

GREEN VALLEY ROAD
SINGLE-FAMILY RESIDENTIAL REZONE
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

Board of Supervisors
January 20, 2026

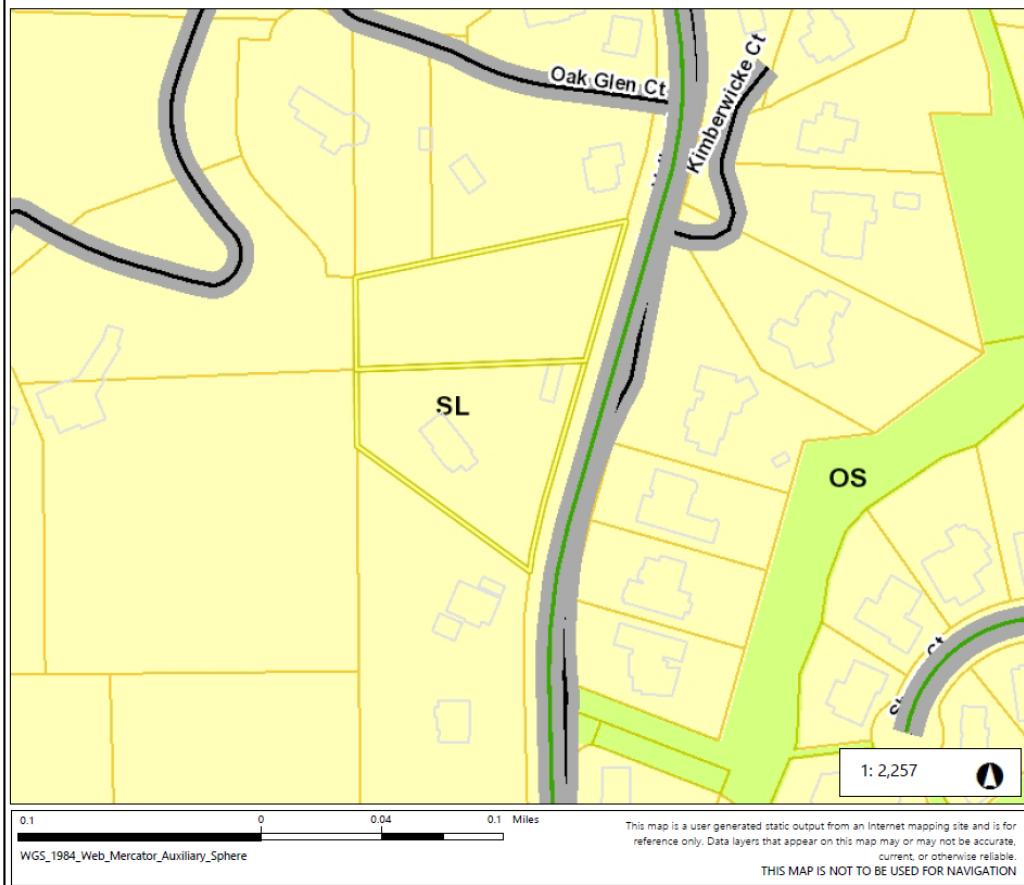


PROJECT DESCRIPTION

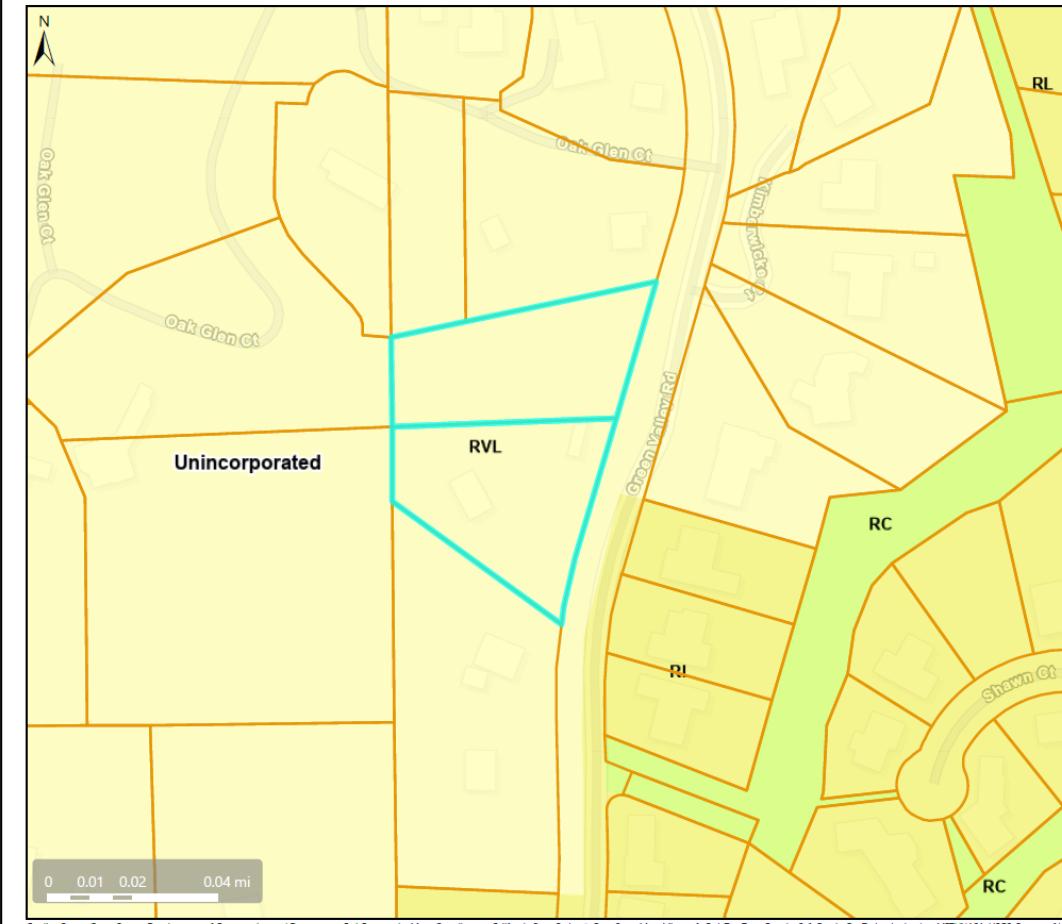
- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and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

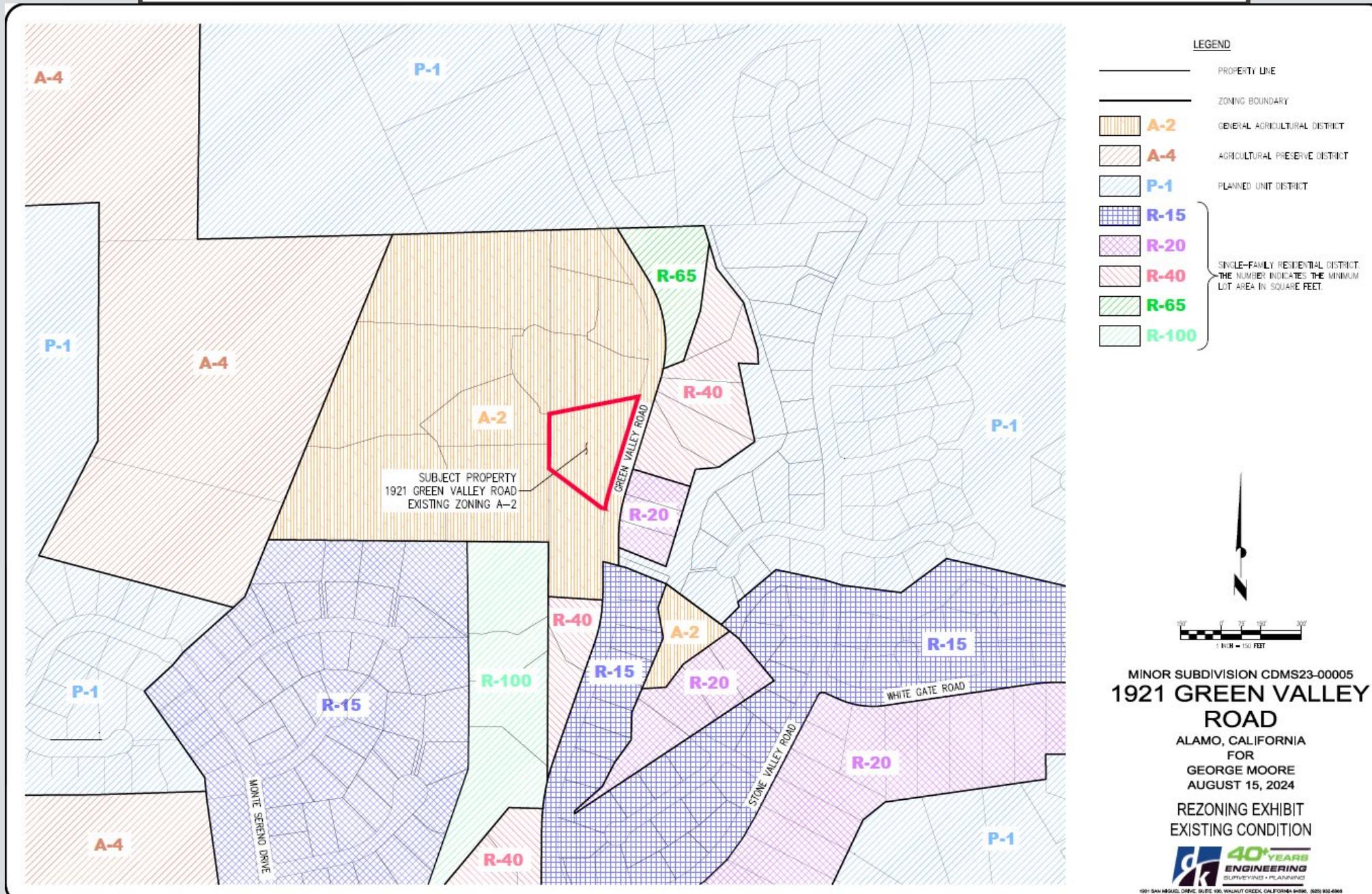
RC (Resource
Conservation)

Unincorporated

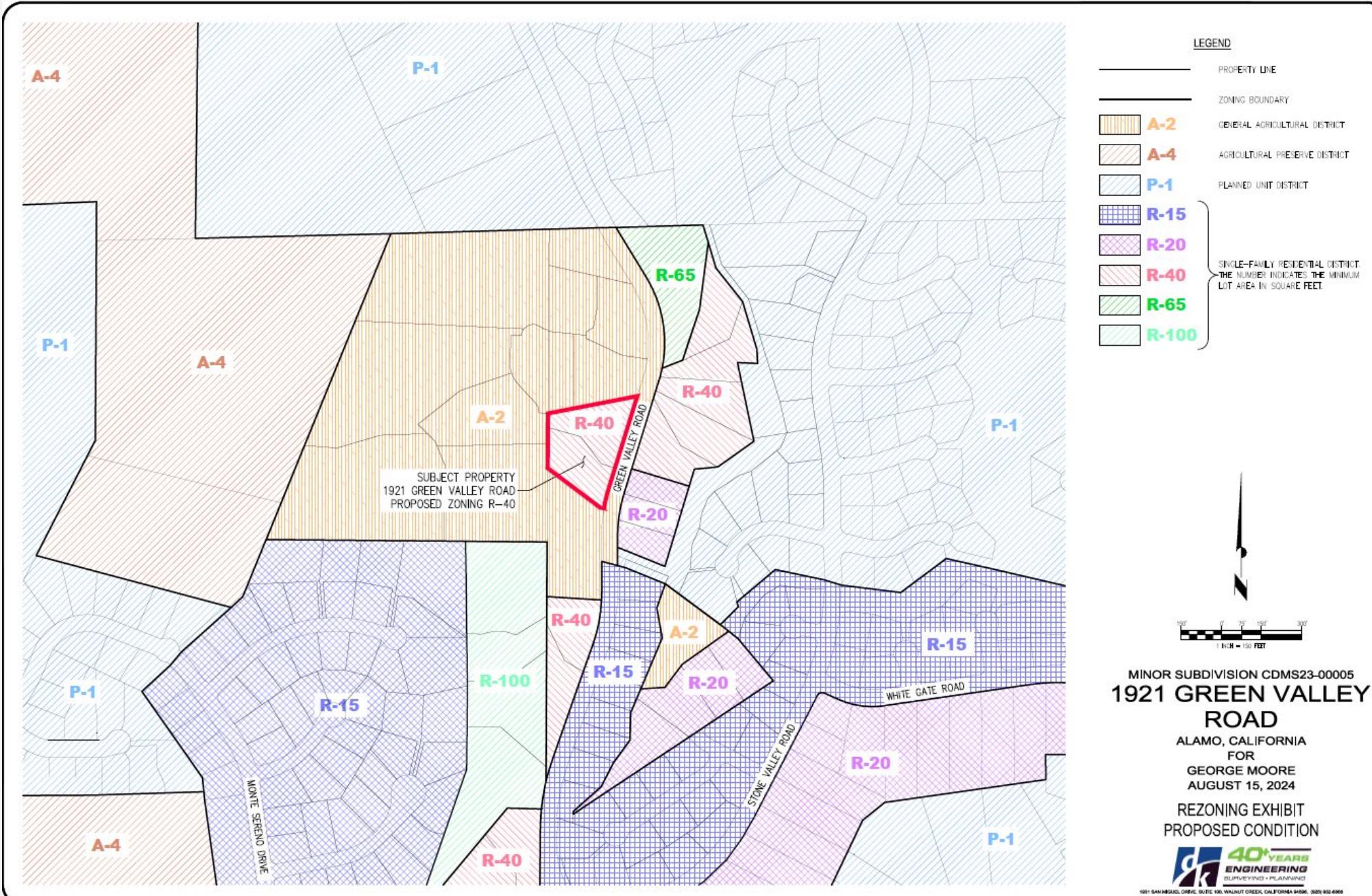
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. **THIS MAP IS NOT TO BE USED FOR NAVIGATION.** CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please contact all data providers for the countywide department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

ZONING MAP: EXISTING

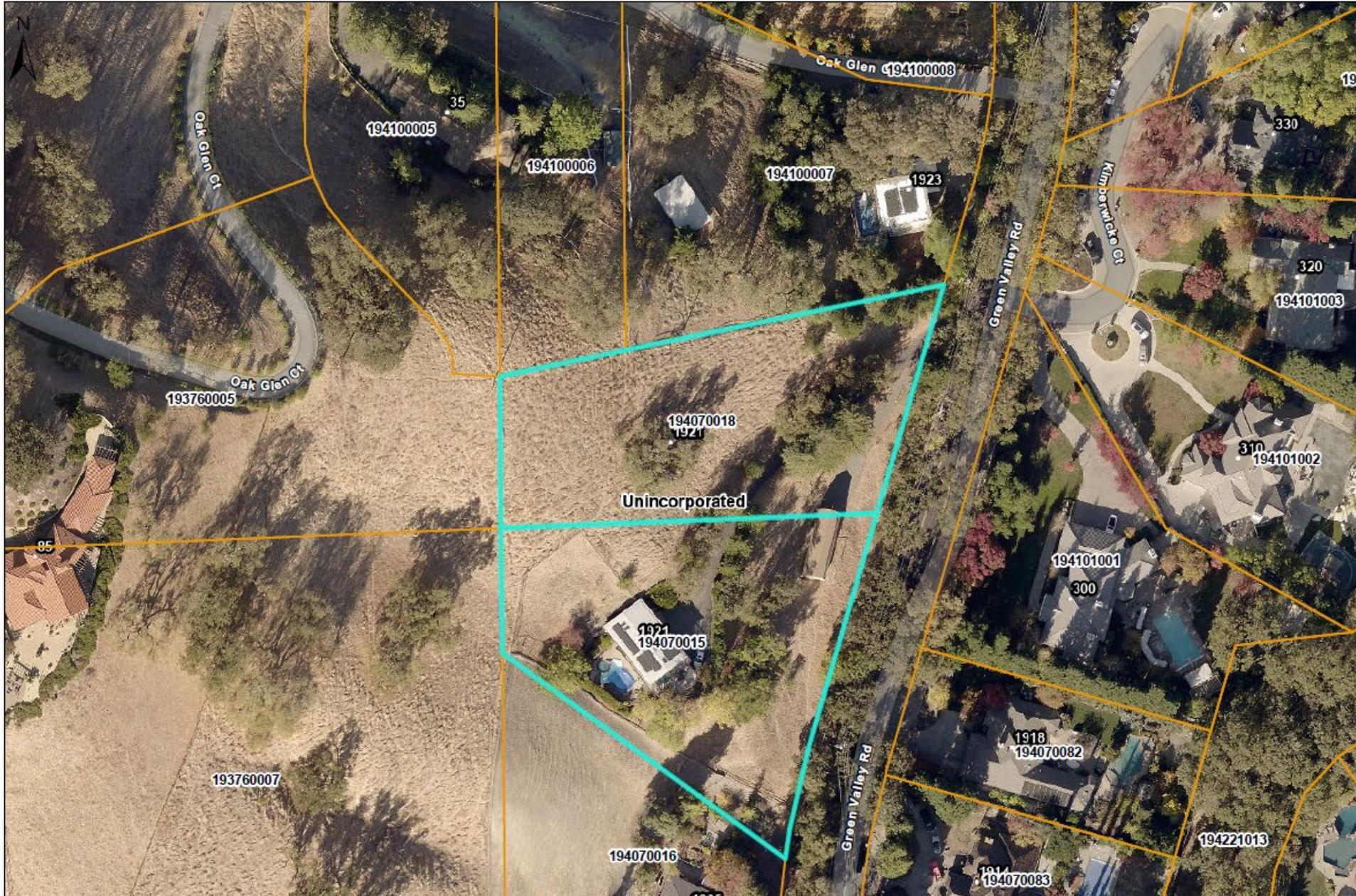


ZONING MAP: PROPOSED



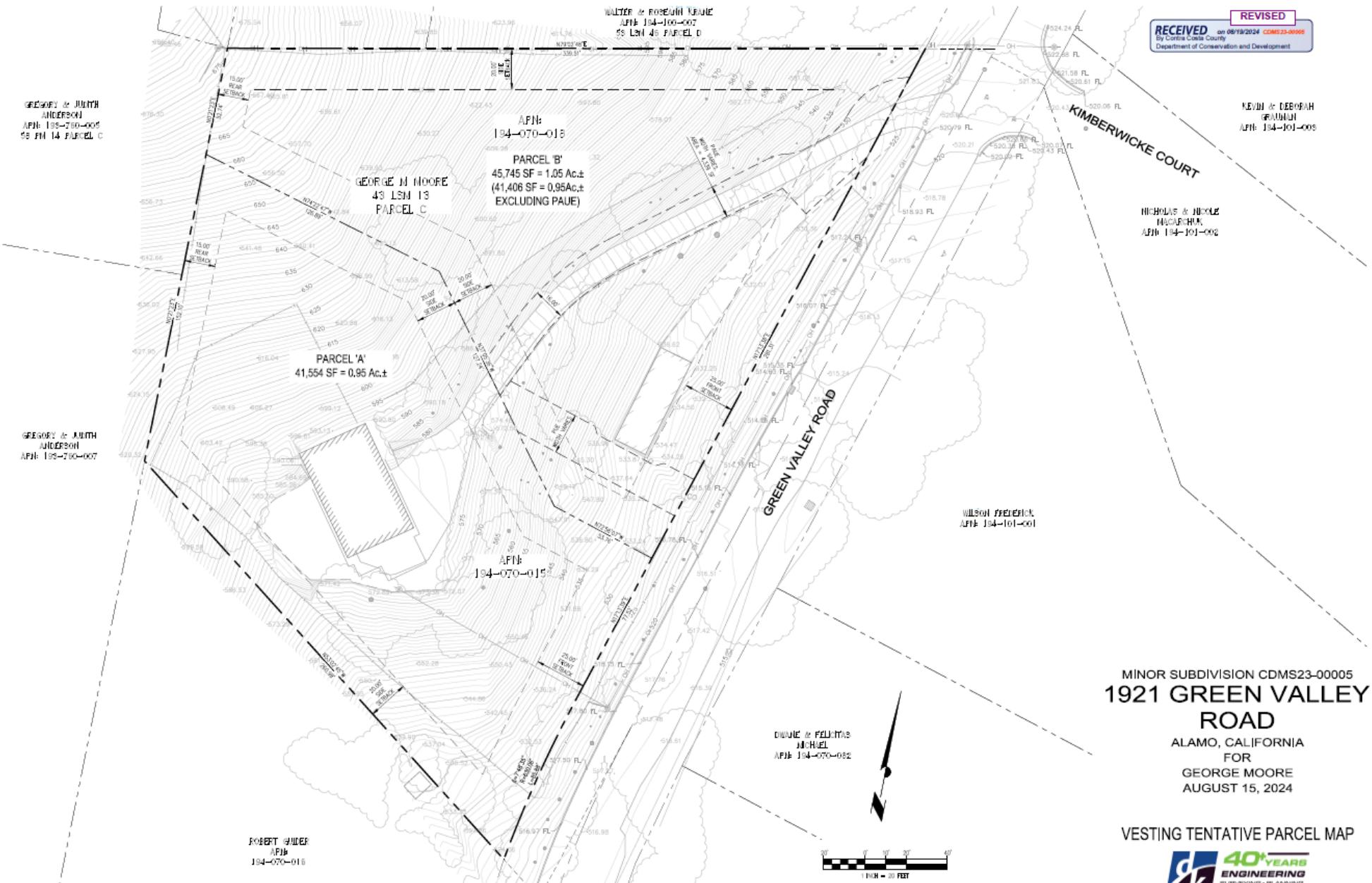
AERIAL VIEW

Aerial View

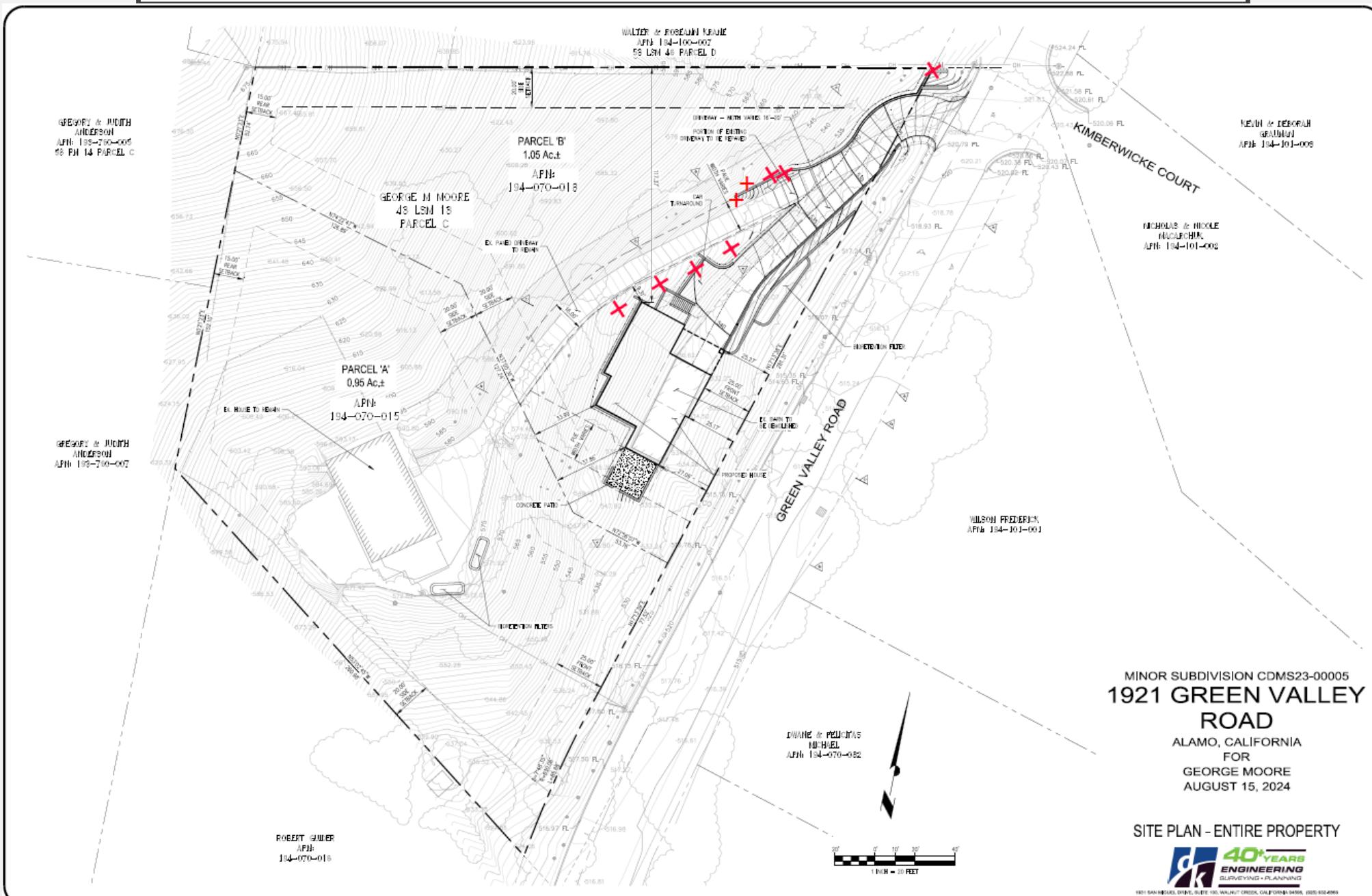


Map Legend
Assessment
Parcels
Unincorporated
Address Points
Aerials 2019
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

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?