

## CDMS21-00010 Project Description

The proposed project is approval of a Tentative Parcel Map for a three-lot *Minor Subdivision* application to subdivide a vacant 2.36-acre parcel located at 1931 Ayers Road into a 27,464 sq. ft. Parcel A, a 36,065 sq. ft. Parcel B, and a 38,029 sq. ft. Parcel C. Access to the parcels would be provided by a private access road that traverses the northerly portions of Parcels B and C and the northeastern corner of Parcel A. A hammerhead would be installed at the onsite western end of the private access road per Fire Code requirements.

Given the existing topography of the site, stormwater runoff flows generally towards the southwest away from Ayers Road. With the proposed project drainage improvements, storm runoff would flow towards the private access road or towards the southerly portion of the site to a bioretention basin to be installed in the southeastern portion of Parcel C. From here, stormwater would flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. This diversion of runoff from the southwest to the southeast requires the granting of an *Exception* to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey).

Retaining walls would be installed as necessary along the western and southern boundaries of the property to contain runoff on the property and direct stormwater flow to the bioretention basin. Proper installation of the bioretention basin necessitates installation of a six-foot tall retaining wall adjacent to the southern property boundary at the edge of the basin, which would require the granting of a *Variance* for a structure within the side yard setback at this location.

In order to accommodate building envelopes on Parcels B and C, the installation of the private access road, and installation of drainage improvements, a total of 20 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance would be removed and construction work would occur within the drip lines of four protected trees located off site to the north during installation of the private access road and within the drip line of one protected tree located to the south of the site during installation of the retaining wall and bioretention basin. Removal of the 20 trees and construction work within the drip lines of five trees would require the granting of a *Tree Permit*.

The project site is currently not served by a municipal sewer system. The applicant has stated an intent to tie into the City of Concord Sanitary Sewer System. This will require approval by the Contra Costa Local Agency Formation Commission (LAFCO) for out of agency service that is conditional on *Annexation* of the project site to the City of Concord. Either the project sponsor or the City can apply to LAFCO for annexation.