



ENGINEERS
SURVEYORS
PLANNERS

March 23, 2009
BKF Job No.: 20070150-11

Mr. Raj Motipara
City of Daly City
Department of Public Works
333 90th Street
Daly City, CA 94015

**Subject: Serramonte Vista Final Map
2nd Submittal – Respond to City Comments
Major Subdivision SUB01-2**

Dear Mr. Motipara:

This submittal is in response to the City's concern that the initial submittal of the site plan for the Serramonte Vista Subdivision was not in conformance with the approved Tentative Map. This 2nd submittal will address the City's concern with a site plan that conforms to the approved Tentative Map for the Serramonte Vista Subdivision. The site plan was approved by the Design Review Committee on March 16, 2009. Please find the attached 2nd submittal for the Serramonte Vista Final Map.

The submittal includes the following items for your review and distribution:

1. Serramonte Vista Subdivision Final Map dated March 2009 (5 copies)
2. Off-Site Improvements for Serramonte Boulevard dated March 23, 2009.
(5 copies)
3. Technical specifications for Traffic Signals (5 copies)
4. Technical specifications for Traffic Striping and Signing (5 copies)
5. Rough Grading Plans for Serramonte Vista dated March 23, 2009 (5 copies)
 - a. Preliminary Title Report with vesting documents
 - b. Closure Calculations
 - c. 56 Parcel Maps 68
 - d. 66 Tract Maps 8
 - e. 76 Parcel Maps 24
6. Fire Hydrant Flow Data test results dated October 23, 2008 (5 copies)
7. Response to City Traffic Comments letter dated February 25, 2009 prepared by RKH Civil and Transportation Engineering (5 copies)

Please find BKF Engineers responses in *Italics* to the City of Daly City comments dated September 4, 2008.

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ENGINEERING COMMENTS: (George Montemayor)

A. Final Map:

1. The submitted proposed final subdivision map does not appear to conform to the approved tentative map. The modified, inconsistent, incomplete or non-compliant components are as follows.

- .1 Emergency vehicle access easements - locations and layouts are different.
Emergency vehicle access easements (EVAE) shown on the revised Final Map conform to the approved Tentative Map.
- .2 Ingress, egress, emergency vehicle access, and public utilities easement (Roadway in the east-west direction between front and rear buildings) have apparently been eliminated.
Ingress, egress, EVAE and public utility easement (PUE) shown on the revised Final Map conform to the approved Tentative Map.
- .3 Ingress, egress (Driveways) locations along Serramonte Boulevard are different.
Ingress and egress locations shown on the revised Final Map conform to the approved Tentative Map.
- .4 Reciprocal ingress - egress easement between Parcel-1 and Parcel-2 has been eliminated, no longer providing access to Parcel No. 2 (Hotel) and also eliminating accesses to the condominium units by the emergency personnel.
Common Access Easement (CAE) between Parcel 1 and Parcel 2 are shown on the revised final map to provide ingress and egress access for both parcels.
- .5 Retaining wall layout along south side of the property as shown in the Rough Grading Plan is apparently different.
Soil nail retaining wall layout along south side of the property as shown on the Rough Grading plans substantially conforms to with the approved Tentative Map. Final soil nail retaining wall design to be confirmed by wall designer.
- .6 Rough Grading plans and Improvement Plans submitted with the Final Map are incomplete. See detailed review comments for Rough grading and Off-site improvement plans.
Response to review comments for Rough Grading and Off-Site Improvement plans are addressed in sections B, C & D that can be found further along this letter.
- .7 Approval of the Final Map requires completed grading plans, improvement plans (on-site and off-site), Erosion Control plans, Subdivision Improvement Agreement, CC&R document, "Will Serve " letters from utility companies and public agencies, studies, reports and design calculations showing adequacy of water, sewer, and storm systems, payment of required fees and securities.
Comment noted. As the project moves forward, the design team will continue to prepare the above items and submit these items to the City for their review and approval at the time of the on-site infrastructure.

- .8 Covenants, conditions and restrictions for the residential subdivision need to be approved by the City prior to recordation, and are to be recorded at the time of final subdivision map approval.
The owner met with the Assistant City Attorney Katie Schott who conveyed to the owner that CC&R's are not necessary to be approved by the City prior to recordation of the Final Map. CC&R's will be necessary prior to the issuance of building permits.
2. Since all the easements shown are located in the same area, we recommend consolidating the emergency access, access, and storm drain easements into one single easement called "Public Utility Easement" designated as "P.U.E."
The Public Utility Easement and EVAE shown on the revised Final Map conform to the approved Tentative Map. The Common Access Easements shown for ingress and egress between each parcel.
3. On the map title (all sheets), and Trustee's Statement, change the words "PARCEL MAP XXXX" shown to "**SERRAMONTE VISTA SUBDIVISION**".
purposes. Also provide the title/company position of the person authorize to sign the map on behalf of the owner.
Complete.
4. On the County Recorder's Statement, change the word "AT THE REQUEST OF BKF" to "**AT THE REQUEST OF FIRST AMERICAN TITLE**".
Complete.
5. On the owner's statement, add a statement regarding dedication of easement for public purposes and private access. Also provide the title/company position of the person authorized to sign the map on behalf of the owner. Provide authorization letter.
Complete.
6. City Engineer's signature block, change the number RCE # 23570 to **RCE # 23120**. Change the title to Acting City Engineer. The Grant Deed recorded on April 03, 2006 as document no. 2006-048646 being referred to in the map title block does not match the grant deed provided with the submittal package (copy attached).
Complete.
7. On sheet 2 of the map, provide distance and direction of the property tie lines tied to the existing monuments on Serramonte Boulevard.
Complete.
8. All information related to the adjacent properties shall be shown in screen lines or screen text.
Complete.
9. On the Soils Report Note, provide the date of soil report and remove the company address shown: 1970 Broadway, suite 710, Oakland, CA 94612.
Complete.

11. Submit the following record documents listed on the Legend as reference:

76 Parcel Maps 24

56 Parcel Maps 8

76 Parcel Maps 24 is submitted with this set.

56 Parcel Maps 8 is submitted with this set. If additional record documents are required please inform BKF Engineers.

12. Submit five (5) set copies of the revised map and any other requested information for review.

Complete.

B. Rough Grading and Drainage Plan:

1. Drawing RG-1.0:

- Drainage: Per the Condition of Approval No. 19, provide on the plan, the required storm detention reservoir equipped with rustproof discharge orifice that controls the flow. The detention reservoir and discharge orifice shall be designed for at least 10-year storm frequency, with duration of two (2) hours. The detention reservoir shall be equipped with rustproof outlet flow restrictor (orifice) properly sized for the peak flow from the undeveloped lot. Submit to City's engineering division the sizing calculation of detention reservoir and flow restrictor. Attached is City's Design Standards for storm drain for reference.

Storm water detention to be analyzed and designed as part of the on-site improvements. Calculation for storm drain analysis for the project will be submitted to City after the review of the 2nd submittal.

- Provide storm water analysis that includes runoff from the upper slopes (entire water shed area of the storm drain system of the new development – topographic map of the area attached). Due to the new development, the runoff from the upper slopes will flow to the storm main on Serramonte Blvd. at a faster rate than the predevelopment rate. The detention reservoir and flow restrictor shall be sized for the combined excess flow from the new development and from the upper slopes. The storm water shall pass through an approved storm water treatment system before it flow into the street (provide detail plan).

Comment noted. As the project moves forward the development team will perform a storm water analysis for the project as part of the on-site analysis.

- On drawing Nos. R6-8 and RG-9, provide material type of the drain inlet pipes shown.
Complete.
- The property owner shall be responsible to comply with all the NPDES related requirements by the applicable agencies. Provide copies of all the related documents (Notice of Intent, SWPPP Manual, etc.) and a signed Storm Water Treatment Measures Agreement with the City. Provide the Exhibits (Plan) as required in the agreement and attach them to the said agreement. The sign agreement shall be submitted to City's Engineering Division and is required prior to issuance of grading permit, and site and offsite improvement permit.

Comment noted. The project improvement plans will be submitted with a SWPPP at the next submittal.

- Provide Removal/Abandonment Notes for existing utilities, if any. Existing utilities (water sewer and storm) shall be abandoned per City Standard Specifications.
Complete.
- The drawing is for rough grading and shall consist of notes related to grading only. Remove all unnecessary notes that are not applicable to grading work. The attached Conditions of Approval for Grading Permit may be included in the notes shown.
Complete.
- If the grading will be done in phases, show the sequence of each grading phase on the plan.
Comment noted. If the owner decides to phase the sequence of the two parcels, grading between the two parcels are shown on sheets RG-4.1 and RG-4.2. Sheet RG-4.3 is the interim grading and drainage for just the residential portion of the site.
- Provide on the plan grading volume in cubic yards (cut, fill, export and import) and haul route. There shall be no side slope cut greater than 2:1 unless certified by the soils engineer.
Total off-haul of volume is indicated on sheet RG-4.1 for full buildout and on sheet RG-4.3 for Interim condition. Truck haul route will be provided by the contractor prior to grading permit issuance.
- Provide soils engineer's certification for slopes greater than 2:1.
The Rough Grading drawings designed not to exceed 2:1.
- Provide a note that : "PRIOR TO START OF GRADING OR DEMOLITION CONTRACTOR SHALL ABANDON ALL EXISTING UTILITIES, IF ANY, PER CITY STANDARD SPECIFICATIONS".
Complete.
- The driveway entrances shown do not match those that are shown on the approved tentative map.
Complete.
- Provide retaining wall elevations.
Complete.
- Provide complete elevation information on all drain inlets shown at the back of retaining walls.
Complete.
- On the concrete ditch along the back of the retaining walls, provide energy dissipator as needed.
Comment noted. Storm water runoff to be analyzed as part of the on-site

improvements. The storm water analysis will be submitted after the review of the 2nd submittal.

- Provide subdrain behind the retaining walls. Show its connection to the drainage system.
Subdrains if required will be connected to the structures provided. Subdrain connection behind walls would need to be coordinated with the wall designer. As the project moves forward, the wall to be designed by the wall designer will included all subdrain design information.
- On the two access easements shown without entrance to and from Serramonte Blvd., provide standard driveways per City Standard Dwg. S-3B (show driveway width).
Complete.

C. Erosion. Control Plan: The drawing numbers for erosion control plans should not be same as the drawing numbers for the grading plans. Please revise.

Complete.

- The sediment control devices are shown on ungraded (undisturbed) area. Please be informed that sediment control is required only when the ground is disturbed due to grading. Replace the existing ground topographic line with the graded topographic lines shown on the rough grading plan. Show all the required erosion and sediment control devices (silt fence, sediment rolls, hay bales, straw mulch, inlet protection, etc.) within the grading area on each grading phase, if done in phases. Refer to the attached detail sheet for the proper application of silt fence on slope areas.
Complete.
- Provide sizing calculation of the temporary CMP pipes and drain inlets shown.
Storm water runoff to be analyzed as part of the on-site improvements. The storm water analysis will be submitted after the review of the 2nd submittal.
- Design temporary sediment trap per the requirements and specifications shown on the attached sheets of Manual of Standards for Erosion and Sediment Control Measures by ABAG. Provide on plan the attached Construction Specifications notes shown on page 7.124 of the above Manual of Standards.
Complete.
- The rate of flow of post grading runoff entering the City's storm drain system shall not exceed the predevelopment rate. Any excess flow shall be stored in a detention reservoir equipped with properly sized rustproof controlling flow restrictor orifice. Submit calculation showing that the temporary storm drain system satisfy the above conditions.
Storm water runoff to be analyzed as part of the on-site improvements. The storm water analysis will be submitted after the review of the 2nd submittal.

- Erosion Control Plan Details:
 - Replace the Curb and Gutter Sediment Barrier detail shown with the attached detail sheet.
Complete.
 - On the Stabilized Construction Entrance/Exit Detail, revise Section A-A per the attached detail sheet.
Complete.

D. Offsite Improvement Plan:

- On Drawing OS-0, provide City official signature block on the cover sheet (sample attached). On the City Engineer's signature block, change the number RCE # 23570 to **RCE # 23120**. Change the title to Acting City Engineering.
Complete.
- Revise General Note No. 1 as follows: ALL WORKS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY'S GENERAL CONDITIONS OF APPROVAL, STANDARD SPECIFICATIONS AND DRAWINGS. THE WORK IS SUBJECT TO INSPECTORS.
Complete.
- Provide list of reference drawings including all applicable City Standard Drawings
Complete.
- The driveway entrances shown do not match those that are shown on the approved tentative map.
Complete.
- On Drawing OS-3, not all existing utilities shown "**to remain**" or "**to be abandoned**" are identified.
Complete.
- On Drawings OS-3 and OS-4, provide more detail of the 8-inch water removal/abandonment and replacement with new type of pipe material. The City requires the following minimum clearances: Five (5) feet from any parallel utility pipe, except from sanitary sewer main. Requirement is requires 10 feet.
Complete. Existing 8" water main that is being replaced will be replaced in it the same location. New 8" water main will not be relocated.
- On the storm drains, provide City standard manholes at connections to the mains.
Complete.
- Provide water and sanitary sewer analysis and sizing calculations for mains and service lines.
Minimum 8" sewer and water stubs are provided to the site. Capacity for the sewer and water mains for the on-site has adequate capacity to serve the site.

- Delete all the City Standard Dwgs. shown on Dwg. Nos. OS-10 & OS-11. Reference them on the drawings where applicable, example: Sidewalk per City Std dwg S-2. The City Standard Drawing details get revised by City as needed and they may not be the same at the time of construction.
Per City Water and Wastewater Department Review comments dated September 4, 2008, one of the department's comments was to provided current details that can be found on the City's website. Details that are shown on the improvements are the current City Standard Details that are found on the City's website. Note added to the drawing to require the contractor to use the latest City standard details.
 - Provide utility profiles.
Complete.
 - On Drawing OS-2, delete all notes that are not applicable to offsite improvement work.
Complete.
 - On the two access easements shown without entrance to and from Serramonte Blvd., provide details. This area shall be designed for emergency vehicle loading.
Complete.
 - Identify the items shown on the drawings that need to be referred to the applicable City Standard Drawings (example: 20-foot driveway per City Std. Dwg. S-4B ; Sanitary Sewer Manhole per City Std. Dwg. SS -3).
Complete.
 - Provide cross section and detail of the access roads.
Detail of access roads will be shown in the on-site improvements plans that will be submitted later with the building permit.
 - Provide the following utility notes:
 - Provide a minimum five (5) feet clearance between the proposed conduit and any underground City parallel utilities (water and storm mains) and 10-foot clearance from the sanitary sewer main.
 - Provide a minimum twelve (12) inches vertical clearance at crossing with any underground City utility.
 - Contractor shall pothole by hand every crossing with any underground City utility.
Above notes were added to sheet OS-7.
- E. Provide the following:
- Onsite Final Grading Plan, and Improvement Plan.
It is the understanding that the on-site improvement plans will be submitted and reviewed later with submittal of the project building permit.
 - Onsite and offsite construction cost estimate with detail breakdown.
On-site and off-site construction cost estimate are currently in progress and will be submitted with next submittal.

- Rough grading cost estimate
Cost estimates for the above comments are currently in progress and will be submitted with next submittal.

F. Following are the applicable fees and deposits for the document review:

- Final map review fee of \$1,680.
Please inform if the Final map review fee is still applicable to the above amount.
- Subdivision Agreement review fee of \$3,200.
Please inform if the Subdivision Agreement review fee is due before or after the submittal of the Subdivision Agreement.
- Refundable deposit of \$100 per photomylar original of final map (\$300 for 3 sheets).
Please inform if the fee requested above is still applicable.
- Pan review deposit of \$10,000 (Amount to be finalized later).
Please inform us with the amount is due to the City.

G. Address on the drawings, all the applicable requirements of the General Conditions of Approval for Use Permit, Variances, and Planned Developments dated December 8, 1999.
Above comment is addressed on sheet OS-2 under "Reference Documents".

WATER AND WASTEWATER DEPARTMENT COMMENTS: (George Montemayor)

Water

- A complete set of utility plans is required for the grading plan submittal and shall be included for DWR's next review. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply. No water infrastructure other than fire hydrants are shown.
The replacement of the 8-inch asbestos cement water line is shown on the plan and profile sheet OS-7.
- A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.
Complete.
- All existing water services shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.
Complete.

- Pending plan review by the Fire Department, a fire flow may be required to properly size the fire sprinkler system. All costs associated with the fire flow shall be borne by the applicant.
A fire hydrant flow test was performed on October 23, 2008. See attached fire flow data test.
- Sheet OS 7/8 – DWR cannot approve the two water and two fire service connections prior to review of the on site infrastructure.
- There is an existing PRV at Clarinada Drive and Callan Boulevard. This PRV was designed for the projected build out in 1970. A project of this size was not included in that design. The existing 6-inch PRV shall be replaced with a 12-inch PRV with a 6-inch bypass. This infrastructure shall be contained in a H20-traffic rated vault. Design of this infrastructure to be provided by the City of Daly City. Cost of the design and construction of the PRV and vault shall be borne by the developer. No approval of the project will be given until this item is addressed.
Replacement of the existing PRV at the Clarinada Drive/Callan Boulevard intersection was not identified in the original project conditions of approval from 2004. The results of the fire hydrant flow test completed October 23, 2008 (Q=1211 gpm, static pressure = 113 psi, residual pressure = 106 psi) indicates that there is adequate flow and pressure available to serve the proposed development. The fire hydrant flow test was forwarded to the fire department as part of their approval process. The existing facility appears to be adequate to serve the project and there is no nexus to require the development to fund replacement of the existing PRV.

Sewer

- All lateral stub outs along the entire frontage of the property shall be abandoned per Section 02720, 3.08 of the City of Daly City Standard Specifications and Drawings. The full extent of the sewer main shall be video inspected from existing manholes and all lateral stub outs found during that inspection shall be included on the plans and labeled "to be abandoned". All costs associated with the video inspection and abandonments shall be borne by the applicant.
Complete.
- No onsite sewer infrastructure was included on the grading plans; however, sanitary sewer construction notes are included on Sheet RG -10. Will sewer infrastructure be included as part of the grading plan submittal?
Sewer infrastructure will be shown on the on-site improvements. On-site improvements will be submitted at a later time with the building permit submittal.
- Sheet RG – 1.0, III, notes 4F and I shall be revised to conform with current City standards.
Complete.
- Sheets OS – 1 and 2, III, notes 2B and C as well as 5 F and L, shall be revised to conform with current City standards.
Complete.

- Sheet OS 7/8 – DWR cannot approve of the three sewer connections prior to review of the onsite infrastructure.
The on-site improvement plans will detail the design of the sewer connection. On-site improvement plans will be submitted at building permit submittal.
- Sheet OS 7/8 – Connections of the sanitary sewer laterals shall be at new or existing manholes. if the desire is to make connections to existing manholes, possible upgrades to those manholes may be required.
Complete.
- Sheet OS 11 – Update all details. Current details can be found at the City of Daly City Engineering Department or online at: http://www.dalycity.org/city_services/depts/public_works/pwnet/standards2008.html
City of Daly City Standard Details used for the off-site improvements of Serramonte Blvd. is the current detail that was found on the City's website.

Source Control

- Please ensure that Best Management Practices are implemented prior to and during all phases of construction.
Comment noted. The project improvement plans will be submitted with a Storm Water Pollution Prevention (SWPPP) plan that will include BMP's to be implemented during all phases of construction. Improvement plans and SWPPP will include project erosion control plans. The SWPPP will be submitted prior to the applying for grading permit.
- Coverage under the State's Construction General Permit is required for this project. The applicant shall file a Notice of Intent (NOI) with the RWQCB and submit for staff review, a Storm Water Pollution Prevention Plan (SWPPP).
Comment noted. The project improvement plans will be submitted with a SWPPP. The project applicant will file a Notice of Intent with the RWQCB prior to start of construction on the site. The SWPPP will be submitted prior to the applying for grading permit.
- If applicable, no construction activities including clearing, grading or excavating, shall begin until the SWPPP is deemed acceptable by staff and erosion and sediment control BMPs are implemented. The SWPPP shall cover all phases of construction.
Comment noted. A SWPPP will be submitted to the City for review and approval. BMP will be implemented as the first item of construction. Implementation of BMPs will be dynamic and will be modified by the contractor of match on-going construction and protect exposed portions of the site. The SWPPP will be submitted prior to the applying for grading permit.

- As the project moves forward, further review for source control measures will be required.

Comment noted. As part of the project approvals a SWPPP will be submitted prior to the applying for grading permit.

CITY TRAFFIC DIVISION REVIEW COMMENTS: (Shirley Chan)

A. Serramonte Boulevard and Serramonte West Intersection Study

1. Figures 3 and 5: At the intersection of Serramonte Boulevard and Gellert Boulevard, in the northbound direction, there is one exclusive right-turn lane, one shared right-turn/thru lane, one shared thru/left-turn lane and one exclusive left-turn lane. The intersection should be noted as split in the northbound/southbound direction.

See attached response to City comments by RKH Civil and Transportation Engineering letter dated February 25, 2009.

2. Page 6: The first paragraph after Table B discusses the Alternative 1. It notes that one advantage of the alternative is that traffic exiting the project site would be able to make either a left-turn or U-turn at the intersection. Left-turns and U-turns out of the project site would be prohibited under Alternative 1. The objective of having a separate phase for vehicles exiting the project site is that they would be to eliminate the potential conflict between vehicles turning right from the driveway and eastbound vehicles traveling through the intersection and merging onto the right-turn lane or entering McDonald's.

See attached response to City comments by RKH Civil and Transportation Engineering letter dated February 25, 2009.

B. Site Access Analysis Serramonte Vista

1. Internal roadway between the buildings should be provided.
2. Without internal roadways and with the addition of driveway #3, the traffic operations at the intersection of Serramonte Boulevard/Callan Boulevard will also need to be considered. Vehicles that once were able to access the hotel from the full access drive at location #1 will now need to make a U-turn at Serramonte Boulevard/Callan Boulevard. The report needs to indicate the proximity of driveway #3 to the Callan Boulevard. Analysis should also be done to ensure there is adequate room at the intersection to make westbound U-turns.
3. Also, with the new configuration, U-turns are made at driveway #1. Due to the slope of Serramonte Boulevard, U-turns at this location is dangerous. In addition, analysis should be done to ensure there is adequate room to make westbound U-turns.

See attached response to City comments by RKH Civil and Transportation Engineering letter dated February 25, 2009.

C. Off-Site Improvements for Serramonte Boulevard

1. Drawing 0S-1: 46. The contractor shall allow a minimum of 5 working days for review **of all traffic control plans.**

Note revised. Above note was renumbered as note 45 on sheet OS-1.

2. Drawing OS-1: Q. Trenching shall not be allowed on any street which has been reconstructed or repaved within the past ~~3-~~ 5 years.
Note revised. Above note was renumbered as note P on sheet OS-1.
3. Drawing OS-2, Signing and Striping Notes: 1. All striping shall be thermoplastic materials conforming to Section 84 of the Caltrans Standard Specifications dated May 2006 unless otherwise noted on plan.
Note on sheet OS-2, Signing and Striping notes was revised to include above City comment.
4. Drawing OS-2, Abbreviations: Horizontal is misspelled.
Comment noted. Spelling of Horizontal in Abbreviations is corrected.
5. Drawing OS-3, Demolition Notes: 4. All existing utilities that are to remain or be relocation-relocated are to be protected during construction.
Comment noted. Above City comment is included on sheet OS-3.
6. Drawing OS-3: add note 2 to existing sanitary sewer manholes and storm drain manholes shown.
Comment noted. City to confirm when Serramonte Blvd was last paved.
7. Drawing OS-9:
 - Add K-marker at the nose of median at driveway #1
 - Add Detail 38 for westbound left-turn pocket at driveway #1
 - Add Detail 21 on driveway at driveway #1
 - Show existing bike lane and bike lane markings on Serramonte Boulevard
 - Show location of relocated bike signs*Sheet OS-9 was revised per new driveway entrances that conform to approved tentative map.*
8. Drawing T-1: show existing bike lanes on Callan Boulevard, north of Serramonte Boulevard.
9. Drawing T-2:
 - number the Project Notes
 - IISNS signs should read "Serramonte" and "Callan"*See attached response to City comments by RKH Civil and Transportation Engineering letter dated February 25, 2009.*

D. Serramonte Vista (Civil, Landscape and Architectural plans)

1. Sheet A1.3: pavement markings for circulation in garage (levels 1 and 2) are unconventional. Switch arrows for north-/southbound traffic on the west side of the garage and east-/westbound traffic on the south side of the garage.
Comment noted. On-site improvements for circulation of the garages will be shown on on-site improvement and building permit plans.

FIRE DEPARTMENT REVIEW COMMENTS: (Joseph Perez)

Except where noted these items will be addressed with the building permit submittal.

1. Fire apparatus access requirement has not been satisfied. The fire apparatus access configuration shown has not been approved
Fire apparatus configuration access and fire hydrants was reviewed by the Fire Department on December 2, 2008 for Design Review was approved by the Fire Department as "acceptable access" by Joe Perez per his email on December 23, 2008.
2. Fire sprinklers shall be installed throughout in accordance with NFPA (13 and 13D).
3. A fire flow of 7,250 gpm with a flow duration of 4 hours is required.
4. A fire alarm system required under a separate permit and plan check. Install per NFPA 72.
5. A fire alarm station shall be central station monitored per DCMC.
6. Smoke detectors per CBC.
7. HVAC smoke detection and automatic shutdown required per NFPA 90A and CMC.
8. Key box required. Apply through fire department.
9. Portable fire extinguishers required. Mount per fire code.
10. Clearly visible address identification required per DCMC.
11. Utility identification required per DCMC.
12. Doors shall be easily openable in one motion without special knowledge, key or effort per CBC. Use of thumb operated deadbolts prohibited unless integrated with latch.
13. Exit signs/emergency illumination required.
14. Hazardous material use, storage, or operations - contact Fire Department for specific requirements.
15. Fire Apparatus access shall comply with CFC and NCFA (width, grade, surface material, turning radius, turnaround, etc.)
16. Fire hydrant(s) shall be in accordance with DCMC.
17. A fire safety plan shall be submitted for approval prior to start of construction.
18. If structure meets high-rise qualifications, high-rise requirements shall be met.
19. Means of egress to a public way shall be illustrated for every required rescue window.
20. Fire lanes shall be identified and marked.
21. Improvement plans and architectural plans (ECD) fire access are inconsistent.
As the project moves forward the above comments will be taken into consideration with the on-site improvement plans for building permit submittal.

Mr. Raj Motipara
March 23, 2009
BKF No.: 20070150-11
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Below is a list of items to be submitted at the next submittal:

1. SWPPP
2. Storm Drain Report
3. Opinion of Probable On-site Construction Cost Estimate
4. Opinion of Probable Off-site Construction Cost Estimate
5. Opinion of Probable Rough Grading Construction Cost Estimate

We look forward to working with you to address City comments and questions.

Should you have any questions regarding this submittal or need additional information to facilitate your review, please give me a call at (650) 482-6462.

Very truly yours,

BKF ENGINEERS



Lokelani Yee
Project Engineer

cc: Val Mandapat, City of Daly City, Building Division
Richard Berger, City of Daly City Economic and Community Development
John Hansen, Hansen PSC, Inc.
Tim Kelly, KA Real Estate