

# NOTICE OF MAJOR DEVELOPMENT PRE-APPLICATION WORKSHOP

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A public workshop will take place on **Wednesday, June 17, 2026**, to allow for public comment on a proposal submitted to the San Mateo County Planning Department (Planning Case File No. PRE2025-00012) for The Peninsula School's East Campus remodel and Use Permit Amendment to increase the maximum number of students enrolled from 223 students to 286 students (an increase of 63 students). The previously approved Use Permit in 1974 (UPX7D-1321) was approved for the enrollment of a maximum of 240 students.

The subject parcel is zoned as R-1/S-100 (One Family Residential District/ Residential Density District 100 - Menlo Oaks), with a General Plan Land Use Designation of Institutional.

## **Project Description:**

The following project components are included in this Pre-Application:

- a. Amend Use Permit (UPX7D-1321) to increase the maximum number of students enrolled from 223 to 286 students (an increase of 63 students) from the originally approved maximum of 240 students under UPX7D-1321.
- b. Allow a 40-foot front setback along Berkeley Avenue as per the current minimum front setback of S-100 Zoning District. UPX7D-1321 allowed a 45-foot setback along Berkeley Avenue.
- c. Remove and replace four (4) existing classrooms - Buildings 1, 2, 3, and 4 and build six (6) new classrooms (2 Preschool and 4 (K-2) Buildings) (a total of 8,010 sq. ft.)
- d. Remove and replace fence along a portion of Peninsula Way, Berkeley Avenue and Colby Avenue, with a new pedestrian gate along Berkeley Avenue.
- e. Renovate and convert the existing nursery building (Building 5) into a multi-use teaching space.

The meeting details are as follows:

<b>Meeting Forum:</b>	<b>Major Development Pre-Application Workshop</b>
<b>Meeting Date:</b>	<b>Wednesday, June 17, 2026</b>
<b>Meeting Time:</b>	<b>5 p.m. – 7 p.m.</b>
<b>Meeting Location:</b>	<b>(In Person) 455 County Center, Room 101</b>

**Redwood City, CA 94063**

**Meeting Link:** (Via Zoom)  
<https://smcgov.zoom.us/j/81288840831>

**(Project File Number** PRE2025-00012

**Project** Johanna Aeschliman and Beth Lee  
**Owner/Applicant:** The Peninsula School, 920 Peninsula  
Way, Menlo Park,  
CA, 94025

**Project Address:** APN 062-181-050

**Public Participation:**

Spoken public comments will be accepted in person and also through Zoom. Please read the following instructions carefully:

1. The **June 17, 2026** Major Development Pre-Application meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/81288840831>. The meeting ID is: 812 8884 0831. The June 17, 2026, Major Development Pre-Application meeting may also be accessed via telephone by dialing 669/900-6833 (Local). Enter the meeting ID: 81288840831, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the County staff starts the public comment period, click on “raise hand.” County staff will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

**Purpose of Workshop:** A Major Development Pre-Application Workshop is required per Section 6415 of the Zoning Regulations for institutional development, including, but not limited to, educational, religious, cultural, health care or community care facilities that would typically result in forty (40) or more people congregating on the property at any one time, and for any development proposal involving more than ten thousand (10,000) square feet of new structural floor area. The purpose of the Major Development Pre-Application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, identify potential issues before the applicant continues the necessary Planning applications initiating the County’s formal review process.

The formal application for this project has not been submitted yet. The public workshop is for informational purposes only and shall not confer or imply any approval or rejection of the proposed project by the County of San Mateo. The goal of the public workshop is to collect review agency and public input of the proposal.

**Surrounding Land Use and Land Use History of Project Site:**

The project site is a 6.8 acres site located in the Menlo Oaks area of the Unincorporated San Mateo County. It contains twelve (12) classroom buildings, one (1) science cottage and one (1) central white school building, which was originally built as a residence in 1882 by James and Carmelita Coleman and later converted into a school in 1925. The central white building qualifies for the California Register of Historic Places and it was found to be individually eligible for listing in the California Register as a result of survey and evaluation. None of the other 13 buildings built between 1930 and 2001 were found to be of either California or National historical significance.

**Applicable Regulations, Review, and Permits Required:**

This project will require an Amendment of Use Permit UPX7D-1321 to increase the maximum number of students enrolled from 223 to 286 students (an increase of 63 students) and a subsequent building permit application to remove and replace four (4) classrooms with six (6) classrooms at the east side campus. The project proposes to remove Buildings 1 to 4 (shown in Attachment A) and construct six (6) new classrooms, out of which two (2) classrooms will be for pre-school, and four (4) classrooms will be for Kindergarten to Second Grade students. The school plans to increase the number of on-site parking spaces from 35 to 49, which includes two (2) accessible spaces. A Traffic Analysis Report has not been prepared, but it will be required at the time of the formal application. The project was preliminarily reviewed by the Department of Public Works, Planning, and the County Arborist. However, a thorough review and detailed analysis of the project components will be completed after formal application submission. As per the current proposal, the project requires Protected Tree Removal Permits for removing 10 trees. These trees will be required to be replaced as required by the County's Protected Tree Removal Ordinance. The project could require a Grading Permit. However, the grading quantities are not known at this time.

After the Pre-Application Workshop and completion of a comment letter from County staff, the applicant may proceed with pursuing submission of a formal application to the Planning Department. The next opportunity for public input will be when the application for Amendment of Use Permit PX7D-1321 will be brought before the Planning Commission for decision. Public notice will be provided prior to future hearings before the Planning Commission. This project would be appealable to the Board of Supervisors.

If you have any questions regarding the proposal or the Pre-Application Workshop, please contact Sonal Aggarwal, Project Planner, Phone: 650/363-1860, E-mail: [Saggarwal@smcgov.org](mailto:Saggarwal@smcgov.org).

The plans submitted by the applicant for this project are available to view on the County Planning and Building Department's website at: <https://www.smcgov.org/planning>. Please go to the Planning and Building Department's website and Enter "PRE2025-00012" in all

CAPS and click "Search". Then click on "Record Info" and "Attachments" and click the appropriate link to view the plan set.  
Attachment A: Site Map

**EXISTING SITE PHOTOS:**



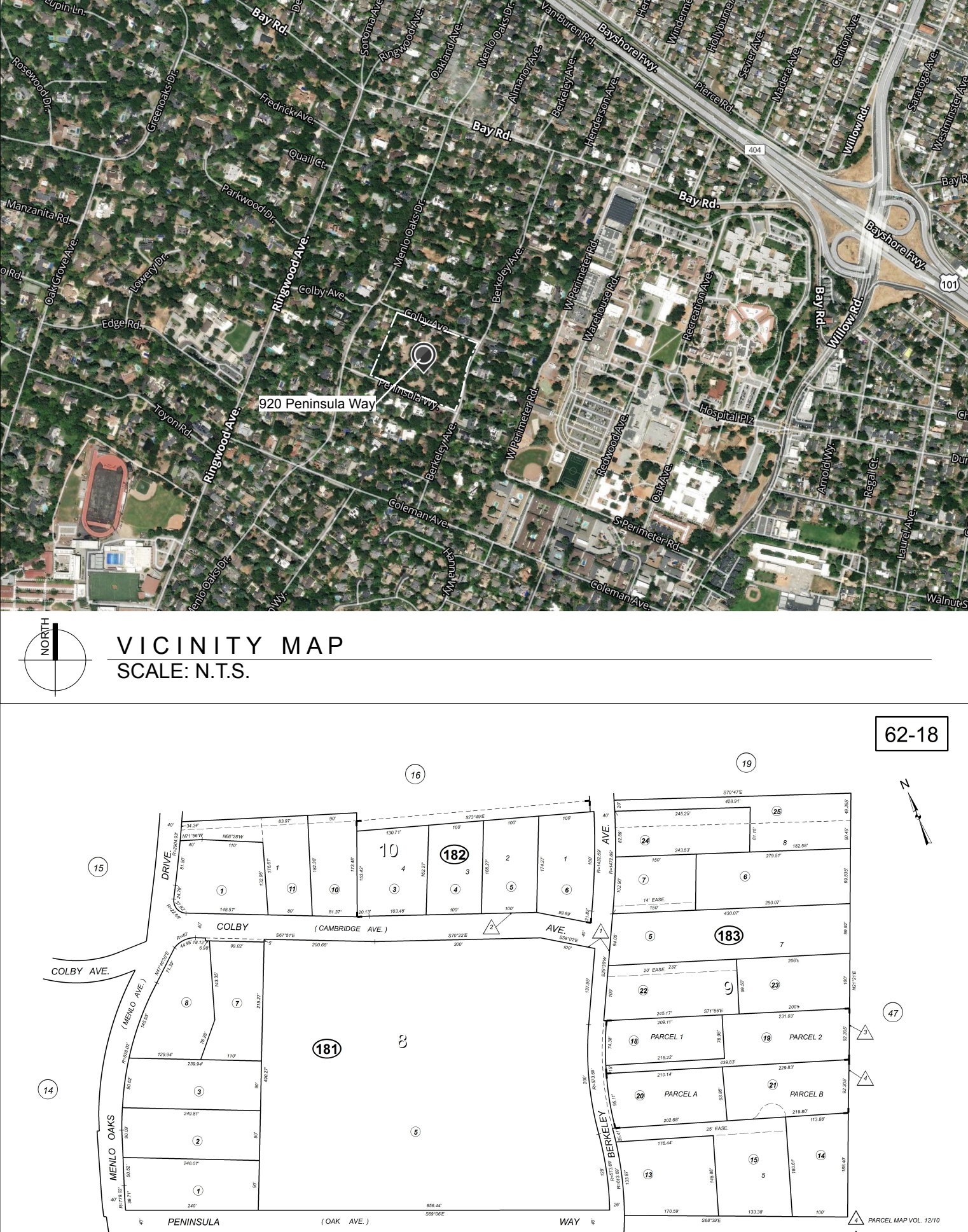
**SYMBOL LEGEND**

NORTH ARROWS	
REVISION NUMBER	
DRAWING TITLE	
SECTION REFERENCE	
DETAIL REFERENCE	
INTERIOR & EXTERIOR ELEVATION REFERENCES	
WINDOW TAG	
DOOR TAG	
CENTERLINE	
BATT INSULATION	
INSULATION AS NOTED	
ROOM TAG	
ELEVATION MARKER	
ROOF SLOPE	
ELEVATION BENCH MARK	
FLOOR LINE	
STRUCTURAL GRID	

**ABBREVIATIONS**

>	Angle	FHWS	Flat Head Wood Screw	R	Riser
∅	Centerline	FIN	Finish	RAD	Radius
⊙	Diameter	FLASH	Flashing	RCP	Reflected Ceiling Plan
⊕	Floor	RWD	Reefwood	REIN	Reinforcement
A.B.	Anchor Bolt	F.O.C.	Face of Concrete	REQD	Required
ABV	Above	F.O.F.	Face of Framing	R.O.P.	Rough Opening
AC	Air Conditioning	F.O.M.	Face of Masonry	R.O.S.	Roof Structure
ADDL	Addition	F.O.S.	Face of Stud	S.A.D.	See Architectural Drawings
ADJ.	Adjacent	FRMG	Framing	S.C.D.	See Civil Drawings
ADJ.	Above Finished Floor	FTS	Footing	S.F.	Square Footage
AFS	Above Finished Slab	GA	Gauge	SH	Sheet
ALUM	Aluminum	GALV	Galvanized	SHG	Sheathing
APPROX	Approximate	GL	Glu Lam	SHITG	Similar
BASE	Baseboard	GLB	Glu Lam Beam	SL	Slope
BD	Board	GSM	Galv. Sheet Metal	S.L.	See Landscape Drawings
BIT	Bitthane	GYP	Gypsum Board	S.L.D.	Slab on Grade
BLDG	Building	GYP/BD.	Gypsum	S.O.G.	See Structural Drawings
BLK	Block	HB	Hose bib	SS	Specifications
BLKG	Blocking	HDR	Header	SS	Stainless Steel
BM	Beam	HGT	Height	SSCO	Sanitary Sewer Clean Out
B.N.	Boundary Nailing	HORIZ	Horizontal	S.S.D.	See Structural Drawings
B.O.	Bottom Of	HT	Height	S.S.W.	Simpson Shear-Wall
B.P.	Building Paper	INT	Interior	STD	Standard
BRG	Bearing	J.H.	Joint Hanger	STL	Steel
BTW.	Between	JT	Joint	STRUCT.	Structural
CJ	Control Joint	LAM	Laminate	T.	Tread
CLR	Clear	LAM	Laminate	T.B.D.	To Be Determined
CMU	Concrete Masonry Unit	MAX	Maximum	T&B	Top and Bottom
CNTR	Center	M.B.	Machine Bolt	T&G	Tongue and Groove
COL	Column	MFR	Manufacturer	T.G.	Tempered Glass
COMP	Composition	MIN	Minimum	THK	Thick
CONC	Concrete	MTL	Metal	T.O.	Top of
CONT	Continuous	N	New	T.O.B.	Top of Beam
COTG	Clean Out to Grade	(N)	Not in Contract	T.O.C.	Top of Concrete
CSK	Countersink	NAT.	Natural	T.O.F.	Top of Finished Floor
(D)	Demolish	N.I.C.	Not in Contract	T.O.P.L.	Top of Plate
DBL	Double	NO. or #	Number	T.O.R.S.	Top of Roof Structure
DF	Douglas Fir	N.T.S.	Not to Scale	T.O.S.	Top of Slab
DIA	Diameter	O	Over	T.O.S.F.	Top of Subfloor
DM	Dimension	O.C.	On Center	T.O.W.	Top of Wall
DN	Down	O.D.	Outside Diameter	TYP.	Typical
DS	Down spout	O.H.	Unless Otherwise Noted	U.O.N.	Unless Otherwise Noted
DWG	Drawing	O.F.O.	Outside Face of	VAR	Varies
(E)	Existing	OPN	Opening	VERT.	Vertical
EA	Each	OPP. HD.	Opposite Hand	VDFD	Vertical Grain Douglas Fir
EL	Elevation	QZ	Quince	V.I.F.	Verify in Field
ELEV	Elevation	PEN.	Penetration	W/	With
EMBED	Embedded	P.E.N.	Plywood Edge Nailing	WD	Wood
E.N.	Edge Nailing	PNE	Pneumatically Impacted	WDW	Window
E.T.R.	Existing to Remain	PISE	Stabilized Earth	WP	Waterproof
EQ	Equal	PL	Plate	W.R.	Water Resistant
EW	Each Way	P.L.	Property Line	W.S.	Wood Siding
EXT	Exterior	PLYWD	Plywood	W.S.P.	Wood Sheathing Panel
FAU	Forced Air Unit	PTD	Painted		
F.D.	Floor Drain	PV	Photovoltaic		
FDN	Foundation	PWD	Plywood		
FF.	Finish Floor				

**VICINITY MAP & PARCEL PLAN**



**PROJECT DATA**

LOCATION:	920 Peninsula Way, Menlo Park, CA 94025
ASSESSOR PARCEL NUMBER:	162-181-050
ZONING:	R-113-100 (MENLO PARK COMMUNITY DISTRICT) UP X70-1321
USE PERMIT:	E
OCCUPANCY:	V-B
CONSTRUCTION TYPE:	D
SEISMIC DESIGN CATEGORY:	D
LOT AREA:	6.688 ACRES (291,313 SF)
<b>EAST CAMPUS BUILDING AREAS</b>	
TOTAL (E) FLOOR AREA:	6,357 SF
TOTAL TO BE DEMOLISHED:	3,714 SF
<b>PROPOSED - (N) PRESCHOOL BLDGS:</b>	2,750 SF (COVERED PORCH)
(N) K-2 CLASSROOMS A-D:	1,420 SF (COVERED PORCH)
TOTAL (N) FLOOR AREA:	8,010 SF
TOTAL UNCONDITIONED:	5,200 SF (INTERIOR)
TOTAL COVERED PORCH:	4,240 SF (COVERED PORCH)
TOTAL REMODELED FLR AREA:	2,643 SF
TOTAL EAST CAMPUS FLR AREA:	10,653 SF
(E) REMODELED - (N) PROPOSED:	9.61% (25% MAX ALLOWED)
<b>SITE COVERAGE (INCLUDES BLDG FOOTPRINT &amp; COVERED PORCH, EXCLUDES O.H. &amp; BAYS)</b>	
EXISTING:	12.96%
PROPOSED:	12.96%
<b>ON-SITE REGO PARKING STALLS</b>	
EXISTING:	14 CLASSROOMS: 14 SPACES
2051 SF AUDITORIUM: 21 SPACES	
TOTAL REGO:	35 SPACES (2 ACCESSIBLE)
PROPOSED:	17 CLASSROOMS: 17 SPACES
2051 SF AUDITORIUM: 21 SPACES	
TOTAL REGO:	38 SPACES (2 ACCESSIBLE)
<b>PARKING PROVIDED:</b>	49 SPACES (2 ACCESSIBLE) (W/ (N) DROPOFF ZONE)
<b>MIN SETBACKS</b>	
EXISTING:	40'-0" (SOUTH), 45'-0" (EAST), 40'-0" (NORTH), 10'-0" (WEST)
PROPOSED:	40'-0" (SOUTH), 40'-0" (EAST), 40'-0" (NORTH), 10'-0" (WEST)
<b>(N) MAX BUILDING HEIGHT:</b>	30'-0" (ALLOWED)
CLASSROOM (ALL SIM):	±16'-4"
<b>IMPERVIOUS SURFACE TOTALS</b>	
(EAST CAMPUS ONLY, INCLUDES ROOFS, CONC & PERMANENT COVERED PORCHES):	
EXISTING:	9,173 SF
PROPOSED:	5,475 SF

**PROJECT DESCRIPTION**

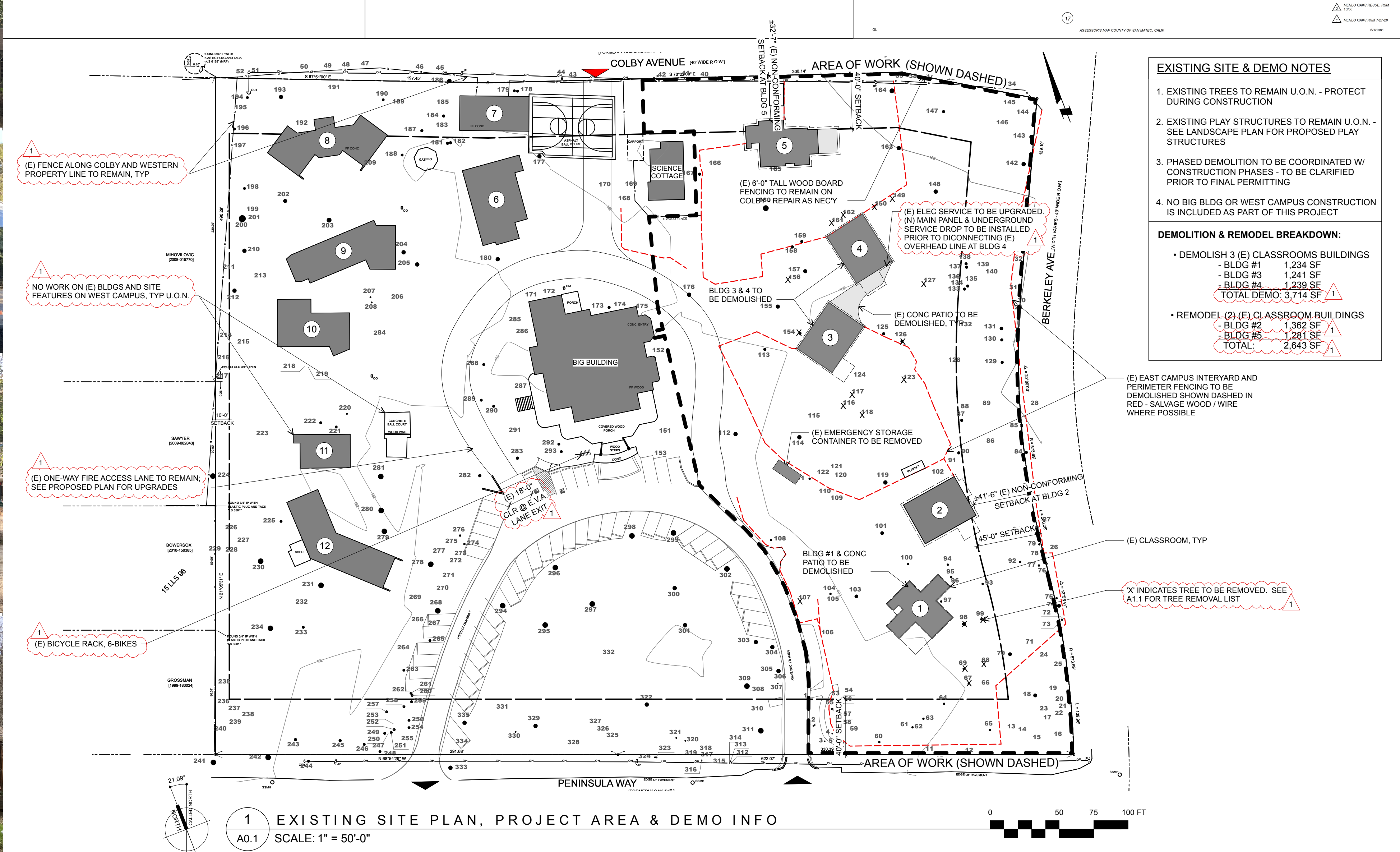
DEMOLISH (3) (E) BLDGS (#1, #3, & #4) AND REMODEL (2) (E) BLDGS (#2 & #5). THESE EAST CAMPUS CLASSROOMS ARE OUTDATED AND NO LONGER MEET PROGRAM NEEDS. CONSTRUCT (3) (N) BLDGS W/ (2) CLASSROOMS IN EACH TO ALLOW FOR PROGRAM FLEXIBILITY, AND ADD (1) (N) EMERGENCY STORAGE SHED / ADDITION ONTO BLDG #2. REMODELED BLDG #5 WILL BE USED FOR ADMINISTRATIVE OFFICES AND BLDG #2 WILL BE USED FOR BEFORE / AFTER SCHOOL CHILD CARE.

**PROJECT DIRECTORY**

<b>OWNER</b> The Peninsula School Beth Lee / David Bailey 920 Peninsula Way Menlo Park, CA 94025 T: 650.325.1584 (x113) E: beth.lee@peninsulaschool.org	<b>STRUCTURAL ENGINEER</b> Verdant Structural Engineers 1101 Eighth Street, Suite 180 Berkeley, California 94710 T: 510.428.9237 E: @verdantstructural.com
<b>ARCHITECT</b> Arkin Tilt Arkin Tilt Architects 1101 Eighth Street, Suite 180 Berkeley, CA 94710 E: arkin@arkintilt.com devin@arkintilt.com T: 510.528.9830	<b>SURVEYOR</b> Bryan Taylor BGT Land Surveying 1720 Amphlett Blvd (Ste 225) San Mateo, CA 94402 T: 650.212.1030
<b>LANDSCAPE ARCHITECT</b> Lisa Howard Bay Tree Design 2808 Adeline St (#1) Berkeley, CA 94703 E: lisa@baytreedesign.com T: 510.644.1320	<b>ARBORIST</b> Scott Striffler HortiScience   Bartlett Consulting 2550 Ninth Street Berkeley, CA 94710 T: 510.644.1320
<b>CIVIL ENGINEER</b> Alliquot Associates, Inc. 1390 S. Main St (Ste 310) Walnut Creek, CA 94596 T: 925.476.2300	<b>HISTORIAN</b> Brad Brewster Brewster Historic Preservation 141 Prince Street San Francisco, CA T: 415.519.0254 E: brad.brewster@brewsterpreservation.com

**DRAWING INDEX**

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A1.1	PROPOSED SITE PLAN
L2.1	LANDSCAPE PLAN & FENCING
A2.1	PRESCHOOL PLANS & ELEVATIONS
A2.2	K-2 A & B PLANS & ELEVATIONS
A2.3	K-2 C & D PLANS & ELEVATIONS
A3.1	MATERIAL PALETTE, TYPICAL DETAILS AND OUTLINE SPECS
SURVEY	SITE SURVEY SHOWING BUILDING LOCATIONS & TREE IDENTIFICATION
TOPO 1	(E) WEST CAMPUS TOPO & UTILITIES
TOPO 2	(E) EAST CAMPUS TOPO & UTILITIES



**1 EXISTING SITE PLAN, PROJECT AREA & DEMO INFO**  
A0.1 SCALE: 1" = 50'-0"

Revision Date: 12.18.24, 10.10.25

Revision: 0, 1

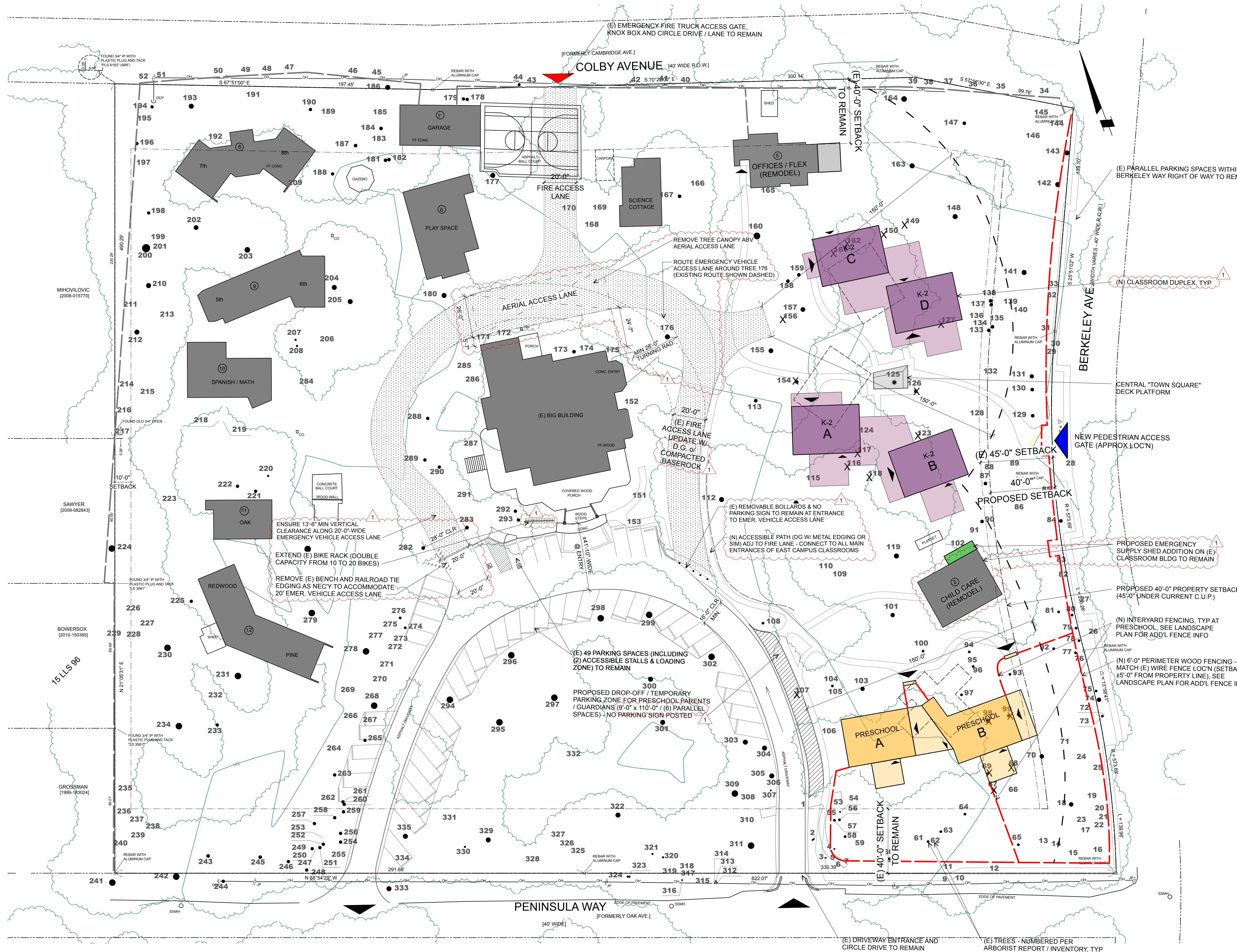
1101 8th Street, #180 Berkeley, CA 94710 phone 510.528.9830 fax 510.528.0206 info@arkintilt.com www.arkintilt.com

APN #062-181-050

East Campus Improvements for Peninsula School 920 Peninsula Way, Menlo Park, CA 94025

Coversheet & Site Plan

DATE: 12.18.24  
JOB: PEN  
SCALE: AS NOTED  
DRAWN: ATA  
SHEET: A0.1



### LEGEND

- (E) DEMOLISHED CLASSROOM
- (E) & REMODELED BUILDINGS
- PORCH
- K-2 CLASSROOM
- PORCH
- PRESCHOOL CLASSROOM
- PORCH
- EMERGENCY STORAGE SHED & BALL PLAY COURT
- PROPOSED PRESCHOOL DROP-OFF ZONE
- X TREE TO BE REMOVED
- NEW PATHS & UPGRADED FIRE ACCESS LANE
- EXISTING FENCE TO REMAIN
- NEW FENCE (SEE LANDSCAPE PLAN FOR ADD'L INFO)

### REMOVED TREE LIST

TREE # (PER PLAN)	TREE DESCRIPTION (PER ARBORIST REPORT)
67.	Coast Live Oak; 14" Ø; 2/5 health; low suitability for preservation
68.	Coast Live Oak; 10" Ø; 3/5 health; low suitability for preservation
69.	Coast Live Oak; 16" Ø; 2/5 health; low suitability for preservation
98.	Coast Live Oak; 19" Ø; 4/5 health; moderate suitability for preservation
99.	Coast Live Oak; 14" Ø; 3/5 health; moderate suitability for preservation
107.	California Bay; 9" Ø; 3/5 health; low suitability for preservation
116.	Apple; 7" Ø; 3/5 health, moderate suitability for preservation
117.	Apricot; 12" Ø; 3/5 health; low suitability for preservation
118.	Apricot; 12" Ø; 3/5 health; low suitability for preservation
123.	Coast Live Oak; 10" Ø; 3/5 health; moderate suitability for preservation
126.	Coast Live Oak; 20" Ø; 3/5 health; low suitability for preservation
127.	Coast Redwood; 6" Ø; 2/5 health; low suitability for preservation
149.	Glossy Privet; 15" Ø; 2/5 health; low suitability for preservation
150.	Tree of Heaven; 6" Ø; 2/5 health; low suitability for preservation
154.	African Fern-pine; 18" Ø; 3/5 health; moderate suitability for preservation
156.	Glossy Privet; 6" Ø; 2/5 health; low suitability for preservation
161.	Avocado; 11" Ø; 2/5 health; low suitability for preservation
162.	Avocado; 15" Ø; 3/5 health; low suitability for preservation

**TREE REMOVAL SUMMARY:**  
 (2) Coast Live Oaks to be removed: 3 moderate suitability for preservation; 4 low suitability for preservation  
 (1) Coast Redwood to be removed: low suitability for preservation  
 (1) California Bay to be removed: low suitability for preservation  
 (2) Non-native / Invasives to be removed  
 (317) Trees to remain - see arborist tree inventory report (2023)

### BUILDING AREAS:

EXISTING INTERIOR AREA TOTALS	
NURSERY BLUE:	1,281 SF
NURSERY GREEN:	1,241 SF
MOONLIGHT:	1,239 SF
SUNSHINE:	1,362 SF
RAINBOWLAND:	1,234 SF
<b>TOTAL (E) INT AREA:</b>	<b>6,357 SF</b>

NEW AREA TOTALS	
<b>PRESCHOOL CLASSROOMS:</b>	
- CONDITIONED INT.:	2,740 SF
- COVERED PORCHES:	1,420 SF
<b>K-2 CLASSROOMS:</b>	
- CONDITIONED INT.:	5,040 SF
- COVERED PORCHES:	4,140 SF
<b>TOTAL (N) AREA</b>	
- CONDITIONED INT.:	7,780 SF
- COVERED PORCHES:	5,560 SF


**GENERAL NOTES:**  
 (1) New buildings to be sprinklered. Existing Big Building & Play Space are sprinklered

**1 PROPOSED SITE PLAN**  
 A1.1 SCALE: 1/32" = 1'-0"

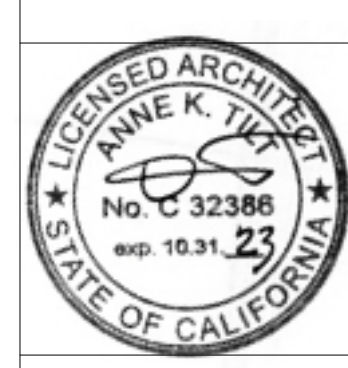
BOUNDARY SURVEY OF RECORD (VOL 38 LLS MAPS, PG 1) FROM BGT LAND SURVEYING, JAN. 2013  
 TOPOGRAPHY & (E) UTILITIES BY ALLIQUOT CIVIL ENGINEERS, INC. FEB. 2024

Revision Date	I.D.
12.18.24	0
10.10.25	1

  
 ARKIN TILT  
 ARCHITECTS  
Ecological Planning & Design



East Campus Improvements for  
**Peninsula School**  
 920 Peninsula Way, Menlo Park, CA 94025  
 APN #062-181-050

Proposed Site Plan

DATE:	12.18.24
JOB:	PEN
SCALE:	1/32" = 1'-0"
DRAWN:	DPK
SHEET:	<b>A1.1</b>



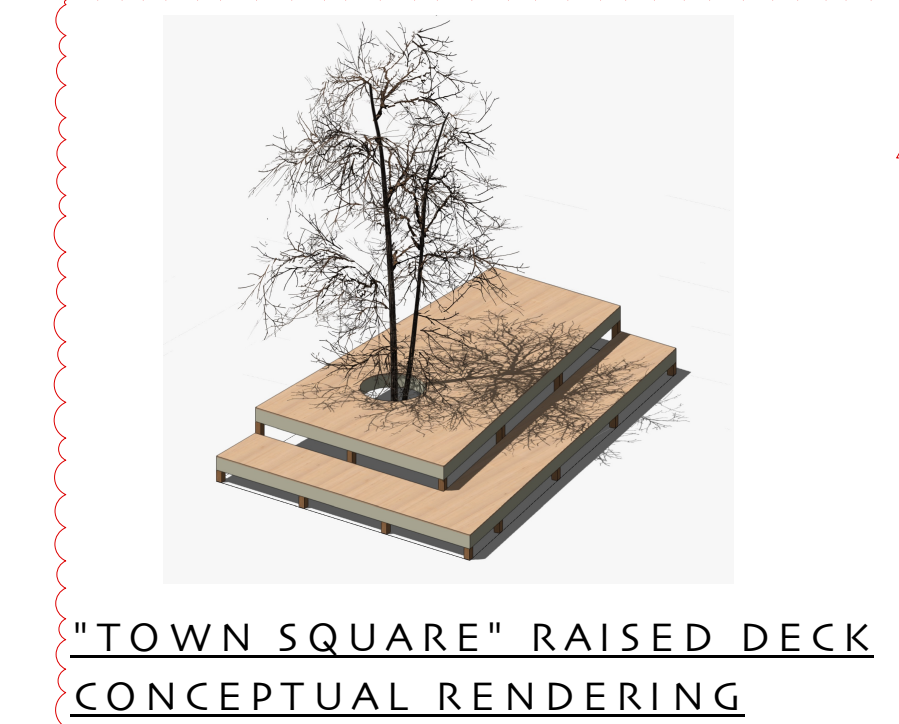
6'-0" TALL PERIMETER NEIGHBORHOOD FENCING



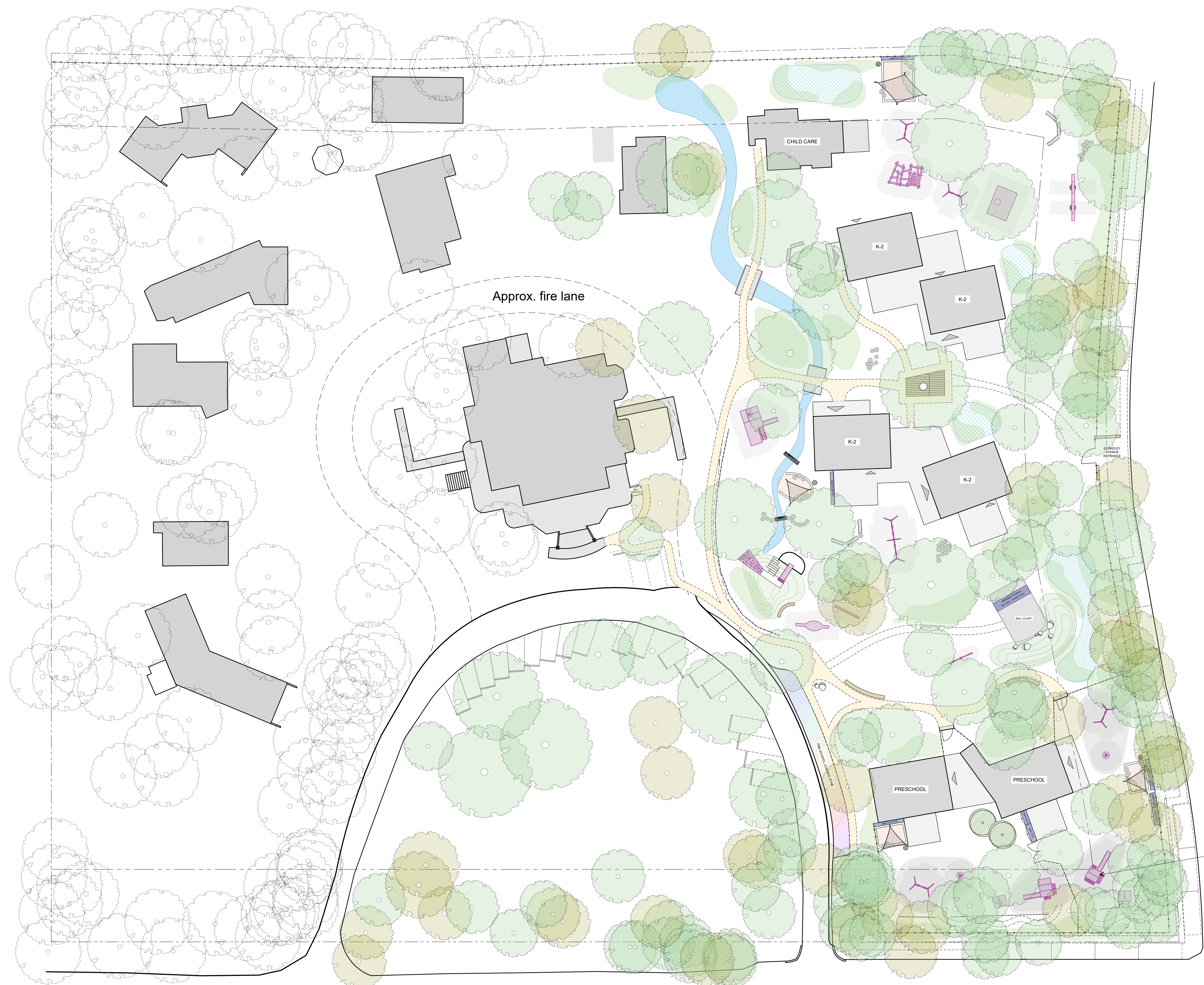
3' - 4' TALL INTERYARD FENCING



WILD ZONE FENCING



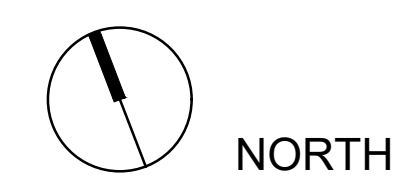
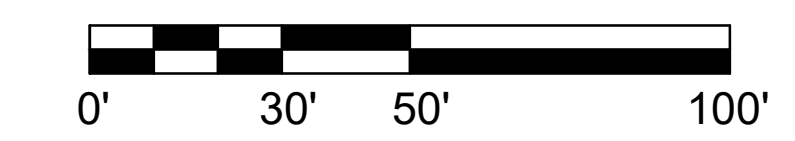
"TOWN SQUARE" RAISED DECK  
CONCEPTUAL RENDERING



LEGEND

- ADA ACCESSIBLE PATH
- INFORMAL PATH
- WILD ZONE PATH
- NEIGHBORHOOD FENCING
- INTER-YARD FENCING
- WILD ZONE FENCING
- SAND PLAY W/ 100 GAL. CISTERN
- STORAGE
- DRY CREEK BED
- PLANTED BIOSWALE
- PLANTING AREA
- EXISTING TREE IN GOOD CONDITION
- EXISTING TREE IN POOR CONDITION OR NON NATIVE
- EXISTING TREE OUT OF LIMIT OF WORK
- PROPOSED TREE

PLAYSTRUCTURE, TYP



Revision Date	I.D.
12.18.24	0
10.10.25	1

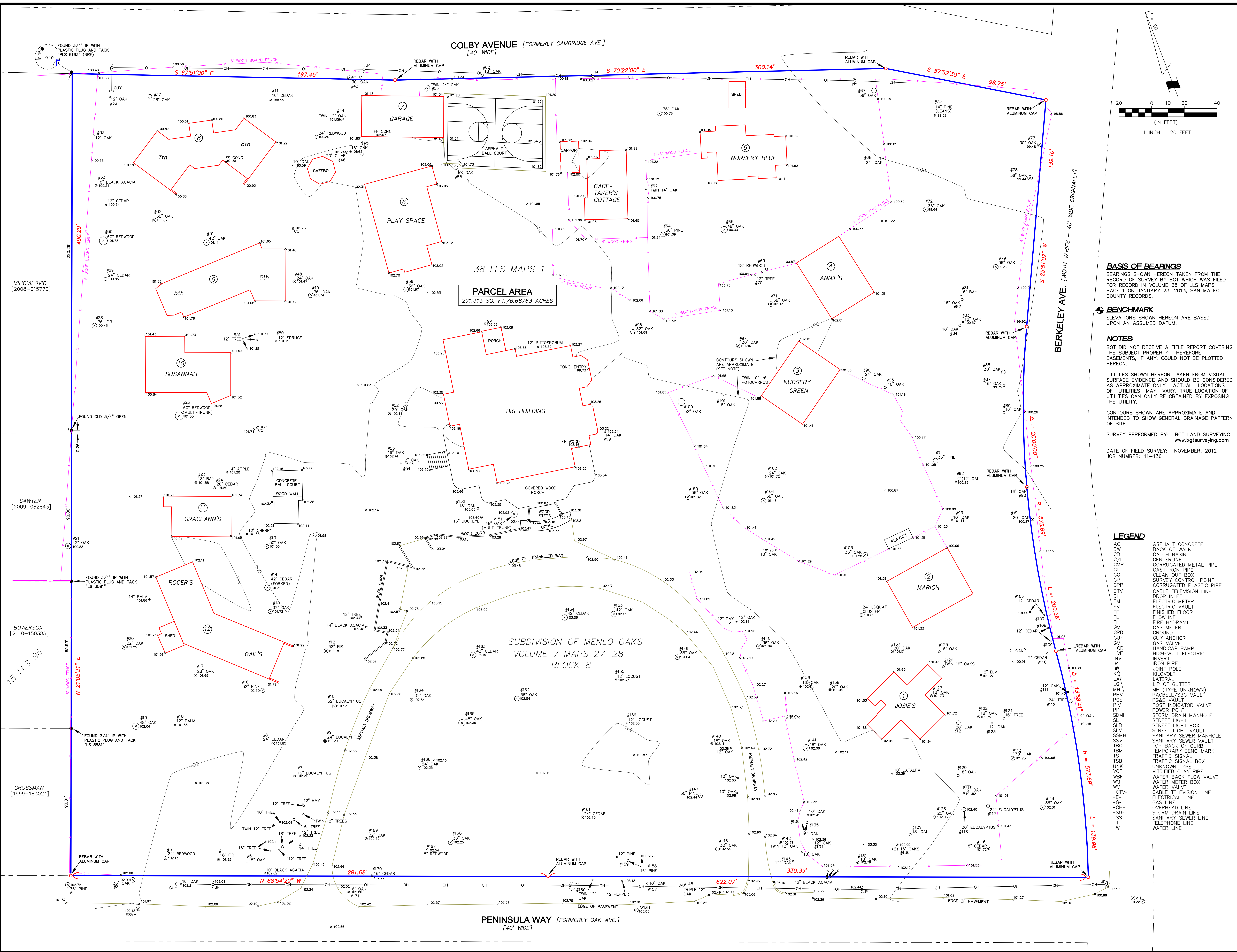
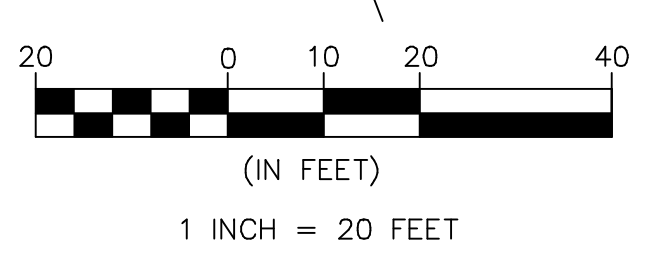
**BAY TREE DESIGN**  
 2808 Adeline Street, #1  
 Berkeley, CA 94703  
 phone 510.644.1320  
 lisa@baytreedesign.com  
 www.baytreedesign.com

East Campus Improvements for:  
**Peninsula School**  
 920 Peninsula Way, Menlo Park, CA 94025  
 APN #062-181-050

Landscape Plan

DATE: 12.13.24  
 JOB: 219  
 SCALE: 1" = 30'-0"  
 DRAWN: Aureo Develay  
 SHEET:

**L2.1**



**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON TAKEN FROM THE RECORD OF SURVEY BY BGT WHICH WAS FILED FOR RECORD IN VOLUME 38 OF LLS MAPS PAGE 1 ON JANUARY 23, 2013, SAN MATEO COUNTY RECORDS.

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED DATUM.

**NOTES:**  
BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY; THEREFORE, EASEMENTS, IF ANY, COULD NOT BE PLOTTED HEREON.  
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.  
CONTOURS SHOWN ARE APPROXIMATE AND INTENDED TO SHOW GENERAL DRAINAGE PATTERN OF SITE.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com  
DATE OF FIELD SURVEY: NOVEMBER, 2012  
JOB NUMBER: 11-136

**LEGEND**

AC	ASPHALT CONCRETE
BC	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CNP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GUY	GUY ANCHOR
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IR	IRON PIPE
JR	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LIP	LIP OF GUTTER
MH	MH (TYPE UNKNOWN)
PBV	PACBELL/SBC VAULT
PCE	POLE VAULT
PVI	POST INDICATOR VALVE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SLV	STREET LIGHT VAULT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VAULT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UNK	UNKNOWN TYPE
VCP	VITRIFIED CLAY PIPE
WBF	WATER BACK FLOW VALVE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BOUNDARY SURVEY - LOCATION OF STRUCTURES  
PENINSULA SCHOOL LANDS AS SHOWN ON 38 LLS MAPS 1  
920 PENINSULA WAY  
UNINCORPORATED MENLO OAKS, SAN MATEO COUNTY, CALIFORNIA