

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



STAFF REPORT

**TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
HEARING DATE: OCTOBER 22, 2018**

GENERAL INFORMATION

APPLICATION TYPE AND NUMBER: Tentative Parcel Map, PLN2016-00184, PM 10569.

OWNER/APPLICANT: Dang/Lawrence Johmann

PROPOSAL: Application to subdivide one single parcel into 2 single family residential parcels with net areas of 5,043 and 5,084 square feet.

ADDRESS AND SIZE OF PARCEL: 19309 Stanton Avenue, Castro Valley, CA, bearing Assessor's Parcel Number 84B-0331-015-00, 11,929 square feet.

ZONING: R-1-CSU-RV (Single Family Residential, Secondary Unit, Recreation Vehicle Parking)

GENERAL PLAN DESIGNATION: Hillside Residential (RH); Castro Valley General Plan

ENVIRONMENTAL REVIEW: For this project a categorical exemption is proposed from the provisions of the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines (Section 15315 - Minor Land Divisions)

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the proposed conditions.

PARCEL ZONING HISTORY

June 21, 1951, the 12th Zoning Unit established 'R-1' zoning for the subject property and surroundings.

June 23, 1953, Variance, V-203 approved a reduced side yard from 6.4 to 4.3 feet

February 13, 1962, the 411th Zoning Unit left unchanged the zoning classification for the property and vicinity.

April 7, 1988, 1695th Zoning Unit reclassified the site and surrounding area to the 'R-1-CSU' (Residential Single Family, Conditional Secondary Unit) District.

June 4, 1988, 1812th Zoning Unit reclassified the site and surrounding area to the 'R-1-CSU-RV' (Residential Single Family, Conditional Secondary Unit, Recreation Vehicle Parking) District.

February 19, 2015, Variance, PLN2015-00006 to allow an addition to the existing residence with an existing 0 ft. setback, where an 8 foot setback is required, was deemed unnecessary as the existing construction was permitted.

SITE AND CONTEXT DESCRIPTION

Located on the west side of Stanton Avenue, 500 feet northwest from Acorn Street, the mostly rectangular parcel is about 156 feet long with an 83-foot frontage. Improvements include a 1,231 square foot residence constructed in 1948. This residence has existing setbacks of a little more than 14 feet in the front, 0 feet on the north side yard, and 1-2 feet on the south side yard. An attached carport on the south side which extends over the driveway and creates the deficient setback on that side would be removed. An in-ground swimming pool and several accessory structures are also located in the rear yard.

PROJECT DESCRIPTION

The applicant proposes to subdivide the 11,929 square foot property into 2 separate residential parcels with net areas of 5,043 and 5,084 square feet. Upon subdivision, the existing residence would be located on the front parcel (Parcel 1). About 1,800 square feet would be used for the private driveway and turnaround, guest parking, and landscaping. The driveway entrance would be reconfigured to provide an entrance perpendicular to the Stanton Avenue roadway, per Fire Marshal requirements. The attached carport structure, the swimming pool, and the existing rear yard accessory structures would be removed. A detached carport would be constructed to the west of the existing residence, 10 feet from the rear property line.

REFERRAL RESPONSES

Building Inspection Division, Alameda County Public Works Agency: responded to the referral request on December 5, 2016 without objection to the proposal, and with seven project conditions.

Alameda County Fire Marshal: Responded on January 12, 2017 without objection to the application, with two conditions of approval concerning the requirement for building permits and the location of all exterior walls within 200 feet from the Fire Department access road.

Castro Valley Unified School District: The District did not respond specifically to the project proposal, however, for projects of similar scope the District has indicated that schools District-wide are near capacity, creating the possibility that students may not be able to attend schools closest to their home. Additionally, payment of the necessary mitigation fees to the District would be required.

East Bay Municipal Utilities District: Responded on November 29, 2016 with the comment that separate meters would be required for each lot, and that a main extension at the project sponsor's expense will be required to service the proposed development.

Grading Division, Alameda County Public Works Agency: In a memorandum dated December 6, 2016, the Grading Division provided 5 project conditions of approval.

Castro Valley Sanitary District: Responded on November 30, 2016 without comment on the project proposal.

Land Development Division, Alameda County Public Works Agency: In a memorandum dated November 29, 2016, the Division provided 15 project conditions and recommendations.

STAFF ANALYSIS

This application was submitted in October of 2016, undergoing several design changes after the submittal. The project proposes a subdivision of the subject property into two residential parcels, with net areas of 5,084 and 5,043 square feet. The existing residence would remain on the front parcel (Parcel 1), with the vacant second parcel (Parcel 2) toward the rear. Access and infrastructure for the development would be provided by an approximate 1,800 square foot area located southeast of the existing residence. This area would be managed jointly by the owners of the new parcels as specified by condition #12. The existing carport attached to the entrance on the south side of the residence would be demolished, with a new detached carport proposed for the rear of the structure, facing south. The proposed access driveway is not wide enough to accommodate emergency vehicles, therefore the Parcel 2 residence would be located to comply with a 200 foot hose length from the driveway entrance, at least 21 feet from the rear property line. Guest parking for Parcel 2 would be located to the front of the residence.

Applications for Parcel Map Subdivision (those applications that propose four or fewer lots) are subject to Planning Director approval. In Castro Valley, this approval is based in part upon recommendations from the Castro Valley Municipal Advisory Council.

Conformance with the General Plan

The subject property lies within the boundaries of the Castro Valley General Plan (Plan), adopted in 2012 by the Alameda County Board of Supervisors. The property is in an area designated Hillside Residential, which provides for a density range of 4–8 dwelling units to the acre. The subject property has an area slightly more than a quarter of an acre. For the two proposed parcels, the project proposes a density of about 7.2 units per acre, within the range of 4-8 dwellings per acre.

Neighborhood Character Policies - The General Plan includes measures intended to preserve and enhance Castro Valley's community character, such as policy 5.2-4 pertaining to lot sizes. This policy states that lot sizes shall be consistent with the desired character of the area. As an objective determinant of an area's desired character, an analysis of lot size is discussed under Residential Density.

Residential Density

While not part of the current Castro Valley General Plan, the Lot Size Consistency Policy recommended by this Council and adopted by the Board of Supervisors in 1991 continues to be an important tool for the evaluation of proposed subdivisions in Castro Valley. The intent of this policy is to guide new development in a manner consistent with the character and scale of the existing neighborhood. Section 16.16.050(A) of the Alameda County Subdivision Ordinance considers the option of an advisory agency to require lot areas larger than the minimum standard “where necessary to maintain consistency with existing development in the area.” The policy provides the following guidelines for the determination of a “surrounding neighborhood” for the purposes of this comparison:

- A discreet tract which was developed at one time and continues to function as a cohesive neighborhood.
- An area defined by physical features both natural and human-made including creeks, ridges, and roads.
- A discreet unit of similarly-sized lots which are contiguous and have an established pattern of large single family lots larger than the minimum zoning requirements.

The size of the proposed lots were compared with samples of lots within 300 and 500 feet of the subject parcel. Several parcels were omitted from comparison, either for the potential for future subdivision, because the parcel serves as a private street, or the parcel is a remainder parcel without legal building site status. The average of the lot sizes in the sample within a 300-foot buffer are 7,013 square feet, with a median lot size of 6,090 square feet. Frequencies of lot size areas for this sample are shown in Figure 1. The area values for the proposed parcels would be in the lower end of the sample range. Parcels included for comparison are listed in the attachments.

Figure 1 - Frequency of Lot Areas within 300 feet

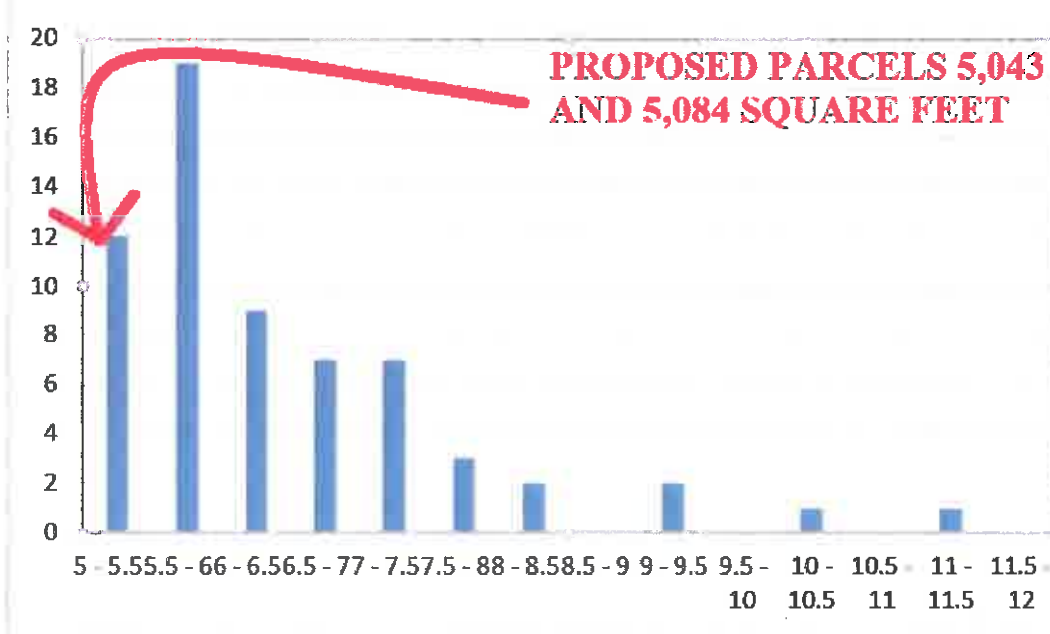
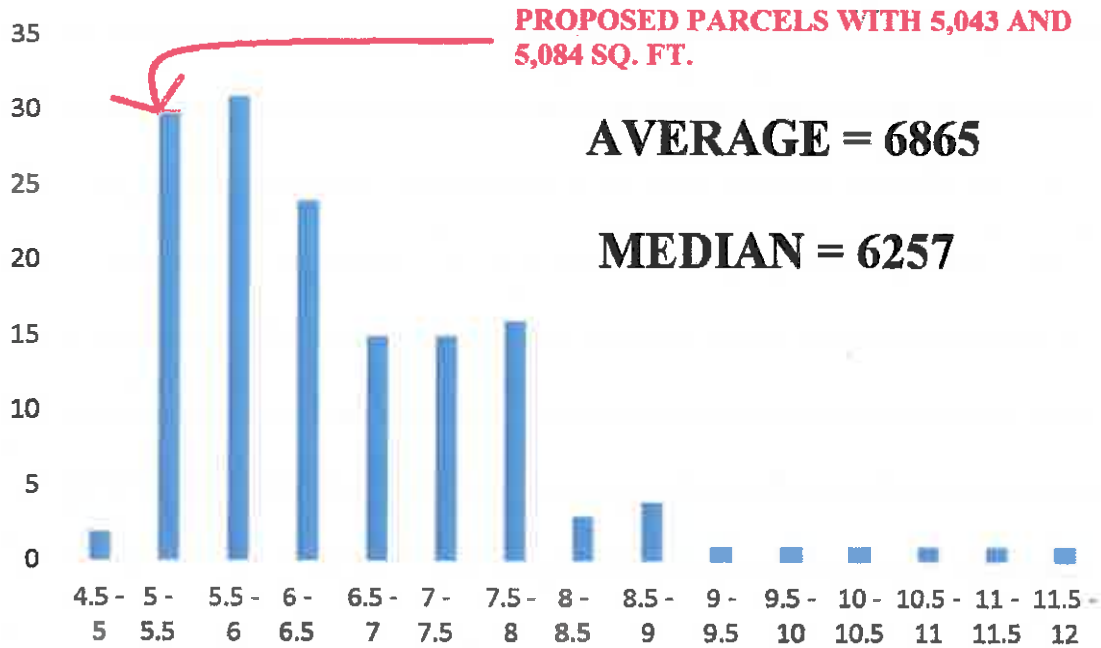


Figure 2 - Frequency of Lot Areas Within 500 Feet



For the 500-foot buffer sample, results for average and median lot sizes are similar to that of the 300-foot buffer, with the largest number of parcels falling into the range between 5500 and 6,000 square feet. As with the frequency values for the 300 foot buffer, the areas of the proposed parcels would fall in with the lower end of the range for this sample. Results of the 500-foot buffer sample are shown on Figure 2 (above).

Conformance with the Zoning Ordinance

The subject property is classified into the “R-1-CSU-RV” (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Parking) District. The area of each of the proposed parcels would exceed the required 5,000 square foot area, therefore the proposal conforms to the density as specified under the Zoning Ordinance. Residential construction on each parcel would be limited to two stories, with the Design Standards and Guidelines regulating height and form.

Setbacks of 20 feet are required in the Zoning District for the front and rear yards, while required side yard setbacks are 5 feet plus one foot for each full ten feet that the median lot width exceeds 50 feet. On this property the existing house has deficient front yard and side yard setbacks. The deficient south side yard setback would be corrected with the removal of the attached carport structure (see Figure 4). The deficient side yard setback on the north side would remain, as the construction was previously permitted (see Figure 5). The front setback for the existing house is slightly more than 14 feet, which is adequate to accommodate nonconforming construction under Alameda County Ordinance Section 17.52.650 (*Nonconforming dwelling—Exception*) as the discrepancy is less than 50% of the required setback. The rear of the house would be just over 20 feet from the new property boundary.

To provide covered parking for the existing residence on Parcel 1, a detached rearward carport would be separated from the residence by 6 feet, and located 10 feet from the rear property line. Rear yard coverage would be about 150 square feet, which would comply with the 30% maximum rear yard

coverage for accessory structures required under Alameda County Ordinance Section 17.52.320 (*Accessory structures—in rear yard*).

Parcel 2 would have a median lot width of about 64 feet, requiring side yard setbacks of 6 feet. The proposed residential footprint features front and rear yard setbacks of 20 and 21 feet, with side setbacks of 15 feet, 8 inches along the southern boundary, 6 feet on the northern side. A summary of the proposed setbacks for each parcel is shown on Table 1.

Table 1 – Required and proposed setbacks for the proposed subdivision

LOT	FRONT	REAR	SIDE (SOUTH)	SIDE (NORTH)
Parcel 1	20 FT, 14.25 FT	20 FT, 20.6 FT	6FT, 6 FT	6FT, 0 FT
Parcel 2	20 FT, 20 FT	20 FT, 21 FT	6FT, 15.6 FT	6FT, 6 FT

Guest Parking – The guest parking for the existing residence would continue to be located on Stanton Avenue, while for Parcel 2 the guest parking would be located to the front of the residence. This guest parking placement is allowed under the Residential Design Standards and Guidelines, as well as Alameda County Ordinance Section 16.16.050 (D) (*Design Requirements – Lots*)

Design Standards and Guidelines – Parcel 1 lot coverage with the proposed carport would be 31%, with 45% the maximum. For Parcel 2, the coverage would be 29%, where 40% would be the maximum for a 2 story structure. While accompanying exhibits depict proposed building layouts to support discussion of the feasibility of residential development, building permits would be subject to the Alameda County Design Standards and Guidelines (Condition of Approval # 14).

Public Comment - To date, staff has received no public comment pertaining to this project, and only one inquiry.

CONCLUSION

The subject application complies with State statute, meets standards set forth in relevant County Ordinances, and is consistent with the policies and goals of the Castro Valley General Plan.

Consistent with section 66474 of the Subdivision Map Act, staff recommends approval of the proposed subdivision with the following findings:

1. The Map is consistent with the Hillside Residential Land Use Designation under the General Plan, which sets a target density range of 4-8 dwelling units per acre. The project proposes a density within this range. Areas of the proposed lots will be more than the minimum 5,000 square foot area required per parcel for properties classified under the R-1-CSU-RV District.
2. Proposed improvements of the Map are consistent with the General Plan as adopted. There is no Specific Plan adopted for this area, and the Map design and improvements are consistent with all applicable General Plan policies.
3. The site is physically suitable for the minor land division proposed by the Map.
4. The site is physically suitable for the type of density the Map proposes, which is within the threshold prescribed for the Hillside Residential Land Use Designation under the Castro Valley

General Plan.

5. The project design will not cause substantial environmental damage, or substantially and avoidable injure fish and wildlife or their habitat, as there is no construction proposed for undisturbed area.
6. This Map will not cause serious public health problems in that (a) public sewer, water and other services will be made available to each lot created by the Map and there will be no significant impacts on the provision of public services; and (b) no hazardous or unsafe conditions exist on the site that could present a significant health or safety danger to future residents of the Project or existing residents in the area;
7. The design of the lots will not conflict with easements acquired by the public at large for access through, or for use of, property within the proposed land division in that the ability of existing easements to function will not be impacted.

Figure 3 – Project Location View from East to West



Should the project be approved, the following Conditions of Approval are proposed:

1. Approval of the tentative map shall be consistent with the accompanying Exhibit “A” dated October 3, 2018 on file with the Alameda County Planning Department. All conditions must be accomplished prior to or concurrent with filing the Final Map, unless a different timing of compliance is specified below. Installation of improvements shall be guaranteed under a County-Developer Tract Contract, as approved by the Director of Public Works. All improvements guaranteed under this contract shall be completed by the land divider and accepted by the Board of Supervisors, prior to release of improvement guarantees.
2. The design and improvement of this land division shall be in conformance with the design and improvement indicated graphically or by statement on the exhibits, including road location, grade, alignment, width and intersection design; design and grading of lots; location

and design of storm drainage facilities; and location and design of frontage improvements.

3. All required plans, specification, and technical data necessary to complete the Final Map shall be filed with the Director of Public Works. Requirements for filing the map, review fees, improvements and inspection of work shall be determined by the Director.
4. A current title report and copies of the recorded deeds of all parties having record title interest in the property to be divided and if necessary, copies of deeds for adjoining properties shall be submitted to and accepted by the Director of Public Works.
5. Subdivider or successors shall satisfy all conditions on memoranda dated November 29 and December 6, 2016, from Alameda County Public Works Agency, Divisions of Land Development and Grading, respectively, or as approved by the Director of Public Works.
6. Subdivider or successors shall defend, indemnify, and hold harmless Alameda County or its agents, officers, or employees from any claim, action, or proceeding against Alameda County, or its agents, officers, or employees to attach, set aside, void, or annul this tentative map, including any amendments thereto, or underlying environmental documents and actions taken pursuant to the California Environmental Quality Act, Alameda County Zoning Ordinance, other State and County code and ordinance requirements, and any combination thereof. Such indemnification shall include but not be limited to any such proceeding. If subdivider or successors shall fail to adequately defend the County of Alameda, the County may provide its own legal defense and subdivider or successors shall be responsible for the County's reasonable attorney fees.
7. Any right-of-way dedication, relocation of improvements or public facilities, or road improvements shall be accomplished at no expense to the County.
8. Grading on this site shall conform to the applicable portions of the Alameda County Grading Ordinance. A Grading Permit shall be secured from the Director of Public Works, as needed, in accordance with requirements of the Alameda County Grading Ordinance and design and quantities shown on accompanying exhibits.
9. An Encroachment Permit shall be secured from the Director of Public Works. Grading plans shall also be approved by the Planning Director prior to filing the Final Map or grading of the site and shall generally conform to grading envelope and quantities indicated on the accompanying exhibits.
10. Grading shall not augment rate of flow or concentrate runoff to adjacent properties or block runoff from adjoining properties.
11. Sanitary sewers are to be provided to service each lot and are to be connected to the Castro Valley Sanitary District system of sewers and installed at the expense of the land divider in accordance with the requirements of said District and the approval by the Director of Public Works.
12. Maintenance of Access Driveway, on-site guest parking, and other common areas will be performed by joint maintenance from the owners of both parcels. A joint maintenance agreement shall be established by the property owner and/or permittee.

13. A site-specific WELO-compliant landscape plan shall be submitted for the approval of the Planning Director, and implemented prior to occupancy of the new residence on Parcel 2.
14. Approval of Building Permits for both parcels shall be based on the Alameda County Residential Design Standards and Guidelines.
15. Property owner and Permittee, and their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.

Figure 4 –Property Viewed from Stanton



ATTACHMENTS

- Site Photos
- Referral Responses
- Graphics
- Subdivision Map

EXHIBITS

PREPARED BY: Damien Curry
REVIEWED BY: Sonia Urzua

Planner
Senior Planner

H:\APPLICATIONS - 2016\PLN2016_00184\Staff Report\ PLN2016-00184 CVMAC Staff Report

Figure 5 –North Side Property Line



Figure 6 – Applicant's Interior Perspective of Northeast Corner of Existing House



Curry, Damien, CDA

From: Yin, Kyin Yee
Sent: Tuesday, October 2, 2018 9:21 AM
To: Curry, Damien, CDA
Subject: FW: PLN2016-00187-Tentative Parcel Map, PM-10569
Attachments: Lopez Memo-PM 10569.pdf

Damien,

This is the referral that I left you voice mail about. Please see attached and email below.

Kyin

From: Yin, Kyin Yee
Sent: Tuesday, October 2, 2018 8:31 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: PLN2016-00187-Tentative Parcel Map, PM-10569

Hi Damien,

Reference is made to your correspondence dated June 19, 2018, submitting application PLN2016-00184, to subdivide one 11,929 sq ft parcel into two parcels, located at 19309 Stanton Ave.

This office has provided preliminary comments in the past on a development proposal for this site. Those comments (copy attached) are also applicable to the current application.

If you have any questions, please let me know.

Thank you,



Kyin Yin
Assistant Engineer
Construction & Development Services Department | Alameda County Public Works Agency
951 Turner Court, Room 100 | Hayward, CA 94545
e-mail: kyin@acpwa.org | (510) 670-5954 | (510) 670-5269 Fax

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ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

PROJECT REFERRAL

Albert Lopez
Planning Director
224
West Winton Ave
Room 11

Date: June 19, 2018
RE: Case No. PLN2016-00184
Parcel Map

Hayward
California
94544

Due Date: July 10, 2018

phone
510.670.5400
fax
510.785.8790

ACPWA LAND DEVELOPMENT
ACPWA GRADING DIVISION
ALAMEDA CO. FIRE DEPT.

ACPWA BUILDING DEPARTMENT
ACPWA CLEAN WATER DIVISION
CASTRO VALLEY MUNICIPAL ADVISORY
COUNCIL

www.acgov.org/cc

CASTRO VALLEY SANITARY DISTRICT
CASTRO VALLEY UNIFIED SCHOOL
DISTRICT

EAST BAY MUNICIPAL UTILITY DISTRICT

The following application is referred to you for your information and recommendation:

3rd Referral - Application to subdivide one 11,929 sq. ft. parcel into two parcels with net areas of 5,043 and 5,084 sq. ft., located at 19309 Stanton Ave (Castro Valley), west side, 100 feet south of Stanton Heights Ct

APN: 084B-0331-015-00

For this project staff proposes a categorical CEQA exemption pursuant to section 15315 (minor divisions of land)

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

cc: Applicant: TRUC DANG 19309 Stanton Ave., Castro Valley, Ca 94546

PROJECT REFERRAL

Date: June 19, 2018

RE: Case No. PLN2016-00184

Owner: DANG TRUC & LE KATHY 19309 Stanton Ave, Castro Valley, Ca 94546-3230

_____ **No Comment - Date** _____

Attachments



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120 , Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

1/12/2017

Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Damien Curry	PLN #	16-00184
Address	19309 Stanton Avenue, Castro Valley		
Job Description	Subdivide One Parcel into Two		
Reviewed By	Monica Jackson, Deputy Fire Marshal		

Review of Planning referrals are usually based on information and plans that lack sufficient information and details for specific comments. The primary focus of our review is to assure fire access to the site. Specific fire and building code issues will be addressed during the regular building permit submittal and review process.

Conditions of Approval

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy.

- 1. Building Permit required prior to construction.**
- 2. 200 foot access requirement from fire department access road to all exterior walls to structure required as part of Building Permit. This will be reconfirmed during this process.**



BUILDING INSPECTION DEPARTMENT
(510) 670-5440 • FAX (510) 293-0960

Public Works Agency
Alameda County

Daniel Woldesenbet, Ph.D., P.E., Director

399 Elmhurst Street • Hayward, CA 94544-1395 • www.acgov.org/pwa

Planning Application Comments

Date: 12/5/2016

Application: PLN2016-00184, **Parcel Map 10569 2 lots Subdivision.**

Location: 19309 Stanton Ave., Castro Valley

Planning Date/Staff: Damien Curry, 11/15/2016

BID Staff: Allen Lang

Project Review Notes

1. Proposed Parcel Map, 2 lot subdivision with a sloped site, Castro Valley. Remove portion of an existing house, and propose a new house with footprint only. Existing pool and decks to be removed.
2. Civil Subdivision Lot Plan showing the location of proposed lots, existing residence (parcel one), and driveways. New parcels with proposed building footprint only, no proposed building layouts or elevations.

Review Conclusion

Building Division has no objection for the proposed Parcel Map. Obtain permits from Alameda County Building Department prior to any construction work.

Special Conditions for the Building Permit Application:

1. Soils report and/or geological study may be required to identify any geo-hazards on site for new lot.
2. The future new residence will be subject to the County Green Building Ordinance and C&D Debris Management Program – Available on the website.
3. The owner shall apply new addresses for the new lot at time of building permit submittal.
4. Obtain separate permits for Site retaining walls and drainage systems.
5. Comply with Alameda County Stormwater requirements.

General Conditions for Building Permit Application:

1. Comply with building codes in effective and submittal requirements at time of submitting for building permit.
2. A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

Notes to applicants: The Building Department has not conducted a complete permit search or code review for the proposed planning application. The owner or design professional shall be responsible for the property information filed with the planning application. Once the building permit application is filed with the Building Department, staff will perform building permit history search and code review.

**COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
INTER-OFFICE COMMUNICATION**

DATE: November 29, 2016
TO: Albert Lopez, Planning Director
ATTENTION: Damien Curry, Development Planning Division
FROM: Kyin Yin, Development Services *KY*
SUBJECT: Tentative Parcel Map 10569 – 19309 Stanton Ave, Castro Valley

Reference is made to your correspondence dated November 15, 2016, regarding Tentative Parcel Map 10569, located on 19309 Stanton Ave, west side, approximately 100 feet south of Stanton Heights Ct, bearing County Assessor's designation: APN 084B-0331-015-00. This project application is to subdivide one 11,929 sq. ft. parcel into two parcels.

Due to the limited information provided, we completed only the preliminary review. When grading, drainage, and road improvement plans are submitted, the detailed review can begin.

Should this application receive favorable consideration by the Planning Department, the following recommendations should be considered in establishing the conditions of approval:

1. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
2. Show all easements, existing and proposed, on the tentative map. Show any proposed right-of-way acquisition on the tentative map.
3. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
4. A Joint Maintenance Agreement or CC&Rs, is needed for the common driveway, drainage, retaining walls, and parking area.
5. Note on the plans: "The proposed street structural section is to be designed by a Registered Civil Engineer and approved by the County Engineer." The minimum public road pavement section, including conform pavement tie-in, shall consist of three (3) inches of asphalt concrete over eight (8) inches of aggregate base.
6. Install portland cement concrete curb, gutter and sidewalk, and pavement tie-in along the entire street frontage of the property. Portland cement concrete improvements exist on adjacent and/or nearby properties on this street. We recommend to modify the slopes from 2% to 1.5% for sidewalk slope and 8.33% to 7.5% for ramp slope.

7. Storm water quality measures must be implemented on this site by the applicant to comply with Alameda County's National Pollution Discharge Elimination System (NPDES) Municipal Storm Water Permit, administered by the San Francisco Bay Regional Water Quality Control Board. The applicant shall provide measures to prevent the discharge of contamination materials into public drainage facilities during both construction and post-construction periods. It is the responsibility of the applicant to comply with federal, state and local water quality standards and regulations. Refer to the Alameda Countywide Clean Water Program's guidance materials regarding storm water quality controls for construction sites and post-construction developments.
8. Submit a hydrology map and hydrology and hydraulic calculations showing the drainage impact on the adjacent properties. It must include the method of dissipation and points of discharge of the augmented runoff due to roof leaders, driveways, and any additional impervious surfaces.
9. No sheet flow of drainage shall flow over the sidewalk area. Collect all drainage on the property and discharge to the road gutter using the County's Standard Sidewalk Drain SD-527 or to the storm drain culvert in the roadway.
10. Do not block the runoff from the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all the areas tributary to the project site.
11. Do not augment or concentrate or divert runoff to the adjacent properties.
12. No grading shall be permitted on this site until a grading plan and an erosion and sedimentation control plan have been reviewed by the County a grading permit is issued in accordance with the Alameda County Grading Ordinance.
13. Obtain County Fire Department approval for the project.
14. In order to help discourage the disposal of litter and other pollutants into the drains, the developer shall stencil, emboss the concrete, or affix an iron placard on all storm drain inlets where storm water runoff from the site may enter the storm drain system with the message "NO DUMPING! DRAINS TO BAY," or other approved wording. The applicant may contact the Alameda Countywide Clean Water Program at 510-670-5543 to obtain stencils.
15. Site planning practices such as limiting disturbed areas, limiting impervious areas, avoiding areas with water quality benefits and susceptibility to erosion, protection of existing vegetation and topography, and clustering to structures should be employed.

If you have any questions, please call Kyin Yin at 510- 670-5954.

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
INTER-OFFICE COMMUNICATION

DATE : December 6, 2016
TO : Damien Curry, Development Planning Division
FROM : Andy Cho, Grading Section, Construction and Development Services
SUBJECT : Case No. PLN 2016-00184, Tentative Parcel Map 10569



This office is in receipt of your referral letter dated November 15, 2016 with a copy of the plan stamped "Exhibit A" for the subject application, which is to subdivide one parcel into two parcels at a lot located at 19309 Stanton Avenue, in an unincorporated Castro Valley area, Alameda County, bearing APN 84B-0331-015-00.

Due to the lack of grading information available at this time, it is premature to provide any detailed grading comments. Should this application receive favorable consideration by the Planning Department, please consider the following recommendations in establishing the conditions of approval:

1. No grading work shall be permitted until a grading plan and erosion and sedimentation control plans have been reviewed by the County and a grading permit is obtained in accordance with the provisions of the Alameda County Grading Ordinance. Grading plan shall include all information required by Chapter 15.36.240 of the Alameda County Grading Ordinance as required.
2. A geotechnical/geologic investigation report, prepared in compliance with the Chapter 15.36.350, should accompany the grading permit application in accordance with the provisions of the Alameda County Grading Ordinance Chapter 15.36.320 as required.
3. Grading work associated with the construction of a fire access road must be reviewed and approved by the jurisdictional fire agency prior to issuance of a grading permit.
4. Prior to demolition and/or filling of the existing pool, a building permit should be obtained from the Building Inspection Department per the provisions of the building codes.
5. No excavation should be done in the vicinity of the existing retaining walls where it could adversely affect the stability of the retaining walls.

Feel free to contact me at andyhjc@acpwa.org or (510) 670-6451 if you have any questions.

/AC

Cc: applicant
Kyin Yin, Land Development



REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES			
The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY			
DATE: 11/29/2016	EBMUD MAP(S): 1536B440	EBMUD FILE:S-10241	
AGENCY: Alameda County Community Development Agency Attn: Damien Curry 224 West Winton Ave. Room 111 HAYWARD, CA 94544	AGENCY FILE: PLN2016-00184	FILE TYPE: Tentative Map	
APPLICANT: Truc Dang 19309 Stanton Avenue Castro Valley, CA 94546		OWNER: Same as applicant CA	
DEVELOPMENT DATA			
ADDRESS/LOCATION: 19309 Stanton Avenue City:CASTRO VALLEY Zip Code: 94546			
ZONING:R1-CSU-RV PREVIOUS LAND USE: Single family residential			
DESCRIPTION: Subdivide one parcel into two parcels, single family residentials		TOTAL ACREAGE:0.28 ac.	
TYPE OF DEVELOPMENT: <p style="text-align: center;">Single Family Residential:2 Units</p>			
WATER SERVICES DATA			
PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 250-255	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 250-255	
Part of development may be served from existing main(s) Location of Main(s):Stanton Ave		Part of development must be served from main extension(s) Location of Existing Main(s):Stanton Ave	
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE	SERVICE ELEVATION RANGE
C2A	200-350	C2A	200-350
COMMENTS			
<p>Once the property is subdivided, separate meters for each lot will be required. A main extension at the project sponsor's expense will be required to serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.</p>			
LAM			
CHARGES & OTHER REQUIREMENTS FOR SERVICE: Contact the EBMUD New Business Office at (510)287-1008.			
Jennifer L. McGregor, Senior Civil Engineer;		DATE 11/30/16	
WATER SERVICE PLANNING SECTION			



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Chris Bazar
Agency Director

Albert Lopez
Planning Director

224
West Winton Ave
Room 111

Hayward
California
94544

phone
510.670.5400
fax
510.765.8783

www.acgov.org/cda

PROJECT REFERRAL

Date: November 15, 2016
RE: Case No. PLN2016-00184
Parcel Map

Due Date: December 6, 2016

ACPWA LAND DEVELOPMENT
ACPWA GRADING DIVISION
ALAMEDA CO. FIRE DEPT.

ACPWA BUILDING DEPARTMENT
ACPWA CLEAN WATER DIVISION
CASTRO VALLEY MUNICIPAL
ADVISORY COUNCIL
EAST BAY MUNICIPAL UTILITY
DISTRICT

CASTRO VALLEY SANITARY
DISTRICT

CASTRO VALLEY UNIFIED SCHOOL
DISTRICT

The following application is referred to you for your information and recommendation:

Application to subdivide one 11,929 sq. ft. parcel into two parcels with net areas of 5,004 and 5,095 sq. ft., located at 19309 Stanton Ave (Castro Valley), west side, 100 feet south of Stanton Heights Ct
APN: 084B-0331-015-00

For this project staff proposes a categorical CEQA exemption pursuant to section 15315 (minor divisions of land)

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in the preparation of a written staff report; otherwise, please initial and date below that your organization, department or agency has no comment and return this notice by the indicated due date.

Please send a copy of your recommendation(s) to the applicant.

If you have any questions, please contact me at the above number.

Sincerely,

Damien Curry
Development Planning Division
damien.curry@acgov.org

cc: Applicant: TRUC DANG 19309 Stanton Ave., Castro Valley, Ca 94546

PROJECT REFERRAL

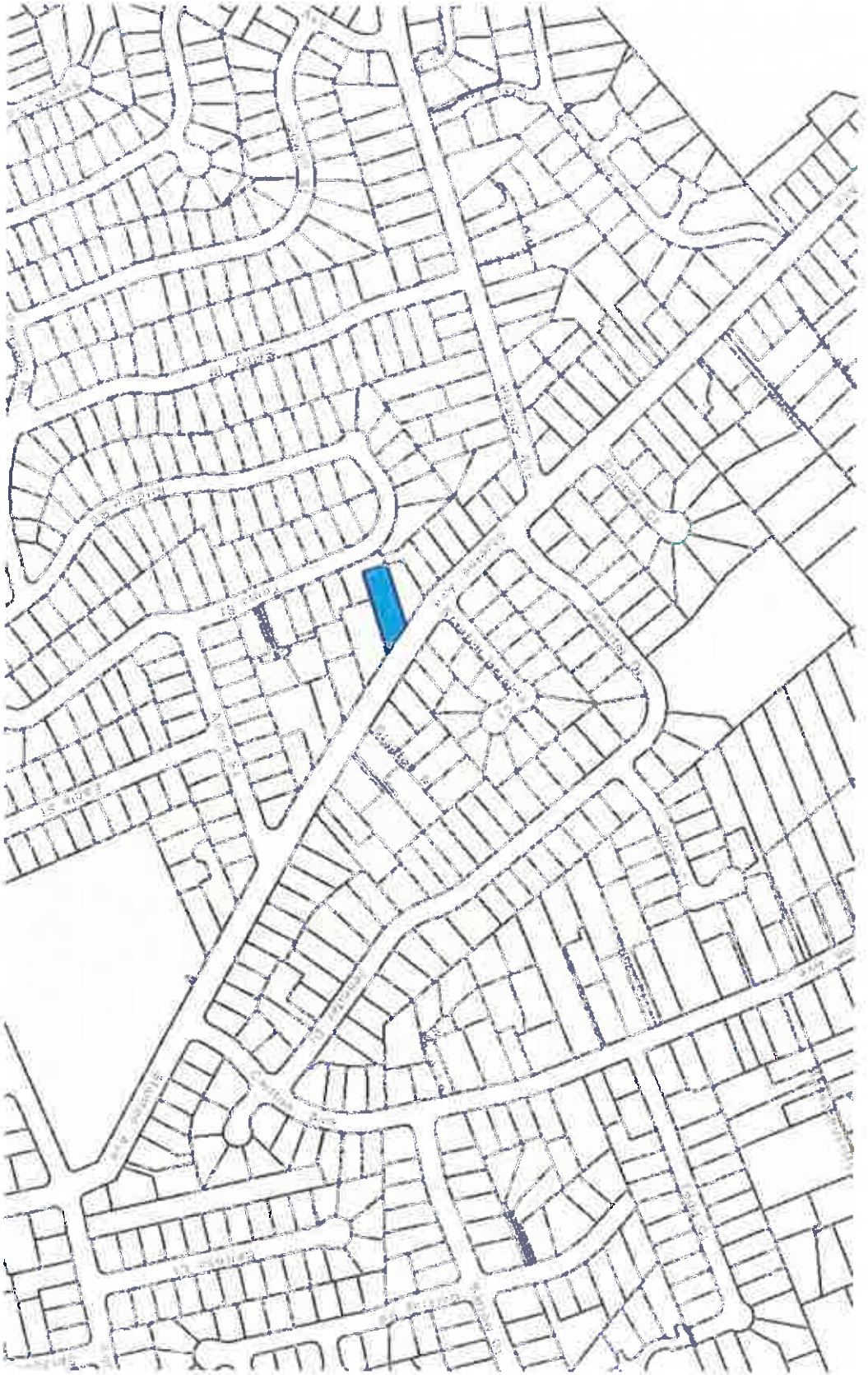
Date: November 15, 2016

RE: Case No. PLN2016-00184

Owner: DANG TRUC & LE KATHY 19309 Stanton Ave, Castro Valley, Ca 94546-3230

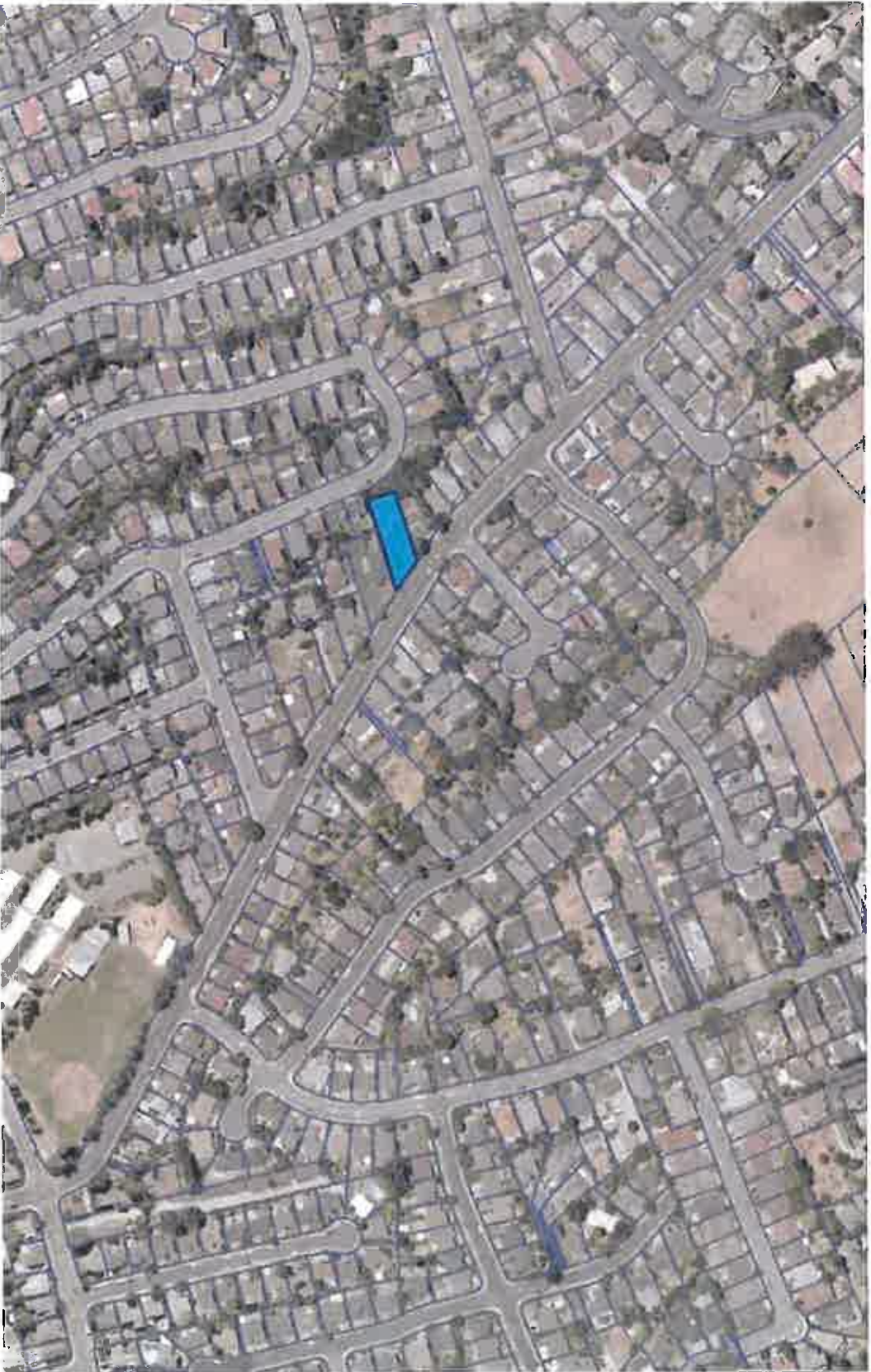
X No Comment - Date 11.30.16

Attachments



PLN2016-00184
VICINITY MAP

ALAMEDA COUNTY CDA – PLANNING DEPARTMENT



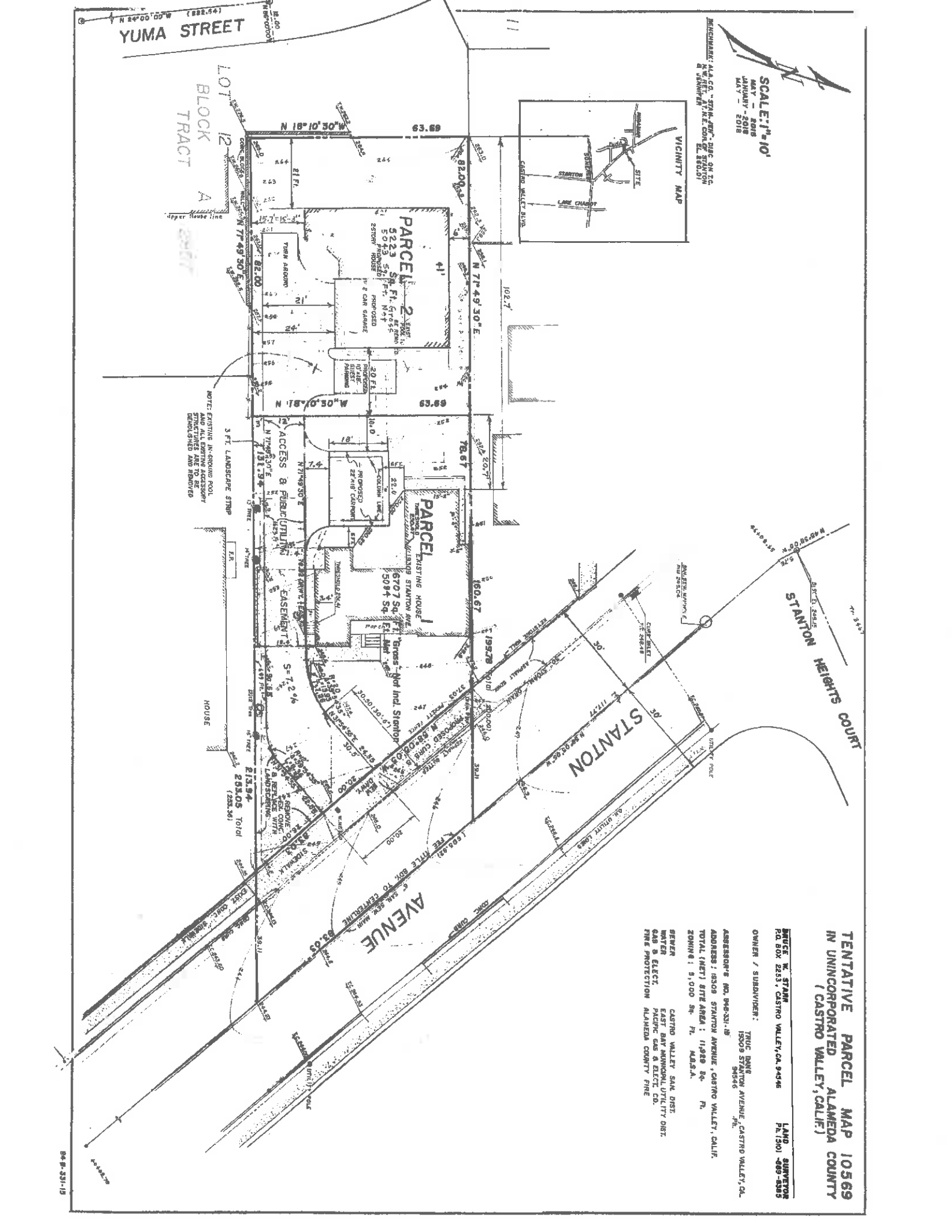
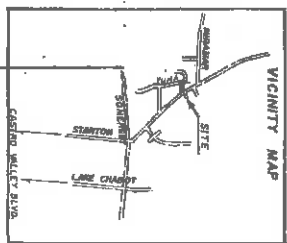
PLN2016-00184

AERIAL PHOTO

ALAMEDA COUNTY CDA – PLANNING DEPARTMENT

SCALE: 1"=10'
 MAY - 2018
 MAY - 2018
 MAY - 2018

MEASUREMENTS: A.L.A.C.O. - STAN. JURY - N.B.C. ON T.C.
 N.W. 1/4, A.T.N.E. COR. OF STANTON
 N. 1/4, N.W. 1/4, A.T.N.E. COR. OF STANTON
 E.L. 82.00



NOTE: EXISTING IN-GROUND POOL AND ALL EXISTING ACCESSORY STRUCTURES AND DECKED ARE DEMOLISHED AND REBUILT

3 FT. LANDSCAPE STRIP

**TENTATIVE PARCEL MAP 10569
 IN UNINCORPORATED ALAMEDA COUNTY
 (CASTRO VALLEY, CALIF.)**

OWNER / SUBDIVIDER:
 TRUC DNB
 15505 STANTON AVENUE, CASTRO VALLEY, CA 94546

ASSESSOR'S P.O. NO. 846-331-18
 ADDRESS: 15505 STANTON AVENUE, CASTRO VALLEY, CALIF.
 TOTAL (NET) SITE AREA: 11,989 Sq. Ft.
 ZONING: R1 5:1000 Sp. Ft. M.S.S.A.

SEWER: CASTRO VALLEY SAN DIST.
WATER: EAST BAY MUNICIPAL UTILITY DIST.
GAS & ELECT.: PACIFIC GAS & ELECT. CO.
FIRE PROTECTION: ALAMEDA COUNTY FIRE

PARCELS INCLUDED FOR LOT SIZE COMPARISON (300 FT BUFFER)

APN	SitusStreetNumber	SitusStreetName	BuildingArea	LotSize	Buildings	Net Area	Included
84B-331-15	19309	STANTON AVE	1231	12608	1	12608	No
84B-331-16	19315	STANTON AVE	2687	14694	1	14694	No
84B-331-21	19401	STANTON AVE	1351	16044	1	16044	No
84B-331-26-1		YUMA ST	0	735	0	735	No
84B-331-53		YUMA ST	0	2087	0	2087	No
84B-331-54		YUMA ST	0	1975	0	1975	No
84B-440-13-1	19384	STANTON AVE	1553	13464	1	13464	No
84B-440-14	19398	STANTON AVE	1118	16740	1	16740	No
84B-310-56	16636	KILDARE RD	1760	6360	1	6360	
84B-310-57	16628	KILDARE RD	1900	5750	1	5750	
84B-331-10	19225	STANTON AVE	1878	6875	1	6585	
84B-331-11	19249	STANTON AVE	1459	6875	1	6397	
84B-331-12	19267	STANTON AVE	2217	5625	1	5625	
84B-331-13	19269	STANTON AVE	1961	6750	1	6750	
84B-331-14	19307	STANTON AVE	684	8400	1	7632	
84B-331-17	19343	STANTON AVE	1220	6912	1	6364	
84B-331-18	19359	STANTON AVE	2565	9216	1	8612	
84B-331-19	19369	STANTON AVE	1574	10010	1	7853	
84B-331-20	19495	STANTON AVE	1441	7440	1	6790	
84B-331-22	19472	YUMA ST	1488	8160	1	8160	
84B-331-23	19476	YUMA ST	1488	7482	1	7482	
84B-331-24	19480	YUMA ST	2330	5824	1	5824	
84B-331-25	19468	YUMA ST	2450	6000	1	6000	
84B-331-26-2	19464	YUMA ST	2685	5600	1	5600	
84B-331-27	19460	YUMA ST	1674	5450	1	5450	
84B-331-28	19454	YUMA ST	1926	5040	1	5040	
84B-331-29	19450	YUMA ST	1674	7189	1	6668	
84B-331-30	19446	YUMA ST	1722	9328	1	9328	
84B-331-31	19440	YUMA ST	1490	7686	1	7686	
84B-331-32	19434	YUMA ST	1460	5500	1	5500	
84B-331-33	19428	YUMA ST	1906	5400	1	5400	
84B-331-34	19422	YUMA ST	1963	5700	1	5700	
84B-331-41	16622	KILDARE RD	1425	6042	1	6042	
84B-331-42	16608	KILDARE RD	1444	5830	1	5830	
84B-331-43	16596	KILDARE RD	1444	5671	1	5671	
84B-331-44	16586	KILDARE RD	1792	7560	1	7560	
84B-331-45	19435	YUMA ST	1700	5950	1	5950	
84B-331-46	19441	YUMA ST	1828	5300	1	5300	
84B-331-47	19447	YUMA ST	2095	5450	1	5450	
84B-331-48	19453	YUMA ST	1758	5550	1	5550	
84B-331-49	19459	YUMA ST	1447	5550	1	5550	
84B-331-50	19465	YUMA ST	1507	5950	1	5950	
84B-331-51	19471	YUMA ST	1650	6273	1	6273	
84B-331-52	19477	YUMA ST	1650	6656	1	6656	
84B-331-55	2659	MIRAMAR AVE	2700	5308	1	5308	
84B-331-56	2661	MIRAMAR AVE	2001	5470	1	5470	
84B-331-57	2663	MIRAMAR AVE	1056	11118	1	11118	
84B-331-8	19209	STANTON AVE	1214	5096	1	5096	
84B-331-9	19217	STANTON AVE	1487	5096	1	5096	
84B-440-10	19316	STANTON AVE	881	7380	1	7049	
84B-440-11-1	19362	STANTON PL	1624	7676	1	5568	

PARCELS INCLUDED FOR LOT SIZE COMPARISON (300 FT BUFFER)

84B-440-11-2	19364	STANTON PL	1567	7480	1	6014
84B-440-11-3	19366	STANTON PL	1567	7480	1	6674
84B-440-12-1	19378	STANTON AVE	1391	6120	1	5000
84B-440-15	19406	STANTON AVE	1296	6622	1	6622
84B-455-33	2713	JENNIFER DR	1327	7020	1	7020
84B-455-34	2707	JENNIFER DR	1388	6110	1	6110
84B-455-35	2701	JENNIFER DR	1410	6090	1	6090
84B-455-54	2728	STANTON HEIGHTS CT	1888	5800	1	5800
84B-455-55	2722	STANTON HEIGHTS CT	1888	5720	1	5720
84B-455-56	2716	STANTON HEIGHTS CT	1888	5720	1	5720
84B-455-57	2710	STANTON HEIGHTS CT	1888	5720	1	5720
84B-455-58	19250	STANTON AVE	1768	6405	1	6405
84B-455-62	2764	STANTON HEIGHTS CT	2086	5202	1	5202
84B-455-63	2761	STANTON HEIGHTS CT	1887	5138	1	5138
84B-455-64	2753	STANTON HEIGHTS CT	2352	6687	1	6687
84B-455-65	2727	STANTON HEIGHTS CT	2013	5436	1	5436
84B-455-66	2711	STANTON HEIGHTS CT	2152	5651	1	5554
84B-455-67	2701	STANTON HEIGHTS CT	2382	6143	1	6143
84B-455-68	19304	STANTON AVE	1840	5783	1	5783
84B-455-69	19310	STANTON AVE	1912	5750	1	5750

Average 6248

Median 5950

PARCELS INCLUDED FOR LOT SIZE COMPARISON (500 FT BUFFER)

APN	SitusStreetNumber	SitusStreetName	BuildingArea	LotSize	Net	Include
84B-331-1	2639	MIRAMAR AVE	888	16680	16680	No
84B-331-15	19309	STANTON AVE	1231	12608	12608	No
84B-331-16	19315	STANTON AVE	2687	14694	14694	No
84B-331-26-1		YUMA ST	0	735	735	No
84B-331-3		MIRAMAR AVE	0	3825	3825	No
84B-331-53		YUMA ST	0	2087	2087	No
84B-331-54		YUMA ST	0	1975	1975	No
84B-440-13-1	19384	STANTON AVE	1553	13464	13464	No
84B-440-14	19398	STANTON AVE	1118	16740	16740	No
84B-310-1	16624	SELBY DR	1814	6150	6150	
84B-310-2	16627	KILDARE RD	1659	5750	5750	
84B-310-29	16630	SELBY DR	1814	6100	6100	
84B-310-3	16635	KILDARE RD	1874	5500	5500	
84B-310-30	19483	YUMA ST	2190	8950	8950	
84B-310-31	19489	YUMA ST	1323	8050	8050	
84B-310-32	19495	YUMA ST	1203	6150	6150	
84B-310-33	19501	YUMA ST	1426	6804	6804	
84B-310-4	16643	KILDARE RD	1874	5200	5200	
84B-310-5	16651	KILDARE RD	1874	5250	5250	
84B-310-51	16676	KILDARE RD	1760	7250	7250	
84B-310-52	16668	KILDARE RD	1760	6450	6450	
84B-310-53	16660	KILDARE RD	1760	5559	5559	
84B-310-54	16652	KILDARE RD	1659	4875	4875	
84B-310-55	16644	KILDARE RD	2030	6500	6500	
84B-310-56	16636	KILDARE RD	1760	6360	6360	
84B-310-57	16628	KILDARE RD	1900	5750	5750	
84B-326-27	16600	SELBY DR	1837	6250	6250	
84B-326-28	16606	SELBY DR	1837	6250	6250	
84B-326-29	16612	SELBY DR	1952	6200	6200	
84B-326-30	16618	SELBY DR	1860	6150	6150	
84B-326-62	16596	SELBY DR	2032	6639	6639	
84B-326-63	16590	SELBY DR	2032	7142	7142	
84B-326-64	16584	SELBY DR	2032	7542	7542	
84B-326-65	16578	SELBY DR	2042	7927	7927	
84B-326-66	16572	SELBY DR	2040	7127	7127	
84B-331-10	19225	STANTON AVE	1876	6875	6585	
84B-331-11	19249	STANTON AVE	1459	6875	6397	
84B-331-12	19267	STANTON AVE	2217	5625	5625	
84B-331-13	19269	STANTON AVE	1961	6750	6750	
84B-331-14	19307	STANTON AVE	684	8400	7632	
84B-331-17	19343	STANTON AVE	1220	6912	6364	
84B-331-18	19359	STANTON AVE	2565	9216	8612	
84B-331-19	19369	STANTON AVE	1574	10010	7853	
84B-331-20	19495	STANTON AVE	1441	7440	6790	
84B-331-21	19401	STANTON AVE	1351	16044	16044	
84B-331-22	19472	YUMA ST	1488	8160	8160	
84B-331-23	19476	YUMA ST	1488	7482	7482	
84B-331-24	19480	YUMA ST	2330	5824	5824	
84B-331-25	19468	YUMA ST	2450	6000	6000	
84B-331-26-2	19464	YUMA ST	2685	5600	5600	
84B-331-27	19460	YUMA ST	1674	5450	5450	

PARCELS INCLUDED FOR LOT SIZE COMPARISON (500 FT BUFFER)

84B-331-28	19454	YUMA ST	1926	5040	5040
84B-331-29	19450	YUMA ST	1674	7189	6668
84B-331-30	19446	YUMA ST	1722	9328	9328
84B-331-31	19440	YUMA ST	1490	7686	7686
84B-331-32	19434	YUMA ST	1460	5500	5500
84B-331-33	19428	YUMA ST	1906	5400	5400
84B-331-34	19422	YUMA ST	1963	5700	5700
84B-331-35	19416	YUMA ST	1963	6496	6496
84B-331-36	16581	KILDARE RD	2364	7040	7040
84B-331-37	16589	KILDARE RD	2044	5650	5650
84B-331-38	16597	KILDARE RD	2104	5750	5750
84B-331-39	16607	KILDARE RD	1524	5750	5750
84B-331-4	2653	MIRAMAR AVE	1366	10266	10266
84B-331-40	16615	KILDARE RD	1536	5750	5750
84B-331-41	16622	KILDARE RD	1425	6042	6042
84B-331-42	16608	KILDARE RD	1444	5830	5830
84B-331-43	16596	KILDARE RD	1444	5671	5671
84B-331-44	16586	KILDARE RD	1792	7560	7560
84B-331-45	19435	YUMA ST	1700	5950	5950
84B-331-46	19441	YUMA ST	1828	5300	5300
84B-331-47	19447	YUMA ST	2095	5450	5450
84B-331-48	19453	YUMA ST	1758	5550	5550
84B-331-49	19459	YUMA ST	1447	5550	5550
84B-331-5	2657	MIRAMAR AVE	1160	5000	5000
84B-331-50	19465	YUMA ST	1507	5950	5950
84B-331-51	19471	YUMA ST	1650	6273	6273
84B-331-52	19477	YUMA ST	1650	6656	6656
84B-331-55	2659	MIRAMAR AVE	2700	5308	5308
84B-331-56	2661	MIRAMAR AVE	2001	5470	5470
84B-331-57	2663	MIRAMAR AVE	1056	11118	11118
84B-331-58	2651	MIRAMAR AVE	1485	7200	7200
84B-331-59	2651	MIRAMAR AVE	0	8206	8206
84B-331-7	19201	STANTON AVE	1414	5096	5096
84B-331-8	19209	STANTON AVE	1214	5096	5096
84B-331-9	19217	STANTON AVE	1487	5096	5096
84B-336-1	2690	ACORN ST	1449	4500	4500
84B-336-10	2610	ACORN ST	1071	5100	5100
84B-336-2	2674	ACORN ST	1134	5000	5000
84B-336-3	2666	ACORN ST	1071	5000	5000
84B-336-4	2658	ACORN ST	1787	5000	5000
84B-336-5	2650	ACORN ST	1600	5000	5000
84B-336-6	2642	ACORN ST	2599	5000	5000
84B-336-7	2634	ACORN ST	1871	5000	5000
84B-336-8	2626	ACORN ST	1645	5000	5000
84B-336-9	2618	ACORN ST	1024	5000	5000
84B-337-1	2641	ACORN ST	1042	5610	5610
84B-337-2	2633	ACORN ST	1061	5100	5100
84B-337-3	2625	ACORN ST	1042	5100	5100
84B-337-4	2617	ACORN ST	1548	5200	5200
84B-337-5	2609	ACORN ST	1042	5824	5824
84B-338-5	2667	ACORN ST	1744	5050	5050
84B-338-6	2659	ACORN ST	1738	6180	6180

PARCELS INCLUDED FOR LOT SIZE COMPARISON (500 FT BUFFER)

84B-390-7-1	19159	STANTON AVE	2031	6080	6080
84B-390-8-1	2664	MIRAMAR AVE	888	3182	3182
84B-440-10	19316	STANTON AVE	881	7380	7049
84B-440-11-1	19362	STANTON PL	1624	7676	5568
84B-440-11-2	19364	STANTON PL	1567	7480	6014
84B-440-11-3	19366	STANTON PL	1567	7480	6674
84B-440-11-4	19368	STANTON PL	2106	11424	9527
84B-440-12-1	19378	STANTON AVE	1391	6120	5000
84B-440-15	19406	STANTON AVE	1296	6622	6622
84B-440-16	19510	STANTON AVE	1114	5950	5950
84B-440-17-6	19520	STANTON AVE	960	11544	11544
84B-440-5-4	2823	JENNIFER DR	2318	6862	6862
84B-440-55	19530	STANTON AVE	1480	8892	8892
84B-440-5-5	2829	JENNIFER DR	1622	6439	6439
84B-440-6	2819	JENNIFER DR	1350	7956	7956
84B-440-7	2813	JENNIFER DR	1350	7956	7956
84B-440-8	2807	JENNIFER DR	1350	7956	7956
84B-440-9	2801	JENNIFER DR	1350	7956	7820
84B-455-10	2718	JENNIFER DR	1566	7700	7700
84B-455-11	2724	JENNIFER DR	1899	7700	7700
84B-455-23	2795	JENNIFER DR	1408	7200	7200
84B-455-24	2789	JENNIFER DR	1408	7200	7200
84B-455-25	2783	JENNIFER DR	2295	7800	7700
84B-455-26	2777	JENNIFER DR	1905	7800	6970
84B-455-27	2771	JENNIFER DR	2133	7800	7570
84B-455-29	2741	JENNIFER DR	1414	7245	7245
84B-455-30	2733	JENNIFER DR	1486	7475	7475
84B-455-31	2727	JENNIFER DR	1414	7475	7203
84B-455-32	2721	JENNIFER DR	1854	7475	7203
84B-455-33	2713	JENNIFER DR	1327	7020	7020
84B-455-34	2707	JENNIFER DR	1388	6110	6110
84B-455-35	2701	JENNIFER DR	1410	6090	6090
84B-455-4	19148	STANTON AVE	1008	10950	10950
84B-455-51	2746	STANTON HEIGHTS CT	2139	5814	5814
84B-455-52	2740	STANTON HEIGHTS CT	2067	7626	7626
84B-455-53	2734	STANTON HEIGHTS CT	1888	7440	7440
84B-455-54	2728	STANTON HEIGHTS CT	1888	5800	5800
84B-455-55	2722	STANTON HEIGHTS CT	1888	5720	5720
84B-455-56	2716	STANTON HEIGHTS CT	1888	5720	5720
84B-455-57	2710	STANTON HEIGHTS CT	1888	5720	5720
84B-455-58	19250	STANTON AVE	1768	6405	6405
84B-455-60	2752	STANTON HEIGHTS CT	2272	6263	6263
84B-455-61	2758	STANTON HEIGHTS CT	2451	6960	6880
84B-455-62	2764	STANTON HEIGHTS CT	2086	5202	5202
84B-455-63	2761	STANTON HEIGHTS CT	1887	5138	5138
84B-455-64	2753	STANTON HEIGHTS CT	2352	6687	6687
84B-455-65	2727	STANTON HEIGHTS CT	2013	5436	5436
84B-455-66	2711	STANTON HEIGHTS CT	2152	5651	5554
84B-455-67	2701	STANTON HEIGHTS CT	2382	6143	6143
84B-455-68	19304	STANTON AVE	1840	5783	5783
84B-455-69	19310	STANTON AVE	1912	5750	5750
84B-455-7	2700	JENNIFER DR	1336	7600	7600

PARCELS INCLUDED FOR LOT SIZE COMPARISON (500 FT BUFFER)

84B-455-8	2706	JENNIFER DR	1304	6531	6531
84B-455-9	2712	JENNIFER DR	2724	8614	8614

Average 6516

Median 6150