

APPENDIX D-2
PRELIMINARY GEOTECHNICAL
PLAN REVIEW



Earth Investigations Consultants

May 28, 2016
Job 1130.16.00

Serramonte Terraces, LLC
888 Brannan Street, #153-155
San Francisco, California 94103

Attention: Mr. Henry Lam

RE: PRELIMINARY GEOTECHNICAL PLAN REVIEW
Proposed Phase 1 Serramonte Views & Phase 2
Hotel
239 Serramonte Boulevard
Daly City, California

Dear Mr. Lam:

Pursuant to your authorization, we have completed preliminary geotechnical review of the plan sets submitted for the proposed Phase 1 Serramonte Views multifamily residential development, and the Phase 2 Hotel development located at the western end of the property. The current plan by Costa Brown Architecture (latest revision dated 12/29/15, Job 14020) calls for 3 residential buildings (Buildings A-C) up to 12 stories high with up to 3 levels of underground parking, and a 15-story Hotel (Building D) with up to 4 levels of underground parking to be located at the western end of the property and accessible from Serramonte Boulevard bordering the northern side of the property.

Grading to accommodate the proposed project is expected to require cuts over 100 feet in height for the site wall on the southern side of the buildings and underground parking basement walls.

Preliminary plan review indicates the findings, conclusions, and recommendations remain valid for the current project. However, it is important that we be given the opportunity to review the detailed grading plan/retaining wall distribution, and anticipated building loads when they become available in order to modify our recommendations where deemed appropriate.

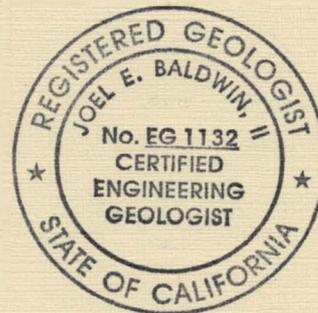
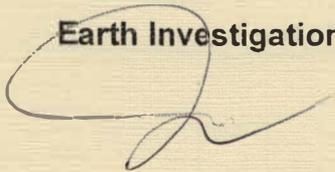
Geologists & Engineers

P.O. Box 795 ● Pacifica, CA 94044 ● (650) 557-0262 ● Fax (650) 557-0264 ● earthinvestigations@comcast.net

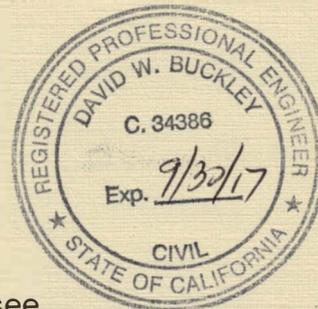
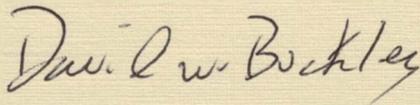
We trust this preliminary geotechnical review and update provides you with the information you require at this time. Please contact our office if you have any questions.

Very truly yours,

Earth Investigations Consultants, Inc.



Joel E. Baldwin, II
Engineering Geologist 1132 (Renewal 2/28/17)



David W. Buckley
Civil Engineer 34386 (Renewal 9/30/17)

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