

# 831 Arroyo Road

18-DL-01

Thursday, March 26, 2019  
7:00 pm

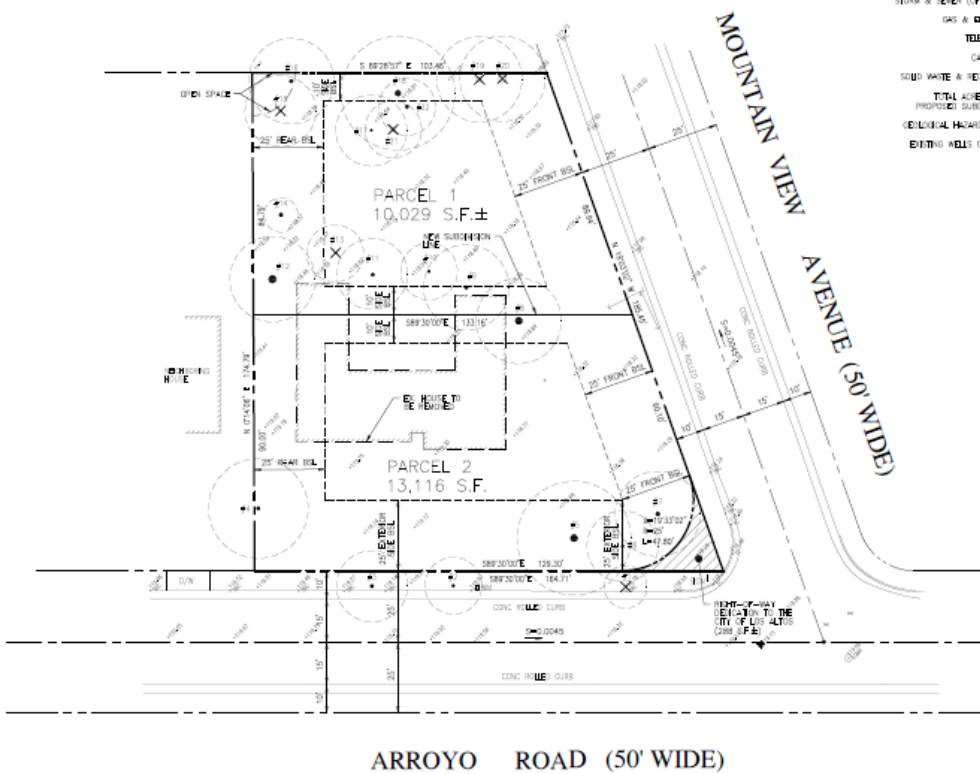


# TENTATIVE PARCEL MAP

## 831 ARROYO ROAD LOS ALTOS, CA

**LEGEND**

- BOUNDARY LINE
- - - SUBDIVISION LINE
- - - ADJOINERS LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ⊠ DOWNSPOT
- ← SURFACE FLOW DIRECTION
- ← SURFACE FLOW DIRECTION
- ⊗ TIE TO BE REMOVED
- ⊙ TIE TO BE PROTECTED



**GENERAL NOTES:**

OWNER/ARCHITECT/SUBMITTER: TFC-A&P 577 SALINAS AVE. SUITE 107 CARROLL, CA 95026 (408) 466-4185

D.L. EVENSEN & LAND SURVEYOR ROBERT Y. NANG (2024) & LORIS J. RW EVENSEN, INC. 503 ALAMITOS BLVD. LOS ALTOS, CA 95024 (408) 382-2882

ADJOINERS PARCEL NUMBER: 186-23-020

EXISTING ZONING: R-1-10 SINGLE FAMILY RESIDENCE

PROPOSED USE: TWO (2) SINGLE FAMILY RESIDENTIAL UNITS

WATER: CALIFORNIA WATER SERVICE COMPANY

STORM & SEWER (ON-SITE): PRIVATE

STORM & SEWER (OFF-SITE): CITY OF LOS ALTOS

GAS & ELECTRIC: PG&E

TELEPHONE: AT&T

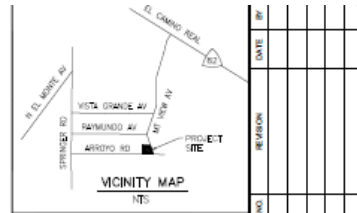
CABLE TV: COMCAST

SOLID WASTE & RECYCLING: MERRIM TYPICAL WASTE SYSTEMS

TOTAL AREA OF PROPOSED SUBDIVISION: 0.54 ACRES (23,453 S.F.±)

REMOVAL HAZARD ZONE: NONE

EXISTING WELLS ON SITE: NONE



**TIE METHOD**

NO.	TYPE	LENGTH	STATUS
1	SOUTHERN MANHOLE	7.0'	TIE TO PROTECT
2	SOUTHERN MANHOLE	6.0'	TIE TO PROTECT
3	SOUTHERN MANHOLE	13.0'	TIE TO PROTECT
4	COURT D.U.E. (4)	14.3'	TIE TO PROTECT
5	MANHOLE	20'	TIE TO PROTECT
6	COURT D.U.E. (4)	10.0'	TIE TO PROTECT
7	VALLEY (4)	130.0'	TIE TO PROTECT
8	STK (4)	38'	TIE TO PROTECT
9	LIGHT	14.1'	TIE TO PROTECT
10	WIRE (4)	8.0'	TIE TO PROTECT
11	WIRE (4)	11.0'	TIE TO PROTECT
12	WIRE (4)	11.0'	TIE TO PROTECT
13	WIRE (4)	12.4'	TIE TO PROTECT
14	WIRE (4)	14.3'	TIE TO PROTECT
15	WIRE (4)	14.2'	TIE TO PROTECT
16	CHURN PAVEMENT	12.8'	TIE TO PROTECT
17	VALLEY (4)	8.0'	TIE TO PROTECT
18	WIRE (4)	23.1'	TIE TO PROTECT
19	WIRE (4)	8.2'	TIE TO PROTECT
20	WIRE (4)	3.0'	TIE TO PROTECT
21	WIRE (4)	7.0'	TIE TO PROTECT
22	WIRE (4)	6.0'	TIE TO PROTECT

**SHEET INDEX**

NO. SITE PLAN  
 TH-1 PRELIMINARY GRADING & DRAINAGE PLAN  
 TH-2

**SITE BENCHMARK:** ↗

167 N.H.L. 1815 N.H.S. 1980

**BASIS OF BEARINGS:**

THE BEARING AND DISTANCE OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION IF NON-RECORDED ARE RECORDED IN BOOK 77 OF MAPS AT PAGE 104, SANTA CLARA COUNTY RECORDS.

DATE: 2/20/19  
 SCALE: AS SHOWN  
 DESIGNED BY: SA  
 DRAWN BY: RW  
 SHEET NO.

**TENTATIVE PARCEL MAP**  
**SITE PLAN**

**831 ARROYO ROAD**  
**LOS ALTOS, CA**

SANTA CLARA COUNTY  
 APR 1 199 29 020

**RW ENGINEERING, INC.**  
 TELEPHONE • LAND TELEPHONE  
 408.382.2882  
 408.382.2883  
 408.382.2884  
 408.382.2885  
 408.382.2886  
 408.382.2887  
 408.382.2888  
 408.382.2889  
 408.382.2890  
 408.382.2891  
 408.382.2892  
 408.382.2893  
 408.382.2894  
 408.382.2895  
 408.382.2896  
 408.382.2897  
 408.382.2898  
 408.382.2899  
 408.382.2900  
 408.382.2901  
 408.382.2902  
 408.382.2903  
 408.382.2904  
 408.382.2905  
 408.382.2906  
 408.382.2907  
 408.382.2908  
 408.382.2909  
 408.382.2910  
 408.382.2911  
 408.382.2912  
 408.382.2913  
 408.382.2914  
 408.382.2915  
 408.382.2916  
 408.382.2917  
 408.382.2918  
 408.382.2919  
 408.382.2920  
 408.382.2921  
 408.382.2922  
 408.382.2923  
 408.382.2924  
 408.382.2925  
 408.382.2926  
 408.382.2927  
 408.382.2928  
 408.382.2929  
 408.382.2930  
 408.382.2931  
 408.382.2932  
 408.382.2933  
 408.382.2934  
 408.382.2935  
 408.382.2936  
 408.382.2937  
 408.382.2938  
 408.382.2939  
 408.382.2940  
 408.382.2941  
 408.382.2942  
 408.382.2943  
 408.382.2944  
 408.382.2945  
 408.382.2946  
 408.382.2947  
 408.382.2948  
 408.382.2949  
 408.382.2950  
 408.382.2951  
 408.382.2952  
 408.382.2953  
 408.382.2954  
 408.382.2955  
 408.382.2956  
 408.382.2957  
 408.382.2958  
 408.382.2959  
 408.382.2960  
 408.382.2961  
 408.382.2962  
 408.382.2963  
 408.382.2964  
 408.382.2965  
 408.382.2966  
 408.382.2967  
 408.382.2968  
 408.382.2969  
 408.382.2970  
 408.382.2971  
 408.382.2972  
 408.382.2973  
 408.382.2974  
 408.382.2975  
 408.382.2976  
 408.382.2977  
 408.382.2978  
 408.382.2979  
 408.382.2980  
 408.382.2981  
 408.382.2982  
 408.382.2983  
 408.382.2984  
 408.382.2985  
 408.382.2986  
 408.382.2987  
 408.382.2988  
 408.382.2989  
 408.382.2990  
 408.382.2991  
 408.382.2992  
 408.382.2993  
 408.382.2994  
 408.382.2995  
 408.382.2996  
 408.382.2997  
 408.382.2998  
 408.382.2999  
 408.382.3000

**TM-1**  
 OF 2 SHEETS

# MAP OF SUBDIVISION OF MONTEBELLO ACRES SANTA CLARA COUNTY CALIFORNIA

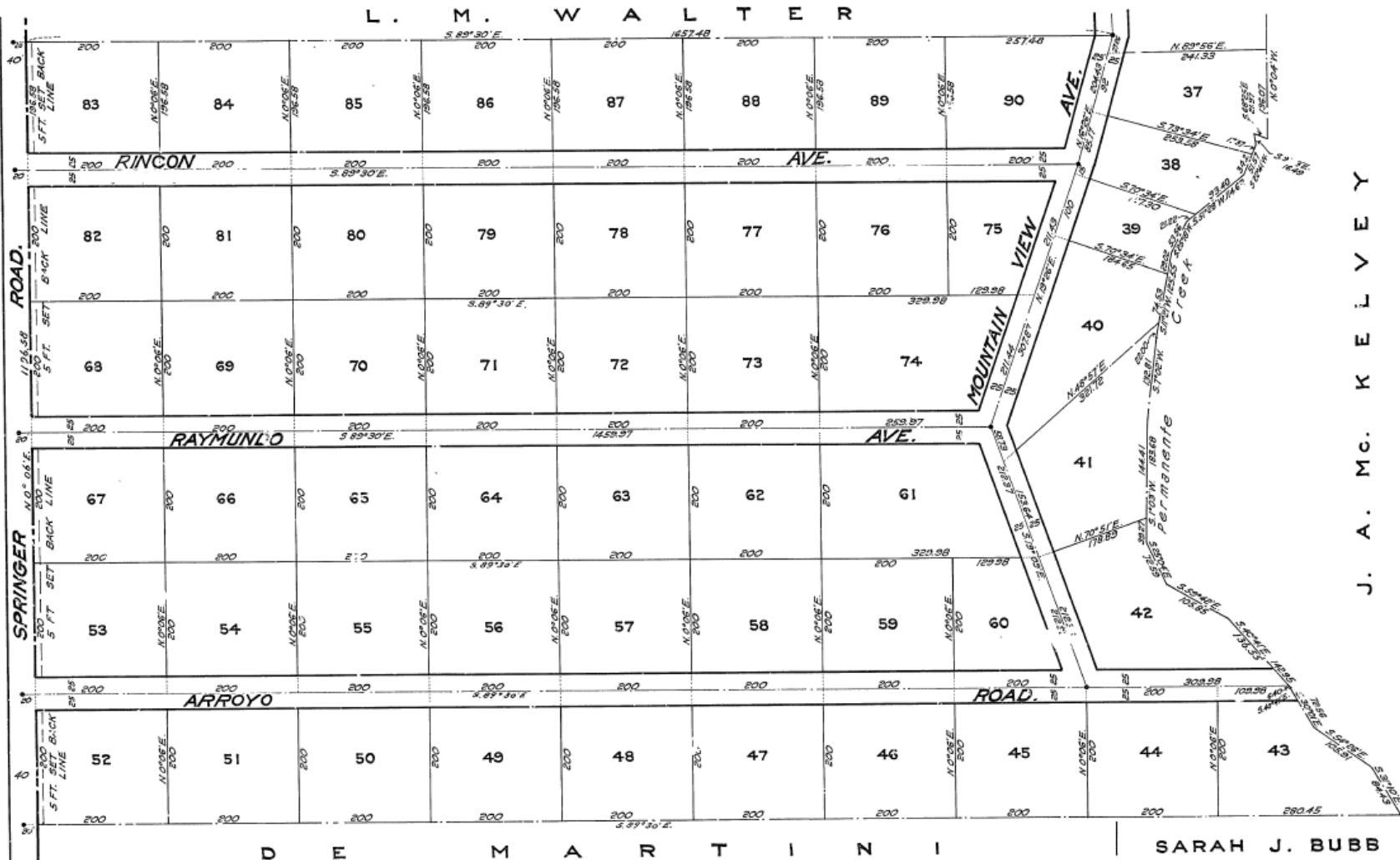
Surveyed by **Wm B. Hoag** Engineer & Surveyor  
San Francisco May, 1927.

Scale 1" = 100'

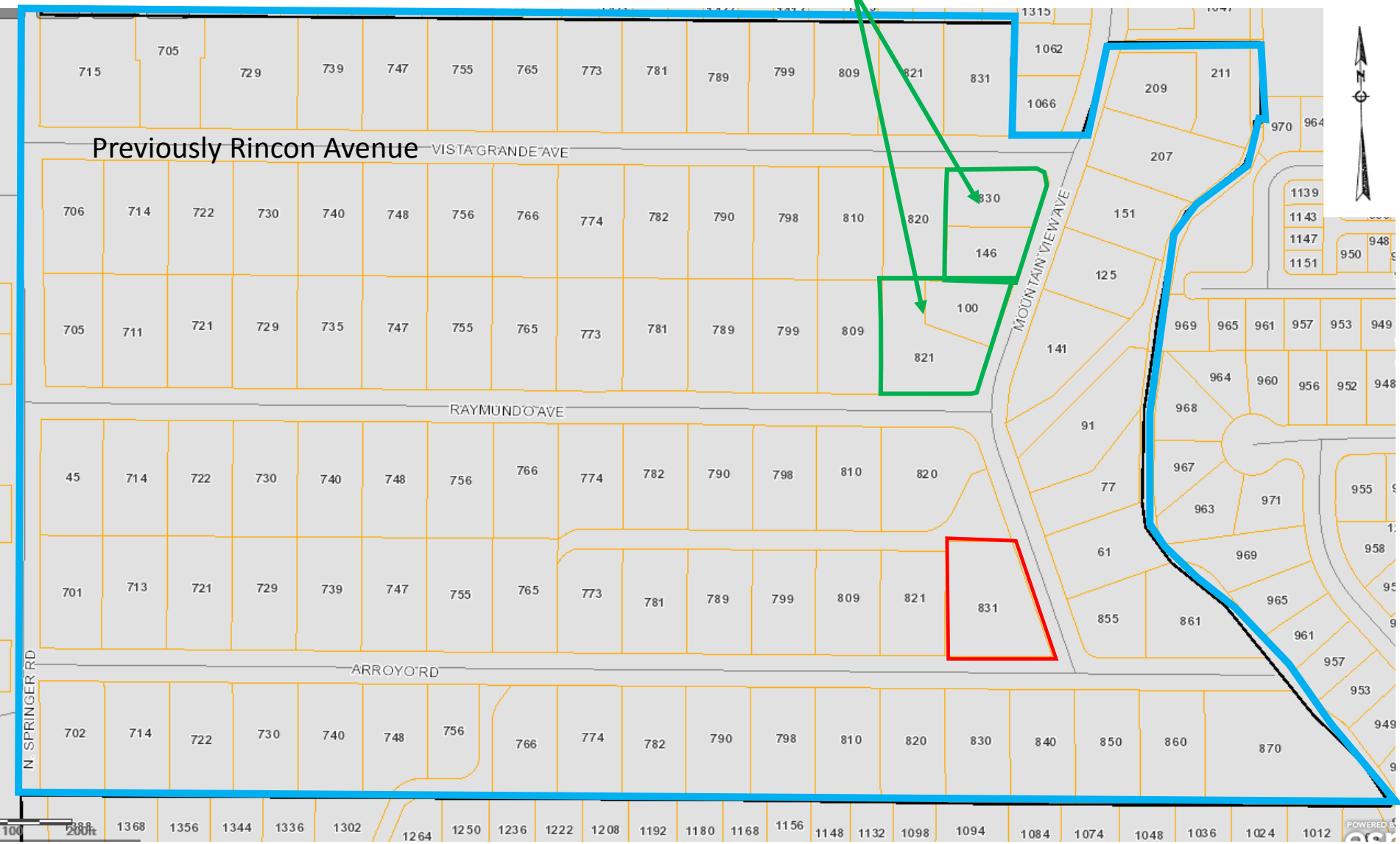
< See Sheet No. 1 >

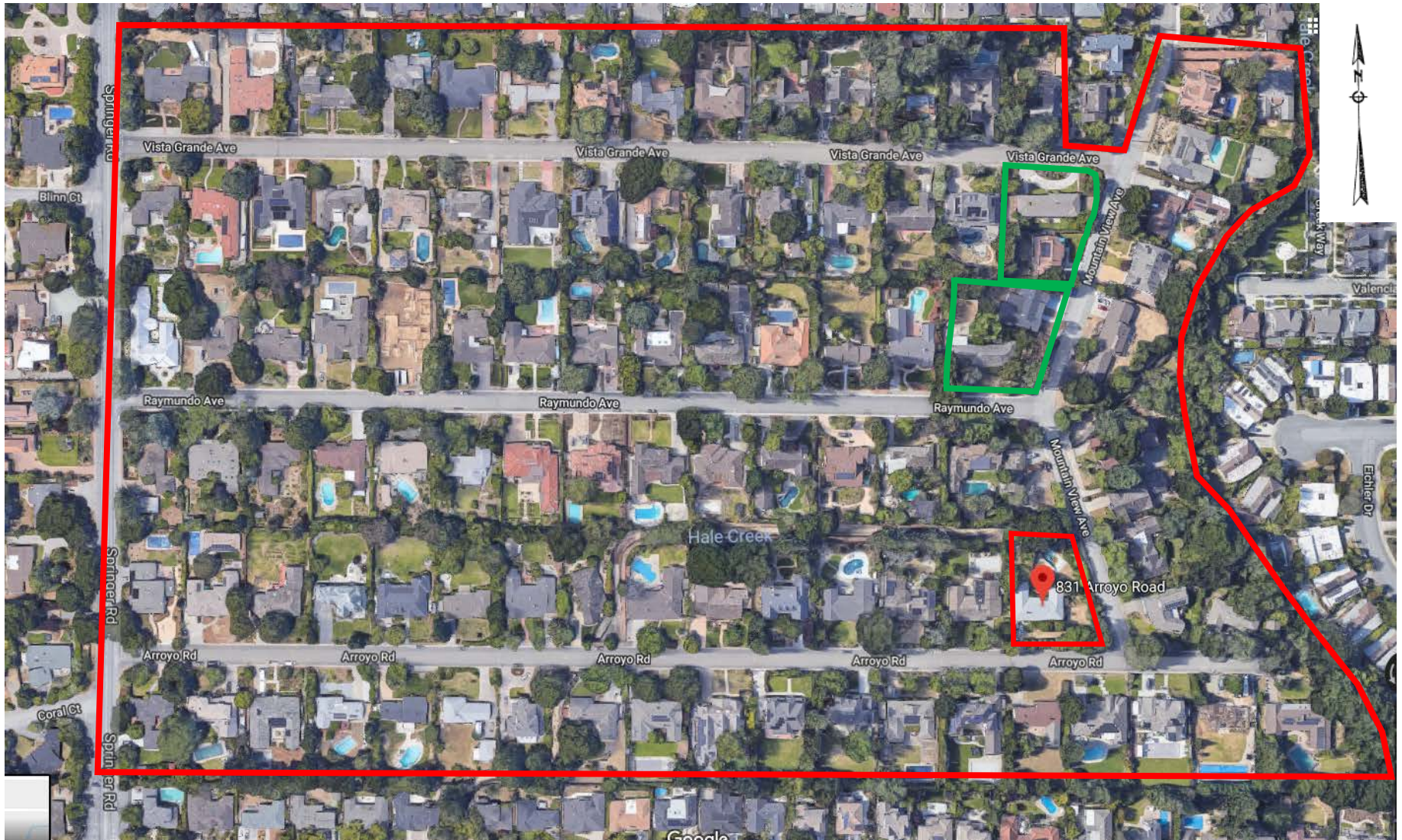
NOTE: • Indicates 1" x 18" Iron Pin Monument,  
or Iron Pipe Monument.

All dimensions are to the center lines of  
streets except Springer Road and State Highway  
where dimensions are to side line of 17.54'



# Previous Subdivisions





831 Arroyo Road

Vista Grande Ave

Vista Grande Ave

Vista Grande Ave

Vista Grande Ave

Raymundo Ave

Raymundo Ave

Raymundo Ave

Arroyo Rd

Arroyo Rd

Arroyo Rd

Arroyo Rd

Arroyo Rd

Hale Creek

Springer Rd

Blinn Ct

Springer Rd

Coral Ct

Springer Rd

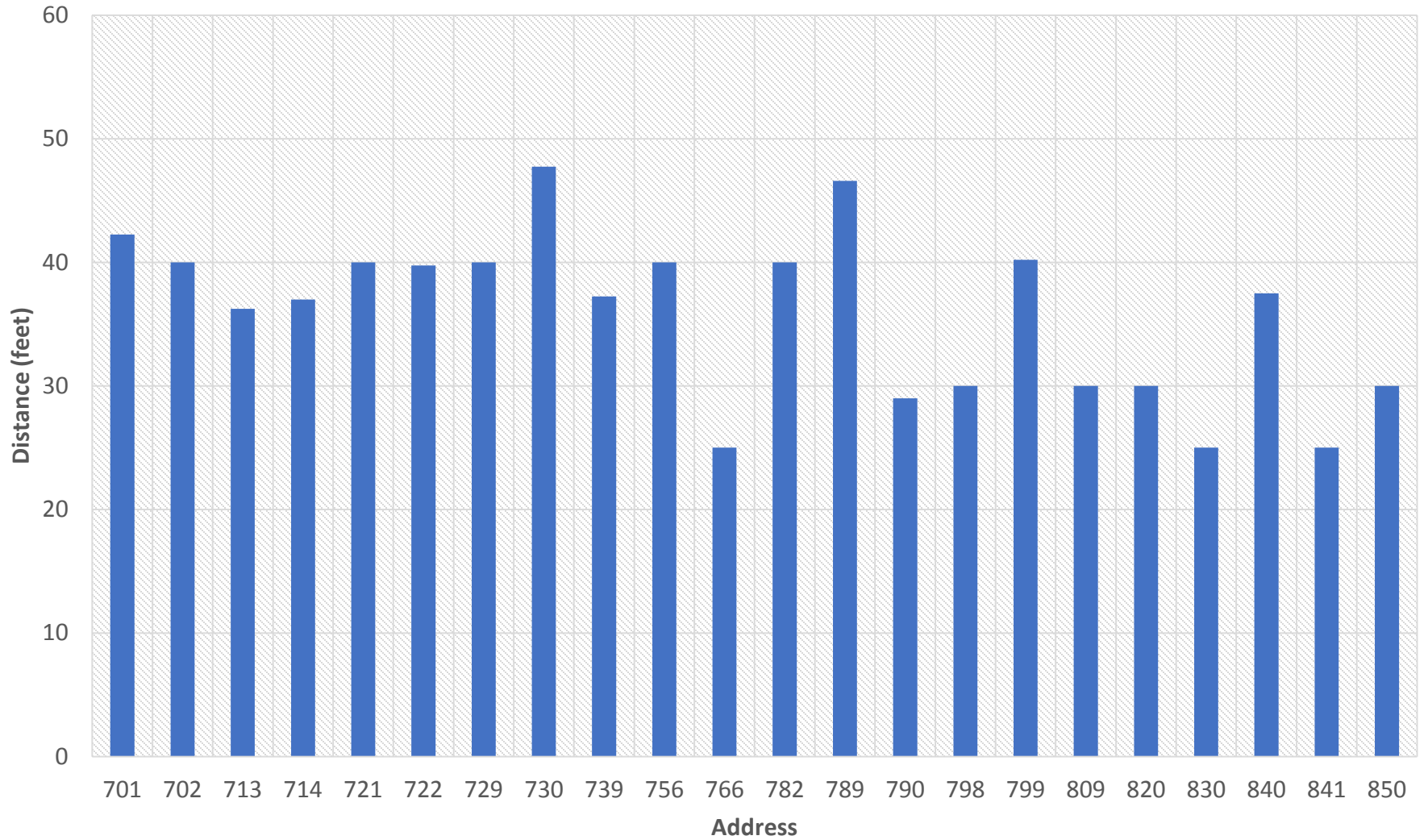
Springer Rd

Valencia

Erlicher Dr

Google

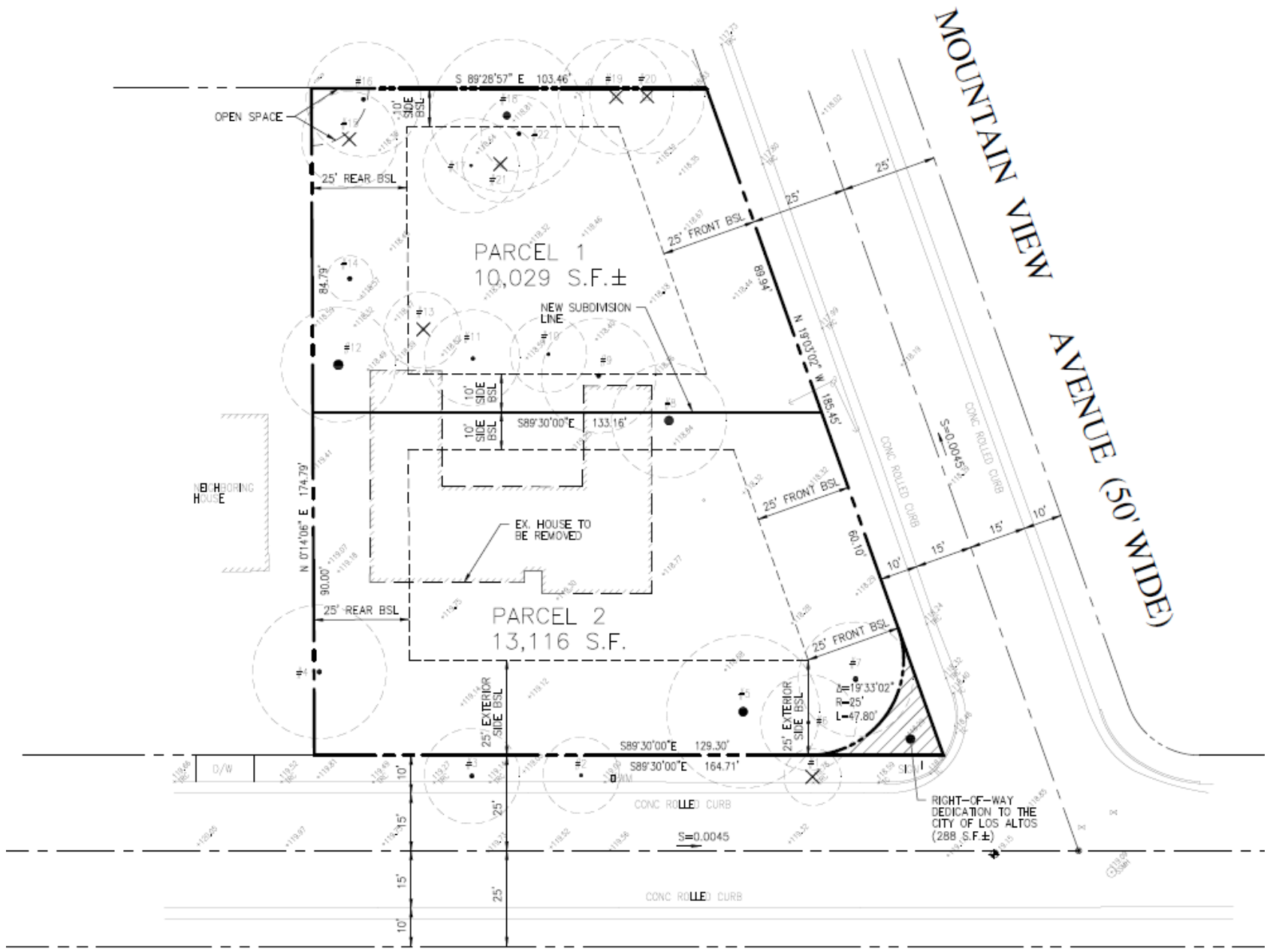
# Arroyo Road - Front Setbacks



# Findings

With regard to the division of land application 18-DL-01, the City Council may approve or disapprove of the tentative map if it makes any of the findings in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- The proposed subdivision is in conformance with the Los Altos General Plan, including specifically applicable policies contained in the Housing Element Policy 1.5 and Infrastructure and Waste Disposal Element Policies 1.3 and 2.2 by creating two single-family lots, which fall within the allowed density range. The project conforms with all applicable goals, policies and programs in the Los Altos General Plan by maintaining a similar layout to two previously approved subdivisions along Mountain View Avenue to the north and maintaining a compatible and orderly development to the Montebello Acres subdivision. The new lots meet the R1-10 District's minimum lot size requirements of 10,000 square feet for an interior lot and 11,000 square feet for a corner lot. The new lots also meet all applicable site standards for the R1-10 District, including width, depth and frontage.
- The site is physically suitable for this type and density of development because it is in conformance with the Single-Family, Medium Lot and Other Open Space land use designations of the General Plan, has a density that does not exceed four dwelling units per acre and complies with all applicable R1-10 District site development standards;
- The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed suburban context and not in or adjacent to any sensitive habitat areas;
- The design of the subdivision will not cause serious public health problems because the site is located within a suburban context and has access to urban services including sewer and water; and
- The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.



ARROYO ROAD (50' WIDE)