Olive Ave.

PROJECT # 22-0004002 DR CUP PD LLA ZTA

TTM# _____ VACATION OTHER _____

Project Name: Bob Hope Center Planner: David Kim

Checked By: B. Fekety Title: Sergeant Date: 6/29/2022

Approved By: B. Fekety Title: Sergeant Date: 6/29/2022

General Requirements

In keeping with the City's intent to upgrade the safety infrastructure and preserve the general quality of life, the requirements listed below shall be met to address the concerns of the Chief of Police and the Police Department for this proposed development:

1. All outside lighting shall comply with the requirements of Burbank Municipal Code 5-3-505 - *Outside Lighting*.
2. Pursuant to Burbank Municipal Code 9-1-1-2703 *Public Safety UHF Radio Amplification System*, all buildings and parking structures shall be capable of supporting emergency safety service radio communication systems. All enclosed and/or subterranean interior areas of this project will be tested upon completion of construction to determine the radio signal transparency. Any buildings or structures which cannot pass the appropriate radio signal strength test may require installation of a radiating cable antennae or internal multiple antennae low power repeater system with or without FCC type accepted bi-directional UHF amplifiers as necessary to meet this requirement.
3. Buildings/structures shall display a street number in accordance with Burbank Municipal Code 9-2-505.1(A) – *Residential Building Identification* and/or Burbank Municipal Code 9-2-505.1(B) – *Commercial Building Identification*.
4. Pursuant to Burbank Municipal Code 9-2-505.1.1 - approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and from the alley or rear accessway to the property. Numbers/addresses on residential structures shall be at least four (4) inches (101.6 mm) in height with three-fourths (3/4) inch (19.1 mm) stroke. All other occupancies shall have numbers/addresses a minimum of six (6) inches (152.4

mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/address shall contrast with their background.

5. Pursuant to Burbank Municipal Code 9-2-506.1(a) - *Key Boxes For Police*:
 - A. Residential Dwellings: When access to or within a multiple-family dwelling or complex or private residential community is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or police purposes, a key box is to be installed in an accessible location. The key box shall contain keys to allow access to security gates or doors as required by the Chief of Police
 - B. Other Buildings: When access to or within a multi-occupancy building is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or other police purposes, a key box may be required by the Chief of Police.

The installation shall occur during the construction phase. Depending on the size of the development, more than one “key box for police” may be required. Your project requires “key box for police,” also known as *KnoxBox*, to be installed in the following location(s):

Police KnoxBox to be mounted on the wall adjacent to the main front door. The box must be visible while standing at the front door, and easily accessible.

6. Recommendation - Preventive measures should be taken to secure any entrances to the building(s) from any parking structures to prevent the possibility of theft or burglary. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
7. Recommendation - All exterior doors, other than primary entry doors, shall be self-closing and self-locking to prevent trespassing. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
8. Recommendation - Secure fencing around the construction site with locking gates and appropriate lighting should be installed during construction to prevent trespassing and theft. During construction, the Police Department should be given emergency contact information of contractors and owners for any problems encountered after normal construction hours. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)
9. Recommendation - To ensure construction personnel are aware of the restricted construction times, the developer should install legible, professionally made sign(s) 2 ft.

X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.

Burbank Municipal Code 9-1-1-105.10 – Construction Hours: The following construction hours shall apply to all construction, alteration, movement, enlargement, replacement, repair, equipment, maintenance, removal, and demolition work regulated by this code:

Construction Hours:

Monday – Friday 7:00 a.m. to 7:00 p.m.

Saturday 8:00 a.m. to 5:00 p.m.

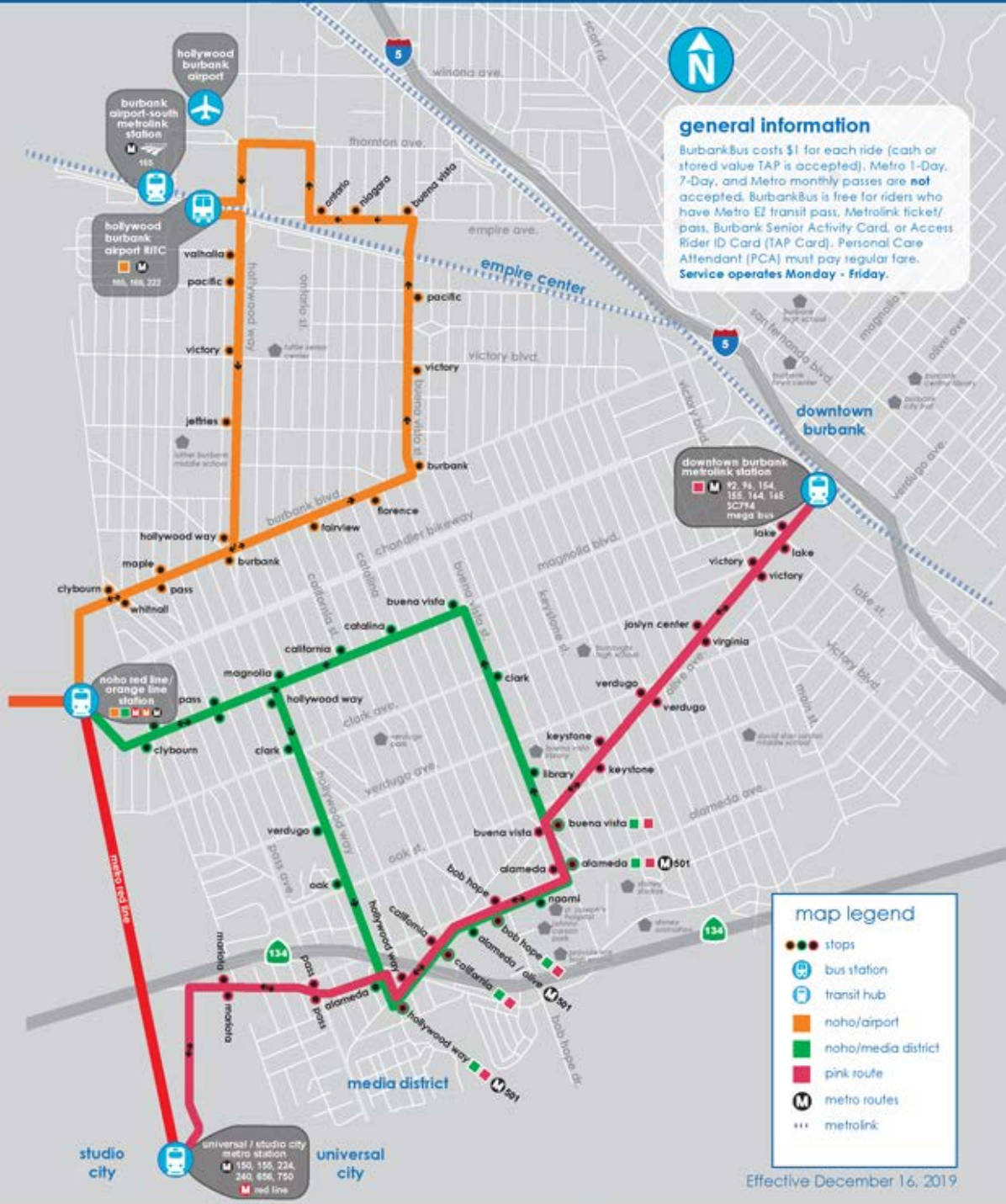
Sunday and City Holidays – None

10. Recommendation - Stairwells, the interiors of which are not completely visible when first entering, shall have mirrors so placed as to make the whole stairwell interior visible to pedestrians outside. (Burbank2035 General Plan Safety Element Goal 3, Policy 3.2 – *Reduce opportunities for criminal activity through physical design standards such as Crime Prevention Through Environmental Design (CPTED) and youth programs, recreation opportunities, educational programs, and counseling services.*)

For additional information or questions, please contact Sergeant Brent Fekety at (818) 238-3240 or via email at bfekety@burbankca.gov. The Police Department will be available to review plans and apply an approval stamp for building permits Monday through Thursday between 9:00 A.M. and 11:00 AM.

ATTACHMENT E
MAP OF BURBANKBUS

burbankbus



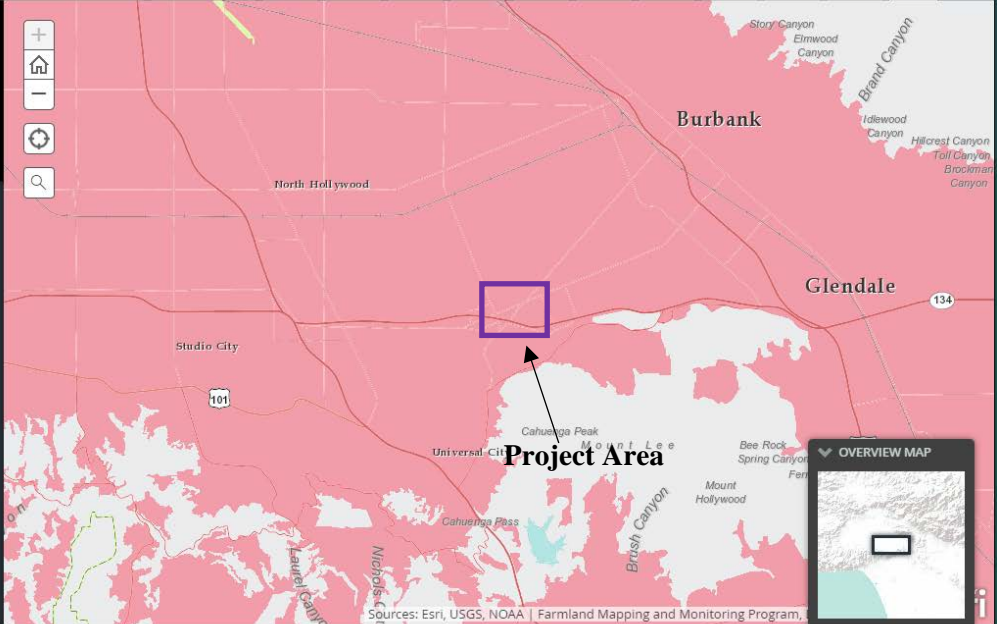
ATTACHMENT F

DEPT. OF CONSERVATION FARMLAND MAP

California Important Farmland: 1984-2018

- Disclaimer
- Overview
- New Urban and Built-Up
- Most Recent
- 1984
- 1986
- 1988
- 1990
- 1992
- 1994
- 1996
- 1998
- 2000
- 2002

- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Confined Animal Agriculture
- Nonagricultural or Natural Vegetation
- Vacant or Disturbed Land
- Rural Residential Land
- Semi-agricultural and Rural Commercial Land
- Urban and Built-Up Land**
- Water Area
- Irrigated Farmland
- Nonirrigated Farmland
- Out of Survey Area



ATTACHMENT G

**U.S. FISH & WILDLIFE SERVICE – NATIONAL
WETLAND INVENTORY**


National Wetlands Inventory
surface waters and wetlands

4803.3 GET DATA PRINT FIND LOCATION

BASEMAPS > Measure

MAP LAYERS >

- Wetlands 30
- Riparian 30
- Riparian Mapping Areas 30
- Data Source 30
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest 0
- FWS Managed Lands 30
- Historic Wetland Data 30



LEGEND

Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

Riparian Mapping Areas

- Riparian Mapping Areas

Areas of Interest

- Other
- Ramsar site

FWS Managed Lands

- Other

Historic Wetland Data

- Historic Wetlands
- Historic Wetland Mapping Areas

ATTACHMENT H

CAL FIRE – VERY HIGH FIRE HAZARD SEVERITY
ZONE MAP



ATTACHMENT I
DEPT. OF TOXIC SUBSTANCES CONTROL – SITE
FACILITY SEARCH



DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIROSTOR

[Tools](#)[Reports](#)[Community Involvement](#)[How to Use EnviroStor](#)[ESI](#)[DTSC Web](#)

PROJECT SEARCH RESULTS

STATUS:

SEARCH CRITERIA: BURBANK, 91505, LOS ANGELES

8 RECORDS FOUND

[EXPORT TO EXCEL](#)

PAGE 1 OF 1

	SITE / FACILITY NAME	ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	CALENVIROSCREEN SCORE	COUNTY
[REPORT]	BRASS PRODUCTION COMPANY	19330317	HISTORICAL	NO FURTHER ACTION	3059-3063 NORTH CALIFORNIA STREET	BURBANK	91505	65-70%	LOS ANGELES
[REPORT] [MAP]	LOCKHEED AERONAUTICAL SYSTEMS CO.	71002158	TIERED PERMIT	REFER: OTHER AGENCY	2555 N. HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]	LOCKHEED AIR TERMINAL	19450006	HISTORICAL	REFER: RWQCB	2627 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]	LOCKHEED AIRCRAFT CORPORATION	19370189	HISTORICAL	REFER: RWQCB	2555 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT] [MAP]	LOCKHEED CORP/ENV SYSTEMS & TECH	71002403	TIERED PERMIT	REFER: OTHER AGENCY	2550 N. HOLLYWOOD WAY #305	BURBANK	91505	90-95%	LOS ANGELES
[REPORT] [MAP]	PAC AIRCRAFT ENGINEERING CENTER	19760010	EVALUATION	NO FURTHER ACTION	3000 CLYBOURN AVENUE	BURBANK	91505	NA	LOS ANGELES
[REPORT]	PACIFIC AIRMOTIVE	19340723	HISTORICAL	REFER: RWQCB	2940 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT] [MAP]	PRICE CLUB #415	71003263	TIERED PERMIT	REFER: OTHER AGENCY	10950 SHERMAN WAY	BURBANK	91505	NA	LOS ANGELES

ATTACHMENT J

DTSC – EXCEL SHEET OF CORTESE LIST

SITE / FACI	ENVIROSTC	PROGRAM	STATUS	STATUS DA	ADDRESS	CITY	ZIP	CALENVIRC	COUNTY	SITE CODE	LATITUDE	LONGITUDE
1450 MARI	38330005	STATE RESI	CERTIFIED	7/6/2012	1450 MARI	SAN FRANC	94124	NA	SAN FRANC	201731	37.74938	-122.394
1601-1633	60002818	STATE RESI	ACTIVE	5/2/2019	1601-1633	SAN FRANC	94112	40-45%	SAN FRANC	202247	37.72437	-122.46
1772 BROA	60002678	STATE RESI	ACTIVE	#####	1772 BROA	REDWOOD	94063	80-85%	SAN MATEI	202258	37.487	-122.223
2403 MARI	60002922	STATE RESI	ACTIVE	1/3/2020	2403 MARI	GARDENA	90249	85-90%	LOS ANGEL	301892	33.89497	-118.32
410 E. 32N	60002760	STATE RESI	ACTIVE	#####	410 E. 32N	LOS ANGEL	90011	95-100%	LOS ANGEL	401862	34.01844	-118.268
6421 SOUT	60002974	STATE RESI	ACTIVE	#####	6421 SOUT	LOS ANGEL	90003	95-100%	LOS ANGEL	301898, 30	33.9808	-118.279
704 NORTH	60003138	STATE RESI	ACTIVE	#####	704 NORTH	SAN MATEI	94401	40-45%	SAN MATEI	202373	37.57553	-122.336
A Z DECASI	19330371	STATE RESI	CERTIFIED	#####	1420 SOUT	POMONA	91766	95-100%	LOS ANGEL	300248	34.04629	-117.727
AAD DISTR	19000031	STATE RESI	ACTIVE - L	1/1/2007	2306 E. 38	VERNON	90058	NA	LOS ANGEL	300461	34.00779	-118.232
ACTION PL	1340116	STATE RESI	CERTIFIED	#####	10132 EDE	OAKLAND	94603	90-95%	ALAMEDA	201569	37.73513	-122.18
ACTS COM	60003038	STATE RESI	ACTIVE	#####	1001 77TH	OAKLAND	94621	90-95%	ALAMEDA	202326	37.75392	-122.19
AEROJET G	34370002	FEDERAL SI	ACTIVE - L	1/1/1983	HIGHWAY !	RANCHO C	95670	45-50%	SACRAMEN	100002, 10	38.61497	-121.207
AFTER 5 TL	60002994	STATE RESI	ACTIVE	#####	1681 & 16	ANAHEIM	62860	80-85%	ORANGE	401921	33.83273	-117.94
AJ COMME	60000133	STATE RESI	ACTIVE	#####	1173-1175	SAN JOSE	95126	45-50%	SANTA CLA	201631	37.34627	-121.928
ALARK HAF	33340002	FEDERAL SI	ACTIVE	#####	2775 MAIN	RIVERSIDE	92501	95-100%	RIVERSIDE	400003	33.9915	-117.368
ALCO PACI	19340753	STATE RESI	CERTIFIED	7/2/2013	16914 SOU	CARSON	90248	90-95%	LOS ANGEL	300353, 30	33.87815	-118.278
ALLEN RAN	70000030	STATE RESI	ACTIVE	#####	APPROXIM	JACKSON	95968	40-45%	AMADOR	101767	38.38126	-120.814
ALMADEN	43100001	STATE RESI	CERTIFIED	#####	ALAMITOS	SAN JOSE	95110	5-10%	SANTA CLA	200005	37.17392	-121.838
ALUMIN-AL	60001398	STATE RESI	ACTIVE	2/1/2011	803 WEST	ONTARIO	91762	95-100%	SAN BERN	401867, 40	34.05955	-117.663
AMCO CHE	1390001	FEDERAL SI	ACTIVE	5/1/2002	1414 THIR	OAKLAND	94607	90-95%	ALAMEDA	200687	37.80284	-122.295
AMTRAK RI	19400012	STATE RESI	ACTIVE	#####	2435 E. W	LOS ANGEL	90021	80-85%	LOS ANGEL	300719	34.01916	-118.226
ANGELES C	19290306	STATE RESI	ACTIVE	#####	8915 SORE	SANTA FE S	90670	90-95%	LOS ANGEL	300301, 30	33.95882	-118.063
AREA 3 (SA	60001335	FEDERAL SI	ACTIVE	#####	COVERS CI	ALHAMBRA	91778	70-75%	LOS ANGEL	301178	34.09859	-118.117
ARGONAU	3100002	FEDERAL SI	ACTIVE	2/5/1987	ARGONAU	JACKSON	95642	50-55%	AMADOR	100347	38.35252	-120.783
ARLENE'S C	60001242	STATE RESI	ACTIVE	8/8/2011	2017 CHES	SAN FRANC	94123	5-10%	SAN FRANC	201871	37.80059	-122.437
ASCON LAN	30490018	STATE RESI	ACTIVE	1/1/1984	21641 MA	HUNTINGT	92646	25-30%	ORANGE	400007, 40	33.64776	-117.973
ATLAS ASB	10320044	FEDERAL SI	ACTIVE - L	1/1/1983	20 MILES N	COALINGA	93210	75-80%	FRESNO	100161, 10	36.32119	-120.591
AUTONETIC	60002054	STATE RESI	ACTIVE	#####	310 EAST V	FULLERTON	92832	85-90%	ORANGE	401687	33.86813	-117.919
AVALON PF	60001560	STATE RESI	ACTIVE - L	#####	200 FALLS	(CITY OF AV	90704	30-35%	LOS ANGEL	404868	33.33852	-118.333
AVENUE A	15490015	STATE RESI	ACTIVE	#####	AVENUE A	ROSAMON	93560	55-60%	KERN	101339	34.82266	-118.142
AYDIN ENE	43360085	STATE RESI	CERTIFIED	#####	3180 HANC	PALO ALTO	94304	1-5%	SANTA CLA	200010	37.41465	-122.146
BALDWIN F	60001336	FEDERAL SI	ACTIVE	#####	COVERS P	BALDWIN F	91706	90-95%	LOS ANGEL	300345	34.08679	-117.96
BASIN BY-P	19290278	STATE RESI	ACTIVE	1/1/1985	3031 EAST	WILMINGT	90744	NA	LOS ANGEL	400015, 40	33.78396	-118.226
BAYWOOD	71000008	STATE RESI	ACTIVE	#####	13 MI NW	(BAYWOOD	93402	10-15%	SAN LUIS C	101047	35.30492	-120.867
BECKMAN	54360008	FEDERAL SI	ACTIVE	#####	167 WEST	PORTERVIL	93257	85-90%	TULARE	100019	36.05072	-119.022
BENHAM A	15280253	STATE RESI	ACTIVE	#####	340 DANIE	BAKERSFIE	93307	95-100%	KERN	100020	35.34933	-118.998
BENICIA AF	48970007	STATE RESI	ACTIVE	#####	BETWEEN	BENICIA	94510	40-45%	SOLANO	201114	38.07038	-122.137
BENICIA AF	60001960	STATE RESI	ACTIVE	#####	750 JACKS	(BENICIA	94510	40-45%	SOLANO	202181	38.04709	-122.142
BENICIA AF	60001959	STATE RESI	ACTIVE	#####	946 TYLER	BENICIA	94510	40-45%	SOLANO	202182	38.04582	-122.14
BERMAN S	27350001	STATE RESI	CERTIFIED	#####	HIGHWAY	SALINAS	93908	45-50%	MONTEREY	200014	36.6125	-121.565
BF GOODRI	60001389	FEDERAL SI	ACTIVE	#####	3196 NORT	RIALTO	92377	75-80%	SAN BERN	401553	34.15592	-117.414
BKK SANIT	19490005	STATE RESI	ACTIVE - L	#####	2210 SOUT	WEST COVI	91792	50-55%	LOS ANGEL	300012, 30	34.0363	-117.913
BLAIR SOU	7490012	STATE RESI	ACTIVE	#####	AT THE FO	(RICHMOND	94804	70-75%	CONTRA C	200060, 20	37.91037	-122.327
BLUE LEDG	60001382	FEDERAL SI	ACTIVE	3/2/2011	2 MILES SO	ROGUE RIV	0	25-30%	SISKIYOU	102152	41.95895	-123.107
BOLINAS A	60001614	STATE RESI	ACTIVE	#####	4&8 BOLIN	SAN ANSEL	94960	1-5%	MARIN	201927	37.96961	-122.561
BORREGO S	37970028	STATE RESI	ACTIVE	#####	ANZA-BORI	BORREGO S	92004	30-35%	SAN DIEGC	400918	33.19611	-116.164
BRIDGES AI	15280037	STATE RESI	ACTIVE	5/1/2006	1200 ORAN	ROSAMON	93560	70-75%	KERN	100179	34.85704	-118.152
BRITZ FERT	10280077	STATE RESI	CERTIFIED	#####	21817 SOU	FIVE POINT	93624	80-85%	FRESNO	100024	36.4159	-120.122
BROWN AN	15280010	STATE RESI	ACTIVE	3/1/1985	135 COMM	SHAFTER	93263	90-95%	KERN	100026, 10	35.49884	-119.268
BROWN AN	15280011	FEDERAL SI	ACTIVE	3/1/1985	600 S DERE	ARVIN	93203	85-90%	KERN	100025, 10	35.20315	-118.823
BUENA VIS	60000405	FEDERAL SI	ACTIVE	#####	12 MILES V	PASO ROBI	93447	40-45%	SAN LUIS C	101804	35.6259	-120.897
CADIZ LAKE	80000206	STATE RESI	ACTIVE	#####	66-MILES	E CADIZ	92277	65-70%	SAN BERN	401436	34.11667	-114.901
CAL COMP	19490019	STATE RESI	ACTIVE	#####	20400 MAI	CARSON	90745	90-95%	LOS ANGEL	400721, 40	33.84261	-118.272
CAL TECH M	1340118	STATE RESI	ACTIVE	5/2/2006	825, 829,	8 OAKLAND	94608	80-85%	ALAMEDA	200882, 20	37.82087	-122.274
CALTRANS	19990003	STATE RESI	CERTIFIED	#####	I-5 FWY BT	LOS ANGEL	90047	95-100%	LOS ANGEL	300203, 90	33.92856	-118.302
CALTRANS	19990002	STATE RESI	CERTIFIED	4/9/1996	NE OF INT	FATHENS	90047	90-95%	LOS ANGEL	300202, 30	33.92366	-118.309
CAMEO	19390043	STATE RESI	ACTIVE - L	#####	6904 EAST	COMMERC	90040	95-100%	LOS ANGEL	300546, 30	33.98021	-118.141
CAMP BEA	58970001	STATE RESI	ACTIVE	#####	97.74 SQ	N MARYSVILL	95901	1-5%	YUBA	101188, 10	39.12833	-121.248
CAMP ELLI	37970025	STATE RESI	ACTIVE	#####	NORTHERN	SAN DIEGO	92103	35-40%	SAN DIEGC	400690	32.82278	-117.103
CAMP IBIS	36970011	STATE RESI	ACTIVE	2/3/2021	21 MILES N	NEEDLES	92363	65-70%	SAN BERN	400765	34.96694	-114.817
CAMP SAN	40910001	STATE RESI	ACTIVE	#####	7 MILES W	SAN LUIS C	93401	1-5%	SAN LUIS C	200604	35.33333	-120.7
CAPITOL PI	57340006	STATE RESI	ACTIVE	#####	319 3RD ST	WEST SACF	95605	85-90%	YOLO	100327	38.58784	-121.51
CARMEL CI	60002209	STATE RESI	ACTIVE	#####	SWC OF JU	CARMEL	93921	1-5%	MONTEREY	202043	36.55934	-121.92
CARRIZO IN	71000046	STATE RESI	ACTIVE	#####	ANZA-BORI	BORREGO S	92004	35-40%	SAN DIEGC	401280	32.8886	-116.092
CASMALIA	42490025	FEDERAL SI	ACTIVE	5/8/1995	3300 NTU	ICASMALIA	93429	80-85%	SANTA BAF	300208	34.8622	-120.547
CASPIAN IN	13280019	STATE RESI	CERTIFIED	#####	287 WEST	EL CENTRO	92243	60-65%	IMPERIAL	400201, 40	32.8218	-115.56

CATERPILL	1350119	STATE RESI	CERTIFIED,	5/9/1997	800 DAVIS SAN LEAN	94577	65-70%	ALAMEDA	200113	37.72397	-122.165
CBS FENDE	60002051	STATE RESI	ACTIVE	#####	500 SOUTH FULLERTON	92831	85-90%	ORANGE	401684	33.86636	-117.906
CENTRAL E	3100003	STATE RESI	CERTIFIED,	#####	OLD RIDGE SUTTER CR	95685	50-55%	AMADOR	100449	38.38394	-120.803
CENTRAL V	24280039	STATE RESI	ACTIVE	#####	7657 AZUS DOS PALOS	93620	90-95%	MERCED	101085	37.04776	-120.629
CHARLES C	19281216	STATE RESI	ACTIVE	7/2/2001	8325 HIND LOS ANGEL	90045	40-45%	LOS ANGEL	300997	33.96278	-118.374
CHATHAM	37490029	STATE RESI	CERTIFIED,	8/3/2020	2257 BERN ESCONDIDO	92029	10-15%	SAN DIEGO	400029	33.09303	-117.089
CHEMICAL	7280017	STATE RESI	CERTIFIED,	#####	600 NICHOLAY POINT	94565	75-80%	CONTRA CO	200019	38.04266	-121.989
CHICAGO M	60001251	STATE RESI	ACTIVE - L	#####	350 SOUTH FULLERTON	92831	75-80%	ORANGE	401489, 40	33.86775	-117.906
CHICO - SK	4880002	STATE RESI	ACTIVE - L	#####	HAGEN LA CHICO	95928	40-45%	BUTTE	101681	39.70665	-121.8
CHICO GRC	4990003	STATE RESI	ACTIVE	#####	CHICO ARE CHICO	95926	25-30%	BUTTE	100035	39.73518	-121.835
CHICO GRC	4990002	STATE RESI	ACTIVE - L	#####	CHICO ARE CHICO	95926	65-70%	BUTTE	100504	39.73176	-121.84
CHICO MU	4450006	STATE RESI	ACTIVE - L	1/1/1985	651 AND 6 CHICO	95926	10-15%	BUTTE	100036, 10	39.79508	-121.848
CHICO SCR.	60000800	STATE RESI	ACTIVE	#####	878 EAST 2 CHICO	95928	75-80%	BUTTE	101937	39.72485	-121.817
CHROME C	19350473	STATE RESI	ACTIVE - L	#####	6845 FLORIBELL GARD	90201	75-80%	LOS ANGEL	300736, 30	33.96572	-118.142
CINTAS/DE	1890017	STATE RESI	CERTIFIED,	#####	777 139TH SAN LEAN	94578	60-65%	ALAMEDA	200642	37.70991	-122.145
CITY OF CO	10330041	FEDERAL SI	CERTIFIED,	#####	AREA SE OF COALINGA	93210	80-85%	FRESNO	100289, 10	36.12775	-120.37
CITY OF FO	60002118	STATE RESI	ACTIVE	#####	STATE HIGH FORT BRAC	95437		MENDOCIN	900279	39.43579	-123.817
CLA-VAL FA	60001550	STATE RESI	ACTIVE	#####	1701 PLACICOSTA ME	92627	60-65%	ORANGE	401579	33.63706	-117.933
COALINGA	10140003	FEDERAL SI	CERTIFIED,	#####	PINE CANY COALINGA	93210	75-80%	FRESNO	100043	36.30963	-120.529
COAST WO	23240013	FEDERAL SI	CERTIFIED,	#####	PLANT RD UKIAH	95482	45-50%	MENDOCIN	200021	39.11151	-123.194
COHERENT	43360115	STATE RESI	CERTIFIED,	#####	3210 PORT PALO ALTO	94304	1-5%	SANTA CLA	200138	37.40725	-122.147
COMMERC	1720110	STATE RESI	ACTIVE	#####	1250-1276 OAKLAND	94607	85-90%	ALAMEDA	201386, 20	37.81655	-122.287
COMMERC	10340074	STATE RESI	ACTIVE	#####	2940 SOUT FRESNO	93706	95-100%	FRESNO	100044, 10	36.69437	-119.792
COMMODI	15330008	STATE RESI	CERTIFIED,	#####	11847 UNI MOJAVE	93501	75-80%	KERN	100175	34.9935	-118.15
COOK BAT	7360035	STATE RESI	CERTIFIED,	#####	139 HILL A OAKLEY	94561	45-50%	CONTRA CO	200072	37.97391	-121.692
COOPER CH	7280154	STATE RESI	CERTIFIED,	3/7/1997	2801 GIAN RICHMON	94806	80-85%	CONTRA CO	200023	37.97482	-122.356
COOPER DI	19500052	FEDERAL SI	ACTIVE	#####	9316 ATLASOUTH GA	90280	95-100%	LOS ANGEL	300251	33.94715	-118.18
CORNELL-C	19360279	STATE RESI	ACTIVE - L	#####	4144 GLEN MARINA DI	90292	25-30%	LOS ANGEL	300040	33.98898	-118.441
COUNTRY C	60001054	STATE RESI	ACTIVE	8/3/2018	2000 W. W VISALIA	93277	50-55%	TULARE	101996	36.30593	-119.313
CP ANZA (J	33970009	STATE RESI	ACTIVE	#####	ARLANZA C RIVERSIDE	92505	90-95%	RIVERSIDE	400509	33.94494	-117.459
CRANE CO.	60002807	STATE RESI	ACTIVE	4/9/2019	3000 WINC BURBANK	91504	90-95%	LOS ANGEL	301853	34.19899	-118.343
CUSTOM C	51340009	STATE RESI	ACTIVE	#####	335 GARDE YUBA CITY	95991	90-95%	SUTTER	100047, 90	39.12447	-121.61
CVCI DISC	60003235	STATE RESI	ACTIVE	7/1/2021	STATEWIDISTATEWIDI	0	60-65%	LOS ANGEL	CV8100, C	34.23866	-118.568
DAVIS CHE	19281215	STATE RESI	ACTIVE - L	9/6/2000	1550 NORT LOS ANGEL	90063	95-100%	LOS ANGEL	300432	34.05918	-118.183
DAVIS MILI	60000691	STATE RESI	ACTIVE	8/2/2018	13145 NOR NEVADA CI	95959	15-20%	NEVADA	102007	39.29117	-120.985
DEL AMO F	19300230	FEDERAL SI	ACTIVE - L	#####	DEL AMO E LOS ANGEL	90020	95-100%	LOS ANGEL	400048, 40	33.8497	-118.292
DEL NORTE	8420001	FEDERAL SI	CERTIFIED,	#####	2650 W W CRESCENT	95531	40-45%	DEL NORTE	200025	41.7737	-124.232
DELANO PC	60001327	STATE RESI	ACTIVE	8/4/2010	MAIN STRE DELANO	93215	80-85%	KERN	102044, 10	35.76911	-119.246
DELTA AUT	7750026	STATE RESI	ACTIVE	6/5/2009	6 INDUSTR PITTSBURG	94565	80-85%	CONTRA CO	201333, 20	38.02988	-121.876
DERRY LAN	60000286	STATE RESI	ACTIVE	5/1/2006	DERRY LAN MENLO PA	94025	5-10%	SAN MATEO	201659	37.45577	-122.185
DIESEL LOC	60001272	STATE RESI	ACTIVE	4/6/2010	1331 E. W SANTA ANA	92705	80-85%	ORANGE	401519, 40	33.71631	-117.853
DOVE CLEA	60003322	STATE RESI	ACTIVE	4/1/2022	10553 SAN LOS ANGEL	90025		LOS ANGEL	402011	0	0
DOWNGRA	60003394	STATE RESI	ACTIVE	#####	NORTH OF FRESNO	93721	95-100%	FRESNO	102478, 10	36.72579	-119.773
DREW SALE	7500035	STATE RESI	CERTIFIED,	#####	1156 CAST RICHMON	94804	70-75%	CONTRA CO	200026	37.94969	-122.368
DRY CANYO	80000411	STATE RESI	ACTIVE	7/1/2012	53 MILES N DRY CANYO	93222	20-25%	VENTURA	301338	34.75	-119.242
DUCKETT R	60002000	STATE RESI	ACTIVE	#####	2811 E. LINANAHEIM	92806	85-90%	ORANGE	401668	33.83722	-117.871
DUTCH BO	1390006	STATE RESI	CERTIFIED,	#####	4825 SAN LOAKLAND	94601	95-100%	ALAMEDA	201426	37.7665	-122.214
DWA PLUM	1990002	STATE RESI	ACTIVE	#####	SAN LEAN SAN LEAN	94578	75-80%	ALAMEDA	200327, 20	37.70585	-122.153
E-D COAT I	60002501	STATE RESI	ACTIVE	#####	715 4TH ST OAKLAND	94607	NA	ALAMEDA	202138, 20	37.79974	-122.282
ECODYNE F	49240001	STATE RESI	ACTIVE	5/1/1986	930 SHILOF WINDSOR	95492	35-40%	SONOMA	200028	38.52135	-122.794
EEL RIVER S	12240119	STATE RESI	ACTIVE	#####	1053 NORT FORTUNA	95540	40-45%	HUMBOLD	200757, 20	40.51469	-124.124
EL CENTRO	80000169	STATE RESI	ACTIVE	#####	9.65 MILES EL CENTRO	92244	50-55%	IMPERIAL	401407	32.88806	-114.974
EL CENTRO	80000101	STATE RESI	ACTIVE	1/9/2020	E1/2, NW1 EL CENTRO	92244	35-40%	IMPERIAL	401361	32.94667	-115.683
EL CENTRO	80000167	STATE RESI	ACTIVE	#####	E1/2, NW1 EL CENTRO	92244	35-40%	IMPERIAL	401406	32.91694	-115.667
EL MONTE	60001337	FEDERAL SI	ACTIVE	#####	COVERS PC EL MONTE	91732	90-95%	LOS ANGEL	301369, 30	34.0801	-118.041
ELECTRO F	1330044	STATE RESI	ACTIVE	5/2/2006	130 NEVIN RICHMON	94801	90-95%	CONTRA CO	201414, 20	37.93666	-122.368
EMPIRE MI	29100003	STATE RESI	ACTIVE	#####	10791 E EN GRASS VAL	95945	65-70%	NEVADA	100235	39.20776	-121.043
EMPIRE ST	51990001	STATE RESI	ACTIVE	#####	3094 1\2 NYUBA CITY	95991	35-40%	SUTTER	101298, 10	39.17189	-121.693
ENGINEERI	71003391	STATE RESI	ACTIVE	#####	1224 E. PO SANTA ANA	92707	80-85%	ORANGE	401052, 40	33.72544	-117.855
ENVIRONM	15490019	STATE RESI	ACTIVE	7/1/1994	ROUND M(BAKERSFIE)	93301	75-80%	KERN	100054	35.46213	-118.899
ESPLANADI	4720001	STATE RESI	ACTIVE	2/7/2011	164 E 2ND CHICO	95926	25-30%	BUTTE	100263	39.73946	-121.846
EXIDE PARI	60002705	STATE RESI	ACTIVE	#####	VARIOUS L VARIOUS	90058	NA	LOS ANGEL	900315, 90	34.0058	-118.194
EXIDE RESI	60002267	STATE RESI	ACTIVE	#####	VARIOUS L VARIOUS	90058	NA	LOS ANGEL	900291, N	34.0058	-118.194
FAIR ANSEI	60001218	STATE RESI	ACTIVE	#####	709 & 711 FAIRFAX	94930	1-5%	MARIN	201866, 20	37.98578	-122.584
FASS META	7330030	STATE RESI	CERTIFIED,	#####	818 W. GE RICHMON	94801	95-100%	CONTRA CO	200037	37.95449	-122.378
FIRESTONE	70000165	STATE RESI	ACTIVE - L	#####	8440 ALAN SOUTH GA	90280	95-100%	LOS ANGEL	301249	33.96036	-118.23
FIRESTONE	19300231	STATE RESI	ACTIVE	#####	2323 FIRES SOUTH GA	90280	95-100%	LOS ANGEL	300341	33.95852	-118.229

FIRST AVEN	4720002	STATE RESI	ACTIVE	#####	1082 EAST CHICO	95927	15-20%	BUTTE	100264	39.74604	-121.831
FLAIR CUST	4720003	STATE RESI	ACTIVE	#####	660 MANG CHICO	95926	25-30%	BUTTE	100185	39.735	-121.835
FLOWSERV	60001983	STATE RESI	ACTIVE		3/4/2014 844 BROAD CHICO	95928	65-70%	BUTTE	102237, 10	39.72509	-121.836
FMC CORP	10280013	STATE RESI	ACTIVE		1/1/1985 2501 SOUT FRESNO	93725	95-100%	FRESNO	100056	36.71261	-119.77
FMC CORP	7280011	STATE RESI	CERTIFIED	#####	855 PARR ERICHMONC	94801	80-85%	CONTRA CC	200033, 20	37.96783	-122.357
FOLSOM PI	34920001	STATE RESI	CERTIFIED	#####	N OF FOLS(REPRESA	95671	NA	SACRAMEN	100058	38.69394	-121.157
FORMER A	60003141	STATE RESI	ACTIVE	#####	2511 IRVIN SAN FRANC	94122	25-30%	SAN FRANC	202372	37.76306	-122.485
FORMER A	19340792	STATE RESI	ACTIVE	#####	5977 W. W CULVER CIT	90232	65-70%	LOS ANGEL	301290	34.03211	-118.376
FORMER D	60001235	STATE RESI	ACTIVE	#####	4032 GAGE BELL	90201	95-100%	LOS ANGEL	301486	33.97875	-118.195
FORMER D	60000535	STATE RESI	BACKLOG	#####	1102 WEST BURBANK	91506	60-65%	LOS ANGEL	301328	34.18211	-118.323
FORMER J.	1240036	STATE RESI	ACTIVE	#####	2189, 2199 ALAMEDA	94501	65-70%	ALAMEDA	201525, 20	37.77372	-122.242
FORMER KI	60003225	STATE RESI	ACTIVE		1/1/2022 1115 SANT SAN LUIS C	93401	40-45%	SAN LUIS C	102466	35.28151	-120.659
FORMER L	60003165	STATE RESI	ACTIVE		7/1/2021 7355 NORT FRESNO	93650	95-100%	FRESNO	102440	36.84384	-119.791
FORMER M	60003071	STATE RESI	ACTIVE	#####	12430 WHI WHITTIER	90602	85-90%	LOS ANGEL	301942	33.97192	-118.045
FORMER N	60002270	STATE RESI	ACTIVE	#####	811 11TH A DELANO	93215	80-85%	KERN	102277, 10	35.7705	-119.247
FORMER N	60003167	STATE RESI	ACTIVE		7/1/2021 7763 NORT FRESNO	93720	35-40%	FRESNO	102442	36.85117	-119.777
FORMER N	60001376	STATE RESI	ACTIVE	#####	1438 EL CA MENLO PA	94025	5-10%	SAN MATE	201888, 20	37.45649	-122.188
FORMER SI	60003224	STATE RESI	ACTIVE		1/1/2022 385 HIGUE SAN LUIS C	93401	25-30%	SAN LUIS C	102464	35.27451	-120.669
FORMER VI	60003019	STATE RESI	ACTIVE		7/3/2020 485 O'FARF SAN FRANC	94102	60-65%	SAN FRANCISCO		37.78559	-122.413
FORMER VI	60001053	STATE RESI	ACTIVE		8/3/2018 2615 S. MC VISALIA	93277	65-70%	TULARE	101999	36.30698	-119.314
FORMER W	60001352	STATE RESI	ACTIVE		9/1/2010 4634 W. M VISALIA	93291	60-65%	TULARE	102107	36.328	-119.342
FORT MCD	71000007	STATE RESI	ACTIVE	#####	4 MILES NC ANGEL ISLA	93933	5-10%	MARIN	201263	37.8625	-122.423
FOSTER-GA	33280137	STATE RESI	ACTIVE - L	#####	1577 FIRST COACHELL	92236	70-75%	RIVERSIDE	400305	33.68323	-116.18
FRANCISCA	19320112	STATE RESI	CERTIFIED	#####	2901 LOS F LOS ANGEL	90039	80-85%	LOS ANGEL	300065, 30	34.12656	-118.263
FREEMAN I	60000835	STATE RESI	ACTIVE	#####	2040 ARTE: TORRANCE	90504	60-65%	LOS ANGEL	401377	33.87166	-118.315
FRESNO AII	10450005	STATE RESI	ACTIVE		1/1/1990 MCKINLEY FRESNO	93727	65-70%	FRESNO	100242, 10	36.76611	-119.71
FRESNO SA	10490097	FEDERAL SI	ACTIVE - L		1/1/1989 SW CORNE FRESNO	93706	95-100%	FRESNO	100246	36.69717	-119.83
FRONTIER I	57070001	FEDERAL SI	ACTIVE - L		4/1/1985 SECOND ST DAVIS	95616	10-15%	YOLO	100060	38.55251	-121.703
FULTON SH	7440009	STATE RESI	ACTIVE	#####	307 FULTO ANTIOCH	94509	90-95%	CONTRA CC	201495	38.01659	-121.801
GALLADE C	80001356	STATE RESI	ACTIVE - L	#####	1230 E SAI SANTA ANA	92707	80-85%	ORANGE	400236, 40	33.71926	-117.855
GARDENA !	19490135	STATE RESI	ACTIVE	#####	1450 WEST GARDENA	90247	80-85%	LOS ANGEL	300067, 30	33.87235	-118.3
GATX ANNI	19420029	STATE RESI	CERTIFIED	#####	208 EAST 2 SAN PEDRC	90731	NA	LOS ANGEL	400066, 40	33.7268	-118.278
GAVILAN P	33970011	STATE RESI	ACTIVE	#####	S35, T4 SOI PERRIS	92057	55-60%	RIVERSIDE	400773	33.79583	-117.379
GBF / PITTS	7490038	FEDERAL SI	ACTIVE - L		1/1/1988 SOMERVILLIANTIOCH	94509	70-75%	CONTRA CC	200041	37.98815	-121.847
GENERAL E	1360059	STATE RESI	ACTIVE - L	#####	5441 INTEFOAKLAND	94601	95-100%	ALAMEDA	200135, 20	37.76532	-122.206
GEORGIA-F	23240008	STATE RESI	ACTIVE - L		8/1/2006 90 WEST RI FORT BRAC	95437	45-50%	MENDOCIN	200402, 20	39.44138	-123.809
GOFFS CPS	80000412	STATE RESI	ACTIVE	#####	35 MILES V GOFFS	92363	75-80%	SAN BERN	401352	34.925	-115.063
GOLDEN E	19290167	STATE RESI	ACTIVE - L	#####	21000 SOU CARSON	90745	90-95%	LOS ANGEL	400072	33.84074	-118.283
GOLDEN W	60002066	STATE RESI	BACKLOG	#####	1850 EAST FULLERTON	92831	85-90%	ORANGE	401696	33.85962	-117.897
GOSHEN A	54270005	STATE RESI	ACTIVE		5/1/1986 6941 AND I VISALIA	93291	65-70%	TULARE	100022	36.3411	-119.367
GOSHEN C	60002004	STATE RESI	ACTIVE		5/5/2014 BETTY DRIV GOSHEN	93227	95-100%	TULARE	102240	36.35571	-119.423
GREEN'S CI	60002279	STATE RESI	ACTIVE	#####	4600 FIRES SOUTH GA	90280	95-100%	LOS ANGEL	301731, 30	33.95219	-118.189
GREENVILL	60003346	STATE RESI	ACTIVE		4/7/2022 GREENVILL GREENVILL	95947		PLUMAS	102472	0	0
GROSSI/CA	15100008	STATE RESI	CERTIFIED		2/7/1997 INTERSECT ROSAMON	93560	70-75%	KERN	100184	34.84956	-118.159
GUSTINE B	80001093	STATE RESI	ACTIVE	#####	5 MILES WIGUSTINE	95322	70-75%	MERCED	101940	37.25085	-121.095
H S MANN	10330038	STATE RESI	ACTIVE - L		1/1/1984 5404 SOUT DEL REY	93616	85-90%	FRESNO	100101, 10	36.65747	-119.59
HALACO E	56330002	FEDERAL SI	ACTIVE	#####	6200 PERKIOXNARD	93033	85-90%	VENTURA	300075, 30	34.13919	-119.183
HAMILTON	21970010	STATE RESI	CERTIFIED	#####	HIGHWAY 1(NOVATO	94947	35-40%	MARIN	201268	38.06188	-122.523
HAMILTON	21970012	STATE RESI	ACTIVE	#####	HIGHWAY :NOVATO	94947	35-40%	MARIN	200714	38.06444	-122.492
HARBORFR	70000178	STATE RESI	ACTIVE		7/1/2005 MEADE SO RICHMONC	94804	70-75%	CONTRA CC	201734	37.91234	-122.328
HARBOUR	7340024	STATE RESI	ACTIVE	#####	738 HARBC RICHMONC	94804	70-75%	CONTRA CC	200043	37.92173	-122.36
HARD CHRO	1870003	STATE RESI	ACTIVE	#####	750 107TH OAKLAND	94603	70-75%	ALAMEDA	201529, 20	37.73253	-122.175
HARD CHRO	19340231	STATE RESI	ACTIVE		7/1/2001 617 EAST 5 LOS ANGEL	90011	95-100%	LOS ANGEL	300457, 30	33.99184	-118.264
HARMON F	54070051	STATE RESI	CERTIFIED	#####	1494 SOUT PIXLEY	93256	95-100%	TULARE	100073	35.96153	-119.304
HARRIS DR	1720109	STATE RESI	ACTIVE	#####	2801 MAR OAKLAND	94609	80-85%	ALAMEDA	201253, 20	37.81813	-122.272
HARVEY M.	80000078	MILITARY E	ACTIVE	#####	TORRANCE		95-100%	LOS ANGELES		33.85556	-118.308
HERCULES	7280156	STATE RESI	CERTIFIED	#####	CORNER OIHERCULES	94547	20-25%	CONTRA CC	200044	38.01341	-122.28
HERCULES	7280016	STATE RESI	CERTIFIED		6/9/1997 560 RAILRC HERCULES	94547		CONTRA CC	200045, 20	38.02071	-122.289
HERITAGE I	60000237	STATE RESI	ACTIVE	#####	13855 MOISONORA	95370	45-50%	TUOLUMN	101910, 10	37.9774	-120.342
HEWLETT F	43360078	STATE RESI	CERTIFIED	#####	3215 PORT PALO ALTO	94304	1-5%	SANTA CLA	200119	37.40898	-122.148
HEWLETT F	43350089	STATE RESI	CERTIFIED	#####	CORNER OI PALO ALTO	94304	1-5%	SANTA CLA	200142	37.40971	-122.152
HILLVIEW F	43360077	STATE RESI	CERTIFIED	#####	HILLVIEW A PALO ALTO	94304	1-5%	SANTA CLA	200048	37.40778	-122.15
HOLCHEM,	19281213	STATE RESI	ACTIVE - L	#####	13546 DESI PACOIMA	91331	90-95%	LOS ANGEL	300593	34.27496	-118.427
HOLTVILLE	80000145	STATE RESI	ACTIVE		1/9/2020 8 MILES NC HOLTVILLE	92250	50-55%	IMPERIAL	401335, 40	32.91944	-115.271
HOWARD M	1440006	STATE RESI	ACTIVE - L	#####	EMBARCAT OAKLAND	94604	NA	ALAMEDA	201089, 20	37.79722	-122.283
HYTONE CI	60000629	STATE RESI	ACTIVE		5/1/2007 2702 MOU EL MONTE	91732	95-100%	LOS ANGEL	301319, 90	34.05952	-118.025
IKEA (FORM	1440005	STATE RESI	CERTIFIED	#####	4300 EAST EMERYVILL	94608	80-85%	ALAMEDA	200312, 20	37.8295	-122.292

INDUSTRIA	60001937	STATE RESI ACTIVE	#####	17109	SOU GARDENA	90248	90-95%	LOS ANGEL	301601	33.87624	-118.277
INDUSTRIA	10330040	FEDERAL SI ACTIVE	#####	7140	NORT PINEDALE	93650	65-70%	FRESNO	100076, 10	36.84194	-119.811
INTERNATI	19390044	STATE RESI CERTIFIED,	#####	2182	EAST LOS ANGEL	90021	80-85%	LOS ANGEL	300591	34.02421	-118.234
IRON MOU	45100001	FEDERAL SI ACTIVE	1/1/1983		OFF HWY 2 REDDING	96001	35-40%	SHASTA	100077	40.67083	-122.528
IRVINE PAF	80000831	STATE RESI ACTIVE	#####		LOCATED CIRVINE PAF	92697	10-15%	ORANGE	401507	33.79583	-117.746
J H BAXTER	47240001	FEDERAL SI CERTIFIED,	#####	422	MILL S' WEED	96094	50-55%	SISKIYOU	100016	41.43288	-122.37
J R SIMPLO	15070030	STATE RESI ACTIVE - L/	5/1/1986	430	PEPPEI EDISON	93220	80-85%	KERN	100133	35.35148	-118.878
J&S CHRON	19340358	STATE RESI ACTIVE - L/	#####	6863	FLORI BELL GARD	90201	75-80%	LOS ANGEL	300255, 30	33.96565	-118.141
JERVIS WEI	60000332	FEDERAL SI ACTIVE	#####	9301	RAYO SOUTH GA'	90280	95-100%	LOS ANGEL	301286	33.94964	-118.178
JET PROPU	19970008	FEDERAL SI ACTIVE	#####	4800	OAK (PASADENA	91109	5-10%	LOS ANGEL	300318	34.19865	-118.175
JOHN ALEX	15330004	STATE RESI CERTIFIED,	3/7/2003	1753	SIERR ROSAMON	93560	70-75%	KERN	100006	34.84572	-118.16
K & D SALV	15500001	STATE RESI ACTIVE	#####	600	SOUTH BAKERSFIEI	93307	95-100%	KERN	101086	35.34895	-119.002
KAISER AEF	1990015	STATE RESI CERTIFIED,	#####	880	DOOLI' SAN LEANC	94577	85-90%	ALAMEDA	200559	37.72003	-122.188
KAWEAH -	60001917	STATE RESI CERTIFIED,	#####	11878	AVE VISALIA	93291	95-100%	TULARE	102187	36.38734	-119.307
KEN'S BUFF	70000051	STATE RESI ACTIVE	#####	1816	21ST SACRAMEN	95814	85-90%	SACRAMEN	101737	38.56694	-121.483
KETEMA AI	37370033	STATE RESI ACTIVE	#####	790	GREENEL CAJON	92021	75-80%	SAN DIEGO	400433	32.81466	-116.953
KLASS CLE/	60002699	STATE RESI ACTIVE	8/8/2018	1141	MAINST. HELENA'	94574	25-30%	NAPA	202194	38.50317	-122.468
KOPPERS II	4240001	FEDERAL SI CERTIFIED,	#####		BAGGETT-MOROVILLE	95965	65-70%	BUTTE	100084, 10	39.46949	-121.562
LA HABRA	60002635	STATE RESI ACTIVE	#####	650	NORTH LA HABRA	90631	65-70%	ORANGE	401826	33.93787	-117.933
LABRIC/ALC	60003385	STATE RESI ACTIVE	#####	16914	SOU GARDENA	90248		LOS ANGEL	301976	0	0
LABRIC/BEI	60002774	STATE RESI ACTIVE	#####	2652	LONG LOS ANGEL	90058	95-100%	LOS ANGEL	301842	34.0135	-118.243
LAMOUR'S	60001052	STATE RESI ACTIVE	#####	2911	S. MC VISALIA	93277	65-70%	TULARE	102000	36.30492	-119.314
LANE MET/	60000594	STATE RESI ACTIVE	#####	2942	SAN FOAKLAND	94608	80-85%	ALAMEDA	201736, 20	37.82015	-122.276
LAVA CAP I	29100004	FEDERAL SI ACTIVE	#####	14501	LAV, NEVADA CI	95959	20-25%	NEVADA	100337, 10	39.22867	-120.972
LIQUID GO	7290039	FEDERAL SI ACTIVE - L/	#####		HOFFMAN RICHMONC	94804	70-75%	CONTRA CC	200060	37.91011	-122.324
LOCKHEED	43280130	STATE RESI CERTIFIED,	#####	3170	PORT PALO ALTO	94304	1-5%	SANTA CLA	200139, 20	37.4069	-122.152
LOCKHEED	33370039	STATE RESI ACTIVE	#####		HIGHLAND BEAUMON	92223	65-70%	RIVERSIDE	400200	33.8638	-116.933
LOCKHEED	33370038	STATE RESI ACTIVE	#####		JACK RABB BEAUMON	92223	70-75%	RIVERSIDE	400261	33.93	-117.031
LORENTZ B	43300026	FEDERAL SI ACTIVE - L/	1/1/1985	1507	SOUT SAN JOSE	95112	65-70%	SANTA CLA	200061	37.31864	-121.866
LOUISIANA	4240002	STATE RESI CERTIFIED,	#####		WEST 16TH CHICO	95926	55-60%	BUTTE	100186	39.71579	-121.832
LUBRICATI	19290153	STATE RESI ACTIVE	#####	12500	LAN CANYON CI	91350	15-20%	LOS ANGEL	300087, 30	34.4323	-118.37
MACGILLIS	20240001	STATE RESI ACTIVE - L/	8/1/1985	11272	ROA MADERA	93639	90-95%	MADERA	100098	36.91366	-119.965
MADERA A	80000555	MILITARY E ACTIVE	3/3/2021		MADERA		75-80%	MADERA		37.03404	-120.03
MADERA P	60001450	STATE RESI ACTIVE	#####		SOUTH C S' MADERA	93638	95-100%	MADERA	102045, 10	36.9583	-120.056
MAGNOLIA	60000488	STATE RESI ACTIVE	#####	650	GREENEL CAJON	92021	75-80%	SAN DIEGO	404722, 40	32.81393	-116.955
MANSION	43280031	STATE RESI CERTIFIED,	#####	4101	LICK I SANTA CLA	95054	20-25%	SANTA CLA	200117	37.39951	-121.945
MARCHAN	60001628	STATE RESI ACTIVE	2/7/2012	5679	HORT EMERYVILL	94608	40-45%	ALAMEDA	201929, 20	37.83741	-122.291
MARLEY CC	39240014	STATE RESI CERTIFIED,	#####	200	NORTH STOCKTON	95215	90-95%	SAN JOAQU	100102	37.96771	-121.234
MARSHALL	60000250	STATE RESI ACTIVE	#####	20457	RED CASTRO VA	94546	50-55%	ALAMEDA	201654	37.69698	-122.074
MCCOLL	30290001	FEDERAL SI CERTIFIED,	#####		ROSECRAN FULLERTON	92833	35-40%	ORANGE	300093, 40	33.89513	-117.971
MCCORMIK	39240001	FEDERAL SI ACTIVE - L/	5/1/1986	1214	W. W STOCKTON	95203	95-100%	SAN JOAQU	100108	37.9486	-121.307
MCDONNE	34370069	STATE RESI ACTIVE - L/	#####	11505	DOL RANCHO CI	95742	45-50%	SACRAMEN	100295, 10	38.5616	-121.211
MCNAMAR	12240115	STATE RESI ACTIVE - L/	1/2/2019	1619	GLEN ARCATA	95521	30-35%	HUMBOLD'	200066, 20	40.90077	-124.019
MIDWAY V	41650007	STATE RESI CERTIFIED,	#####	47	MIDWA DALY CITY	94014	65-70%	SAN MATEI	200212, 20	37.70212	-122.414
MILLER'S C	60001050	STATE RESI ACTIVE	#####	2235	W. W VISALIA	93277	65-70%	TULARE	102001	36.30562	-119.316
MISSION U	60000969	STATE RESI ACTIVE	#####	520	E. MIN VISALIA	93292	80-85%	TULARE	102051	36.32774	-119.287
MOBILE SV	15330011	STATE RESI ACTIVE	#####		UNITED STIMOJAVE	93501	75-80%	KERN	100188	34.98296	-118.151
MODERN C	60001154	STATE RESI ACTIVE	5/6/2010	609	WALNI RED BLUFF	96080	60-65%	TEHAMA	102020, 10	40.17664	-122.239
MODESTO	50950002	FEDERAL SI ACTIVE - L/	1/1/1989		MCHENRY MODESTO	95351	75-80%	STANISLAU	100111, 10	37.65667	-120.994
MOJAVE G	80000950	STATE RESI ACTIVE	#####	2	MILE SW MOJAVE	93505	45-50%	KERN	101450	35.07581	-117.998
MOMIN LC	60001010	STATE RESI ACTIVE	#####	1918	ARTE TORRANCE	90504	60-65%	LOS ANGEL	401470, 40	33.8727	-118.312
MONSANT	19281200	STATE RESI ACTIVE	#####	2100	EAST CARSON	90810	NA	LOS ANGEL	400266	33.82292	-118.238
MONTROSI	19280024	FEDERAL SI ACTIVE - L/	#####	20201	NORT TORRANCE	90502	95-100%	LOS ANGEL	400100, 40	33.8477	-118.302
MOUNT O	71000033	STATE RESI ACTIVE	#####		APPROXIM CLOVIS	93911	25-30%	FRESNO	101191, 10	36.88951	-119.628
MOYER CH	60001663	STATE RESI ACTIVE - L/	#####	1300,1310,	SAN JOSE	95112	80-85%	SANTA CLA	201936, 20	37.36613	-121.898
MP ASSOCI	3390001	STATE RESI ACTIVE	#####	6555	JACK'S IONE	95640	50-55%	AMADOR	101568	38.30763	-120.902
MYERS DRI	1340110	STATE RESI CERTIFIED,	#####	4500	SHELL EMERYVILL	94608	50-55%	ALAMEDA	200144	37.83301	-122.293
NEVILLE C	19280515	STATE RESI CERTIFIED,	#####	12800	IMP SANTA FE S	90670	NA	LOS ANGEL	300102	33.9165	-118.059
NEW FASH	60001918	STATE RESI ACTIVE	#####	4548	BEAC BUENA PAI	90621	60-65%	ORANGE	401649	33.89515	-117.987
NEWCROW	60000714	STATE RESI ACTIVE	#####	6141	TO 62 COMMERC	90040	95-100%	LOS ANGEL	301321	33.97853	-118.153
NEWMARK	36990002	FEDERAL SI ACTIVE - L/	#####		BUNKER HISAN BERN/	92408	75-80%	SAN BERN/	400259	34.1821	-117.345
NORGE VIL	4720004	STATE RESI CERTIFIED,	#####	254	EAST F CHICO	95926	65-70%	BUTTE	101168	39.73158	-121.84
NORTH VAL	4720005	STATE RESI ACTIVE	7/1/1995	801	EAST A CHICO	95926	40-45%	BUTTE	100506	39.75812	-121.846
NORTHROF	60002053	STATE RESI ACTIVE	#####	1401	EAST FULLERTON	92831	85-90%	ORANGE	401686	33.86042	-117.904
NORTHWE'	1340123	STATE RESI ACTIVE - L/	#####	1218	24TH OAKLAND	94607	85-90%	ALAMEDA	201574, 20	37.81775	-122.285
OAK LANE	60002268	STATE RESI ACTIVE	#####	910	MAIN ' DELANO	93215	80-85%	KERN	102275	35.76822	-119.245
OASIS CLE/	60002269	STATE RESI ACTIVE	#####	920	MAIN ' DELANO	93215	80-85%	KERN	102276, 10	35.76863	-119.245

OLD ORCH	19720018	STATE RESI	ACTIVE	#####	23357 LYOISANTA CLA	91355	35-40%	LOS ANGEL	301525	34.38094	-118.542
OMEGA CH	19280436	FEDERAL SI	ACTIVE	#####	12504 WHIWHITTIER	90602	85-90%	LOS ANGEL	300223, 30	33.96957	-118.044
ONE HOUR	60000236	STATE RESI	ACTIVE	#####	717 WEST I VISALIA	93291	85-90%	TULARE	102049	36.32993	-119.3
ONE HOUR	60002277	STATE RESI	ACTIVE	#####	1841 SOUT VISALIA	93277	70-75%	TULARE	102308, 10	36.31433	-119.315
ONE-HOUR	60003037	STATE RESI	ACTIVE	#####	1275 SOLA ALBANY	94706	15-20%	ALAMEDA	202325	37.89082	-122.293
OPERATING	19490207	FEDERAL SI	CERTIFIED	8/2/2012	900 POTRE MONTEREY	91755	60-65%	LOS ANGEL	300110, 30	34.0365	-118.104
OPHIR ROA	60000689	STATE RESI	ACTIVE	8/1/2007	ASSESSOR'S OROVILLE	95965	65-70%	BUTTE	101886	39.46656	-121.571
ORANGE CI	71002520	STATE RESI	ACTIVE	#####	1711 E. KIM FULLERTON	92831	85-90%	ORANGE	401605, 40	33.86319	-117.897
ORANGE CI	60002058	FEDERAL SI	ACTIVE	#####	VARIOUS S FULLERTON	92832	85-90%	ORANGE	401690, 40	33.85763	-117.923
ORLAND CI	11720001	STATE RESI	CERTIFIED	#####	726 FIFTH S ORLAND	95963	50-55%	GLENN	100348	39.74655	-122.196
OSAGE IND	15330001	STATE RESI	ACTIVE	#####	2001 15TH ROSAMON	93560	70-75%	KERN	100257	34.85191	-118.158
OSAGE IND	15330005	STATE RESI	ACTIVE	6/2/1994	60TH STREI ROSAMON	93560	55-60%	KERN	101534	34.88333	-118.233
OWL CLEAR	60002357	STATE RESI	ACTIVE	#####	153 WEBST MONTEREY	93940	20-25%	MONTEREY	202095	36.59615	-121.895
PACIFIC CO	56130038	FEDERAL SI	ACTIVE - L	#####	67 EAST TE FILLMORE	93015	60-65%	VENTURA	300156	34.40436	-118.905
PACIFIC ST	1330031	STATE RESI	CERTIFIED	#####	35124 ALV UNION CIT	94587	30-35%	ALAMEDA	200073, 20	37.5844	-122.01
PALACE CL	60002013	STATE RESI	ACTIVE	6/2/2014	201 SOUTH- GLENDALE	91205	75-80%	LOS ANGEL	301655	34.14431	-118.249
PALACE PL	19340646	STATE RESI	ACTIVE	#####	710 EAST 2 LOS ANGEL	90011	95-100%	LOS ANGEL	301391	34.01845	-118.263
PALOS VER	19490181	STATE RESI	CERTIFIED	#####	25706 HAV ROLLING H	90274	15-20%	LOS ANGEL	400116, 40	33.78478	-118.348
PALOS VER	19460003	FEDERAL SI	ACTIVE	#####	PACIFIC OC PALOS VER	90000		LOS ANGEL	400645	33.7105	-118.322
PARAGON	60000240	STATE RESI	ACTIVE	#####	119 SOUTH- VISALIA	93291	85-90%	TULARE	102050	36.32955	-119.298
PARKS AIR	80000158	STATE RESI	ACTIVE	#####	DUBLIN		25-30%	ALAMEDA	202107	37.70306	-121.892
PARKWAY	60002993	STATE RESI	ACTIVE	4/1/2020	1645 PARK CRESCENT	95531	55-60%	DEL NORTE	202310	41.7754	-124.179
PARMENTE	54070063	STATE RESI	ACTIVE	#####	13133 AVE OROSI	93647	85-90%	TULARE	100167, 10	36.54472	-119.279
PAUL'S DR	60003223	STATE RESI	ACTIVE	1/1/2021	214 HIGUE SAN LUIS C	93401	40-45%	SAN LUIS C	102463	35.27012	-120.671
PCA METAL	71002360	STATE RESI	ACTIVE	#####	1726 E. RO FULLERTON	92831	85-90%	ORANGE	102224, 40	33.86398	-117.897
PECHINEY	60001187	STATE RESI	ACTIVE - L	#####	3200 FRUIT VERNON	90058	NA	LOS ANGEL	301396, 30	33.99667	-118.211
PEMACO C	19281217	FEDERAL SI	ACTIVE - L	#####	5040-5050 MAYWOOD	90270	95-100%	LOS ANGEL	300705	33.98559	-118.172
PG&E - MA	41360100	STATE RESI	CERTIFIED	5/4/1995	731 SCHWIDALY CITY	94014	65-70%	SAN MATE	200075, 90	37.70481	-122.412
PG&E - MA	41360093	STATE RESI	CERTIFIED	#####	731 SCHWIDALY CITY	94014	50-55%	SAN MATE	200075	37.70287	-122.41
PG&E - NO	38490007	STATE RESI	ACTIVE	#####	BAY STREE SAN FRANC	94123	5-10%	SAN FRANC	201868	37.8039	-122.433
PG&E - SAC	34490048	STATE RESI	ACTIVE - L	1/1/1987	2000 FRONSACRAMEN	95818	65-70%	SACRAMEN	100160	38.57219	-121.511
PLESSEY M	43360069	STATE RESI	CERTIFIED	#####	2274 MOR. MOUNTAIN	94040	40-45%	SANTA CLA	200080, 20	37.40324	-122.101
POINT VICE	19970023	STATE RESI	CERTIFIED	1/6/2009	PALOS VER RANCHO P	90275	10-15%	LOS ANGEL	400953, 40	33.74472	-118.411
PORT OF O	1510021	STATE RESI	CERTIFIED	#####	DENNISON OAKLAND	94606	85-90%	ALAMEDA	200083	37.77977	-122.243
PORT OF O	1280092	STATE RESI	CERTIFIED	#####	2500 7TH SOAKLAND	94607	80-85%	ALAMEDA	201392	37.81087	-122.322
PORT OF RI	7370030	STATE RESI	CERTIFIED	#####	1312 CANA RICHMOND	94804	70-75%	CONTRA C	200084, 20	37.90777	-122.368
PORTERVIL	60002076	STATE RESI	ACTIVE	#####	309 S. MAI PORTERVIL	93257	95-100%	TULARE	102238	36.05992	-119.017
PORTERVIL	60001216	STATE RESI	ACTIVE	#####	NO ADDRE: PORTERVIL	93257	85-90%	TULARE	102046, 10	36.08	-119.03
PRECISION	60001612	STATE RESI	ACTIVE	#####	865 AND 80 COSTA ME	92627	60-65%	ORANGE	401409	33.63608	-117.935
PRIME DRY	60003180	STATE RESI	ACTIVE	9/1/2021	16402 NOR GARDENA	90247	75-80%	LOS ANGEL	308000	33.88192	-118.299
PUENTE VA	60001338	FEDERAL SI	ACTIVE	#####	COVERS MI CITY OF INI	91744	90-95%	LOS ANGEL	301404, 30	34.02933	-117.967
PURDY COI	15330010	STATE RESI	CERTIFIED	#####	12901 UNI MOJAVE	93501	75-80%	KERN	100176, 10	35.00929	-118.155
PUREGRO C	13070097	STATE RESI	ACTIVE	#####	1025 RIVEF BRAWLEY	92227	90-95%	IMPERIAL	401121	32.98814	-115.526
PUREGRO-C	16070076	STATE RESI	ACTIVE - L	#####	6991 NEVA CORCORAN	93212	85-90%	KINGS	100274, 10	36.137	-119.581
PURITY OIL	34170001	STATE RESI	CERTIFIED	#####	WHITE ROC RANCHO C	95670	45-50%	SACRAMEN	100123, 10	38.58937	-121.269
PURITY OIL	10500005	FEDERAL SI	ACTIVE	1/1/1985	3265 SOUT MALAGA	93726	95-100%	FRESNO	100122	36.68732	-119.746
PYRITE LEA	60002153	STATE RESI	ACTIVE	3/5/2015	3500 PYRIT JURUPA VA	92509	85-90%	RIVERSIDE	401713, 40	34.02778	-117.456
PYRITE QU	60003381	STATE RESI	ACTIVE	#####	3400 PYRIT RIVERSIDE	92509		RIVERSIDE		0	0
REACTION	7280013	STATE RESI	ACTIVE	#####	840 MORT RICHMOND	94806	80-85%	CONTRA C	200599	37.98192	-122.357
READY PRC	56750014	STATE RESI	ACTIVE	#####	89 PEKING VENTURA	93001	80-85%	VENTURA	301405	34.28304	-119.306
RESOURCE	70000045	STATE RESI	ACTIVE	#####	24306 HIGI MARICOPA	93252	75-80%	KERN	101650	35.05835	-119.357
RICHARDS	60000408	STATE RESI	ACTIVE	#####	538 WEST SAN PEDRC	90731	85-90%	LOS ANGEL	401317	33.73992	-118.289
RICHMOND	7990005	STATE RESI	CERTIFIED	#####	2887 AND RICHMOND	94804	85-90%	CONTRA C	201508	37.92862	-122.341
ROSEN'S EL	19360068	STATE RESI	CERTIFIED	#####	8226 E. W PICO RIVER	90660	85-90%	LOS ANGEL	300369, 30	34.0058	-118.096
S R KILBY P	15100009	STATE RESI	ACTIVE	#####	2021 WEST ROSAMON	93560	70-75%	KERN	100183	34.85038	-118.159
SACRAMEN	34370014	STATE RESI	ACTIVE	#####	2809 S STR SACRAMEN	95816	55-60%	SACRAMEN	100247	38.56411	-121.473
SAN FERNA	19990011	FEDERAL SI	ACTIVE	#####	NORTH HO LOS ANGEL	91601	90-95%	LOS ANGEL	300126, 30	34.1875	-118.384
SAN FERNA	19990012	FEDERAL SI	ACTIVE	1/1/1984	CRYSTAL SF GLENDALE	91209	95-100%	LOS ANGEL	300127	34.1575	-118.285
SAN FERNA	19990009	FEDERAL SI	CERTIFIED	1/1/1999	POLLOCK V LOS ANGEL	90086	80-85%	LOS ANGEL	300129	34.12944	-118.264
SAN GABRI	19990006	FEDERAL SI	ACTIVE	#####	10-20 MI E EL MONTE	91732	95-100%	LOS ANGEL	300132, 30	34.0724	-118.033
SAN JOAQL	15340023	STATE RESI	ACTIVE	9/1/2010	3930 GILM BAKERSFIE	93308	80-85%	KERN	100128, 10	35.3897	-119.052
SAN LUIS C	60001343	STATE RESI	ACTIVE	#####	LOS OSOS SAN LUIS C	93401	40-45%	SAN LUIS C	102043, 10	35.27347	-120.67
SAN PEDRC	60003073	STATE RESI	ACTIVE	#####	SAN PEDRC LONG BEAC	90802		LOS ANGEL	401941	33.57	-118.4
SAN PEDRC	70000023	STATE RESI	ACTIVE	4/1/2005	PORT OF L(SAN PEDRC	90731	NA	LOS ANGEL	401270, 90	33.71592	-118.276
SCHLAGE L	38340157	STATE RESI	ACTIVE - L	#####	BAYSHORE SAN FRANC	94134	75-80%	SAN FRANC	201789	37.71056	-122.403
SEAM MAS	60000483	FEDERAL SI	ACTIVE	#####	5211 SOUT SOUTH GA	90280	95-100%	LOS ANGEL	301128	33.94623	-118.178
SELBY SLAC	7330031	STATE RESI	ACTIVE	1/1/1983	SHORELINE SELBY	94802	85-90%	CONTRA C	200009, 20	38.05384	-122.249

SELMA TRE	10240051	FEDERAL SI	ACTIVE - L/	1/1/1983	1735 DOCKSELMA	93662	95-100%	FRESNO	100129	36.55723	-119.605
SERVICE PL	60002166	STATE RESI	ACTIVE	4/1/2015	1855 EAST LOS ANGEL	90001	95-100%	LOS ANGEL	301695, 30	33.9842	-118.239
SHAFTER A	15070029	STATE RESI	CERTIFIED,	2/7/1992	LERDO HIG SHAFTER	93263	85-90%	KERN	100130	35.5003	-119.183
SHELL- FOR	42290014	STATE RESI	CERTIFIED,	#####	14730 HIGI GOLETA	93117	25-30%	SANTA BAF	300138	34.47643	-120.135
SHERWIN V	60000189	STATE RESI	CERTIFIED,	#####	1450 SHER' EMERYVILL	94608	55-60%	ALAMEDA	200956, 20	37.83295	-122.29
SIERRA LAL	60001220	STATE RESI	ACTIVE	#####	407 N. WA' SONORA	95370	35-40%	TUOLUMN	102061	37.99124	-120.385
SILVER QUI	15500002	STATE RESI	CERTIFIED,	#####	BACK LOT / MOJAVE	93501	75-80%	KERN	100273	34.99468	-118.152
SIMPLOT -	60003023	STATE RESI	ACTIVE	6/1/2020	36624 AND TRAVER	93631	95-100%	FRESNO	102410, 10	36.44901	-119.483
SIMS MET/	70000019	STATE RESI	ACTIVE - L/	#####	130 NORTH SACRAMEN	95814	95-100%	SACRAMEN	101762	38.59031	-121.488
SINGER FRI	1360094	STATE RESI	CERTIFIED,	#####	2350 AND ' SAN LEANC	94577	60-65%	ALAMEDA	200251, 20	37.71594	-122.149
SMITHKLIN	43360079	STATE RESI	CERTIFIED,	#####	3400 HILLV PALO ALTO	94304	1-5%	SANTA CLA	200118	37.40406	-122.149
SO CAL GA'	54830001	STATE RESI	ACTIVE	5/1/1986	216 S O ST DINUBA	93618	95-100%	TULARE	100050	36.53752	-119.392
SO CAL GA'	16490005	STATE RESI	CERTIFIED,	#####	325 EAST 5 HANFORD	93230	90-95%	KINGS	100293	36.32512	-119.641
SO CAL GA'	42490036	STATE RESI	CERTIFIED,	#####	630 EAST N SANTA BAF	93103	70-75%	SANTA BAF	300174	34.42197	-119.685
SO CAL GA'	54490015	STATE RESI	CERTIFIED,	#####	300 NORTH VISALIA	93277	80-85%	TULARE	100277	36.33243	-119.285
SOCO WES'	60002003	STATE RESI	ACTIVE	4/1/2014	1341 MAY\ SANTA AN/	92705	80-85%	ORANGE	401671	33.71695	-117.853
SOLVAY US	60002912	STATE RESI	ACTIVE	#####	500 FEET V LOS ANGEL	90280	95-100%	LOS ANGEL	301887	33.95579	-118.186
SONIC PLA'	71002233	STATE RESI	ACTIVE	#####	13002 LOS SANTA FE S	90670	90-95%	LOS ANGEL	301179	33.94605	-118.055
SOUTH BA'	43490060	FEDERAL SI	ACTIVE - L/	1/1/1985	FT OF LIBE\ SAN JOSE	95002	65-70%	SANTA CLA	200091	37.44106	-121.983
SOUTH EL I	60001339	FEDERAL SI	ACTIVE	#####	COVERS AL SOUTH EL I	91733	95-100%	LOS ANGEL	300347	34.05337	-118.042
SOUTH FRE	60000706	STATE RESI	ACTIVE	#####	2376 S. RAIFRESNO	93721	95-100%	FRESNO	101591, 10	36.71498	-119.775
SOUTH FRE	10400005	STATE RESI	ACTIVE	#####	NORTH OF FRESNO	93721	95-100%	FRESNO	101491, 10	36.71849	-119.773
SOUTHERN	60001509	STATE RESI	ACTIVE	1/5/2012	1680 MON COSTA ME'	92627	60-65%	ORANGE	401558	33.6354	-117.936
SOUTHERN	41490037	STATE RESI	ACTIVE	#####	GENEVA A\ BRISBANE	94005	50-55%	SAN MATE'	200093	37.70592	-122.404
SOUTHERN	1400010	STATE RESI	CERTIFIED,	#####	CYPRESS C\ OAKLAND	94607	90-95%	ALAMEDA	200486	37.80306	-122.299
SOUTHERN	48400001	STATE RESI	CERTIFIED,	#####	END OF CH FAIRFIELD	94585	25-30%	SOLANO	200444	38.17333	-122.079
SOUTHLAN	19290003	STATE RESI	CERTIFIED,	#####	5619-5621 COMMERC	90040	95-100%	LOS ANGEL	300148	33.97995	-118.165
SOUTHWE'	60000999	STATE RESI	ACTIVE	#####	985 SEASIC SAN PEDRC	90731	NA	LOS ANGEL	401456	33.73449	-118.27
SP-ROSEVII	31400007	STATE RESI	ACTIVE	1/1/1983	SP ROSEVII ROSEVILLE	95678	55-60%	PLACER	100138	38.7291	-121.308
SP-ROSEVII	31400006	STATE RESI	ACTIVE	#####	SP ROSEVII ROSEVILLE	95678	55-60%	PLACER	100138	38.7473	-121.288
SPENCE PF	60000305	STATE RESI	ACTIVE	5/5/2006	7047-7051 LOS ANGEL	90042	40-45%	LOS ANGEL	301285	34.1305	-118.189
STANDARD	71003183	STATE RESI	ACTIVE - L/	6/4/2004	811,817/81 LOS ANGEL	90001	95-100%	LOS ANGEL	300683, 30	33.98292	-118.26
STAUFFER I	19280083	STATE RESI	ACTIVE - L/	#####	2112 EAST CARSON	90745	NA	LOS ANGEL	400264	33.82323	-118.236
STOCKTON	39420010	STATE RESI	ACTIVE - L/	#####	2201 W. W STOCKTON	95203	90-95%	SAN JOAQL	100113, 10	37.95097	-121.36
STRINGFEL	33490001	FEDERAL SI	CERTIFIED,	6/1/2016	3450 PYRIT RIVERSIDE	92509	85-90%	RIVERSIDE	400152, 40	34.02944	-117.454
STRINGFEL	60002365	FEDERAL SI	CERTIFIED,	6/1/2016	3450 PYRIT RIVERSIDE	92509	85-90%	RIVERSIDE	400152	34.02944	-117.454
SULPHUR E	17100001	FEDERAL SI	ACTIVE	1/1/1984	SULPHUR E CLEARLAKE	95422	35-40%	LAKE	100142	39.00389	-122.665
SUNFLOWE	37590003	STATE RESI	ACTIVE	#####	9755 DISTR SAN DIEGO	92121	35-40%	SAN DIEGC	400700	32.88449	-117.162
SWISS CLE/	60001870	STATE RESI	ACTIVE	#####	14540 CAN SAN JOSE	95124	25-30%	SANTA CLA	201961	37.26126	-121.923
SYNTEX	43360114	STATE RESI	CERTIFIED,	#####	3300 HILLV PALO ALTO	94304	1-5%	SANTA CLA	200141	37.40688	-122.146
T H AGRICL	10280334	FEDERAL SI	CERTIFIED,	#####	7183 EAST FRESNO	93727	40-45%	FRESNO	100146	36.76416	-119.66
TALLEY BRO	19290138	STATE RESI	ACTIVE	#####	2007 LAUR HUNTINGT	90255	95-100%	LOS ANGEL	301368, 30	33.98845	-118.236
TARGET M/	60002853	STATE RESI	ACTIVE	7/1/2019	122 MINNI MILPITAS	95035	45-50%	SANTA CLA	202264	37.44864	-121.912
TCL CORP./	19510060	STATE RESI	CERTIFIED,	#####	420 N HEN WILMINGT	90744	NA	LOS ANGEL	400431	33.77496	-118.241
TCL CORPC	19510062	STATE RESI	CERTIFIED,	8/2/1995	420 N HEN WILMINGT	90744	NA	LOS ANGEL	400154	33.77496	-118.241
TELEDYNE	43360088	STATE RESI	CERTIFIED,	#####	3165 PORT PALO ALTO	94304	1-5%	SANTA CLA	200140	37.40902	-122.15
TELEDYNE :	43360073	STATE RESI	CERTIFIED,	#####	3176 PORT PALO ALTO	94304	1-5%	SANTA CLA	200096	37.40684	-122.149
TEMECULA	80001161	STATE RESI	ACTIVE	1/9/2020	5 MILES EA TEMECULA	92593	50-55%	RIVERSIDE	401339	33.52917	-117.038
THOMAS R	33290115	STATE RESI	CERTIFIED,	#####	S OF PALIS\ CORONA	91720	60-65%	RIVERSIDE	400158	33.88022	-117.614
TITAN TERI	19280830	STATE RESI	ACTIVE	#####	4570 ARDI\ SOUTH GA'	90280	95-100%	LOS ANGEL	301886	33.95643	-118.188
TOWN & C	43590001	STATE RESI	CERTIFIED,	#####	2980 & 30\ SAN JOSE	95113	30-35%	SANTA CLA	200916	37.31985	-121.949
TRI-AIR, IN	10070021	STATE RESI	ACTIVE - L/	5/1/1986	915 TENTH FIREBAUGH	93622	90-95%	FRESNO	100149, 10	36.85669	-120.464
TRI-CITY PL	37340034	STATE RESI	ACTIVE	#####	1307 SOUT OCEANSIDE	92054	70-75%	SAN DIEGC	401562, 50	33.18236	-117.369
UNION PAC	1400015	STATE RESI	ACTIVE	4/4/2002	700 73RD / OAKLAND	94621	90-95%	ALAMEDA	201420	37.75222	-122.198
UNION PAC	34400003	STATE RESI	ACTIVE - L/	1/1/1987	3675 WEST SACRAMEN	95818	20-25%	SACRAMEN	100151, 10	38.54017	-121.483
UNITED HE	7280015	FEDERAL SI	ACTIVE - L/	1/1/1983	8TH & WRI RICHMONC	94804	70-75%	CONTRA CC	200059	37.92097	-122.367
UNITED MI	15330007	STATE RESI	CERTIFIED,	6/1/1995	12433 UNI' MOJAVE	93501	75-80%	KERN	100177	35.00249	-118.152
UNIVERSIT'	7730003	STATE RESI	ACTIVE	#####	1301 SOUT RICHMONC	94804	70-75%	CONTRA CC	201605	37.91536	-122.335
UP, DOWN	34400004	STATE RESI	ACTIVE	1/1/1983	401 I STRE\ SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58695	-121.501
UP, DOWN	34400008	STATE RESI	ACTIVE - L/	6/3/1992	401 I STRE\ SACRAMEN	95814	95-100%	SACRAMEN	100139	38.59246	-121.5
UP, DOWN	70000034	STATE RESI	ACTIVE	#####	400 I STRE\ SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58723	-121.504
UP, DOWN	34400005	STATE RESI	CERTIFIED,	#####	401 I STRE\ SACRAMEN	95814	95-100%	SACRAMEN	100139	38.59241	-121.498
UP, DOWN	60001957	STATE RESI	ACTIVE	1/8/2014	401 I STRE\ SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58422	-121.5
VALLEY FOI	10390001	STATE RESI	ACTIVE	#####	2510 SOUT FRESNO	93717	95-100%	FRESNO	101585	36.70974	-119.775
VALLEY PL/	45340001	STATE RESI	CERTIFIED,	#####	3872 EL CA SHASTA LA	96019	50-55%	SHASTA	100152	40.67722	-122.377
VALLEY WC	50240001	FEDERAL SI	ACTIVE - L/	1/1/1983	2237 SOUT TURLOCK	95380	95-100%	STANISLAU	100153	37.47217	-120.824
VARIAN	43360086	STATE RESI	CERTIFIED,	#####	611 HANSE PALO ALTO	94304	1-5%	SANTA CLA	200122	37.41999	-122.137

VENDO CO	10590001	STATE RESI	ACTIVE - L/	#####	7209 NORT	PINEDALE	93650	65-70%	FRESNO	100249, 10	36.84161	-119.806
VICTOR INI	4360003	STATE RESI	ACTIVE - L/	#####	365 E 20TH	CHICO	95928	75-80%	BUTTE	100178	39.72091	-121.821
VICTORIA C	19490191	STATE RESI	ACTIVE	6/9/2006	340 EAST 1	CARSON	90746	90-95%	LOS ANGEL	400579, 40	33.85289	-118.27
VISALIA DR	60000403	STATE RESI	ACTIVE	8/4/2006	CENTRAL C	VISALIA	93277	85-90%	TULARE	101808, 10	36.33028	-119.291
WASTE DIS	19490194	FEDERAL SI	CERTIFIED,	#####	12731 LOS	SANTA FE S	90670	90-95%	LOS ANGEL	300166	33.9486	-118.058
WATKINS J	43360076	STATE RESI	CERTIFIED,	#####	3333 HILLV	PALO ALTO	94304	1-5%	SANTA CLA	200137	37.40809	-122.143
WATTS/JOI	60002017	STATE RESI	ACTIVE	#####	VARIOUS A	LOS ANGEL	90002	95-100%	LOS ANGEL	900272, 90	33.94876	-118.23
WEIR FLOW	10340137	STATE RESI	CERTIFIED,	#####	2494 SOUT	FRESNO	93707	95-100%	FRESNO	101163, 10	36.70903	-119.77
WEST COA	80000827	MILITARY E	ACTIVE	#####	SANTA ANA			75-80%	ORANGE		33.75139	-117.883
WESTERN I	19330383	STATE RESI	ACTIVE	#####	4530 E PAC	COMMERC	90040	95-100%	LOS ANGEL	300590, 30	34.00564	-118.177
WHITE ROC	60001748	STATE RESI	CERTIFIED,	#####	WHITE ROC	(RANCHO C)	95742	45-50%	SACRAMEN	102127	38.58828	-121.22
WHITTAKER	19281087	STATE RESI	ACTIVE	#####	22116 SOLI	SANTA CLA	91350	25-30%	LOS ANGEL	300245, 30	34.4141	-118.523
WHITTIER I	60001340	FEDERAL SI	ACTIVE	#####	BETWEEN I	SOUTH EL I	91733	90-95%	LOS ANGEL	300132	34.03045	-118.059
WICKES FO	48240001	STATE RESI	ACTIVE - L/	#####	INTERSECT	ELMIRA	95625	55-60%	SOLANO	100164	38.35235	-121.907
WYLE LABS	33730084	STATE RESI	ACTIVE - L/	#####	1841 HILLS	NORCO	92860	35-40%	RIVERSIDE	401144	33.91046	-117.542
ZENECA RIC	7280002	STATE RESI	ACTIVE - L/	#####	1415 SOUT	RICHMOND	94804	70-75%	CONTRA C	201567, 20	37.91244	-122.331

ATTACHMENT K
EARTHQUAKE FAULT ZONE MAP

Earthquake Zones of Required Investigation

CGS Homepage



Legend

Colors may vary due to transparency and overlapping

Fault Traces

- Accurately Located
- - - Approximately Located
- ~ ~ ~ Approximately Located, Queried
- - - Inferred
- - - Inferred, Queried
- - - Concealed
- ~ ~ ~ Concealed, Queried
- - - Aerial Photo Lineament

Fault Zone



Liquefaction Zone



Landslide Zone



Liquefaction Landslide Overlap Zone



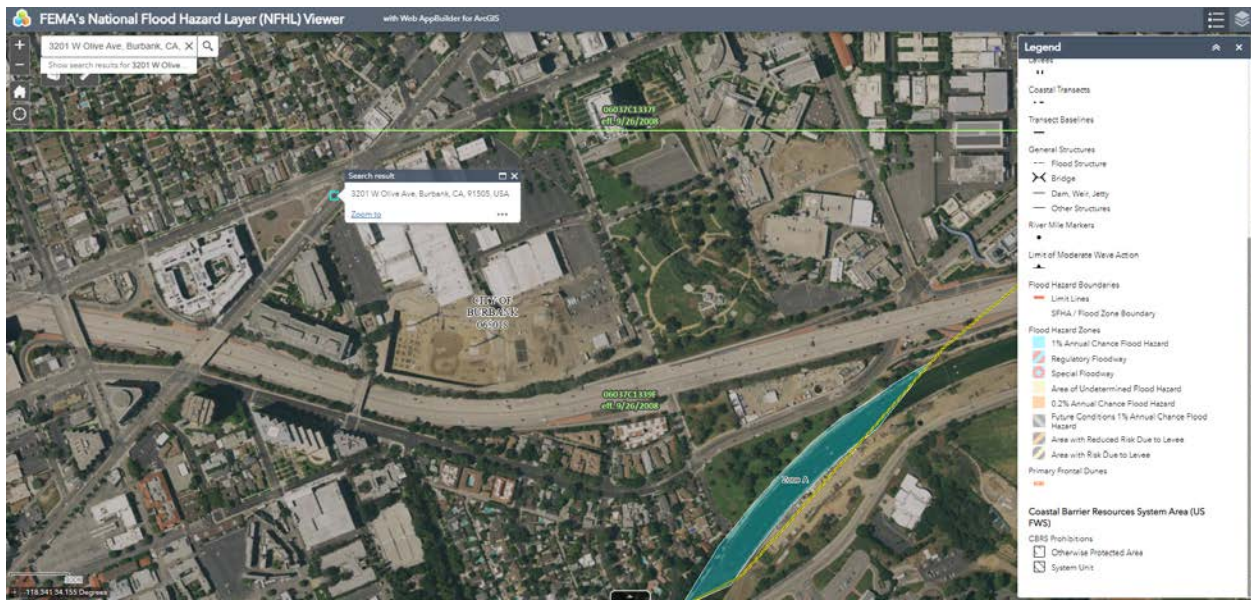
Area Not Evaluated for Liquefaction or Landslides



Parcels

- Red square: Parcel is in an Earthquake Fault Zone, a Liquefaction Zone, and a Landslide Zone
- Green square: Parcel is in an Earthquake Fault Zone and a Liquefaction Zone
- Blue square: Parcel is in an Earthquake Fault Zone and a Landslide Zone
- Yellow square: Parcel is in an Earthquake Fault Zone
- Orange square: Parcel is in a Liquefaction Zone and Landslide Zone
- Light green square: Parcel is in a Liquefaction Zone
- Light blue square: Parcel is in a Landslide Zone
- White square: Parcel is not in a zone or has not been evaluated

ATTACHMENT L
FEMA FLOOD MAP

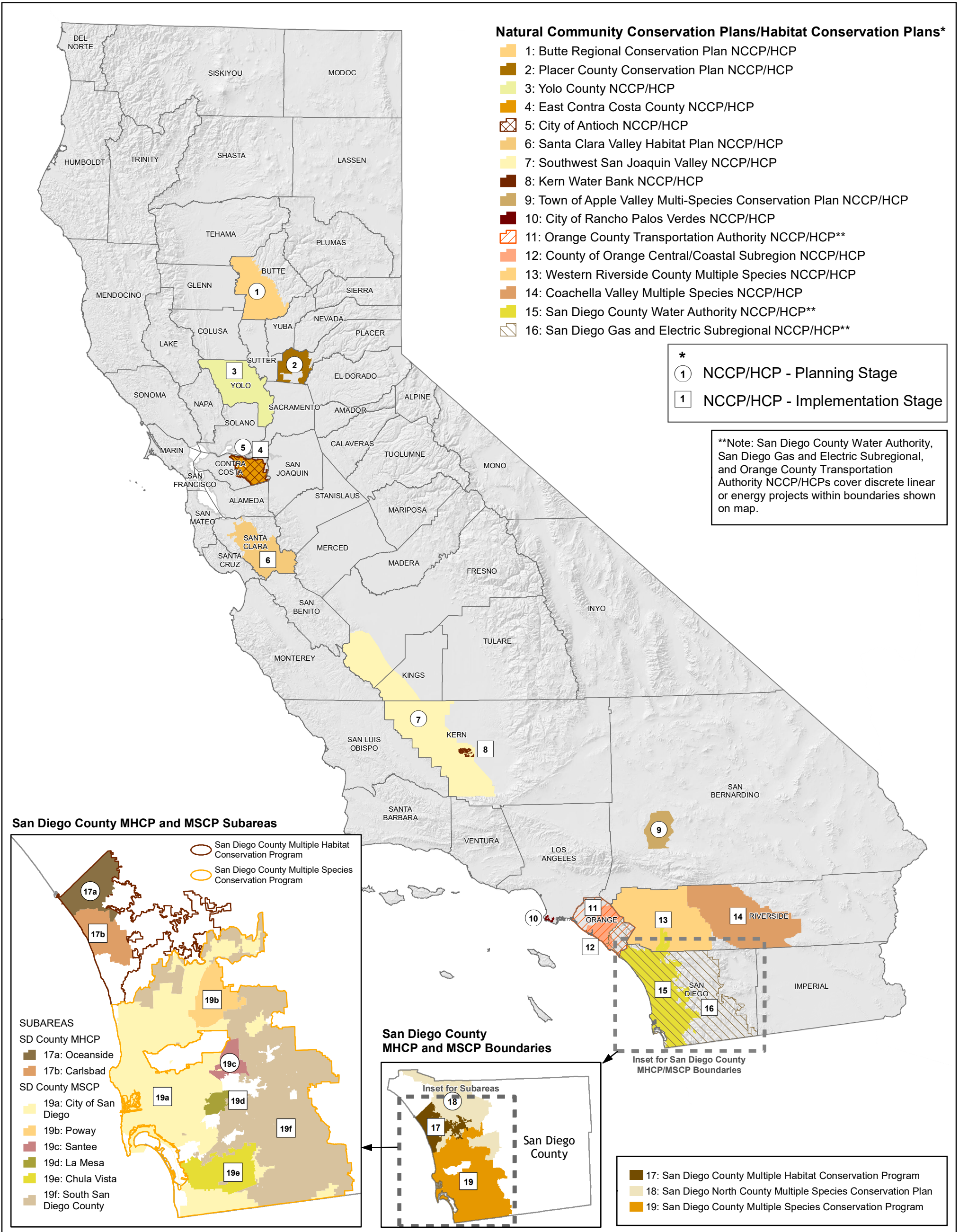


ATTACHMENT M

MAP OF CONSERVATION PLANS IN THE STATE

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>)
 HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10) (<http://www.fws.gov/endangered/what-we-do/hcp-overview.html>)



Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20190402

ATTACHMENT N
NCED MAP

