

**From:** [Mindy Cheng](#)  
**To:** [Nai Saephan](#)  
**Subject:** Bryan Ranch SUPPORT 19 Jay Ct.; OPPOSE Rob Eisele  
**Date:** Saturday, March 1, 2025 11:28:50 PM  
**Attachments:** [S250223Opposition Summary.docx](#)

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Dear Nai,

I am a Bryan Ranch resident and write to inform you that I do NOT support Rob Eisele's appeal of the 19 Jay Court ground mounted solar project. Rob has never surveyed the Bryan Ranch neighborhood and his claims of having the support of 200 Bryan Ranch residents is FALSE.

1. There was a Change.org petition that contained exaggerated and false information about the 19 Jay Court project to misinform.
2. The Change.org petition was posted to NextDoor. As of date, the petition statistics report 216 supporters; 65% of supporters are from zip codes 94507 (Alamo), 94523 (Pleasant Hill), and 94549 (Lafayette). I believe this petition was intentionally circulated outside of Bryan Ranch to gain signature volume to mislead the HOA and County approval bodies about the level of opposition for the project.

Rob Eisele has sent blast emails to the community about his opposition to the 19 Jay Court project that I see as inappropriate and harassment of the 19 Jay Court homeowners. I am taking a stand against allowing Rob Eisele to meddle and harass Bryan Ranch neighbors because he disagrees with how something looks.

There are many residents in Bryan Ranch who disagree with Rob Eisele's meddling, persistent interference, appeals on the 19 Jay Court project over the past 18 months. We believe that the Tentative Approval provided by the County to 19 Jay Court should be upheld and Approved.

Sincerely,  
Mindy Cheng  
367 Bryan Dr.  
Alamo, CA 94507  
(Bryan Ranch)

----- Forwarded Message -----

**From:** monique@moniquemartin.com <monique@moniquemartin.com>  
**To:** mindycheng@sbcglobal.net <mindycheng@sbcglobal.net>  
**Sent:** Wednesday, February 26, 2025 at 08:37:14 PM PST  
**Subject:** FW: 19 Jay Court - Tentative Tree Permit and Ground-Mounted Solar System - Update



**From:** [Marnie Collier](#)  
**To:** [Nai Saephan](#)  
**Subject:** CDTP24-00064 19 Jay Court - Summary of All Data: Plans, County Approvals and Conditions -CIMS RESPONSE 03/17/25  
**Date:** Monday, March 17, 2025 9:58:07 AM  
**Attachments:** [P 39-23 19 Jay Ct conditional approval notice follow-up.pdf](#)  
[P 39-23 19 Jay Ct plant listing.pdf](#)  
[P 39-23 19 Jay Ct conditional approval notice after appeal.pdf](#)  
[P 39-23 19 Jay Ct approval notice.pdf](#)

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Nai

Please see attached communications from the Bryan Ranch Board of Directors, that have been sent to Mr. Ginn as it relates to the HOA's process is approving the solar, fence and landscaping for his property. Please note, Mr. Eisele has provided a false count of those that have petitioned, noting that White Gate HOA is a separate community and if there are individuals that are on the petition that fall outside of Bryan Ranch, then the number is inflated, so please be mindful of that. Second, communication on behalf of several upset owners has gone out to Mr. Eisele and the Bryan Ranch community, to which I think you should be aware that many owners are NOT in favor of Mr. Eisele's approach to this matter and actually oppose it. If you would like to see this communication that was sent out by one of the owners, I am happy to forward to you.

Also, several of the items that Rob wishes for your team to enforce are Association items and the County should not be involved with. I have highlighted these in **yellow** below for reference. Ultimately, the County will weigh in on those items that specifically relate to the County permit requirements and anything beyond has already been communicated in the Association's meeting and letters to Mr. Ginn. The attached communication gives Mr. Ginn the criteria to which the HOA expects that fencing/landscape to look and gave him those plants that are used by the Association's vendor at the front so the area can be harmonious with the front entry.

I am hopeful that we can get to the finish line on this, noting that I am confident that your team has other items to focus on that are far more important to the community.

**My best,  
Marnie Collier**

Executive Vice President  
Common Interest Management Services  
(925) 743-3080, ext. 203  
[www.commoninterest.com](http://www.commoninterest.com)

**From:** Rob Eisele <reisele001@msn.com>

**Sent:** Sunday, March 16, 2025 10:02 AM

**To:** Marnie Collier <mcollier@commoninterest.com>

**Cc:** Heidi Zuber-Welsh <hdwelsh@comcast.net>; boboxenburgh@gmail.com  
<boboxenburgh@gmail.com>; Kristin Manella <kristin.manella@gmail.com>; Ken Brans  
<Kbrans@sbcglobal.net>

**Subject:** Fw: CDP24-00064 19 Jay Court - Summary of All Data: Plans, County Approvals and Conditions

**[EXTERNAL]**

Marnie

Please forward to the BR HOA Board. Attached is the final submitted plans by the property owner of 19 Jay Court. Also see County's email below mine.

225+ residents of BR and (a few from) WG have signed our opposition petition. So, while clearly indicating we are NOT giving up our opposition effort, we do have a concurrent interest in ensuring the changes to the aesthetics of the site are the best they can be, if the property owner is ultimately successful in his permitting efforts.

Therefore, if the project is allowed, the slope will be transitioning from its present "open space" look to one of a landscaped area, much like the adjacent property slope (closer to the BR wall) (See attached picture). Therefore, we respectfully request all the provisions of the ARC's Rules #13 Landscaping and Slopes be employed and enforced. I recall this was the intent of the Board when the property owner received his Board approval in the Fall of 2023. I distinctly remember ground cover and shrubbery being mandatory items.

**County Findings and Conditions of Approval** - fyi, see second attachment....essentially says the only reason for tentative approval is it is the only area of the property's ground surface area large enough to accommodate the large footprint. No consideration given to roof solar. Hardly a ringing endorsement of his plans.

#### **Requests/Comments**

1. On behalf of the 225 Petitioners and so we can be prepared for our April 23rd Hearing with

the County's Planning Commissioners for our Appeal to the Tentative Tree Permit to remove 3 code-protected oak trees, please keep us informed on the specific conditions the BR Board imposes on the property owner, above and beyond those of the County.

2. The property owner's final plan, just received, allows 5 feet around the perimeter of the panels for a fence, making the enormous footprint even larger; 3 feet is adequate.

3. Require the property owner's agreement prior to the start of work on the 3 items listed in my 2/28 email to Marnie Collier/Board. Listed below:

- All plantings must be full size at installation, i.e. 7 feet or taller, not small starter plants which will take years to hide the solar array.
- A written agreement by the 19 Jay Court Property owner that he will not cut down now or in the future the BR HOA Sycamore trees planted at the foot of his slope.
- During installation and all future maintenance, all vehicles, equipment, and personnel must enter the site from Jay Court. Stone Valley Road is too hazardous due to heavy traffic, vehicle speeds, and the proximity of 3314 Stone Valley Road's driveway directly across from the work site.

4. Require the Property owner to assume all maintenance responsibility for the slope, preferably by compensating the BR HOA gardener so we can assure BR's high standards are maintained.

5. The damn thing is still way too big; require a 50% reduction in number of panels, current footprint is 50'x 25'. We don't know whether it meets 100% of annual kwh or some higher number. Nothing says HOA can't declare certain size restrictions due to its prominent location even if meets only a portion of his annual electrical needs.

6. The view of the slope from the BR Stonewall to the crest of the Stone Valley hill will be the ultimate landscaping cardinal sin, i.e. all chopped up with fences and alleyways between the fences, not at all in harmony with the rest of BR.

7. We now have cost data for the roof alternative, which we didn't have at the time of Board Approval. It validates that the Roof Alternative meets the 10% additional expense rule of the CA Solar Rights Act and is, in fact, the least expensive alternative (NPV Analysis). It's not too late for the BR HOA Board to question him about the wisdom of his current plan given the strong resident opposition.

Editorial Comment: His Ground-Mounted Solar is, without a doubt, far more expensive than the roof solar alternative, especially with all the County and BR HOA conditions.....contrary to his expressed statements that lowest cost is his primary objective.



***BRYAN RANCH HOMEOWNERS' ASSOCIATION***

c/o Common Interest Management Services  
315 Diablo Road, Suite 221, Danville, CA 94526  
Phone 925-743-3080  
mcollier@commoninterest.com

October 2, 2023

Bruce Ginn  
19 Jay Court  
Alamo, CA 94507

Re: Architectural Committee Project Review  
Project 39-23

Dear Mr. Ginn:

I am pleased to report that your request to install a ground-mounted photovoltaic system has been approved by the Architectural Committee pursuant to the attached Project Review Request dated September 30, 2023.

If you have any questions, please feel free to contact me at 925-743-3080 x 203.

Sincerely,

Marnie Collier  
Senior Vice President & Market Leader, East Bay

Cc: Architectural Committee Chairman

Attach: Project Review Request

# **BRYAN RANCH HOMEOWNERS' ASSOCIATION**

## ***Architectural Committee***

### **Project Review Request**

Property Address: 19 Jay Court

Tract: 5026

Lot: 15

Owner: Bruce Ginn

Email: bruce.ginn@gmail.com

Phone: 925-353-6540

Project # 39-23

The Owner/ Applicant hereby applies for approval to make improvements to Owner's property as described below or in attached plans and specifications. By making this Request, I acknowledge that the Bryan Ranch CC&R's and Architectural Rules are binding on the Owner/ Applicant, and agree that the subject property and all improvements added thereto shall be maintained in full compliance with the CC&R's and Rules.

Dated: September 14, 2023

Signature on file

Owner's Signature

#### **Project Description:**

Requesting approval to install a 7.6 kW ground-mounted photovoltaic array using 28 Freedom Forever FF-MP-BBB-400 panels. Redwood fence to surround array shall be maximum 6' high.

The Architectural Committee reviewed the information submitted and based on that review and consideration of the Bryan Ranch CC&R's and the Architectural Rules reached the following decision on September 30, 2023.

☒ Approved    ☐ Not Approved    ☐ Approved subject to the following conditions:

Project timing: Per CC&R Section 3.04 D & E, work must start within 8 months of the approval date, or the approval shall be deemed revoked. Within 8 months after start of construction, work must be completed. The Architectural Committee is to be notified when work is complete.

Any/all approvals made by the Architectural Committee are for aesthetic purposes only. County and State Code requirements apply.

Date: September 30, 2023

By: \_\_\_\_\_

*Shelley Graham*

For the Committee

## **Bryan Ranch Homeowners' Association, Inc.**

c/o Common Interest Management Services  
315 Diablo Road Suite 221  
Danville, CA 94526  
Phone (925) 743-3080  
[customerservice@commoninterest.com](mailto:customerservice@commoninterest.com)

October 27, 2023

Bruce & Grace Ginn  
19 Jay Court  
Alamo, CA 94507

RE: 19 Jay Court  
Account 012879637 - XN6741156

Dear Homeowner:

Thank you for attending the recent Board meeting and providing additional information regarding your photovoltaic project. The Board considered the input from all parties and voted to deny your neighbor's appeal of the Architectural Committee's approval. Your project is approved. However, the Board has added a condition of approval, as discussed in the meeting:

1. Architectural Rule 13 states that "Slope areas shall be maintained by the owner in a neat, orderly and safe condition and in such a manner to enhance their appearance and to maintain established land contours and prevent erosion and landslide problems. All slope areas facing the street or neighbor shall have some form of ground cover to meet these requirements." Owner shall submit a landscape plan for the slope area; plan shall include plantings on the fence surrounding the PV array.

During the meeting, you also indicated you would be willing to include options for landscape at the fence that is scheduled to be installed, such as a vine to soften the lines of the fence. The Board would ask that you include this in your landscape plan as part of the process, noting that the vine should be evergreen in nature, so there are no seasonal gaps. If landscape considerations can be consistent and harmonious with the landscape as found behind the Bryan Ranch "monument" area, it would also help maintain the continuity. If you need further assistance on the landscape species that are included in the common area, we can provide further details.

Please submit the landscape plan within 60 days. Per the Association's CC&Rs, all projects must begin within 8 months of approval and be completed no more than 8 months from start of the project.

We look forward to your landscape plan and we appreciate your patience during this most recent process.

Sincerely,

Common Interest Management Services  
On behalf of the Board of Directors

Bryan Ranch Homeowners' Association, Inc.

## **Bryan Ranch Homeowners' Association, Inc.**

c/o Common Interest Management Services  
12647 Alcosta Boulevard, Suite 275  
San Ramon, CA 94583  
Phone (925) 743-3080  
[customerservice@commoninterest.com](mailto:customerservice@commoninterest.com)

February 27, 2025

Bruce & Grace Ginn  
19 Jay Court  
Alamo, CA 94507

RE: 19 Jay Court  
Account 012879637 - **XN6741156**

Dear Homeowner:

Thank you for attending the recent Board meeting last week to confirm if there were any next steps as part of your current project, specifically relating to the fence and landscape scope. Your solar project was already approved by the Board last year; however, the Board wishes to remind you that there were added conditions of approval that were sent to you originally (see attached letter). We wish to assure that these conditions are followed and included some additional considerations for the next steps specifically relating to the landscape screening around the fence. Below is what was part of the original conditions:

1. Architectural Rule 13 states that "Slope areas shall be maintained by the owner in a neat, orderly and safe condition and in such a manner to enhance their appearance and to maintain established land contours and prevent erosion and landslide problems. All slope areas facing the street or neighbor shall have some form of ground cover to meet these requirements." Owner shall submit a landscape plan for the slope area; plan shall include plantings on the fence surrounding the PV array.

The Photinia screening around the fencing should be 15-gallon sized plants, noting that the growth of the greenery around the fence should start off with a larger plantings. As a reminder, if landscape ground cover considerations can be consistent and harmonious with the landscape as found behind the Bryan Ranch "monument" area, it would also help maintain the continuity. It is our understanding that this has already been discussed with others and you have the planting information. If you require more details or further insight on this piece, please feel free to reach out to our office so we can assure full understanding of the Board's request and provide us with the list of plantings that you plan to use.

Thank you for your time with this matter and please reach out if there are further questions or concerns.

Sincerely,

Common Interest Management Services  
On behalf of the Board of Directors

Bryan Ranch Homeowners' Association, Inc.

**From:** [Bob Oxenburgh](#)  
**To:** [Nai Saephan](#)  
**Subject:** 19 Jay Court, Alamo project. In support of homeowner Rob Eisele  
**Date:** Monday, March 3, 2025 5:26:55 PM

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Nae hi,

I understand that the County will be holding a hearing of the tree removal permit on March 26.

Unfortunately I am unable to attend but I want to register my support for Rob Eisele's objection to the tree removal. I am a Bryan Ranch HOA member.

My objection is founded on the damage the ground array and removal of the 3 oaks will do to the architectural harmony of this HOA.

I should explain that I voted in 2023 to deny the project in my role as a member of the Architectural Rules Committee (ARC).

I responded to the 4 numbered points recently made by the 19 Jay Court homeowner as follows:

1). The proposed ground-mounted solar panels will be wholly contained on the homeowners' property.

My response. Yes they will. But. But, the panel array would be located on the down slope in open space, within a few feet of Stone Valley Road, close to the monument entrance, and directly across the street from Rob's home. And not visible to Jay Court home owners. That's why in 2023 as a member of the ARC I voted against the project request. The ARC's job, as defined in the CC&Rs, is to protect the values of all the 321 homes in the Bryan Ranch HOA.

2). The Bryan Ranch HOA Board of Directors APPROVED the project proposal.

My response. Yes, they did. On advice from the attorney that an HOA by State law could not override and relocate a solar PV project if it would reduce power generation by more than 10% and increase the project cost by more than \$1,000. That attorney did not advise that this would not be the situation. In fact an economic analysis indicates the reverse is true; more power, lower overall cost, for a roof mounted array.

3). The homeowners received TENTATIVE APPROVAL by Contra Costa County to remove 3 small trees/shrubs on their property for the proposed project installation. County Planners conducted a site visit on January 23, 2025 and recommended to the County Planning Commission to uphold the TENTATIVE APPROVAL.

My response. Yes, they did. No debate there. Except the trees are not small.

Nae, please record my objection to the removal of the 3 trees.

Thank you,

Bob

Show quoted text

**From:** [LARRY JACOB](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** 19 Jay Court, Alamo  
**Date:** Monday, March 3, 2025 7:47:38 PM

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Hello

I am a homeowner in Bryan Ranch. I do not support the plan to install solar at 19 Jay Court.

I have concerns regarding its impact and do not believe it is the right decision for this location or the removal of endangered Oak trees.

Please consider my opposition when reviewing the proposal.

Thank you,

Larry Jacob  
107 Golden Ridge Road  
Alamo 94507

Sent from my iPhone

**From:** [Sharon Gonsalves](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** Against 19 Jay Courts Plans Solar installation  
**Date:** Sunday, March 2, 2025 12:58:00 PM

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Dear Nai,

I do not support the plan to install solar at 19 Jay Court. I have concerns regarding its impact and do not believe it is the right decision for this location. Please consider my opposition when reviewing the proposal.

Best,

Sharon Gonsalves,

138 Golden Ridge Rd, Alamo, CA 94507



**From:** [Dana Weiler](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** Bryan Ranch Solar installation | Jay Ct & Stone Valley Rd Alamo  
**Date:** Tuesday, March 4, 2025 7:28:11 AM

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Good morning Nai,

I am a homeowner in the Bryan Ranch community of Alamo. I do not support the plan to install solar at 19 Jay Court. My husband and I have serious concerns regarding its impact and do not believe it is the right decision for this location. Please consider my opposition when reviewing the proposal.

I live on Emmons Canyon Drive and have been a resident in the community for 31 years.

Thank you very much for your consideration,

**DANA WEILER**  
**Broker Associate**  
m:925 998 8470  
Ranked Top 10 Agent by Sales Volume for Alamo Agency Office

[TheAgencyRE.com](https://TheAgencyRE.com)

**DRE# 00956555**

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**From:** [Daniel Gautsch](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** Opposition to the proposed Tree Removal and Ground-Mounted Solar System at 19 Jay Court  
**Date:** Wednesday, March 5, 2025 11:43:51 AM

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Nai Saephan: I am a homeowner in nearby White Gate Subdivision. I do not support the plan to install solar at 19 Jay Court, Alamo, CA.

I have concerns regarding its impact and do not believe it is the right decision for this location. Please consider my opposition when reviewing the proposal.

Sincerely,

Daniel M. Gautsch  
1821 Piedras Circle  
Alamo, CA  
Board Member and Open Space Committee Member  
White Gate Homeowners Association

**From:** [Bruce Licht](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** Proposed Tree Removal and Ground-Mounted Solar System plan at 19 Jay Court  
**Date:** Tuesday, March 4, 2025 6:52:56 AM

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Dear Nai,

I am a homeowner in Bryan Ranch, living at 511 Carleton Way. I am very much opposed to the proposed Tree Removal and Ground-Mounted Solar System plan at 19 Jay Court. I have many concerns regarding its impact and do not believe it is remotely the right decision for this location (or any location) at all. It is right at the entrance to our development, will be a huge eye-sore, and will open up a huge can of worms. Maybe I should consider putting up a solar array in the open space behind my house when I decide to purchase solar? If they can do it, why can't I, or others? This will lead to our development not being as beautiful, becoming a hodge-podge of different uses in our development's open spaces (which we all own and contribute financially to maintain, and the lowering of value of our homes. It is beyond me that this could even be considered as acceptable.

Please consider my strong opposition when reviewing the proposal.

Bruce Licht  
511 Carleton Way

**From:** [JOSEPH MURPHY](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Rob Eisele](#)  
**Subject:** Solar at Jay Court  
**Date:** Tuesday, March 4, 2025 8:39:56 AM

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I am a homeowner in Bryan Ranch. I do not support the plan to install solar at 19 Jay Court. I have concerns regarding its impact and do not believe it is the right decision for this location. Please consider my opposition when reviewing the proposal.

Joseph and Cathy Murphy  
1349 Virginia St  
Alamo, Ca. 94507

**From:** [tony kalliaras](#)  
**To:** [Nai Saephan](#)  
**Subject:** Solar project Bryant Ranch  
**Date:** Tuesday, March 4, 2025 7:18:33 PM

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I am a homeowner in Bryan Ranch. I do not support the plan to install solar at 19 Jay Court. I have concerns regarding its impact and do not believe it is the right decision for this location. Please consider my opposition when reviewing the proposal.

Thanks

Tony Kalliaras  
1316 Virginia street

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**From:** [Rob Eisele](#)  
**To:** [Nai Saephan](#); [Jennifer Cruz](#); [John Kopchik](#)  
**Subject:** CDT24-00068 Frustration and Anger at County Bureaucracy  
**Date:** Monday, March 17, 2025 1:41:12 PM

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Nai/Jennifer/John

### **From the County's Tree Permit Findings**

1. Reasonable development of the property would require the alteration of the trees, and the installation of ground mounted solar/PV could not be reasonably accommodated on another area of the lot.

### **Opposition Comments**

Well, that depends on your definition of "reasonably".

### **Reasonable to the County Zoning Administrator is the following:**

1. Remove 3 code- protected Oak trees, 30+ years of age, with 20+ foot deep roots that are well known for stabilizing slopes and prevent slope creep.
2. Sink 8 piers into the slope for PV brackets, drill holes for numerous posts for 150 lineal feet of fence, and trench 120 feet for power cables and an irrigation system.
3. Install 150 feet of fence around the PV panels
4. Maintain the newly planted landscaping on the slope forever.
5. Install a drainage system to collect and dispose of rainwater from the 600+ square feet of panels
6. Hire an arborist
7. Submit a plan and replant 3–15-gallon trees which comply with the County's Efficient Landscape Ordinance.
8. Transition the slope area from "open space" to a landscaped area, which means purchasing and installing plants and a irrigation system to satisfy BR HOA CC&R requirements.

### **Reasonable to the Opposition: The Alternative Roof Solar is much simpler**

1. Trim or thin 3 Coastal 80-foot Redwood trees on the flat portion of the lot, which will maximize peak sunlight time on the roof because they face south.
2. Install PV panels on existing roof which has 10-year remaining life according to the property owner.
3. Potentially use fewer PV panels due to the longer average sunlight time than the ground-system.

### **Frustration and Anger with Government**

Government employees wonder why citizens dislike government bureaucracy so much. It has taken over 200 hours to organize and fight this very bad idea. It has created substantial angst in our neighborhood. 225+ residents have signed a Petition opposing the Tree Removal for the purposes of installing a Ground-Mounted Solar System. Roof Solar is the de facto standard in residential neighborhoods for good reason. That should have been immediately obvious to everyone from day one.

Rob Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
925-202-6406

**From:** [Rob Eisele](#)  
**To:** [Nai Saephan](#)  
**Cc:** [Heidi Zuber-Welsh](#); [boboxenburgh@gmail.com](mailto:boboxenburgh@gmail.com); [Kristin Manella](#); [Ken Brans](#)  
**Subject:** CDTP24-00064 19 Jay Court  
**Date:** Friday, February 28, 2025 12:19:34 PM

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Nai

We would like to address an issue which may, at first, seem to impact the decision on 19 Jay Court's Tree(s) Removal Permit and Proposed Ground-Mounted Solar System. There is a ground-based pool solar system on the adjacent lot/slope. However, there are significant differences between the pool solar system and 19 Jay Court's plans. There is no residence directly across the street from the pool solar system. The pool solar panels lie flat on the ground and cannot be seen above its surrounding fence. The pool solar footprint is much smaller, nowhere near the enormous size of photovoltaic system 19 Jay Court plans to install and does not proceed nearly as far down the slope. The photovoltaic panels will be visible to all despite the installation of a surrounding fence because of hillside's slope and one end of each panel will sit 4-5' off the ground. The photovoltaic system is a potential safety hazard as they will be located within 25' of Stone Valley Road, a major thoroughfare.

See the aerial picture attached.....the pool solar is shown clearly on the next lot and the **red oval** shows the location of the proposed 28 panel photovoltaic array, whose size will be an enormous 40'x16', actually 46'x 22' when you allow for fencing.

On the subject of tree removal, we also wish to illuminate some duplicity by the Property Owner.. The Coast Live Oak 11"DBH 12' spread tree (one of the 3 code-protected trees proposed to be removed) is a gorgeous tree, in addition to its other attributes, such a soil stabilization, whose only reason the Property Owner wants it removed is because it will shade the proposed ground-mounted solar system. So, we are calling out this duplicity, the Property Owner is willing to remove a gorgeous native, code-protected Coast Live Oak but refuses to thin or cut down any of his non-native Coastal Redwoods because they shade his roof, making it too shady for roof solar.

One other challenge on the Coastal Oak Tree: The Coast Oak is listed (Construction Plans, page2, The Mounting Plan) as having only a 12' spread, that is clearly wrong, more like twice that.

Please route this email to the County staff, AIA, AlamoMAC.

Rob Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
925-202-6406



**From:** [Rob Eisele](#)  
**To:** [Nai Saephan](#)  
**Subject:** CDTP24-00064 Urgent Community Opposition to Tree Removal and Ground-Mounted Solar Permits at 19 Jay Ct, Alamo  
**Date:** Sunday, February 23, 2025 12:03:13 PM  
**Attachments:** [S250223Opposition Summary.docx](#)  
[250222 EconomicAlternative Comparison - 3 Cases.xlsx](#)

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Mr. Nai Saephan

Please see attached and linked documents for distribution to County staff, Alamo Mac, Alamo Improvement Association.

Thank you.

**Primary Attachments**

1. Opposition Summary (MS Word) (attached)
2. Ginn Project Opposition Deck (MS PowerPoint) (14MB) link:  
☐ [250223Ginn Opposition Deck.pptx](#)  
*Note: recommend viewing in PPT app; View: Notes Page view*
3. Petition link: <https://chng.it/6JHbQ658MX>
4. Economic Comparison of Alternatives (MS Excel) (attached)

**Background Attachments/Links**

5. Document\_2025\_01\_11 (CCC Notification of Tree Permit) link:  
☐ [Document\\_2025-01-11\\_074623.pdf](#)
6. 250114Appeal Ltr to CCC link:  
☐ [250114Appeal Letter to Contra Costa County - Ginn Property.docx](#)
7. 250117CCC Appeal Accepted Ltr link: ☐ [250117CCC Appeal Accepted Ltr.pdf](#)
8. CCC Planner Post Site Visit Recommending Approval (MS Word)  
☐ [250204NaiSaephanCCCPostSiteRecommendation.docx](#)
9. Miscellaneous Correspondence w/Ginn link: ☐ [250212MiscCorrepondencewithGinn.docx](#)
10. Solar Contractor Construction Drawings 21MB file; link:  
☐ [Construction Plans CDTP24-00064 \(5\).pdf](#)
11. Licensed Solar and Tree Contractor Quotes: ☐ [250221Licensed Contractors Quotes.docx](#)

Rob Eisele  
925-202-6406

February 23, 2025

Via Email ([nai.saephan@dcd.cccounty.us](mailto:nai.saephan@dcd.cccounty.us))

Department of Conservation and Development  
Attn: Nai Saephan  
Attn: Jennifer R. Cruz, Deputy Zone Administrator  
30 Muir Rd.  
Martinez, CA 94553

**Subject:** CDP24-00064 Urgent Community Opposition to Tree Removal and Ground-Mounted Solar Permits at 19 Jay Ct, Alamo

Dear Members of the Planning Commission,

On behalf of over 200 concerned homeowners, I urgently submit our opposition to the proposed permits for removing three code-protected oak trees and installing a ground-mounted photovoltaic solar system at 19 Jay Ct. For 45 years, the entrance to Bryan Ranch has stood as a cherished natural open space maintained by the BR HOA—a defining element of our community’s character. Approving these permits would not only violate our county’s Tree Preservation Code but would permanently mar the aesthetics, environmental stability, and safety of our neighborhood.

**Situational Overview:**

- **Interrelated Permits:** The removal of the three oak trees is intrinsically linked to the installation of a solar array with an initial footprint of approximately 40’ x 15’, expanding to roughly 48’ x 23’ when accounting for a surrounding fence and landscaping.
- **Deviation from Standard Practice:** While the default solar solution for single-family residences is a roof-mounted system, Mr. Ginn’s proposal for a ground-mounted alternative appears driven more by personal preference—to preserve his flat outdoor living area—than by genuine cost considerations.
- **Underlying Concerns:** Mr. Ginn’s cost-related arguments hinge on replacing his aging wood-shake roof and the expenses associated with trimming or removing massive coastal redwoods. However, his current insurance challenges (FAIR plan) and the elevated fire risk in our Wildfire Urban Interface (WUI) zone underscore the imprudence of his approach.

### **County Code Compliance – Q&A Section:**

In evaluating the application under County Code Section 816-6.8010, we note several critical violations:

#### **Q: Does the proposed removal of a healthy tree align with the code's intent?**

- **A:** No. The code mandates preserving healthy trees when a reasonable redesign is possible. A roof-mounted solar system would completely avoid the need for tree removal.

#### **Q: Could the tree removal cause problems with drainage, erosion, land stability, and visual screening?**

- **A:** Yes. Removal is likely to adversely affect drainage, erosion control, land stability, and visual screening—problems that cannot be mitigated once the trees are gone.

#### **Q: Is the value of the tree to the neighborhood outweighed by the owner's hardship?**

- **A:** No. Over 200 Bryan Ranch and Whitegate neighbors have signed a petition opposing the removal, highlighting that the tree's value in enhancing privacy, aesthetics, and natural beauty far exceeds any claimed hardship.

#### **Q: Are there reasonable alternatives to the proposed trenching and grading?**

- **A:** No. The construction plans require approximately 120 feet of trenching to bury power lines from the solar array to the house, further destabilizing the hillside.

### **Additional Critical Concerns:**

- **Environmental Impact:** The oak trees play a pivotal role in preventing slope creep on this steep hillside by stabilizing the soil with their deep roots. Their removal, coupled with the installation of at least eight concrete piers, threatens significant erosion and drainage issues.
- **Aesthetic Degradation:** The proposed 28-panel system, with its enormous footprint, will irreversibly alter the historic entrance of Bryan Ranch and serve as an unsightly eyesore along Stone Valley Road—the only thoroughfare for our community.

- **Safety and Economic Implications:** Mr. Ginn's current insurance predicament and the heightened fire risk—exacerbated by his aging roof and untrimmed redwoods—pose severe threats to public safety. A comprehensive 10-year Net Present Value analysis (separate attachment) confirms that a roof-mounted system, accompanied by timely roof replacement and necessary tree maintenance, is a far superior alternative in both safety and cost.

In addition, the system will prominently face and be approximately 25 feet from a major thoroughfare (Stone Valley Road) as well as the front yard of the house directly across the street. It will also be highly visible to 200+ residents whose homes must pass the site at least twice a day as Stone Valley Road is the only road to their home.

- **Maintenance Underestimated** – roof solar requires minimal maintenance; a ground-mounted solar system requires constant maintenance of surrounding fencing, shrubbery and irrigation.

#### **Requested Action:**

In light of these compelling concerns, we respectfully urge the Planning Commission to:

- **Deny the Tree Removal Permit (CDTP-00064):** Uphold the county's Tree Preservation Code and protect a vital community asset.
- **Deny the Building Permit for the Ground-Mounted Solar System:** Prevent irreversible environmental damage, maintain community aesthetics, and safeguard public safety.

The future of Bryan Ranch depends on preserving its natural beauty and ensuring safe, sustainable development. We trust that the Commission will act decisively to reject this proposal in the best interests of our community.

An Economic Alternative Comparison and Summary of Licensed Contractors Quotes can be found on the next page.

Sincerely,

Robert J. Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
[Reisele001@msn.com](mailto:Reisele001@msn.com)  
925-202-6406

## CDTP24-00064

### Economic Alternatives Comparison

A Net Present Value (NPV) method was used because it evaluates the cost of a project over a period of time, not just the initial costs. NPV is a commonly used financial tool, widely employed by Fortune 500 companies, to evaluate projects. A 10-year period was selected because the property-owner said that was the remaining useful life of his existing wood-shake roof.

Three cases were evaluated:

Case 1 – Ground-Mounted Solar System (Property owner’s preferred alternative)

Case 2 - Roof Solar System with New Composite Shingle Roof, Year 1, Trees Trimmed/Thinned/Removed

Case 3 - Roof Solar on Wood-Shake Roof, Re-roof, Year10, No Tree Work\*

A summary of the financial results using the 10-year Net Present Value methodology follows, with the lowest cost alternative being the preferred alternative.

| CASE | 10-Year Net Present Valued (NPV) |
|------|----------------------------------|
| #1   | \$37,471                         |
| #2   | \$6,872                          |
| #3   | \$36,286*                        |

*\*The property owner’s solar contractor evaluated Roof Solar on the existing wood-shake roof with NO additional tree trimming/thinning/removal and determined and additional 10 solar panels would be required for a total of 38. This solution was evaluated from a cost perspective but is not recommended because of fire risk and insurance concerns.*

A complete list of assumptions and calculations for the NPV can be found in a separate attached Excel spreadsheet.

### Licensed Contractor Quotes

In addition, we have the following quotes from licensed solar and tree contractors, which demonstrate that ground-mounted systems cost more than roof solar, and the cost of tree work is quite reasonable.

Ground-Mounted Solar vs. Roof Solar at 19 Jay Court (equipment & installation):  
\$10,500 more for the Ground-Mounted System

80' Redwood Tree Work is quoted at very reasonable rates, not the large, expensive cost the property owner claims for tree work on his property:

Tree Thinning: \$500/tree

Tree Removal: \$2000/tree

Late input 2/23/2025: In our Economic Alternative Comparison we used \$70,000 as the roof replacement cost but just learned that Bryan Ranch neighbor with a 4500 square foot home replaced his roof with Presidential Composite Shingle for \$58,000. 19 Jay Court is a 3500 square foot home, therefore, we estimate the cost to replace its roof is \$55,000, making Case 2 - Roof Solar System with New Composite Shingle Roof, Year 1, our recommended alternative, in our Economic Alternatives Comparison even more favorable for the property owner.

**From:** [Rob Eisele](#)  
**To:** [jennifer.cruz@dcd.cccounty.us](mailto:jennifer.cruz@dcd.cccounty.us)  
**Cc:** [Nai Saephan](#); [Syd Sotoodeh](#)  
**Subject:** Fw: CDT24-00064  
**Date:** Friday, February 14, 2025 7:51:48 AM

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Jennifer R. Cruz - Deputy Zoning Administrator

Hello. I am hoping you can help me understand the basis of the tentative approval for the removal of 3 code-protected oak trees, which is a precursor for a building permit to install a ground-mounted solar system in a single-family residential development. I would have thought the default would have been NO, but as indicated I just don't understand the process. Our development, Bryan Ranch and sister development, Whitegate, both located in Alamo, has circulated a petition opposing the tree removal and ground-mounted solar system and now has over 200 signatures.

Is it as simple as the zoning for the 19 Jay Ct is P-1, which allows a structure, such as ground-mounted solar system? Or is it something else, such as CA Solar Rights Act, which is overriding common sense in this case, because the site has numerous fatal flaws, which I would be happy to enumerate.

We have filed an Appeal which has been accepted by the County, a site visit has been made by a planner and as part of our preparation for the Hearing, we are seeking answers and a better understanding of the process.

I am available for a phone call if you prefer to handle my inquiry in that manner.

Thank you for listening.....

Robert Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
925-202-6406



**From:** [Rob Eisele](#)  
**To:** [Nai Saephan](#)  
**Subject:** Ginn Permit Request and Solar System  
**Date:** Wednesday, January 22, 2025 6:01:49 AM  
**Attachments:** [250120BR CC&RsDocument.pdf](#)

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Nai

Apologies for yet another email. I would like to focus on the immediate Permit request to the County for the Removal of 3 code protected trees. At the same time fully acknowledging the two issues, tree removal and solar installation, are intertwined.

The Removal of 3 Code-protected trees, besides destroying the aesthetics of the entryway into Bryan Ranch and nearby neighbors, could create other major problems. Oak trees are known for stabilizing the soil on slopes because of their deep roots. Without the protection of an oak tree, slope soil instability, known as "slope creep", can become a major problem even affecting adjoining properties, like adjacent lots 13, 16 and the wall common area. Another concern with tree removal is water drainage during storms or irrigation from Ginn's yard above. Neither of these issues have been addressed by Mr. Ginn on what is a very steeply sloped hillside. An area which, by-the-way, the Bryan Ranch HO Assn. gardener has maintained for the last 45 years.

Regarding the ground-mounted solar system, I imagine the topics you wish to discuss with Mr. Ginn is the lack of sufficient information about the solar system installation and its impact. To my knowledge, Mr. Ginn has not submitted any detailed plans. The plans are important because they would address issues, such as: Plot plan and equipment footprint, slope elevation, water drainage, slope creep, fencing, and irrigation for screening plants. Nor has Mr. Ginn submitted such plans to the BR HO Assn as required by our CC&Rs. The point being Mr. Ginn should not be submitting permits requests for the removal of code-protected trees until he has given everyone a full and complete description of his project.

Reference: ***BR CC&Rs 3.04 Subsection A and B. DETACHED SINGLE FAMILY AREAS: CONSTRUCTION AND ALTERATION OF IMPROVEMENTS (also references Section 3.02).*** A copy of the BR CC&Rs is attached.

Ginn's property is a large lot. In addition to a roof solar installation, other alternatives have not been explored.

Thank you for listening.....

Rob Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
925-202-6406

Peter Geissler, Ph.D., P.E.  
GEISSLER ENGINEERING  
83e Beach Road, Belvedere, CA 94920

## ENGINEER'S OPINION LETTER

April 4<sup>th</sup>, 2025

### TO WHOM IT MAY CONCERN

This is Dr. Peter Geissler, PhD, PE of Geissler Engineering.



From a civil engineering and geotechnical engineering perspective, I have been asked to review plans for a proposed ground mounted solar panel system to be constructed approximately 35 feet uphill of Stone Valley Road on a 30-degree slope embankment.

There are several civil engineering and geotechnical engineering problems with this design, as follows.

### EARTHQUAKE FAULT

The proposed location is very close to an earthquake fault. [Ref: Zoom Map to see Green Valley fault near Stone Valley Road, attached.]

During construction, excavations in this area are subject to earthquake loading.

Following construction, the proposed ground mounted solar panel system is subject to earthquake loading. This seismic loading must be considered by the civil/structural engineer.

Prior to any excavations on this embankment, Geissler Engineering recommends requiring a soil report to better evaluate the potential for seismic loading.

### SOIL CONDITIONS

The proposed shallow foundation elements are inadequate to resist seasonal shrink-swell movement in highly expansive fine-grained clayey subgrade soils. The soil conditions in Alamo are generally recognized as “highly expansive” and subject to seasonal shrink-swell activity due to seasonal variation of the hydration of the fine-grained soil. The shrink-swell behavior of the surficial (less than 5 feet in depth) soil must be considered in the design of deep friction piers.

The pier depths must be at least 8 feet deep. The proposed plans call for pier depths ranging from 3'8" to 5'-6". That is too shallow. A more appropriate footing design would be 8 feet in depth.

It is not practical to hand excavate pier holes 8 feet deep owing to the OSHA limit for hand-dug excavations (5 feet deep). [Ref: Section 1926.652 - Occupational Safety and Health Administration]. Therefore, heavy truck-mounted drilling equipment is required.

### **TREE REMOVAL**

The proposed design calls for the removal of three oak trees. This is contra-indicated because the oak tree roots contribute to hillside stability of the 30-degree upslope embankment.

### **STORMWATER RUNOFF**

The proposed solar panel array measures 40 ft x 15 ft = 600 sq ft.

The solar panels are impermeable.

The net result is a concentration of stormwater surface runoff onto the surface of the embankment immediately below the downhill edge of the solar panel array. This concentrated surface runoff causes excessive surface seepage immediately downhill from the solar panel. This is contra-indicated, where, as here, there is already a problem with excessive subsurface seepage below the adjoining public-right-of-way.

Good civil engineering practice requires a seepage pit with the capacity for slowly dissipating the stormwater discharge into deeper soil strata.

### **EXCESS SUBGRADE SEEPAGE BELOW STONE VALLEY ROAD**

The asphalt pavement along Stone Valley Road already exhibits so-called alligator pavement cracks owing to excessive subsurface seepage. [See photo IMG\_2362.pdf, attached.]

Any additional stormwater runoff immediately uphill of Stone Valley Road increases subsurface seepage and loosening of subgrade soils.

### **RECOMMENDATIONS**

Geissler Engineering recommends a soil report to evaluate seismic (earthquake) loads.

Peter Geissler, Ph.D., P.E.  
GEISSLER ENGINEERING  
83e Beach Road, Belvedere, CA 94920

Geissler Engineering recommends deeper (8 feet) pier foundations.

Geissler Engineering recommends a stormwater Drainage Plan.

Geissler Engineering recommends against adding to the existing problem of excessive seepage below Stone Valley Road.

Best, 

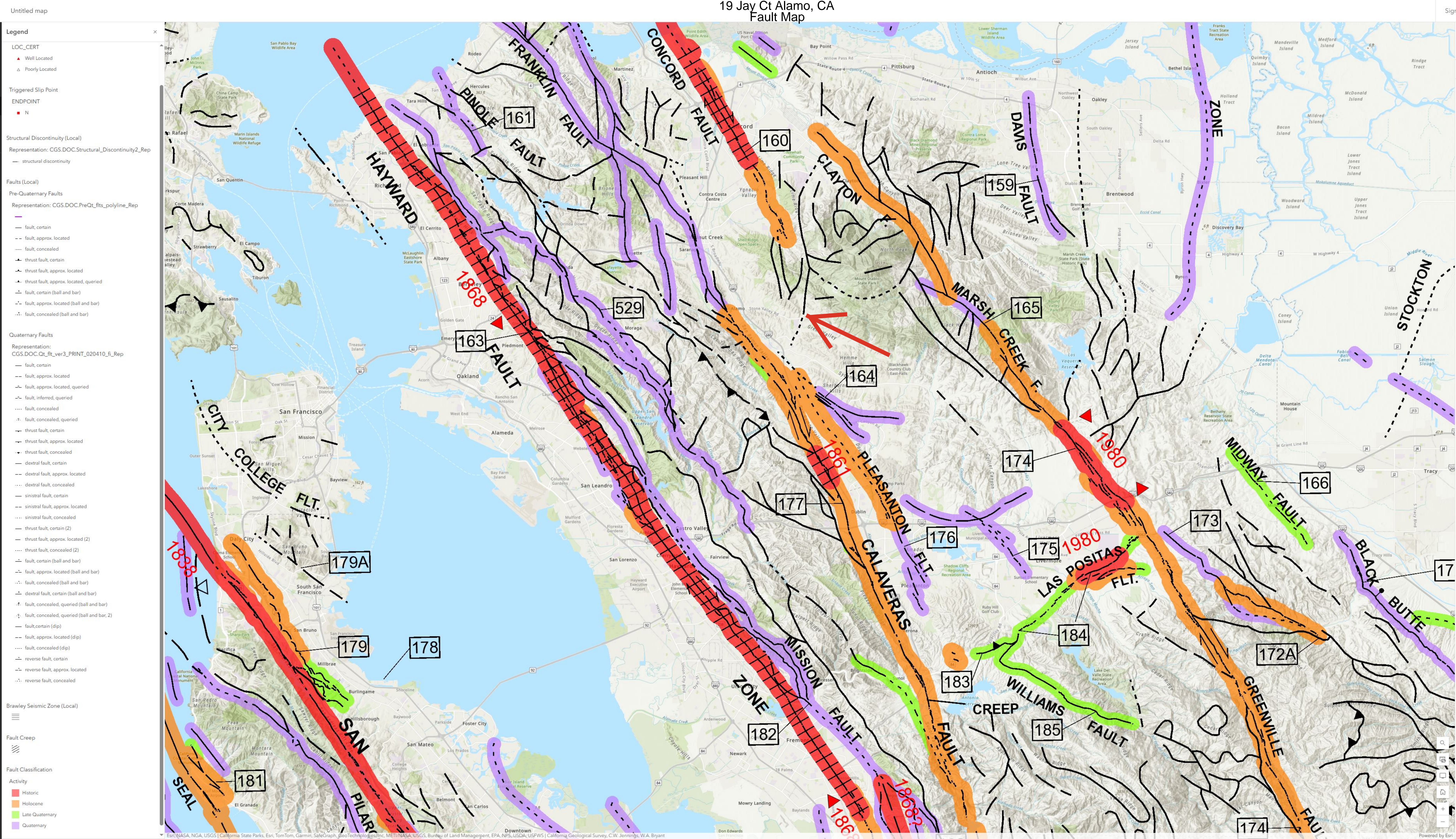
Peter Geissler, PhD, PE  
Geissler Engineering  
83e Beach Road  
Belvedere, CA 94920

Tel: (415) 887-8704

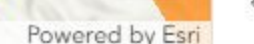
Email: [geissler@geissler-engineering.com](mailto:geissler@geissler-engineering.com)



















# Appeal the Tentative Approval of Protected Tree Removal for Ground Mounted Solar Panels

Sign petition

239<sup>✓</sup>

Verified signatures ▼

🚩 Let's get to 250 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!



Decision Makers: Ken Carlson +2



# The Issue

To the Contra Costa County Board of Supervisors and Planning Department,

We, the undersigned residents of Bryan Ranch, respectfully request an appeal of the tentative approval to remove protected trees to accommodate the installation of a large number of solar panels at the entrance to our neighborhood.

While we support sustainable energy initiatives like solar power, this project raises significant concerns that require further review and community input:

**Loss of Protected Trees:** The removal of these trees contradicts the County's natural resource conservation guidelines, as outlined in the Open Space Element of the County's comprehensive plan.

**Neighborhood Identity and Scenic Beauty:** The entrance to Bryan Ranch is a natural and scenic landmark that defines our community's character. The proposed solar panels would irreparably alter this important aspect of our neighborhood.

**Environmental and Wildlife Impact:** The trees play a crucial role in maintaining the stability of the hillside and supporting local wildlife. Removing them may disrupt the area's ecological balance.

**Lack of Transparency and Community Engagement:** Over 300 residents were not notified of this project, nor given the opportunity to voice their opinions about the substantial changes it will bring to our shared community.

We ask the County to grant an appeal to ensure:

A full investigation into the environmental and aesthetic impacts of the proposed tree removal.

Exploration of alternative solutions that allow the solar panels to proceed without removing the trees.

A public hearing so that the voices of all Bryan Ranch residents can be heard before a final decision is made.

This appeal is not about opposing solar energy; it is about ensuring that decisions affecting our community are made with transparency, fairness, and careful consideration of all impacts.

By signing this petition, we express our support for an appeal and request the County to give the residents of Bryan Ranch the opportunity to be heard.

 Report a policy violation

 Support now

**Sign petition**



Petition Starter

**Media inquiries**

## The Decision Makers



**Ken Carlson**

Contra Costa County Board of Supervisors - District 4

☹ No response (notified 91 days ago)

**Email decision maker**



**Diane Burgis**

Contra Costa County Board of Supervisors - District 3

☹ No response (notified 91 days ago)

**Email decision maker**



**Candace Andersen**

Contra Costa County Board of Supervisors - District 2

☹ No response (notified 91 days ago)

**Email decision maker**

Support now

## The supporters

### Featured Comments



**Linda, Alamo**

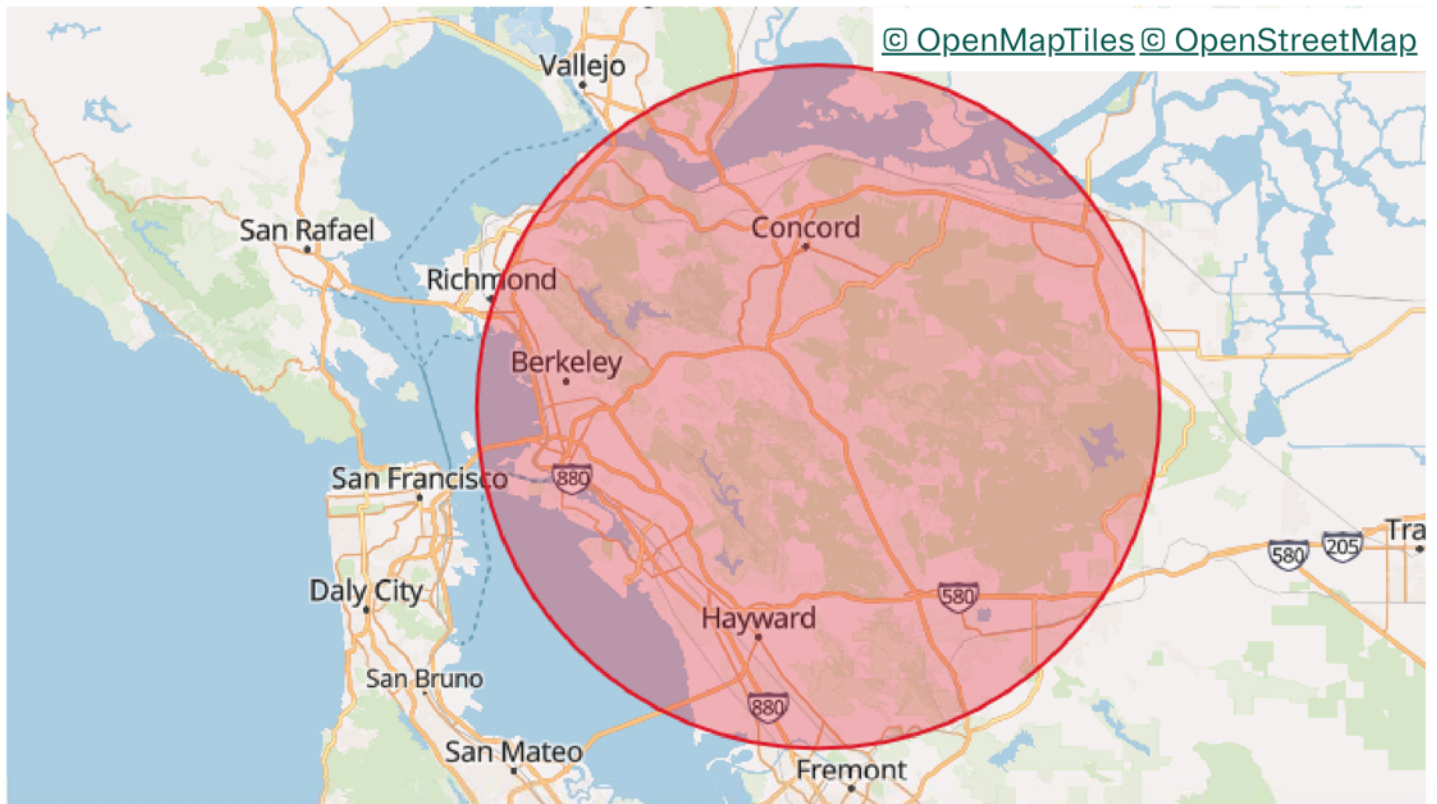
3 months ago

*"The beautiful green belt spaces along Stone Valley Rd are an integral part of our community and should not be changed for solar panels. Another location should be found for the panels."*

♡ 3 likes · 🚩 Report

[View all comments](#)

### About the supporters



👤 Support now