

GREEN VALLEY ROAD
SINGLE-FAMILY RESIDENTIAL REZONE
AND MINOR SUBDIVISION

COUNTY FILE CDRZ23-03271 & CDMS23-00005

County Planning Commission
December 10, 2025

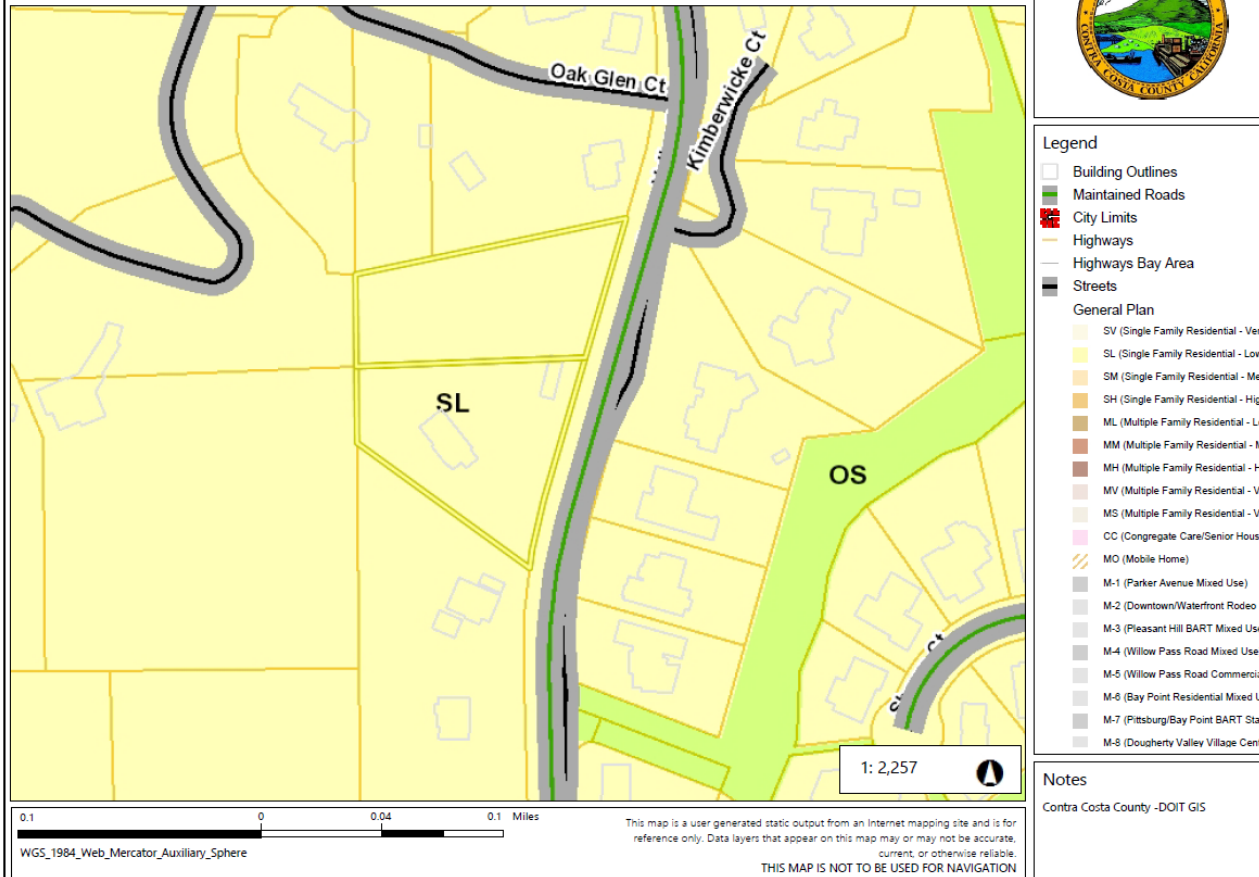


PROJECT DESCRIPTION

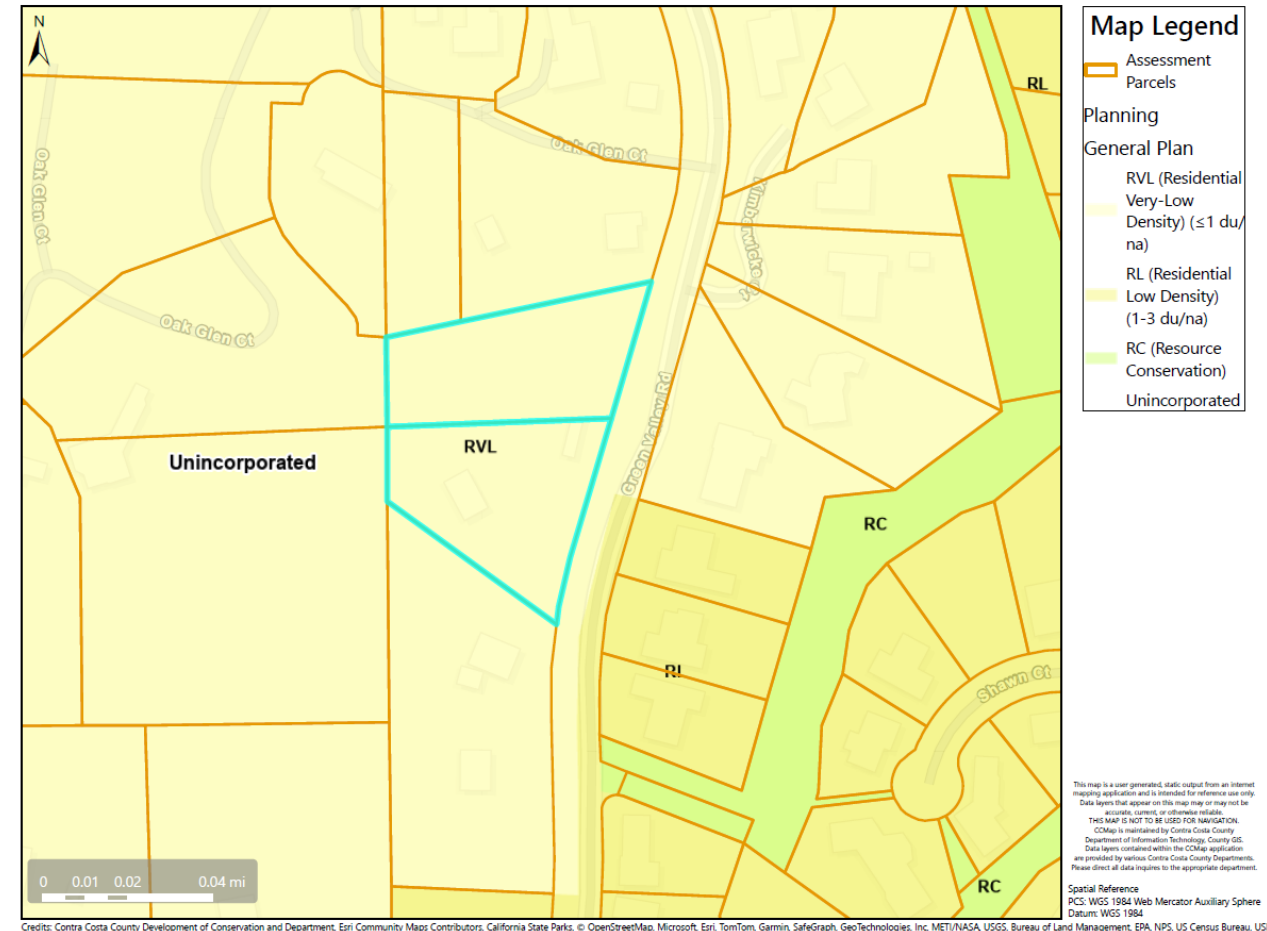
- Rezone of project site from A-2, General Agricultural District to R-40, Single-Family Residential District
- Minor subdivision for two lots: approximately 0.95-acre Parcel A and approximately 1.05-acre Parcel B
- Variances to allow a 0-foot and a 5-foot front setback (where 25 feet is required) and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

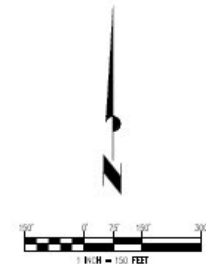
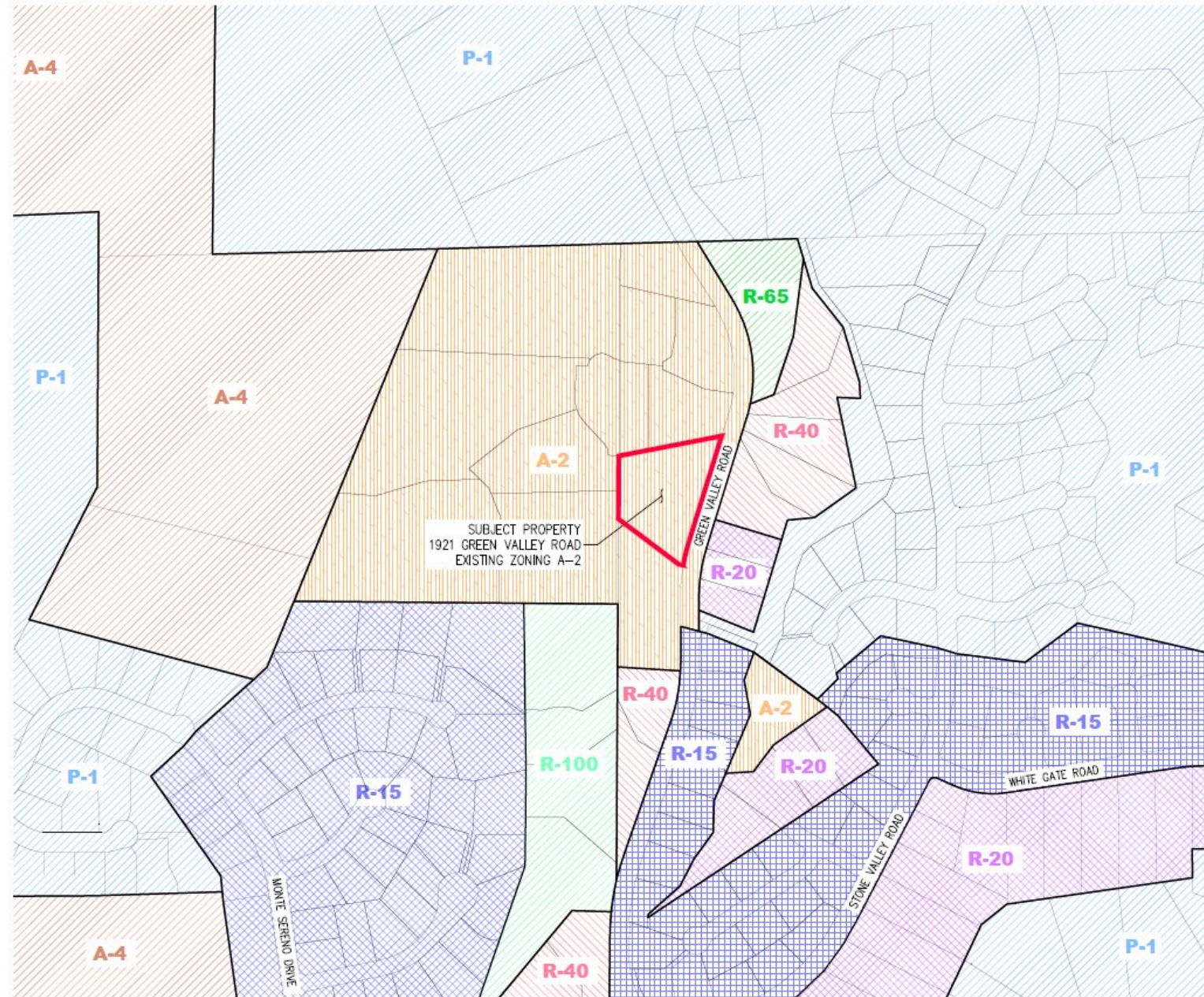
General Plan 2005-2020: SL, Single-Family Residential-Low Density



General Plan Envision 2045: RVL, Residential Very Low



ZONING MAP: EXISTING

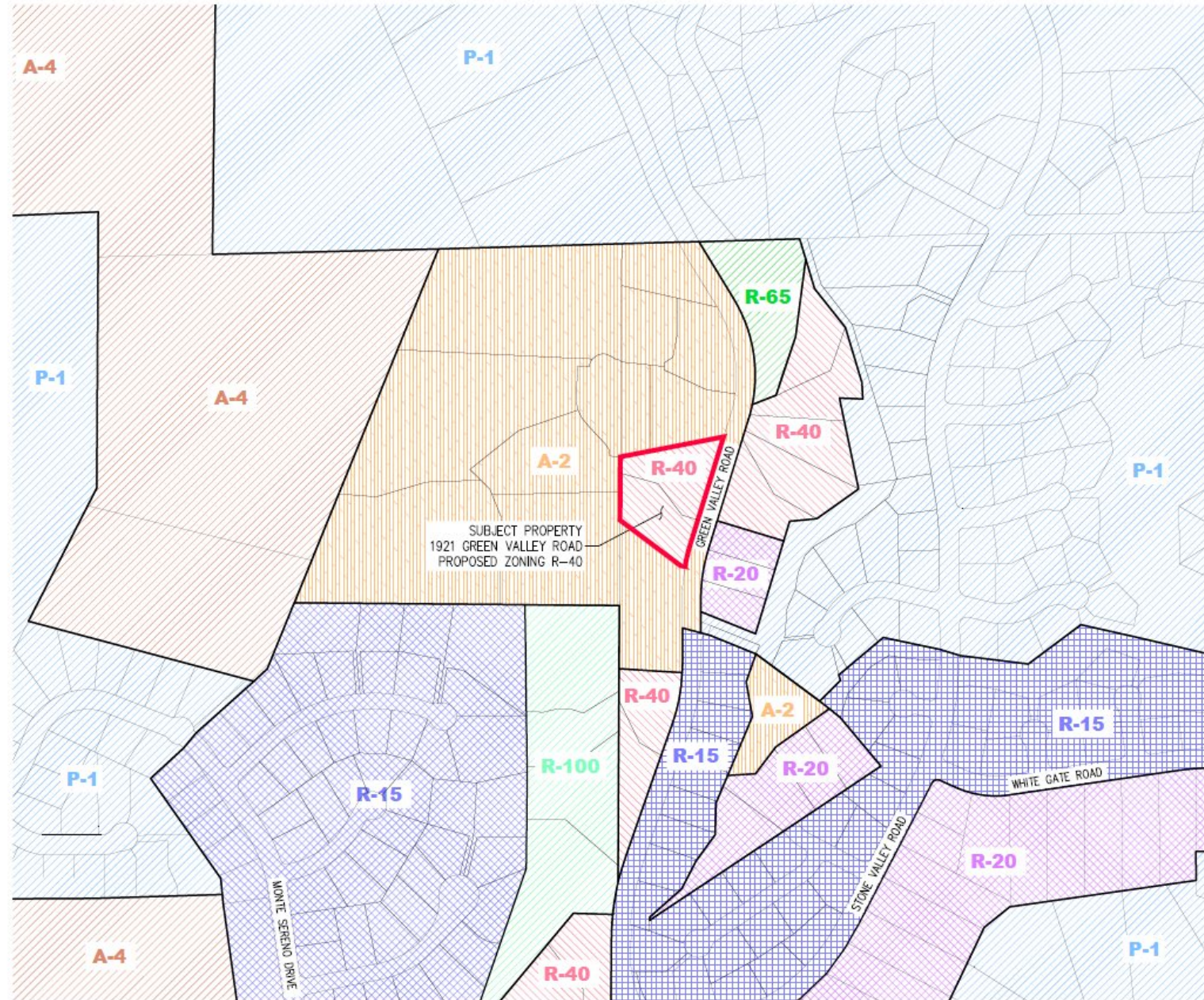


MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024
REZONING EXHIBIT
EXISTING CONDITION



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

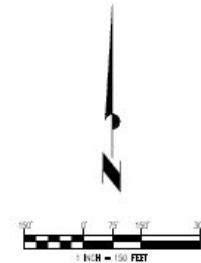
ZONING MAP: PROPOSED



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.



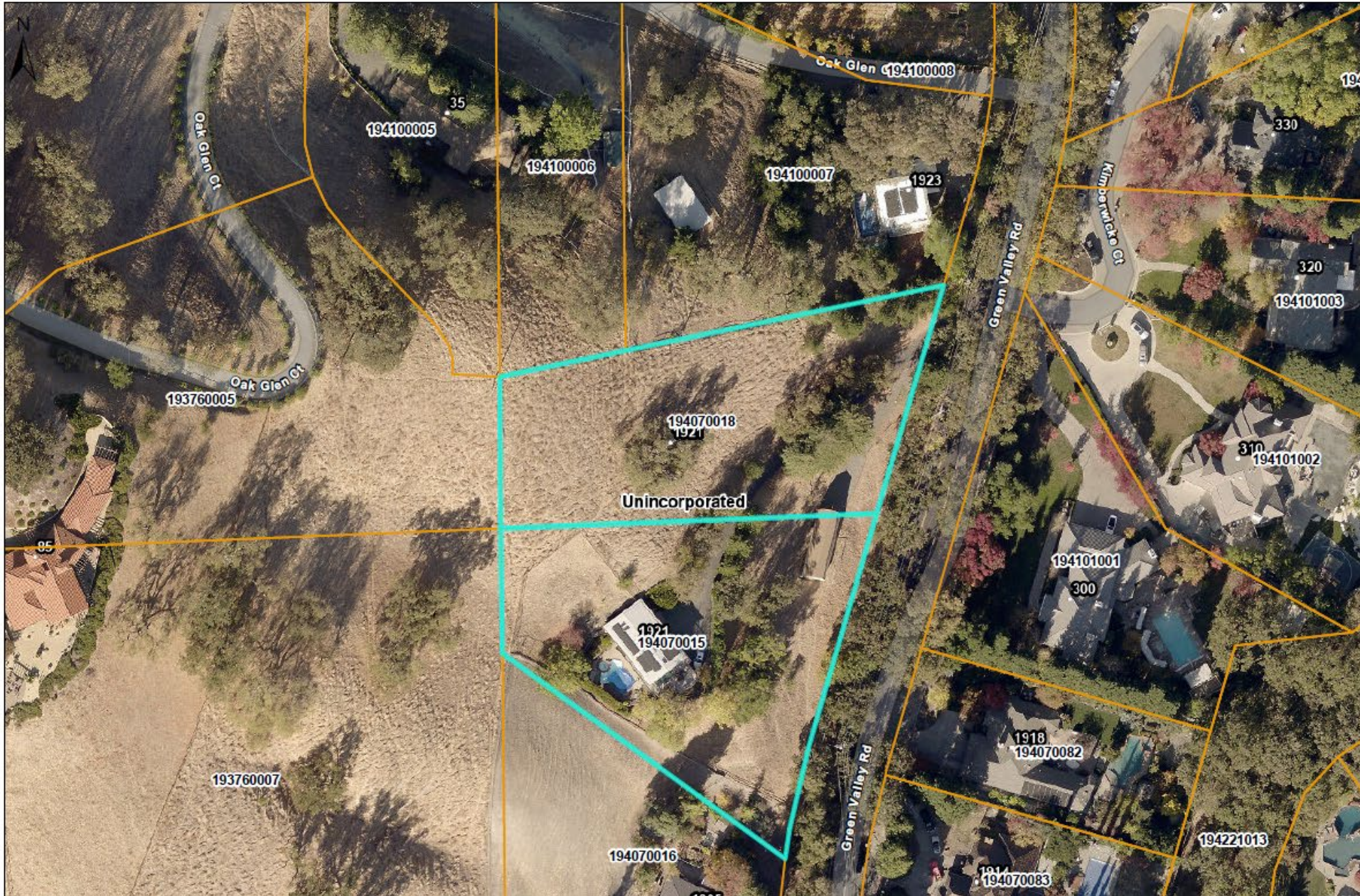
MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
 ALAMO, CALIFORNIA
 FOR
 GEORGE MOORE
 AUGUST 15, 2024
 REZONING EXHIBIT
 PROPOSED CONDITION



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

AERIAL VIEW

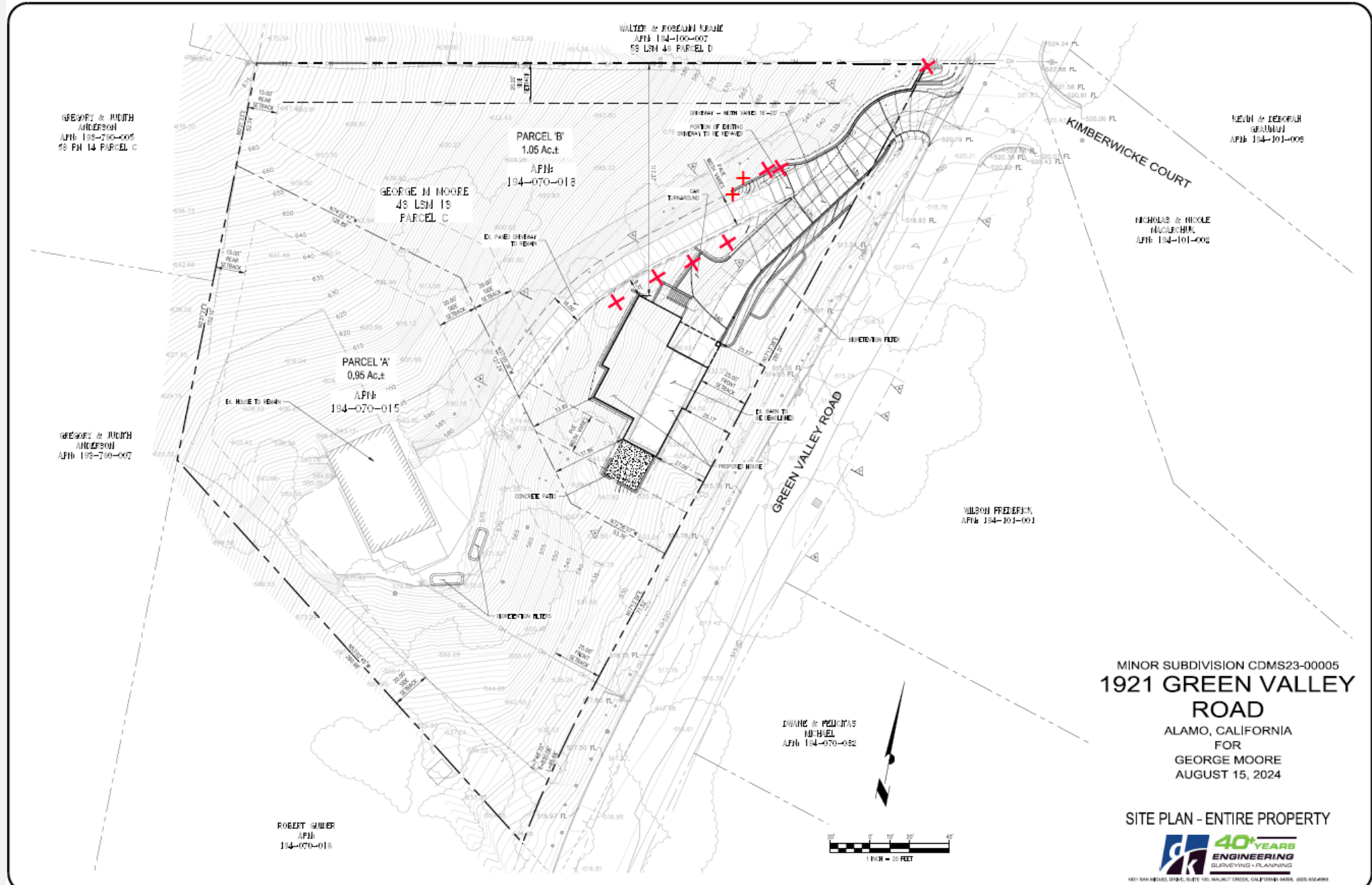
Aerial View



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.
- No potentially significant new 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"
- Applicant accepted the mitigation measures in the MMRP.

STAFF
RECOMMENDATION

- Adopt the MND
- Adopt an ordinance 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?