

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: October 15, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Chapter 9.20.030 of the County Subdivision Regulations, to subdivide a 12,000-sq. ft. parcel into two parcels, 5,000 (Lot 1) and 7,000 square feet (Lot 2), located at 432 A Street in the unincorporated Colma area of San Mateo County.

County File Number: PLN2024-00234

PROPOSAL

The applicant proposes to subdivide the 12,000-square-foot parcel into two lots: Lot 1 (5,000 sq. ft.) and Lot 2 (7,000 square feet). The existing property, located on future Lot 1, contains a single-family residence and detached single-car garage accessed from A Street. The garage will be demolished and replaced with an attached single-car garage at the rear of the residence, with driveway improvements for access. Lot 2 will primarily contain existing impervious areas and include a new driveway apron from 2nd Avenue. The project requires minimal grading (60 cubic yards of cut and 20 cubic yards of fill) and removal of one tree within Lot 2.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision, County File Number PLN2024-00234, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Dylan Parker, Project Planner Applicant: Alex Tzang, Alex Tzang Architects

Owner: Melfang Teng

Public Notification: Ten-calendar day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 423 A Street, Colma

APN: 006-392-010

Existing Parcel Size: 12,000 sq. ft.

Existing Zoning: R-1/S-7 (One-Family Residential District/5,000 sq. ft. minimum lot size)

General Plan Designation: Medium High Density Residential Sphere-of-Influence: Daly City

Existing Land Use: Single-Family Residence

Water Supply: California Water Service – South San Francisco

Sewage Disposal: North San Mateo County Sanitation District

Flood Zone: FEMA Flood Zone X – Area of Minimal Flood Hazard. Zone X is defined as areas of moderate flood hazard, usually in the area between the limits of the 100-year and 500-year floods. FIRM Panel 06081C0037E. Effective date October 16, 2012.

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315, Class 15, for minor land divisions resulting in four or fewer parcels.

Setting: The subject property is located on the corner of A Street and 2nd Avenue in the unincorporated Colma area of San Mateo County with flat topography and surrounded by existing single and multi-family residences. The property contains an existing residence with detached single car garage and is surrounded by privacy screening hedges.

Chronology:

<u>Date</u>	<u>Action</u>
October 19, 2024	- Minor Subdivision application, PLN2024-00234, submitted to Current Planning Section
November 8, 2024	- Project deemed incomplete
July 3, 2025	- Project deemed incomplete
August 31, 2026	- Project deemed complete
October 15, 2026	- Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Staff has reviewed the project and found it to be consistent with the policies of the General Plan. The relevant policies are discussed below:

a. Urban Land Use Policies

Policy 8.10 (*Designation of Existing Urban Neighborhoods*) designates unincorporated Colma as an existing urban neighborhood. Although the proposed 7.26 dwelling units per acre is below the General Plan's 8.8–17.4 units/acre range, it is compatible with surrounding residential densities and consistent with Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*). The reduced density will not affect the County's RHNA allocation because the existing parcel is developed and was not identified as a Potential Development Parcel.

Policy 8.30 (*Infilling*) supports infill where infrastructure is available. The property has existing road access and available water, sewer, and fire protection services, with will-serve letters obtained for Lot 2. The subdivision facilitates additional housing within the existing urban area and is therefore consistent with the infill policy.

b. Housing Element

Policy HE 18 promotes housing on small or irregular lots in existing urban areas with adequate infrastructure. The project creates two residential parcels consistent with existing zoning and surrounding uses, with Lot 2 providing for potential future single-family housing. Water and sewer will-serve letters confirm adequate infrastructure to support the subdivision.

2. Compliance with Zoning Regulations

The subject parcel is zoned R-1/S-7 (One-Family Residential/5,000-square-foot minimum lot size). Both resulting parcels will meet the S-7 minimum lot size and width requirements and will be of sufficient size and shape to comply with applicable development standards, as shown in Table 1.

Table 1 S-7 District Standards				
	Required	Proposed Lot 1	Proposed Lot 2	Compliant?
Average Width	50 ft	50	70 feet	Yes
Building Site Area	5,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	Yes
Yards:				
Front	20 ft	14 ft*	20 ft	Yes
Side	5 ft	9 ft, 15 ft	10 ft, 5 ft	
Rear	20 ft	20 ft**	20 ft	
Lot Coverage	50%	31% (1,563 sq. ft)	47% (3,286 sq. ft)	Yes
*The existing residence on proposed Lot 1 has an existing non-conforming front yard setback of 14 feet, which is not being altered as part of this subdivision.				
**The proposed attached single car garage for the existing residence on Lot 1 will be sited to conform with current S-7 rear yard setback requirements.				

The existing residence on Lot 1 has a nonconforming 14-foot front setback, which will remain unchanged. The proposed attached single-car garage will meet the 20-foot rear setback, and the residence and garage will total approximately 1,563 square feet, complying with the 50 percent lot coverage limit. Lot 2 includes a 3,286-square-foot building envelope (47 percent lot coverage) that complies with S-7 standards. Future development on Lot 2 will be subject to R-1/S-7 requirements.

3. Compliance with the Subdivision Regulations

Staff reviewed the tentative parcel map for compliance with the County Subdivision Regulations, which implement the California Subdivision Map Act (Government Code Section 66410 et seq.). The proposed subdivision's compliance is summarized below:

a. Required Findings for Subdivision Approval

Pursuant to Chapter 9.20.030.3b of the County Subdivision Ordinance, the following findings must be made in order to approve the proposed tentative parcel map:

- (1) **That the proposed map is consistent with applicable general and specific plans.**

The project is consistent with the County General Plan and implements Policies 8.10, 8.14, 8.30, 8.35, and HE 18, as discussed in Section A.1 of this report.

- (2) **That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

The tentative parcel map complies with S-7 standards for lot width and area, density, setbacks, site coverage, floor area, and parking. It also meets County subdivision design requirements under Section 9.32.010(2), including suitable R-1 lot design, minimum frontage, side property line alignment, and access.

- (3) **That the site is physically suitable for the type of development.**

The site is physically suitable for residential development. The tentative parcel map complies with S-7 setback, site coverage, and floor area requirements. The relatively flat site has no natural constraints to development. Lot 1 will retain the existing access off A Street, while Lot 2 will have a new driveway approach from 2nd Avenue. Reviewing agencies have provided conditions of approval confirming general compliance with applicable standards.

- (4) **That the site is physically suitable for the proposed density of development.**

The site is physically suitable for two single-family residential parcels, and the proposed density is consistent with the General Plan. Existing sewer, water, gas, electric, cable, and telecommunications infrastructure serves the property, with water and sewer will-serve letters obtained for Lot 2.

- (5) **That 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.**

The property is located in an urbanized area with no identified or mapped areas of biological significance. Therefore, the subdivision and future development are not expected to substantially impact fish and wildlife, or their habitats.

- (6) **That the design of the subdivision or type of improvements are not likely to cause serious public health problems.**

The subdivision is not expected to cause public health concerns, as adequate public water and sewer services are available. Reviewing agencies raised no objections, and the project proposes no hazardous or noxious uses.

- (7) **That the design of the subdivision or the type of improvements will not conflict with easement acquired by the public at large for access through or use of property within the proposed subdivision.**

An existing 4-foot by 8-foot communications easement is located in the front portion of resultant Lot 1. The proposed subdivision and/or future improvement types do not conflict with this existing or future created easements.

- (8) **In this connection, the Advisory Agency may approve a map if it is found that alternate easements, for access or for use, are otherwise available within a reasonable distance from the subdivision, will be provided, and are substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to the Advisory Agency to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The proposed subdivision and/or future improvement types do not conflict with any existing or future created easements.

- (9) **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The project received conditional approval from the North San Mateo County Sanitation District. Future development will also be subject to onsite drainage requirements to ensure stormwater runoff is managed onsite and does not enter the sewer system.

(10) **That the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use. For purposes of this section, land shall be presumed to be in parcels too small to sustain their agricultural use if the land is:**

- (a.) Less than 10 acres in size in the case of prime agricultural land, or;**
- (b.) Less than 40 acres in size in the case of land which is not prime agricultural land.**

A subdivision of land subject to the Williamson Act, with parcels smaller than those specified above, may be approved only under the special circumstances prescribed in Section 66474.4(b) of the Map Act.

Subject property is not under Williamson Act contract nor is within any mapped prime agricultural land areas.

That for a subdivision on land located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, the project is subject to the fire safety provisions of Chapter 9.20.030.(11)(a-c) of the County Subdivision Regulations as follows:

- (c.) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection District pursuant to Sections 4290 and 4291 of the Public Resources Code;**
- (d.) Structural fire protection and suppression services will be available for the subdivision through a county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or the Department of Forestry and Fire Protection District by contract entered into Pursuant to Section 4133, 4142, or 4144 of these Public Resources Code; and**

- (e.) **To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code as interpreted and applied by the County Fire Marshal, and any applicable County ordinance.**

The property is within the Colma Fire Protection District and is not located in a Very High Fire Hazard Severity Zone or State Responsibility Area.

- (11) **That, for the subdivision of land designated in the County General Plan as open space and located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177 of the California Government Code, all of the following are supported by substantial evidence in the record:**
- (12) **The subdivision is consistent with the open space purpose; and If the subdivision would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure, while all other structure shall comply with defensible space requirements described in Government Code Section 51182 or Section 4291 of the Public Resources Code. Any later approval to remove the aforementioned binding restriction shall make the subdivision subject to the requirements of (11) above.**

The subject property does not have a General Plan designation of open space and is not located in a state responsibility or a very high fire hazard severity zone.

4. Compliance with In-Lieu Park Fees

Under Chapter 9.96.030.3 of the County Subdivision Regulations, the subdivider must pay an in-lieu park fee before recordation of the Final Parcel Map. The fee, calculated per the prescribed formula for subdivisions of 50 lots or fewer, supports County park and recreation facilities. The calculation worksheet is included in Attachment D, and the final fee will be based on the parcel's assessed value at the time of recordation.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15315, Class 15: Minor Land Divisions, for the division of properties into four or fewer parcels where no variances are required.

C. REVIEWING AGENCIES

County Building Inspection Section
County Geotechnical Section
County Parks Department
County Department of Public Works
California Water Service – South San Francisco
North San Mateo County Sanitation District
Colma Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Tentative Parcel Map
- D. Park In-Lieu Fee Worksheet



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00234

Hearing Date: October 15, 2026

Prepared By: Dylan Parker, AICP,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. The project is categorically exempt from CEQA pursuant to Section 15315, Class 15, for division of property in urbanized areas into four or fewer residential parcels. The project conforms to the General Plan and Zoning Regulations, requires no variances or exceptions, has adequate services and access, has not been divided within the past two years, and has an average slope of less than 20 percent.

Regarding the Minor Subdivision Permit, Find:

2. The proposed map is consistent with applicable General and Specific Plans, does not exceed Land Use Element density limits, and is compatible with surrounding land uses.
3. The proposed subdivision design is consistent with applicable General and Specific Plans and as conditioned in Attachment A, complies with State and County subdivision regulations. The project also conforms to the County General Plan and Zoning Regulations, as discussed in Sections A.1 and A.2.
4. The subject parcel is physically suitable for residential development, with minimal slope, available residential services, and adequate access. Lot 1 will retain its existing A Street access, while Lot 2 will have new access from 2nd Avenue. No sensitive habitat has been identified, and minimal tree removal is proposed. The subdivision is consistent with the established residential neighborhood pattern, and reviewing agencies raised no objections.
5. The subject parcel is physically suitable for the proposed residential density. Both resulting parcels meet zoning requirements and can accommodate conforming single-family dwellings, with no physical constraints to development. Existing sewer, water, gas, electric, cable, and telecommunications serve Lot 1, and a water will-serve letter has been obtained for Lot 2.

6. The subdivision is unlikely to cause substantial environmental damage or harm fish, wildlife, or their habitat. The project is located in an established residential neighborhood with no identified undisturbed natural habitat nearby. Standard erosion and stormwater controls will further minimize potential environmental impacts during construction.
7. The subdivision is not expected to cause serious public health concerns, as adequate public water and sewer services are available. Reviewing agencies raised no objections, and no hazardous or noxious uses are proposed. Future construction and grading are not expected to create public health impacts.
8. The subdivision will not conflict with existing public easements. A 4-foot by 8-foot communications easement is located in the front yard of Lot 1, and no proposed improvements will encroach into the easement.
9. No relocation or modification of the existing communications easement on Lot 1 is proposed; therefore, alternate easements are not required.
10. The subdivision will not result in violations of applicable water quality requirements. The North San Mateo County Sanitation District has conditionally approved the project, and future development will be subject to onsite drainage requirements to manage stormwater runoff and prevent discharge to the sewer system.
11. The subject parcel is not under a Williamson Act contract and is not located within an agricultural zoning district.
12. The subject parcel is not located within a State Responsibility Area or Very High Fire Hazard Severity Zone. The project has been reviewed and conditionally approved by the Colma Fire Protection District.
13. The subject parcel is not designated as Open Space; therefore, the open space-specific finding and related development restrictions are not applicable.
14. The proposed subdivision supports increased housing supply in unincorporated Colma while having minimal impacts on public services, infrastructure, and the surrounding community, consistent with regional and County housing needs.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal as described in the plans, supporting materials, and reports approved by the Zoning Hearing Officer on October 15, 2026. Modifications beyond those approved by the Zoning Hearing Officer will be subject to review and approval by the Director of Planning and Building and may require review at a public hearing. Minor modifications that are largely consistent with this approval may be approved at the discretion of the Director of Planning and Building.
2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 9.20.030(5) of the County Subdivision Regulations, may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees prior to the expiration date.
3. A building permit shall be applied for and obtained from the Building Inspection Section for the following:
 - a. Demolition of the existing on-site single car detached garage: A building permit shall be obtained prior to demolishing the existing on-site structure. The structure shall be demolished prior to recordation of the parcel map.
 - b. Utility and Road Work: A building permit shall be obtained prior to utility and road work. Unless the County allows for building of such work, the County may require such work to be completed prior to recordation of the parcel map.
4. The applicant shall submit a Parcel Map, that conforms to the requirements of Chapter 9.24.010 (for and Content of Final Maps and Parcel Maps) of the County Subdivision Regulations, to the Department of Public Works County Surveyor for review and recordation as required by the County Subdivision Regulations and the State of California Subdivision Map Act. The Parcel Map will be recorded only after all inter-department conditions have been met.
5. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department an in-lieu park fee as required by the County Subdivision Regulations, Chapter 9.96.030.3. The fee shall be based upon the assessed value of the project parcel at the time of recordation as shown in Chapter 9.96.030.3 of the Subdivision Regulations.

6. Prior to the issuance of a building permit for any demolition or future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. The erosion control measures shall be in place at all times during construction.
7. No trees have been approved for removal as part of this subdivision approval. The proposed tree removals associated with this subdivision will require a separate Protected Tree Removal Permit to be reviewed and approved by Planning staff prior to any development on Lot 2.
8. The applicant shall submit a tree protection plan for any work within tree driplines or adjacent to off-site trees, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 6-foot-tall rigid fencing, located 1-foot beyond the dripline.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.
 - d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist prior to cutting. Any root cutting shall be undertaken by an arborist and documented. Roots to be cut shall be severed cleanly with a saw or topers.
9. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours of 7:00am to 6:00pm on weekdays and 9:00am to 5:00pm on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360)

Department of Public Works

10. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No.3277.
11. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

12. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20 percent) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
13. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
14. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
15. The applicant shall execute and record an agreement in a form approved by the County for the maintenance of the existing trees on 2nd Avenue, if any existing trees are to be remained in right of way.

Parks Department

16. Tree protection requirements shall include consideration of neighboring trees whose driplines overhang the parcel.
17. The applicant shall comply with the County Protected Tree Ordinance for future individual building permits. Compliance with tree protection and canopy retention requirements will be required.

Colma Fire Protection District

18. The new structure will be required to have a fire sprinkler system.
19. The new structure will be required to have a new address.

Geotechnical Section

20. Prior to the submittal of the building application, the applicant may have a Geotechnical Engineer provide an update report, if necessary, that includes any updates to the site conditions, foundation recommendations, or grading recommendations to accommodate changed conditions.

21. Prior to the submittal of the building application, the applicant may have a Geotechnical Engineer provide a “plan review” that confirms that the recommendations made in the geotechnical report are carried through in the structural plans, grading plans, calculations, and any other permit documents.

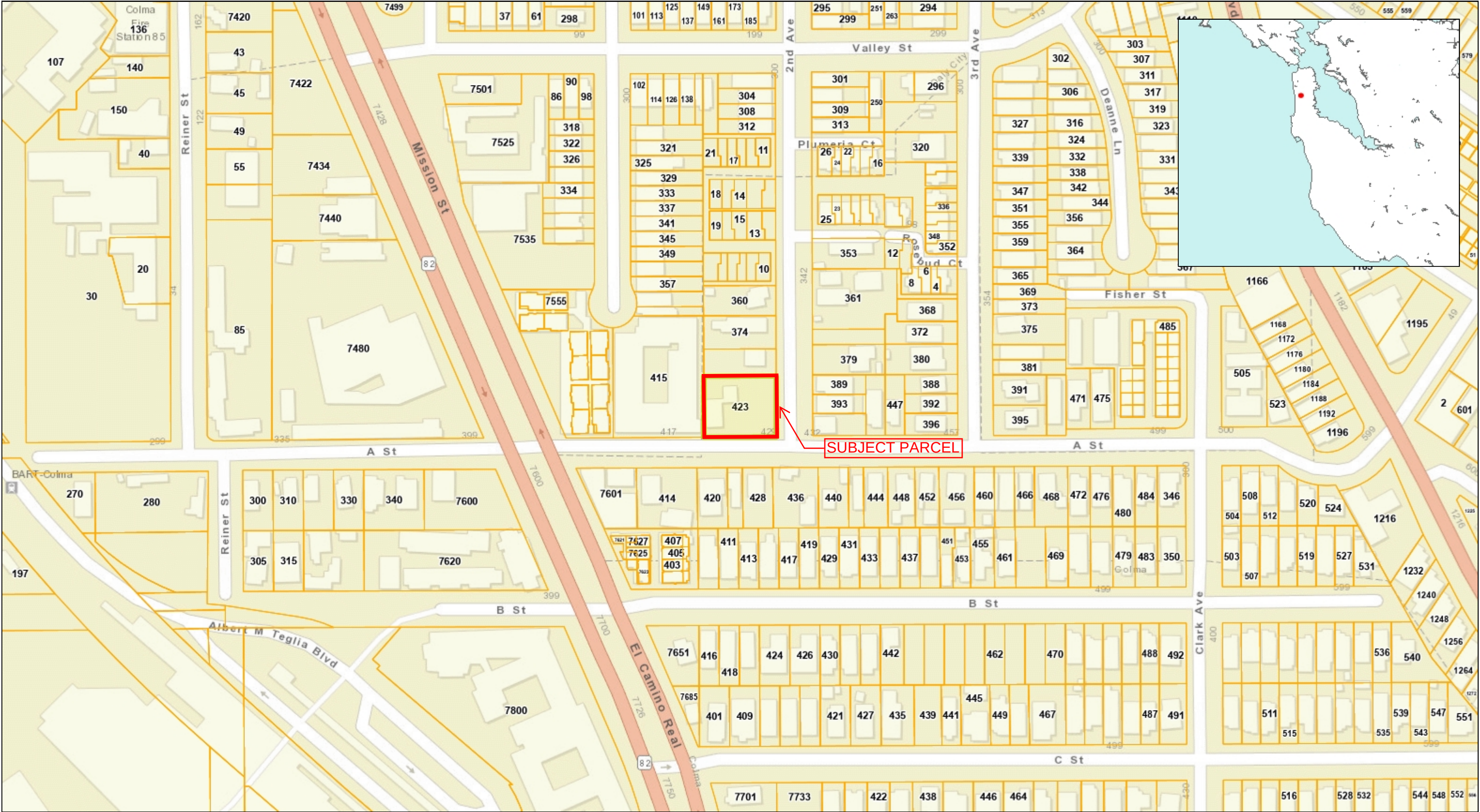
Drainage Section

22. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
23. If the resulting lots of this subdivision are developed as a common plan of development with applicable building permits submitted, the project will be subject to the impervious surface thresholds and stormwater treatment requirements of the Municipal Regional Permit Section C.3 of when the project was deemed complete.
24. Project shall comply with the San Mateo County Drainage Manual, C.3 Regulated Projects Guide, and the Green Infrastructure Design Guide.
25. Stormwater Management Facilities shall be sized for a 10 – year, 1 hour design storm.
26. Post-development stormwater runoff peak flow and volume must be less than or equal to the undeveloped stormwater runoff peak flow and volume for each lot.
27. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report, and drainage plan prepared by a registered Civil Engineer will be provided at the time of building permit submittal for each lot.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

CIVIL ENGINEER:
MATT KAMKAR, QSD, PE, C 42353
UNDERWOOD & ROSENBLUM, CIVIL ENGINEERS & LAND SURVEYORS
1630 OAKLAND ROAD SUITE A114
SAN JOSE, CA 95131
MATT@UANDR.COM
408.594.0442

LOT 64, BLOCK 8, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PROPERTY OF THE GARDEN VALLEY LAND ASSOCIATION, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 27, 1872 IN BOOK "E" OF MAPS AT PAGE(S) 13, AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 8.

JPN: 006-039-392-01A APN: 006-392-01C

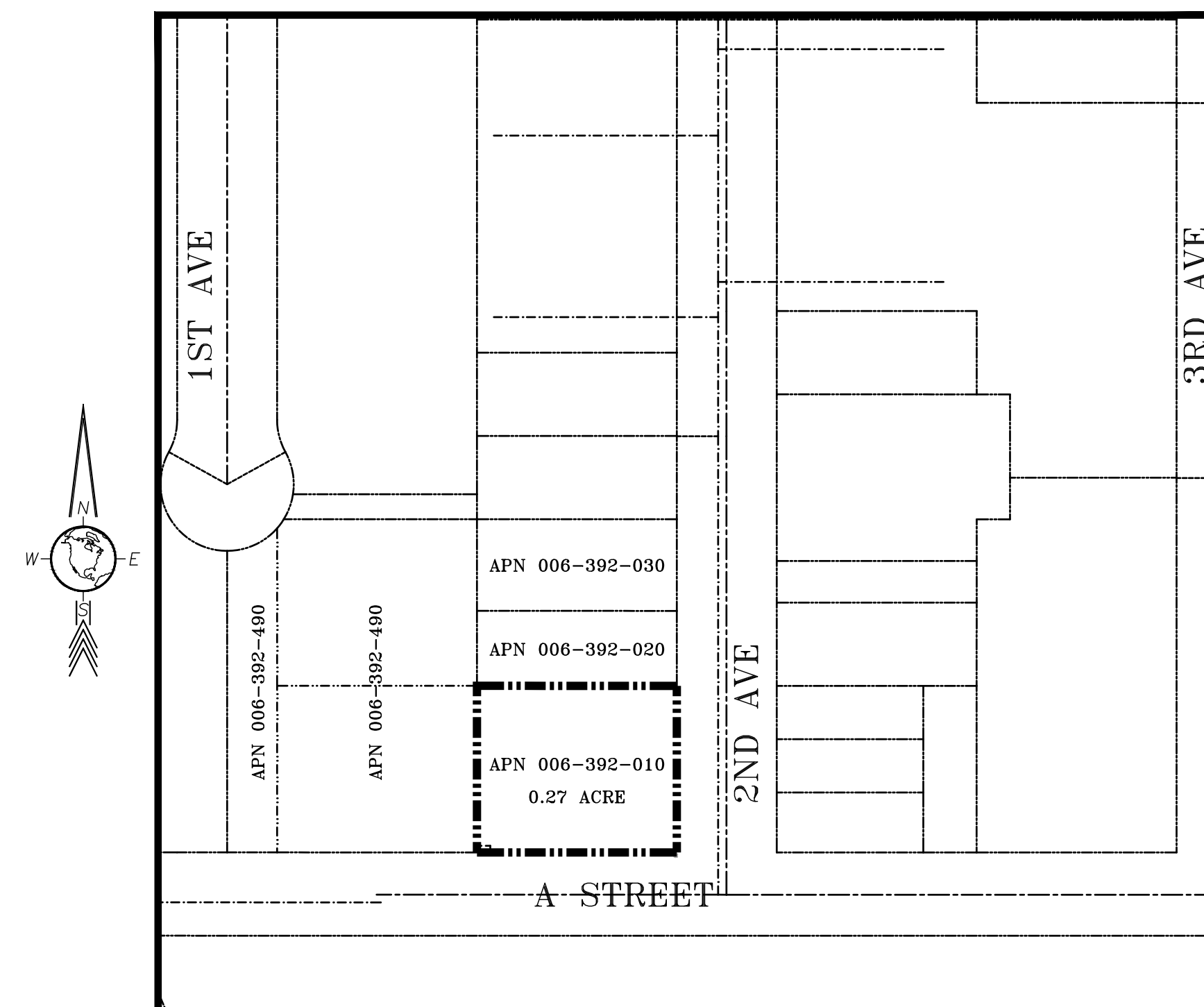
ZONING AND LAND USE:
R-1/S-7

TENTATIVE PARCEL MAP A STREET LOT SPLIT RESIDENTIAL SUBDIVISION

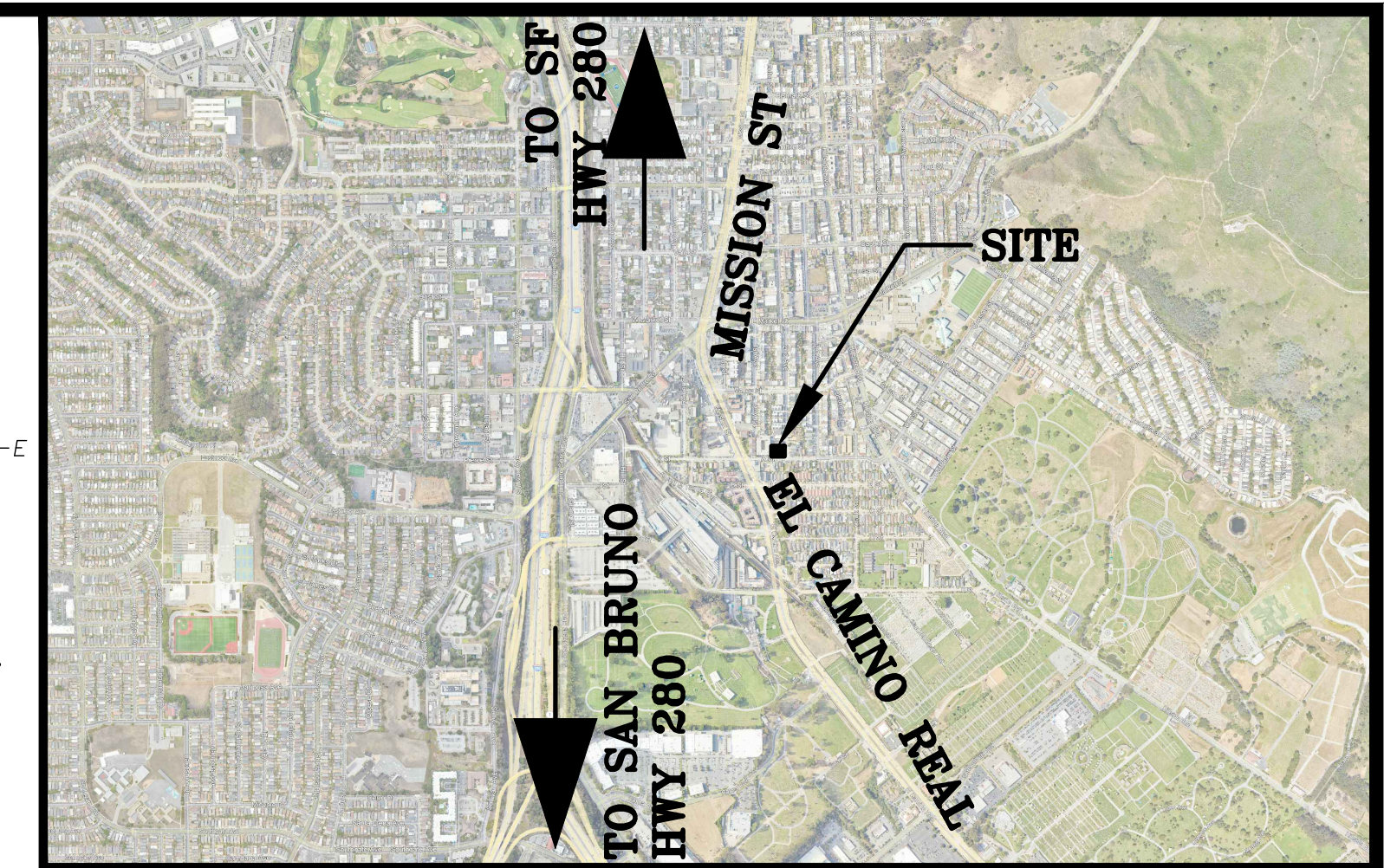
APN: 006-392-010

423 A STREET, COLMA, SAN MATEO COUNTY, CALIFORNIA

PLN: 2024-00234



KEY MAP $1''=80$

VICINITY MAP ^{NTS}

#	DESC.	REVISIONS	DATE
-	-	-	-
-	-	-	-
-	-	-	-
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EXPRESS WRITTEN CONSENT OF UNDER
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OR IN PART WITHOUT THE

LANDS OF MELFANG TENG
TENTATIVE PARCEL MAP
423 A STREET
COLMA
CALIFORNIA

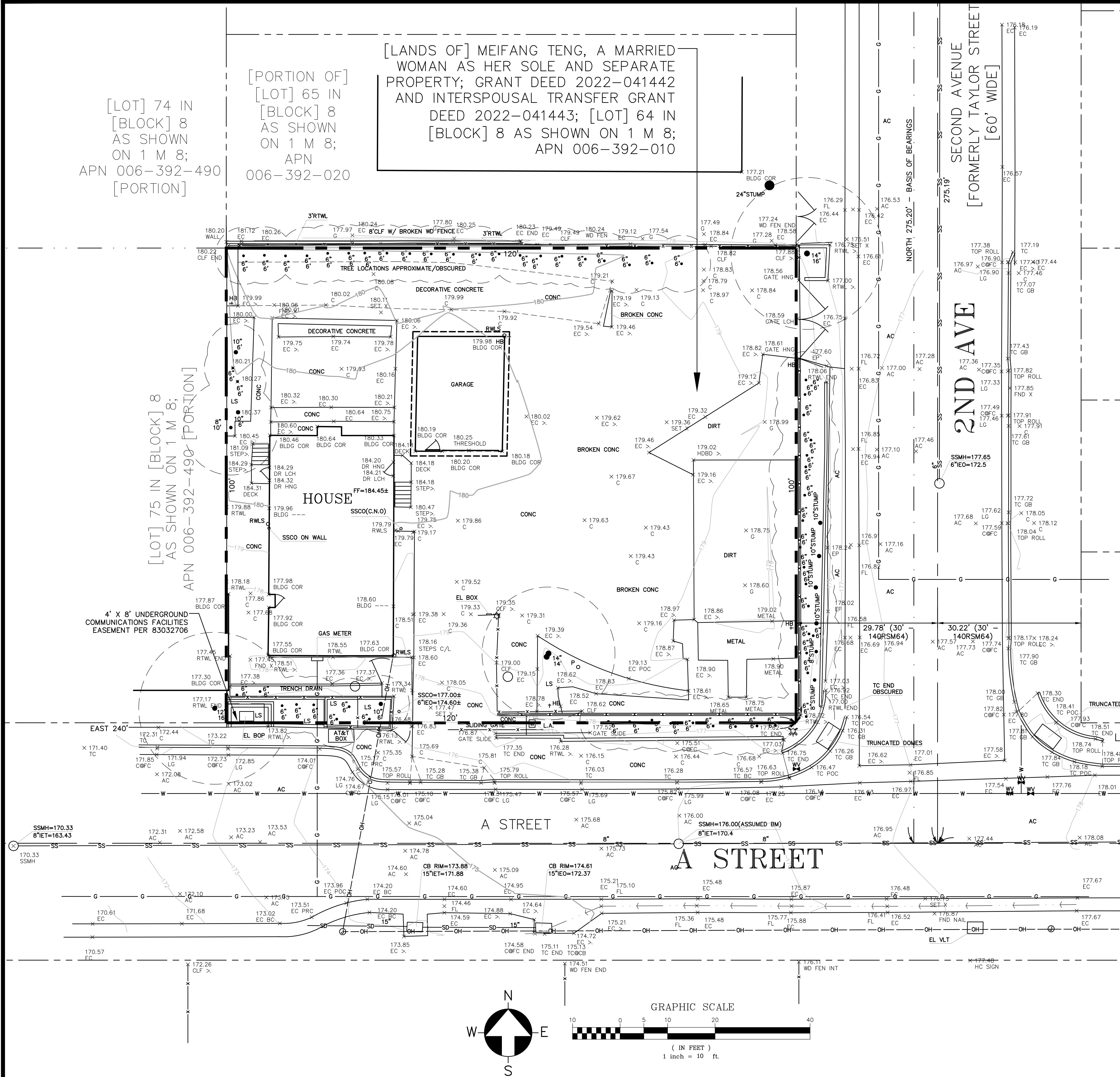
TITLE SHEET/NOTES

Date	05-06-2026
Scale	SHOWN
Design By:	MK
Job	J22096
Sheet	C0.0

SHEET INDEX	
C0.0	TITLE SHEET AND NOTES
C1.0	TOPO-BOUNDARY
C1.1	TREE TABLE
C2.0	PRE-PROJECT SITE PLAN
C3.0	SITE DEMOLITION PLAN
C4.0	LOTING PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	STORMWATER CONTROL PLAN



PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND			
>	ANGLE POINT	GV	GAS VALVE
AC	ASPHALT/TC CONCRETE	HB	HOSE BIB
APN	ASSESSOR'S PARCEL NUMBER	⊗	FIRE HYDRANT
BC	BUILDING	⊙	JOINT POLE
BLDG	CONCRETE	⊛	LIGHT STANDARD
CB	CATCH BASIN	P	POLE/POST
CLF	CHAIN LINK FENCE	RWS	RAIN WATER LEADER SPLASH
COR	CORNER	SSMH	SANITARY SEWER MAINTENANCE HOLE
EC	EDGE OF CONCRETE	⊙	TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
EP	EDGE OF PAVEMENT	100.00	WATER VALVE
FC	FENCE	100	SPOT ELEVATION WITH DESCRIPTION
FF	FINISH FLOOR	99	INTERMEDIATE ELEVATION CONTOUR
FL	FLOW LINE		
GB	GRADE BREAK		
IEO	INVERT ELEVATION OUT		
INV	INVERT		
LOC	LOCATION APPROXIMATE		
LG	LIP OF GUTTER		
M	[OF] MAPS		
POC	POINT ON CURVE		
PRC	POINT OF REVERSE CURVATURE		
RSM	[OF] RECORD OF SURVEY		
RTWL	RETAINING WALL		
SSCO	SANITARY SEWER CLEANOUT		
TC	TOP OF CURB		
WD	WOOD		
WTR	WATER		

SURVEY NOTE: THIS TOPOGRAPHIC EXHIBIT WAS COMPILED FROM TOPOGRAPHIC AND BOUNDARY WORK PERFORMED IN SEPTEMBER 2022. ANY CHANGES OR IMPROVEMENTS MADE TO THE SITE AFTER SEPTEMBER 2022 MAY NOT BE SHOWN ON THIS EXHIBIT.

UTILITY NOTE: THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS EXHIBIT WAS OBTAINED BY THE USE OF VISUAL INSPECTION AND RECORD INFORMATION. UNDERGROUND UTILITIES ARE SOMETIMES NOT DETECTED OR ARE INACCURATELY MAPPED BY OTHERS. "POTHOLING" IS REQUIRED TO VERIFY THE EXISTENCE OR EXACT LOCATION OF ANY UNDERGROUND UTILITY.

BOUNDARY NOTE: THE BOUNDARY SHOWN ON THIS MAP IS BASED ON RECORD INFORMATION DERIVED FROM THE PRELIMINARY [TITLE] REPORT AND OTHER BOUNDARY EVIDENCE FOUND IN THE FIELD.

BASIS OF BEARINGS: THE BEARING OF NORTH SHOWN AS THE MONUMENT LINE OF SECOND AVENUE ON THE MAP OF GARDEN VALLEY RECORDED IN BOOK 140 OF MAPS AT PAGES 64 THROUGH 74 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS TOPOGRAPHIC EXHIBIT.

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SEE SHEET C1.1 FOR TREE TABLE

PRELIMINARY - NOT FOR CONSTRUCTION



LANDS OF MELFANG TENG
TENTATIVE PARCEL MAP

423 A STREET
COLMA
CALIFORNIA

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1830 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222
www.uandri.com

TOPO-BOUNDARY

DATE 05-06-2026
Scale 1"=10'
Design By: MK
Job J22096
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APPENDICES

APPENDIX A: TREE LOCATIONS



REMOVE TREES 11 TO 25 TO
COMPLY WITH INTERSECTION
SIGHT DISTANCE REQUIREMENTS

423 A St. Daily City Tree Protection Plan | Prepared by SavaTree Consulting Group

8

APPENDIX B: TREE DATA

ID	Species	Botanical Name	Height	DBH	Health	Note
1	Eucalyptus, Blue Gum	Eucalyptus globulus	31'-45'	18", 18"	60% - Fair	Subject tree has two codominant stems. Tree has previously been topped with significant large, tear outs and various other breakage in the upper parts of the canopy. Very poor form and structure with crossing and crowded limbs. She is severely uneven towards the subject property.
2	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.
3	Redwood, Coast	Sequoia sempervirens	16'-30'	3"	80% - Good	Hedgerow of redwoods.
4	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
5	Redwood, Coast	Sequoia sempervirens	16'-30'	3"	80% - Good	Hedgerow of redwoods.
6	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
7	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
8	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
9	Redwood, Coast	Sequoia sempervirens	16'-30'	4"	80% - Good	Hedgerow of redwoods.
10	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
11	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
12	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
13	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.

14	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
15	Redwood, Coast	Sequoia sempervirens	16'-30'	3"	80% - Good	Hedgerow of redwoods.
16	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
17	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
18	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.
19	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.
20	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
21	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
22	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
23	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.
24	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
25	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
26	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
27	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	10", 8", 6", 5"	60% - Fair	Subject tree is growing in very poor location. Multi stem trunk with very poor pruning over lifetime. The foliage is a good color and density for the species
28	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	5"	60% - Fair	Subject tree is growing in very poor location. Multi stem trunk with very poor pruning over lifetime. The foliage is a good color and density for the species

423 A St. Daily City Tree Protection Plan | Prepared by SavaTree Consulting Group

1

THE TREE PLANTING PAGES ARE FOR
REFERENCE ONLY. FOR ACTUAL PAGES,
SEE THE REPORT BY THE TREE
CONSULTANT SAVA TREE.

29	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	8", 12"	60% - Fair	Subject tree is growing in very poor location. Multi stem trunk with very poor pruning over lifetime. The foliage is a good color and density for the species
30	Palm, Queen	Syagrus romanzoffiana	16'-30'	20"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
31	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
32	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
33	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
34	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
35	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
36	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
37	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
38	Palm, Queen	Syagrus romanzoffiana	16'-30'	12"	60% - Fair	Fronds of poor color with significant chlorosis. Trees are all immature specimens.
39	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	10", 6"	60% - Fair	Tree is in good condition for location of Tree but has severely confined growing space. Competition by nearby redwoods houses in palm tree.
40	Myoporum	Myoporum sp.	16'-30'	14", 11"	40% - Poor	Small tree that has previously been topped with significant decay. Foliage is curling severe infestation of mites. Codominant trunks from base with significant lien and severed roots.
41	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
42	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.

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2

43	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
44	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
45	Redwood, Coast	Sequoia sempervirens	16'-30'	8"	80% - Good	Hedgerow of redwoods.
46	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
47	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	80% - Good	Hedgerow of redwoods.
48	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
49	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
50	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
51	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
52	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
53	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	80% - Good	Hedgerow of redwoods.
54	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	60% - Fair	Hedgerow of redwoods.
55	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	60% - Fair	Hedgerow of redwoods.
56	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	60% - Fair	Hedgerow of redwoods.
57	Redwood, Coast	Sequoia sempervirens	16'-30'	5"	60% - Fair	Hedgerow of redwoods.
58	Redwood, Coast	Sequoia sempervirens	16'-30'	6"	60% - Fair	Hedgerow of redwoods.
59	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.

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3

60	Redwood, Coast	Sequoia sempervirens	16'-30'	7"	80% - Good	Hedgerow of redwoods.
61	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	4"	80% - Good	Fair form and structure, growing as privacy hedge. Overplanted in bed space.
62	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	10", 6", 6"	80% - Good	Fair form and structure, growing as privacy hedge. Overplanted in bed space.
63	Alaska Yellow Cedar	Callitropsis nootkatensis	16'-30'	8"	80% - Good	Fair form and structure, growing as privacy hedge. Overplanted in bed space.

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4

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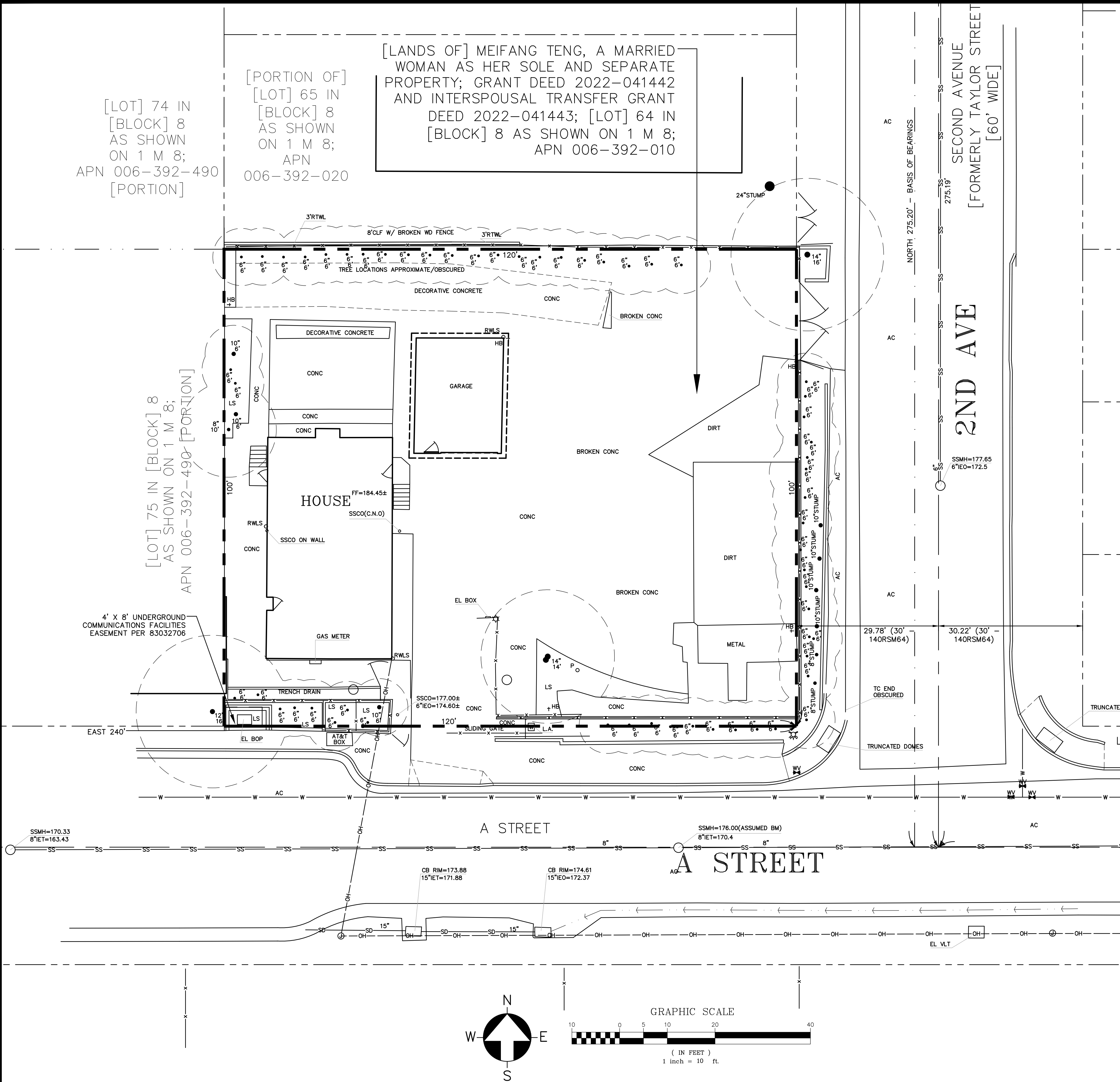
[LOT] 74 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN 006-392-490
[PORTION]

[PORTION OF]
[LOT] 65 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN
006-392-020

[LANDS OF] MEIFANG TENG, A MARRIED
WOMAN AS HER SOLE AND SEPARATE
PROPERTY; GRANT DEED 2022-041442
AND INTERSPOUSAL TRANSFER GRANT
DEED 2022-041443; [LOT] 64 IN
[BLOCK] 8 AS SHOWN ON 1 M 8;
APN 006-392-010

[LOT] 75 IN [BLOCK] 8
AS SHOWN ON 1 M 8;
APN 006-392-490 [PORTION]

4' X 8' UNDERGROUND
COMMUNICATIONS FACILITIES
EASEMENT PER 83032706



LEGEND			
ANGLE POINT	LOT LINE	GV	GAS VALVE
AC ASPHALT(IC) CONCRETE	ADJOINER LOT LINE	HB	HOSE BIB
APN ASSESSOR'S PARCEL NUMBER	CENTER LINE		
BC BEGIN CURVE	MONUMENT LINE		
BLDG BUILDING	FENCE LINE		
C CONCRETE	BUILDING LINE		
CB CATCH BASIN	ROOF LINE		
CLF CHAIN LINK FENCE	SANITARY SEWER LINE		
COR CORNER	OVERHEAD UTILITY LINE		
EC EDGE OF CONCRETE	FLOW LINE		
EP EDGE OF PAVEMENT	EDGE OF HARDSCAPE		
FC FACE OF CURB	CURB LINE		
FEN FENCE			
FF FINISH FLOOR			
FL FLOW LINE			
G GROUND			
GB GRADE BREAK			
INV INVERT ELEVATION OUT			
IET INVERT ELEVATION THROUGH			
L.A. LOCATION APPROXIMATE			
LG UP OF GUTTER			
M MAPS			
POC POINT ON CURVE			
PRC POINT OF REVERSE CURVATURE			
RSM [OF] RECORD OF SURVEY			
SSCO [OF] SANITARY SEWER CLEANOUT			
TC TOP OF CURB			
WD WOOD			
WTR WATER			

PRELIMINARY - NOT FOR CONSTRUCTION

LANDS OF MEIFANG TENG
TENTATIVE PARCEL MAP

PRE-PROJECT SITE PLAN

UNDERWOOD &
ROSENBLUM, INC.
civil engineers and surveyors
1838 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222
www.uandrf.com

423 A STREET
COLMA
CALIFORNIA

DATE	REVISIONS	DESC.	#



Date 05-06-2026
Scale 1"=10'
Design By: MK
Job J22096
Sheet
C2.0

[LOT] 74 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN 006-392-490
[PORTION]

[PORTION OF]
[LOT] 65 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN
006-392-020

[LANDS OF] MEIFANG TENG, A MARRIED
WOMAN AS HER SOLE AND SEPARATE
PROPERTY; GRANT DEED 2022-041442
AND INTERSPOUSAL TRANSFER GRANT
DEED 2022-041443; [LOT] 64 IN
[BLOCK] 8 AS SHOWN ON 1 M 8;
APN 006-392-010

GENERAL NOTES

1. THE CONTRACTOR SHALL LAY OUT THE WORK, SETTING GRADE STAKES, ESTABLISHING LINES, BASE LINES, ELEVATIONS AND OTHER REFERENCE MARKERS AND INFORMATION NECESSARY TO COMPLETE THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY THEREOF.
2. ANY INCONSISTENCIES IN EXISTING OR PROPOSED ELEVATIONS SHALL BE BROUGHT TO THE NOTICE OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO CONSTRUCTION OR AS SOON AS DISCOVERED.
3. IN THE EVENT THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURES OR UTILITY LINES ARE DISCOVERED ON THE SITE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO DETERMINE THE DISPOSITION OF THE STRUCTURE.
4. CONTRACTOR SHALL IMPORT REQUIRED MATERIALS OR EXPORT EXCESS AS REQUIRED TO ESTABLISH PLAN GRADES. EXCESS MATERIAL IF ANY SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.
5. EXISTING WATER, STORM AND SANITARY INVERTS SHALL BE EXPOSED AND VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
6. PLEASE REFER TO TREE PROTECTION PLAN BY "SAVA TREE CONSULTING GROUP" FOR TREE PROTECTION.

THE FOLLOWING SECTIONS OF THE STANDARD SITE WORK SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT ARE APPLICABLE TO THE WORK SHOWN ON THIS DRAWING:

SECTION 311000 - SITE CLEARING

DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT
- EXISTING UNDERGROUND UTILITY EASEMENT TO REMAIN
- REMOVE AND REPLACE EXISTING DRIVEWAY
- REMOVE EXISTING TREE
- REMOVE EXISTING RETAINING WALL
- REMOVE EXISTING FENCE
- EXISTING PROPERTY LINE
- SAW CUT LINE
- TEMPORARY CONSTRUCTION CHAIN LINK FENCE
- ASPHALT CONCRETE
- AREA DRAIN
- CATCH BASIN
- CLEAN OUT
- CONCRETE
- EXISTING
- TYPICAL

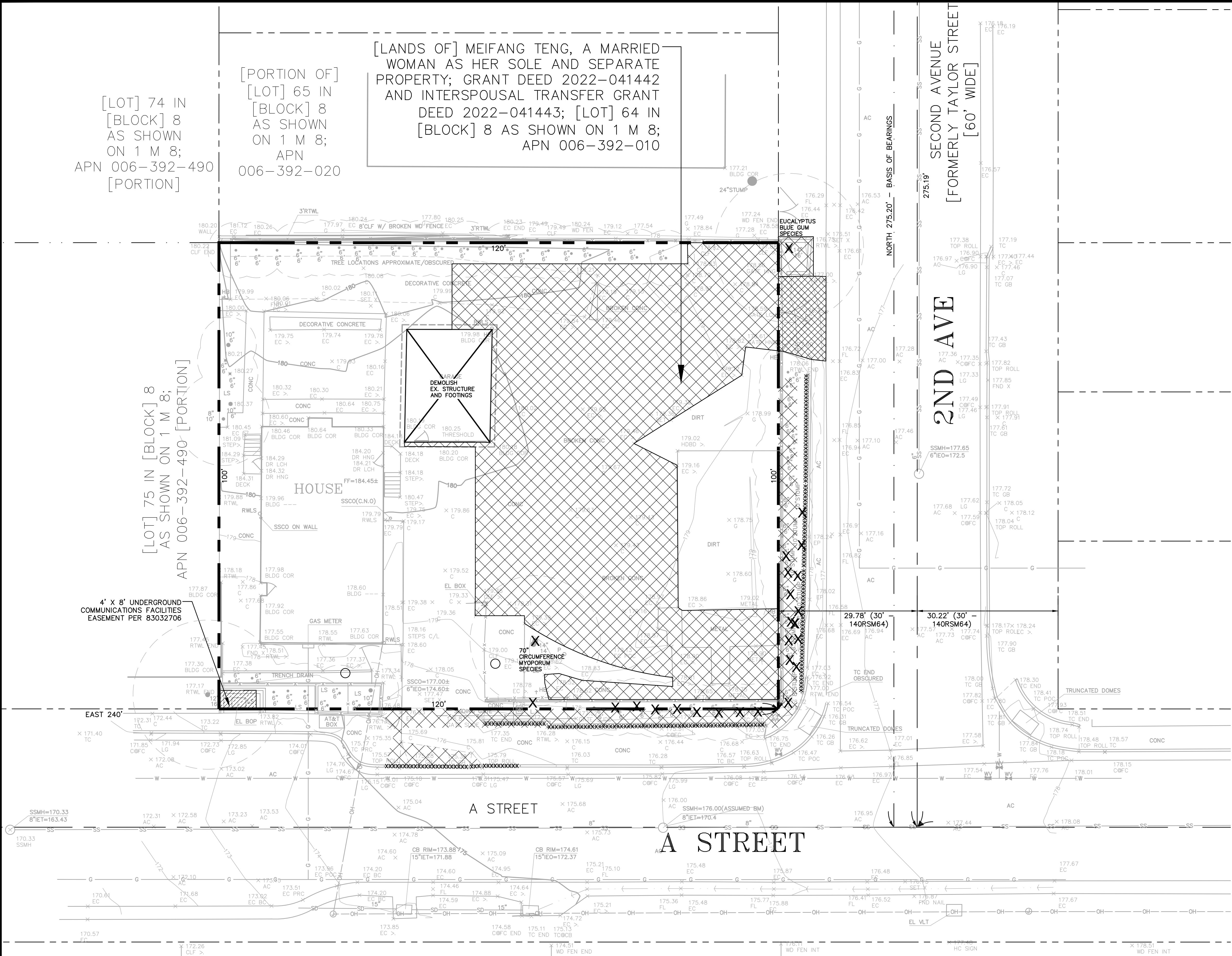
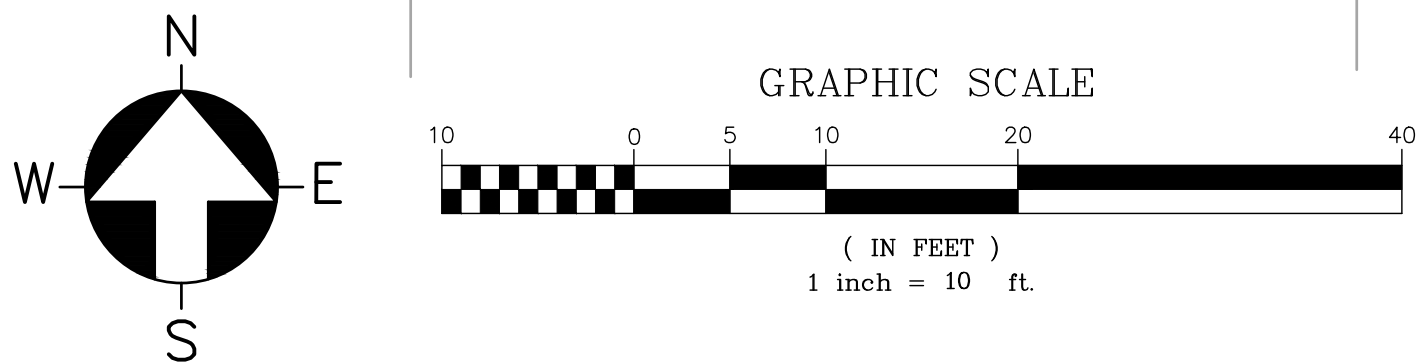
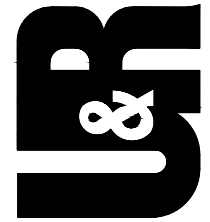
PRELIMINARY - NOT FOR CONSTRUCTION

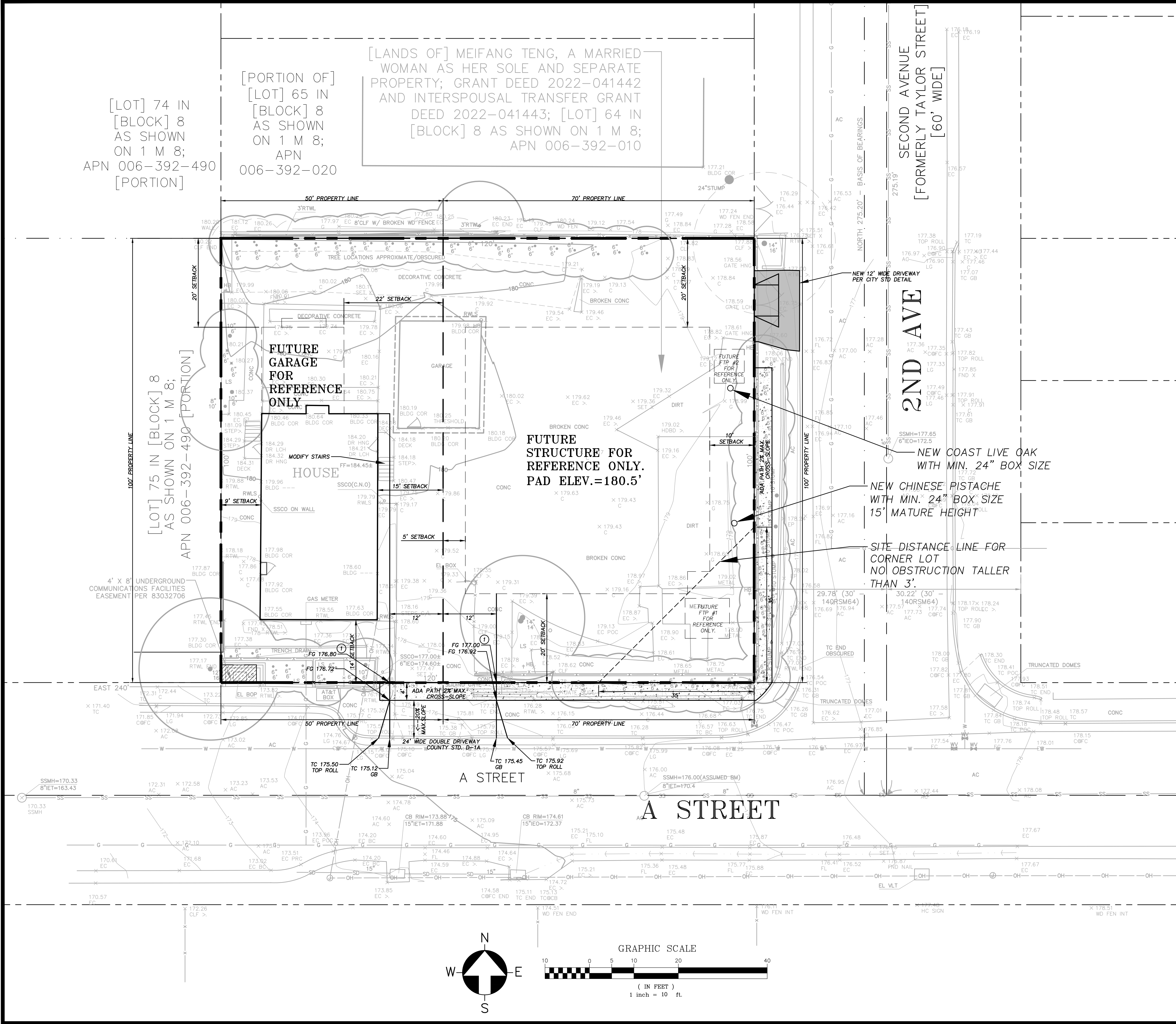
LANDS OF MEIFANG TENG
TENTATIVE PARCEL MAP
423 A STREET
COLMA
CALIFORNIA

SITE DEMOLITION PLAN

Date 05-06-2026
Scale 1"=10'
Design By: MK
Job J22096
Sheet
C3.0

UNDERWOOD &
ROSENBLUM, INC.
civil engineers and surveyors
1830 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222
www.usr.com





GENERAL NOTES

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4. CONTRACTOR SHALL IMPORT REQUIRED MATERIALS OR EXPORT EXCESS AS REQUIRED TO ESTABLISH PLAN GRADES. EXCESS MATERIAL IF ANY SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.
5. EXISTING WATER, STORM AND SANITARY INVERTS SHALL BE EXPOSED AND VERIFIED PRIOR TO ANY NEW CONSTRUCTION.

THE FOLLOWING SECTIONS OF THE STANDARD SITE WORK SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT ARE APPLICABLE TO THE WORK SHOWN ON THIS DRAWING:

- SECTION 311000 - SITE CLEARING
- SECTION 312000 - EARTHMOVING
- SECTION 321216 - ASPHALT PAVING
- SECTION 321312 - CONCRETE PAVING

ALL MODULAR BUILDING FOUNDATIONS AND VENT WELLS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD PLANS & SPECIFICATIONS OF THE BUILDING MANUFACTURER.

GRADING & DRAINAGE LEGEND

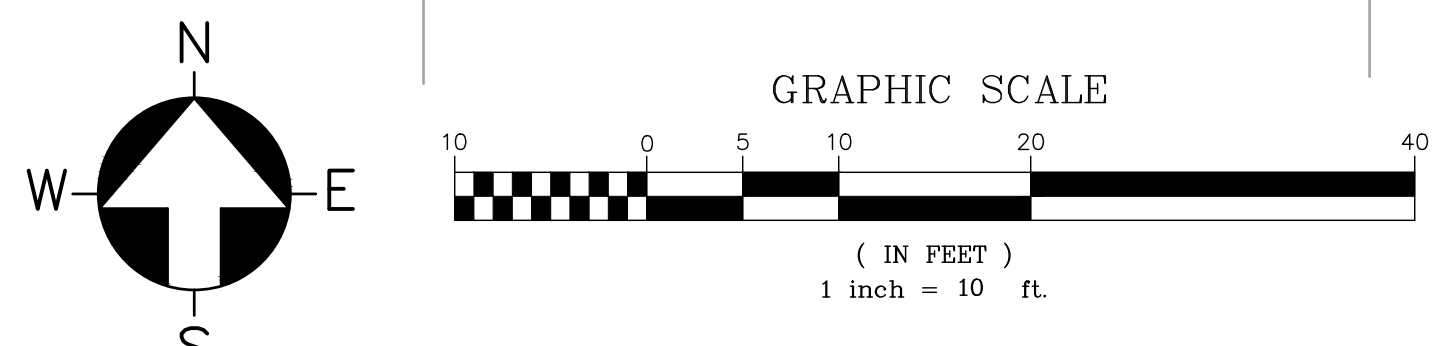
- NEW AC PAVEMENT - TRAFFIC (2" AC ON 9" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE (95%))
- LIMIT OF GRADING
- LOT LINE
- SAW CUT LINE
- DRAINAGE FLOW LINE
- GRADE BREAK LINE
- RIDGE LINE
- NEW FENCE LINE
- NEW HANDRAIL
- NEW RETAINING WALL
- FINISH GRADE CONTOUR
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- C, PCC, CONC. PORTLAND CEMENT CONCRETE
- CB CATCH BASIN
- COTG/SDCO/SSCO CLEAN OUT TO GRADE
- EX., EXIST. EXISTING
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- G GROUND
- GB GRADE BREAK
- JB JUNCTION BOX
- SDMH STORM DRAIN MAINTENANCE HOLE
- SSMH SANITARY SEWER MAINTENANCE HOLE
- TC TOP OF CURB
- TW TOP OF WALL
- TYP. TYPICAL

GRADING NOTES

- ① DUE TO SUPER-ELEVATION OF ROAD, THE PL. ELEV. DOESN'T MATCH CL.

CUT AND FILL TABLE

CUT	FILL
60 CUBIC YARDS	20 CUBIC YARDS



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DATE: 05-06-2026
Scale: 1"=10'
Design By: MK
Job: J22096
Sheet: C5.0

REVISIONS:
| DESC. | DATE |

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civil engineers and surveyors
1838 Oakland Road, Suite A116, San Jose, CA 95131
(408) 433-1222
www.uandri.com

LANDS OF MELFANG TENG
TENTATIVE PARCEL MAP
423 A STREET
COLMA, CALIFORNIA

GRADING, DRAINAGE AND
CUT AND FILL TABLE

REGISTERED PROFESSIONAL ENGINEER
MATT KAMMAY
No. C 042353
Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA

[LOT] 74 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN 006-392-490
[PORTION]

[PORTION OF]
[LOT] 65 IN
[BLOCK] 8
AS SHOWN
ON 1 M 8;
APN
006-392-020

[LANDS OF] MEIFANG TENG, A MARRIED
WOMAN AS HER SOLE AND SEPARATE
PROPERTY; GRANT DEED 2022-041442
AND INTERSPOUSAL TRANSFER GRANT
DEED 2022-041443; [LOT] 64 IN
[BLOCK] 8 AS SHOWN ON 1 M 8;
APN 006-392-010

[LOT] 75 IN [BLOCK] 8
AS SHOWN ON 1 M 8;
APN 006-392-490 [PORTION]

4' X 8' UNDERGROUND
COMMUNICATIONS FACILITIES
EASEMENT PER 83032706

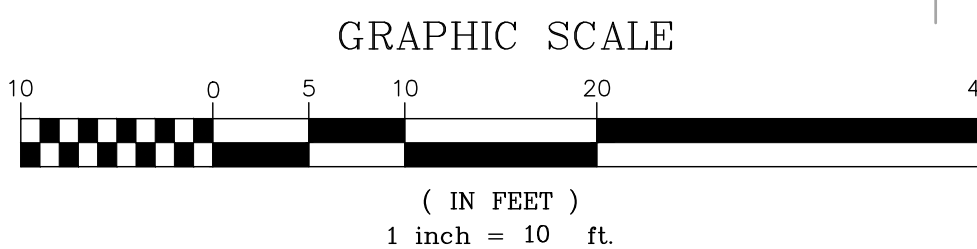
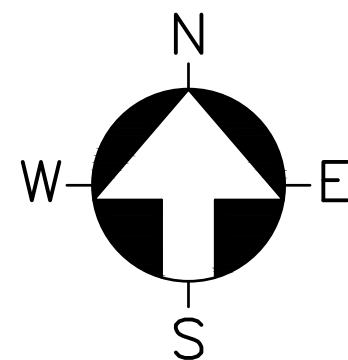
FUTURE
GARAGE
FOR
REFERENCE
ONLY

HOUSE

FUTURE
STRUCTURE FOR
REFERENCE ONLY.
PAD ELEV.=180.5'

2ND AVE

A STREET



GENERAL NOTES

1. THE CONTRACTOR SHALL LAY OUT THE WORK, SETTING GRADE STAKES, ESTABLISHING LINES, BASE LINES, ELEVATIONS AND OTHER REFERENCE MARKERS AND INFORMATION NECESSARY TO COMPLETE THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY THEREOF.
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5. EXISTING WATER, STORM AND SANITARY INVERTS SHALL BE EXPOSED AND VERIFIED PRIOR TO ANY NEW CONSTRUCTION.
6. PLUMBING CONTRACTOR TO PROVIDE TRACER WIRES ON ALL BURIED PLASTIC PIPING.
7. VALVE BOXES TO BE CHRISTY 10"x17" WITH BALL VALVES. BALL VALVES TO BE SET 12" BELOW GRADE. WATER LINES TO BE SET 24" BELOW GRADE.
8. WHEN WATER AND SEWER LINES ARE INSTALLED IN JOINT TRENCH, WATER LINES TO BE SET MINIMUM 1' HIGHER THAN SEWER LINES WITH MINIMUM 1' HORIZONTAL CLEARANCE.
9. UTILITY POINTS OF CONNECTION ARE 5' OUTSIDE OF BUILDING. SEE MECHANICAL AND PLUMBING DRAWINGS FOR UTILITY CONNECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD.
11. ALL UTILITY TRENCHES SHOULD BE BACKFILLED WITH COMPACTED FILL IN ACCORDANCE WITH LOCAL REQUIREMENTS OR THE RECOMMENDATIONS IN THE SOILS REPORT. FILL MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS AND SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION (ASTM D-1557, LATEST EDITION) BY MECHANICAL MEANS ONLY, EXCEPT WHERE LOCAL REQUIREMENTS SPECIFY HIGHER REQUIREMENTS. IF IMPORTED SAND IS USED AS BACKFILL, THE UPPER THREE FEET IN BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 95 PERCENT. THE UPPER 6 INCHES OF BACKFILL IN ALL PAVEMENT AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.

THE FOLLOWING SECTIONS OF THE STANDARD SITE WORK SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT ARE APPLICABLE TO THE WORK SHOWN ON THIS DRAWING:

SECTION 312333 - TRENCHING & BACKFILLING
SECTION 331100 - WATER UTILITY DISTRIBUTION PIPING
SECTION 333000 - SEWAGE UTILITIES
SECTION 334100 - STORM UTILITY DRAINAGE PIPING

UTILITY LEGEND

- NEW STORM DRAIN
SIZE AND SLOPE AS INDICATED
- NEW RAIN WATER LEADER
SIZE AND SLOPE AS INDICATED
- NEW SANITARY SEWER (SIZE AS INDICATED)
S=0.01 UNLESS OTHERWISE INDICATED
- NEW WATER LINE (SIZE AS INDICATED)
- NEW FIRE SERVICE LINE (SIZE AS INDICATED)
- NEW PVC SUBDRAIN (SIZE AS INDICATED)
- NEW GAS LINE (SEE MECHANICAL DRAWINGS)
- NEW ELECTRICAL LINE (SEE ELECTRICAL DRAWINGS)
- AREA DRAIN
- CATCH BASIN
- JUNCTION BOX
- STORM DRAIN MAINTENANCE HOLE
- SANITARY SEWER MAINTENANCE HOLE
- RAIN WATER LEADER
- CLEAN OUT TO GRADE
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- FIRE HYDRANT
- DUCTILE IRON PIPE
- EXISTING
- FINISH FLOOR
- HDPPE
- INV
- IEI
- IEO
- LET
- PVC
- RCP
- SS
- SD
- TYP.
- W, DW



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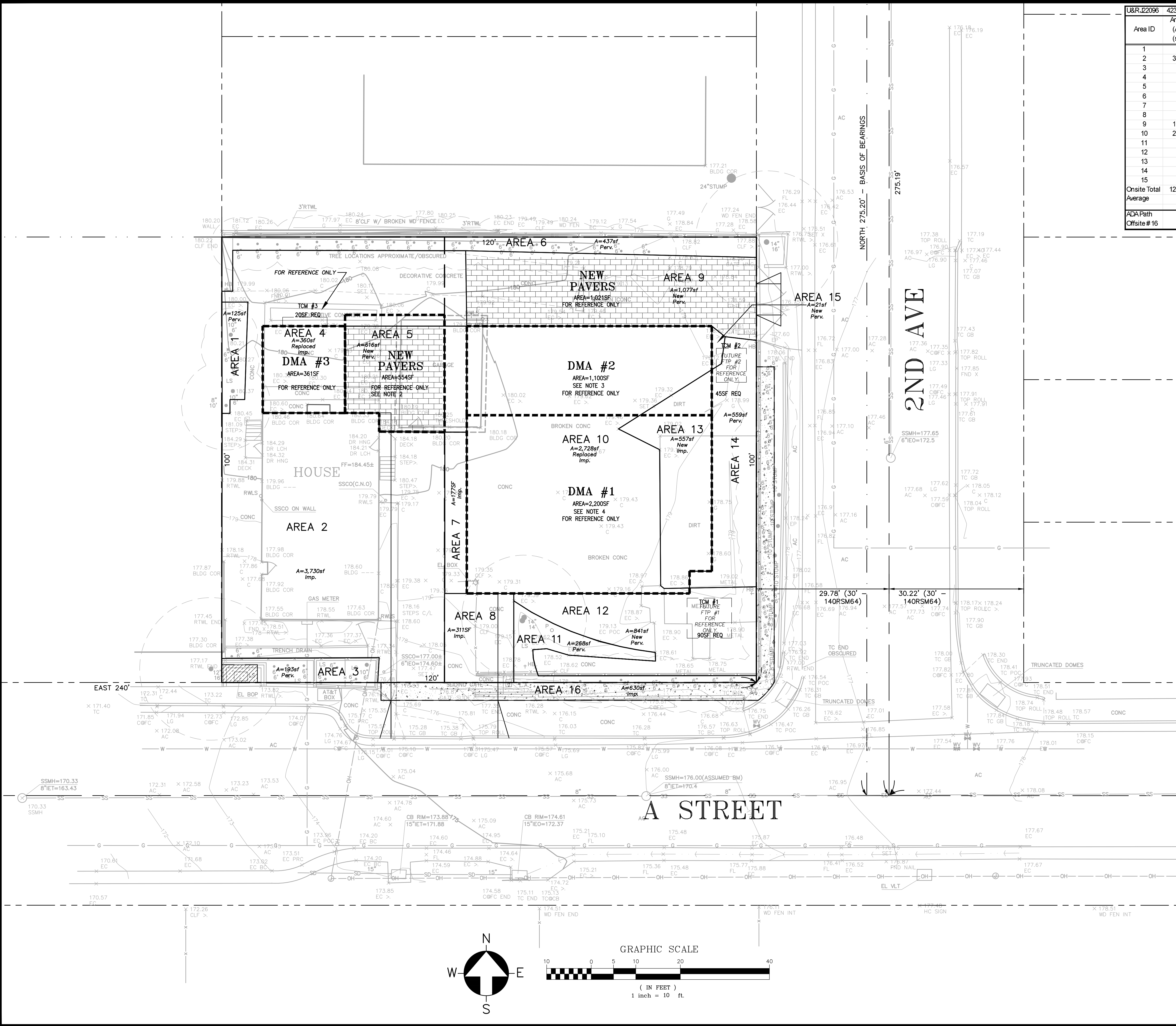
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civil engineers and surveyors
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(408) 433-1222
www.uandrf.com

**LANDS OF MEIFANG TENG
TENTATIVE PARCEL MAP**

423 A STREET
COLMA CALIFORNIA

SITE UTILITY PLAN

Date 05-06-2026
Scale 1"=10'
Design By: MK
Job J22096
Sheet
C6.0



U&R 22096 423 A St. - Unincorporated Colma										
Area ID	Area (A) (sf)	Pre- Proj. (C) (sf)	Pre- (AQ) (sf)	Post- Proj. (C) (sf)	Post- (AQ) (sf)	Diff. in C	Diff. in (CA) (sf)	(i)	(cfs)	Notes / Conclusion
1	125	0.35	44	0.35	44	0.00	0.00			
2	3,730	0.95	3,544	0.95	3,544	0.00	0.00			
3	193	0.35	68	0.35	68	0.00	0.00			
4	360	0.35	126	0.95	342	0.60	216.00			
5	616	0.70	431	0.35	216	(0.35)	(215.60)			
6	437	0.35	153	0.35	153	0.00	0.00			
7	177	0.95	168	0.35	62	(0.60)	(105.20)			
8	311	0.95	295	0.85	284	(0.10)	(31.10)			
9	1,077	0.95	1,023	0.45	485	(0.50)	(538.50)			
10	2,728	0.95	2,592	0.95	2,592	0.00	0.00			
11	268	0.35	94	0.35	94	0.00	0.00			
12	841	0.95	799	0.55	463	(0.40)	(336.40)			
13	557	0.35	195	0.95	529	0.60	334.20			
14	559	0.35	196	0.45	252	0.10	55.90			
15	21	0.95	20	0.35	7	(0.60)	(12.60)			
Onsite Total	12,000		9,747		9,112		(634.30)	0.829	(0.012)	
Average				0.81		0.76				
ADA Path										
Offsite # 16	630	0.65	410	0.95	599	0.30	189.00	0.829	0.0036	Negligible rise in runoff offsite.

STORMWATER CONTROL PLAN ABBREVIATION

DMA	DRAINAGE MANAGEMENT AREA
FTP	FLOW THRU PLANTER
IMP	IMPERVIOUS
PER	PERVIOUS
SF	SQUARE FEET
TCM	TREATMENT CONTROL MEASURE

NOTES:
1- POST-PROJECT RUNOFF WAS COMPARED TO PRE-PROJECT RUNOFF (SEE TABLE ABOVE) AND THE RUNOFF WAS REDUCED. THIS IS BECAUSE THE POST-PROJECT HAS MORE PERVIOUS SURFACE THAN PRE-PROJECT DID. SO, HYDROMODIFICATION (HM) IS NOT REQUIRED.

2- FOR STORMWATER TREATMENT, IF THE REPLACED IMP. SURFACE PLUS THE NEW IMP. SURFACE TOTAL IS LESS THAN 5,000 SF, THEN STORMWATER TREATMENT IS NOT MANDATORY. HOWEVER, POTENTIAL LOCATIONS FOR SUCH TREATMENT (TCM #1, #2, AND #3) ARE SHOWN FOR REFERENCE ONLY IF C.3 WERE TRIGGERED.



PRELIMINARY - NOT FOR CONSTRUCTION

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LANDS OF MELFANG TENG
TENTATIVE PARCEL MAP
423 A STREET
COLMA CALIFORNIA

STORMWATER CONTROL PLAN

Date 05-06-2026
Scale 1"=10'
Design By: MK
Job J22096
Sheet
C7.0



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

County of San Mateo
Planning and Building Department

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

Value of Land = _____

2. **Determine the size of the subject parcel in acres.**

Acres of Land = _____

3. **Determine the value of the property per acre.**

- a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

Formula:

$$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$$

$$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$$

Fill Out:

1 Acre

Value of Land/Acre

- b. **Solve for X by cross multiplying.**

Formula:

Value of Land =
$$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$$
 = _____

Fill Out:

Value of Land = _____ = \$

4. **Determine the number of persons per subdivision.**

Formula:				
Number of New Lots Created*	X	2.87**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
_____	X	2.87**	=	_____
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. **Determine the parkland demand due to the subdivision.**

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	0.003*** Acres/Person	=	Parkland Demand
Fill Out:				
_____	X	0.003*** Acres/Person	=	_____
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for 0.003 acres of parkland property for each person residing in the County.				

6. **Determine the parkland in-lieu fee.**

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
_____	X	_____	=	_____