



## Item No. 19 Town of Atherton

### **CITY COUNCIL STAFF REPORT – PUBLIC HEARING**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**THROUGH:** GEORGE RODERICKS, CITY MANAGER

**FROM:** STEPHANIE B. DAVIS, AICP SENIOR PLANNER

**DATE:** JULY 19, 2017

**SUBJECT:** APPROVE THE ATTACHED REQUEST FOR A TENTATIVE PARCEL MAP CERTIFICATE TO CREATE TWO LOTS AT 336 WALSH ROAD (APN 073-220-030)

### **RECOMMENDATION**

Approve attached Tentative Parcel Map Certificate at 336 Walsh Road make the findings listed in Atherton Municipal Code Section 16.16 and as listed in the Findings section of this staff report.

### **BACKGROUND**

The subject site at 336 Walsh Road is a rectangular shaped parcel with all frontage directly facing Walsh Road, with the creek abutting the rear property line in its entirety, and is approximately 2.6 acres in area. The site currently contains an existing single-family home with a detached garage and a substantial amount of heritage and non-heritage trees. The existing home and improvements would need to be demolished prior to recording the subdivision. The property is surrounded by single-family residences and located within the R1-A zoning district. The applicant is requesting a Tentative Parcel Map to allow the subdivision of the one existing lot into two lots; specifically to create one 1.113 acre lot (Parcel A) at the left, and one 1.455 acre lot (Parcel B) at the right. Any plans for development of new single family homes and other improvements in the future would require separate, formal application submittals to the Town's Planning and Building Departments.

On June 28, 2017 the Planning Commission voted (5:0) to recommend City Council approval of the Tentative Parcel Map. There was no public comment during the hearing. Prior to the Planning Commission meeting, the applicant's conducted their own public outreach to surrounding property owners and did not receive any comments.

### **ANAYLSIS**

The proposed lots are of sufficient size and shape to allow the construction of a new main residence on each lot. The division of the lot into two separate lots will result in a greater number of heritage

trees being protected. Under Atherton Municipal Code Section 8.10.020, the Tree Preservation area includes all areas of the lot within the main building area. Trees that are located within the main building area (except oaks of a certain size) are not protected. Since the subdivision will create two lots, area that was previously in one large main building area would be divided into two main building areas with almost a 100 foot distance between the two, resulting buildable areas; this is created by the side yard setbacks for both Parcels A and Parcel B. This will, in effect, *reduce* the overall size of the allowable main building area and *increase* the square footage of the Tree Preservation area. Please note that the footprint of the proposed two new homes and other improvements are conceptual and would require formal review following any final approval. However, it is noted that the applicant previously worked extensively with the Town Arborist and Planning Staff in identifying conceptual, preliminary improvement locations that would not impact heritage trees. In addition, any oak tree within the buildable area that is not dead or dying would need to be reviewed by the Planning Commission as part of a separate Heritage Tree Removal Permit application, however preliminary analysis of the conceptual buildable areas does not indicate the need for any future Heritage Tree Removal permits based on the proposed new lot configurations and conceptual building locations.

As a condition of approval, the existing structures on site will need to be demolished prior to recordation of a Final Map with the County Assessor’s office.

*Design- Atherton Municipal Code Section 16.24*

Both parcels meet and exceed the minimum subdivision design standards established in the Zoning Code and Subdivision Ordinance as outlined below:

	<b>Lot area</b>	<b>Width</b>	<b>Depth</b>
Minimum Required	1 acre	175’*	200’
Proposed Parcel A (left lot)	1.113 acres	198’10”	246’9”
Proposed Parcel B (right lot)	1.455 acres	230’5”	291’8”

*\*The lot width is measured at right angles to the lot depth at the front setback.*

**FINDINGS AND RECOMMENDATION**

For the reasons outlined in this staff report, the Planning Commission recommends that the City Council approve the Tentative Parcel Map Certificate for the division of one lot into two lots based on the following findings and subject to the conditions listed in the Draft Tentative Parcel Map:

1. The Tentative Parcel Map is in conformance with the Subdivision Map Act and the Atherton Subdivision Ordinance.

*Basis for finding: The proposed map has been reviewed by the Public Works Department and deemed to be in conformance with the Subdivision Map Act and the Town’s Subdivision Ordinance.*

2. The size and shape of the proposed subdivision is in general conformance with Town requirements and the general pattern of the neighborhood and will not cause traffic, health or safety hazards.

*Basis for finding: The proposed lots are similar to lots within the vicinity. Both lots will have direct access to Walsh Road. Both proposed lots comply with the Town's requirements and will continue to be in conformance with the general pattern of the neighborhood. The subdivision will not cause any traffic, health or safety hazards.*

3. The proposed subdivision will have proper and sufficient access to a public street.

*Basis for finding: The proposed subdivision utilizes existing frontage which provides immediate access to the street. The proposed subdivision has been reviewed by Menlo Fire and they have no issues with access to either lot.*

4. The proposed map and the design or improvement of the proposed subdivision is consistent with the Atherton General Plan.

*Basis for finding: The General Plan designates the site as Low Density Single Family Residential. The proposed subdivision is compatible with the design criteria listed in General Plan section 1.335, which includes maintenance of existing neighborhood environments, provision of privacy, and preservation of trees to maximum extent feasible.*

5. The site is physically suitable for the proposed type of development.

*Basis for finding: The site is currently developed with a single family residence and detached garage. If approved, the subdivision would allow two residences to be built (one on each parcel.) The site is located within the single family residential zoning district. The site is suitable for development of two new single family residences.*

6. The site is physically suitable for the proposed density of development.

*Basis for finding: Each parcel would be permitted to construct one single family dwelling. The size and shape of the proposed lots would be suitable for one single family dwelling each.*

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*Basis for finding: The site is currently improved with buildings and structures. The subdivision is consistent with the historical use of the property and any future improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The conceptual location for future buildings and are found to meet the required standards of the Town's adopted "Tree Preservation Guidelines Standards and Specifications." Approval of the subdivision map does not constitute approval of the removal of any Heritage Trees, nor development improvements of any kind.*

8. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

*Basis for finding: The proposed subdivision is consistent with the neighborhood development pattern and the historical use of the property. The subdivision will not cause serious public health problems because the action is limited to the dividing of the property to create two single family lots. The single family residential use will continue on the properties which will not cause any public health problems.*

9. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, or that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to those previously acquired by the public.

*Basis for finding: An existing 10 foot storm drainage easement exists and is proposed to be enlarged abutting the rear yard creek to allow for adequate access to the creek as required by the Town's Public Works Department.*

10. Discharge of waste from the proposed subdivision will not result in violation of existing water quality requirements prescribed by the regional water quality control board.

*Basis for finding: The existing sewer service will remain for each parcel to adequately discharge of waste. Solid waste is collected weekly by Recology. Any future improvements to the site will be required to comply with regional water quality control board regulations.*

## **ENVIRONMENTAL IMPACT**

The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15315 Minor Land Division involving four or fewer parcels, when the division is in conformance with the General Plan and zoning, no other variances or exceptions requiring environmental review are required and all required services and access to the proposed parcels to local standards are available and Section 15305 Class 5; minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use.

## **POLICY FOCUS**

The Land Use Element of the General Plan delineates the Town's goals, objectives and policies concerning future land uses, requiring future residential development to be compatible with the existing neighborhood character, preserve the scenic, rural environment and appropriately designed. The Housing Element of the General Plan realizes the construction of new, net housing units and to promote and improve the Town's existing housing supply. Approval of the Tentative Map and subdivision to create one, new buildable parcel within the Town creates a compatible residential land use at an appropriate density as specified by the different elements of the General Plan.

### **FISCAL IMPACT**

All costs covering the processing of this application, mapping, and physical site improvements are paid for by the applicant.

### **PUBLIC NOTICE**

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials. A notice of this public hearing was mailed to all property owners within 500 feet of the subject site, posted online on the Town's website, and at the Town Library, Post Office and City Council Chambers on July 6, 2017.

### **ATTACHMENTS**

1. Draft Tentative Parcel Map Certificate
2. Letter of Request, dated April 27, 2017
3. Vesting Tentative Parcel Map prepared by prepared by MacLeod and Associates, dated June 16, 2017 (*\*full size for City Council*)



**Town of Atherton**  
Administrative Offices  
91 Ashfield Road  
Atherton, California 94027  
Phone: (650) 752-0544  
Fax: (650) 614-1224

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**TOWN OF ATHERTON  
CITY COUNCIL**  
*Draft TENTATIVE PARCEL MAP CERTIFICATE*

THIS IS TO CERTIFY THAT the Atherton City Council at a regular meeting thereof, held on July 19, 2017 did approve a Tentative Parcel Map pursuant to Chapter 16.16 of the Atherton Municipal Code to allow the division of one 2.568 acre parcel into one 1.113 acre lot and one 1.455 acre lot at 336 Walsh Road in Atherton (Assessor's Parcel Number 073-220-030). This approval requires substantial compliance with the map entitled, "Vesting Tentative Map, 336 Walsh Road, Atherton, California" dated June 16, 2016, prepared by MacLeod and Associates, consisting of seven sheets. The application was approved with the following conditions:

1. The Parcel Map and Improvement Plans shall conform to all Town Ordinances, standards and fee requirements.
2. Any and all structures either crossing a new property line or not meeting current setback requirements shall be removed prior to recordation of a final parcel map. Specifically, the main residence and detached garage shall be removed.
3. Improvement plans, maps and construction shall be to the written satisfaction of the Public Works Director/City Engineer.
4. Any tree removal necessitated by subdivision design or improvement construction shall be done in accordance with the Atherton Tree Ordinance, Municipal Code Chapter 8.10.
5. Per Chapter 16 of the Atherton Municipal Code, the subdivider shall provide preliminary and final drainage reports for the site to the written satisfaction of the Public Works Director/City Engineer, showing a plan for drainage of the lots from the rear to the front.
6. The applicant shall follow all San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) recommended Best Management Practices for Construction and prohibit the occurrence of any non-storm water discharges into the storm drain system.
7. All future improvements shall comply with the R1-A Zoning Code Requirements.

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Lisa Costa Sanders  
Town Planner

Effective Date: \_\_\_\_\_  
Atherton, CA



RECEIVED  
FEB 9 2017  
TOWN OF ATHERTON  
PLANNING DEPT.

To: Town of Atherton, Planning Commission  
Attn: Lisa Costa Sanders, Deputy Town Planner  
Re: Two lot subdivision  
336 Walsh Road, Atherton, CA

February 9, 2017

**Dear Lisa & Planning Commission Members,**

On behalf of Pacific Peninsula Group (PPG), the property owner, Pacific Peninsula Architecture (PPA) would like the Atherton Planning Commission to consider and approve a subdivision of the parcel at 336 Walsh Road into two legal parcels to be renamed 336 Walsh Road and 338 Walsh Road.

The current property at 336 Walsh Road is 2.568 net acres (111,862 SF) at parcel number APN 073-220-030. With the subdivision, the two new legal lots would be 1.455 acres (63,380 SF) at 336 Walsh Road and 1.113 acres (48,480 SF) at 338 Walsh Road. Both parcels would meet and in some cases exceed the Atherton subdivision requirements for lot width, depth and area. MacLeod and Associates, our civil engineer, has prepared a Vesting Tentative Parcel Map dated 02/8/17 which shows the exact dimensions and other technical information.

Pacific Peninsula believes the subdivision is consistent with other parcels on Walsh Road as well as throughout Atherton in general. Upon approval of the subdivision, PPG will be submitting plans for a new home on each parcel. These two new homes will exhibit the high standards in quality of design and construction that Pacific Peninsula has been known for over the past twenty-seven years.

Please let me know if you have any questions and thank you in advance for your consideration on this matter. All of us here at Pacific Peninsula look forward to adding two beautiful homes to the Atherton Community in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Daseking", is written over a circular stamp or seal. The signature is fluid and cursive.

Jon Daseking  
Architect & Senior Associate, PPA, Inc.

cc: Steve Ackley & Brad Smith, PPG, Owners  
Dan MacLeod, MacLeod & Associates, Civil Engineer

**LEGEND**

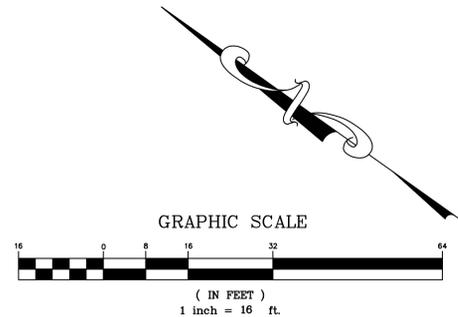
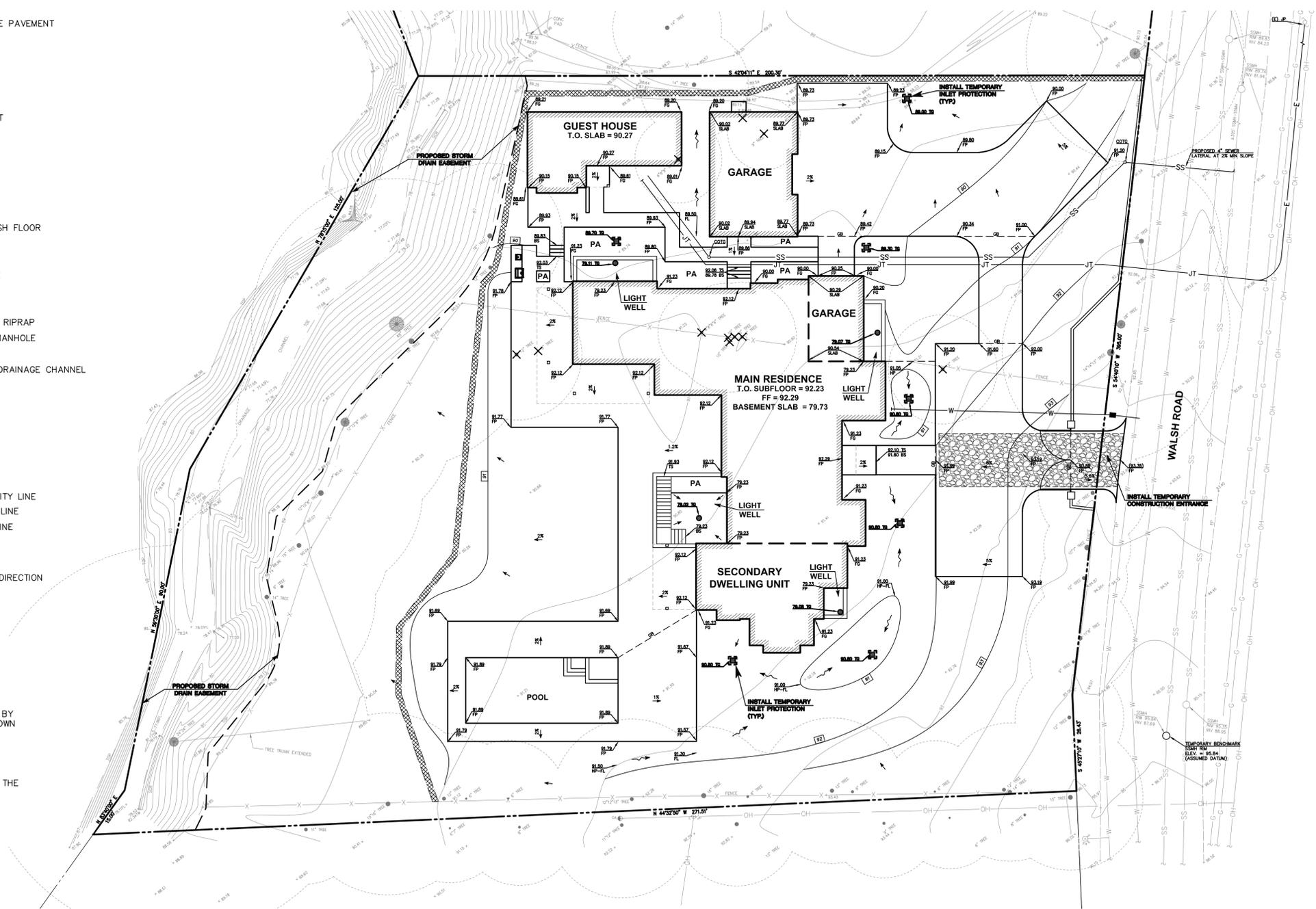
---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BS	BOTTOM OF STEP
CB	CATCH BASIN
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVE
GA	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
HP	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
PA	PLANTING AREA
SCR	SACKED CONCRETE RIPRAP
SSMH	SANITARY SEWER MANHOLE
TG	TOP OF GRATE
TOP	TOP OF BANK OF DRAINAGE CHANNEL
TS	TOP OF STEP
WM	WATER METER
WV	WATER VALVE
WV	TREE W/ SIZE
X	FENCE
E	ELECTRIC LINE
G	GAS LINE
JT	JOINT TRENCH UTILITY LINE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
→	SURFACE RUNOFF DIRECTION
~	VEGETATED SWALE
□	DRAIN INLET
91	NEW CONTOUR

**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**GRADING QUANTITIES (C.Y.):**

	CUT	FILL
MAIN HOUSE AND BASEMENT =	2,610	-
GARAGE =	25	-
GUEST HOUSE =	5	-
DRIVEWAY AND PARKING =	180	-
YARD GRADING =	110	-
POOL =	150	-
REAR PATIO =	45	15
<b>TOTAL</b>	<b>3,125</b>	<b>15</b>



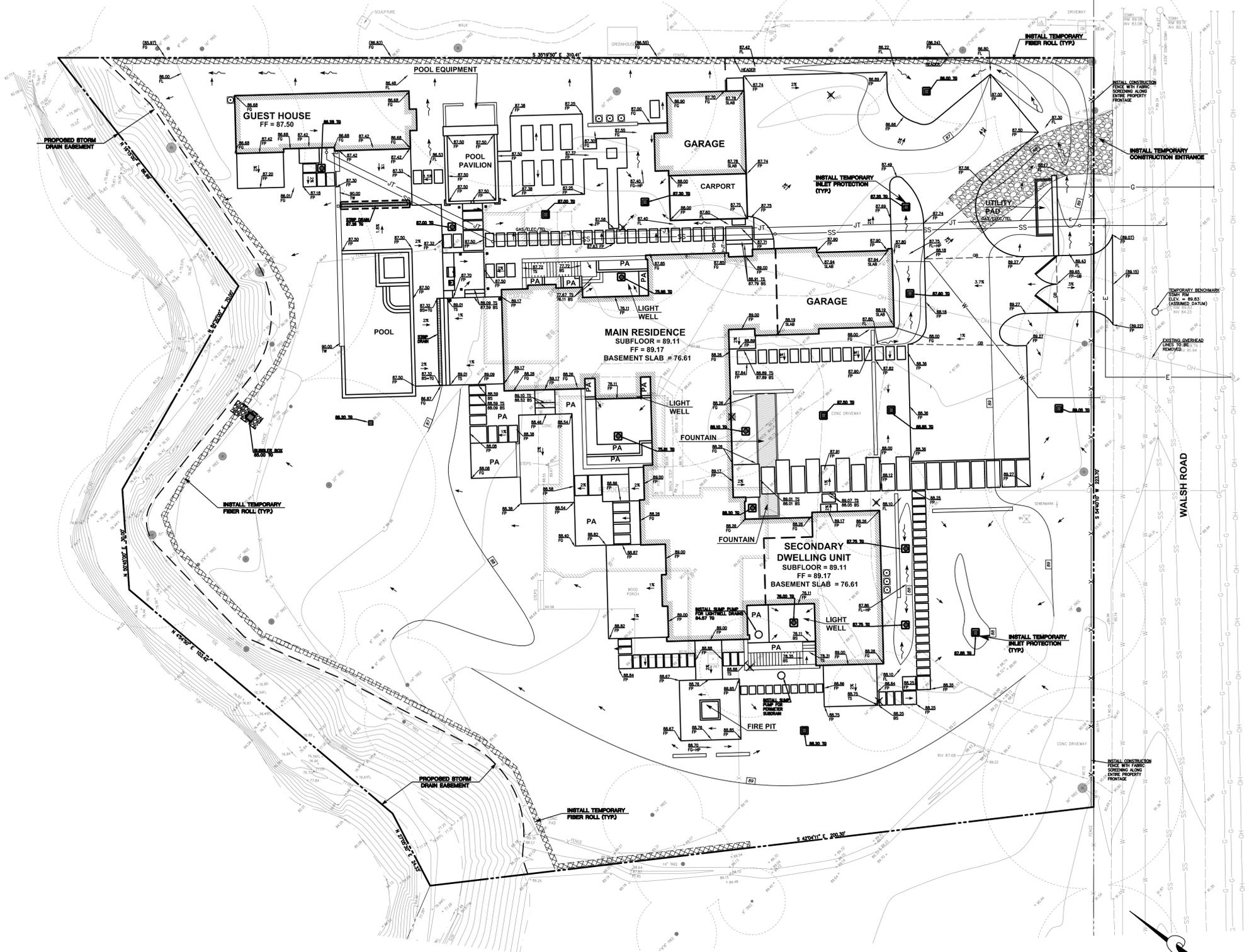
	DATE: _____ BY: _____ DESCRIPTION: _____ REV: _____
<p><b>MACLEOD AND ASSOCIATES</b>                  CIVIL ENGINEERING • LAND SURVEYING                  965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>	
PREPARED FOR: PACIFIC PENINSULA GROUP	CALIFORNIA
<p><b>PRELIMINARY GRADING AND EROSION CONTROL PLAN</b>                  338 WALSH ROAD                  ATHERTON SAN MATEO COUNTY</p>	
DRAWN BY: DJK DESIGNED BY: DJK/VPG CHECKED BY: DGM	SCALE: 1"=16' DATE: 06/16/17 DRAWING NO. 4376-GRAD338 SHEET 1 OF 1

**LEGEND**

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- BS BOTTOM OF STEP
- CB CATCH BASIN
- CO CLEANOUT
- COL COLUMN
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- WV SIZE TREE W/ SIZE
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- G GAS LINE
- JT JOINT TRENCH UTILITY LINE
- OH OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- SURFACE RUNOFF DIRECTION
- VEGETATED SWALE
- DRAIN INLET
- 91 NEW CONTOUR

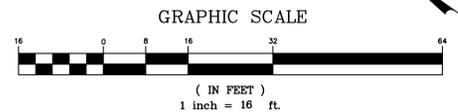
**GRADING QUANTITIES (C.Y.):**

	CUT	FILL
MAIN HOUSE AND BASEMENT =	3,820	-
GARAGE =	0	15
GUEST HOUSE =	5	-
DRIVEWAY AND PARKING =	70	60
YARD GRADING =	110	-
POOL =	180	-
REAR & SIDE PATIO =	125	25
FRONT PATIO =	55	5
<b>TOTAL =</b>	<b>4,365</b>	<b>105</b>



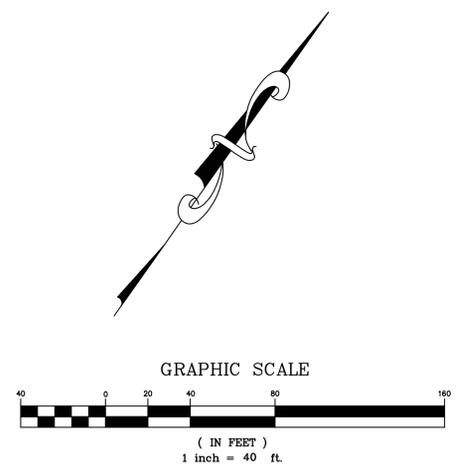
**UTILITY NOTE:**

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

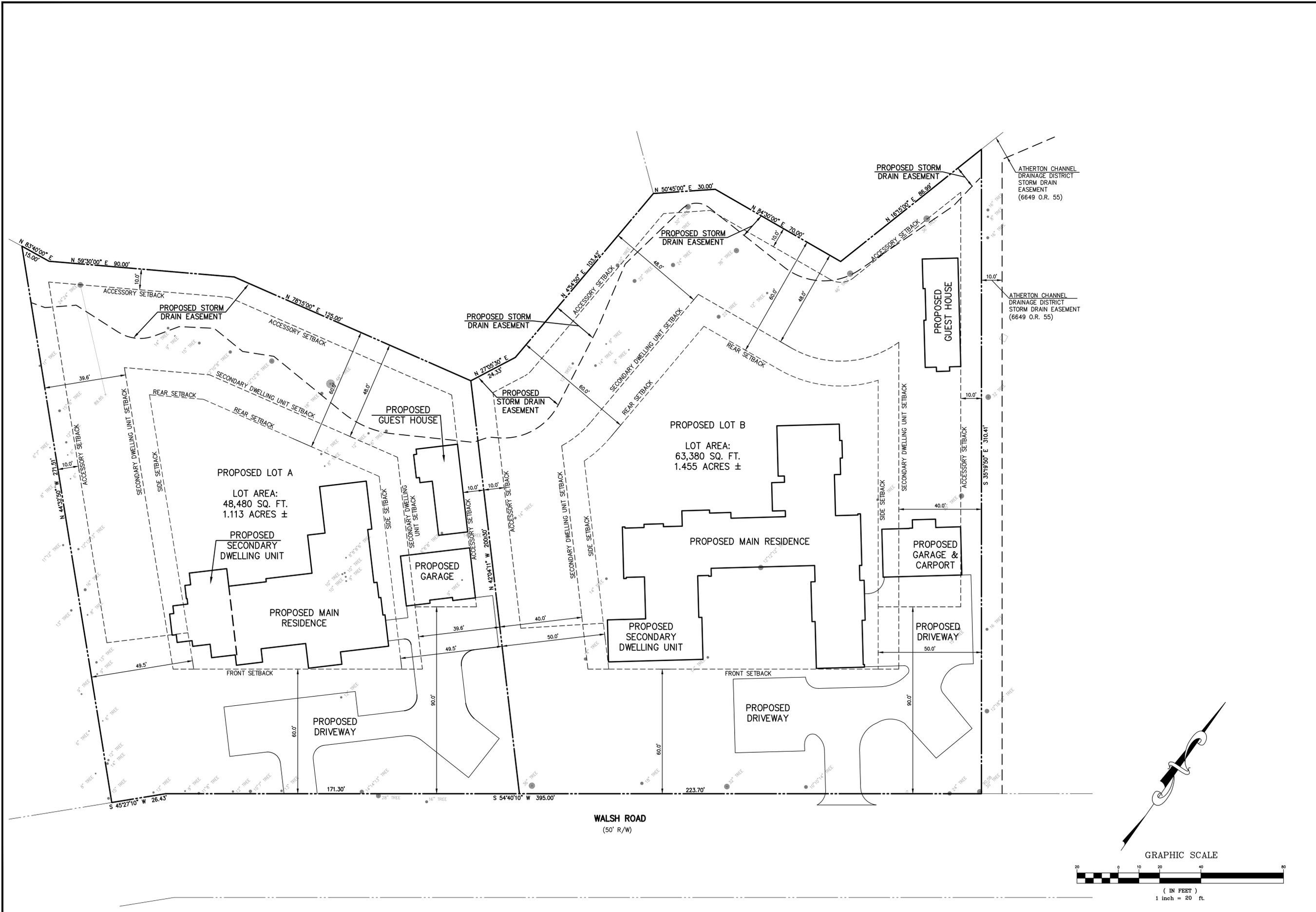


<p>REGISTERED PROFESSIONAL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA</p> <p><b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>DESCRIPTION: _____</p> <p>REV. _____</p>
<p>PREPARED FOR: PACIFIC PENINSULA GROUP</p>	
<p>PRELIMINARY GRADING AND EROSION CONTROL PLAN 336 WALSH ROAD SAN MATEO COUNTY CALIFORNIA ATHERTON</p>	
<p>DRAWN BY: DJK DESIGNED BY: DJK/VPG CHECKED BY: DGM</p>	
<p>SCALE: 1"=16' DATE: 06/16/17 DRAWING NO. 4376-GRAD</p>	
<p>SHEET 1 OF 1</p>	





<p><b>APPROXIMATE ADJACENT STRUCTURES</b>          336 WALSH ROAD          A.P.N. 073-220-030          LOT 1, 24 MAPS 35-36          SAN MATEO COUNTY CALIFORNIA</p>		<p>PREPARED FOR:          PACIFIC PENINSULA GROUP</p>	<p><b>MACLEOD AND ASSOCIATES</b>          CIVIL ENGINEERING • LAND SURVEYING          965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>	<p>LAND SURVEYOR          No. 5304          STATE OF CALIFORNIA</p>	<p>REV. _____</p> <p>DESCRIPTION _____</p> <p>BY: _____</p> <p>DATE: _____</p>
<p>DRAWN BY: DJK</p> <p>DESIGNED BY: ---</p> <p>CHECKED BY: DGM</p> <p>SCALE: 1"=40'</p> <p>DATE: 06/16/17</p> <p>DRAWING NO. 4376-ADJACENT</p> <p>SHEET 1 OF 1</p>					



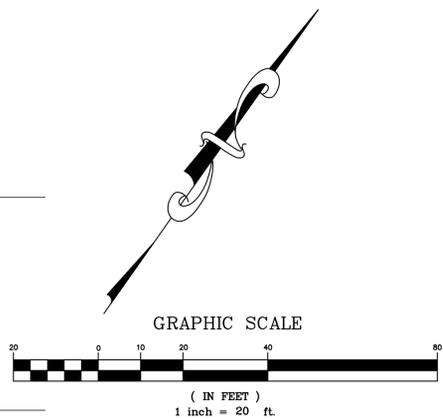
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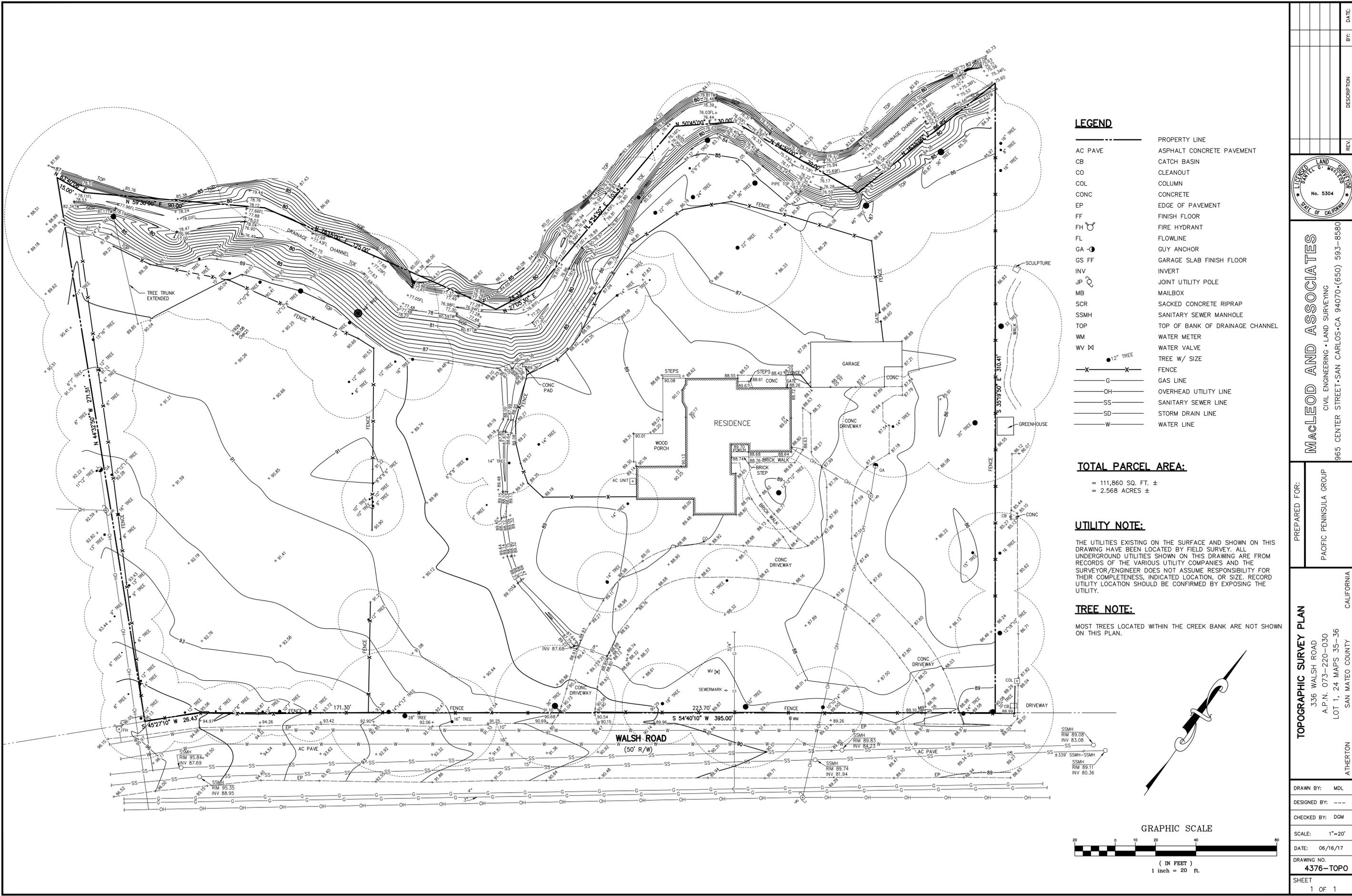
  
**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:  
 PACIFIC PENINSULA GROUP

**PROPOSED STRUCTURES/DRIVEWAYS PLAN**  
 336 WALSH ROAD  
 A.P.N. 073-220-030  
 LOT 1, 24 MAPS 35-36  
 SAN MATEO COUNTY CALIFORNIA  
 ATHERTON

DRAWN BY: DJK  
 DESIGNED BY: ---  
 CHECKED BY: DGM  
 SCALE: 1"=20'  
 DATE: 06/16/17  
 DRAWING NO.  
**4376-PROP**  
 SHEET  
 1 OF 1



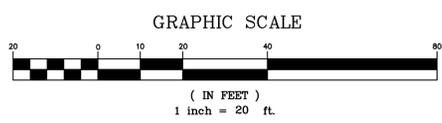
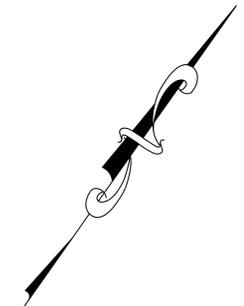


- LEGEND**
- PROPERTY LINE
  - AC PAVE ASPHALT CONCRETE PAVEMENT
  - CB CATCH BASIN
  - CO CLEANOUT
  - COL COLUMN
  - CONC CONCRETE
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  - FH FIRE HYDRANT
  - FL FLOWLINE
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  - GS FF GARAGE SLAB FINISH FLOOR
  - INV INVERT
  - JP JOINT UTILITY POLE
  - MB MAILBOX
  - SCR SACKED CONCRETE RIPRAP
  - SSMH SANITARY SEWER MANHOLE
  - TOP TOP OF BANK OF DRAINAGE CHANNEL
  - WM WATER METER
  - WV W WATER VALVE
  - TREE W/ SIZE TREE W/ SIZE
  - FENCE FENCE
  - G GAS LINE
  - OH OVERHEAD UTILITY LINE
  - SS SANITARY SEWER LINE
  - SD STORM DRAIN LINE
  - W WATER LINE

**TOTAL PARCEL AREA:**  
 = 111,860 SQ. FT. ±  
 = 2.568 ACRES ±

**UTILITY NOTE:**  
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**TREE NOTE:**  
 MOST TREES LOCATED WITHIN THE CREEK BANK ARE NOT SHOWN ON THIS PLAN.



	DATE: _____
	BY: _____
	REV. _____ DESCRIPTION _____
<p><b>MACLEOD AND ASSOCIATES</b>          CIVIL ENGINEERING • LAND SURVEYING          965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560</p>	
PREPARED FOR: PACIFIC PENINSULA GROUP	CALIFORNIA
<p><b>TOPOGRAPHIC SURVEY PLAN</b>          336 WALSH ROAD          A.P.N. 073-220-030          LOT 1, 24 MAPS 35-36          SAN MATEO COUNTY</p>	
DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM	SCALE: 1"=20' DATE: 06/16/17 DRAWING NO. <b>4376-TOPO</b>
SHEET 1 OF 1	

**PROPOSED LOT A AREA:**

=48,480 SQ. FT. ±  
=1.113 ACRES ±

**PROPOSED LOT B AREA:**

=63,380 SQ. FT. ±  
=1.455 ACRES ±

**GENERAL NOTES:**

- TOTAL SITE AREA = 111,860 SQ. FT. ±  
2.568 ACRES ±
- ALL EXISTING BUILDINGS, WALLS AND DRIVEWAYS WILL BE REMOVED.

**UTILITIES:**

WATER: CAL-WATER  
 SANITARY SEWER: WEST BAY SANITARY DISTRICT  
 GAS & ELECTRICAL: PG & E  
 TELEPHONE: AT&T COMMUNICATIONS  
 FIRE: MENLO PARK FIRE DISTRICT

**UTILITY NOTE:**

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**OWNER AND SUBDIVIDER:**

PACIFIC PENINSULA GROUP  
 718 OAK GROVE AVENUE  
 MENLO PARK, CA 94025

**CIVIL ENGINEER / LAND SURVEYOR:**

DAN MacLEOD  
 MacLEOD & ASSOCIATES, INC.  
 965 CENTER STREET SAN CARLOS, CA 94070  
 TEL: (650) 593-8580

**ASSESSOR'S PARCEL NUMBER:**

070-220-030

**EXISTING AND PROPOSED ZONING:**

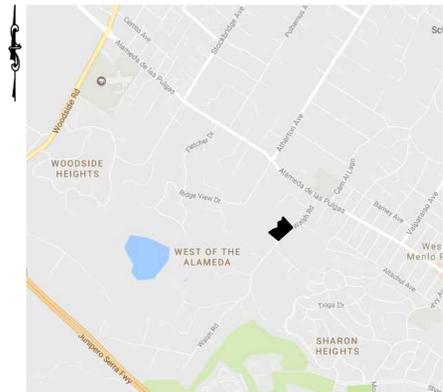
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**FLOOD ZONE:**

NONE - NO SPECIAL FLOOD HAZARD AREA IDENTIFIED

**LEGEND**

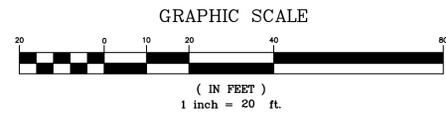
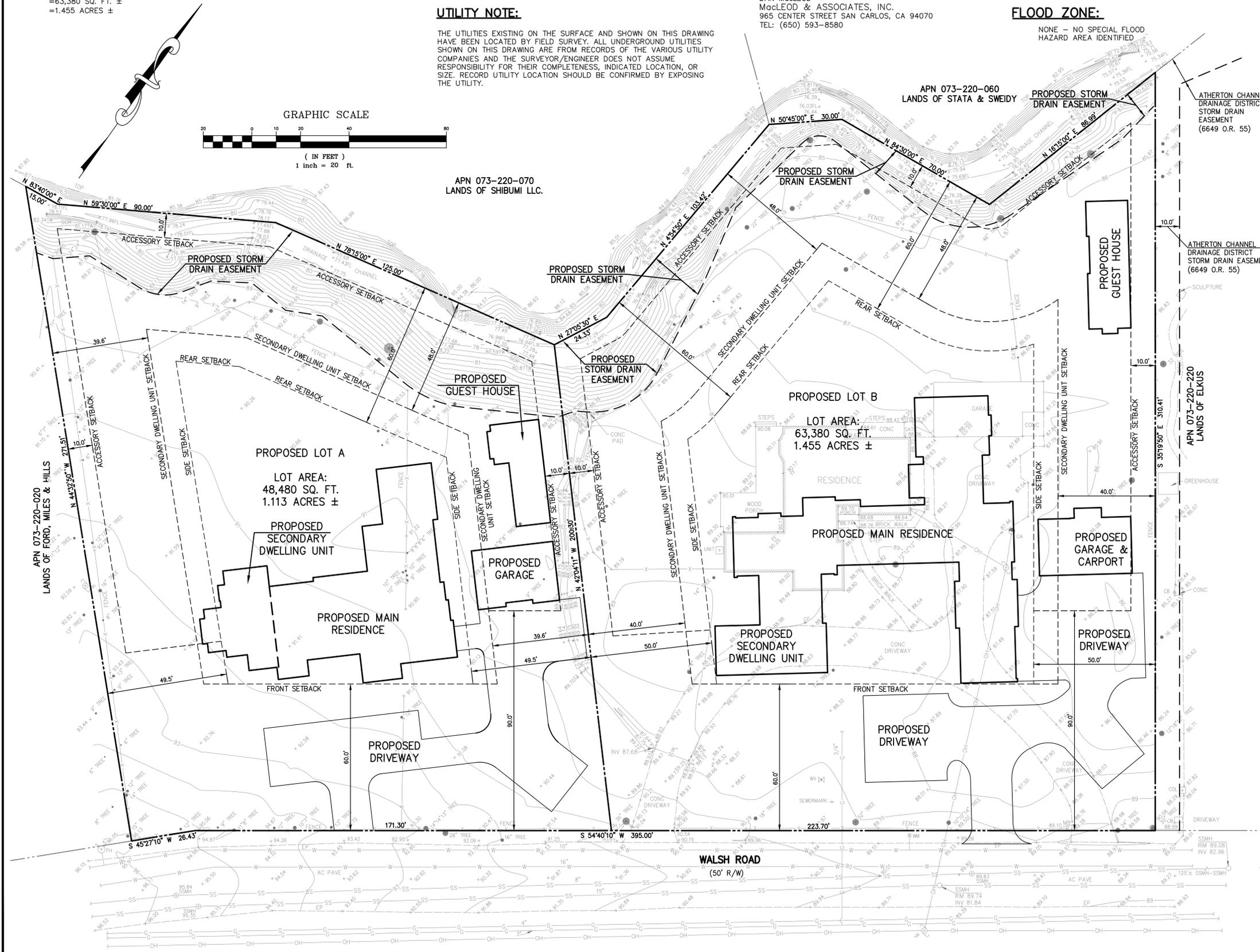
AC PAVE	PROPERTY LINE
COL	ASPHALT CONCRETE PAVEMENT
CONC	CATCH BASIN
CB	CLEANOUT
CO	COLUMN
EP	CONCRETE
FF	EDGE OF PAVEMENT
FF	FINISH FLOOR
FF	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SCR	SACKED CONCRETE RIPRAP
SSMH	SANITARY SEWER MANHOLE
TOP	TOP OF BANK OF DRAINAGE CHANNEL
WM	WATER METER
WV	WATER VALVE
	TREE W/ SIZE
X	FENCE
G	GAS LINE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE



**VICINITY MAP**  
(NOT TO SCALE)

**SUBDIVIDER'S STATEMENT**

- EXISTING AND PROPOSED ZONING: R-1A
- EXISTING AND PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED IMPROVEMENTS AND PUBLIC UTILITIES INCLUDE NEW DRIVEWAY APPROACHES AND UTILITY SERVICES FOR CONNECTION OF GAS, ELECTRIC, AND WATER TO THE MAINS IN WALSH ROAD.
- SEWERAGE WILL INCLUDE NEW SEWER LATERALS FOR EACH PARCEL TO CONNECT TO THE MAIN IN WALSH ROAD.
- NO PUBLIC AREAS ARE PROPOSED.
- TREES: HERITAGE TREE REMOVALS RECOMMENDED BY PROJECT ARBORIST BASED ON TREE SAFETY AND CONDITIONS HAVE BEEN COMPLETED AS APPROVED AND PERMITTED BY THE TOWN ARBORIST. ALL OTHER HERITAGE TREES PLANNED TO REMAIN AS IS. REPLACEMENT TREE QUANTITIES AND SIZING SPECIFIED BY THE TOWN ARBORIST TO BE INSTALLED IN CONJUNCTION WITH SITE LANDSCAPING AND SCREENING.
- NO PUBLIC STREET LIGHTING IS PROPOSED. ON-SITE OUTDOOR LIGHTING WILL COMPLY WITH TOWN RESIDENTIAL REQUIREMENTS.
- THERE ARE NO KNOWN RESTRICTIVE COVENANTS, LEASES, RIGHTS-OF-WAY, EASEMENTS, LICENSES OR ENCUMBRANCES AFFECTING THE PROPERTY. A PROPOSED EASEMENT FOR STORM DRAINAGE PURPOSES IS INDICATED FOR THE EXISTING DRAINAGE CHANNEL.
- THERE ARE NO KNOWN SPECIAL DISTRICTS NEEDING ANNEXATION TO PROVIDE PUBLIC SERVICES.
- NO EXCEPTIONS TO TOWN ORDINANCES OR CODES ARE REQUESTED WITH THIS MAP.



APN 073-220-070  
LANDS OF SHIBUMI LLC.

APN 073-220-060  
LANDS OF STATA & SWEIDY

ATHERTON CHANNEL  
DRAINAGE DISTRICT  
STORM DRAIN  
EASEMENT  
(6649 O.R. 55)

ATHERTON CHANNEL  
DRAINAGE DISTRICT  
STORM DRAIN  
EASEMENT  
(6649 O.R. 55)

APN 073-220-220  
LANDS OF ELKUS

PROPOSED LOT B  
LOT AREA:  
63,380 SQ. FT.  
1.455 ACRES ±

PROPOSED LOT A  
LOT AREA:  
48,480 SQ. FT.  
1.113 ACRES ±

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REV: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:  
 PACIFIC PENINSULA GROUP

**VESTING TENTATIVE PARCEL MAP**  
 336 WALSH ROAD  
 A.P.N. 073-220-030  
 LOT 1, 24 MAPS 35-36  
 SAN MATEO COUNTY CALIFORNIA

ATHERTON

DRAWN BY: DJK  
 DESIGNED BY: ---  
 CHECKED BY: DGM  
 SCALE: 1"=20'  
 DATE: 06/16/17  
 DRAWING NO. 4376-TENT  
 SHEET 1 OF 1