

GREEN VALLEY ROAD
SINGLE-FAMILY RESIDENTIAL REZONE
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

Board of Supervisors
January 20, 2026

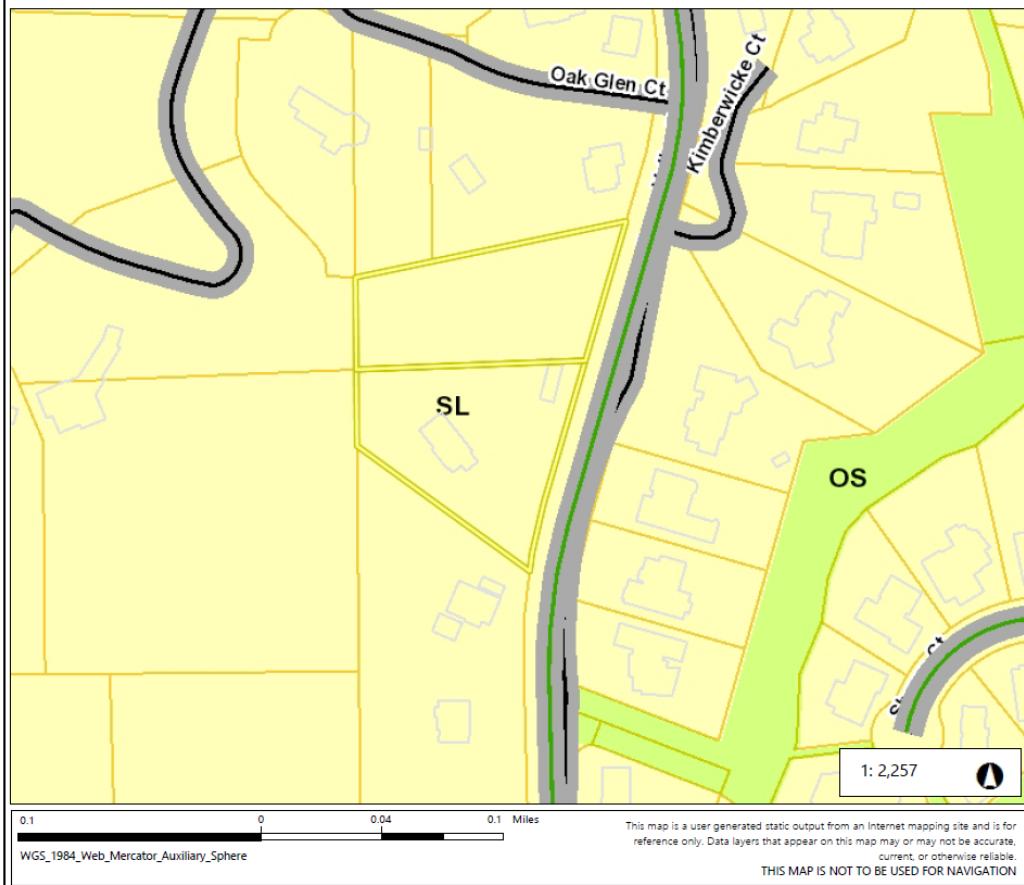


PROJECT DESCRIPTION

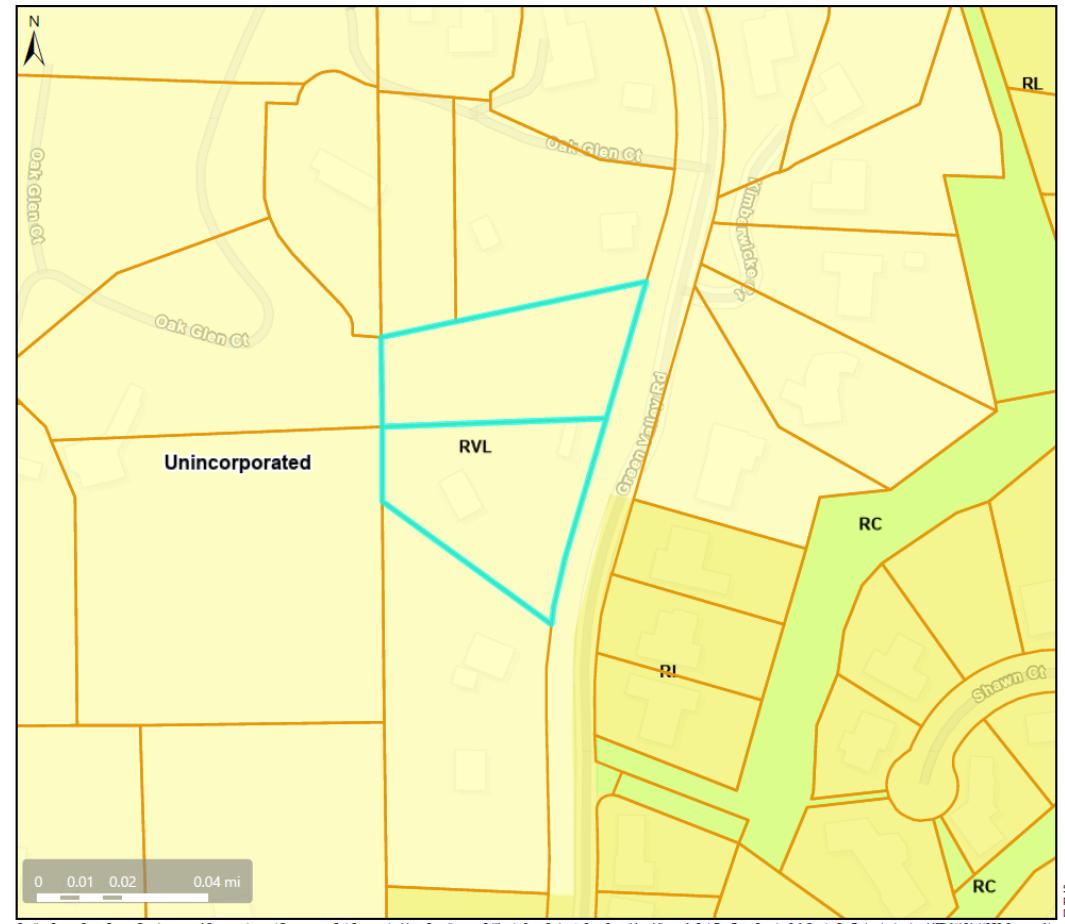
- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and an 8-foot side yard (where 20 feet is required) for the construction of retaining walls #1 and #3
- Exception to the requirements and regulations of County Code Title 9, Chapter 96-10, for undergrounding of existing overhead utility services
- Tree Permit to allow the removal of three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches, and work within the driplines of one valley oak and three coast live oaks with a combined diameter of 79 inches
- Grading, site improvements (driveway, drainage) and construction of a new, two-story residence on Parcel B

GENERAL PLAN

General Plan 2005-2020: SL, Single-Family Residential-Low Density



General Plan Envision 2045: RVL, Residential Very Low



Map Legend

Assessment
Parcels

Planning

General Plan

RVL (Residential
Very-Low
Density) (≤ 1 du/
na)

RL (Residential
Low Density)
(1-3 du/na)

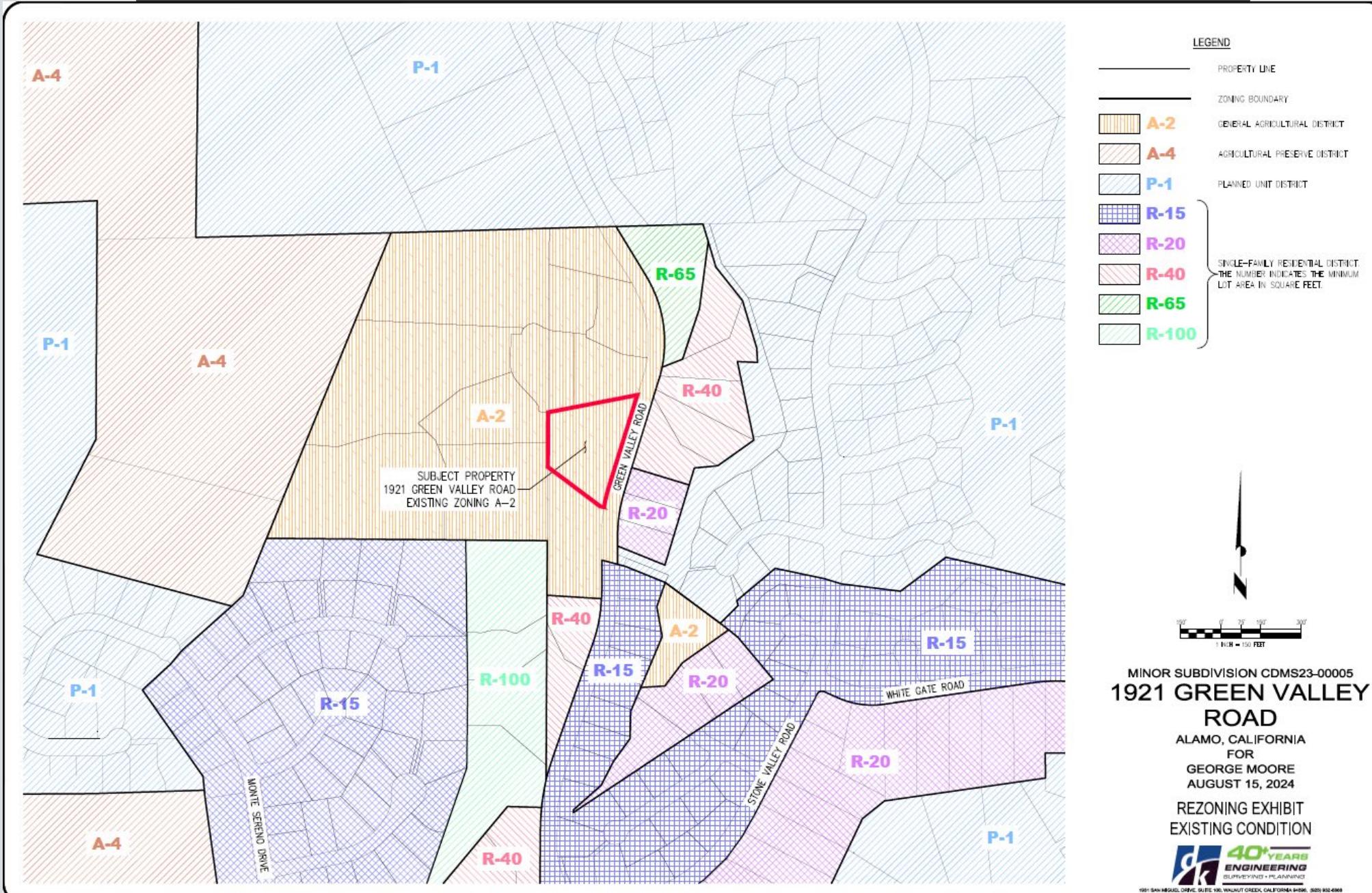
RC (Resource
Conservation)

Unincorporated

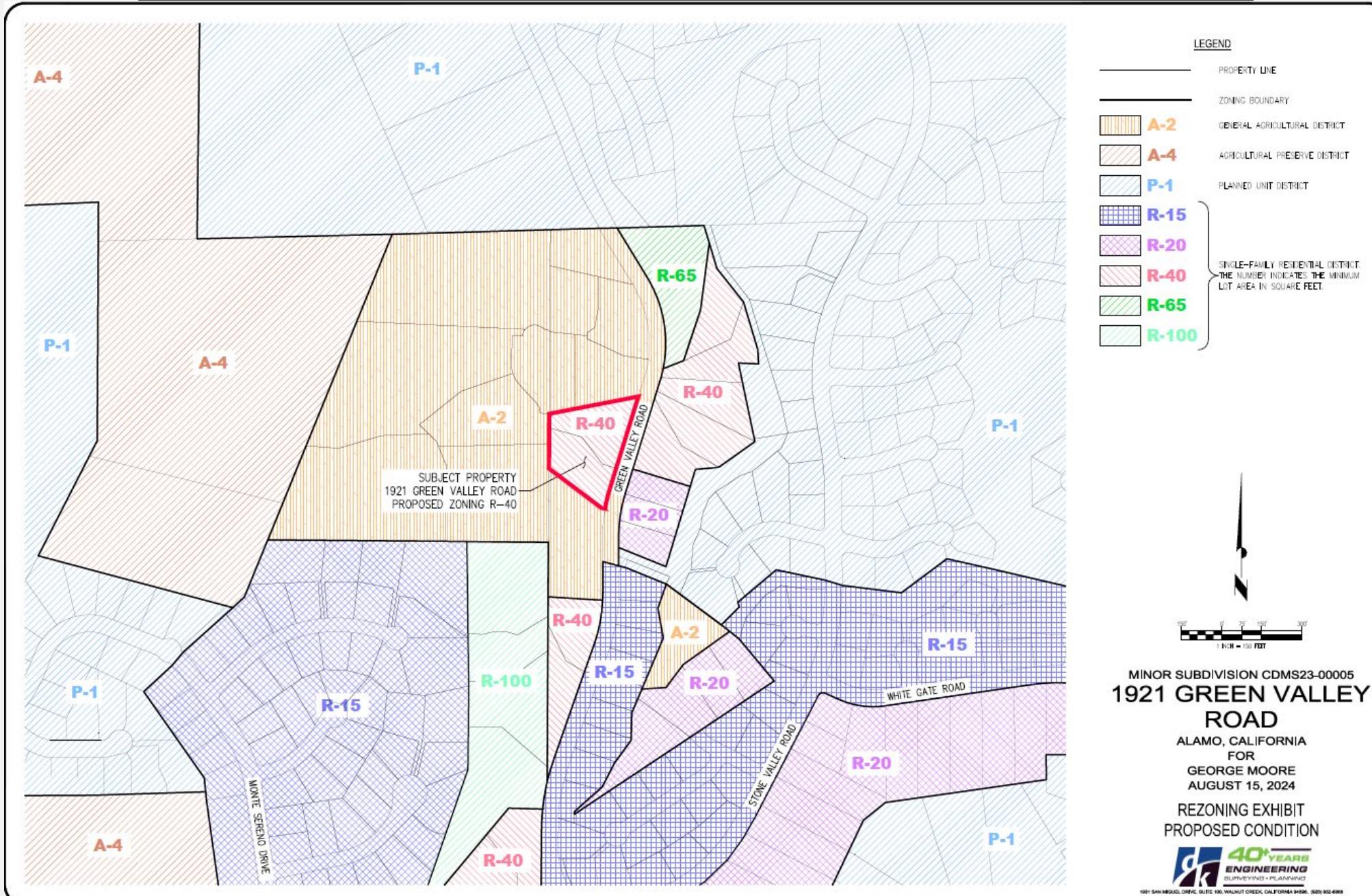
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ZONING MAP: EXISTING

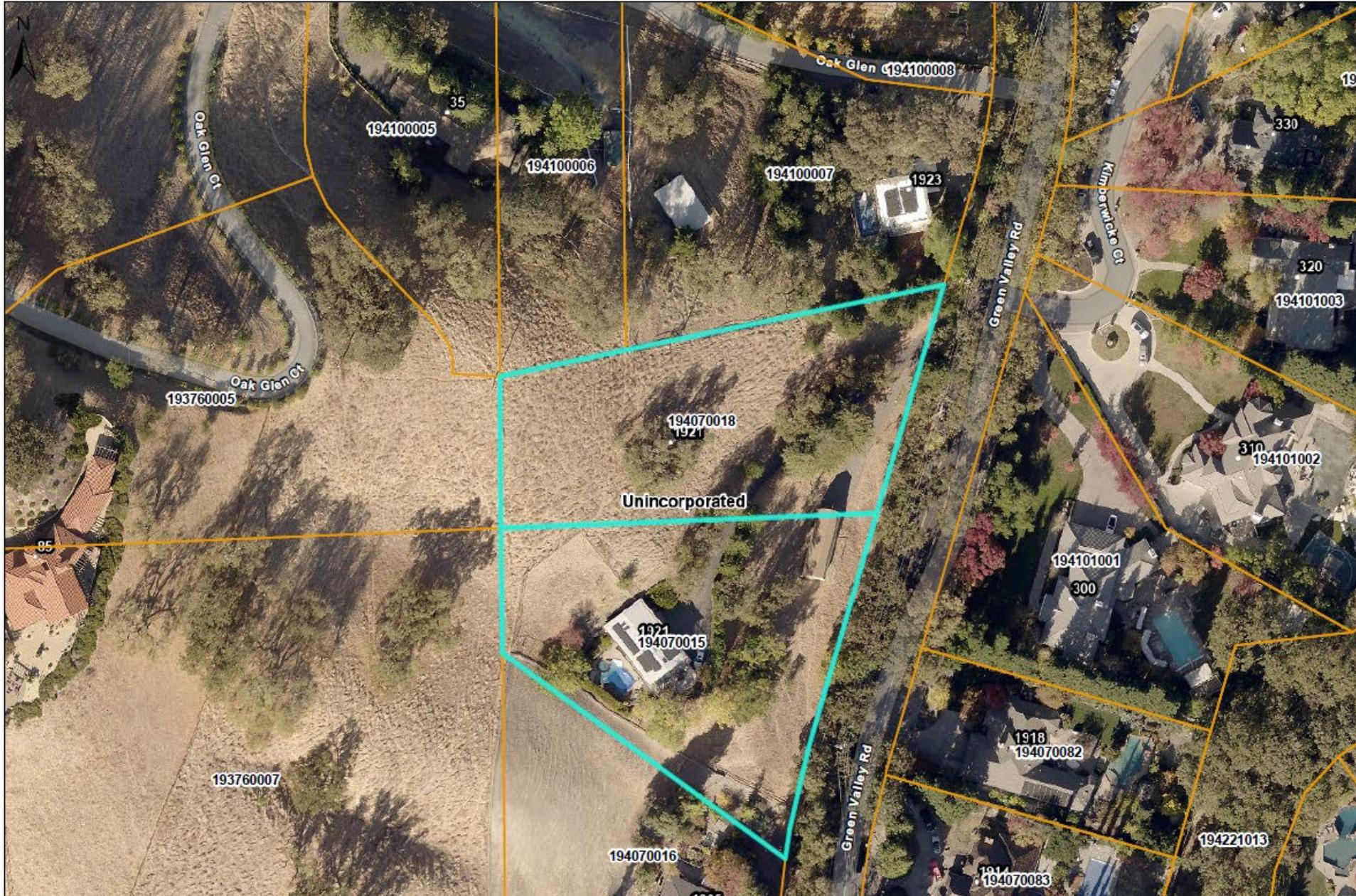


ZONING MAP: PROPOSED



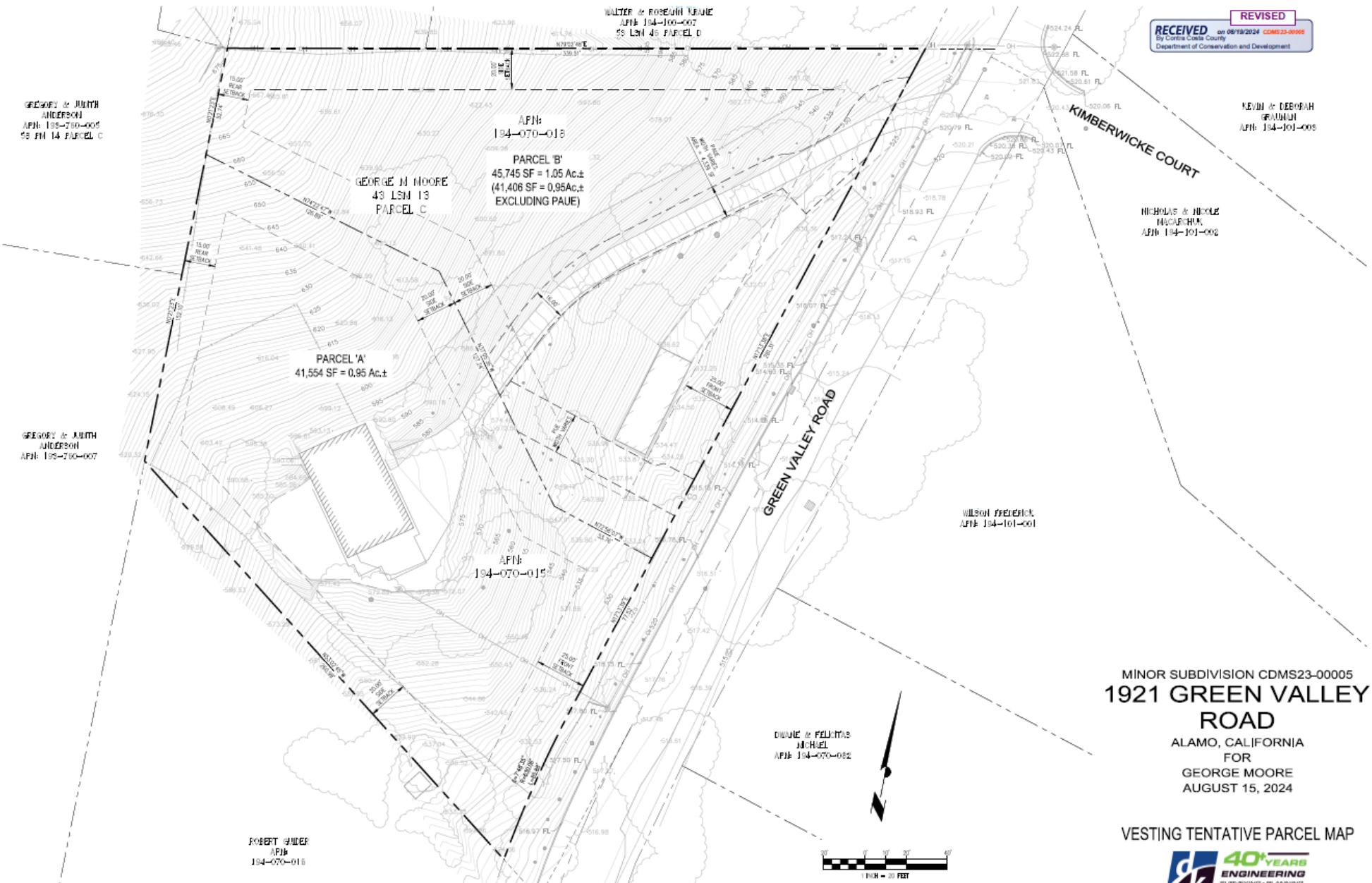
AERIAL VIEW

Aerial View

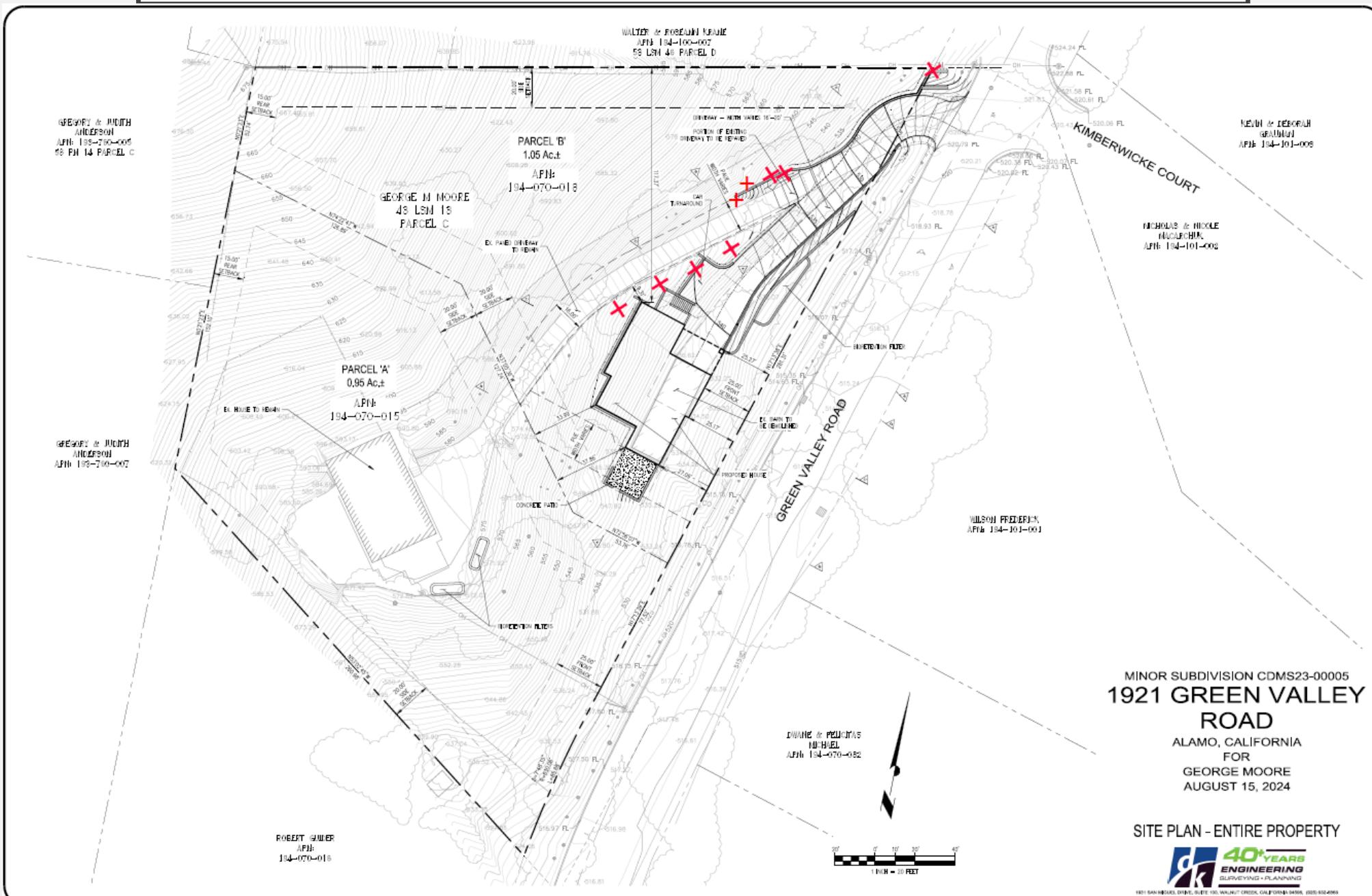


Map Legend
Assessment
Parcels
Unincorporated
Address Points
Aerials 2019
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

SUBDIVISION LAYOUT



SITE PLAN



TWO-STORY RESIDENCE, PARCEL B



2
A3-1

EAST ELEVATION

SCALE: 1/8" = 1'-0"



1
A3-1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4 8 16

CEQA MITIGATED NEGATIVE DECLARATION

- MND circulated for public comment March 26, 2025, through April 24, 2025.
- Three comment letters received by staff. A response to all comments included in staff report to CPC.
- No new potentially significant impacts were identified based on staff's review of comments, and no additional mitigation measures were necessary to reduce project impacts to "Less Than Significant"

STAFF RECOMMENDATION

- Adopt the MND
- Adopt Ordinance 2026-04 rezoning the 2.0-acre subject property and adjacent public right-of-way
- Approve the Vesting Tentative Map, Variances, and Tree Permit based on staff findings in support of the project and associated conditions of approval

QUESTIONS?