
TECHNICAL MEMORANDUM

Date: 06/29/2017 **BKF Job Number: 20130038-10**

Deliver To: **Cyrus Kianpour**
City of Millbrae - Public Works Dept.
621 Magnolia Avenue
Millbrae, CA 94030

CC: **Khee Lim – City Engineer**
Steve Lichliter, PE

From: **Dale Leda, PE; Roland Haga, PE**

Subject: **Millbrae Serra Station VTM Changes + Maintenance Responsibility**

Attachments: Vesting Tentative Map (dated 06/22/2017)
Exhibit EX-1, Infrastructure Exhibit

The following memo is in response to comments by Cyrus Kianpour received via email June 16, 2017. Said comments request a delineation between proposed private and public infrastructure, an indication of the developer's maintenance responsibility for the proposed infrastructure, and a summary of the changes made to the Vesting Tentative Map between the submittal made on January 31, 2017 and the updated submittal dated June 22, 2017.

Private/Public Designation (See Exhibit EX-1)

- All proposed infrastructure within the private development area will be private including the (4)12" storm drain pipes running through the basement garage. The (4)12" storm pipes will convey emergency stormwater flows over the 100-year flow in the event that the public 24"-30" SD in Serra/Linden Avenue is blocked in any way.
- The portion of California Drive that lies within the property line will contain easements for public access, emergency vehicle access, and public utilities. The remaining portions of California Drive will be public right-of-way. All utilities and surface improvements within the entirety of California Drive will be constructed by the developer.
- All public utilities and surface improvements constructed by the developer are to be considered public benefits as referenced in the Development Agreement.

Maintenance Responsibility (See Exhibit EX-1)

- The developer will be responsible for the maintenance of all proposed infrastructure within the private development area, excluding the California Drive road easement.
- The emergency storm drain system within the private development area will be maintained by the developer.

- Surface improvements (trees, decorative pavement, sidewalks, curb and gutter, lighting, street furniture) along the entirety of California Drive and Linden Avenue shall be maintained by the City of Millbrae, including improvements within the California Drive road easement.
- All utilities within California Drive, Serra Avenue, and Linden Avenue are to be maintained by the City of Millbrae or the appropriate utility agency, i.e. PG&E, etc.
- Surface improvements along Serra Avenue shall be maintained by the developer until such a time where the remainder of Site 1 (Lots bounded by Serra Avenue and El Camino Real) is developed and a maintenance agreement for the new development can be agreed upon.

VTM Changes

Listed below is a summary of the changes made to the Vesting Tentative Map for the submittal dated June 22, 2017 in relation to those submitted on January 31, 2017. Primary sheets associated with the changes are listed below, remaining sheets and sections affected by these changes have been updated accordingly when appropriate.

VTM-9

- Striping along Victoria Avenue (West of El Camino Real) previously proposed with an 11' drive aisle and 5' bike lane in either direction. Now to be restriped to match existing, a one-way 18' drive aisle with sharrows and 7' parking on either side.

VTM-11

- Right turn lane removed from westbound California Drive at intersection with El Camino Real. Proposed lane alignment to include an 11' drive aisle and 5' bike lane in both directions. Additionally 1' planter strip moved from back of curb to back of walk to allow for 6' wide sidewalk along the north side of California Drive. See Section A on VTM-7 for additional detail.

VTM-13

- Storm drain pipes running through basement garage previously proposed as discharge point for Serra Avenue are now proposed as emergency overflow only and will be maintained as private improvements by the project developer. The primary storm drain line shall be a 24"-30" gravity system running south along Serra Ave, east along Linden Ave and then north along California Drive before tying into the realigned box culvert in California Drive. See Sections D, F, G and K on VTM-8 and 10 for additional detail.
- A new 24" storm drain line is proposed to connect the existing Hemlock Avenue storm drain system to the existing 24" SD line that runs beneath the (8)54" culverts. The new 24" line will run parallel to the realigned 4'x16' box culvert in California Drive. See Section C on VTM-7 for additional detail.

Feel free to contact me with any questions or comments.

Sincerely,
BKF Engineers



Dale Leda, PE
Project Manager



Roland Haga, PE
Vice President