

GREEN VALLEY ROAD  
SINGLE-FAMILY RESIDENTIAL REZONE  
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

Board of Supervisors  
January 20, 2026

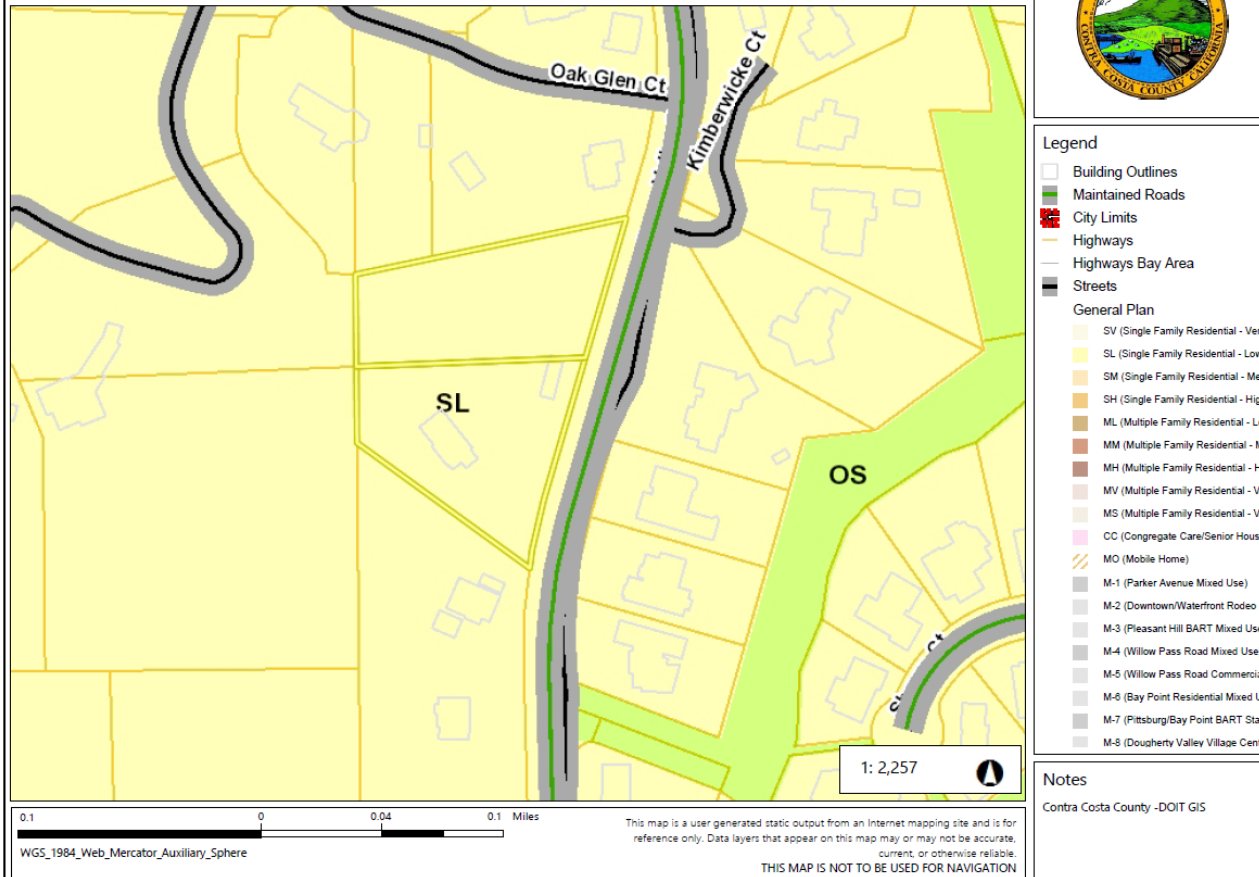


## PROJECT DESCRIPTION

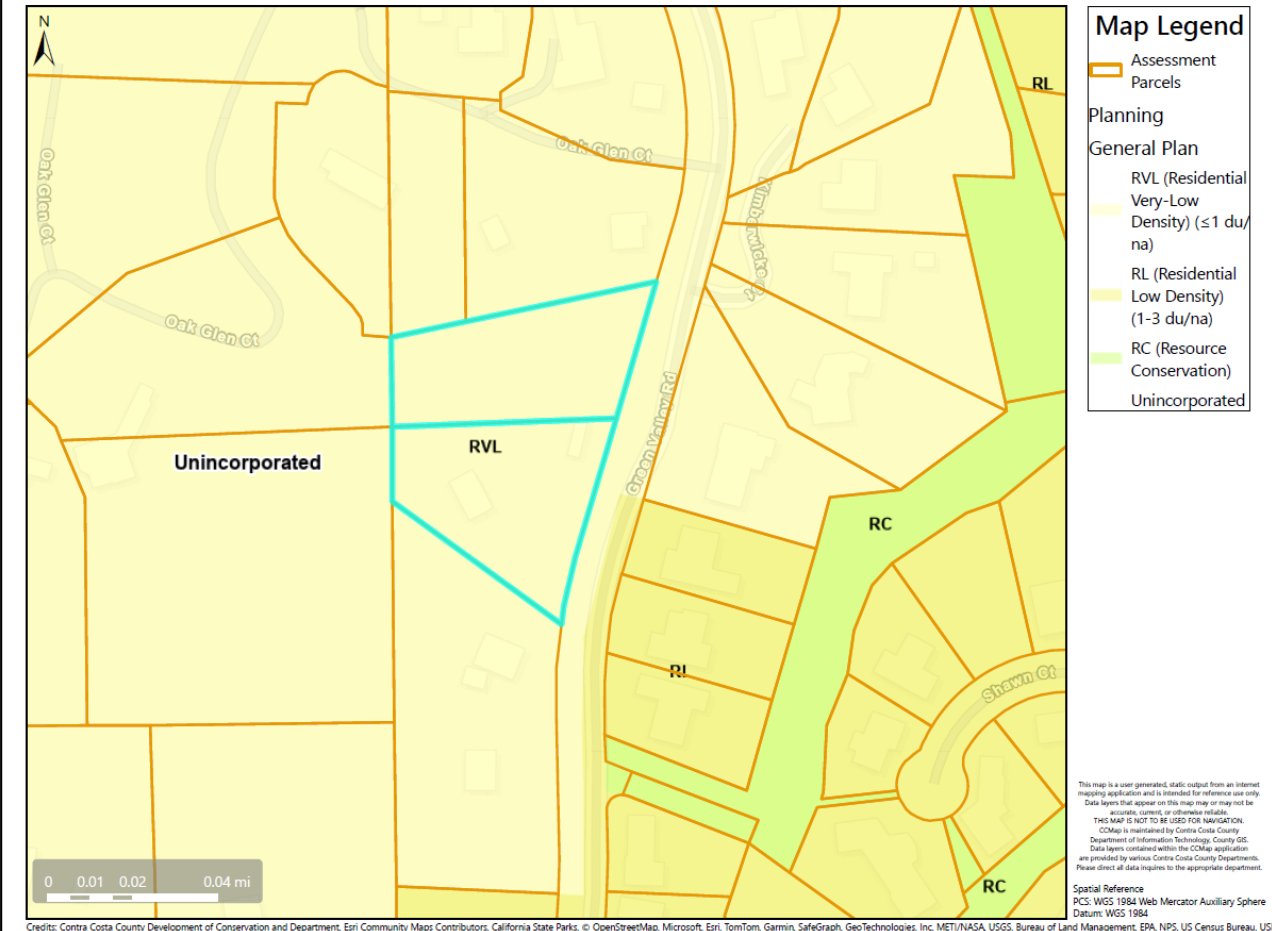
- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and 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

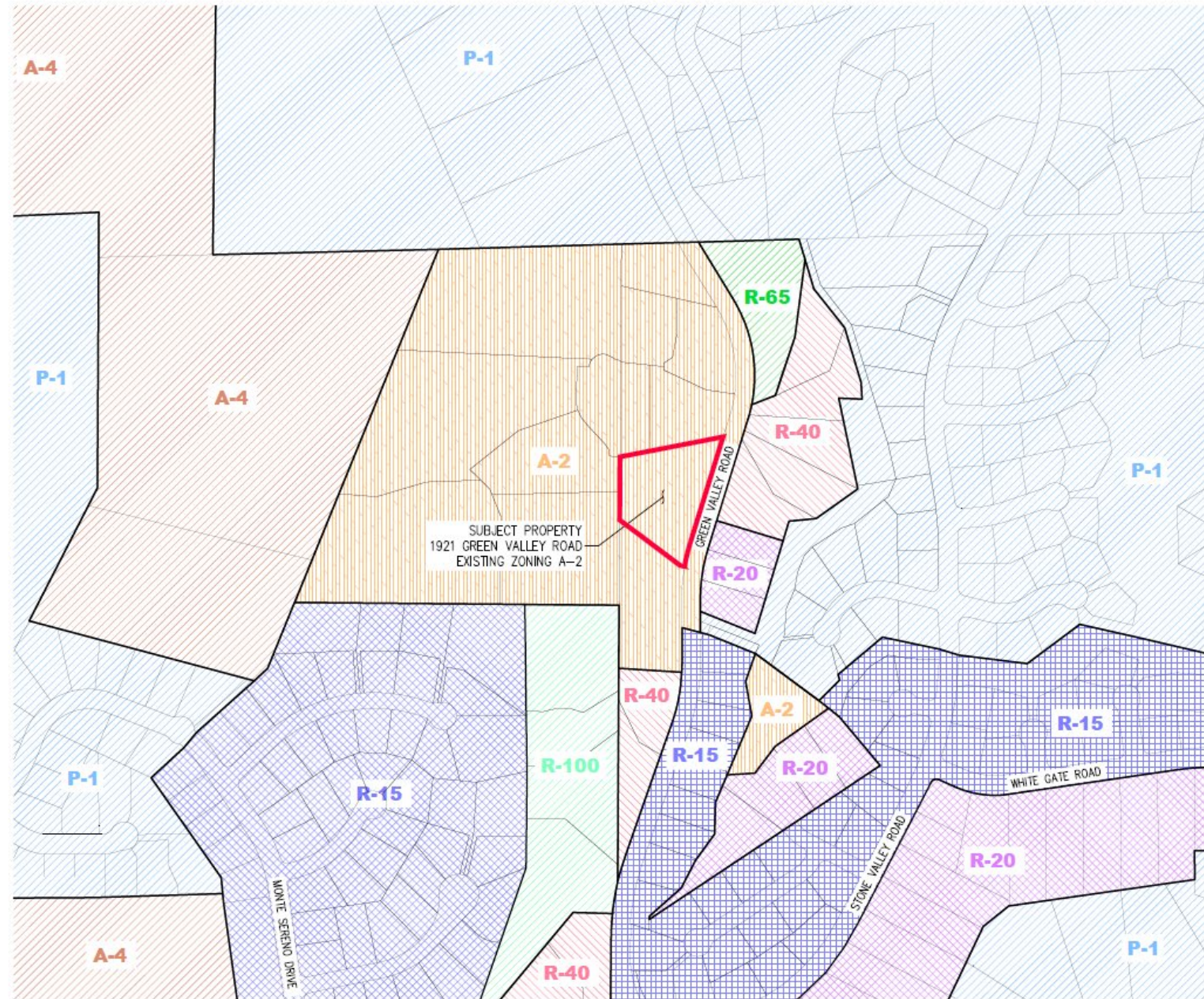


General Plan Envision 2045: RVL, Residential Very Low





# ZONING MAP: EXISTING



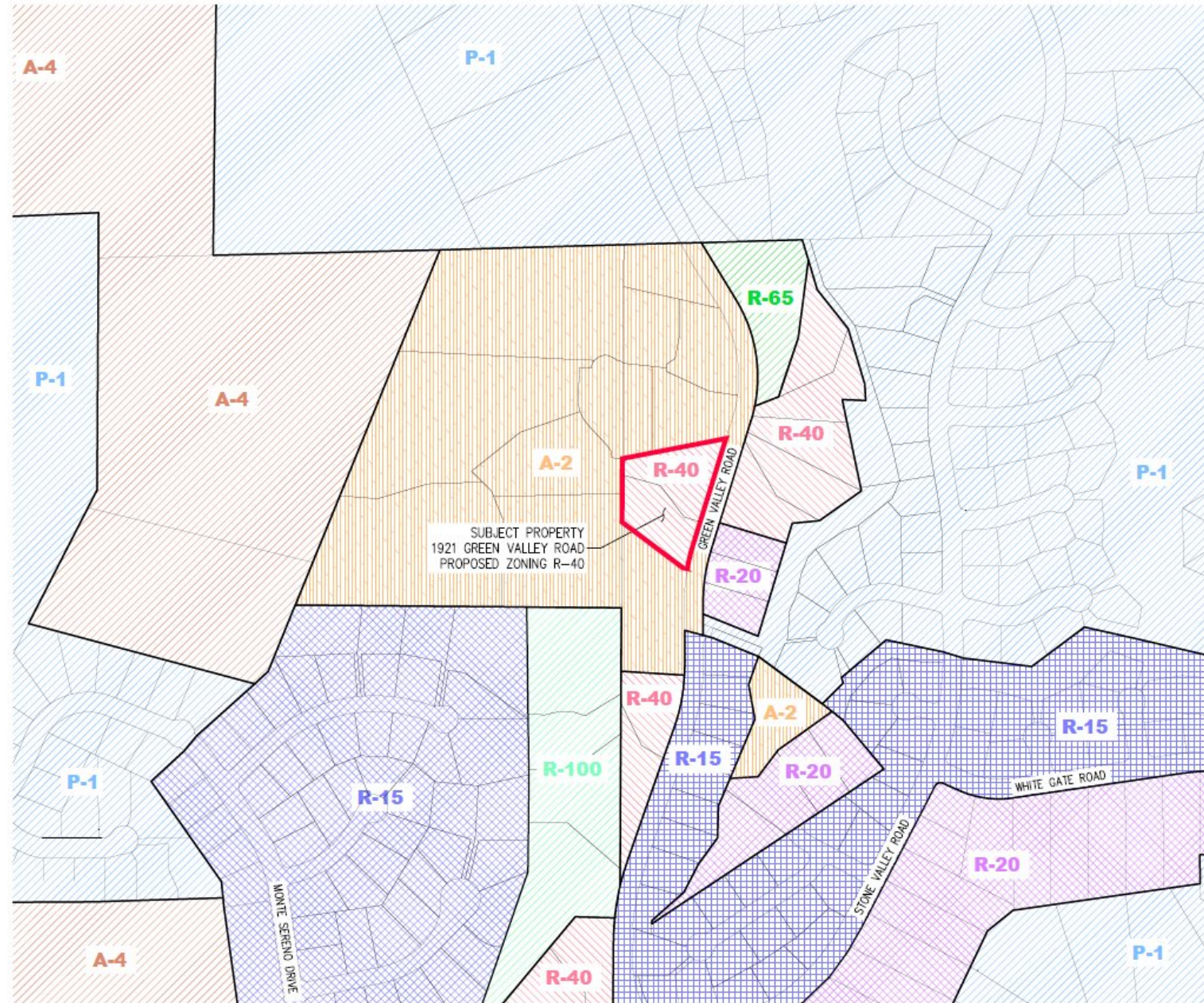
MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024  
REZONING EXHIBIT  
EXISTING CONDITION



1001 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-4988



# ZONING MAP: PROPOSED



## LEGEND

- PROPERTY LINE
  - ZONING BOUNDARY
  - A-2** GENERAL AGRICULTURAL DISTRICT
  - A-4** AGRICULTURAL PRESERVE DISTRICT
  - P-1** PLANNED UNIT DISTRICT
  - R-15**
  - R-20**
  - R-40**
  - R-65**
  - R-100**
- SINGLE-FAMILY RESIDENTIAL DISTRICT  
THE NUMBER INDICATES THE MINIMUM  
LOT AREA IN SQUARE FEET.



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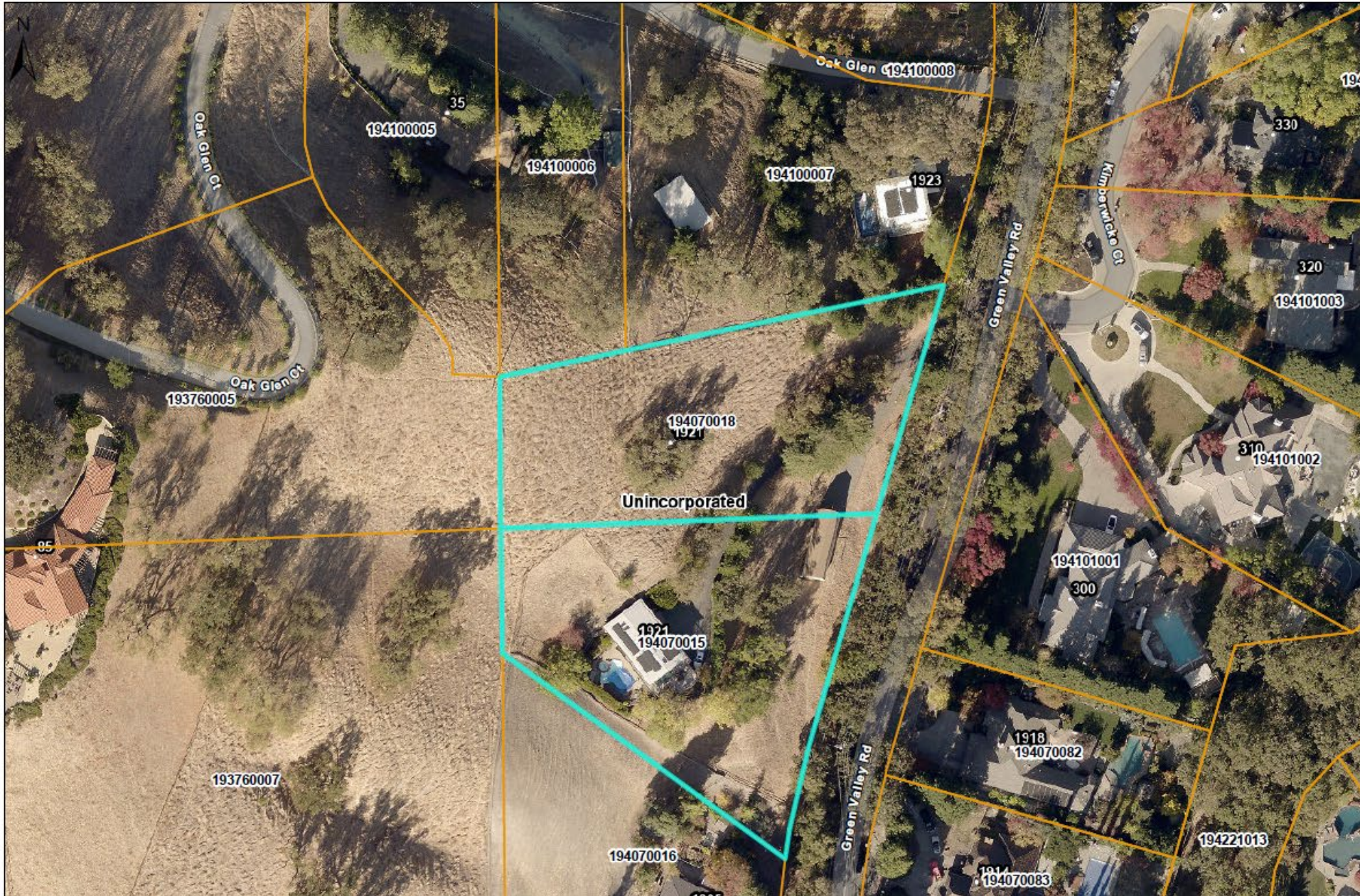


1901 SAN MARCOS DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-4000



# AERIAL VIEW

Aerial View



**Map Legend**

- Assessment Parcels
- Unincorporated
- Address Points

Aerials 2019

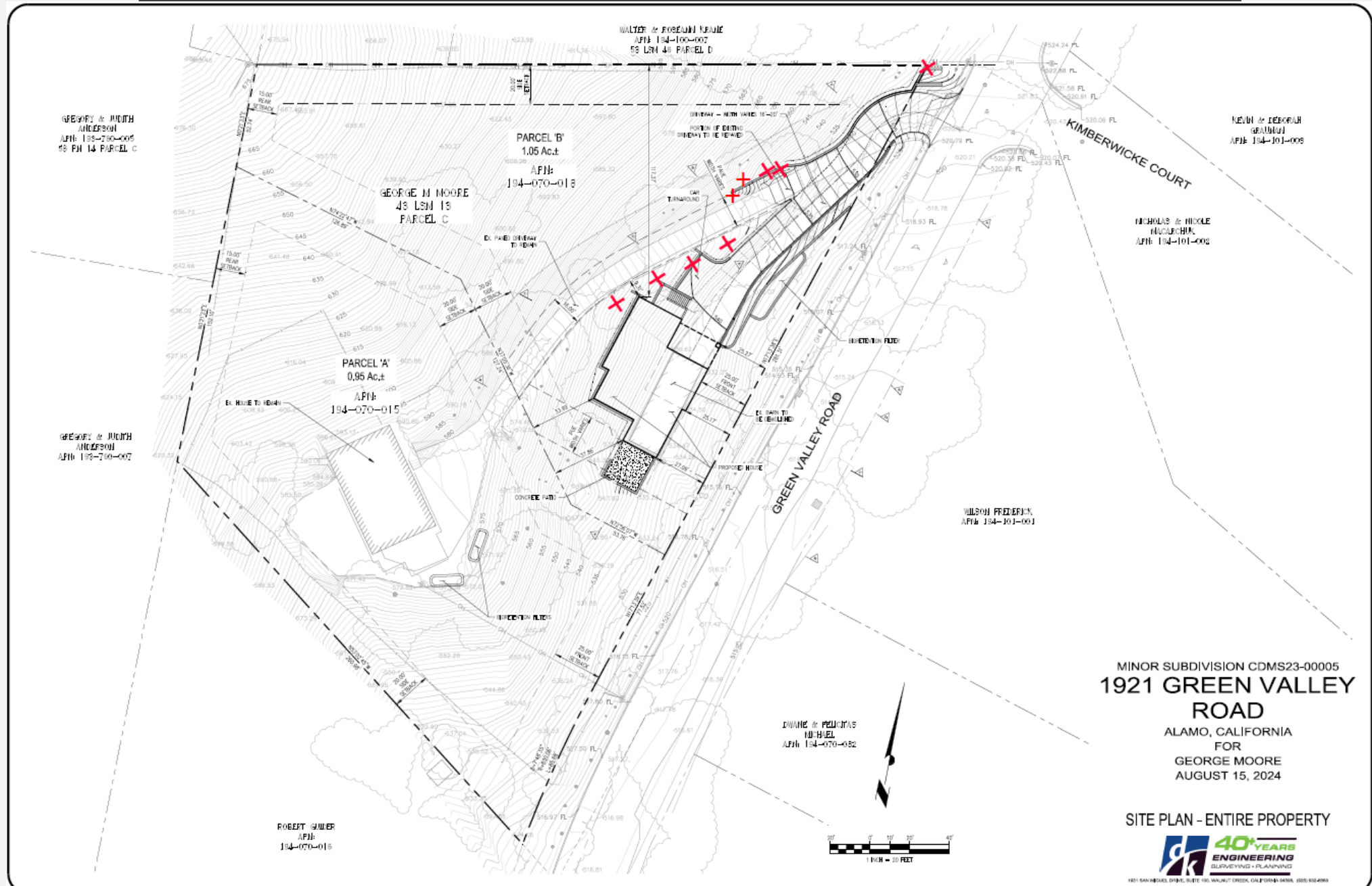
RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





# 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"



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?