



# CONTRA COSTA COUNTY

## AGENDA

### Contra Costa County Planning Commission

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Wednesday, May 14, 2025

6:30 PM

30 Muir Road, Martinez

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**Zoom:** <https://cccounty-us.zoom.us/j/84769800896> | **Call in:** (888)278-0254 **Access code:** 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us), or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a. DON VIVATSON, ALDER POOL AND LANDSCAPE CO. (Applicant), CRAIG M. AND CAITLIN HORNSBY (Owners), HEATHER AND MARK SIMONE (Appellants), County File CDTP24-00056: This is an appeal of the Zoning Administrator’s decision to approve a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including (three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, for installation of backyard improvements (pavilion, pool and sports court) on the west end of the property. The project site is located at 15 Morningside Place, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor’s Parcel Number: 188-270-040) (Continued from 04.23.2025) MLL [TMP-9907](#)

**Attachments:** [Attachment A Findings and Conditions of Approval](#)  
[Attachment B Maps](#)  
[Attachment C Project Plans](#)  
[Attachment D Arborist Reports](#)  
[Attachment E Site Visit Photos 12\\_04\\_2024](#)  
[Attachment F Appeal Letter](#)  
[Attachment G Public Comments](#)

- 2b. ROBERT J. EISELE (Appellant) – CARLOS RAMIREZ, ARBORTECH TREE CARE INC. (Applicant) - BRUCE & GRACE GINN (Owners), County File #CDTP24-00064. This is a hearing on an appeal of the Zoning Administrator’s decision to approve a tree permit to allow the removal of three code-protected oak trees to allow the installation of a residential ground-mounted solar/PV system. The subject property is located at 19 Jay Court in the Alamo area of Contra Costa County. (Zoning: P-1 Planned Unit District) (APN: 193-670-016) NS [TMP-9952](#)

**Attachments:** [Attachment A - Findings and COAs CDTP24-00064](#)  
[Attachment B - Appeal Letter CDTP24-00064](#)  
[Attachment C - Public Comments CDTP24-00064](#)  
[Attachment D - Maps CDTP24-00064](#)  
[Attachment E - Project Plans CDTP24-00064](#)  
[Attachment F - Presentation Slides CDTP24-00064](#)

3. STUDY SESSIONS

- 3a.** 2026 COUNTY URBAN LIMIT LINE RENEWAL (County File #GP25-0001): [TMP-9908](#)  
This is a study session related to the County's anticipated 2026 ballot measure to renew the Urban Limit Line (ULL). During this study session the Planning Commission will review maps illustrating proposed contractions and expansions of the ULL across the county and accept public comments. WN

**Attachments:** [Attachment A - Map Series Depicting Potential ULL Adjustments](#)

- 4. PUBLIC COMMENTS
- 5. STAFF REPORT
- 6. COMMISSIONERS' COMMENTS
- 7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 28, 2025



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** TMP-9907

**Agenda Date:** 5/14/2025

**Agenda #:** 2a.

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**Project Title:** 15 Morningside Place Tree Permit

**County File:** CDTP24-00056

**Appellants:** Heather and Mark Simone

**Applicant/Owner:** Don Vivatson, Alder Pool & Landscape Co.  
(Applicant) / Craig M. and Caitlin Hornsby  
(Owners)

**Zoning/General Plan:** R-20 Single-Family Residential District / RL  
Residential Low Density

**Site Address/Location:** 15 Morningside Place in the Alamo area of  
unincorporated Contra Costa County (APN:  
188-270-040)

**California Environmental  
Quality Act (CEQA)  
Status:** Categorical Exemption - Class 3: CEQA  
Guidelines Section 15303(e), New  
Construction of Small Structures

**Project Planner:** Maria Lara-Lemus, Planner I, (925) 655-2904  
maria.lara-lemus@dcd.cccounty.us

**Staff Recommendation:** Deny the Appeal and Uphold the Zoning  
Administrator's Decision (See Section II for  
full recommendation)

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### I. PROJECT SUMMARY

This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, for

installation of backyard improvements (pavilion, pool, and sports court) on the west end of the property.

## **II. RECOMMENDATION**

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

- A. DENY the appeal by Heather and Mark Simone.
- B. FIND that the project is categorically exempt from CEQA under Section 15303(e) of the CEQA Guidelines.
- C. UPHOLD the Zoning Administrator's decision to approve Tree Permit CDTP24-00056 based on the attached findings and subject to the attached conditions of approval.
- D. DIRECT staff to file a Notice of Exemption with the County Clerk.

## **III. BACKGROUND**

This application was continued at the request of the applicant from the April 23, 2025 County Planning Commission, meeting, to its meeting on May 14, 2025. The Planning Commission did not open the public hearing on the application. There are no revisions to the proposed project.

## **IV. GENERAL INFORMATION**

- A. General Plan: RL Residential Low Density.
- B. Zoning District: R-20 Single-Family Residential District.
- C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines Section 15303(e), New Construction of Small Structures, Class 3 exemption for construction of accessory structures.
- D. Previous Applications:
  - 1. CDTP19-00009: A Tree Permit to allow the removal of one dead 51-inch-diameter code-protected Valley Oak tree at 15 Morningside Place was approved by the Zoning Administrator on February 21, 2019.
  - 2. CDLL23-00005: A Lot Line Adjustment to reconfigure two adjacent parcels, APN 188-270-020 (Parcel A, 15 Morningside Place) and 188-270-014 (Parcel B, 40 Via Robles) was

approved by the Zoning Administrator on October 2, 2023. Parcel A, the project site, increased in area from 20,838 square feet to 32,567 square feet, while Parcel B decreased in area from 31,727 square feet to 20,002 square feet.

## **V. BACKGROUND**

A tree permit application was accepted by the Department of Conservation and Development, Community Development Division (CDD) on September 4, 2024, for the removal of four (4) trees to accommodate installation of planned backyard improvements, including a pavilion, a pool, and a sports court. These trees, which include three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches and 40-inches, are within a stand of four or more natural trees and meet the criteria established in County Code Section 816-6.6004 for protected trees.

The Arborist Report submitted by the applicant on September 4, 2024, assesses the impact of the planned backyard improvements on 13 trees in the vicinity of the planned improvements. In the report, the arborist identifies three trees with poor structure, excessive lean, and a potential for failure, that would be affected by construction of the backyard improvements and are recommended for removal, including two Valley Oak trees (identified by the arborist as trees #930 and #932) and one California Bay tree (tree #931). In addition, the arborist recommends removal of one Valley Oak tree (tree #928) with poor structure, excessive lean, and a potential for failure that is overcrowding three other Valley Oak trees (trees #938, #939, and #940), which would be preserved, and is leaning towards the existing single-family residence on the project site.

A Notice of Tentative Approval of a Tree Permit was sent to adjacent property owners on October 25, 2024, to inform them of the Zoning Administrator's tentative approval of the Tree Permit for removal of the four code protected trees. On October 31, 2024, within the 10-day notice period, an appeal letter and accompanying \$250 appeal fee were received by the CDD from Heather and Mark Simone, property owners of the adjacent property at 40 Via Robles. The letter states concerns about the long-term environmental and aesthetic effects that the removal of the four trees would have on the neighborhood.

On November 20, 2024, staff received a Supplemental Arborist Report that responds to the concerns stated in the appeal letter about the tree removal. In the supplemental report, the arborist re-evaluates the four trees proposed to be removed and reiterates the importance of removing the trees due to the poor structure, excessive lean and the potential for failure. The arborist states that the trees cannot be saved and are a concern for the safety of the property owner's family. Both the Arborist Report and the Supplemental Arborist Report are included in Attachment D.

On December 4, 2024, staff visited the project site and the neighboring property at 40 Via Robles. Photographs taken by staff on the site visit are included in Attachment E. During the site visit, staff

walked through the project site with the property owner, Mr. Hornsby. Mr. Hornsby explained his concern with the trees and how they posed a hazard for his family and his home. He also shared how he had invited neighbors including the appellants, Mrs. and Mr. Simone, to visit his home to have a better understanding of the condition of the trees.

Staff then visited with Mrs. and Mr. Simone. During the visit at the Simone's property, other neighbors expressed their concern about the impact of the proposed tree removals and expressed a willingness to negotiate with property owner to resolve their concerns.

Staff suggested that the property owner and appellants meet to discuss the possibility of a compromise. However, on February 12, 2025, staff received an email from the appellants stating that they and the property owners are in agreement about proceeding with an appeal hearing.

Subsequently, on February 26, 2025, the applicant submitted a tree planting plan for the planting of 15 new trees, including 10 Arbutus Marina (Strawberry tree) and five (5) Lauras Noblis Saratoga (Bay Laurel). Attachment C includes the tree planting plan. Implementation of the tree planning plan is one of the conditions in the Conditions of Approval and Advisory Notes.

## **VI. SITE/ AREA DESCRIPTION**

The project site at 15 Morningside Place is a 32,567 square-foot lot approximately 160 feet north of Via Robles, with access to Via Robles from a private street (Morningside Place). The property is roughly rectangular in form with relatively level topography.

The property is located within an established residential neighborhood that was largely developed around 1974 as part of the Rancho San Ramon Subdivision. The neighborhood consists of primarily regular square shaped lots, with areas between 18,400 to 41,000 square feet. The lots are developed with single-family residences and the accessory structures and buildings typical of residential development. The project site and surrounding neighborhood have both native species of trees and decorative landscape trees and plants.

## **VII. PROJECT DESCRIPTION**

The applicant requests a Tree Permit to allow the removal of four (4) code-protected trees on the project site, including three (3) Valley Oak trees and one (1) California Bay tree with trunk diameters measuring between 9-inches to 40-inches, to accommodate installation of planned backyard improvements, including a pavilion, a pool, and a sports court on the west end of the property.

## **VIII. APPEAL OF THE ZONING ADMINISTRATOR'S DECISION**

A Notice of Tentative Approval of a Tree Permit was mailed on October 25, 2024 to property

owners adjacent to the project site. The Notice advised of an appeal period extending through November 4, 2024. One letter of appeal was received from Heather and Mark Simone of 40 Via Robles on October 31, 2024. The letter states concerns about the removal of the four code protected trees, considering the long-term environmental and aesthetic impacts that the loss of the mature trees would have on the neighborhood. The appeal letter is included as Attachment F.

After the close of the appeal period on November 4, 2024, staff received additional written correspondence, including a letter from Scott and Carol Taylor of 50 Via Robles on November 6, 2024, and an email from Olga and Daniel Chekene of 55 Via Robles on November 11, 2024. The Taylor letter and Chekene email are included in Attachment G. The correspondence states similar concerns as the appeal letter

Following is a summary of the appeal points in the letter from Heather and Mark Simone and associated staff responses.

- A. Appeal Point #1: The loss of trees will have an impact on the neighborhood's character and ecosystem. The trees provide significant benefits to the neighborhood, increase property values, reduce the heat island effect, and improve air quality. Also, the removal of the trees will diminish the community's natural beauty.

Staff Response: The Arborist Report prepared by Altas Tree Service Inc. dated August 22, 2024, and received on September 4, 2024, and the Supplemental Arborist Report received on November 20, 2024, identifies the three trees, including Two Valley Oak trees (identified by the arborist as trees #930 and #932) and a California Bay tree (tree #931) that would be affected by construction of the backyard improvements. The arborist states that these trees have poor structure, excessive lean, and a potential for failure. In addition, the reports identify one very large and dominant Valley Oak tree (tree #928) with poor structure, excessive lean, and a potential for failure, that has created overcrowding among three adjacent Valley Oak trees (trees #938, #939, and #940), and is leaning towards the existing single-family residence on the project site. In the reports, the arborist has stated that the four trees (trees #928, #930, #931, and #932) cannot be saved and are a concern for the safety of the property owner's family.

As shown on the site plan in Attachment C, if the four trees are removed, eight (8) Valley Oak trees would remain on or directly adjacent to the property. In addition, as shown on the applicant's February 26, 2025 tree planting plan, 15 new trees would be planted on the property. The remaining and new trees would maintain the neighborhood's natural beauty, reduce the heat island effect, and improve air quality while allowing the property owner's family to enjoy and feel safe in their backyard.

- B. Appeal Point #2: The disturbance of the construction and the removal of the trees will risk the health of trees on their property and neighboring properties.

Staff Response: The Arborist Report assesses the impacts of the proposed project on the west end of the property. The arborist states that the construction will have minimal impact on the remaining trees, provided that tree protection zones (TPZ) are established during pre-construction and construction to prevent any damage to trees. The TPZ would protect tree roots during construction by including sturdy fencing around every remaining tree, which would keep the protection zones intact and clear of building materials, waste, and excess soil. If soil disturbance (scarping, grading, trenching, and excavation) is necessary, the arborist recommends that an ISA Certified Arborist provide supervision for this work and that soil disturbance is to be avoided within the drip lines of trees. Implementation of the arborist-recommended measures is included in the Conditions of Approval and Advisory Notes. The Conditions of Approval also include measures to reduce construction related impacts on the neighborhood, such as limited hours of construction, and requirements to maintain mufflers on equipment and reduce idling of equipment.

## **IX. STAFF ANALYSIS AND DISCUSSION**

- A. General Plan: The project site is located within the RL Residential Low Density 2045 General Plan land use designation. At the time the application was deemed complete on October 28, 2024, the property was located within the SL Single-Family Residential - Low Density General Plan land use designation.

The primary land uses allowed in the RL designation, and in the former SL designation, include single-family residences and the buildings and structures accessory to residential uses. The planned backyard improvements on the 32,567 square-foot property will not change the density of residential development for this site and are consistent with the residential uses allowed within the RL land use designation and the former SL land use designation. The proposed improvements are residential in nature, and consistent with the uses on the property which have been established since approximately 1976. Since no element of the project changes the residential use of the site, it is an appropriate use for the property.

- B. Zoning: The project site is located within the R-20 Single-Family Residential District. The intent of the R-20 District is to provide for the orderly development of low density, single-family residential uses, accessory structures, and uses normally auxiliary to them. The project involves constructing backyard improvements, including a pavilion, a pool, and a sports court, all of which are consistent with the residential uses allowed in the R-20 District.
- C. Tree Protection and Preservation Ordinance: The project is subject to County Code Chapter 816-6 (Tree Protection and Preservation Ordinance) due to the removal of trees that are within a stand of four or more natural trees and code-protected pursuant to County Code Section 816-6.6004. In the Arborist Report and Supplemental Arborist Report, the arborist states that four trees (identified by the arborist as trees #928, #930, #931, and #932) have poor structure,

excessive lean, and a potential for failure, and the trees cannot be saved.

The project includes installation of a pavilion, a pool, and a sports court on the west end of the property. There is no alternative location on the project site that can reasonably accommodate this development. Therefore, the project substantially meets the criteria of Section 816-6.8010 for granting a tree permit.

## **X. CONCLUSION**

The applicant requests a Tree Permit to remove four (4) code-protected trees in order to accommodate installation of planned backyard improvements, including a pavilion, a pool, and a sports court on the west end of the property. Staff finds that the proposed development is consistent with the RL Residential - Low Density 2045 General Plan land use designation and the former SL Single-Family Residential - Low Density General Plan land use designation, complies with the intent and purpose of the R-20 Single-Family Residential District, and meets the criteria for granting a tree permit. Therefore, staff recommends that the County Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve Tree Permit CDTP24-00056, based on the attached findings and subject to the attached conditions of approval.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDTP24-00056,  
DON VIVATSON, ALDER POOL & LANDSCAPE CO., (APPLICANT) CRAIG M. &  
CAITLIN HORNSBY (OWNERS)**

**FINDINGS**

A. Tree Permit Findings

1. Required Factors for Granting a Tree Permit: The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

- *The arborist report indicates that the tree is in poor health and cannot be saved;*

The Arborist Report submitted with the application on September 4, 2024 (*Arborist Report for 15 Morningside Place, Alamo, Atlas Tree Service, Inc., August 22, 2024*) that was prepared by a Certified Arborist, assesses 13 trees in the vicinity of the planned backyard improvements (a pavilion, a pool, and a sports court). The arborist identifies four (4) code-protected trees within a stand of four or more natural trees as having poor structure, excessive lean and have potential for failure. Two Valley Oak trees (trees #930 and #932) and a California Bay tree (tree #931) will be affected by construction of the backyard improvements. In addition, one Valley Oak tree (tree #928) is overcrowding three other Valley Oak trees (trees #938, #939, and #940), and is leaning towards the existing single-family residence on the project site. The arborist states that the four trees (trees #928, #930, #931, and #932) cannot be saved and are a concern for the safety of the property owner's family.

- *Reasonable development of the property would require the alteration or removal of the tree, and this development could not be reasonably accommodated on another area of the lot.*

The project site has largely level topography, with clusters of trees at the center and along the sides of the property. The existing 2,092 square-foot single-family residence is located on the eastern side of the property. The project includes a new pavilion, pool, and sports court in the backyard on the undeveloped west end of the project site. The development will be constructed on a portion of the property that maximizes the use of the

developable area of the property. Due to the location of the existing single-family residence, the backyard improvements cannot be reasonably accommodated on another area of the lot.

2. *Required Factors for Denying a Tree Permit.* The Zoning Administrator is satisfied that none of the factors for denying a tree permit as provided by County Code Section 816-6.8010 apply.

B. Environmental Review

Tree Permit CDTP24-00056 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e) for the new construction of accessory structures. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

**CONDITIONS OF APPROVAL FOR COUNTY FILE CDTP24-00056**

Project Approval

1. A Tree Permit to remove four (4) code-protected trees including three (3) Valley Oak trees (identified in the Arborist Report as trees #928, #930, and #932) and one (1) California Bay tree (tree #931) with trunk diameters measuring between 9-inches to 40-inches, for the construction of backyard improvements, is APPROVED, subject to the conditions below.
2. Approval of the Tree Permit is based on the following documents:
  - Application materials and plans accepted by the Department of Conservation and Development, Community Development Division (CDD): on September 4, 2024.
  - *Arborist Report for 15 Morningside Place, Alamo*, prepared by Atlas Tree Service, Inc., August 22, 2024, received on September 4, 2024.
  - *Supplemental Report for 15 Morningside Place, Alamo*, prepared by Atlas Tree Service, Inc., November 20, 2024, received on November 20, 2024.
  - Site Plan, prepared by Alderland, January 9, 2025, received on January 13, 2025.
  - Tree Planting Plan, prepared by Alderland, January 20, 2025, received on February 26, 2025.

3. Tree removal shall only occur with an approved grading or building permit.
4. Any deviation from the approved plans stated above shall require review and approval by the CDD and may require the filing of a new application to modify this Tree Permit.

#### Building Permit

5. Approval of this permit does not constitute a building permit. The applicant shall obtain a building permit prior to the construction of the backyard improvements (pavilion, pool and sports court).

#### Application Costs

6. The Tree Permit application is subject to an initial application deposit of \$750.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed 100% of the initial deposit. Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days

#### Arborist Expenses

7. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

#### Tree Protection Measures

8. The applicant shall implement all tree protection measures in the September 4, 2024 Arborist Report. **These tree protection measures shall be included on the construction drawings for building permits. A Certified Arborist shall monitor all construction-related activities within the drip lines of remaining trees, as identified on the January 13, 2025 Site Plan.**

Additional Tree Permit

9. If any impacts to the trees occur, in addition to those described herein, a new Tree Permit will be required. The fee for this application is a deposit of \$750.00 that is subject to time and material costs. Should staff costs exceed the deposit, additional fees will be required.

Restitution for Tree Removal

10. The following measures are intended to provide restitution for the removal of four code-protected trees:
  - a. Tree Planting and Irrigation Plan: Prior to CDD stamp of approval of plans for the issuance of a grading or building permit, whichever is first, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the CDD. The plan shall provide for the planting of the fifteen (15) trees proposed by the applicant in the February 26, 2025 Tree Planting Plan. The plan shall comply with the Water Efficient Landscaping Ordinance (County Code Chapter 82-26). Verification of compliance with the Water Efficient Landscape Ordinance shall accompany the plan.
  - b. Tree Installation and Verification: The tree planting and irrigation plan shall be implemented prior to final building inspection. Following the installation of the trees, **the applicant shall submit written verification of the tree installation in order to release the hold on the final building inspection.**

Tree Removal and Construction Requirements

11. All tree removal and construction activity shall comply with the following restrictions, which shall be included on the construction drawings. **These measures shall be included on construction drawings for grading and building permits.**
  - a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
  - b. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate

stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

- c. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
- d. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- e. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:
  - New Year's Day (State and Federal)
  - Birthday of Martin Luther King, Jr. (State and Federal)
  - Washington's Birthday (Federal)
  - Lincoln's Birthday (State)
  - President's Day (State)
  - Cesar Chavez Day (State)
  - Memorial Day (State and Federal)
  - Juneteenth National Independence Holiday (Federal)
  - Independence Day (State and Federal)
  - Labor Day (State and Federal)
  - Columbus Day (Federal)
  - Veterans Day (State and Federal)
  - Thanksgiving Day (State and Federal)
  - Day after Thanksgiving (State)
  - Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

- f. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

### **ADVISORY NOTES**

**PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.**

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

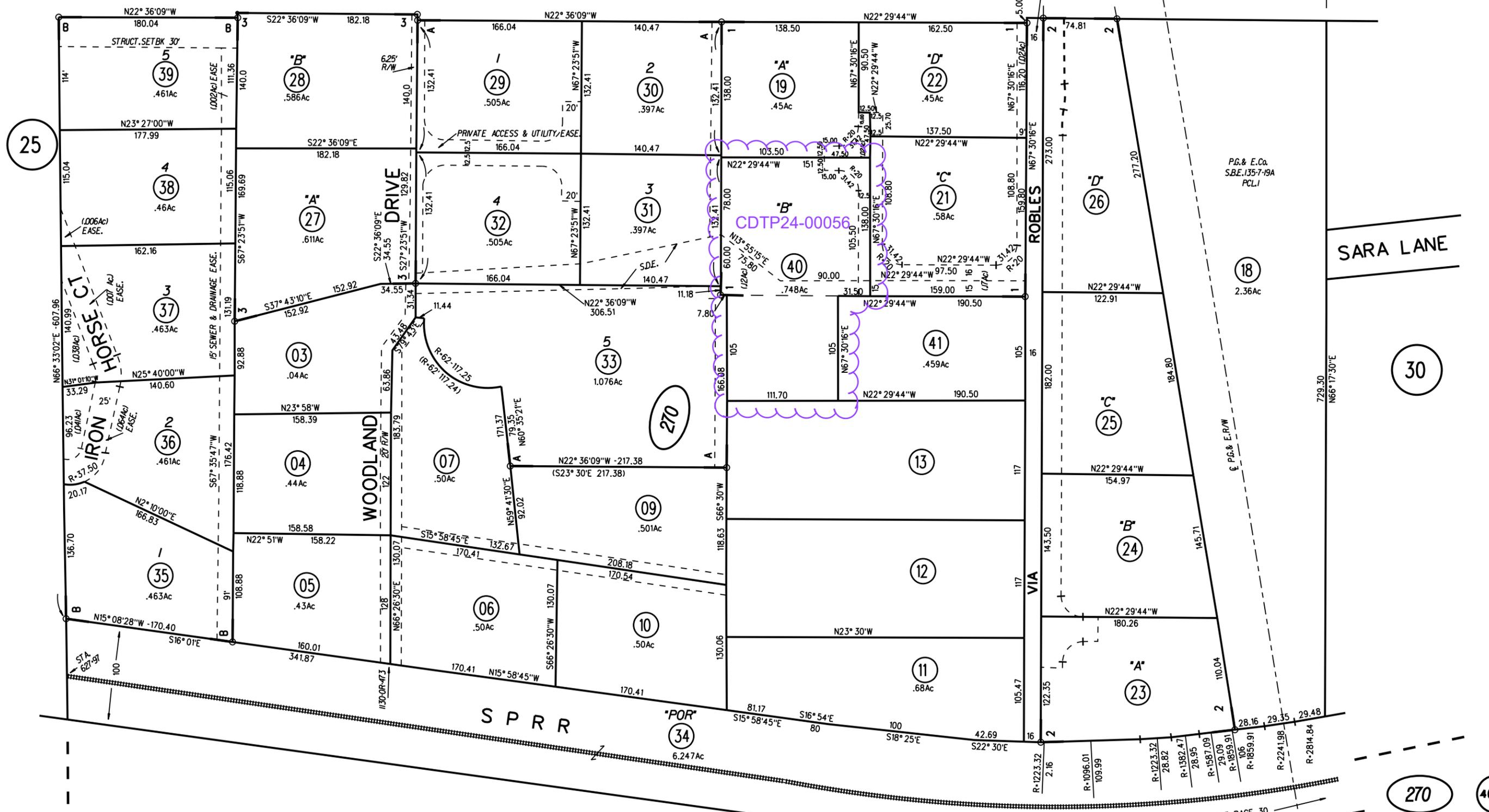
This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

- B. Additional requirements may be imposed by the following agencies:
- Department of Conservation and Development, Building Inspection Division
  - Contra Costa County Public Works Department
  - East Bay Municipal Utility District
  - Contra Costa County Fire Protection District
  - Central Contra Costa Sanitary District

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

DANVILLE BLVD



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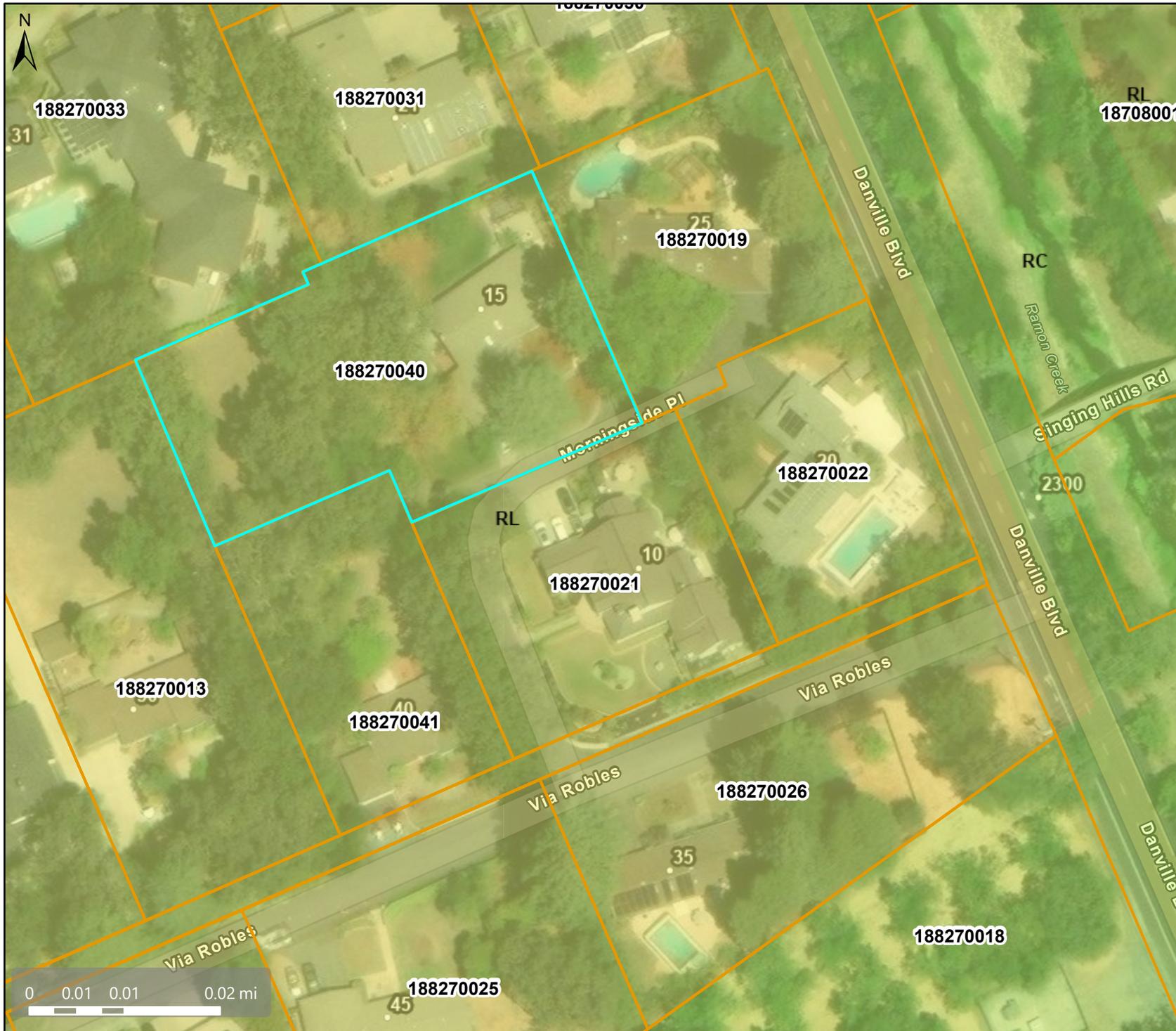
28

270

40.41  
11/27/23

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

# General Plan: RL, Residential Low Density



## Map Legend

Assessment  
Parcels

Planning Layers  
(DCD)

General Plan

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

Base Data

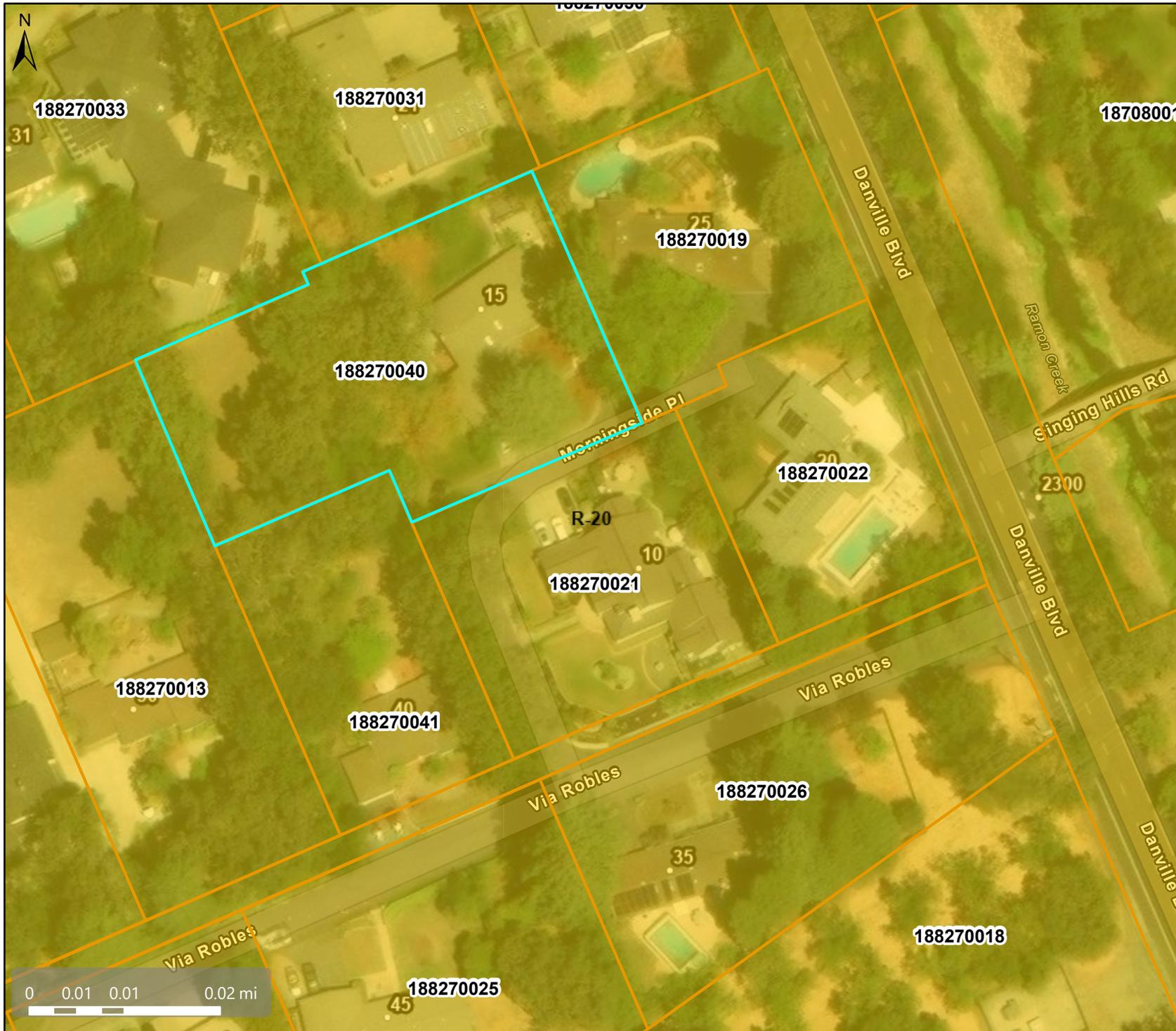
- Address Points

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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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

# Zoning: R-20, Single-Family Residential



### Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
  - R-20 (Single Family Residential)
- Base Data
  - Address Points

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. CCM is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCM application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



### Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Unincorporated Board of Supervisors' Districts
- Base Data Address Points

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 direct all data inquiries to the appropriate department.

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

RECEIVED on 1/13/2025 CDP24-00056  
 By Contra Costa County  
 Department of Conservation and Development

#937 VALLEY OAK  
 6597" C  
 PRESERVE

#936 VALLEY OAK  
 8796" C  
 PRESERVE

#935 VALLEY OAK  
 6283" C  
 PRESERVE

#934 VALLEY OAK  
 10681" C  
 PRESERVE

#938 HERITAGE VALLEY OAK  
 11310" C  
 PRESERVE

#940 HERITAGE VALLEY OAK  
 11624" C  
 PRESERVE

#939 HERITAGE VALLEY OAK  
 1241" C  
 PRESERVE

#933 HERITAGE VALLEY OAK  
 13936" C  
 PRESERVE

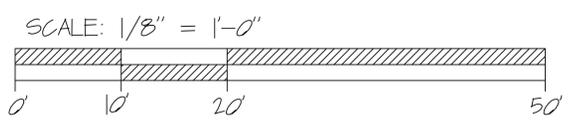
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 REMOVE

#930 VALLEY OAK  
 7854" C  
 REMOVE

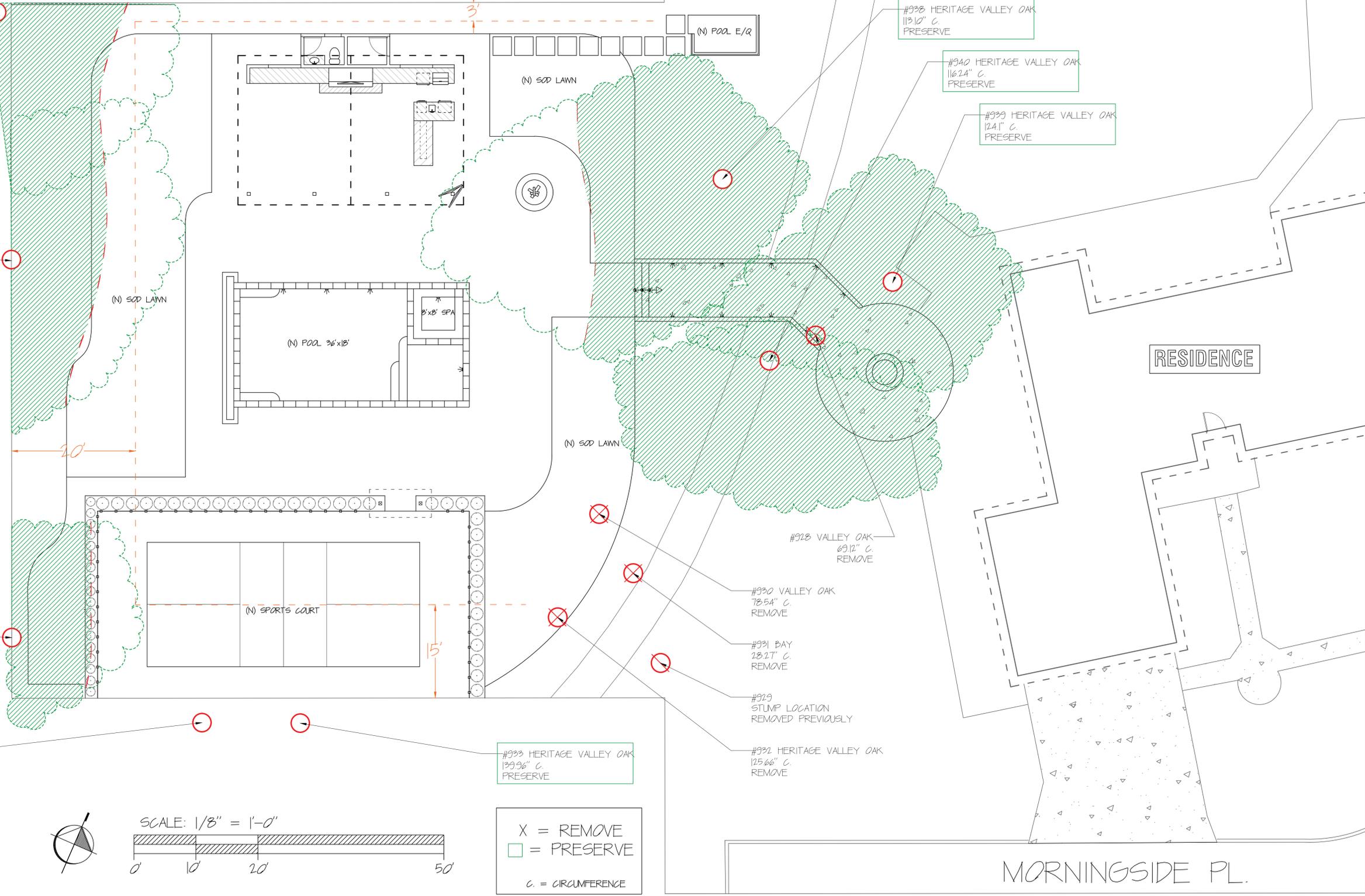
#931 BAY  
 2827" C  
 REMOVE

#929  
 STUMP LOCATION  
 REMOVED PREVIOUSLY

#932 HERITAGE VALLEY OAK  
 12566" C  
 REMOVE



X = REMOVE  
 □ = PRESERVE  
 C. = CIRCUMFERENCE



**ALDERLAND**  
 2097 HERMINE AVE WALNUT CREEK, CA 94596  
 PHONE: (925) 933-3648 FAX: (925) 935-1898  
 WEBSITE: WWW.ALDERLAND.COM  
 EMAIL: INFO@ALDERLAND.COM

**HORNSBY RESIDENCE**  
 15 MORNINGSIDE DR.,  
 ALAMO, CA 94507

**ARBORIST'S  
 SITE PLAN**

NOTES ON PLAN BY ATLAS TREE SERVICE, INC  
 JARRED JUAREZ/CERTIFIED ARBORIST  
 WE-13341A (925) 550-6927

DATE: 01/09/25

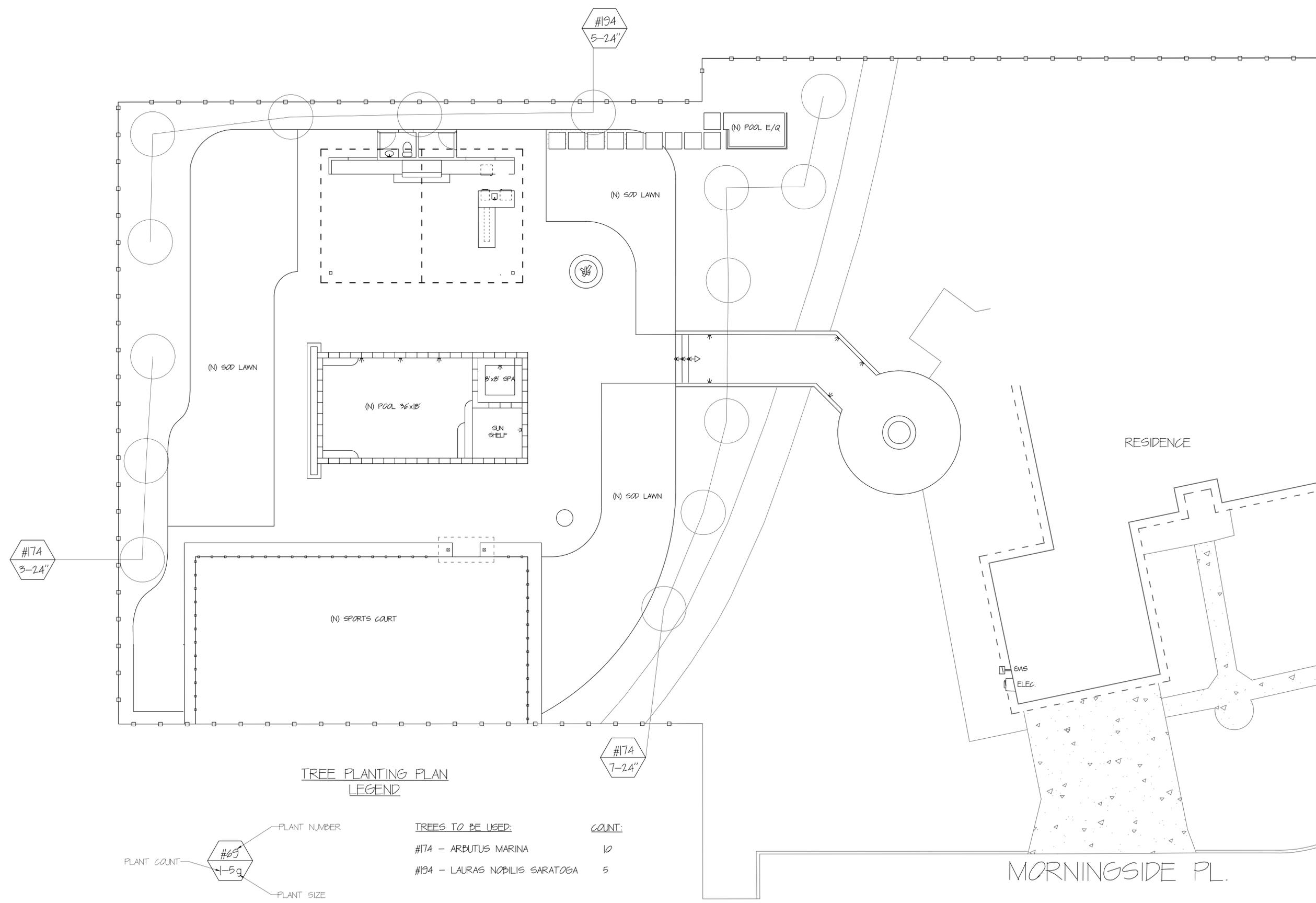
SHEET: **L1**

**HORNSBY RESIDENCE**  
 15 MORNINGSTAR DR.,  
 ALAMO, CA 94507

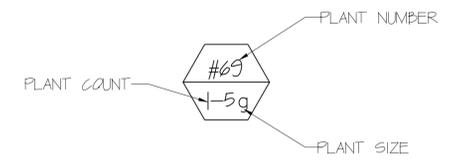
**TREE  
 PLANTING  
 PLAN**

DATE: 01/20/25

SHEET: **L1**



**TREE PLANTING PLAN  
 LEGEND**



TREES TO BE USED:	COUNT:
#174 - ARBUTUS MARINA	10
#194 - LAURAS NOBILIS SARATOGA	5

August 22, 2024



## ARBORIST REPORT

Prepared For: Craig & Caitlin Hornsby  
15 Morningside Place  
Alamo, CA 94507

Site address: Property referenced above

There is an addition planned for the West end of the property. This report is to assess what impact, if any, the proposed construction may have on several trees in the vicinity of the upcoming construction. This report is to address the preservation and/or removal of 13 trees during the newly planned addition to the property.

### TREE REMOVALS (4)

#### Tree Specifications #928:

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 22" (69.12" circumference)

Height: 57'

Widespread: 27'

Condition: Poor

Location: Backyard crowded between 2 mature Oaks

- This tree is overcrowded by two trees which has caused it to grow with an excessive lean. Due to the above and its poor structure I recommend this tree be removed.

#### Tree Specifications #929

Species: Valley Oak (*Quercus lobata*) *STUMP*

Diameter at grade: 57"

Location: Backyard between property fence, gully and ivy.

- Note: This tree was a massive Valley Oak that has been removed in years past due to structural failure and excessive lean toward the open field behind the residence. This tree was very poorly located, crowded and confined between other various Oaks that caused and impacted them to grow with such lean and poor structure.

Tree Specifications #930:

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 25" (78.54" circumference)

Height: 48'

Widespread: 35'

Condition: Poor

Location: Backyard between property fence and above gully on hillside area

- This tree was also a volunteer that was overcrowded and grew with excessive lean and poor structure. This tree is located next to tree stump #929 which caused it to grow very poorly toward new proposed construction. I recommend this tree be removed.

Tree Specifications #931:

Species: Bay Tree (*Umbellularia californica*)

Diameter at 4 ½': 9" (28.27" circumference)

Height: 38'

Widespread: 15'

Condition: Poor

Location: Backyard between property fence and tree stump #929.

- This volunteer grew with excessive lean due to tree #930. Due to poor location and poor structure, I recommend this tree be removed.

Tree Specifications #932: \*HERITAGE TREE\*

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 40" (125.66" circumference)

Height: 85'

Widespread: 60'

Condition: Poor

Location: Backyard between property fence and tree stump #929.

- This tree has excessive lean with a potential for structural failure in proximity to newly proposed construction. Due to the above and its poor location, I recommend this tree to be removed.

PRESERVED TREES (8)

Tree Specifications #933: \*HERITAGE TREE\*

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 35" (109.96" circumference)

Height: 60'

Widespread: 43'

Condition: Good

Location: Backyard on left side of open field area.

- Tree is healthy with growth and no concerns. I recommend trimming the widespread of its canopy to accommodate newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

Tree Specifications #934:

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 34" (106.81" circumference)

Height: 63'

Widespread: 50'

Condition: Good

Location: Backyard on left side of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

Tree Specifications #935:

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 20" (62.83" circumference)

Height: 39'

Widespread: 19'

Condition: Good

Location: Backyard left hand side of open filed area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and

upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Tree Specifications #936:**

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 28" (87.96" circumference)

Height: 50'

Widespread: 33'

Condition: Good

Location: Backyard in middle of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Tree Specifications #937:**

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 21" (65.97" circumference)

Height: 63'

Widespread: 45'

Condition: Good

Location: Backyard in the middle of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Tree Specifications #938: \*HERITAGE TREE\***

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 36" (113.10" circumference)

Height: 75'

Widespread: 43'

Condition: Good

Location: Backyard right side of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Tree Specifications #939:** \*HERITAGE TREE\*

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 39 ½" (124.10" circumference)

Height: 91'

Widespread: 45'

Condition: Good

Location: Backyard right side of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Tree Specifications #940:** \*HERITAGE TREE\*

Species: Valley Oak (*Quercus lobata*)

Diameter at 4 ½': 37 ½" (116.24" circumference)

Height: 90'

Widespread: 43'

Condition: Good

Location: Backyard right side of open field area.

- Tree is healthy with growth and no concerns. I also recommend trimming the widespread of its canopy to accommodate for newly proposed construction and upcoming structures. This tree will continue to thrive after clearance cuts. I recommend tree to be preserved during construction, following guides of the tree protection zone or TPZ.

**Observations/Recommendations:**

The planned construction will have minimal impact, if any, on the code protected trees on this property. The root crowns and lower trunks show no sign of physical damage or pathogens. These trees will still need tree protection zones (referred to herein as TPZ) during times of construction.

**Listed below are some guided measures around the TPZ:**

The area within the tree's drip line shall be considered the *Tree Protection Zone* or TPZ. Treatment for construction damage is limited, so it is vital that trees be protected from injury. Set up sturdy fencing around each tree that is to remain, as far out from the tree trunk as possible to provide above-and below-ground protection. Place the fence approximately one foot (0.3 m) from the trunk for each inch (2.5 cm) of trunk diameter. Instruct construction personnel to keep fencing intact and the fenced area clear of building materials, waste, and excess soil.

**Protective Tree Measures:**

Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the drip lines of the trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work including methods for root pruning.

**Soil Compaction/Stability:**

An ideal soil for root growth and development contains about 50 percent pore space for water and air movement. Heavy Construction equipment can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration and decreases oxygen needed for root survival. Soil stability will not be an issue on this property if guided measures are followed.

**Tree Roots:**

Protecting tree roots during construction is very important. Roots anchor the tree and hold it upright. They absorb water and minerals which transport them to the trunk. Roots store water and starch which also synthesize hormones that serve as growth regulators.

*If roots are encountered during excavation any root 3" or less can be cut cleanly. Any root greater than 4" in diameter will need to be protected and preserved for support and stability. These guided measures will help assure the safety of these trees when encountering roots within their drip lines. A project Arborist should be on site when grading/trenching to help assure the safety of these trees and their root systems. This will help minimize any impact that they will have to accommodate the newly planned construction.*

**Avoiding Tree Damages During Construction:**

Tree Protection Zone (TPZ) is an area where construction activities are prohibited or restricted to prevent injury to preserved trees, especially during pre-construction and construction, and includes the Critical Root Zone and/or beyond.

### How Trees Are Damaged During Construction:

Physical Injury to Trunk and Crowns: Construction equipment can injure the above – ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and if extensive can be fatal to the tree.

### Additional Guided Measures:

- Maintain the TPZ fence in the area of the construction zone per guided measures. This will serve as protective fencing for all protected trees during construction.
- When boring for pier holes do not spread excess soil within the canopy of any of the protected trees.
- Do not store trash or materials under the trees canopies except on the existing concrete drive or lawn.
- Concrete truck washout or dumping of toxic materials near any of the protected trees shall not be allowed.
- Place 4-6 inch wood chips or other organic mulch over the TPZ. In necessary traffic areas place 3/4/ inch plywood over the mulch. sheets should be tacked together to avoid separating.
- Some trees may need trimming to allow construction. This work shall be performed by or under the direction of a Certified Arborist and shall comply with ISA standards.
- Efforts should be made to route any trenching away from the TPZ.
- As feasible, route utility lines away from the TPZ. When trenching is necessary, hand dig or use pneumatic or hydraulic tools.
- Do not allow parking in any TPZ.

If these guided measures are safely implemented, then the planned construction should have minimal, to no impact, to the trees on this property.

If you have any questions, you can contact me at (925) 550-6927.

Respectfully Submitted,

*Jarred Juarez*

Jarred Juarez

Certified Arborist

WE-13341A

Contractor's License #393973

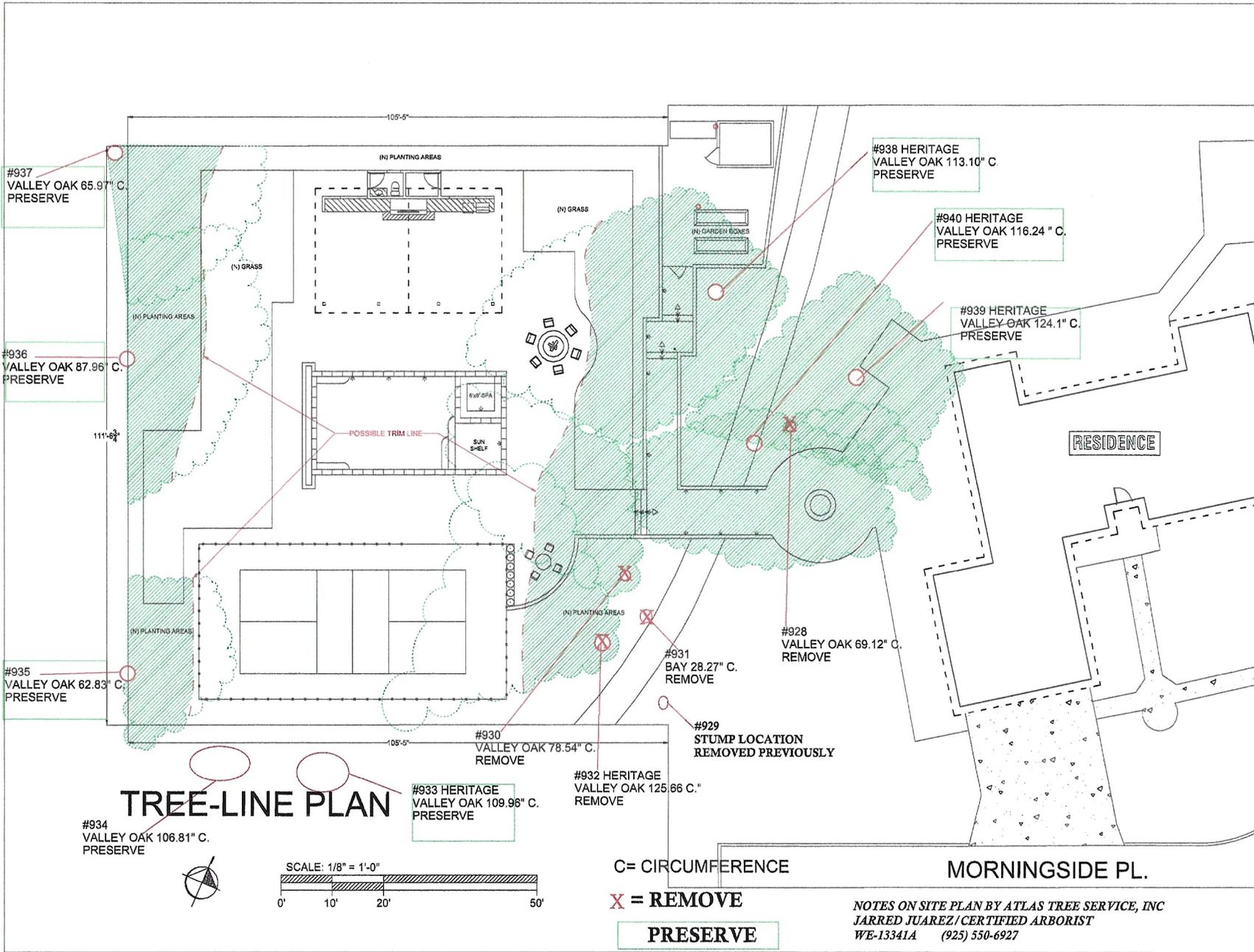
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<b>INVENTORY LIST FOR: 15 MORNINGSIDE PLACE ALAMO, CA 94507 (CRAIG &amp; CAITLIN HORNSBY)</b>					
<b>Tag #</b>	<b>Common Name</b>	<b>Species</b>	<b>Circumference</b>	<b>Condition</b>	<b>Comments</b>
#928	Valley Oak	Quercus lobata	69.12"	Poor	REMOVE
#929	Valley Oak	Quercus lobata	178.98"	-----	REMAINING <b>STUMP</b> ONLY
#930	Valley Oak	Quercus lobata	78.54"	Poor	REMOVE
#931	Bay Tree	Umbellularia californica	28.27"	Poor	REMOVE
#932	Valley Oak	Quercus lobata	125.66"	Poor	REMOVE (HERITAGE TREE)
#933	Valley Oak	Quercus lobata	109.96"	Good	PRESERVE (HERITAGE TREE)
#934	Valley Oak	Quercus lobata	106.81"	Good	PRESERVE
#935	Valley Oak	Quercus lobata	62.83"	Good	PRESERVE
#936	Valley Oak	Quercus lobata	87.96"	Good	PRESERVE
#937	Valley Oak	Quercus lobata	65.97"	Good	PRESERVE
#938	Valley Oak	Quercus lobata	113.10"	Good	PRESERVE (HERITAGE TREE)
#939	Valley Oak	Quercus lobata	124.10"	Good	PRESERVE (HERITAGE TREE)
#940	Valley Oak	Quercus lobata	116.24"	Good	PRESERVE (HERITAGE TREE)

TOTAL: 4 TREES TO BE REMOVED/ 8 TREES TO BE PRESERVED /1 STUMP

INVENTORY REPORT BY CERTIFIED ARBORIST JARRED JUAREZ WE-13341A

Contact: jarredjuarez@me.com or (925) 550-6927



**ALDERLAND**  
 2087 Hermosa Ave. Walnut Creek, CA 94596  
 Phone (925) 933-3848 Fax (925) 935-2898  
 Website : www.alderland.com  
 Email : info@alderland.com

**HORNSBY RESIDENCE**  
 15 MORNINGSIDE DR.,  
 ALAMO, CA 94507

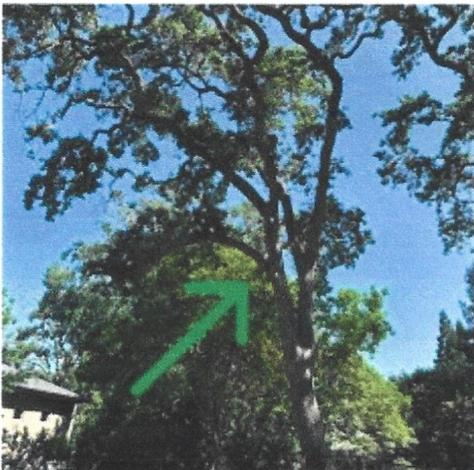
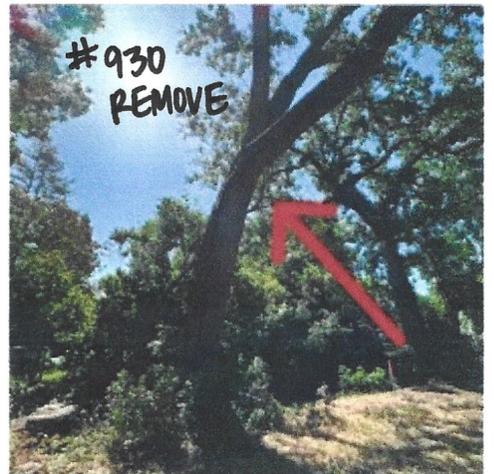
**SITE LAYOUT**

DATE: Dec-12-24  
 DESIGNER: LJV  
 REVISIONS: AS  
 DRAWN: AS  
 PAGES OF DESIGN: 1

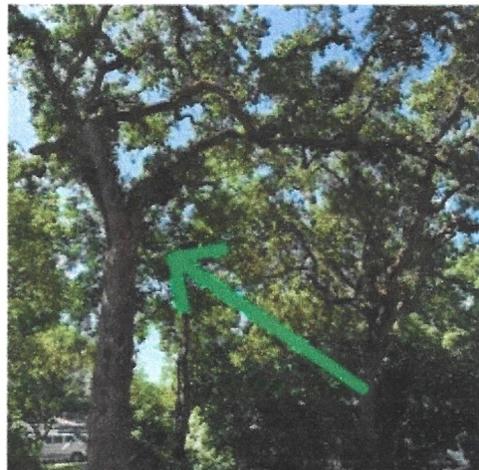


C = CIRCUMFERENCE  
 X = REMOVE  
 PRESERVE

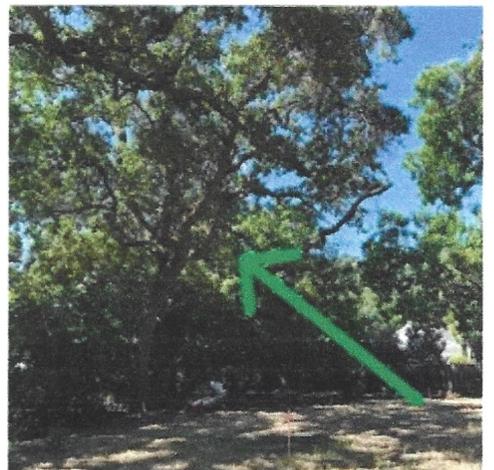
NOTES ON SITE PLAN BY ATLAS TREE SERVICE, INC  
 JARRED JUAREZ / CERTIFIED ARBORIST  
 WE-13341A (925) 550-6927



#935 PRESERVE



#933 PRESERVE



#934 PRESERVE



**ARBORIST SERVICES**

ISA CERTIFIED ARBORIST

JARRED JUAREZ WE-13341A

**November 20, 2024**

**SUPPLEMENTAL REPORT**

**Prepared For: Craig & Caitlin Hornsby**  
15 Morningside Place  
Alamo, CA 94507

**Site address:** Site address listed above

This supplemental report is to address some complaints that have been submitted to the Contra Costa County's Department of Conservation and Development by two neighbors of the above property. Most importantly, I would like to mitigate the likelihood of any potential hazard amongst this property.

On November 15<sup>th</sup>, I was asked to do a second site visit and re-evaluate three Oak trees and one Bay tree on this property. (Tree specifics are listed on the original report dated August 22, 2024) I observed their health, vigor, location, structure, and suitability amongst the property. Three of these trees were healthy/dense and forced to grow with poor structure with excessive lean over its property. The trees grew like this due to a very large dominant Valley Oak (marked #929 located on original reports site map) that had to be removed some time ago. Located just beyond this stump is the three trees which are a Valley Oak tree # 932, Valley Oak # 930 and a Bay tree #931. These trees were volunteer saplings and not placed with location in mind.

These trees that are located right on a slope with excessive lean have become quite a concern. With visual surface roots, I have observed part of their root systems composed of shallow roots. The past two winters have brought excessive amounts of wind and rainfall. The last two storm seasons we have experienced have been detrimental on landscape and mature trees.

My concerns are that no one can predict mother nature and how much more erosion this slope can take. I believe that these trees are at risk and a liability if they were to fail amongst this property

causing damage. The owners have small children that are young and active who like to play within the property boundary. I believe with these trees removed it will secure certainty and safety among this property.

The last Oak tree #928 is located in close proximity to two much more dominant Oaks that are healthy and thriving. This tree grows with lean right toward the house. Since its poorly located and crowded, I believe removing this tree will help mitigate a future hazard as well.

I understand there are concerns about these 4 removals. Removing each tree will have absolutely no impact to the neighboring properties. Each of these trees do not compliment any of the neighboring trees and removing them to grade will have no impact on the soil, compaction, or neighboring roots. I understand the value that Heritage Oaks give to a property, air quality, sound acoustics, natural beauty, elegance and significance to the land but when it comes to safety of public or private property or kids feeling safe in their own backyard-nothing is a greater risk.

There are plenty of various mature native Heritage Oaks still on the property that are to remain, which the Hornsby's have been maintaining every 3-5 years as required. The neighbors have property Oak trees as well that will continue to thrive. I believe what the neighbors disagree upon has to do with lack of knowledge and experience, and is based on their personal opinions. They do not see the actual locations of these trees and haven't observed how the run off from this property affects the location and slope where the trees are located.

Once again, I strongly believe these 4 trees should be removed so that this family feels safe amongst their property and backyard.

If you have any questions after reviewing, please contact me anytime at (925) 550-6927.

Respectfully submitted,



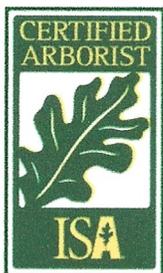
Jarred Juárez

ISA Certified Arborist

WE-13341A

jarredjuarez@me.com

(925) 550-6927







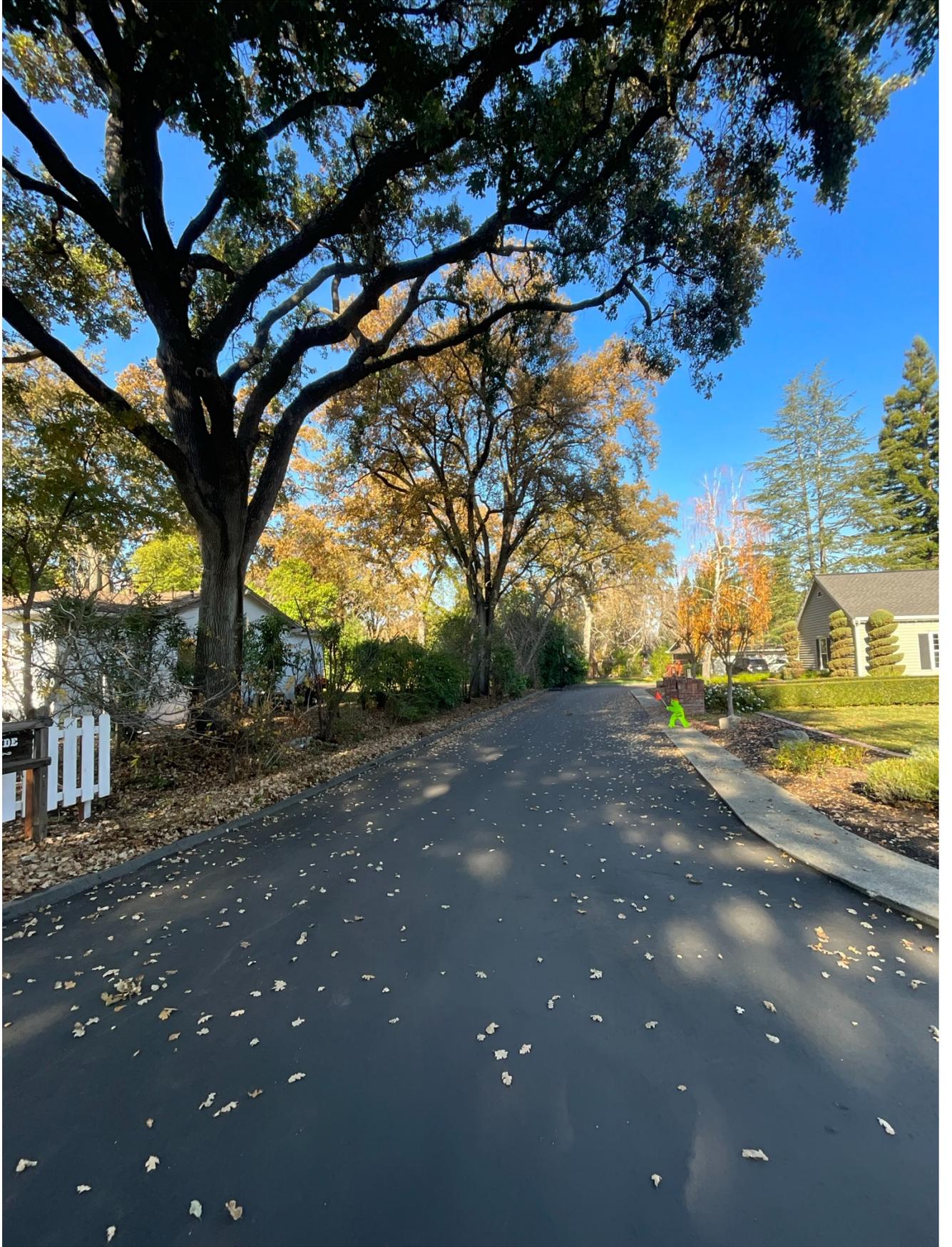






























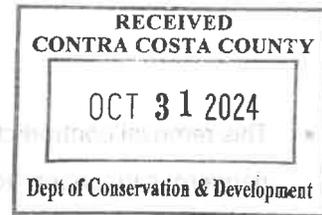












October 31, 2024

Dear County Planning Department,

We are writing to formally appeal the tentative approval of tree permit County File CDT24-00056 and express our strong opposition to the proposed removal of four code-protected trees at 15 Morningside Place. This appeal addresses concerns related to Tree Protection/Preservation (Section 816-6) and Heritage Tree Preservation (Section 816-4) of the county code.

The request to remove three valley oak trees and one California bay tree, with trunk diameters ranging from 9 to 40 inches, for the installation of a pavilion, pool, and pickleball court conflicts with the county's established guidelines for protecting our natural heritage and maintaining our urban forest. We urge you to deny this tree removal permit for the following reasons:

1. **Preservation of Mature, Native Trees:**

These centuries-old trees are integral to our neighborhood's character and ecosystem. Their mature status provides significant benefits, including superior air purification, carbon sequestration, and habitat for local wildlife. Their loss would be irreplaceable and diminish our community's natural beauty.

2. **Threat to Neighboring Trees and Root Systems:**

The proposed removal and construction activities pose a serious risk to the health and stability of neighboring trees, potentially causing a domino effect of tree loss beyond the applicant's property line.

3. **Loss of Essential Shade and Climate Benefits:**

These trees provide invaluable shade for energy conservation and play a vital role in reducing the urban heat island effect, improving air quality, and supporting local biodiversity.

4. **Root Zone Protection (how it affects trees on our property):**

The critical root zone extends approximately 1/3 further than the dripline. Any disturbance within this area can severely impact the tree's health and stability.

5. **Construction and Landscaping Impacts (how it affects trees on our property):**

Activities such as grading, digging, or trenching within the root zone can cause irreparable damage. The use of fill soils, impermeable materials, or introducing landscaping requiring frequent summer watering can be detrimental to these drought-adapted trees.

6. **Community Character and Property Values (how it affects trees on our property):**

The loss of these mature trees could negatively impact property values and irreversibly alter our cherished landscape.

Additional Concerns:

- This removal contradicts our community's commitment to environmental stewardship and sets a dangerous precedent for prioritizing personal recreational facilities over protected, native trees.

We recommend modifying development plans to accommodate these valuable trees by:

- Adjusting building footprints to avoid root zone encroachment
- Using permeable materials for necessary paving
- Implementing protective measures during construction
- Incorporating the trees as natural features in the landscape design

We urge the planning department to prioritize tree preservation and work with developers to balance progress with environmental stewardship. We request a comprehensive review of this permit application, considering the long-term environmental impact and the importance of preserving our community's mature trees.

We are prepared to provide additional information or participate in further discussions as needed. Thank you for your consideration of these crucial points. We look forward to contributing to the decision-making process regarding our community's valuable tree resources.

Sincerely,

Heather and Mark Simone

40 Via Robles

Alamo, CA 94507

Concerned Neighbor and Community Member

Scott & Carol Taylor  
50 Via Robles  
Alamo, CA 94507

November 6, 2024

Maria Lara-Lemus  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Subject: Appeal Against the Removal of Heritage Oak Trees and Installation of Pickleball Court

Dear Maria,

I am writing to formally oppose the planned removal of heritage oak trees located at 15 Morningside Place, Alamo as well as the installation of a pickleball court on this site. These proposed changes threaten not only our local environment but also the character and livability of our neighborhood.

**Significance of Heritage Oak Trees to the Neighborhood**

The street name, Via Robles, reflects the legacy and natural beauty of the large heritage oak trees that define our neighborhood. These trees are not just a feature of the landscape, they are integral to the identity and appeal of this community. Many of the longtime residents, including us, chose to live in this area precisely because of the beauty and unique character provided by the oak trees. Their preservation is essential to maintaining the charm and distinctiveness of our neighborhood as they heritage trees will never be replaced once lost. They are unique to this valley and should be absolutely preserved.

**Environmental Impact and Threat to Wildlife Habitat**

Heritage oaks provide critical benefits to the local environment, including carbon sequestration, air purification, and habitat for numerous species of birds, insects, and small mammals. Their removal would severely impact the local ecosystem, resulting in habitat loss and negatively affecting the wildlife that depends on these trees for shelter and food. Moreover, these trees are near a riparian corridor, which serves as a vital buffer that supports biodiversity, water quality, and soil stability. The removal of these trees would disrupt the riparian corridor and lead to potential ecological degradation.

**Role of Heritage Oaks in Sound Attenuation**

In addition to their ecological and aesthetic value, the heritage oak trees provide natural sound attenuation for noise from the nearby I-680 freeway and Danville Boulevard. Noise pollution is already a concern for residents in this area especially after the expansion of the 680 freeway and addition of HOV lanes. Removing these trees would exacerbate the noise issue, further diminishing the quality of life by increasing exposure to traffic noise.

### **Noise Impact of Pickleball Court**

The installation of a pickleball court in a residential neighborhood raises serious concerns about additional noise impacts to the residents. The repetitive, high-impact sound generated by pickleball paddles and balls is known to travel 500 feet beyond court boundaries, causing significant noise disturbances. Many jurisdictions are considering banning pickleball courts due to noise impacts to the neighborhood degrading quality of life and property values. The current considerations are to require a minimum 600-foot buffer around pickleball courts.

Unlike other recreational activities, pickleball noise is particularly intrusive in a quiet residential neighborhood, and there would be no regulated hours of play at this property. This will lead to prolonged noise exposure that negatively affects the quality of life for neighbors, with no community benefit, and only benefitting the subject property owners.

The prolonged noise from the court will lead to continuous disturbance to the neighborhood. Such noise disturbances also reduce property values, making the neighborhood less desirable for current and future residents.

### **Harmful Impact of Pickleball Court Placement Within Heritage Oak Driplines**

Beyond the removal of heritage oaks, the planned placement of the pickleball court within the driplines of remaining trees poses a serious threat to their health. The impacted trees due to the construction of the court are on an adjacent property. Construction within the dripline can cause root damage, soil compaction, and hinder water and nutrient absorption, jeopardizing the long-term viability of these majestic trees.

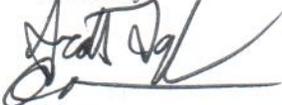
### **Alternative Solutions**

While we appreciate the desire for property enhancements, we urge the Department of Conservation and Development and property owner to explore alternatives that respect the environmental, aesthetic, and community integrity of the neighborhood. Modifications to the design, such as preserving the heritage oak trees, eliminating any construction within the heritage oak driplines, eliminating the pickleball court and considering quieter recreational options could fulfill property goals while preserving the well-being and character of our community. There are public pickleball courts nearby that can be utilized.

Given these significant concerns, we respectfully request that the Contra Costa County Department of Conservation and Development deny the permit for both the removal of heritage oak trees and the installation of the private pickleball court. We believe that alternative solutions can balance property improvements with environmental conservation and community harmony.

Thank you for your time and consideration. Please feel free to contact me at 925-286-7070 should you need any further information.

Sincerely,



Scott & Carol Taylor

**From:** [Olga Chekene](#)  
**To:** [Maria Lara-Lemus](#)  
**Subject:** 15 Morningside Lane, County File #:CDTP24-00056  
**Date:** Monday, November 11, 2024 9:59:22 AM

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County Planning Department,

I am writing to formally add our voice to the appeal submitted by Heather and Mark Simone at 40 Via Robles regarding the removal of four code-protected trees at 15 Morningside Place.

We are concerned about the loss of these incredibly beautiful heritage trees that not only add to the character and property value of our street but also the environmental impact of losing trees in general and specifically the trees in our neighborhood. We certainly support the rights of owners to improve their properties but it seems there could be a way to reconfigure some of the proposed improvements in order to not harm the beautiful and important old growth which is so important to the character of Alamo at large.

We strongly urge the Planning Department to reconsider the removal of these trees.

Thank you for your consideration,  
Olga and Daniel Chekene  
55 Via Robles, Alamo

**O.**  
Olga Chekene  
415.730.2789



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

**File #:** TMP-9952

**Agenda Date:** 5/14/2025

**Agenda #:** 2b.

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<b>Project Title:</b>	19 Jay Court Tree Permit Appeal
<b>County File(s):</b>	CDTP24-00064
<b>Appellant:</b>	Robert J. Eisele
<b>Applicant Owners:</b>	Carlos Ramirez, ArborTech Tree Care Inc. (Applicant) Bruce & Grace Ginn (Owners)
<b>General Plan:</b>	Single-Family Residential-Low Density (SL) (Residential Low Density (RL))
<b>Zoning:</b>	P-1, Planned Unit District
<b>Site Address/Location:</b>	19 Jay Court in Alamo, CA (APN: 193-670-016)
<b>California Environmental Quality Act (CEQA) Status:</b>	Categorical Exemption - Class 3: CEQA Guidelines, Section 15303(e), new construction of an accessory structure.
<b>Project Planner:</b>	Nai Saephan, Planner I, (925) 655-2874 nai.saephan@dcd.cccounty.us
<b>Staff Recommendation:</b>	Deny the Appeal and Approve the Project (See Section II for full recommendation)

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### **I. PROJECT SUMMARY**

This is a hearing on an appeal of the Zoning Administrator's decision to tentatively approve a tree permit to allow the removal of three (3) code-protected oak trees in order to install a residential ground-mounted solar/photovoltaic (PV) system.

### **II. RECOMMENDATION**

Staff recommends that the County Planning Commission:

- A. OPEN the public hearing, RECEIVE testimony, and CLOSE the public hearing;
- B. DETERMINE that the project is categorically exempt from CEQA under Section 15303(e) of the CEQA Guidelines.
- C. DENY the appeal by Robert Eisele
- D. Approve the Tree Permit, County File #CDTP24-00064;

E. APPROVE the findings in support of the project;

F. APPROVE the project conditions of approval; and,

G. DIRECT the Department of Conservation and Development to file a Notice of Exemption with the County Clerk.

### III. **BACKGROUND**

A tree permit application CDTP24-00064 was submitted to the Department of Conservation and Development, Community Development Division on September 26, 2024, requesting approval of a Tree Permit to allow the removal of one (1) 14" valley oak tree, one (1) 10" blue oak tree, and one (1) 11" coast live oak tree for the installation of a residential ground-mounted solar/PV system and associated trenching for an underground conduit.

On January 7, 2025, the tree application received tentative approval by the Zoning Administrator and a Notice of Tentative Approval of a Tree Permit was mailed out to adjacent property owners advising them of the Zoning Administrator's decision and the opportunity to file an appeal. Appeals were due no later than 4:00 P.M. on January 17, 2025.

An appeal of the Zoning Administrator's decision was filed on January 15, 2025, within the 10-day appeal period by the appellant, Mr. Robert J. Eisele.

### IV. **GENERAL INFORMATION**

A. General Plan: As of November 5, 2024, the subject property is located within a RL, Residential Low Density (RL) General Plan land use designation (County General Plan Envision 2045). At the time the application was deemed "complete" for processing (October 25, 2024), the property was located within a SL, Single-Family Residential - Low Density (SL) General Plan land use designation.

B. Zoning: The subject property is located within a P-1 Planned Unit District.

C. California Environmental Quality Act (CEQA): The proposed project to install a residential ground mounted solar/PV system and to construct a new, 6-foot-tall fence surrounding the PV system, which are accessory to the primary residential use of the property, is categorically exempt from CEQA under Section 15303(e) of the CEQA Guidelines related to new construction of accessory structures.

D. Lot Creation: The subject property is 0.99 acres and is Lot 15 of Subdivision CDS78-05026 which was recorded on May 22, 1979.

E. Prior County Zoning Applications: No prior County Zoning applications.

## **V. SITE/AREA DESCRIPTION**

The subject property is approximately 44,000 square feet in area and is located in the Alamo area of Contra Costa County at the foothills of Mt. Diablo. The property has a principal frontage on the east fronting Jay Court and a secondary frontage on the west fronting Stone Valley Road. The property slopes upward from west to east, rising approximately 30 feet from the property boundary at Stone Valley Road to the relatively flat residential building pad adjacent to Jay Court, which an approximately 26 percent slope in the western and southwestern areas of the lot.

The subject property is developed with a single-family residence and a swimming pool. The surrounding area of Alamo is predominantly developed with single-family residences to the west, east, and south. Other land uses in the area include agricultural lands further to the east and southeast, and pockets of land maintained by the Bryan Ranch or White Gate Homeowners Associations that are designated for open space/resource conservation to the north and south.

A "Virginia Lane" shown on the County's GIS maps appears to come off of Stone Valley Road and turn into and across the western area of the subject property before running somewhat parallel to Stone Valley Road to continue north across the neighboring property. Staff of the County Public Works Department advised that there is no record of a "Virginia Lane" in the subdivision map or any other records that show a road or access easement in this location of the subject property. Thus, Public Works staff indicated that although it is a visible feature on the GIS map, it has no official standing as a road or access easement.

## **VI. PROJECT DESCRIPTION**

The applicant is requesting approval of a tree permit to remove three (3) code-protected trees: a blue oak measuring 10 inches in diameter, a valley oak measuring 14 inches in diameter, and a coast live oak measuring 11 inches in diameter for the installation of an approximately 600-square-foot ground-mounted solar/PV system (PV system) consisting of 28 solar panels rising approximately 5 feet in height above grade for private, residential use. The PV system is proposed to be located on the northwestern side of the property, approximately 32 feet from the western property boundary with Stone Valley Road and approximately 17 feet from the northern property boundary. The blue oak and coast live oak trees proposed for removal are located within the proposed footprint of PV system and the valley oak is located approximately 10 feet west of the proposed PV system and in the footprint of a proposed 6-foot-tall wooden fence that would surround the PV system. The project also includes approximately 70 feet of associated trenching for a new 3/4-inch underground PVC conduit from the PV system to the residence.

**VII. APPEAL OF ZONING ADMINISTRATOR'S JANUARY 7, 2025, TENTATIVE DECISION**

During the appeal period following approval by the Zoning Administrator, one appeal was received from Robert Eisele, owner of 3314 Stone Valley Road. The concerns raised in the letter of appeal are summarized as follows:

1. Summary of Appeal Point #1: *The Appellant asserts that the project is a solar farm in a residential neighborhood.*

Staff Response: Staff disagrees that the project is for a solar farm, which is more typical of commercial solar facilities. The proposed residential ground-mounted solar/PV system is an accessory use to an existing single-family residence and is intended to provide on-site solar energy solely for the subject property. There is no evidence that the project would result in a commercial solar energy facility, or the level of solar energy produced for supplying energy to the surrounding vicinity at a commercial level.

2. Summary of Appeal Point #2: *The Appellant is concerned about the potential environmental impacts on scenic beauty, natural resources, and wildlife habitat and corridors due to the project which would remove three "landmark" trees at the entrance to the community. The appellant also indicates that the Contra Costa County General Plan's Open Space element restricts development on open hillsides and is intended to identify which lands should be preserved for open space uses.*

Staff Response: The main entrance to the Bryan Ranch community is at the intersection of Stone Valley Road and Merlin Court/Jay Lane, where there is a monument sign on a parcel owned by the Bryan Ranch Homeowners Association welcoming residents and visitors. The subject trees are located on private property located approximately 300 feet northeast of the monument sign, and is therefore not located at the entrance to the Bryan Ranch community. The project would remove three code-protected oak trees on the subject property on which several mature trees, including large redwood trees and a valley oak , and other shrubbery would remain in place. The three oak trees to be removed are not designated Heritage Trees pursuant to County Code Chapter 816-4 and therefore would not be considered landmark trees. In addition, a row of sycamore trees within the right-of-way along Stone Valley Road will partially block views of the proposed fence and PV system, which would limit the project's impact on views of the open hills to the north and east and the scenic beauty of the neighborhood in general. Furthermore, the project is similar to a ground-mounted PV system that is also surrounded by a wooden fence, that was installed on the hillside above Stone Valley Road for the residential property directly to the north of the subject property.

The removal of three trees from the subject property is not expected to have a significant impact on wildlife habitat due to the number of large trees that will remain in the area that

could be used for nesting or perching. The subject property and the properties directly north and south are developed with single-family residences. The area of land that the appellant indicates is "open space" is an approximately 30- to 70-foot-wide portion of private property adjacent to the Stone Valley Road public right-of-way. Generally, wildlife corridors are linear and/or regional habitats that connect to other natural vegetation communities and can provide avenues for animals to travel or migrate, often in areas that contain urbanized development. The proposed PV system and wooden fence surrounding it will occupy approximately 1,200 square feet of the approximately 8,400-square-foot area between the subject property's existing fence and the property boundary adjacent to Stone Valley Road that the appellant identifies as "open space." This would still allow the majority of the western portion of the property to remain open for use as part of a wildlife corridor in this part of the neighborhood. Regardless, there is no scenic easement or restriction on development in this area of the subject property and staff is unaware of any reason the property owner could not add a fence along the western property boundary.

The subject property is located within a Single-Family Residential-Low Density (SL) General Plan land use designation and is not located within the Open Space (OS) land use designation. In addition, there are no restricted development areas or scenic easements on the subject property. Based on all of the above, the project would remain consistent with the intent and goals of the Open Space Element of the General Plan (replaced in the November 5, 2025, General Plan update by the Conservation, Open Space, and Working Lands Element).

3. Summary of Appeal Point #3: *The Appellant states that the subject trees are integral to the stability of the hill's slope, and that their removal risks undermining the hill's structural integrity, possibly leading to erosion or other long-term environmental issues, and indicates that County Code Section 814-2.206 (a) 5-7 requires maintaining "open hillsides and significant ridgelines in as near a natural state as is feasible as an important community value".*

Staff Response: The property owner has indicated to staff that the stumps and root systems of the subject trees will remain intact and in the ground which will provide continuing stability of the hillside. Therefore, it is not expected that there will be significant impact on the structural integrity of the sloping hillside due to erosion or other long-term environmental issues such as landslides. Regarding County Code Section 814-2.206(a), this paragraph is in the SD-1, Slope Density and Hillside Development Combining District (SD-1). The subject property is located within a P-1 Planned Unit District and is not located within a SD-1 Combining District. Therefore, the regulations of Chapter 814-2 for slope density and hillside development do not apply to the proposed project. Regardless, the approximately 8,400-square-foot area that the appellant has identified in their letter as "open space" or "hillside" is not considered a significant ridgeline. In addition, the project to install ground-mounted solar/PV panels would occupy approximately 1,200 square feet which would maintain the "open" hillside in as natural state as is feasible to provide solar power for an

existing residence on the subject property.

4. Summary of Appeal Point #4: *The Appellant states that the proposed project could be installed in alternative locations such as the roof of the residence that would not require the removal of the three code-protected oak trees.*

Staff Response: Based on the application, site plan, and conversations with the applicant and property owner, the proposed location for the ground-mounted solar/PV system is the most suitable location. During a site visit on January 23, 2025, staff observed that the southern half of the property is mostly covered with mature trees. Thus, locating the PV system in the southern area of the property would require the alteration or removal of more than three trees. In addition, large redwood trees in or adjacent to the southern area of the property would hinder the normal operation of a ground-mount solar/PV system due to shading. The property owner and a representative for the applicant (Freedom Forever, a solar installation company), have indicated various reasons for not installing a rooftop solar/PV system, including the age of the roof and the need to make structural improvements to the residence for a solar installation and the roof design which would limit the number of panels or require panels facing different directions on more surface of the roof. In addition, several large redwood trees directly west and south of the residence would block sunlight to a rooftop installed PV system. Therefore, the proposed location for a ground-mounted solar system is the most suitable location. Finally, in tentatively approving the tree permit to allow removal of the three subject trees for the installation of the ground-mounted residential solar/PV system, the Zoning Administrator considered the factors for approval or denial of the tree permit and determined that reasonable development of the property would require the alteration or removal of the three subject trees and that the development could not be reasonably accommodated on another area of the lot.

5. Summary of appeal point #5: *The appellant raises concerns about the project to install ground-mounted solar posing aesthetic impacts on the community.*

Staff Response: Due to the location on the upper slope of the subject property, approximately 20 feet of elevation above Stone Valley Road, the proposed PV system would be marginally visible from the public right-of-way or from properties on the other side of Stone Valley Road. Staff visited the project site on January 23, 2025, and met with the property owner and the appellant. To address concerns about the project's impact on aesthetic views, the property owner is proposing to install a 6-foot-tall wooden fence to enclose the PV system that would be surrounded by new red tip Photinia plants as required by their homeowner's association (HOA) for screening. The project is similar to that of the adjacent property to the north which also has a wooden fence enclosing similar ground-mounted solar panels for their residential use. These measures, along with the existing row of sycamore trees along the Stone Valley Road right-of-way, will help reduce the project's aesthetic impacts on the community.

6. Summary of appeal point #6: *The applicant states that over 300 residents community were not given notice or the opportunity to weigh in on the project.*

Staff Response: Pursuant to Section 816-6.8004 of the County's Tree Protection and Preservation Ordinance, a *Notice of Tentative Approval of a Tree Permit* was mailed out to adjacent property owners advising of the opportunity to file an appeal of the Zoning Administrator's tentative decision. With the receipt of an appeal of the Zoning Administrator's decision, a Notice of the County Planning Commission hearing has been mailed to property owners within 300 feet of the subject property advising of the public hearing on the appeal of the Zoning Administrator's decision as is required for public hearings. In addition, eleven members of the public who submitted comments after the appeal period for the Zoning Administrator's tentative decision ended are included in the mailing list for the notice of public hearing.

## **VIII. ADDITIONAL COMMENTS**

After the noticing period for the Notice of Tentative Approval for this application ended, e-mail messages in support of the application were received from Mindy Cheng, who resides at 367 Bryan Drive, and from Marnie Collier, Executive Vice President of Common Interest Management Services for the Bryan Ranch HOA Board of Directors. In addition, e-mail messages in opposition to the application were received from Bob Oxenburgh who resides at 322 Golden Meadow Place, Larry Jacob who resides at 107 Golden Ridge Road, Sharon Gonsalves who resides at 138 Golden Ridge Road, Dana Weiler who resides at 1533 Emmons Canyon Drive, Daniel M. Gautsch who resides at 1821 Piedras Circle, Bruce Licht who resides at 511 Carleton Way, Joseph & Cathy Murphy who reside at 1349 Virginia Street, and Tony Kalliaras who resides at 1316 Virginia Street, all located in Alamo. Please refer to the attached correspondence for the details of their comments. Staff was also made aware of an online petition started in opposition to the project. Please refer to the attached copy of the online petition summary for details.

## **IX. STAFF ANALYSIS/DISCUSSION**

- A. General Plan: The County Board of Supervisors adopted a new General Plan, Envision 2045, on November 5, 2024. Pursuant to the new County General Plan, the subject property is located within a RL, Residential Low Density (RL) General Plan land use designation. However, at the time the application was deemed "complete" for processing (October 25, 2024), the property was located in a SL, Single-Family Residential-Low Density (SL) General Plan land use designation. As such, staff's General Plan analysis of the proposed project is based on the goals and policies of the County General Plan 2005-2020. The SL land use designation allows between 1.0 and 2.9 single-family units per net acre on sites as large as 43,560 square feet in area. Generally, the primary land uses allowed in the SL designation include single-family residences and buildings and structures accessory to residential uses.

The project proposes the installation of a ground-mounted solar/PV system for private, residential use on a lot developed with one single-family residence. Therefore, the solar/PV system will be an accessory use to the existing single-family residence on the property and is consistent with the SL General Plan land use designation.

- B. Zoning: The subject property is located within a P-1 Planned Unit (P-1) District which is intended to allow for a diversification of uses, buildings, structures, lot sizes, and open space that is substantially consistent with the General Plan. All yard and height measurements on single-family residential lots within the subject P-1 zoning district are guided by standards of the R-15 zoning district pursuant to Condition of Approval #7 of Final Development Plan CDDP77-03011. Based on the R-15 zoning district standards, the P-1 requires a minimum 10-foot side yard width, a minimum 25-foot aggregate side yard width, a minimum 15-foot rear yard, a principal 25-foot front setback, and a secondary 15-foot front setback for corner lots of those with two frontages. The maximum allowed height limit for accessory buildings or structures is 15 feet. However, there is no maximum height limit for ground-mounted PV systems which require a minimum of five feet for the side and rear yards. Additionally, the subject property is not subject to a rear yard requirement due to having two street frontages. Regardless, the proposed ground-mounted PV system is designed to have an approximately 16-foot side yard from the northern property line, an approximately 93-foot side yard from the southwestern property line, and an approximately 32-foot secondary front setback from Stone Valley Road. Furthermore, the PV system ranges in height up to five feet above natural grade. There is no grading proposed that would additionally raise the height of the structure. Therefore, the proposed ground-mounted PV system more than meets the requirements for minimum side yard, aggregate side yard width, and front setback requirements.

If granted, the proposed tree permit would allow for the removal of a 10-inch blue oak tree, an 11-inch coast live oak tree, and a 14-inch valley oak tree from the subject property in order to install and operate the proposed ground-mounted solar/PV system for the residence. The County's Tree Preservation and Protection Ordinance (County Code Chapter 816-6) is intended to provide for the protection of trees on private property through restitution for tree removal while allowing for reasonable enjoyment of private property rights and development. The reasonable development of the subject property with a residential PV system requires the removal of the three subject trees. Therefore, staff believes the required findings exist to allow the proposed removal of the trees and, as conditioned, the proposed project is consistent with the County's Tree Protection and Preservation Ordinance.

- C. Appropriateness of Use: The subject property is located within an established neighborhood that is primarily residential in use. The proposed improvements are residential in nature, and consistent with an accessory use on the property which has been established since 1979 and on other residential properties in the area. Since no element of

the project changes the residential use of the site, it is an appropriate use for the property.

**X. CONCLUSION**

The proposed project to install a new ground-mounted solar/PV system for residential use is consistent with the applicable goals and policies of the General Plan including the intent and purpose of the Single-Family Residential-Low Density (SL) General Plan land use designation. According to all of the information available for this application and based on the attached findings, the project is consistent with the intent and purpose of the P-1 zoning district and applicable R-15 development standards for the subject P-1 district. Given the topographical constraints of the property, the proposed installation of the ground-mounted residential solar/PV system is a reasonable development of the property that would require the removal of three code-protected oak trees. Therefore, staff recommends that the County Planning Commission deny the appeal and approve County File #CDTP24-00064, based on the attached findings and subject to the attached conditions of approval.

Attachments:

- A. Findings and Conditions of Approval
- B. Appeal Letter
- C. Public Comments
- D. Maps (Assessor's Parcel Map, General Plan, Zoning, Aerial)
- E. Project Plans
- F. Presentation Slides

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDTP24-00064, CARLOS RAMIREZ, ARBORTECH TREE CARE INC. (APPLICANT) AND BRUCE & GRACE GINN (OWNERS)**

**FINDINGS**

A. Tree Permit Findings

The County Zoning Administrator is satisfied that the following factors, as provided by County Code Section 816-6.8010 for granting a tree permit, have been satisfied:

1. *Reasonable development of the property would require the alteration or removal of the trees and this development could not be reasonably accommodated on another area of the lot.*

Finding: The three trees located on the subject property are part of a natural stand of four or more mature oak trees whose species are included in the County's list of indigenous trees (County Code Section 816-6.6004(1)(A)). Removal of the three code-protected oak trees is necessary for the installation and normal operation of the ground-mounted solar/PV panels for residential use, which the property owner has stated is being installed to offset the rising costs of electricity. The coast live oak and blue oak trees are within the footprint of the ground-mounted solar/PV panels and the valley oak tree is located just west of the PV panels where it would block sunlight during the afternoon and reduce the panels' ability to produce electricity. Due to existing improvements and large mature redwood trees in the southern area of or adjacent to the subject property, the solar/PV panels could not be reasonably accommodated elsewhere on the lot. In addition, the property owner has indicated that they could not feasibly install solar panels on the roof of the residence without first needing to make costly structural improvements to the residence.

B. California Environmental Quality Act (CEQA) Findings

The project is exempt under CEQA Guidelines, Section 15303(e), regarding new construction of an accessory structure. The project involves the installation of a residential ground-mounted solar/PV system and a 6-foot-tall wooden fence surrounding the PV system which are accessory to the primary residential use of the property. Therefore, pursuant to Section 15303(e) of the CEQA Guidelines, the project to install a residential ground-mount solar/PV system and wooden fence is exempt.

## **CONDITIONS OF APPROVAL**

### **Permit Approval**

1. **Tree Permit approval** is granted to allow the removal of three (3) code-protected trees: one (1) 14" valley oak, one (1) 10" blue oak, and one (1) 11" coast live oak, for the installation of ground-mounted solar/photovoltaic (PV) panels on the subject property, based on and as generally shown on the application materials submitted to the Department of Conservation and Development, Community Development Division (CDD) on September 26, 2024, and revised site plan received on March 10, 2025.

### **Application Costs**

2. The Tree Permit application was subject to an initial deposit of \$750.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

### **General Provisions**

3. Approval of this permit does not constitute a building permit. Building or grading permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

### **Tree Removal/Alteration**

4. Prior to removing the subject oak trees, the applicant shall obtain the necessary building permit(s) for installation of the solar/PV panels on the subject property.
5. Any tree alteration, removal, or encroachment within a dripline of a code-protected tree or trees not identified in this permit may require submittal of a separate Tree Permit application.

## **Restitution for Tree Removal**

6. The following measures are intended to provide restitution for the removal of code-protected trees:

- a. Planting and Irrigation Plan: **Prior to CDD stamp approval of plans for the issuance of a building permit**, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (CDD). The plan shall provide for the planting of **three (3) trees**, minimum 15-gallon size. The plan shall comply with the County's Water Efficient Landscapes Ordinance (Chapter 82-26) and verification of such shall accompany the plan. **The plan shall be implemented prior to final building inspection.**
- b. Required Security to Assure Completion of Plan Improvements: A security shall be provided to ensure that the approved planting and irrigation plan is implemented. **Prior to CDD stamp approval of plans for the issuance of a building permit**, the applicant shall submit an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for purchase and installation of trees and any necessary irrigation). Upon approval of the estimate by the CDD, the applicant shall submit a security in the amount of the approved cost estimate *plus* a 20% inflation surcharge.
- c. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$200.
- d. Duration of Security: When the replacement trees and irrigation have been installed and prior to final inspection, the applicant shall submit a letter to the CDD, composed by a licensed arborist, landscape architect, or landscape contractor, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The security shall be retained by the County for a minimum of 12 months and up to 24 months beyond the date of receipt of this letter.

As a prerequisite to releasing the security **between 12- and 24-months following the receipt of the letter**, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the CDD and

shall include any additional measures necessary for preserving the health of the trees. Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the CDD determines that the applicant has not been diligent in ensuring the health of the replacement trees, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

### **Arborist Expense**

7. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

### **Construction Period Restrictions and Requirements**

8. The applicant shall comply with the following restrictions and requirements. **These restrictions shall be included on the construction drawings:**
  - a. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows and to minimize project-related disruptions to adjacent properties.
  - b. Transporting heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on federal and state holidays.
  - c. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)  
Birthday of Martin Luther King, Jr. (State and Federal)  
Washington's Birthday (Federal)  
Presidents' Day (State)  
Cesar Chavez Day (State)  
Memorial Day (State and Federal)  
Juneteenth National Independence Day (Federal)  
Independence Day (State and Federal)  
Labor Day (State and Federal)  
Columbus Day (Federal)  
Veterans Day (State and Federal)  
Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)  
Christmas Day (State and Federal)

For information on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays: <https://www.federalreserve.gov/aboutthefed/k8.htm>

California Holidays: <https://www.sos.ca.gov/state-holidays>

- d. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
- e. The site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of as necessary. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.
- f. The applicant shall immediately notify the CDD of any damage that occurs to any trees during the construction process. Any tree not approved for destruction or removal that dies or is significantly damaged as a result of construction or grading shall be replaced with a tree or trees of equivalent size and of a species as approved by the CDD to be reasonably appropriate for the particular situation.
- g. No parking or storage of vehicles, equipment, machinery, or construction materials and no dumping of paints, oils, contaminated water, or any chemicals shall be permitted within the drip line of any tree to be preserved.
- h. No grading, compaction, stockpiling, trenching, paving, or change in ground elevation shall be permitted within the drip line of any tree intended for preservation unless such activities are indicated on the improvement plans approved by the CDD. If any of the activities listed above occur within the drip line of a tree to be preserved, an arborist may be required to be present. The arborist shall have the authority to require implementation of measures to protect the tree.

## ADVISORY NOTES

**ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.**

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

- B. Additional requirements may be imposed by the following agencies:

- Department of Conservation and Development, Building Inspection Division
- San Ramon Valley Fire Protection District (SRVFPD)
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)
- Contra Costa County Environmental Health Division

Prior to applying for a building permit, the applicant is strongly encouraged to contact these agencies.

Mr. Robert Eisele  
3314 Stone Valley Road  
Alamo, CA 94507  
reisele001@msn.com  
925-202-6406

CONTRA COSTA COUNTY  
2025 JAN 15 PM 1:31  
APPLICATION & PERMIT  
CENTER

January 14, 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: Appeal of Decision to Permit Removal of Protected Heritage Trees for Solar Farm Development (File #CDTP24-00064)**

Dear Members of the Board,

On Friday, January 10<sup>th</sup>, I received notification of the Department's Notice of Tentative Approval of a Tree Permit. I am writing to formally appeal the decision to allow the removal of multiple protected trees (one valley oak, one blue oak, and one coast live oak) to accommodate the development of a solar farm in our neighborhood. This decision raises serious concerns about the environmental, structural, and community impacts that have not been fully considered.

The purpose of the Tree Preservation section of the code is to preserve trees in the unincorporated area of the county on "private property in the interest of the public health, safety and welfare and to *preserve scenic beauty*." Further the section states, "(t)rees provide soil stability, improve drainage conditions, provide habitat for wildlife and provide aesthetic beauty....."(Section 816-6.2004(1-2))

It Tentative Approval doesn't indicate whether a site visit was conducted or not by the Director. In this particular case, considering the open nature of the community that mirrors the look at feel of Contra Costa County, a site visit is definitely needed. Additionally, the Open Space Element restricts development on open hillsides and landmarks. Many residents regard the beautiful entrance to our neighborhood, where the trees are located, as a landmark, and this project would irreparably harm its integrity and significance.

The Open Space Element is a critical part of Contra Costa County's comprehensive land use plan, outlining strategies for preserving and managing areas of undeveloped land for public health and safety, outdoor recreation, natural resource conservation, and scenic beauty. Essentially, it serves as a blueprint for protecting open spaces within the community by identifying which lands should be preserved as open space and how they will be used.

While Mr. Ginn does own most of the hill, taking down three unprotected trees unnecessarily completely contradicts the fundamental purpose of the Open Space Element—natural resource conservation and scenic beauty. Our neighborhood is home to diverse wildlife that relies on this open space for habitat and freedom to roam. Removing the tree and installing a solar farm would detract from that freedom and disrupt the ecological balance. While we acknowledge that our development

initially encroached on their space, we have coexisted for over 30 years, and it is unnecessary to worsen the situation now.

For over three decades, our community has worked diligently to preserve and maintain the protected trees that define our neighborhood's character and natural beauty. These trees are more than landmarks; they are integral to the stability of the hill's slope, and their removal risks undermining the hill's structural integrity, potentially leading to erosion or other long-term environmental issues. Specifically in reference to Code Section 814-2.206 (a) 5-7, the hill with the trees provides the "prominent natural features that enhance the character of a particular area of the county", and maintaining "open hillsides and significant ridgelines in as near a natural state as is feasible as an important community value."

Moreover, the ground-mounted solar farm in question could be installed in alternative locations that would not require the destruction of these irreplaceable trees. There are many alternatives that Mr. Ginn could implement; however, it would mean that he would need to make modifications to his currently fenced backyard which would be far better than causing irreparable damage to the open space. He would rather invoke his land ownership rights over the beautification of Contra Costa and the surrounding neighbors.

In addition to the environmental concerns, this project poses significant aesthetic and community impacts. Installing a ground-mounted

solar farm at the entrance to our neighborhood is unsightly and inconsistent with the open-space appearance that residents have long assumed would be preserved. The sudden transformation of this area will undoubtedly come as a shock to over 300 residents who were not given notice or the opportunity to weigh in on this drastic change. These residents deserve the chance to voice their opinions not only about the destruction of protected trees but also about the broader implications for the neighborhood's design and identity.

We respectfully request that this appeal be granted to allow for a thorough investigation into these concerns and to ensure that proper community engagement takes place. While a public hearing may not necessarily change the outcome of Mr. Ginn's rights regarding the trees, it is imperative to hear and consider the perspectives of those directly impacted by this decision.

Thank you for your time and consideration of this important matter. We trust that you will act in the best interest of our community, the environment, and the long-term sustainability of our neighborhood.

Sincerely,



Robert J. Eisele

CC: John Kopchik, Director ([john.kopchik@dcd.cccounty.us](mailto:john.kopchik@dcd.cccounty.us))  
Jason Crapo, Deputy Director ([Jason.crapo@dcd.cccounty.us](mailto:Jason.crapo@dcd.cccounty.us))  
Maureen Toms, Deputy Director ([Maureen.toms@dcd.cccounty.us](mailto:Maureen.toms@dcd.cccounty.us))  
Deidra Dingman, Deputy Director ([deidra.dingman@dcd.cccounty.us](mailto:deidra.dingman@dcd.cccounty.us))  
Ruben Hernandez, Deputy Director ([ruben.hernandez@dcd.cccounty.us](mailto:ruben.hernandez@dcd.cccounty.us))  
Gabriel Lemus, Assistant Deputy Director ([Gabriel.lemus@dcd.cccounty.us](mailto:Gabriel.lemus@dcd.cccounty.us))

**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](#)

---

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

---

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

---

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

---

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

---

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](http://TheAgencyRE.com)

**DRE# 00956555**

**THEAGENCY**

A Global Marketing and Sales Organization

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

---

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

---

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

---

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

---

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

---

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

---

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://chnge.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:** CDTP24-00064 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: CDTP24-00064  
**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

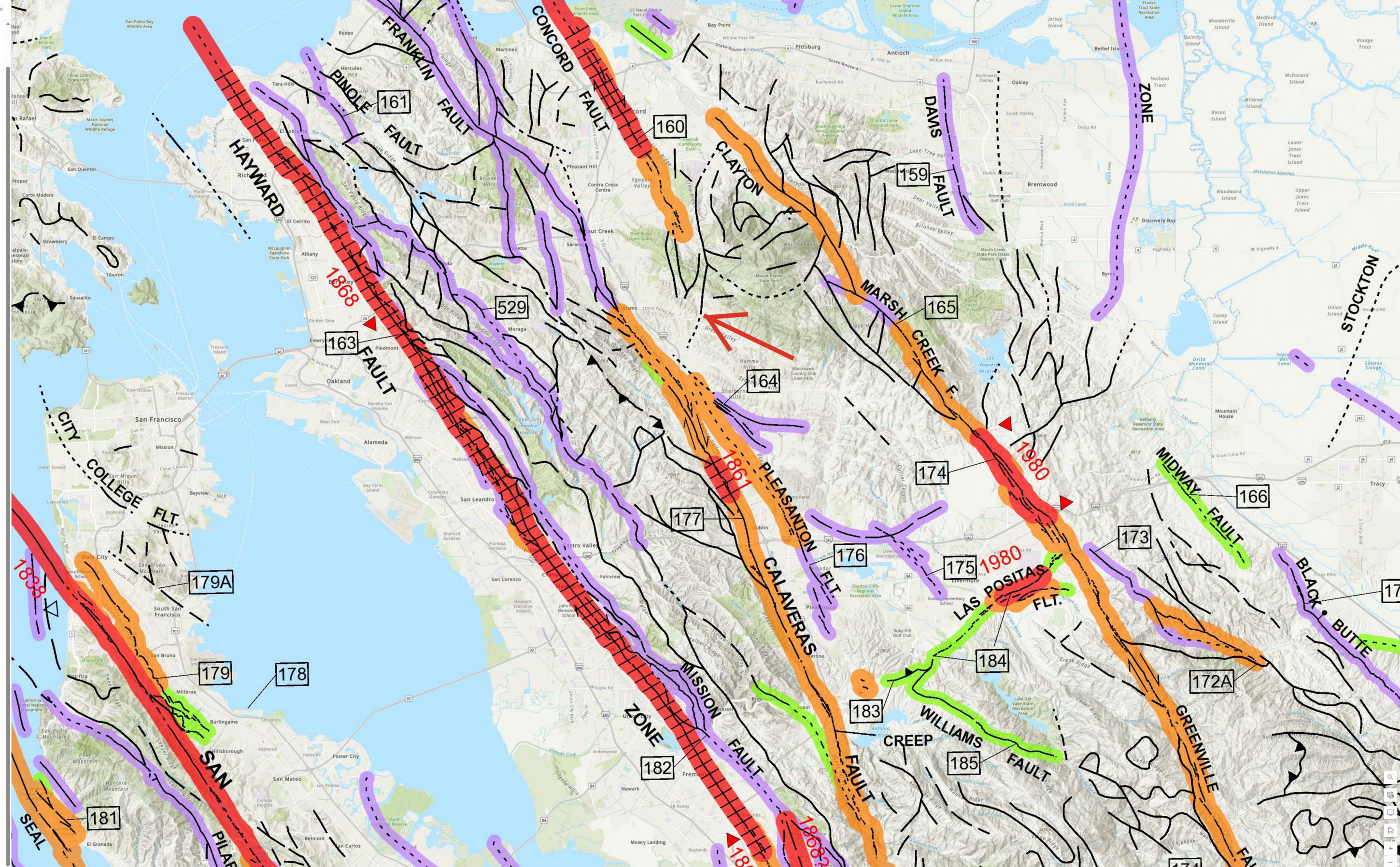
Tel: (415) 887-8704

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



Legend

- LOC\_CERT
  - Well Located
  - Poorly Located
- Triggered Slip Point
  - ENDPOINT
  - N
- Structural Discontinuity (Local)
  - Representation: CGS.DOC.Structural\_Discontinuity2\_Rep
  - structural discontinuity
- Faults (Local)
  - Pre-Quaternary Faults
    - Representation: CGS.DOC.PreQt\_fts\_polyline\_Rep
    - fault, certain
    - fault, approx. located
    - fault, concealed
    - thrust fault, certain
    - thrust fault, approx. located
    - thrust fault, approx. located, queried
    - fault, certain (ball and bar)
    - fault, approx. located (ball and bar)
    - fault, concealed (ball and bar)
  - Quaternary Faults
    - Representation: CGS.DOC.Qt\_ft\_ver3\_PRINT\_020410\_fi\_Rep
    - fault, certain
    - fault, approx. located
    - fault, approx. located, queried
    - fault, inferred, queried
    - fault, concealed
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    - thrust fault, certain
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    - thrust fault, concealed
    - dextral fault, certain
    - dextral fault, approx. located
    - dextral fault, concealed
    - sinistral fault, certain
    - sinistral fault, approx. located
    - sinistral fault, concealed
    - thrust fault, certain (2)
    - thrust fault, approx. located (2)
    - thrust fault, concealed (2)
    - fault, certain (ball and bar)
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    - dextral fault, certain (ball and bar)
    - dextral fault, approx. located (ball and bar)
    - fault, concealed, queried (ball and bar)
    - fault, concealed, queried (ball and bar, 2)
    - fault, certain (dip)
    - fault, approx. located (dip)
    - fault, concealed (dip)
    - reverse fault, certain
    - reverse fault, approx. located
    - reverse fault, concealed
- Brawley Seismic Zone (Local)
  -
- Fault Creep
  -
- Fault Classification
  - Activity
    - Historic
    - Holocene
    - Late Quaternary
    - Quaternary



**Legend**

**LOC\_CERT**

- Well Located
- Poorly Located

**Triggered Slip Point**

**ENDPOINT**

- N

**Structural Discontinuity (Local)**

Representation: CGS.DOC.Structural\_Discontinuity2\_Rep

- structural discontinuity

**Faults (Local)**

Pre-Quaternary Faults

Representation: CGS.DOC.PreQt\_fts\_polyline\_Rep

- fault, certain
- fault, approx. located
- fault, concealed
- thrust fault, certain
- thrust fault, approx. located
- thrust fault, approx. located, queried
- fault, certain (ball and bar)
- fault, approx. located (ball and bar)
- fault, concealed (ball and bar)

Quaternary Faults

Representation: CGS.DOC.Qt\_ft\_ver3\_PRINT\_020410\_fi\_Rep

- fault, certain
- fault, approx. located
- fault, approx. located, queried
- fault, inferred, queried
- fault, concealed
- fault, concealed, queried
- thrust fault, certain
- thrust fault, approx. located
- thrust fault, concealed
- dextral fault, certain
- dextral fault, approx. located
- dextral fault, concealed
- sinistral fault, certain
- sinistral fault, approx. located
- sinistral fault, concealed
- thrust fault, certain (2)
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- thrust fault, concealed (2)
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- fault, approx. located (ball and bar)
- fault, concealed (ball and bar)
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- fault, concealed, queried (ball and bar, 2)
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- fault, concealed (dip)
- reverse fault, certain
- reverse fault, approx. located
- reverse fault, concealed

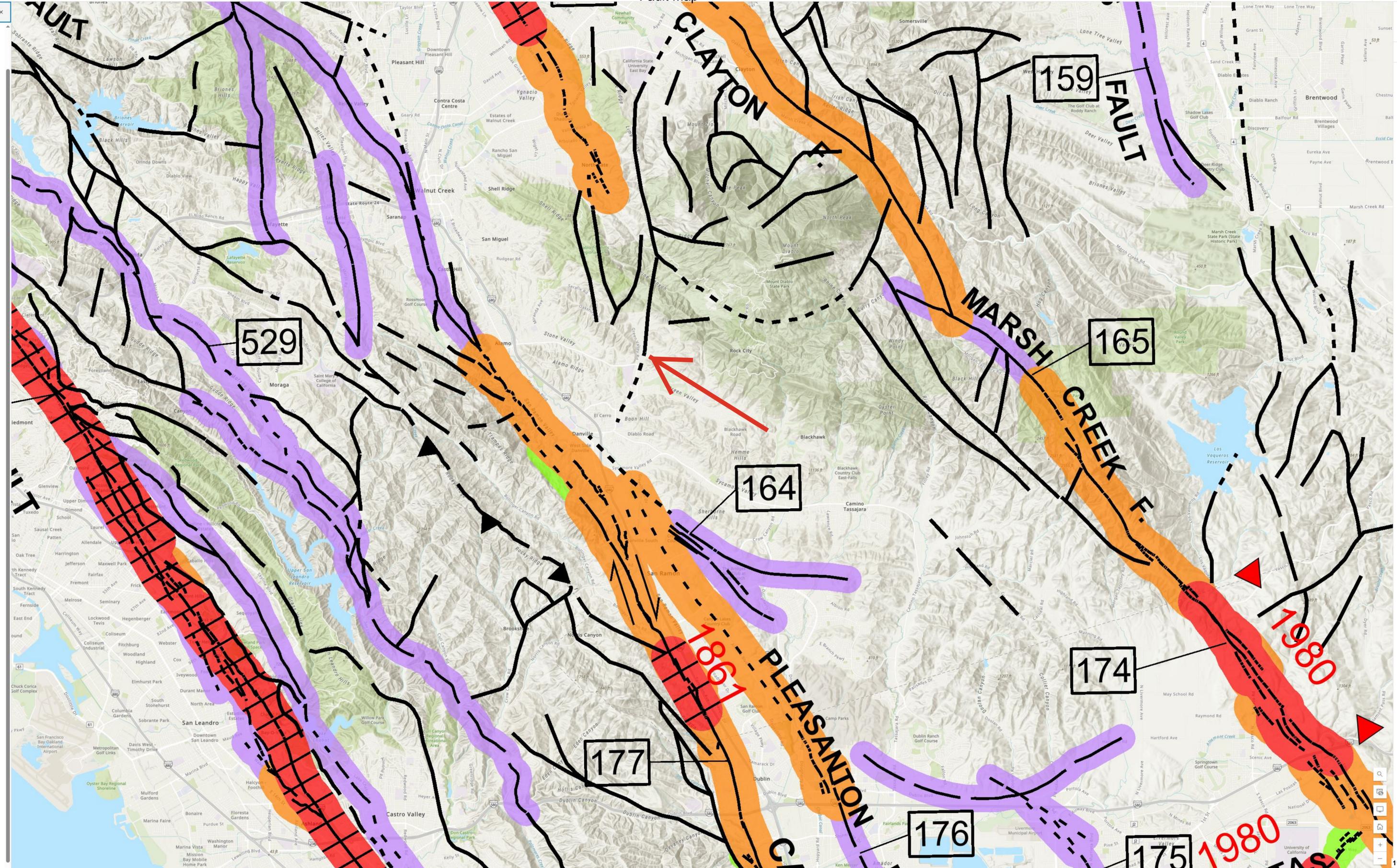
**Brawley Seismic Zone (Local)**

**Fault Creep**

**Fault Classification**

**Activity**

- Historic
- Holocene
- Late Quaternary
- Quaternary







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

Sign petition

**239**

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**

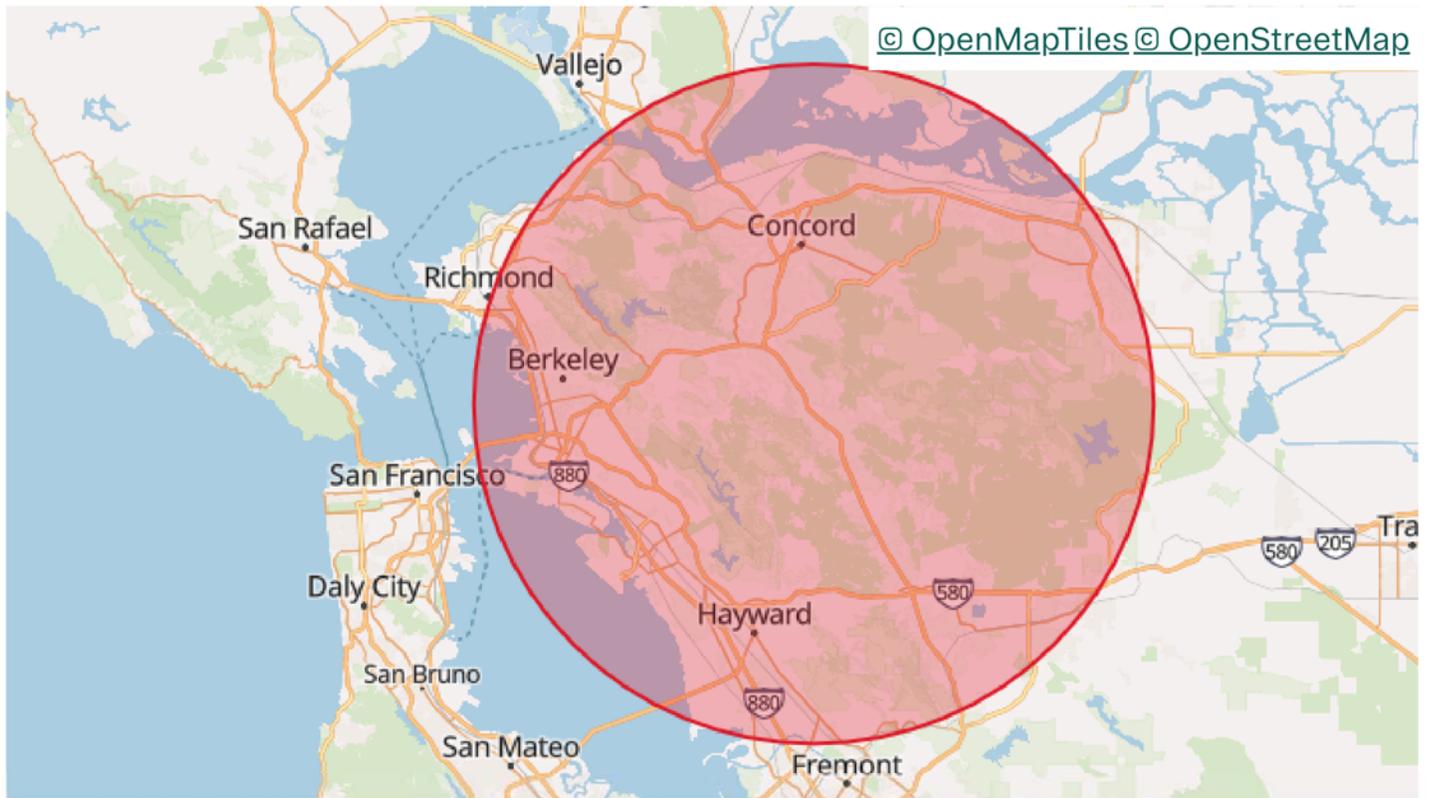
3 months ago

*"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."*

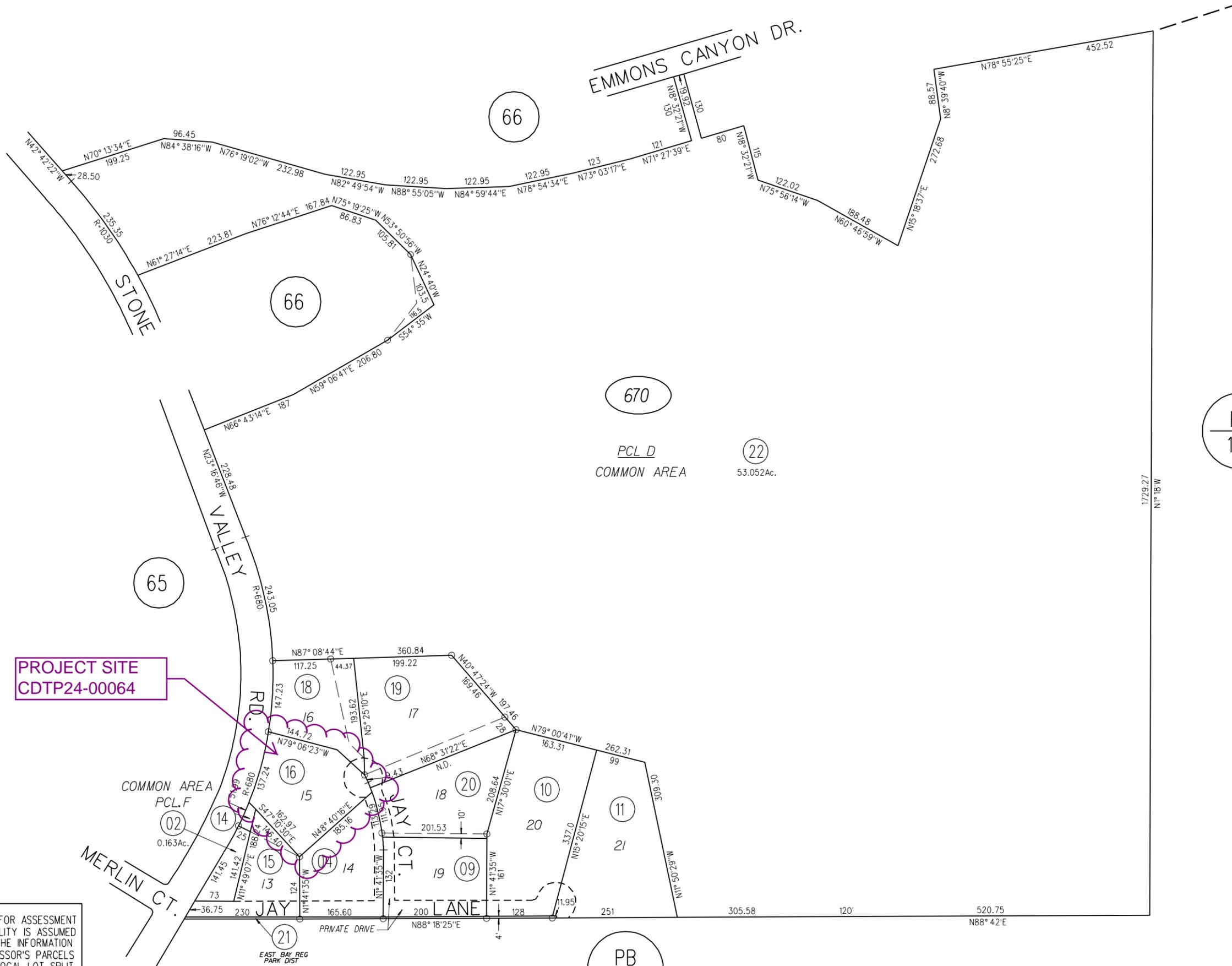
♡ 3 likes · 🚩 Report

[View all comments](#)

### About the supporters



Support now



PROJECT SITE  
CDTP24-00064

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



PB  
194

670

PCL D  
COMMON AREA

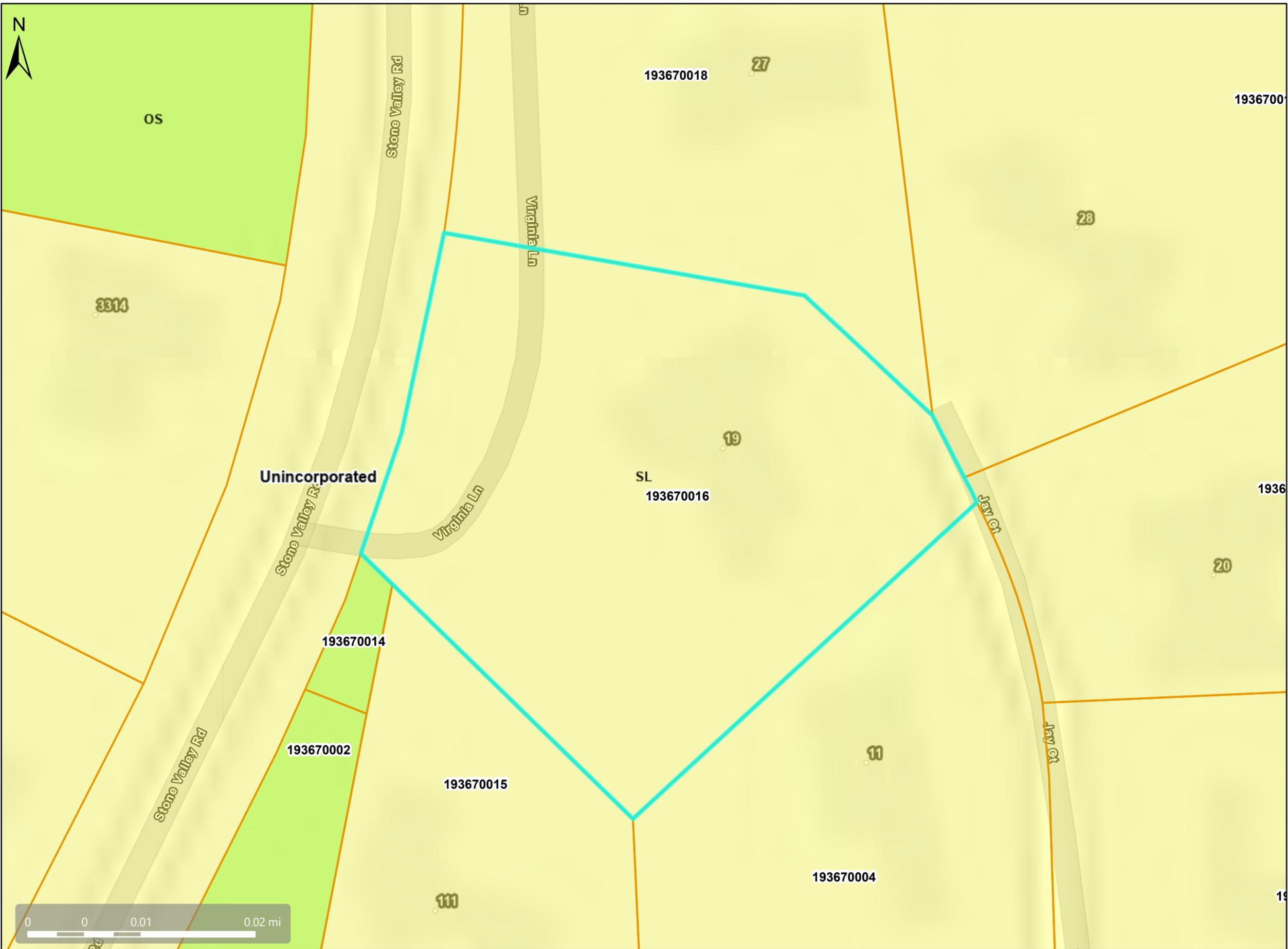
22  
53.052Ac.

670

22

9/09/03

PB  
194



### Map Legend

- Assessment Parcels
- General Plan
  - SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
  - OS (Open Space)
  - Unincorporated
- Address Points



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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

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



# Zoning: P-1



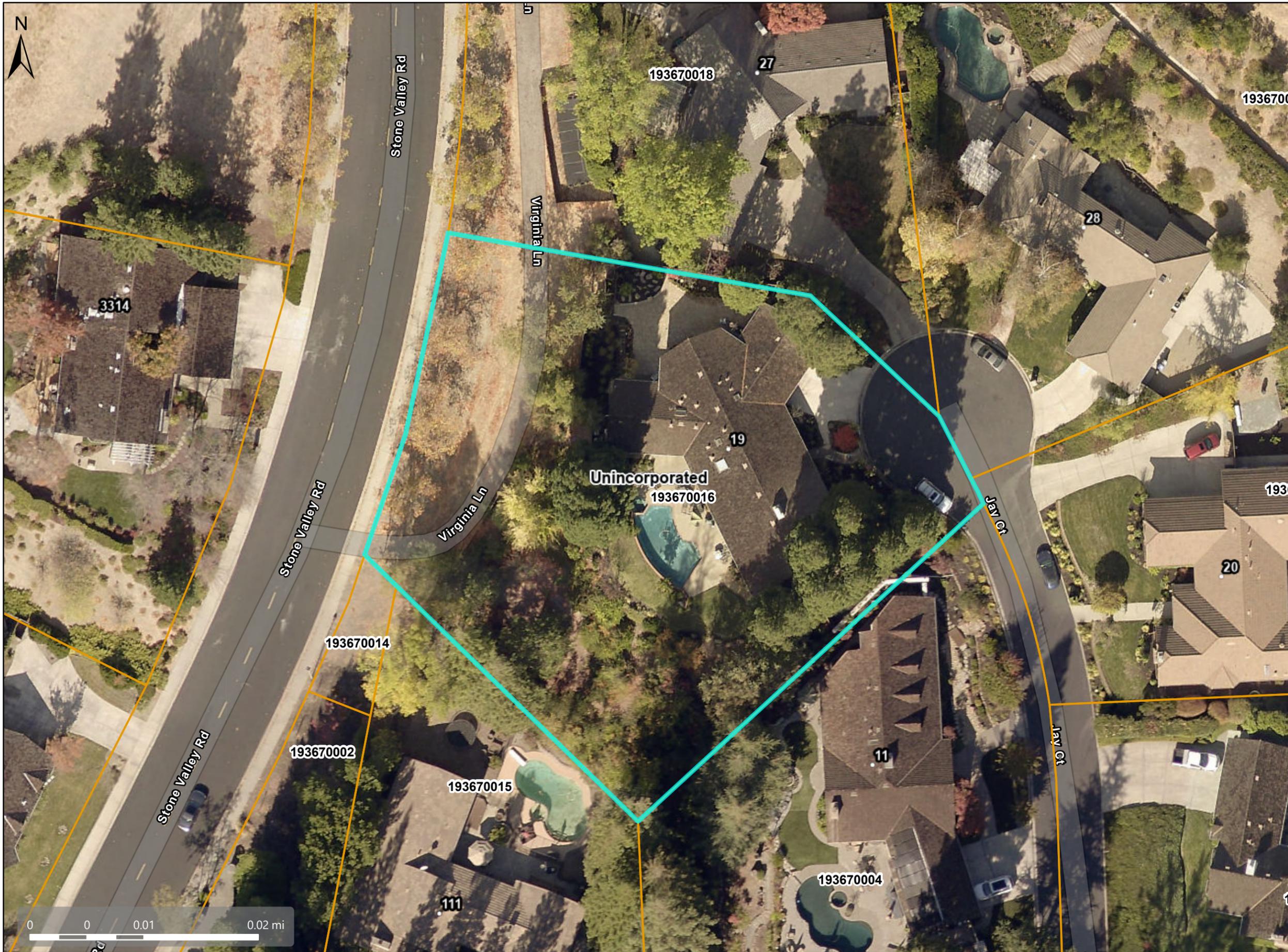
### Map Legend

- Assessment Parcels
- Zoning**
- ZONE\_OVER**
- P-1 (Planned Unit)
- Unincorporated
- Address Points



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



### Map Legend

-  Assessment Parcels
-  Unincorporated
-  Address Points
- Aerials 2019
- RGB
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3



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

# GROUND MOUNT SOLAR PERMIT PACKAGE

BRUCE GINN

11.200KW DC GRID TIED PHOTOVOLTAIC SYSTEM

19 JAY CT, ALAMO, CA 94507

## BUILDING INFORMATION

FOOTING TYPE : CONCRETE PIER  
CONSTRUCTION TYPE: V-B  
CONCRETE PIER QUANTITY : 14

OCCUPANCY: R3/U  
APN: 1936700168

### PV SYSTEM SUMMARY:

SYSTEM SIZE (DC) : STC: 400 x 28 = 11.200kW DC  
: PTC: 372.3 x 28 = 10.4244kW DC  
SYSTEM SIZE (AC) : 7.600kW AC @ 240V  
MODULES : (28) FREEDOM FOREVER: FF-MP-BBB-400  
OPTIMIZERS : (28) SOLAR EDGE: S440  
INVERTER : SOLAR EDGE: SOLAREEDGE SE7600H-USRGM [240] [S11-S8]  
TILT : 30°  
AZIMUTH : 184°  
ATTACHMENT TYPE : IRONRIDGE GROUND MOUNT SYSTEM WITH IRONRIDGE XR-1000 RAIL  
MAIN SERVICE PANEL : EXISTING 200 AMPS MSP ON HOT FED  
INTERCONNECTION : PV BREAKER  
OCPD RATING : 40 AMPS  
UTILITY : PACIFIC GAS AND ELECTRIC COMPANY

### GENERAL NOTES:

- LOCAL UTILITY PROVIDER SHALL BE NOTIFIED PRIOR TO USE AND ACTIVATION OF ANY SOLAR PHOTOVOLTAIC INSTALLATION
- THIS PROJECT SHALL COMPLY WITH LOCAL ORDINANCES
- PROPER ACCESS AND WORKING CLEARANCE WILL BE PROVIDED
- ALL ELECTRICAL WORK SHOWN ON THESE PLANS WILL BE COMPLETED BY THE UNDERSIGNED
- ALL APPLICABLE PV EQUIPMENT LISTED AND COMPLIANT WITH UL2703, UL1741 AND UL1703
- ALL ROOF PENETRATIONS TO BE SEALED WITH A HIGH PERFORMANCE ROOF SEALANT SUCH AS GeoCel 2300 CLEAR SEALANT
- THE SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND THE UTILITY IS OBTAINED
- THE SOLAR PHOTOVOLTAIC INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS
- IF THE EXISTING MAIN PANEL DOES NOT HAVE VERIFIABLE GROUNDING ELECTRODE, IT IS THE NECESSARY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE
- EACH MODULE WILL BE GROUNDED UL 2703 OR UL 1703 APPROVED USING THE SUPPLIED CONNECTION POINTS IDENTIFIED ON THE MODULE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- A LADDER SHALL BE IN PLACE FOR THE INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS
- MAX HEIGHT OF MODULES OFF OF ROOF FACE : <6"
- PHOTOVOLTAIC SYSTEM WILL COMPLY WITH 2022 CEC
- PHOTOVOLTAIC SYSTEM INVERTER IS UNGROUNDED. NO CONDUCTORS ARE SOLIDLY GROUNDED IN THE INVERTER, AND SYSTEM COMPLIES WITH 690.35
- MODULES CONFORM TO AND ARE LISTED UNDER UL 1703
- INVERTER CONFORMS TO AND IS LISTED UNDER UL 1741
- ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED, LABELED, AND INSTALLED PER THE CEC, THE INSTALLATION STANDARDS/MANUFACTURER'S RECOMMENDATIONS AND IF REQUIRED A RECOGNIZED ELECTRICAL TESTING LABORATORY
- CONDUITS EXPOSED TO SUNLIGHT ON ROOF SHALL BE LOCATED NOT LESS THAN 7/8" ABOVE ROOF SURFACE
- IN EXPOSED LOCATIONS, WIRING AND CABLING SHALL BE IN CONDUIT OR CABLE SHALL BE RATED FOR EXPOSURE; TYPE NM CABLE ALLOWED IN PROTECTED LOCATIONS. WITHIN ATTIC SPACES, ALLOWED TO RUN TYPE NM (ROMEX) 10/3 OR 12/3 CONDUCTORS THROUGH OPEN SPACE OR TYPE THHN IN MINIMUM 3/4" ALUMINUM CONDUIT
- MATERIALS, EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS, STANDARDS, RULES AND REGULATIONS OF THE FOLLOWING AND BE MOST SUITABLE TO THE PURPOSE INTENDED:

## CODE INFORMATION

THE INSTALLATION OF SOLAR ARRAYS AND PHOTOVOLTAIC POWER SYSTEMS SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ADMINISTRATIVE CODE  
2022 CALIFORNIA ELECTRICAL CODE

AHJ: COUNTY OF CONTRA COSTA



5/8/2023

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CURRENT RENEWABLES ENGINEERING INC.  
1760 CHICAGO AVE SUITE J-13, RIVERSIDE CA 92507  
PHONE: (951)-405-1733  
WWW.CRENG.CO

### CONTRACTOR INFO



GREG ALBRIGHT

*Greg Albright*  
FREEDOM FOREVER CALIFORNIA, LLC

43445 BUSINESS PARK DR #110, TEMECULA, CA 92590

STATE OF CALIFORNIA  
C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

### BRUCE GINN

11.200KW Grid Tied Photovoltaic System

19 JAY CT,  
ALAMO, CA 94507

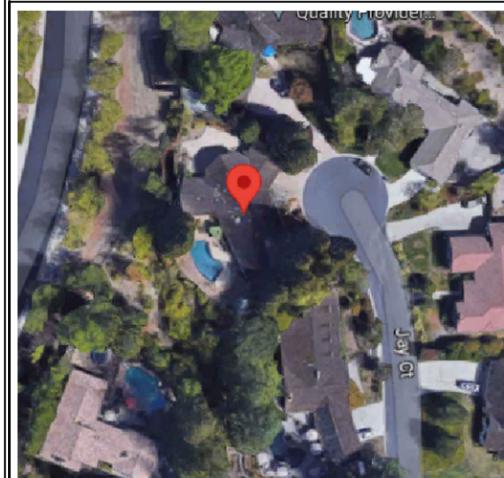
Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-1.0

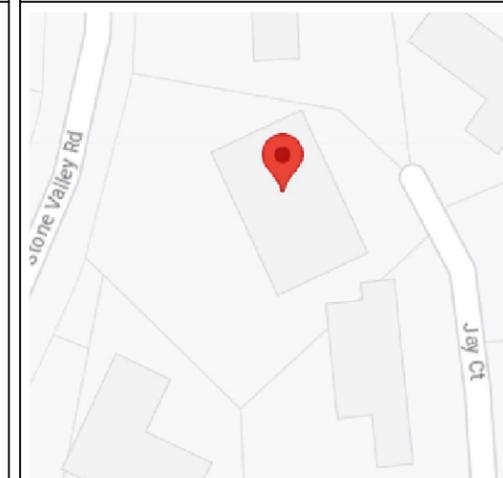
TITLE  
COVER PAGE 122

**RECEIVED** on 09/26/2024 CDT24-00064  
By Contra Costa County  
Department of Conservation and Development

### AERIAL VIEW



### VICINITY VIEW



### SHEET INDEX

PV-1.0	COVER PAGE
PV-2.0	SITE PLAN
PV-3.0	MOUNTING PLAN
PV-4.0	STRUCTURAL
PV-5.0	ELECTRICAL 3LD
PV-6.0	ELECTRICAL SLD
PV-7.0	BOM
PV-8.0	ELECTRICAL PHOTOS
PV-9.0	SIGNAGE
PV-9.1	PLACARD
PV-10.0	OPTIMIZER CHART
PV-11.0	SAFETY PLAN
PV-12.0	SAFETY PLAN
PV-13.0+	SPEC. SHEETS

- NOTES:**
1. MINOR FIELD ADJUSTMENTS ALLOWED BASED ON ACTUAL SITE CONDITION AND MEASUREMENTS.
  2. THE 30 SECOND SHUTDOWN REQUIREMENT IS INCORPORATED INTO THE 2022 CEC AND UL STANDARD 1741.
  3. EXISTING ROOF VENT SHOULD NOT BE COVERED.

**RECEIVED** Revised on 03/10/2025 CDT24-00064  
By Contra Costa County  
Department of Conservation and Development

APN : 1936700168  
ACREAGE : 1.01 ACRES

# LEGEND

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
- JB JUNCTION BOX
- MODULE
- ROOF OBSTRUCTIONS
- TRENCH CONDUIT



EXP. 09/30/2025  
**STAMPED 03/07/2025**

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**CURRENT RENEWABLES ENGINEERING INC.**  
1780 CHICAGO AVE SUITE J-13, RIVERSIDE CA 92507  
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### CONTRACTOR INFO



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*Greg Albright*  
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43445 BUSINESS PARK DR #110, TEMECULA, CA 92590

STATE OF CALIFORNIA  
C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

### BRUCE GINN

11.200KW Grid Tied Photovoltaic System

19 JAY CT, ALAMO, CA 94507

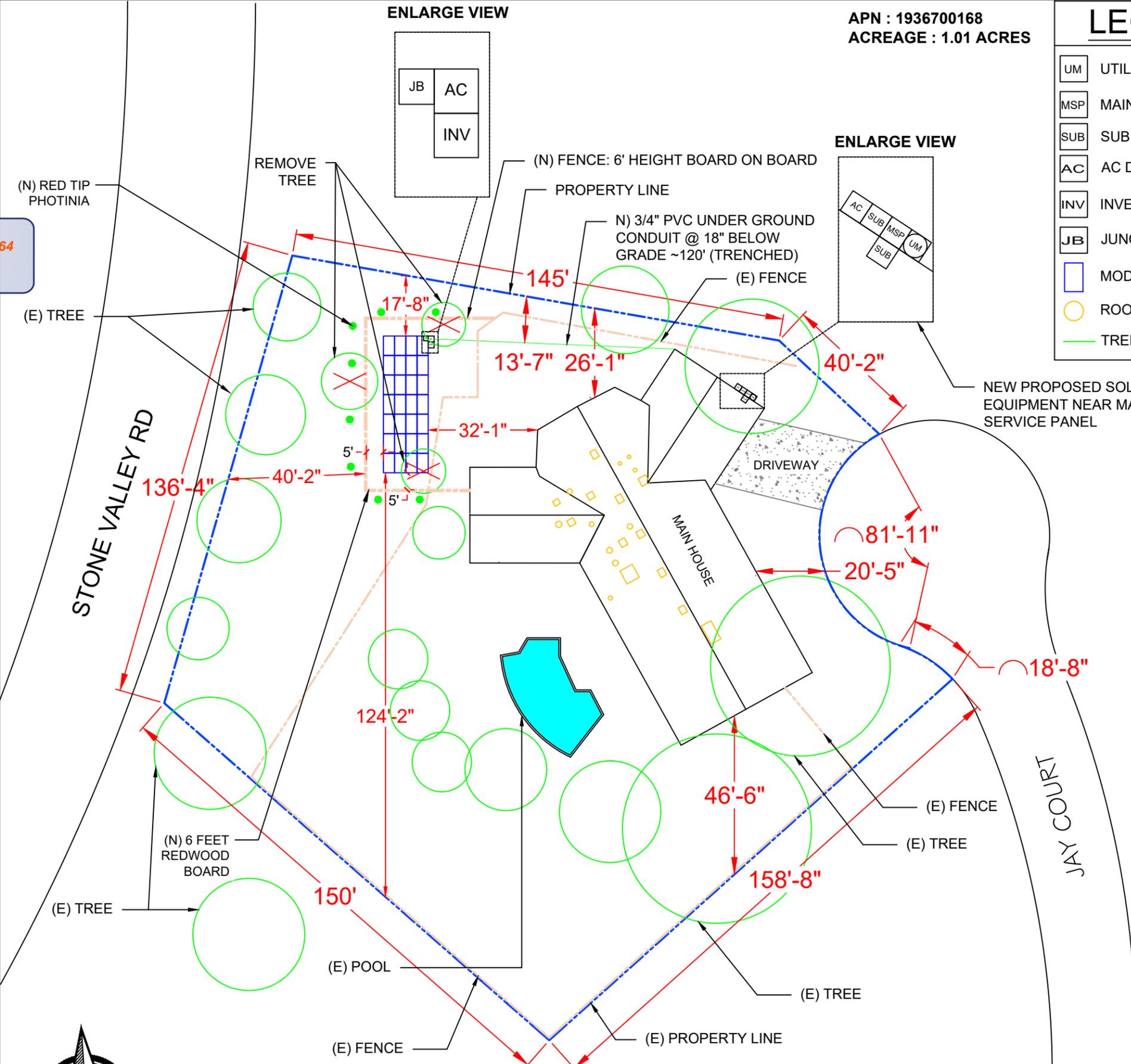
Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.6	UPDATED DESIGN	3/6/2025

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	3/6/2025
DRAWN BY	E.R
SHEET #	PV-2.0

TITLE  
**SITE PLAN 123**

# 1 SITE PLAN

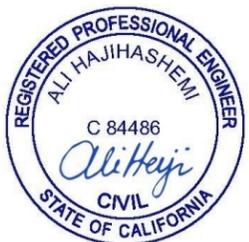
SCALE: 1/32" = 1'-0"



NOTE:  
TREES REMOVALS WILL BE DONE VIA CLIMBING THE TREES. NO CRANE OR HEAVY MACHINERY WILL BE USED.

# LEGEND

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
- JB JUNCTION BOX
- MODULE
- ROOF OBSTRUCTIONS
- TREE



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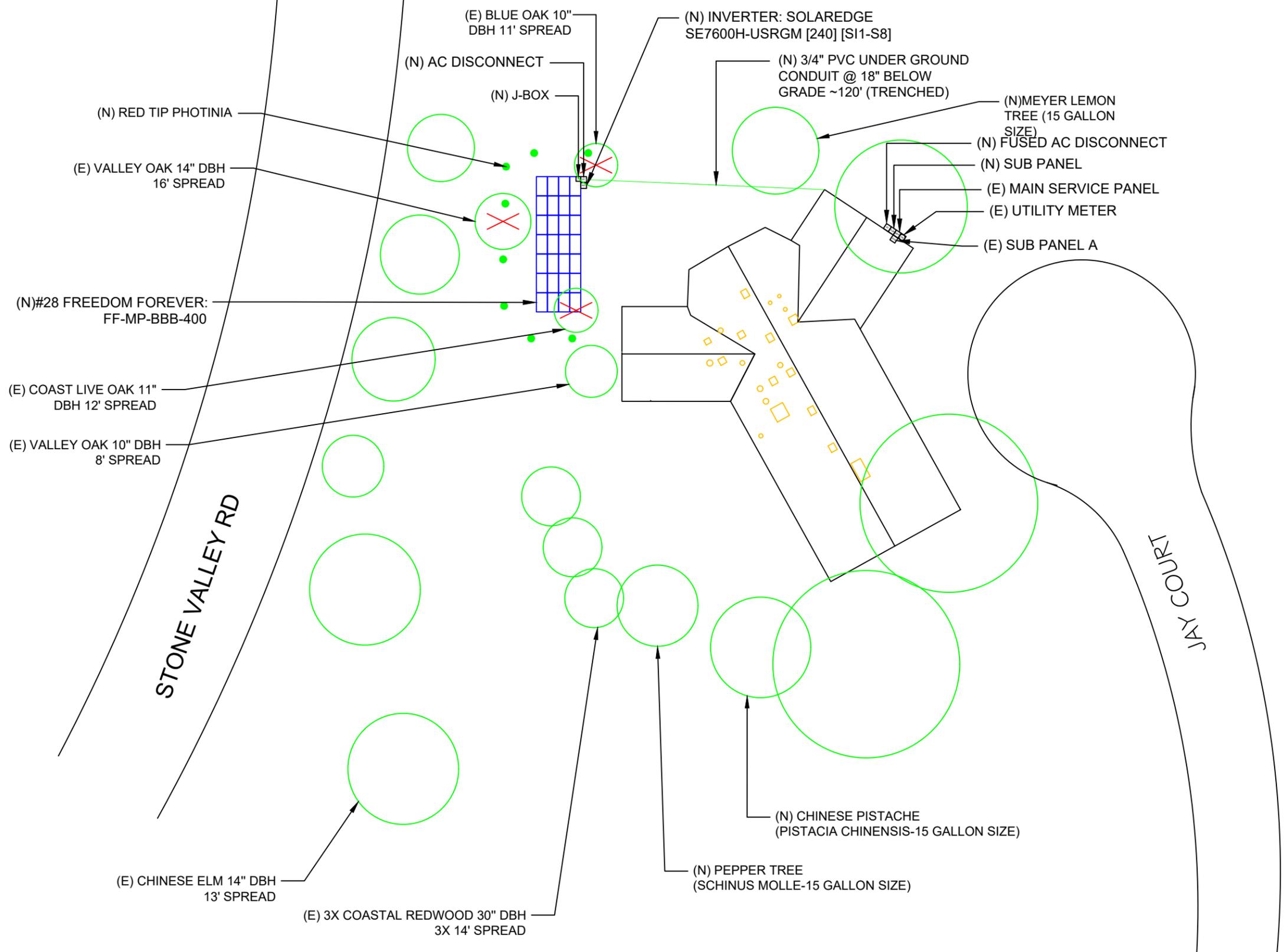
11.200KW Grid Tied Photovoltaic System

19 JAY CT, ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.6	UPDATED DESIGN	3/6/2025

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	3/6/2025
DRAWN BY	E.R
SHEET #	PV-3.0

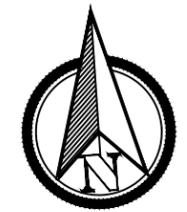
TITLE  
**TREE PLAN 124**



# 1 TREE PLAN

SCALE: 1/32" = 1'-0"

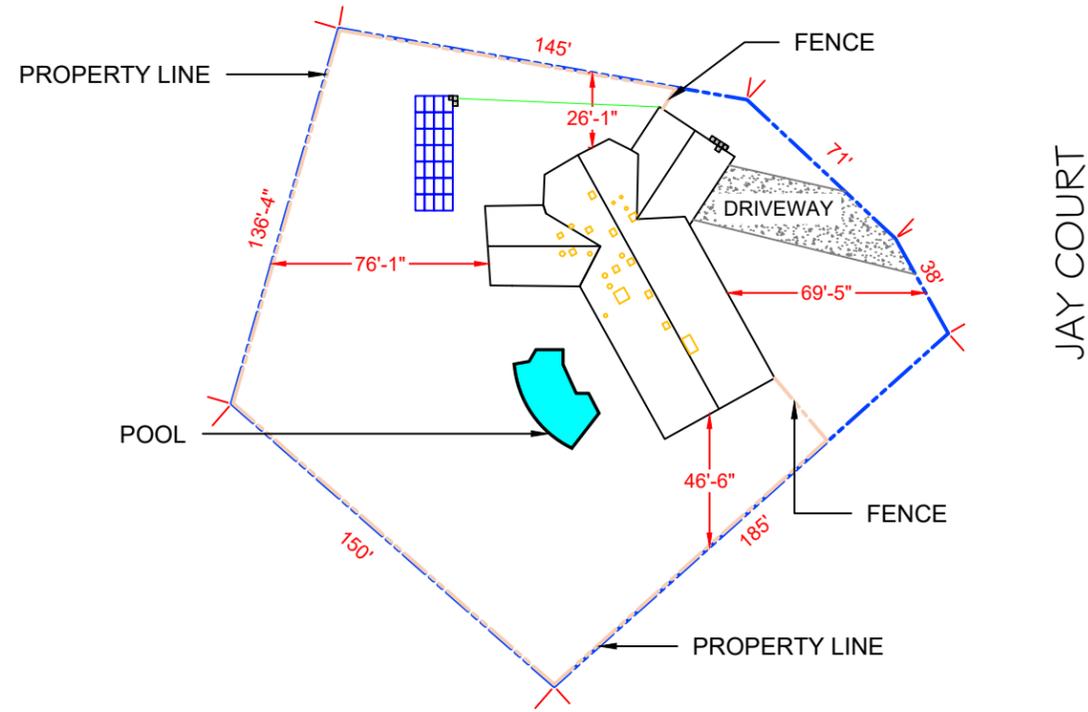
**NOTE:**  
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**NOTES:**

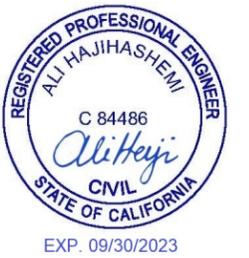
1. MINOR FIELD ADJUSTMENTS ALLOWED BASED ON ACTUAL SITE CONDITION AND MEASUREMENTS.
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**APN : 1936700168**  
**ACREAGE : 4.42 ACRES**



**LEGEND**

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
- JB JUNCTION BOX
- MODULE
- ROOF OBSTRUCTIONS



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 WWW.CRENG.CO

**CONTRACTOR INFO**



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STATE OF CALIFORNIA  
 C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

**BRUCE GINN**

11.200KW Grid Tied Photovoltaic System

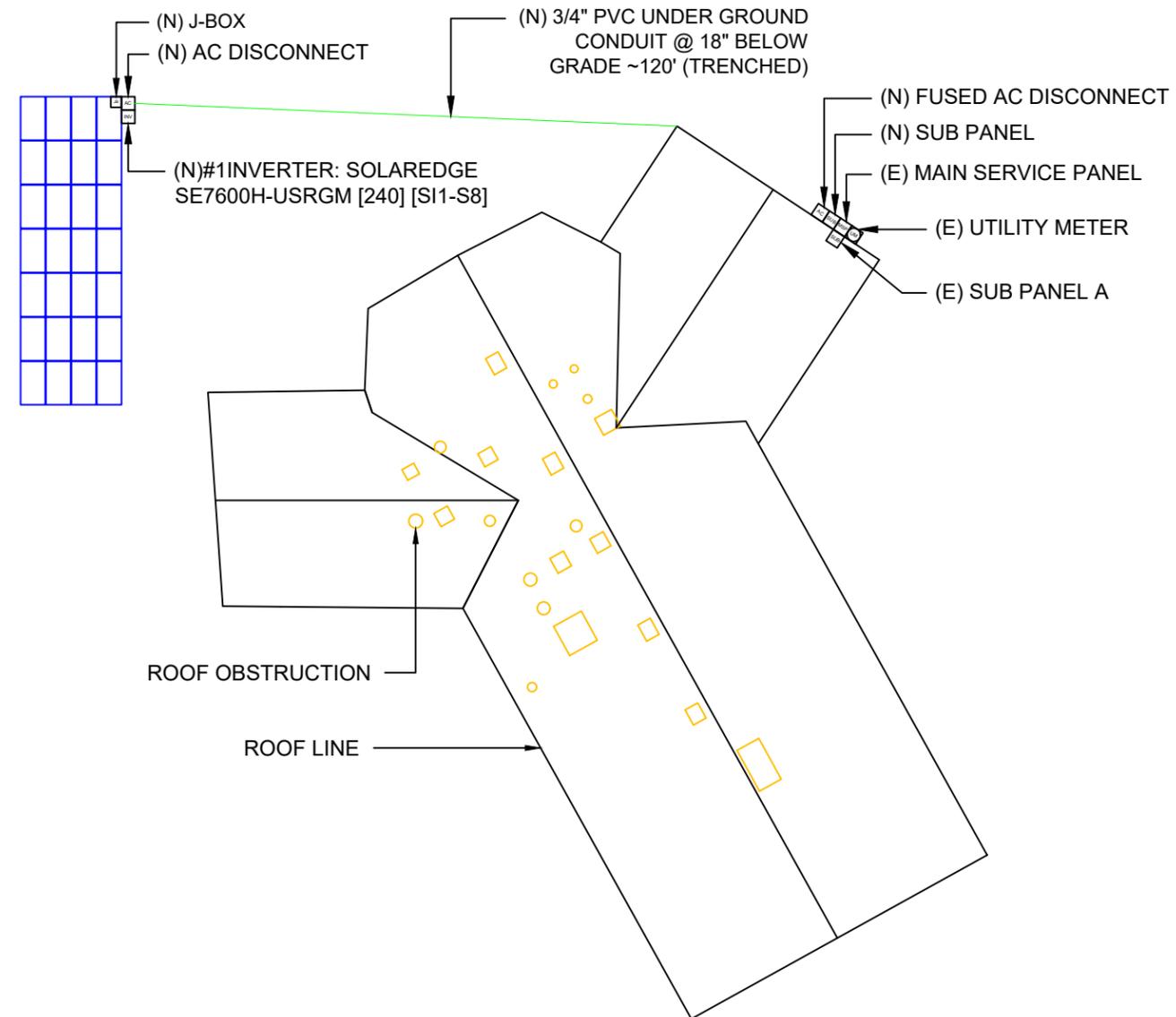
19 JAY CT, ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

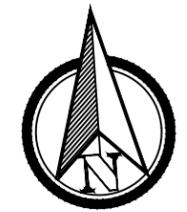
OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-2.0

TITLE  
**SITE PLAN 125**

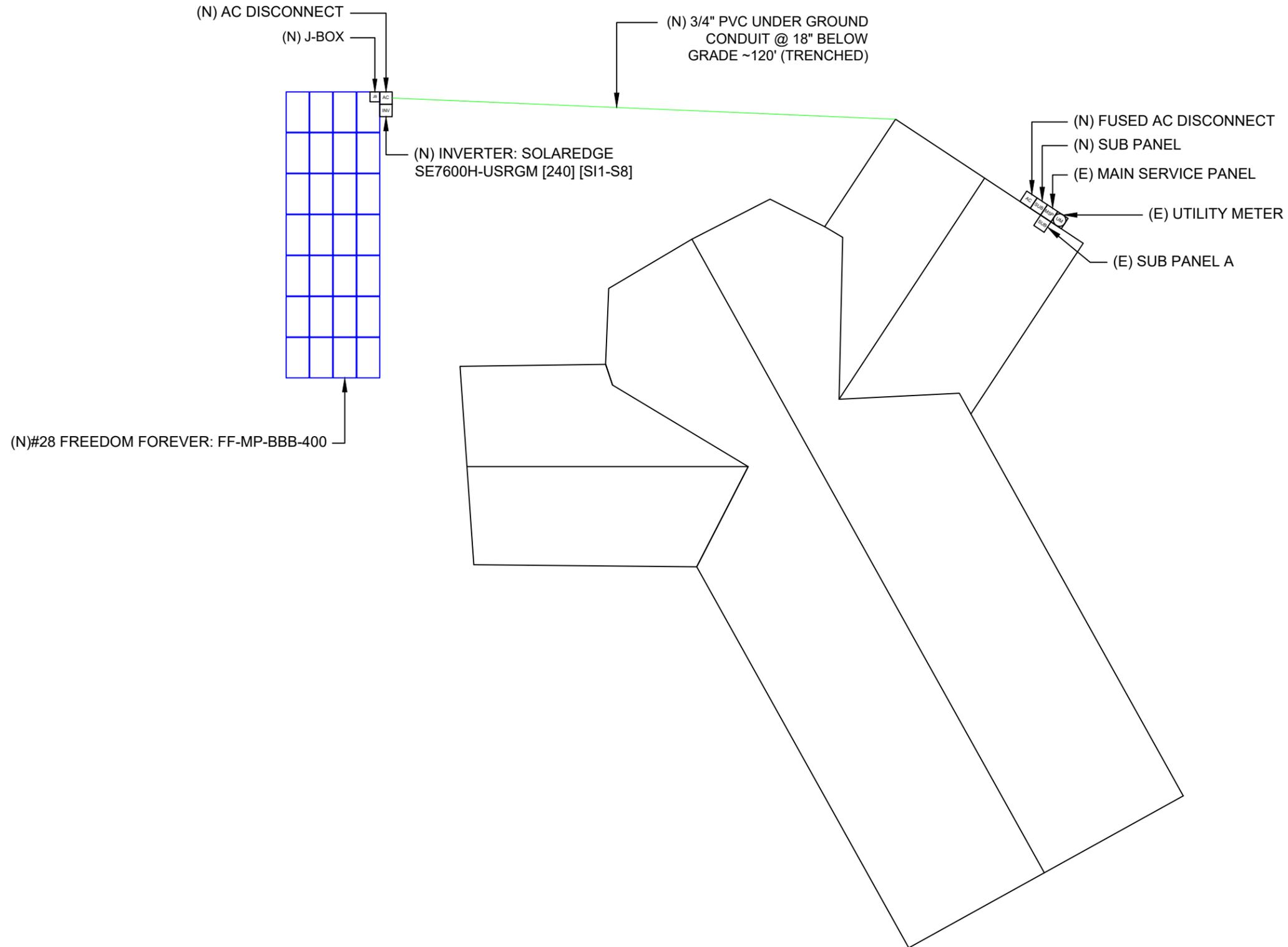
**ENLARGE VIEW**



**1 SITE PLAN**  
 SCALE: 1/64" = 1'-0"



ARRAY TYPE	AZIMUTH	# OF MODULES	ARRAY AREA SQ.FT.
GROUND MOUNT	124	28	672.64



# LEGEND

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
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- ROOF OBSTRUCTIONS



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 WWW.CRENG.CO

### CONTRACTOR INFO

**freedom FOREVER**

GREG ALBRIGHT

*Greg Albright*

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STATE OF CALIFORNIA  
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Solar Individual Permit Package

**BRUCE GINN**

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19 JAY CT, ALAMO, CA 94507

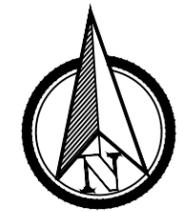
Rev	Description	Date
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A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-3.0

TITLE  
**MOUNTING PLAN 126**

# 2 MOUNTING PLAN

SCALE: 1/16" = 1'-0"



Trees removals will be done via climbing the trees. No crane or heavy machinery will be used.

**RECEIVED** on 09/26/2024 CDT24-00064  
By Contra Costa County  
Department of Conservation and Development

**LEGEND**

- UM UTILITY METER
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**CONTRACTOR INFO**



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STATE OF CALIFORNIA  
C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

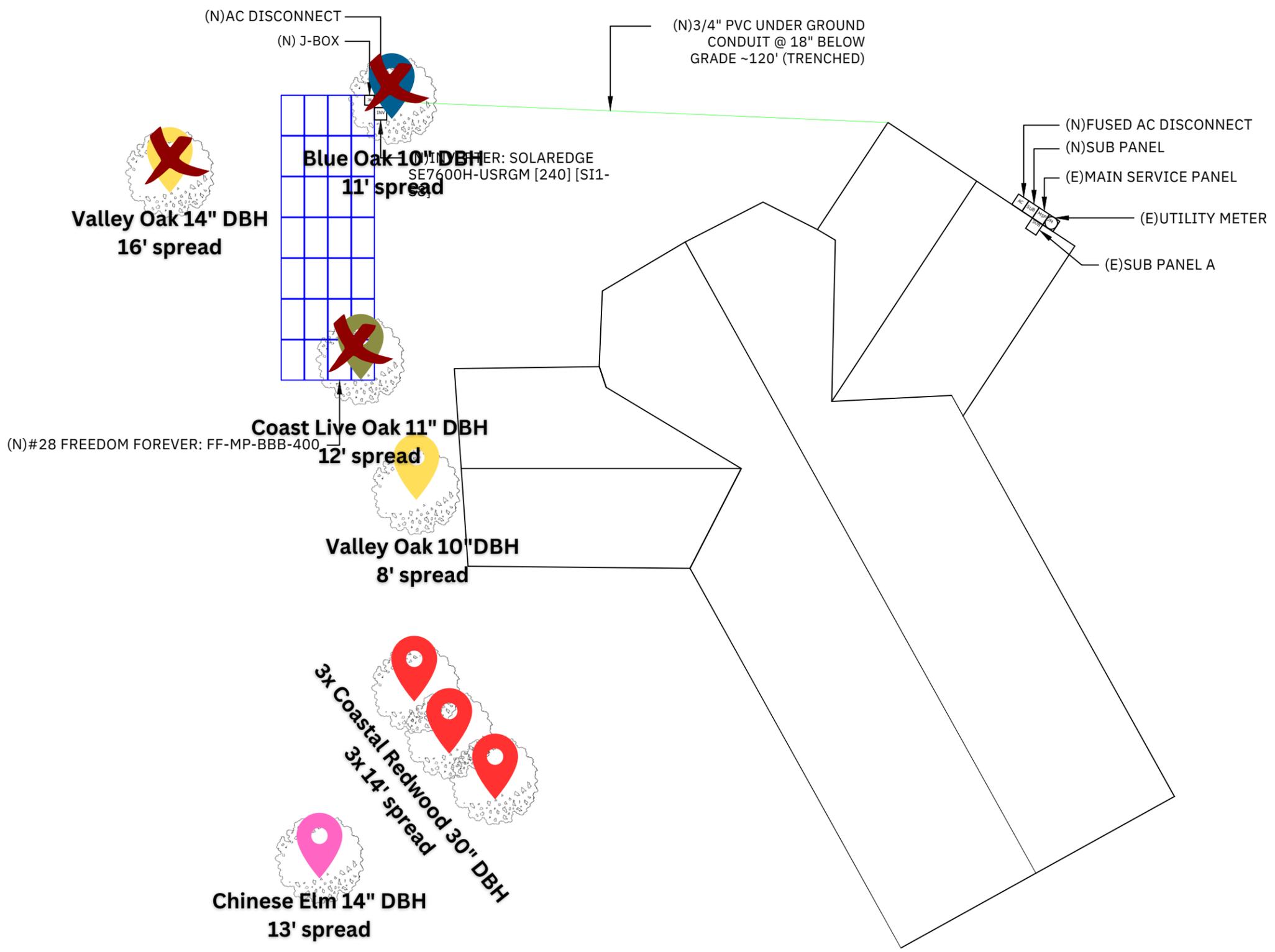
BRUCE GINN

11.200KW Grid Tied Photovoltaic System  
19 JAY CT, ALAMO, CA 94507

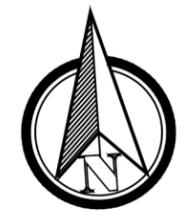
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A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-3.0

TITLE  
**MOUNTING PLAN** 127



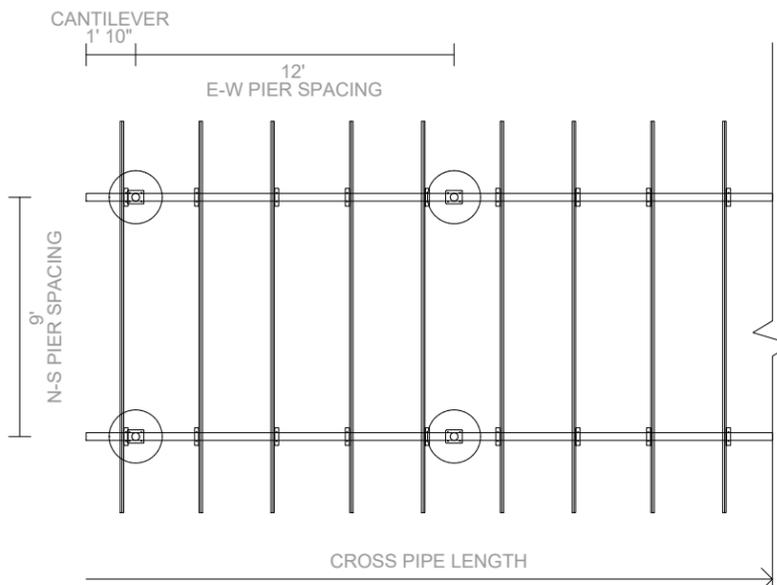
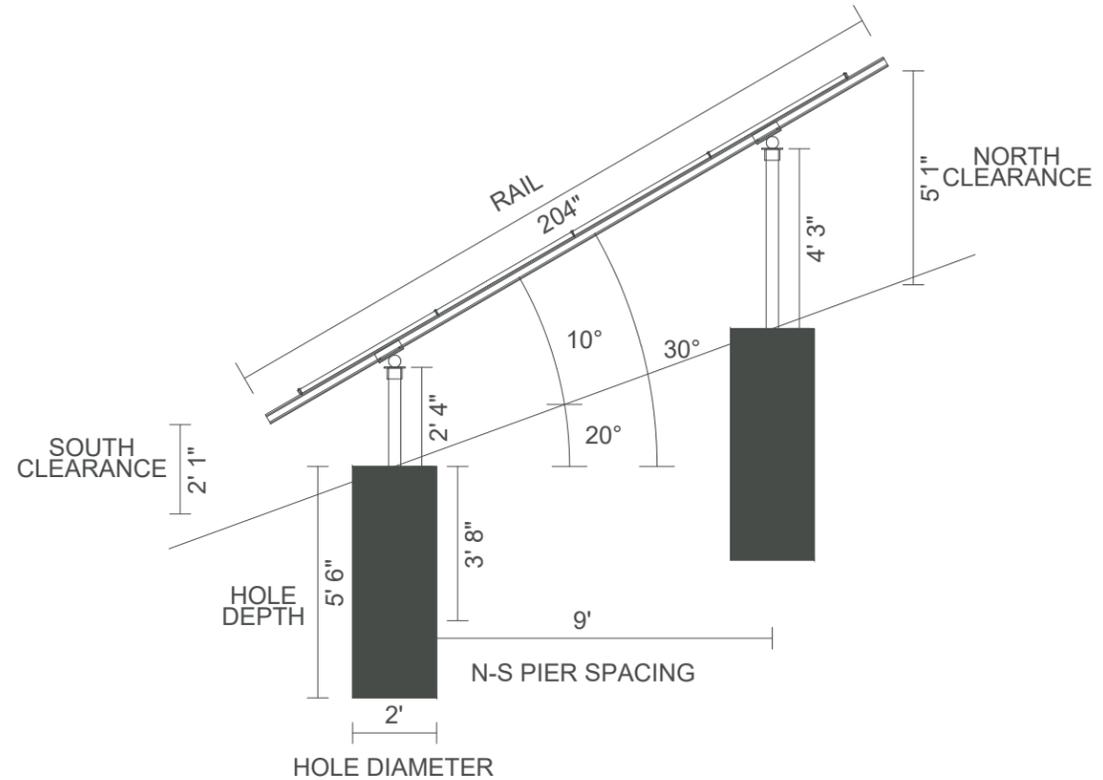
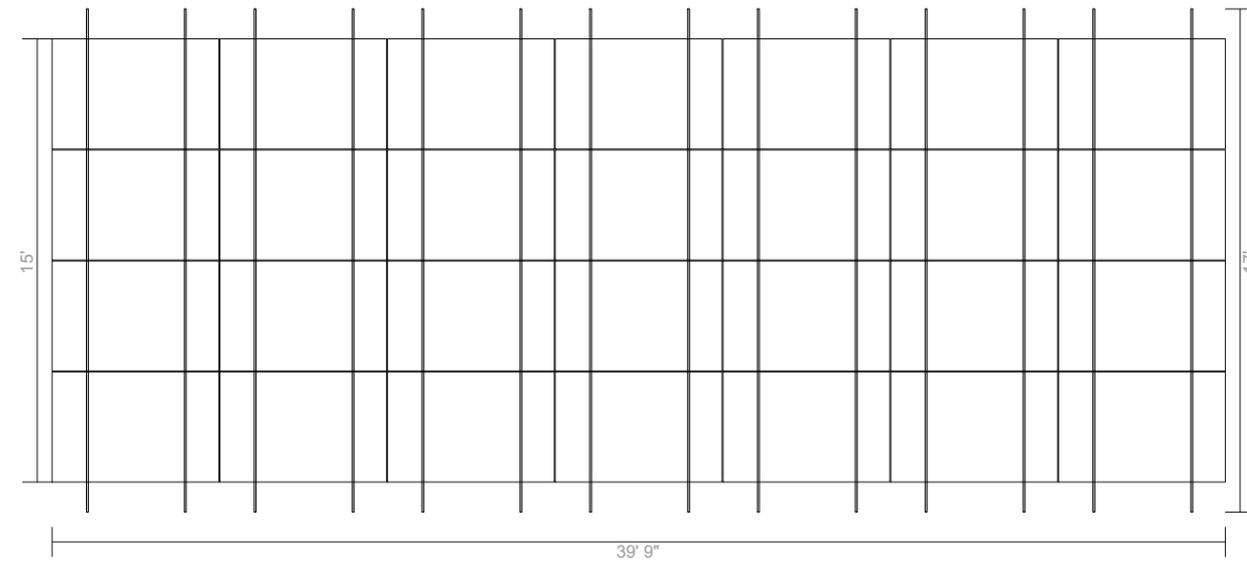
JAY COURT



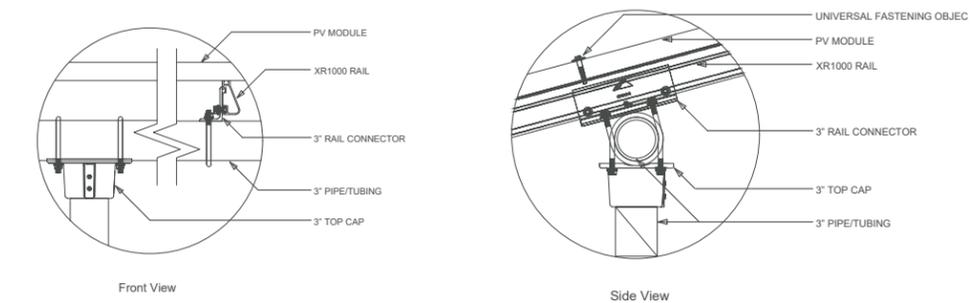
**2 MOUNTING PLAN**  
SCALE: 1/16" = 1'-0"

**Sub array #1**

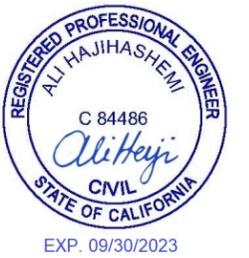
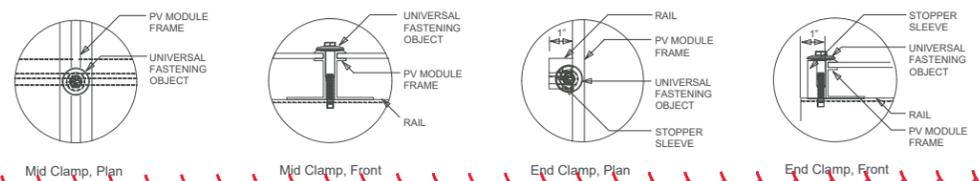
<b>Rows</b>	4	<b>Columns</b>	7	<b># Arrays</b>	1
<b>Area</b>	39' 9" (EW) × 15' 2" (NS)	<b>Rail type</b>	XR1000	<b>Diagonal bracing</b>	no
<b>E/W spacing</b>	12'	<b>Rail cantilever</b>	3' 4"	<b>Pipe cantilever</b>	1' 10"
<b>Piers/array</b>	8	<b>Total south piers</b>	4 (6')	<b>Total north piers</b>	4 (7' 11")
<b>Total cross pipes</b>	2 (39' 9")	<b>Total pipe length</b>	135' 4"		
<b>Shear</b>	1,532 lbs	<b>Moment</b>	3,830 ft-lbs	<b>Uplift</b>	-1,321 lbs



XR1000 Rail



Clamp Detail



5/8/2023

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**Solar Individual Permit Package**

**BRUCE GINN**

**11.200KW Grid Tied Photovoltaic System**

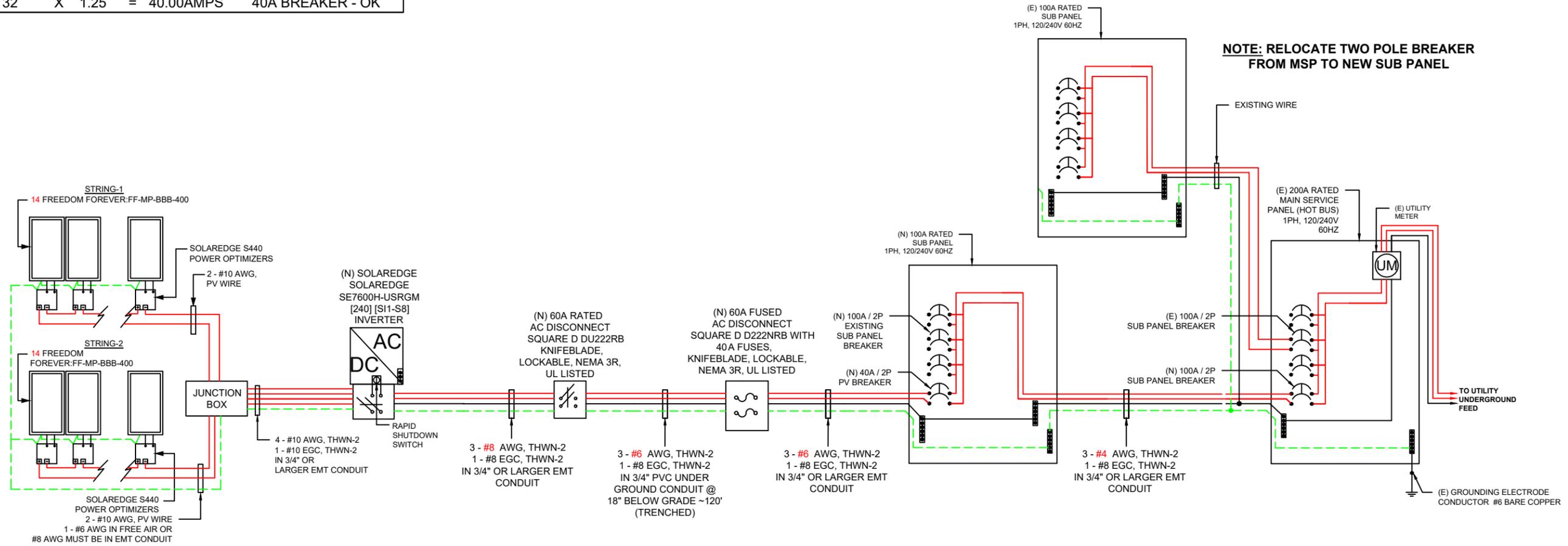
19 JAY CT, ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-4.0

TITLE  
**STRUCTURAL 128**

**BACKFEED BREAKER SIZING**  
 MAX. CONTINUOUS OUTPUT 32A @ 240V  
 32 X 1.25 = 40.00AMPS 40A BREAKER - OK



MODULE INFO	
MAKE/MODEL	FREEDOM FOREVER: FF-MP-BBB-400
VOC	37.07V
VMP	31.01V
ISC	13.79A
IMP	12.90A
STC RATING	400 W
PTC RATING	372.3 W

MAX DC CURRENT:  $I_{max} = 1.25 \times (\text{OPTIMIZER OUTPUT CURRENT}) = 1.25 \times 15 = 18.75A$   
 MAX AC CURRENT:  $I_{max} = 1.25 \times (\text{SUM OF MAX CONTINUOUS OUTPUT CURRENT FROM INVERTERS}) = 1.25 \times (32) = 40.00A$

**NOTE:**  
 1) CONDUIT AND CONDUCTORS SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.  
 2) ALL CONDUCTORS NOT UNDER ARRAY ARE TO BE IN CONDUIT MINIMUM 7/8" ABOVE ROOF WITH PROPER JUNCTION BOX AT EACH END PER 690.31A

**WIRE SCHEDULE**

RACEWAY #	EQUIPMENT	WIRE LOCATION	CONDUCTOR QTY.	AWG WIRE SIZE	STARTING ALLOWABLE AMPACITY 310.15(B)(16)	TEMPERATURE RATING (°C)	STARTING CURRENT APPLIED TO CONDUCTORS IN RACEWAY	TEMPERATURE CORRECTION FACTOR 310.15(B)(2)(a)	ADJUSTMENT FACTOR FOR MORE THAN 3 CONDUCTORS 310.15(B)(3)(a)	ADJUSTED CONDUCTOR AMPACITY	MAXIMUM CURRENT APPLIED TO CONDUCTORS IN RACEWAY
1	DC MODULE TO OPTIMIZER	ROOF/FREE-AIR	2	10	40	90°	13.79	0.96	1	38.40	17.24
2	DC OPTIMIZER TO JUNCTION BOX	ROOF/FREE-AIR	2	10	40	90°	15	0.96	1	38.40	18.75
3	DC JUNCTION BOX TO INVERTER	EXTERIOR WALL	4	10	40	90°	15	0.96	0.8	30.72	18.75
4	AC INVERTER TO AC DISCONNECT	EXTERIOR WALL	3	6	50	75°	32	0.96	1	48.00	40.00
5	AC AC DISCONNECT TO FUSED AC DISCONNECT	PVC TRENCHING	3	6	50	75°	32	0.96	1	48.00	40.00
6	AC FUSED AC DISCONNECT TO POI	EXTERIOR WALL	3	6	65	75°	32	0.96	1	62.40	40.00
7	AC SUB PANEL TO MSP	EXTERIOR WALL	3	2	115	75°	80	0.96	1	110.40	100.00

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 PHONE: (951)-405-1733  
 WWW.CRENG.CO

**CONTRACTOR INFO**



GREG ALBRIGHT  
 FREEDOM FOREVER CALIFORNIA, LLC

43445 BUSINESS PARK DR #110, TEMECULA, CA 92590

STATE OF CALIFORNIA  
 C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

**BRUCE GINN**

11.200KW Grid Tied Photovoltaic System

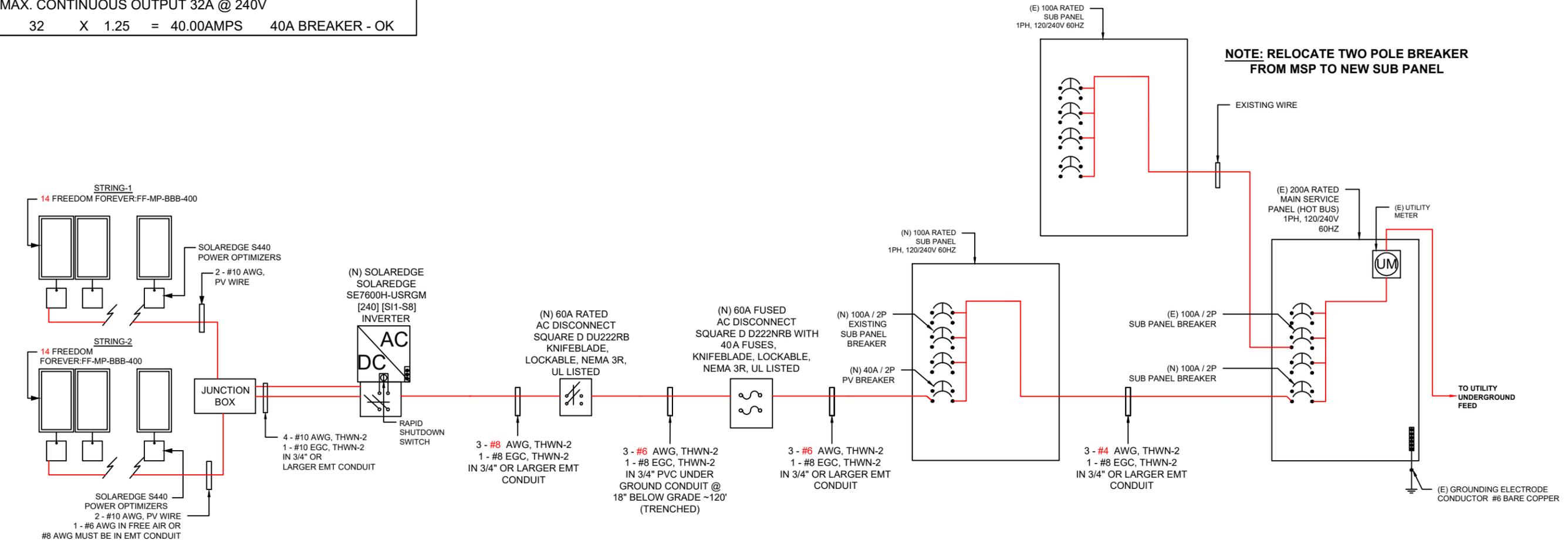
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A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-5.0

TITLE  
**ELECTRICAL 3LI 129**

**BACKFEED BREAKER SIZING**  
 MAX. CONTINUOUS OUTPUT 32A @ 240V  
 32 X 1.25 = 40.00AMPS 40A BREAKER - OK



MODULE INFO	
MAKE/MODEL	FREEDOM FOREVER: FF-MP-BBB-400
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ISC	13.79A
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STC RATING	400 W
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WIRE SCHEDULE														
RACEWAY #	EQUIPMENT			WIRE LOCATION	CONDUCTOR QTY.	AWG WIRE SIZE	STARTING ALLOWABLE AMPACITY 310.15(B)(16)	TEMPERATURE RATING (°C)	STARTING CURRENT APPLIED TO CONDUCTORS IN RACEWAY	TEMPERATURE CORRECTION FACTOR 310.15(B)(2)(a)	ADJUSTMENT FACTOR FOR MORE THAN 3 CONDUCTORS 310.15(B)(3)(a)	ADJUSTED CONDUCTOR AMPACITY	MAXIMUM CURRENT APPLIED TO CONDUCTORS IN RACEWAY	
1	DC	MODULE	TO	OPTIMIZER	ROOF/FREE-AIR	2	10	40	90°	13.79	0.96	1	38.40	17.24
2	DC	OPTIMIZER	TO	JUNCTION BOX	ROOF/FREE-AIR	2	10	40	90°	15	0.96	1	38.40	18.75
3	DC	JUNCTION BOX	TO	INVERTER	EXTERIOR WALL	4	10	40	90°	15	0.96	0.8	30.72	18.75
4	AC	INVERTER	TO	AC DISCONNECT	EXTERIOR WALL	3	6	50	75°	32	0.96	1	48.00	40.00
5	AC	AC DISCONNECT	TO	FUSED AC DISCONNECT	PVC TRENCHING	3	6	50	75°	32	0.96	1	48.00	40.00
6	AC	FUSED AC DISCONNECT	TO	POI	EXTERIOR WALL	3	6	65	75°	32	0.96	1	62.40	40.00
7	AC	SUB PANEL	TO	MSP	EXTERIOR WALL	3	2	115	75°	80	0.96	1	110.40	100.00

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DRAWN BY	E.R
SHEET #	PV-6.0

TITLE  
**ELECTRICAL SL 130**

# MATERIAL LIST

## ELECTRICAL EQUIPMENTS

QTY.	PART	PART #	DESCRIPTION
28	MODULE	FF-MP-BBB-400	FREEDOM FOREVER: FF-MP-BBB-400
28	OPTIMIZER	S440	SOLAREEDGE S440 POWER OPTIMIZERS
1	JUNCTION BOX	480-276	600VDC NEMA 3R UL LISTED JUNCTION BOX
1	INVERTER	SOLAREEDGE SE7600H-USRGM [240] [S11-S8]	SOLAREEDGE SOLAREEDGE SE7600H-USRGM [240] [S11-S8] 240V
1	AC DISCONNECT	DU222RB	60A RATED 240VAC NEMA 3R UL LISTED
1	FUSED AC DISCONNECT	D222NRB	60A RATED 240VAC NEMA 3R UL LISTED
1	SUB PANEL	100A SUB PANEL	100A DEDICATED SUB PANEL

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## BREAKER AND FUSES

QTY.	PART	PART #	DESCRIPTION
1	BREAKER	40A 2-POLE BREAKER(S)	GENERAL 40A 2-POLE BREAKER(S)
1	SUB PANEL BREAKER	100A 2-POLE BREAKER(S)	GENERAL 100A 2-POLE BREAKER(S)

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GREG ALBRIGHT

*Greg Albright*

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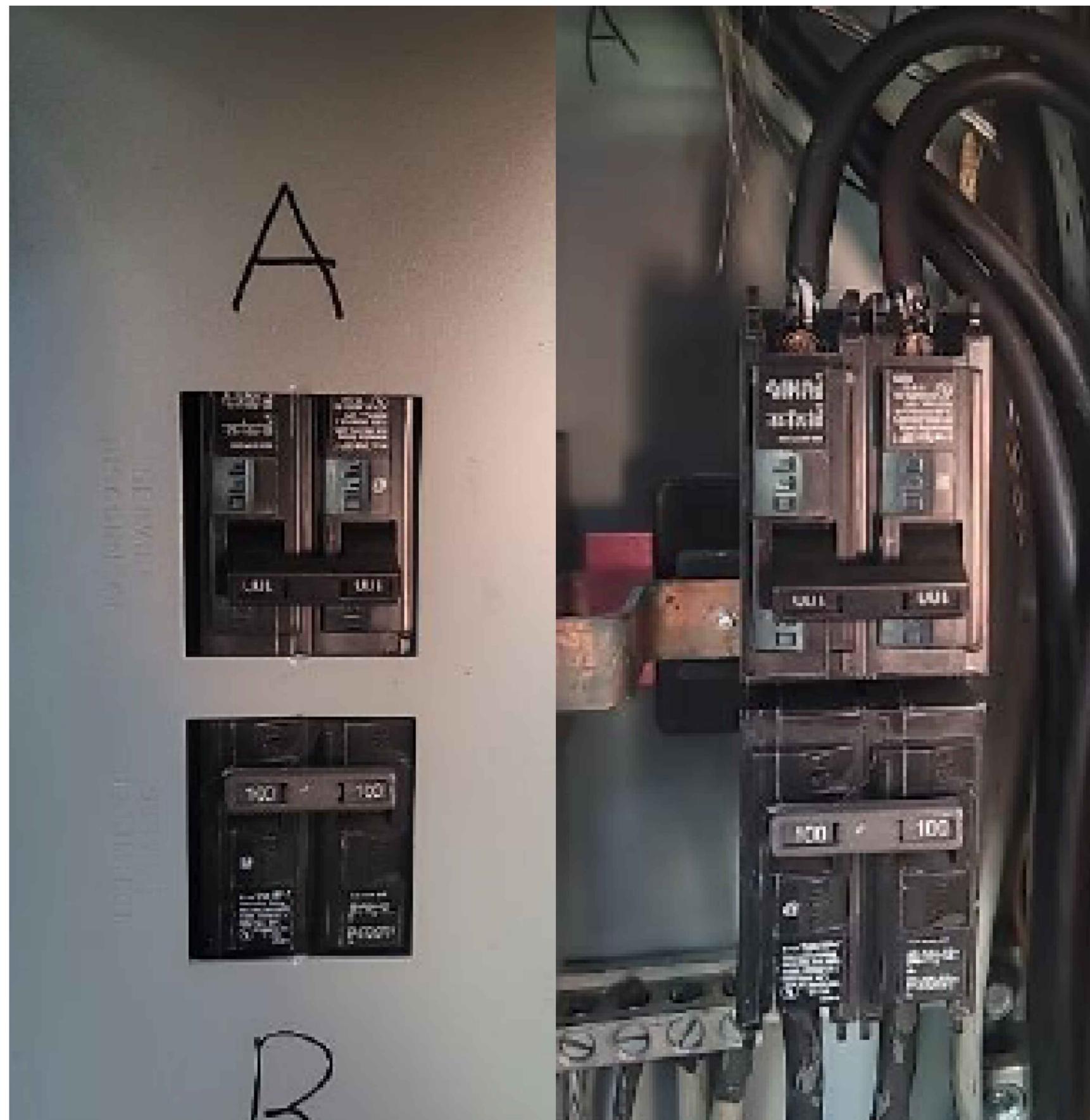
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PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-7.0

TITLE

## RACKING

QTY.	PART	PART #	DESCRIPTION
14	RAIL	XR-1000-204A	XR1000, RAIL 204" (17 FEET) CLEAR
42	MID CLAMP	UFO-CL-01-A1	UNIVERSAL MODULE CLAMP, CLEAR
28	END CLAMP	UFO-STP-35MM-M1	STOPPER SLEEVE, 30MM, MILL
6	SGA TOP CAP	70-0300-SGA	SGA TOP CAP AT 3"
28	RAIL CONNECTOR	GM-BRC3-01-M1	GROUND MOUNT BONDED RAIL CONNECTOR - 2"
1	GROUNDING LUG	XR-LUG-03-A1	GROUNDING LUG, LOW PROFILE

# EXISTING SERVICE PANEL PHOTOS



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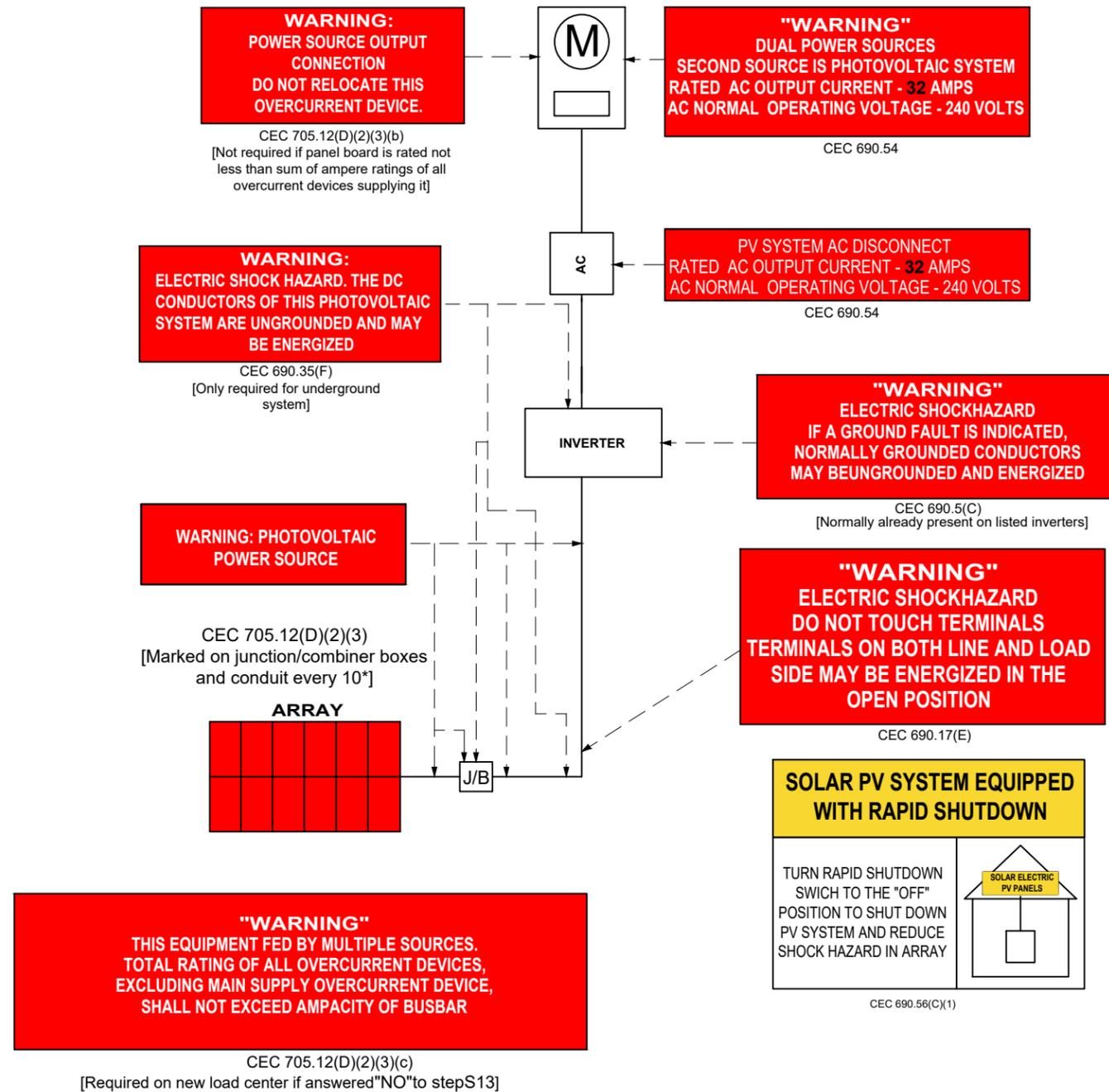
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PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-8.0

TITLE  
**ELECTRICAL PHOTOS 132**



**NOTES:**

1. CEC ARTICLES 690 AND 705 AND CEC SECTION R324 MARKINGS SHOWN HEREON.
2. ALL MARKING SHALL CONSIST OF THE FOLLOWING:
  - A. UV RESISTANT SIGN MATERIAL WITH ENGRAVED OR MACHINE PRINTED LETTERS OR ELECTRO-PLATING.
  - B. RED BACKGROUND COLOR WHITE TEXT AND LINE WORK.
  - C. AERIAL FONT.
3. ALL SIGNS SHALL BE SIZED APPROPRIATELY AND PLACED IN THE LOCATIONS SPECIFIED. SIGNAGE CANNOT BE HAND-WRITTEN.
4. SIGNS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH POP-RIVETS OR SCREWS.

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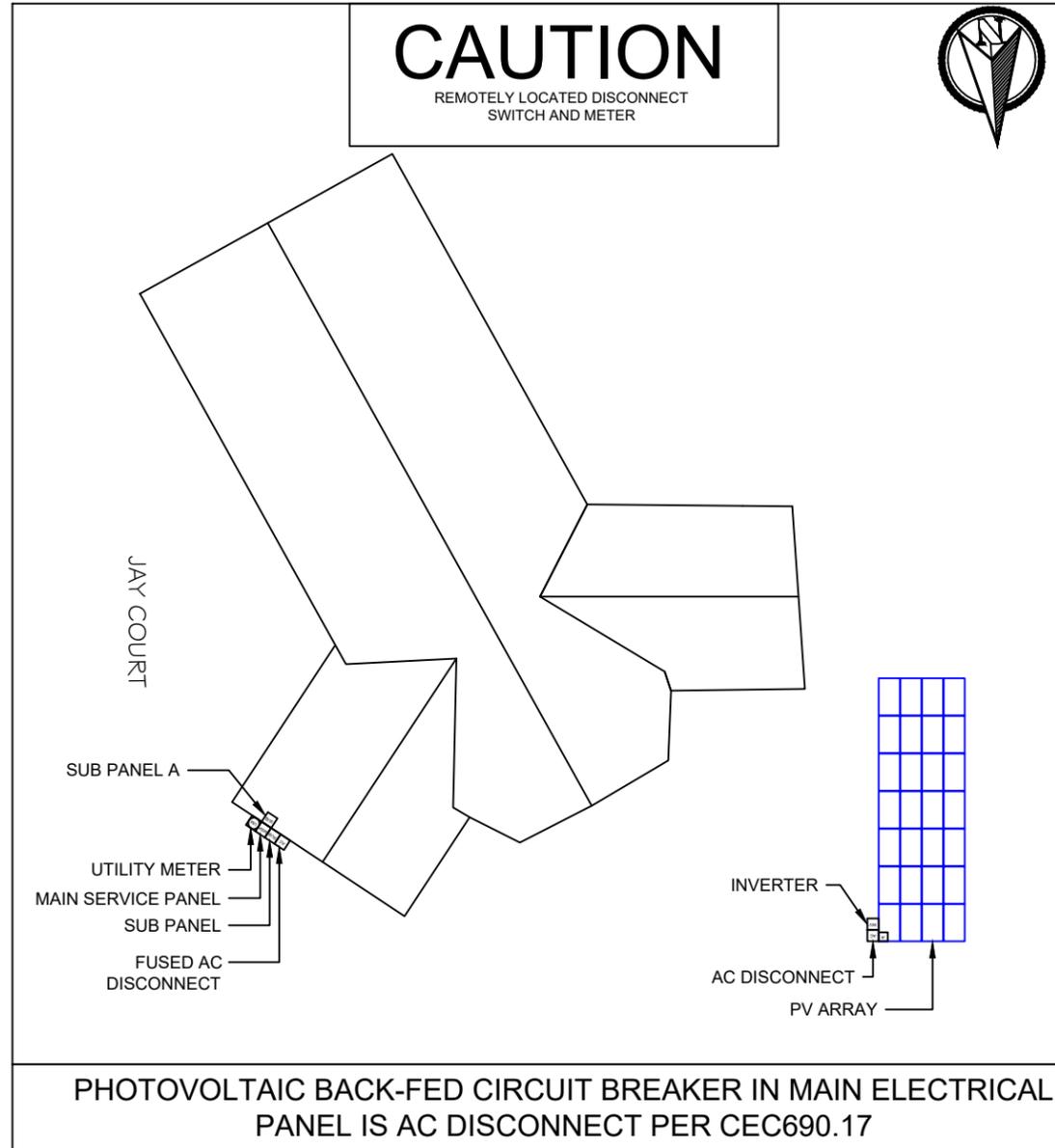
OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-9.0

TITLE

**SIGNAGE 133**

# CAUTION

REMOTELY LOCATED DISCONNECT SWITCH AND METER



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DRAWN BY	E.R
SHEET #	PV-9.1

TITLE

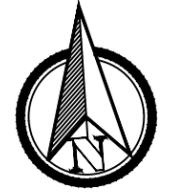
PLACARD 134

# SOLAREEDGE OPTIMIZER CHART

1-10    11-20    21-30    31-40    41-50    51-60

1  
2  
3  
4  
5  
6  
7  
8  
9  
10


				JB	AC
					INV



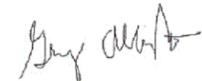
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DRAWN BY	E.R
SHEET #	PV-10.0

TITLE  
**OPTIMIZER CHAF 135**



## JOB HAZARD ANALYSIS

Crew leader to fill out all sections below, hold a pre-job safety meeting with all personnel, and upload this completed document and the Safety Plan to Site Capture

### Ladder Access

- Ladders must be inspected before each use.
- Extension ladders must be set up on a firm and level surface at a 4-to-1 rise to run angle (or 75 degrees) and the top must be secured to the structure. Extension style ladders placed on uneven, loose or slippery surfaces must additionally have the base firmly anchored or lashed so the base will not slip out.
- Extension ladders must be used with walk-through devices or the ladder must extend 36" above the stepping off point.
- A-frame ladders must only be climbed with the ladder spreader bars locked in the open position; A-frame ladders shall not be climbed while in the closed position (ex, closed and used while leaned against a structure).

Additional notes:

### Mobile Equipment

- Only Qualified operators will operate equipment; operators must maintain a certification on their person for the equipment being operated.
- Type(s) of mobile equipment (Type/Make/Model):
- Qualified operator(s):

### Material Handling and Storage

- Materials will be staged/stored in a way that does not present a hazard to client, personnel or public. Materials stored on the roof will be physically protect from failing or sliding off.

### Fall Protection

- A site-specific plan for fall prevention and protection is required prior to starting work and must remain onsite at all times until work is complete; a fall rescue plan must be outlined and discussed among the crew prior to work start.
- First-person-Up (FPU) must install their anchor and connect before any other task, including installing other anchors. The Last-Person-Down (LPD) must be the only person on a roof uninstalling fall protection.

FPCP (name and title):

FPU and LPD (name and title):

### Electrical Safety

- The Electrical Qualified Person (EQP) is required onsite to perform electrical work.
- All electrical work will be performed with equipment in an electrically safe condition (de-energized) unless approval has been granted prior to work.
- Service drops and overhead electrical hazards will be identified and protected from contact, as necessary.

EQP (name and title):

### Public Protection

- The safety of the Client and the Public must be maintained at all times.
- The Client and the Public shall be prevented from entering the work zone through the use of barriers and/or signage, as required.
- Company, Client and Public property shall be protect from falling objects.
- Pets (including dogs) shall be secured by their owners prior to work start.
- The client should not leave pets, family members, or others in the charge or care of Employees, Contractors, or Temporary Workers.

Crew leader responsible for communication with the client:

Client and public is excluded from work area by barricades (N/A, Yes, No):

### Training and Pre-Job Safety Briefing

- All employees onsite shall be made aware of the specific hazards of this project and review this HJA during a pre-job briefing, and their signature indicates awareness of site conditions and the plan to eliminate any hazards identified prior to and during the project.

Crew leader (name/title):

Crew member (name/title):

### Airborne Contaminants:

- Asbestos-containing (Transite) piping (ACP) - Do not disturb (move, drill, cut fracture, etc.)
- Asbestos-containing thermal insulation (ACI) and Asbestos-containing duct wrapping (ACW) - do not disturb, no attic or crawlspace access is allowed if work to be performed could cause exposure to personnel, client or public.

If yes, list specific tasks and protection in place:

### Weather and Environment

- The site supervisor shall forecast the weather conditions at the job site, prior to crew arrival, in order to mitigate any hazards associated with inclement weather (heat, cold, wind, rain, etc.)
- The site supervisor will utilized a portable wind meter (anemometer) to verify actual onsite wind conditions, by checking at the ground and on any elevated work surface (ex, rooftop) prior to work start, at midday and prior to solar panel staging on a roof.
- Elevated work involving the moving or maneuvering of solar panels shall cease at 25mph (sustained wind) until wind subsides.

Forecasted weather maximum temp (degrees F):

### Heat Related Illness Prevention

- Employees shall have access to potable drinking water that is fresh, pure, and suitably cool. The water shall be located as close as practicable to the areas where employees are working. Water shall be supplied in sufficient quantity at the beginning of the work shift to provide at least one quart per employee per hour for drinking for the entire shift. Employees may begin the shift with smaller quantities of water if they identify the location and have effective means for replenishment during the shift to allow employees to drink on quart or more per hour. The frequent drinking of water shall be encouraged.
- Shade shall be present when temperature exceeds 80 degrees Fahrenheit. When the outdoor temperature in the work exceeds 80 degrees Fahrenheit, employees shall have and maintain one or more areas with shade at all times.
- New employees must be acclimatized. New employees will be monitored by their Crew Leader (site supervisor) for the first two (2) weeks of employment or longer when necessary.
- Employees will be allowed and encouraged to implement scheduled breaks during each shift. Employees must take cool-down breaks in the shade any time they feel the need to do so to protect them from overheating. Supervisors are REQUIRED to allow employees any break period they need during high heat conditions.
- Cool Vests are encouraged for all employees at all times during periods of high heat.
- Identify the location of the closet Occupational/Industrial Clinic or Hospital in case a crew member becomes ill.

What is the specific plan to provide and replenish sufficient water for all employees on site?

If offsite replenish is necessary, where will you go to replenish water (location/address):

Who will replenish the drinking water (name):

### Restroom facilities

- Employees shall have access to restroom facilities with hand-washing stations. Use of onsite restroom is at the client's discretion (location is annotated below). If client does not give permission, location of suitable restroom facilities with hand-washing stations offsite will be provided. The onsite supervisor will identify location and make arrangements to ensure all employees have access at any point.

Restroom facilities will be (circle one): Onsite - Offsite  
If Offsite, add location name and address:

### Incident Reporting Procedure

- Contact your Site Supervisor

Name:

Phone:

- Contact your Manager

Name:

Phone:

- Contact your Site Supervisor

Name:

Phone:

With: Your full name, phone number, office location, brief description of what happen and when.

**NOTE ADDITIONAL HAZARDS NOT ADDRESSED ABOVE**  
(add as many as necessary by using additional sheets)

Define the Hazard:	Method/steps to prevent incident:
Define the Hazard:	Method/steps to prevent incident:
Define the Hazard:	Method/steps to prevent incident:
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### CONTRACTOR INFO



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SHEET #	PV-12.0

TITLE

**SAFETY PLAN 137**



# MACH 2 400W MODULE

## FF-MP-BBB-400

High module conversion efficiency up to 20.48%

Excellent weak light performance

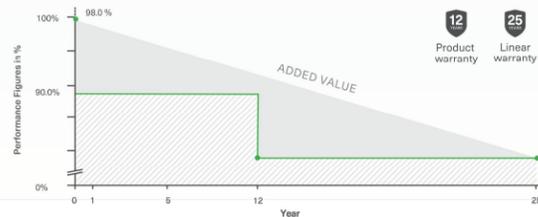
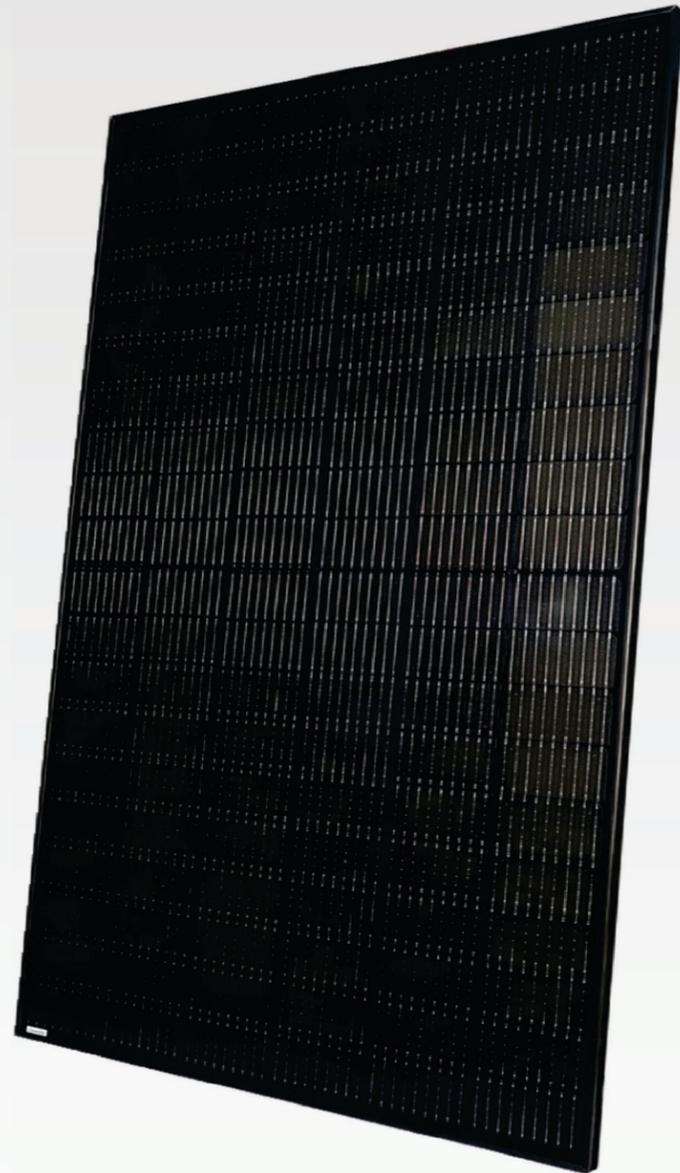
Withstanding harsh environment

Lower operating temperature

Extreme weather loading

12-year material & workmanship

25-year linear power output



## MODULE SPECIFICATIONS

### ELECTRICAL CHARACTERISTICS

Characteristics	FF-MP-BBB-400
Maximum Power (Pmax)	400W
Maximum Power Voltage (Vmp)	31.01V
Maximum Power Current (Imp)[A]	12.90A
Open Circuit Voltage (Voc)[V]	37.07V
Short Circuit Current (Isc)[A]	13.79A
Module Efficiency	20.48%
Power Tolerance	0/+5W
STC	Irradiance of 1000W/m <sup>2</sup> , AM1.5, cell Temperature 25°C

### MECHANICAL CHARACTERISTICS

Cell Type	Mono perc, 182 mm-half cells, 108 (6x9+6x9)
Weight	22.1 kgs (48.7 lbs)
Dimension	1722 x 1134 x 35 mm (67.80 x 44.65 x 1.38)
Front Glass	3.2 mm (.13 in), High Transmission, Low Iron & Semi-Tempered Glass
Junction Box	IP68 (3 Bypass Diodes)
Output Cables	1200 mm (47 in)
Connector	Staubli EVO2
Frame & Installation	Anodized aluminum profile

### OPERATIONS CHARACTERISTICS

Operational Temperature	-40°C~+85°
Max System Voltage	1500V
Max Series Fuse Rating	25A
Safety Class	Class II
Fire Rating	Type 1

### MECHANICAL LOADING

Snow Load	5,400Pa (113lb/ft <sup>2</sup> )
Rear Side Design Load	2,400Pa (50lb/ft <sup>2</sup> )

### PACKAGING INFORMATION

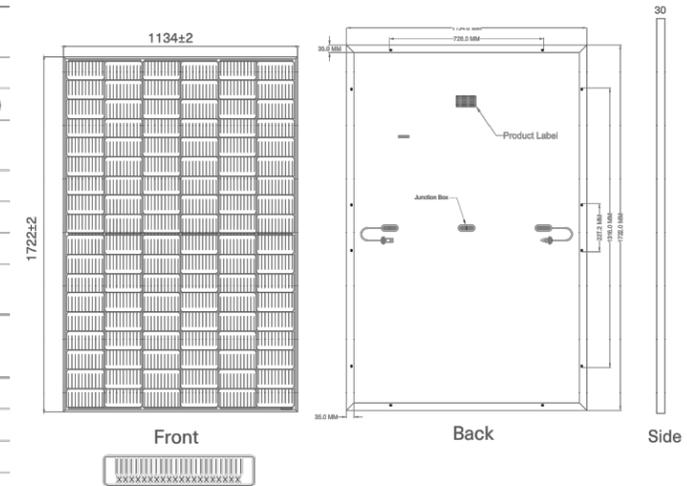
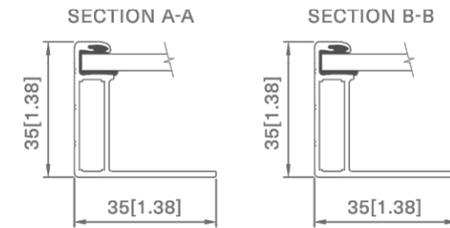
Container	20' GP	40' HC
Pallets per Container	6	26
Panels per Container	186	806

### TEMPERATURE RATINGS

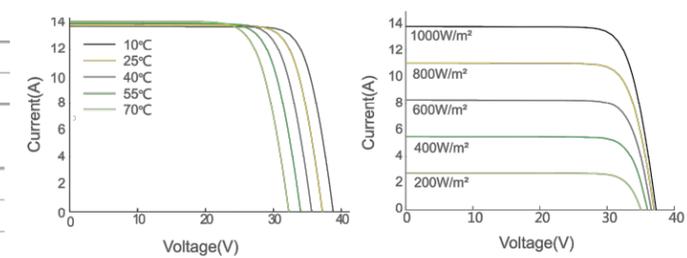
Temperature Coefficient of P <sub>max</sub>	-0.350%/°C
Temperature Coefficient of V <sub>oc</sub>	-0.275%/°C
Temperature Coefficient of I <sub>sc</sub>	+0.045%/°C
Nominal Operating cell Temperature (NOCT)	42°C±2°C

Freedom 400W Module Datasheet  
Version No: FF-MP-BBB-400

### FRAME PROFILE



### CURRENT-VOLTAGE CURVE



### CERTIFICATIONS AND STANDARDS PENDING



UL 61730 | UL 61215 | ISO 9001 | ISO 14001



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### CONTRACTOR INFO



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43445 BUSINESS PARK DR #110,  
TEMECULA, CA 92590

STATE OF CALIFORNIA  
C10 – ELECTRICAL; B – GENERAL  
BUILDING CONTRACTOR; C39 –  
ROOFING; C46 – SOLAR 1029644

Solar Individual Permit Package

BRUCE GINN

11.200KW Grid Tied  
Photovoltaic System

19 JAY CT,  
ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/2/2023
DRAWN BY	E.R
SHEET #	PV-13.0

TITLE  
**MODULE SPEC** **138**

# Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25 YEAR WARRANTY



INVERTERS

## Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014, NEC 2017 and NEC 2020 per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge.com



## Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXXBX4							
<b>OUTPUT</b>								
Rated AC Power Output	3000	3800 @ 240V / 3300 @ 208V	5000	6000 @ 240V / 5000 @ 208V	7600	10000	11400 @ 240V / 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V / 3300 @ 208V	5000	6000 @ 240V / 5000 @ 208V	7600	10000	11400 @ 240V / 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 <sup>(1)</sup>							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
<b>INPUT</b>								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380							Vdc
Maximum Input Current @240V <sup>(2)</sup>	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V <sup>(2)</sup>	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600ku Sensitivity							
Maximum Inverter Efficiency	99				99.2			%
CEC Weighted Efficiency			99				99 @ 240V / 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

(1) For other regional settings please contact SolarEdge support  
 (2) A higher current source may be used; the inverter will limit its input current to the values stated

## Single Phase Inverter with HD-Wave Technology for North America

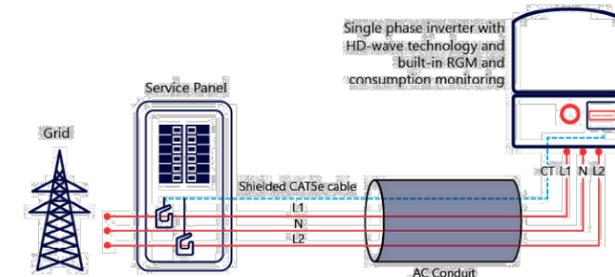
SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
<b>ADDITIONAL FEATURES</b>							
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional <sup>(1)</sup>						
Consumption metering	Optional <sup>(1)</sup>						
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014, NEC 2017 and NEC 2020, 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
<b>STANDARD COMPLIANCE</b>							
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.L.L. M-07						
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)						
Emissions	FCC Part 15 Class B						
<b>INSTALLATION SPECIFICATIONS</b>							
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG			1" Maximum / 14-4 AWG			
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG			1" Maximum / 1-3 strings / 14-6 AWG			
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		26.2 / 11.9		21.3 x 14.6 x 7.3 / 540 x 370 x 185		
Weight with Safety Switch	22 / 10		25.1 / 11.4		38.8 / 17.6		
Noise	< 25		< 25		< 50		
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60 <sup>(1)</sup>						
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

(1) Inverter with Revenue Grade Meter P/N: SE3000H-US0008NCA; Inverter with Revenue Grade Production and Consumption Meter P/N: SE3000H-US0008N4. For consumption metering, current transformers should be ordered separately. SEACT0750-200NA-20 or SEACT0750-400NA-20, 20 units per box  
 (2) Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

### How to Enable Consumption Monitoring

By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills



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### Solar Individual Permit Package

BRUCE GINN

11.200KW Grid Tied Photovoltaic System

19 JAY CT, ALAMO, CA 94507

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A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN	
PROJECT #	321175	
DATE DRAWN	5/2/2023	
DRAWN BY	E.R	
SHEET #	PV-13.1	

TITLE  
**INVERTER SPEC 139**

# Power Optimizer For Residential Installations

S440, S500



POWER OPTIMIZER

## Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Detects abnormal PV connector behavior, preventing potential safety issues\*
- Faster installations with simplified cable management and easy assembly using a single bolt
- Module-level voltage shutdown for installer and firefighter safety
- Flexible system design for maximum space utilization
- Superior efficiency (99.5%)
- Compatible with bifacial PV modules

\* Functionality subject to inverter model and firmware version

solaredge.com



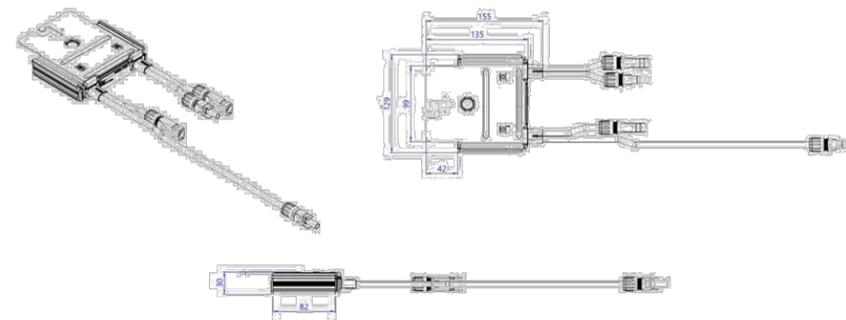
## Power Optimizer For Residential Installations S440, S500

	S440	S500	UNIT
Rated Input DC Power <sup>(1)</sup>	440	500	W
Absolute Maximum Input Voltage (Voc)		60	Vdc
MPPT Operating Range		8 - 60	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency		99.5	%
Weighted Efficiency		98.6	%
Overvoltage Category		II	
<b>OUTPUT DURING OPERATION</b>			
Maximum Output Current		15	Adc
Maximum Output Voltage		60	Vdc
<b>OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)</b>			
Safety Output Voltage per Power Optimizer		1	Vdc
<b>STANDARD COMPLIANCE</b>			
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
<b>INSTALLATION SPECIFICATIONS</b>			
Maximum Allowed System Voltage		1000	Vdc
Dimensions (W x L x H)		129 x 155 x 30	mm
Weight (including cables)		655 / 1.5	gr / lb
Input Connector		MC4 <sup>(2)</sup>	
Input Wire Length		0.1	m
Output Connector		MC4	
Output Wire Length		(+) 2.3, (-) 0.10	m
Operating Temperature Range <sup>(3)</sup>		-40 to +85	°C
Protection Rating		IP68 / NEMA6P	
Relative Humidity		0 - 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed  
 (2) For other connector types please contact SolarEdge  
 (3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Three Phase	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	16	18
Maximum String Length (Power Optimizers)		25	50	
Maximum Nominal Power per String <sup>(4)</sup>		5700	11250 <sup>(5)</sup>	12750 <sup>(6)</sup>
Parallel Strings of Different Lengths or Orientations		Yes		

(4) If the Inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power Refer to: <https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf>  
 (5) For the 230/400V grid: it is allowed to install up to 13,500W per string when the maximum power difference between each string is 2,000W  
 (6) For the 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W  
 (7) It is not allowed to mix S-series and P-series Power Optimizers in new installations



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OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/2/2023
DRAWN BY	E.R
SHEET #	PV-13.2

TITLE  
**OPTIMIZER SPEC 140**

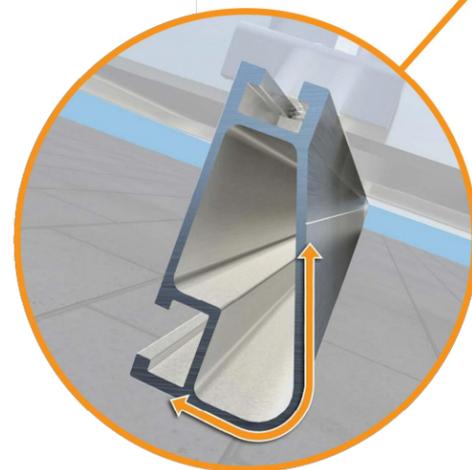
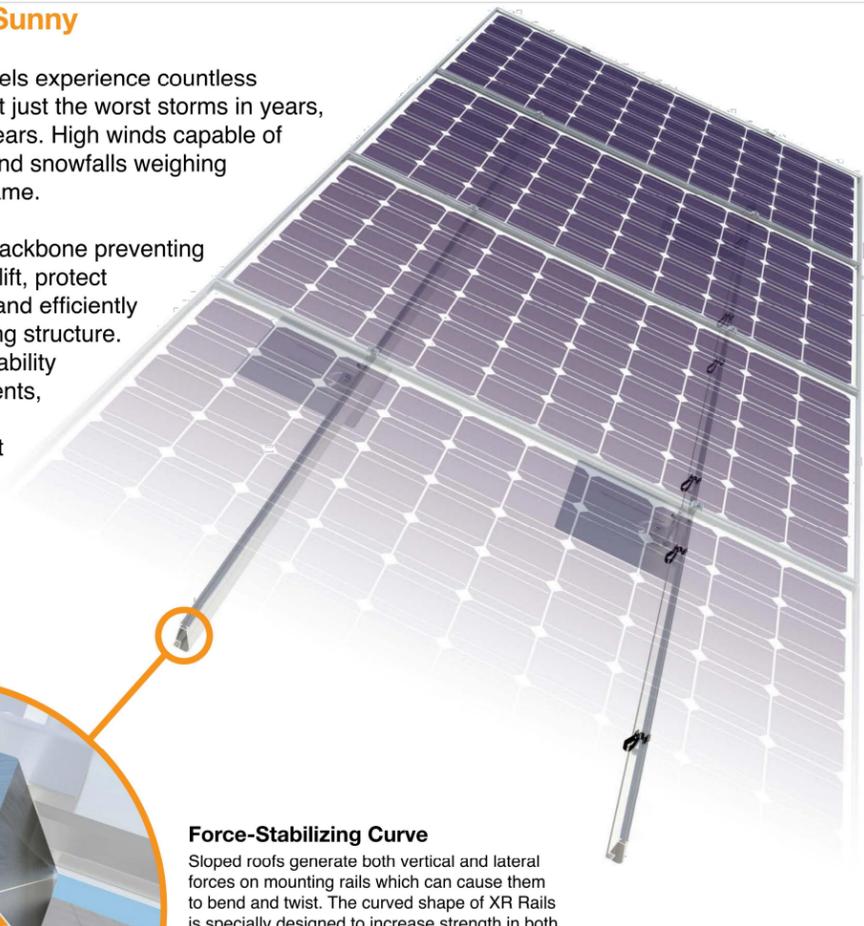


## XR Rail Family

### Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



#### Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

#### Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

#### Corrosion-Resistant Materials

All XR Rails are made of marine-grade aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



## XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



**XR10**

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear anodized finish
- Internal splices available



**XR100**

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 8 feet.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



**XR1000**

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

## Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	100	XR10		XR100		XR1000	
	120						
	140						
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	100						
	160						
80-90	100						
	160						

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PROJECT #	321175
DATE DRAWN	5/2/2023
DRAWN BY	E.R
SHEET #	PV-13.3

TITLE  
**RAIL SPEC 141**



# Ground Mount System



## Mount on all terrains, in no time.

The IronRidge Ground Mount System combines our XR1000 rails with locally-sourced steel pipes, or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge. Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options, including concrete piers and driven piles.

**Rugged Construction**  
Engineered steel and aluminum components ensure durability.

**PE Certified**  
Pre-stamped engineering letters available in most states.

**Simple Assembly**  
Just a few simple components and no heavy equipment.

**Design Software**  
Online tool generates engineering values and bill of materials.

**Flexible Architecture**  
Multiple foundation and array configuration options.

**20 Year Warranty**  
Twice the protection offered by competitors.



360° Product Tour  
Visit [ironridge.com](http://ironridge.com)

### Substructure

#### Top Caps



Connect vertical and cross pipes.

#### Rail Connectors



Attach Rail Assembly to horizontal pipes.

#### Diagonal Braces



Optional Brace provides additional support.

#### Cross Pipe & Piers



Steel pipes or mechanical tubing for substructure.

### Rail Assembly

#### XR1000 Rails



Curved rails increase spanning capabilities.

#### Top-Down Clamps



Secure modules to rails and substructure.

#### Under Clamps



Alternative clamps for pre-attaching modules to rails.

#### Accessories



Wire Clips and End Caps provide a finished look.

### Resources



**Design Assistant**  
Go from rough layout to fully engineered system. For free.  
Go to [ironridge.com/gm](http://ironridge.com/gm)

**NABCEP Certified Training**  
Earn free continuing education credits, while learning more about our systems.  
Go to [ironridge.com/training](http://ironridge.com/training)

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DRAWN BY	E.R
SHEET #	PV-13.4

TITLE  
**ATTACHMENT SPEC 142**



28357 Industrial Blvd.  
Hayward, CA 94545  
1-800-227-9523  
IronRidge.com



28357 Industrial Blvd.  
Hayward, CA 94545  
1-800-227-9523  
IronRidge.com

**Attn:** Sean McDonald, CEO, IronRidge Inc.

**Date:** November 16<sup>th</sup>, 2022

**Re:** Structural Certification and Span Tables for the IronRidge Flush Mount System

This letter addresses the structural performance and code compliance of IronRidge's Flush Mount System. The contents of the letter shall be read in its entirety before applying to any project design. The Flush Mount System is a proprietary rooftop mounting system used to support photovoltaic (PV) modules installed in portrait or landscape orientation and set parallel to the underlying roof surface. PV modules are supported by extruded aluminum XR Rails and secured to the rails with IronRidge mounting clamps. The XR Rails are side mounted to a selected roof attachment with 3/8" stainless steel bonding hardware and then attached directly to the roof structure or to a stanchion that is fastened to the underlying roof structure. Assembly details of a typical Flush Mount installation and its core components are shown in Exhibit EX-0015.

The IronRidge Flush Mount System is designed and certified to the structural requirements of the reference standards listed below, for the load conditions and configurations tabulated in the attached span tables.

- ASCE/SEI 7-16 Minimum Design Loads for Buildings and Other Structures (ASCE 7-16)
- 2021 International Building Code (IBC-2021)
- 2022 California Building Code (CBC-2022)
- 2020 Aluminum Design Manual (ADM-2020)
- Report SEAOC (Structural Engineer Association of California) PV2-2017 Wind Design for Solar Arrays

The tables included in this letter provide the maximum allowable spans of XR Rails in the Flush Mount System for the respective loads and configurations listed, covering wind exposure categories B, C, & D, roof zones provided in ASCE 7-16 for gable & hip roof profiles, and roof slopes of 8° to 45°. The tabulated spans are applicable when the following conditions are met:

1. *Span* is the distance between two adjacent roof attachment points (measured at the center of the attachment fastener).
2. Each module shall be supported by 2 rails (2 rail system) or 3 rails (3 rail system). Spans are calculated based on 2 rail systems, and conservatively deemed acceptable for 3 rail systems.
3. The underlying roof slope, measured between the roof surface and horizontal plane, is 8° to 45°.
4. The *mean roof height*, defined as the average of the roof eave height and the roof ridge height measured from grade, does not exceed 30 feet.
5. A clearance from the underside of the array to the roof surface of 2" minimum shall be provided and the height of the array, the distance from the module top surface to the roof surface (defined as  $h_2$ ), shall not exceed 10".
6. Module length and area shall not exceed the maximum values listed on the respective span tables.
7. All Flush Mount components shall be installed in a professional workmanlike manner per IronRidge's *Flush Mount Installation Manual* and other applicable standards for the general roof construction practice.

The parameters and adjustments allowed in the span tables are defined as the following:

1. The Flush Mount System is designed as a Risk Category II structure as defined by ASCE 7-16 Table 1.5-1.
2. Wind speed shall conform to ASCE 7-16 Fig. 26.5-1B (for Risk Category II) and applicable state & local county/city amendments to the IBC. No special wind topographic features are included and both topographic coefficient ( $K_{zt}$ ) and wind ground elevation factor ( $K_e$ ) are taken as 1.0.
3. Snow load used in the span tables is the *ground snow* and shall conform to ASCE 7-16 Fig. 7.2-1 and applicable state & local county/city amendments to the IBC. If the local jurisdiction specified snow load is in the format of a *flat roof snow*, it shall first be converted to a *ground snow* following the local building code/ amendments before the application of the attached span tables. No special snow conditions are considered including unbalanced, drifting, sliding, retention, or ponding snow. No rain-on-snow surcharge load is considered. The span tables do not apply to buildings which are intentionally kept below freezing, kept just above freezing, or unheated.
4. The span tables reflect the ASCE 7 prescribed earthquake loads with the maximum magnitudes being:
  - (a) For ground snow no greater than 42psf:  $S_s \leq 2.0g$  for Site Class A, B, C, & D.
  - (b) For ground snow greater than 65psf:  $S_s \leq 1.0g$  for Site Class A, B, C, & D.
  - (c) For ground snow between 42 and 65psf:  $S_s \leq 1.5g$  for Site Class A, B, C, & D.
5. Roof zones are defined by ASCE 7-16 Figure 30.3-2A to Figure 30.3-2I and are organized into three *groups* in which the zones share the same External Pressure Coefficients ( $G_{Cp}$ ). Roof zones comprising each *group* along with each roof zone's size and location are depicted in Figures 2 and 3 below each span table.
6. The maximum rail cantilever length, measured from the rail end to the nearest attachment point, shall be the lesser of the following two conditions: 40% of the allowable span provided for the respective load & configuration condition from the span tables, or 36".
7. Allowable span length in the charts may be multiplied by a factor of 1.08 if the rails are continuous over a minimum of three spans.
8. No splices are allowed in the rail cantilever. For each XR splice type install per the following requirements:
  - a) XR Bonded Splice cannot be installed in the center 1/3 of interior spans, or the outer 2/3 of end spans.
  - b) BOSS Splice can be installed at any location within a span.
9. Shaded cells of the span tables indicate conditions in which UFO Mid Clamp connection capacity is exceeded. If such conditions are encountered contact [techsupport@ironridge.com](mailto:techsupport@ironridge.com).

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WWW.CRENG.CO

**CONTRACTOR INFO**



GREG ALBRIGHT

*Greg Albright*

**FREEDOM FOREVER CALIFORNIA, LLC**

43445 BUSINESS PARK DR #110,  
TEMECULA, CA 92590

STATE OF CALIFORNIA  
C10 – ELECTRICAL; B – GENERAL  
BUILDING CONTRACTOR; C39 –  
ROOFING; C46 – SOLAR 1029644

Solar Individual Permit Package

**BRUCE GINN**

11.200KW Grid Tied  
Photovoltaic System

19 JAY CT,  
ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/2/2023
DRAWN BY	E.R
SHEET #	PV-13.5

TITLE

**CERTIFICATION 143**



28357 Industrial Blvd.  
Hayward, CA 94545  
1-800-227-9523  
IronRidge.com



28357 Industrial Blvd.  
Hayward, CA 94545  
1-800-227-9523  
IronRidge.com

10. Systems using CAMO module clamps shall be installed with the following guidance:

- a) For single module installations (orphan modules) using modules with a length greater than 67.5", CAMO clamps shall not be installed in regions that experience ground snow loads of 70psf and greater. Such scenarios are shown by asterisks in the applicable span tables.
- b) CAMO will function within a module's design load ratings. Be sure the specific module being used with CAMO meets the dimensional requirements shown in the figure below and that the module selected is suitable for the environmental conditions of a particular project.

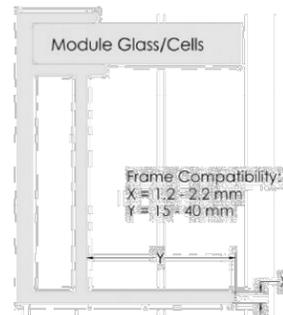


Figure 1: CAMO Module Frame Dimensional Requirements

Span values for *Exposed* and *Edge* module conditions, as defined below, are included in the attached span tables and shall be used when each condition exists. The maximum allowable span for *Exposed* or *Edge* modules shall be the lesser of the following two: (1) The span value for the *Exposed* or *Edge* module condition; (2) The span value determined by site wind speed and ground snow load. Additionally, irrespective of the lesser span, the shaded cells for the *Exposed* and *Edge* module conditions which reflect the UFO clamp usage limitation detailed in note 9 of page 2 shall apply to the respective condition.

**1. Exposed Module conditions:**

A module is defined as *Exposed* (per Section 29.4.4 of ASCE 7-16) if the distance from any of its free edges (an edge with no connectivity to other modules) to its facing roof edge (such as eave, ridge, rake, or hip) is greater than  $0.5h$  ( $h$  is ASCE defined building height) AND if the distance from its free edge to any other adjacent array or panel is greater than 4 feet.

The allowable spans and cantilever shall only be applied to the portion of rail directly under *Exposed* Modules.

**2. Edge Module conditions:**

A module is defined as an *Edge Module* when its distance from any side of the module to its facing perimeter roof edge (such as eave, ridge, rake, or hip) is less than 2 times the height of the array ( $2h_2$ ) where  $h_2$  is measured from the roof surface to the top surface of the module.

The allowable spans and cantilever shall only be applied to the portion of rail directly under *Edge Modules*. Additionally, if the roof edge is the eave or ridge, only the rail nearest to that roof edge shall be considered for this span adjustment.

Sincerely,



*Gang Xuan*

Digitally signed  
by Gang Xuan  
Date: 2022.11.18  
10:55:51 -08'00'

Gang Xuan, SE

Senior Structural Engineer

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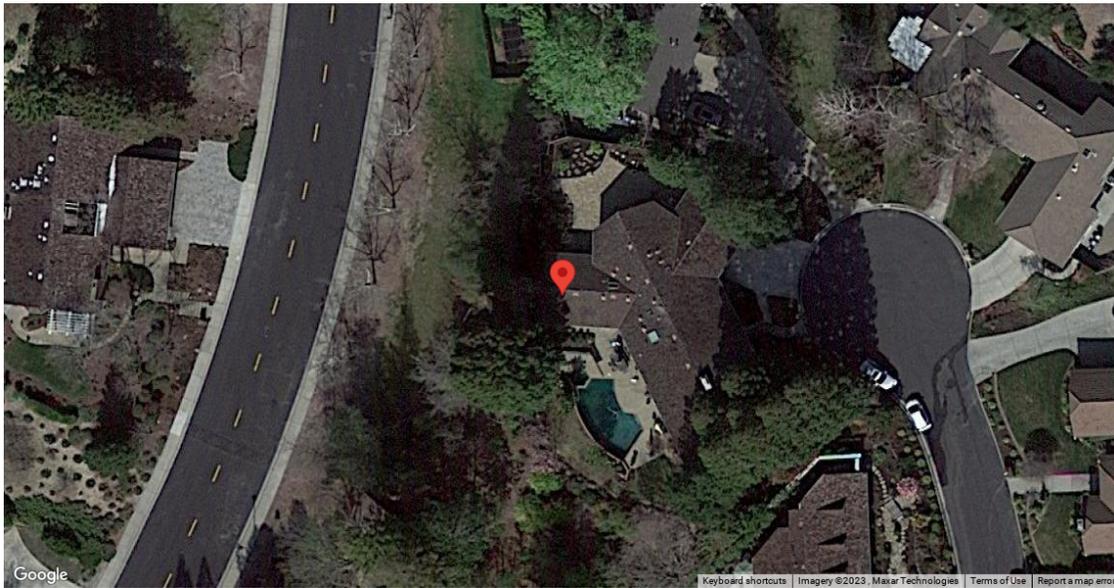
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A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/2/2023
DRAWN BY	E.R
SHEET #	PV-13.6

TITLE

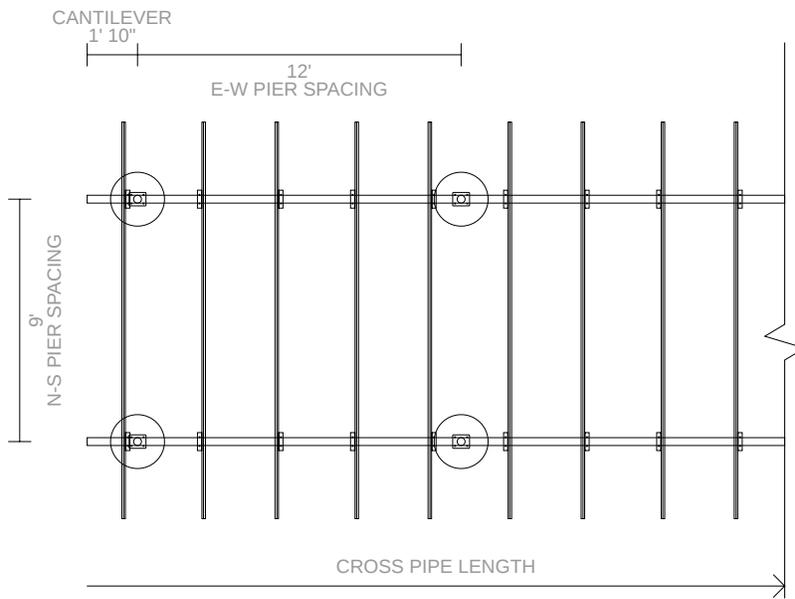
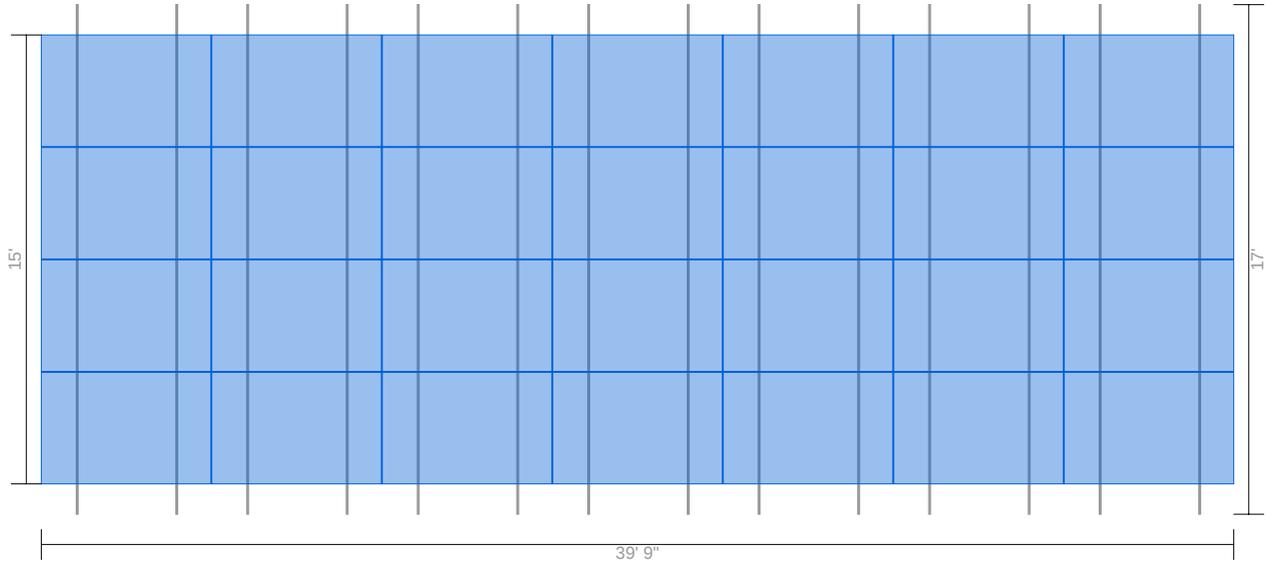
**CERTIFICATION 144**

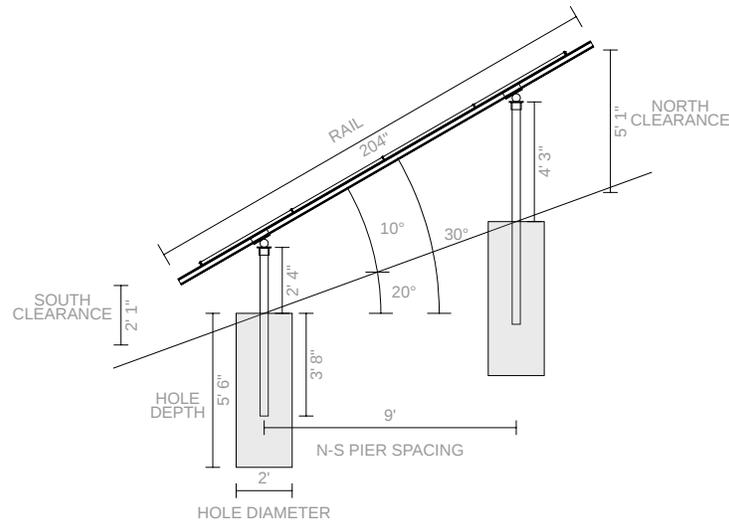
Project Details			
<b>Name</b>	19 Jay Court	<b>Date</b>	05/08/2023
<b>Location</b>	19 Jay Court, Alamo, CA 94507	<b>ASCE code</b>	7.16
<b>Total modules</b>	28	<b>Wind speed</b>	90 mph
<b>Module</b>	Custom Panels: FF-MP-BBB-400	<b>Snow load</b>	0 psf
<b>Dimensions</b>	Dimensions: 67.8" x 44.65" x 1.38" (1722.0mm x 1134.0mm x 35.0mm)	<b>Wind exposure</b>	C
<b>Total watts</b>	11,200 kW	<b>Piers</b>	8
		<b>Concrete</b>	5.12 yd <sup>3</sup>



Substructure & Foundation			
<b>Tilt</b>	30°	<b>South facing grade</b>	20°
<b>Pipe/tubing diameter</b>	3"	<b>Soil class</b>	4
<b>Foundation type</b>	Concrete	<b>Hole diameter</b>	24"

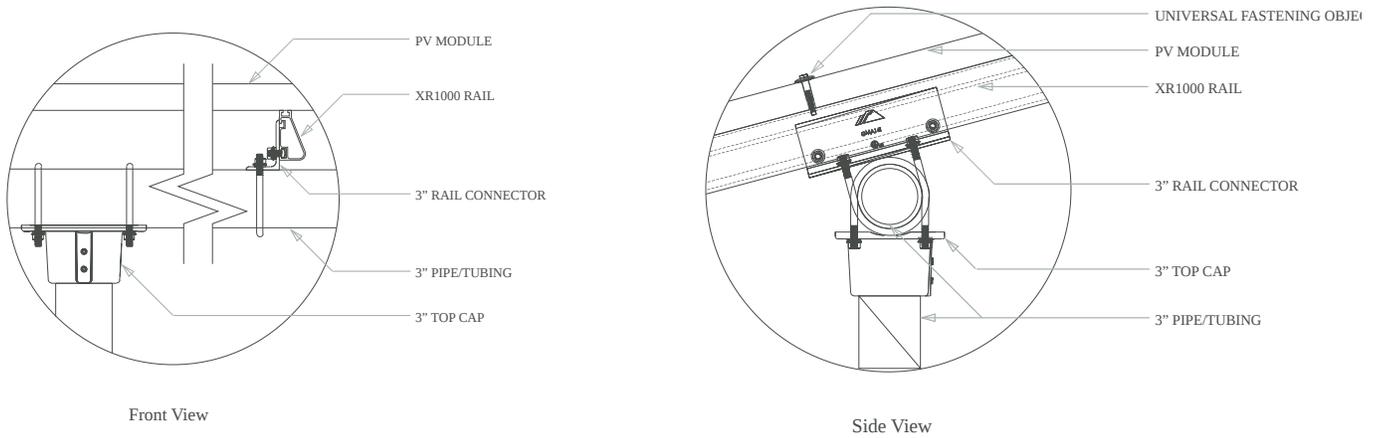
Sub array #1					
<b>Rows</b>	4	<b>Columns</b>	7	<b># Arrays</b>	1
<b>Area</b>	39' 9" (EW) × 15' 2" (NS)	<b>Rail type</b>	XR1000	<b>Diagonal bracing</b>	no
<b>E/W spacing</b>	12'	<b>Rail cantilever</b>	3' 4"	<b>Pipe cantilever</b>	1' 10"
<b>Piers/array</b>	8	<b>Total south piers</b>	4 (6')	<b>Total north piers</b>	4 (7' 11")
<b>Total cross pipes</b>	2 (39' 9")	<b>Total pipe length</b>	135' 4"		
<b>Shear</b>	1,532 lbs	<b>Moment</b>	3,830 ft-lbs	<b>Uplift</b>	-1,321 lbs



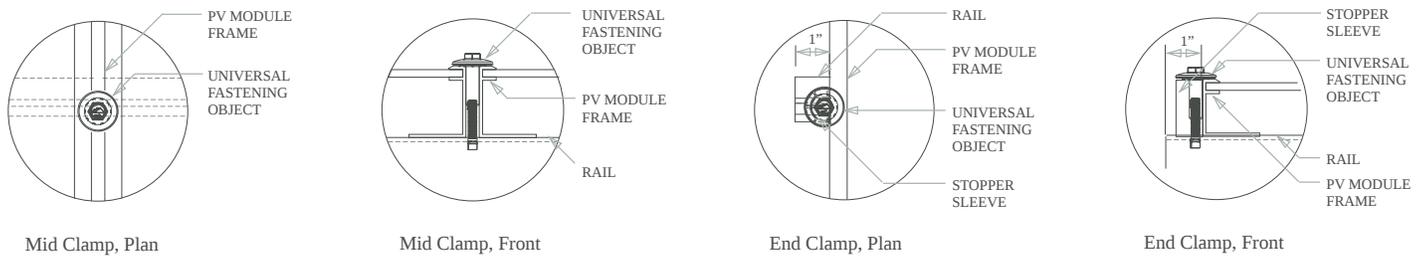


**Pipe Fitting Detail**

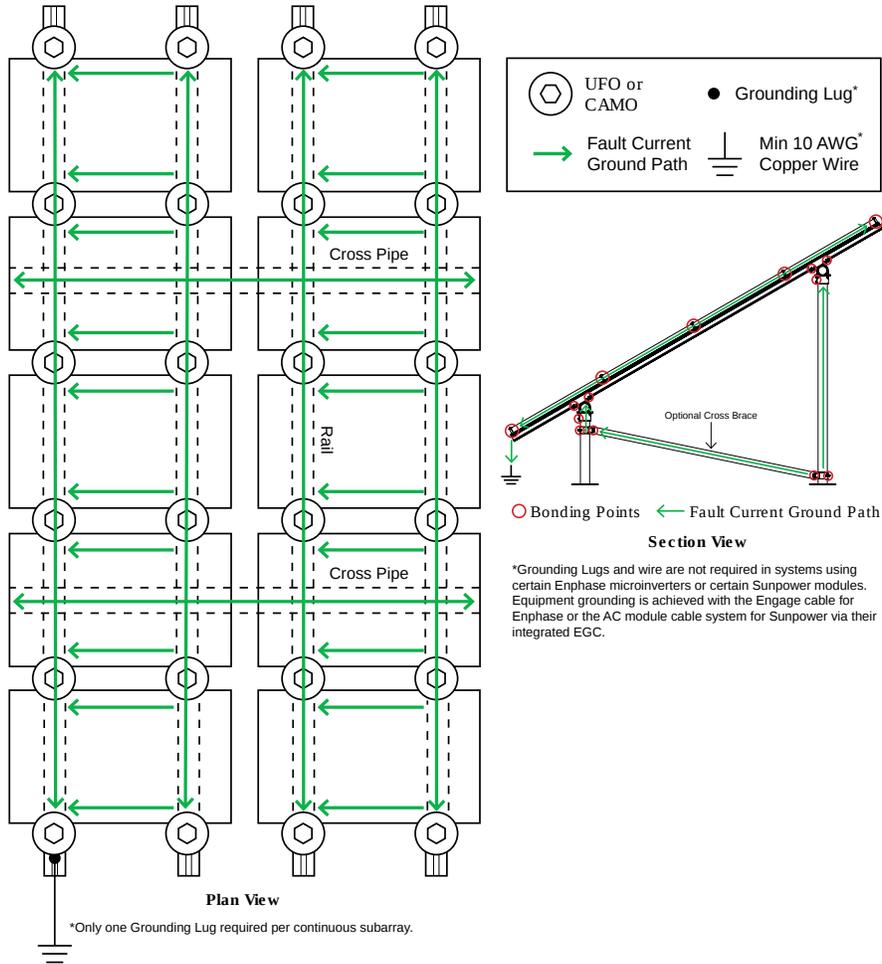
**XR1000 Rail**



**Clamp Detail**



**Grounding Diagram**



**Bill of Materials**

<b>Part</b>	<b>Spares</b>	<b>Total Qty</b>
-------------	---------------	------------------

**Rails**

XR-1000-204A XR1000, Rail 204" Clear	0	14
---	---	----

**Clamps & Grounding**

UFO-CL-01-A1 Universal Module Clamp, Clear	0	70
---	---	----

UFO-STP-35MM-M1 Stopper Sleeve, 35MM, Mill	0	28
---	---	----

XR-LUG-03-A1 Grounding Lug, Low Profile	0	1
--	---	---

**Substructure**

70-0300-SGA SGA Top Cap at 3"	0	8
----------------------------------	---	---

GM-BRC3-01-M1 Ground Mount Bonded Rail Connector - 3"	0	28
--	---	----

# CHECKLIST

## PRE-INSTALLATION

- Verify module compatibility. See [Page 14](#) for info.
- Purchase 2" or 3" Pipe or Mechanical Tubing

**Pipe:** 2" or 3" (NPS) ASTM A53 Grade B SCH 40 Pipe, galvanized to a min of ASTM A653 G90 or ASTM A123 G35.

**Mechanical Tubing:** 2.375" x 12 ga (O.D) or 3.500" x 8 ga (O.D.) Mechanical Tubing with one of the following Galvinizations (ASTM A1057).

- Allied Gatorshield
- Allied Flo-Coat Coating
- Wheatland ThunderCoat

## TOOLS REQUIRED

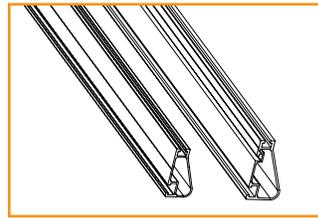
- Post Hole Digger or Powered Auger
- Socket Drive (7/16", 9/16", 15/16" and 1/2" Sockets)
- Torque Wrenches (0-240 in-lbs and 10-40 ft-lbs)
- Transit, String Line, or Laser Level
- 3/16" Allen Head

## TORQUE VALUES

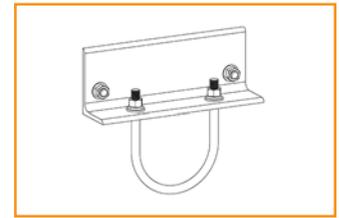
Top Cap Set Screws (3/16" Allen Head)

- 2" or 3" NPS Schedule 40 Grade B Pipe: 20 ft-lbs
- 2.375" x 12 ga OD Mechanical Tubing: 11 ft-lbs
- 3.500" x 8 ga OD Mechanical Tubing: 16 ft-lbs
- For Ground Screw to Pipe Connection Hardware see [Page 5](#).
- Top Cap U-Bolt Nuts (9/16" Socket): 15 ft-lbs
- Rail Connector Bracket Nuts (9/16" Socket): 21 ft-lbs
- Rail Connector U-Bolt Nuts (9/16" Socket): 60 in-lbs
- Rail Grounding Lug Nut (7/16" Socket): 80 in-lbs
  - Rail Grounding Lug Terminal Screws (7/16" Socket): 20 in-lbs
- Module Grounding Lug Nut (3/8" Socket): 60 in-lbs
  - Module Grounding Lug Terminal Screws (1/2" Socket): 20 in-lbs
- Universal Fastening Objects (7/16" Socket): 80 in-lbs
- Diagonal Brace Set Screws (1/2" Socket): 15 ft-lbs
- Diagonal Brace Bolts (1/2" Socket): 40 ft-lbs
- Microinverter Kit Nuts (7/16" Socket): 80 in-lbs
- Frameless Module Kit Nuts (7/16" Socket): 80 in-lbs
- If using previous version of: Integrated Grounding Mid Clamps, Grounding Lug and End Clamps please refer to Alternate Components Addendum (Version 1.90).
- If installing on a low slope roof please refer to Ground Mount for Flat Roof Applications Addendum (Version 3.30).
- Unless otherwise noted, all components have been evaluated for multiple use. They can be uninstalled and reinstalled in the same or new location.

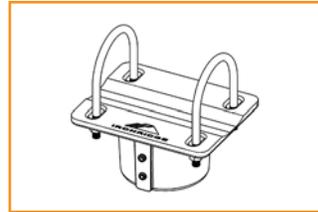
## IRONRIDGE COMPONENTS



XR100 & XR1000 Rail



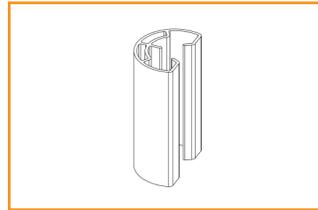
Rail Connector



Top Cap



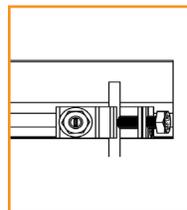
UFO (30-46mm)



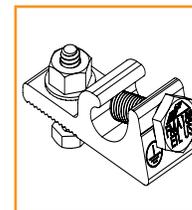
Stopper Sleeve



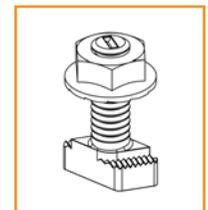
CAMO



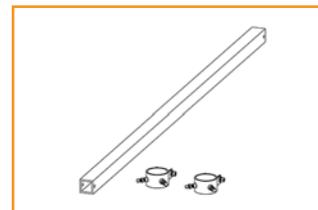
Rail Grounding Lug



Module Grounding Lug



Microinverter Kit



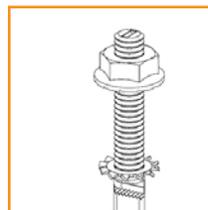
Diagonal Brace



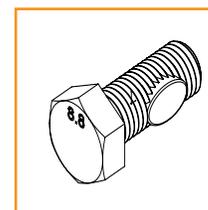
End Cap



Wire Clip



Frameless Module Kit



Hex Head Set Screw



Frameless End/Mid Clamp



TREE PERMIT  
19 JAY COURT

NEW RESIDENTIAL GROUND-MOUNTED  
SOLAR/PHOTOVOLTAIC (PV) SYSTEM

COUNTY FILE #CDTP24-00064

County Planning Commission  
MAY 14, 2025

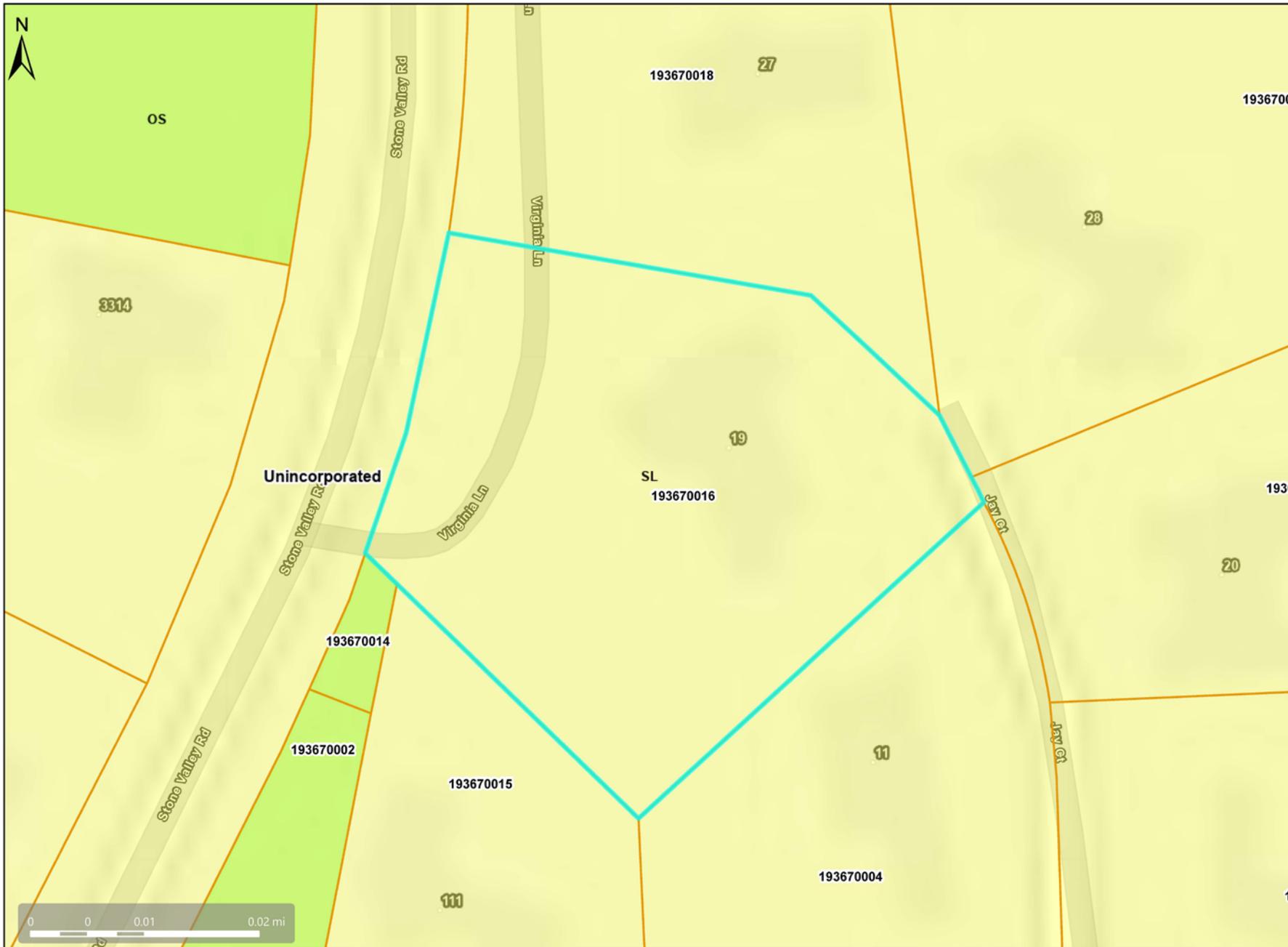


# Project Description

- Tree Permit to remove three (3) code-protected trees on the property:
  - 10” blue oak tree
  - 14” valley oak tree
  - 11” coast live oak tree
- To install new, approximately 600-square-foot residential ground-mounted solar/PV system up to 5 feet in height, and a 6-foot-tall fence surrounding the PV system



# General Plan: SL, Single-Family Residential - Low Density



### Map Legend

- Assessment Parcels
- General Plan**
- SL (Single Family Residential - Low) 1.0 - 2.9 Units per Net Acre
- OS (Open Space)
- Unincorporated
- Address Points



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. CDMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CDMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



# Zoning: P-1



## Map Legend

-  Assessment Parcels
- Zoning**
- ZONE\_OVER**
-  P-1 (Planned Unit)
-  Unincorporated
-  Address Points



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



# Background

- September 26, 2024: Tree Permit application submitted (County File #CDTP24-00064) .
- January 7, 2025: County Zoning Administrator tentatively approved the tree permit, and a *Notice of Tentative Approval of a Tree Permit* was mailed.
- January 15, 2025: staff received one letter from Robert Eisele, appealing the Zoning Administrator's decision.

# General Plan & Zoning Consistency

## ■ General Plan:

- *County General Plan, Envision 2045 as of November 5, 2024: RL, Residential Low Density Land Use Designation*
- *Deemed complete on October 25, 2024; Applicable Land Use Designation, General Plan 2005 – 2020: SL, Single-Family Residential – Low Density (SL)*
- *Primary land uses allowed include single-family residential and buildings/structures accessory to residential use.*
- *Ground-mounted solar for residential use is consistent with the accessory uses allowed in SL and will not change the density of residential development for the site.*

## ■ Zoning:

- *P-1 Planned Unit District with R-15 standards pursuant to CDDP77-03011.*
- *The proposed ground-mounted solar is consistent with the minimum 15-foot secondary front setback for the subject P-1 district.*
- *The proposed ground-mounted solar is consistent with the minimum 5-foot side yard for a solar/PV system.*

- The factors exist for granting the requested tree permit therefore the project is consistent with the County's Tree Protection & Preservation Ordinance.

# Stone Valley Road Frontage



# Subject Trees for Removal



# Stone Valley Road Frontage



# Adjacent Fenced Solar/PV System



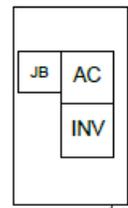
**NOTES:**

- MINOR FIELD ADJUSTMENTS ALLOWED BASED ON ACTUAL SITE CONDITION AND MEASUREMENTS.
- THE 30 SECOND SHUTDOWN REQUIREMENT IS INCORPORATED INTO THE 2022 CEC AND UL STANDARD 1741.
- EXISTING ROOF VENT SHOULD NOT BE COVERED.

**RECEIVED** on 03/10/2025 CDP24-00064  
 By Contra Costa County  
 Department of Conservation and Development

Revised

**ENLARGE VIEW**



APN : 1936700168  
 ACREAGE : 1.01 ACRES

**LEGEND**

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
- JB JUNCTION BOX
- MODULE
- ROOF OBSTRUCTIONS
- TRENCH CONDUIT



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**CONTRACTOR INFO**



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 STATE OF CALIFORNIA  
 C10 - ELECTRICAL, B - GENERAL BUILDING CONTRACTOR, C39 - ROOFING, C46 - SOLAR 1029644

Solar Individual Permit Package

**BRUCE GINN**

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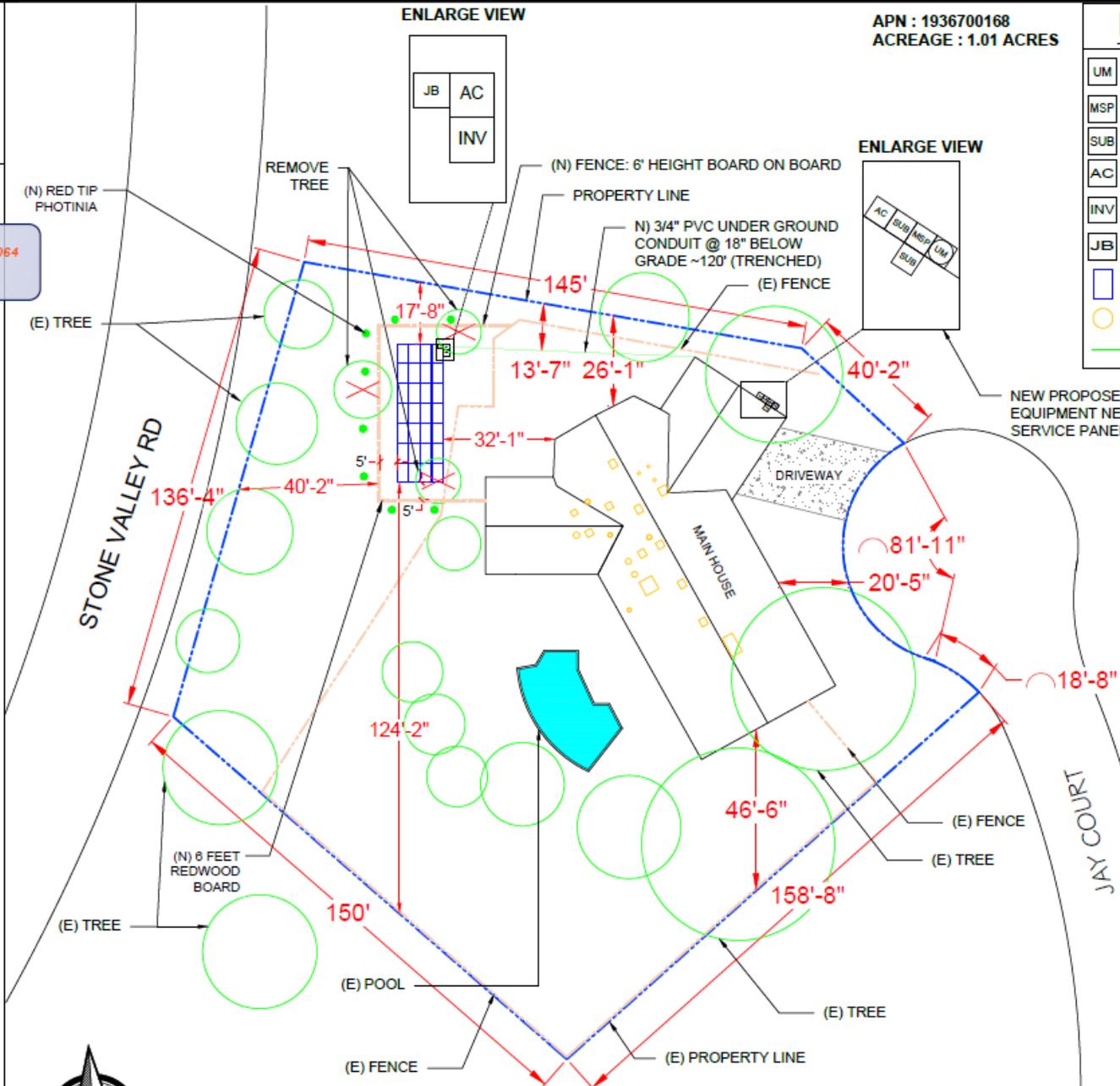
19 JAY CT, ALAMO, CA 94507

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OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	3/6/2025
DRAWN BY	E.R
SHEET #	PV-2.0
TITLE	

SITE PLAN

**1 SITE PLAN**  
 SCALE: 1/32" = 1'-0"



**NOTE:**  
 TREES REMOVALS WILL BE DONE VIA CLIMBING THE TREES. NO CRANE OR HEAVY MACHINERY WILL BE USED.

Trees removals will be done via climbing the trees. No crane or heavy machinery will be used.

**RECEIVED** on 09/26/2024 CDP24-00064  
By Contra Costa County  
Department of Conservation and Development

**LEGEND**

- UM UTILITY METER
- MSP MAIN SERVICE PANEL
- SUB SUB PANEL
- AC AC DISCONNECT
- INV INVERTER
- JB JUNCTION BOX
- MODULE
- ROOF OBSTRUCTIONS



5/8/2023

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WWW.CRENG.CO

CONTRACTOR INFO



GREG ALBRIGHT

*Greg Albright*  
FREEDOM FOREVER CALIFORNIA, LLC  
43445 BUSINESS PARK DR #110,  
TEMECULA, CA 92590  
STATE OF CALIFORNIA  
C10 - ELECTRICAL; B - GENERAL BUILDING CONTRACTOR; C39 - ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

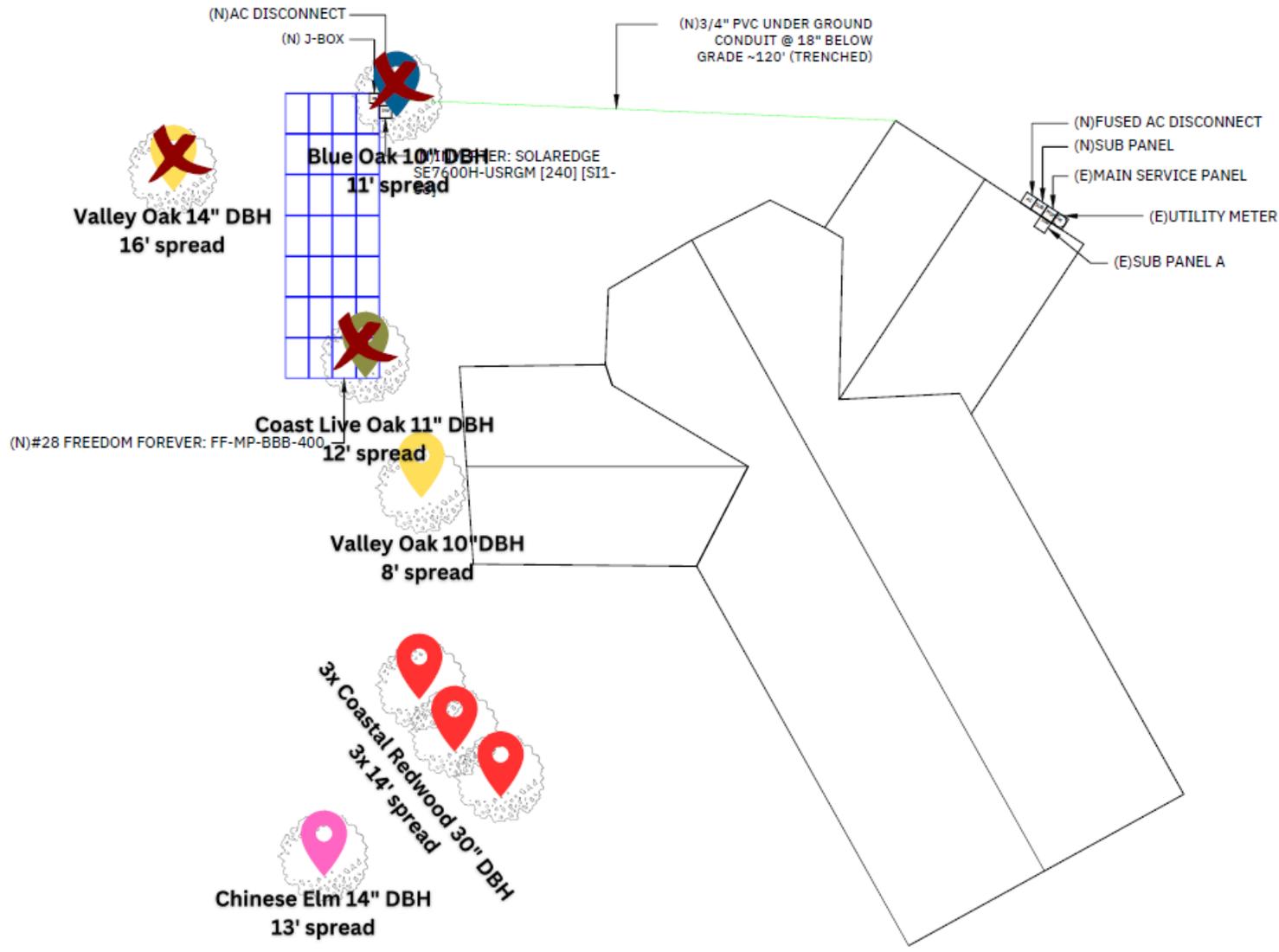
BRUCE GINN

11.200KW Grid Tied Photovoltaic System  
19 JAY CT,  
ALAMO, CA 94507

Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.2	UPDATED DESIGN	5/9/2023

OPPORTUNITY	BRUCE GINN
PROJECT #	323175
DATE DRAWN	5/9/2023
DRAWN BY	E.R
SHEET #	PV-3.0

**MOUNTING PLAN**



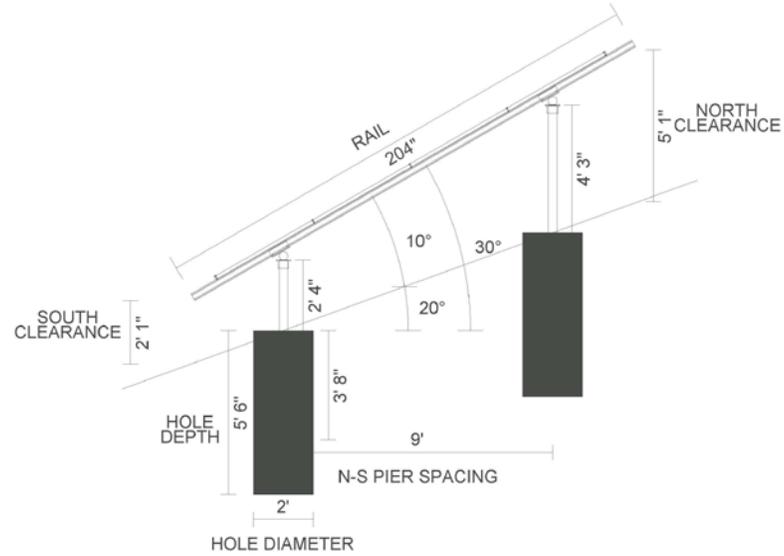
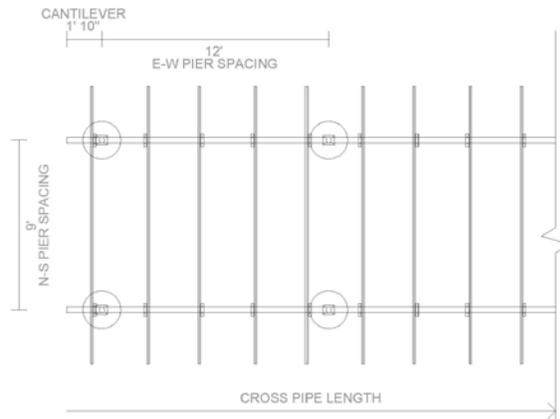
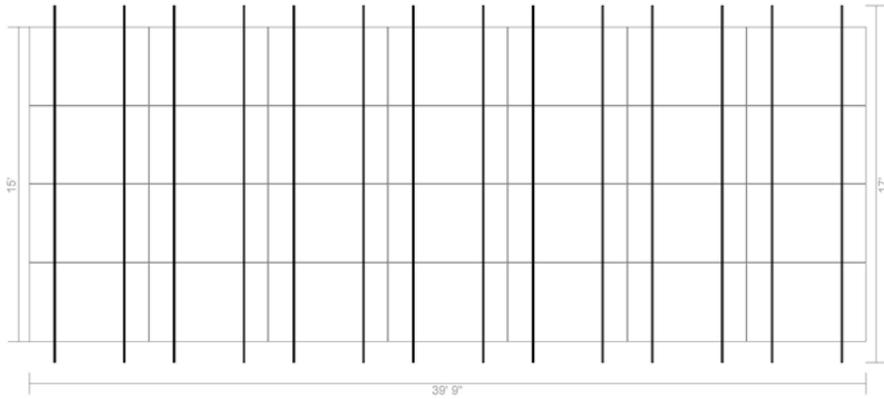
JAY COURT

**2 MOUNTING PLAN**  
SCALE: 1/16" = 1'-0"

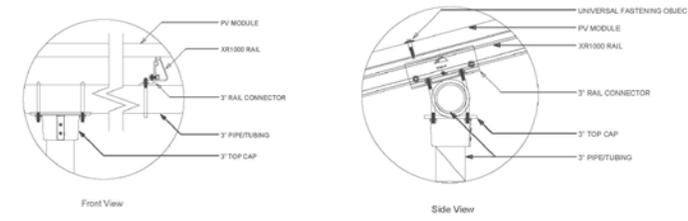


Sub array #1

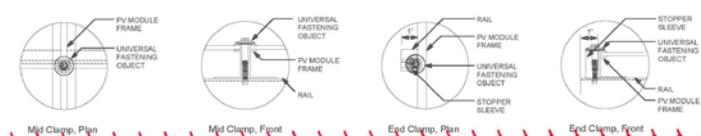
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Area	39' 9" (EW) × 15' 2" (NS)	Rail type	XR1000	Diagonal bracing	no
E/W spacing	12'	Rail cantilever	3' 4"	Pipe cantilever	1' 10"
Piers/array	8	Total south piers	4 (6')	Total north piers	4 (7' 11")
Total cross pipes	2 (39' 9")	Total pipe length	135' 4"		
Shear	1,532 lbs	Moment	3,830 ft-lbs	Uplift	-1,321 lbs



XR1000 Rail



Clamp Detail



5/8/2023

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BRUCE GINN

11.200KW Grid Tied Photovoltaic System

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OPPORTUNITY	BRUCE GINN
PROJECT #	321175
DATE DRAWN	5/9/2023
DRAWN BY	E R
SHEET #	PV-4.0

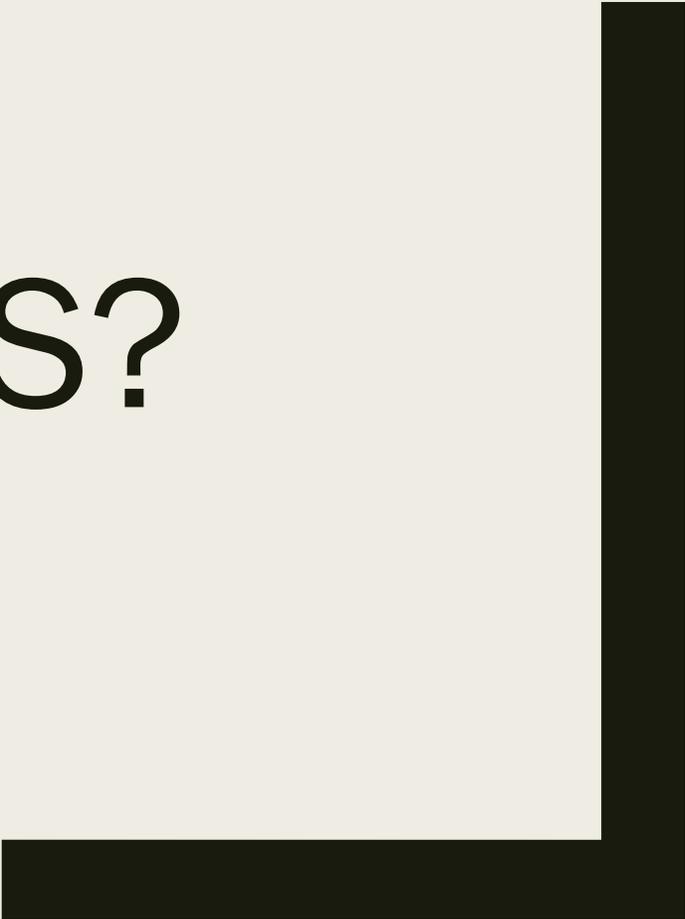
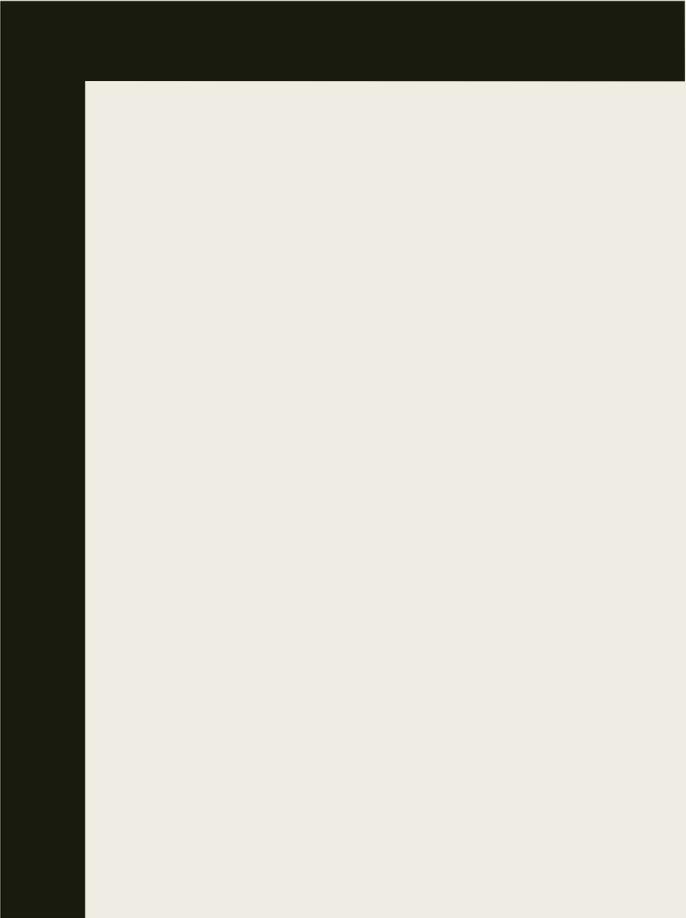
TITLE  
STRUCTURAL

# Summary of Appeal Points

- Solar Farm: The appellant asserts that the project is a solar farm in a residential neighborhood.
- Environmental Concerns: Appellant is concerned about the potential environmental impacts on scenic beauty, natural resources, and wildlife habitat/corridors due to the project removing three “landmark” trees at the entrance to the community; and indicates that the County General Plan Open Space Element restricts development on open hillsides and is intended to identify lands that should be preserved for open space use.
- Structural Integrity of Hillside: Appellant states that the subject trees are integral to the stability of the hill’s slope, and that their removal risks undermining the hill’s structural integrity, possibly leading to erosion or other long-term issues; and indicates that County Code Section 814-2.206 (a) 5-7 requires maintaining “open hillsides and significant ridgelines in as near a natural state as is feasible as an important community value.”
- Alternative Locations: Appellant states that the proposed project could be installed in alternative locations such as the roof of the residence that would not require the removal of three code-protected oak trees.
- Aesthetics: Appellant raises concerns about the project to install ground-mounted solar posing aesthetic impacts on the community.
- Noticing: Appellant indicates that over 300 residents of the community were not given notice or the opportunity to weigh in on the project.

# Staff Recommendation

- Staff recommends that the County Planning Commission:
  - DENY the appeal by Robert Eisele.
  - APPROVE the Tree Permit, County File #CDTP24-00064.
  - APPROVE the findings in support of the project and the project conditions of approval;
  - DETERMINE that the project is categorically exempt from CEQA under Section 15303(e) of the CEQA Guidelines
  - DIRECT the Department of Conservation and Development to file a CEQA Notice of Exemption with the County Clerk.



QUESTIONS?



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** TMP-9908

**Agenda Date:** 5/14/2025

**Agenda #:** 3a.

---

<b>Project Title:</b>	2026 Urban Limit Line Renewal
<b>County File Number:</b>	GP25-0001
<b>Applicant/Owner:</b>	County-initiated
<b>Project Location:</b>	Countywide
<b>California Environmental Quality Act (CEQA) Status:</b>	To be determined once project description becomes stable.
<b>Project Planner:</b>	Will Nelson, Principal Planner will.nelson@dcd.ccounty.us (925) 655-2898
<b>Staff Recommendation:</b>	Conduct a study session and provide comments on a potential 2026 Urban Limit Line ballot measure.

---

### **I. BRIEF BACKGROUND ON URBAN LIMIT LINE**

On November 6, 1990, Contra Costa County voters approved Measure C, the 65/35 Contra Costa County Land Preservation Plan (the "65/35 Plan"), which established various mechanisms aimed at containing urban sprawl and protecting resources like agricultural land and scenic ridges. The most significant and impactful of these mechanisms are the 65/35 Land Preservation Standard (the "65/35 Standard") and Urban Limit Line (ULL). Pursuant to the 65/35 Standard, no more than 35 percent of the land in the county may be designated for urban uses (i.e., residential, commercial, industrial, and mixed-use) in the General Plans of the County and 19 cities, and at least 65 percent must be designated for agriculture, open space, parks, and other non-urban uses. Meanwhile, the ULL establishes a boundary beyond which no urban land uses may be designated. Working together, the 65/35 Standard and ULL limit the geographic extent of urban development in the county. Measure C was set to expire on December 31, 2010.

On November 7, 2006, county voters approved Measure L, which carried forward most of the elements of Measure C while adding provisions for periodic ULL reviews and establishing different processes for expanding the ULL by 30 acres or fewer and more than 30 acres. Measure L is in effect through December 31, 2026.

On February 25, 2025, staff made a presentation to the Board of Supervisors on a potential 2026 ballot measure to renew the ULL. The Board directed staff to complete the tasks necessary for placing a measure on the June 2026 Primary Election ballot and indicated a strong preference for this work to be completed in 2025.

**II. ULL ISSUES FOR CONSIDERATION****A. Effects of County-Sponsored ULL Ballot Measure on Cities**

In November 2004, county voters approved Measure J, an extension of the Contra Costa Transportation Authority (CCTA) half-cent transportation sales tax originally approved through passage of Measure C in 1988 (this is different from the Measure C that created the ULL). The Growth Management Program (GMP), a component of Measure J, required the County and each of the 19 cities in the county to adopt and continuously comply with a mutually agreed-upon ULL or their own voter-approved ULL to receive their shares of Measure J Local Street Maintenance and Improvement Funds (also known as "return to source funds") and be eligible to receive Measure J Transportation for Livable Community Funds. The effort to create a mutually agreed-upon ULL failed. Following re-adoption of the County ULL in 2006, 16 of the 19 cities adopted the County's ULL to comply with Measure J. Pittsburg, Antioch, and San Ramon adopted their own ULL (which San Ramon refers to as the Urban Growth Boundary [UGB]). Staff reviewed the ULL adoption resolutions for the cities that adopted the County's ULL. Each resolution explicitly states that the ULL adopted by the voters through Measure L is the ULL the city is adopting. Each city also adopted procedures for adjusting the ULL consistent with CCTA's "Principles of Agreement for Establishing the Urban Limit Line," with some adding provisions to address local issues. Nothing in any of the cities' resolutions suggests that their ULLs could be affected by future actions of the County, such as a subsequent ULL ballot measure. Staff concluded that the 2026 ULL ballot measure will not affect the cities' ULLs in any way.

**B. Relationship between ULL Ballot Measure, General Plan, and Ordinance Code**

Measure C amended the General Plan Land Use Element and Ordinance Code, specifically the Zoning Code (Title 8), to establish the 65/35 Plan and ULL. Specific text was added to both documents and the voter-approved ULL map was added to the General Plan. Measure L modified the ULL map and amended the text of the General Plan and Zoning Code to extend the term of the 65/35 Plan and add procedures related to expansion and review of the ULL. The 2026 ballot measure also will contain a ULL map and text governing administration and enforcement of the ULL.

The provisions of Measure L set to expire at the end of 2026 include the term of the 65/35 Plan and most procedures for expanding and periodically reviewing the ULL, but not the ULL itself. Were the provisions of Measure L to expire without a replacement voter-approved measure, then the 65/35 Plan and those procedures for expanding and reviewing the ULL would no longer be in effect, but the ULL would remain as part of the General Plan. The 65/35 Plan's prohibition on designating land for urban uses outside the ULL would sunset, but General Plan policy LU-P2.3 provides a backstop by limiting development outside the ULL to non-urban uses. Absent Measure L's requirement for a 4/5 supermajority vote to expand the ULL, the Board could expand it through the standard process to adopt a General Plan amendment (GPA), which requires a simple majority vote.

The Land Use Element and Growth Management Element of the 2045 General Plan each contain policies stating that a voter-approved ULL will be maintained. The Growth Management Element is consistent with the Measure J GMP. Failure to maintain a voter-approved ULL would cause the Growth Management Element to become inconsistent with the GMP and jeopardize the County's "return to source" road maintenance funds, which are about \$2 million annually.

C. Term of the ULL

Measures C and L each had terms lasting 20 years. At its February 25 meeting the Board indicated its preference for a 25-year term for the new measure. If approved by the voters, this would extend the ULL to 2051.

D. Periodic ULL Reviews

Measure L contains two provisions for reviewing the ULL: optional 5-year reviews and a mandatory mid-term (year 2016) review. The purpose of the mid-term review was to determine whether any changes to the boundary of the ULL were warranted, "based on facts and circumstances resulting from the County's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to satisfy housing and jobs needs for 20 years thereafter."

In its February presentation to the Board, staff recommended against including periodic review requirements in the 2026 ballot measure for the following reasons:

- The 2016 mid-term review, conducted in cooperation with the cities, demonstrated substantial development capacity within the ULL through 2036. "Higher density" and "lower density" development scenarios were analyzed and staff determined that inside the ULL there was capacity for 67,400 to 110,800 residential units and 172,000 to 190,700 jobs.
- The County's 2045 General Plan, adopted in November 2024, provides substantial development capacity in the unincorporated areas through its land use designations. The General Plan EIR analyzed the impacts of developing 23,200 residential units, 1.2 million square feet of commercial space, and 5 million square feet of industrial space on vacant and underutilized land inside the ULL through the General Plan's 2045 horizon year.
- Every jurisdiction in California is required to update the Housing Element of its General Plan every eight years. A significant component of the Housing Element update is the housing sites inventory, which demonstrates each jurisdiction's capacity to accommodate its Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development, which reviews Housing Elements and certifies their compliance with State law, will not certify a Housing Element with an inadequate housing sites inventory. The County and each of the 19 cities will therefore be required to complete three comprehensive housing capacity analyses over the course of a 25-year ULL extension.

The Board indicated that it may be appropriate to link some form of ULL review to the Housing Element update process.

E. Process and Findings for Adjusting the ULL

The County processes adjustments to the ULL as GPAs, making them subject to State and County regulations and policies governing GPAs. ULL expansions are subject to additional procedures contained in Measure L. Expansions of 30 or fewer acres require a 4/5 vote of the Board after making at least one of the following findings:

- (i) A natural or man-made disaster or public emergency has occurred which warrants the provision of housing and/or other community needs within land located outside the ULL.

- (ii) An objective study has determined that the ULL is preventing the County from providing its fair share of affordable housing or regional housing as required by State law, and the Board of Supervisors finds that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements of State law.
- (iii) A majority of the cities that are party to a preservation agreement and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- (iv) A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- (v) An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County (Byron) Airport, and either mitigate adverse aviation related environmental or community impacts attributable to Buchanan Field, or further the County's aviation-related needs.
- (vi) A change is required to conform to applicable California or federal law.
- (vii) A five-year cyclical review of the ULL has determined, based on the criteria and factors for establishing the ULL set forth above, that new information is available (from city or County growth management studies or otherwise) or circumstances have changed, warranting a change to the ULL.

ULL expansions exceeding 30 acres must be approved by a 4/5 vote of the Board after making at least one of these findings, then receive countywide voter approval.

Adjustments to the ULL are rare; it has been moved only six times (1993, 1996, 2000, 2005, 2009, and 2021) since inception in 1990. Just once has the ULL been expanded as part of a private development proposal. The ULL expansion process is difficult by design, and the Board indicated no intention to fundamentally change the procedures.

#### F. Urban Limit Line Map

General Plan Land Use Element Figure LU-2, Urban Limit Line, is the official ULL map approved by the voters in 2006, with amendments adopted in 2009 and 2021. Attachment A includes Figure LU-2 (labeled as Figure 1: Current County Urban Limit Line) followed by a series of maps depicting potential ULL adjustments. These maps were presented for the Board's consideration on February 25. The adjustments constitute 10,787 acres of ULL contraction and 1,634 acres of ULL expansion, for a net contraction of 9,153 acres. These acreages do not include the potential Byron Airport Study Area expansion discussed in section G below. Proposed ULL adjustments are categorized as follows:

##### Contractions

- (i) Restricted Development, 3,233 acres. These contractions would move outside the ULL land with permanent development restrictions. These restrictions include ownership by government agencies such as the East Bay Regional Park District and County Flood Control District; scenic, conservation, and agricultural easements; and grant deeds of development rights or similar instruments in favor of the County or other government entities. Most of this acreage is already designated Resource Conservation (RC), Parks and Recreation (PR), or Public and Semi

- Public (PS) in the General Plan. These designations are non-urban and drastically limit development potential. The remaining acreage is designated Agricultural Lands (AL), which is also non-urban.
- (ii) Buffers, 1,488 acres. These contractions would move outside the ULL land set aside as buffers around subdivisions, cemeteries, and industrial facilities (e.g., refineries and quarries). Nearly all this acreage is already designated RC in the General Plan. A small amount is designated AL.
  - (iii) Constraints, 4,393 acres. These contractions move outside the ULL land with development constraints such as steep slopes, high or very high fire hazards, flood hazards, high quality agricultural soil, access issues/isolation, or lack of access to utilities. These lands are inappropriate for urban development. All this acreage has a non-urban land use designation in the General Plan except for approximately 20.5 acres in Diablo and 1.1 acres in Byron designated for residential development. If those 21.6 acres were moved outside the ULL, then DCD would process a GPA in the future to change the land use designation to one that is non-urban, likely AL.
  - (iv) Align with City Limits, 888 acres. These contractions move the ULL inward to align with the incorporated limits of San Ramon, Pittsburg, and Antioch, the cities that adopted their own ULL or equivalent Urban Growth Boundary instead of adopting the County's 2006 ULL. All land shown to be moved outside the ULL has a non-urban General Plan land use designation.
  - (v) Shoreline Simplification, 785 acres. These contractions smooth out the ULL along the shoreline and place undevelopable islands in San Pablo Bay and the Delta outside the ULL.

#### Expansions

- (i) Existing Development, 131 acres. These expansions would bring inside the ULL certain properties occupied by homes, businesses, a sports facility, and a former fire station. Some of these properties already have an urban General Plan land use designation despite being outside the ULL.
- (ii) Improved Clarity, 159 acres. These expansions eliminate existing "islands" or holes in the ULL that were created when land was annexed to cities, and new islands that would be created by other recommended expansions and contractions. They also eliminate instances where the ULL unnecessarily splits parcels. Approximately 82 of these acres are owned and permanently protected by the National Park Service or East Bay Regional Park District. The remaining 77 acres are designated AL or RC in the General Plan. Most of this acreage has no urban development potential.
- (iii) Align with City Limits, 923 acres. These expansions move the ULL outward to align with city limits. Approximately 823 of these acres are within San Ramon's city limits. These expansions have no regulatory effect on the County or cities.
- (iv) Shoreline Simplification, 421 acres. These expansions smooth out the ULL along the shoreline. Approximately 387 acres are within cities and include water adjacent to existing ports and marinas. ULL changes within the cities have no regulatory effect on the County or cities. The remaining 34 acres are in Rodeo and unincorporated Antioch and include water adjacent to existing marinas. These areas have a Water land use designation in the General Plan. The Water designation allows shipping terminals, marinas, docks, and other marine-oriented uses

and may exist inside and outside the ULL. Moving these areas inside the ULL is therefore inconsequential from a regulatory standpoint.

- (v) Byron Airport Study Area, approximately 500 acres. This expansion, shown in detail on the maps marked "H" in Attachment A, involves land between the airport and Byron Highway and is the only expansion contemplated as a precursor to potential future development.

ULL expansions do not approve new development by themselves. Subsequent GPAs would be required to change non-urban land use designations to urban in support of more intense land uses. Such GPAs could be adopted only if they were consistent with goals and policies of the General Plan.

G. Byron Airport Study Area

The County owns and operates two general aviation airports, Buchanan Field Airport near Concord and Pleasant Hill, and Byron Airport south of Byron. The airports are self-funded and generate revenue for the County's General Fund from leases, licenses, aircraft tax, sales tax, and other sources related to activities on airport property. While Byron Airport embodies a significant investment of public resources, it has historically operated at a deficit. The airport's potential as a job center and economic engine is limited by scarcity of developable land on and near the airport property and inadequate road and utility infrastructure at the airport and in the vicinity. More development not only equates to more revenue, but private development projects typically construct or improve infrastructure. Therefore, adequate acreage should be available to accommodate projects large enough to absorb the cost of installing the necessary infrastructure.

The ULL around Byron Airport is a nebulous form that was adopted several years before the airport opened in 1994. Today it poorly reflects actual land use and development potential around the airport. About 75 percent of the non-airport land that surrounds the airport and is within the ULL is owned by the County or East Bay Regional Park District. This land is permanently protected. The remaining 25 percent is under private ownership and designated AL in the General Plan, which does not allow urban development. Urban services such as water and sewer are unavailable.

The possibility of adjusting the ULL around the airport has been contemplated since Measure C created the ULL in 1990, as evidenced by the finding to expand the ULL that specifically addresses the airport's economic viability and furtherance of the County's aviation-related needs. The logical location for a ULL expansion is to the east and northeast, between the airport and Byron Highway, where several hundred acres of generally poor agricultural land remain mostly undeveloped. This area is flat, not a conservation priority under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan, and within the State Route 239 corridor being planned by CCTA.

Staff presented the Board with two procedural options for expanding the ULL to the east/northeast of the airport. The first is to include the expansion on the ULL map presented to the voters as part of the ballot measure. If the voters approved the ballot measure, then the ULL as shown on the map would take effect immediately. The second option is for the ballot measure ULL map to show a maximum extent of potential expansion with accompanying language authorizing the Board to move the ULL within and up to the boundary of that area in the future. Because such expansion would almost

certainly exceed 30 acres, the ballot measure would make clear that its adoption by the voters satisfied the requirement for a countywide vote for a ULL expansion exceeding 30 acres. It would also be desirable for the ballot measure to explain the purpose of a future expansion, which would be to facilitate development of aviation-related uses that depend on proximity to the airport and restrict future development to just these aviation-related uses. Both options include contraction of the ULL by significantly greater acreage on the airport's north, west, and south sides.

Staff suggested to the Board that the second option, obtaining voter authorization to expand the ULL but deferring actual expansion, is preferable. The County has not been approached with a proposal for aviation-related development near the airport, so there is no immediate need to move the ULL. The State Route 239 right-of-way alignment has not been finalized and that could affect the ideal location of the ULL boundary. Deferring a ULL expansion until needed also guards against real estate speculation. The Board did not explicitly endorse either option.

### **III. OUTREACH**

The Board directed staff to conduct public outreach including at least one presentation to the County Planning Commission (CPC), consultation with the 19 cities in the county, and distribution of materials to the 13 Municipal Advisory Councils (MACs). The Envision Contra Costa website and mailing list, which has over 1,200 subscribers representing a wide range of interests, is also being utilized. Staff is available to meet with any individual or entity wishing to discuss the ULL.

### **IV. SCHEDULE**

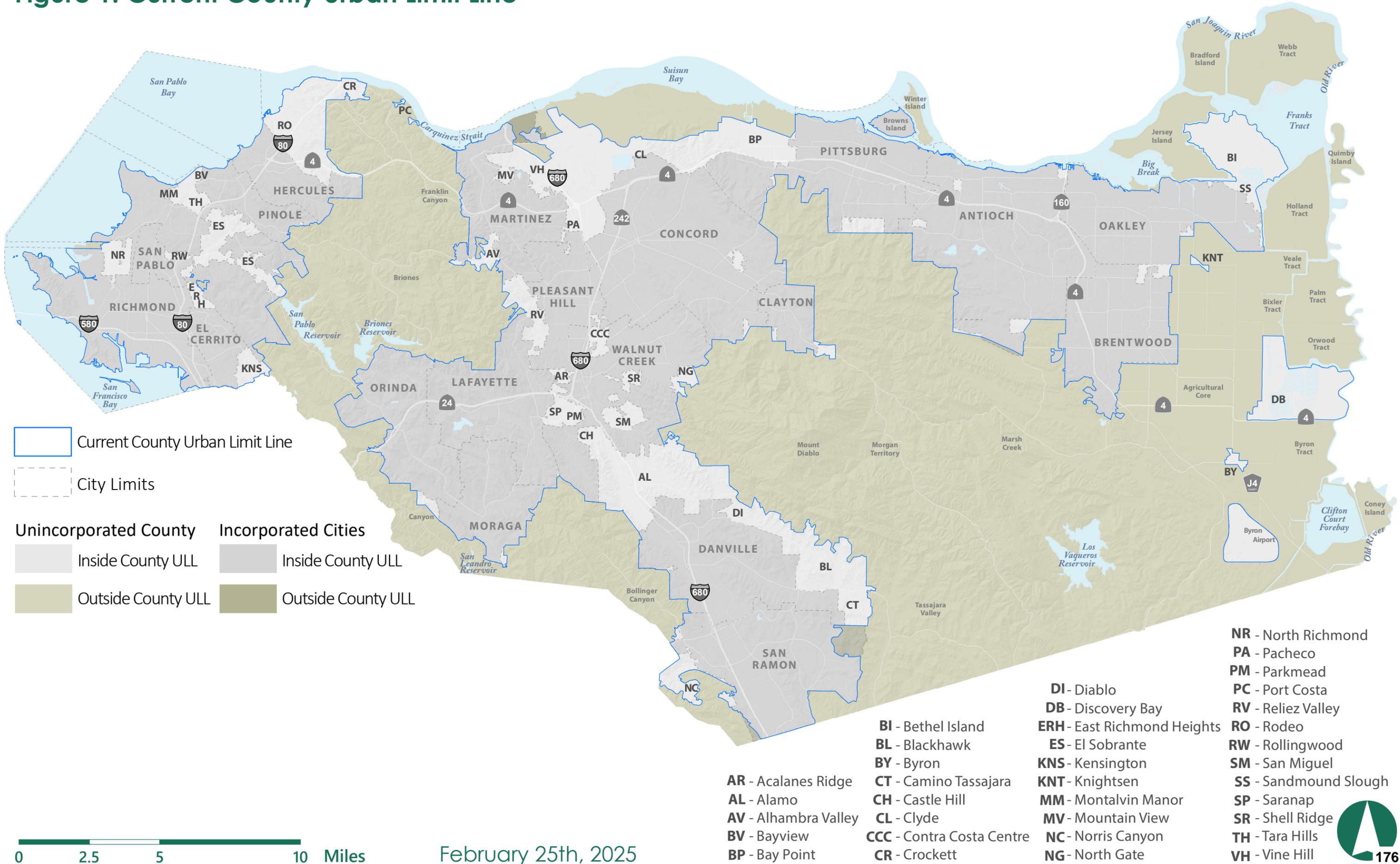
The Primary Election is scheduled for June 2, 2026. The schedule for completing the tasks necessary to place the ULL renewal measure on the Primary Election ballot is as follows:

- March-June 2, 2025: Staff seeks input from the public, cities, MACs, and CPC.
- June/July 2025: Board meets to review the comments received, refine draft ballot measure, and provide direction to staff.
- June/July 2025-Fall 2025: Staff conducts environmental (CEQA) review.
- December 2025 (sooner, if possible): Board meets to adopt the CEQA document and forward the final ULL measure to the County Elections Department for inclusion on Primary Election ballot.

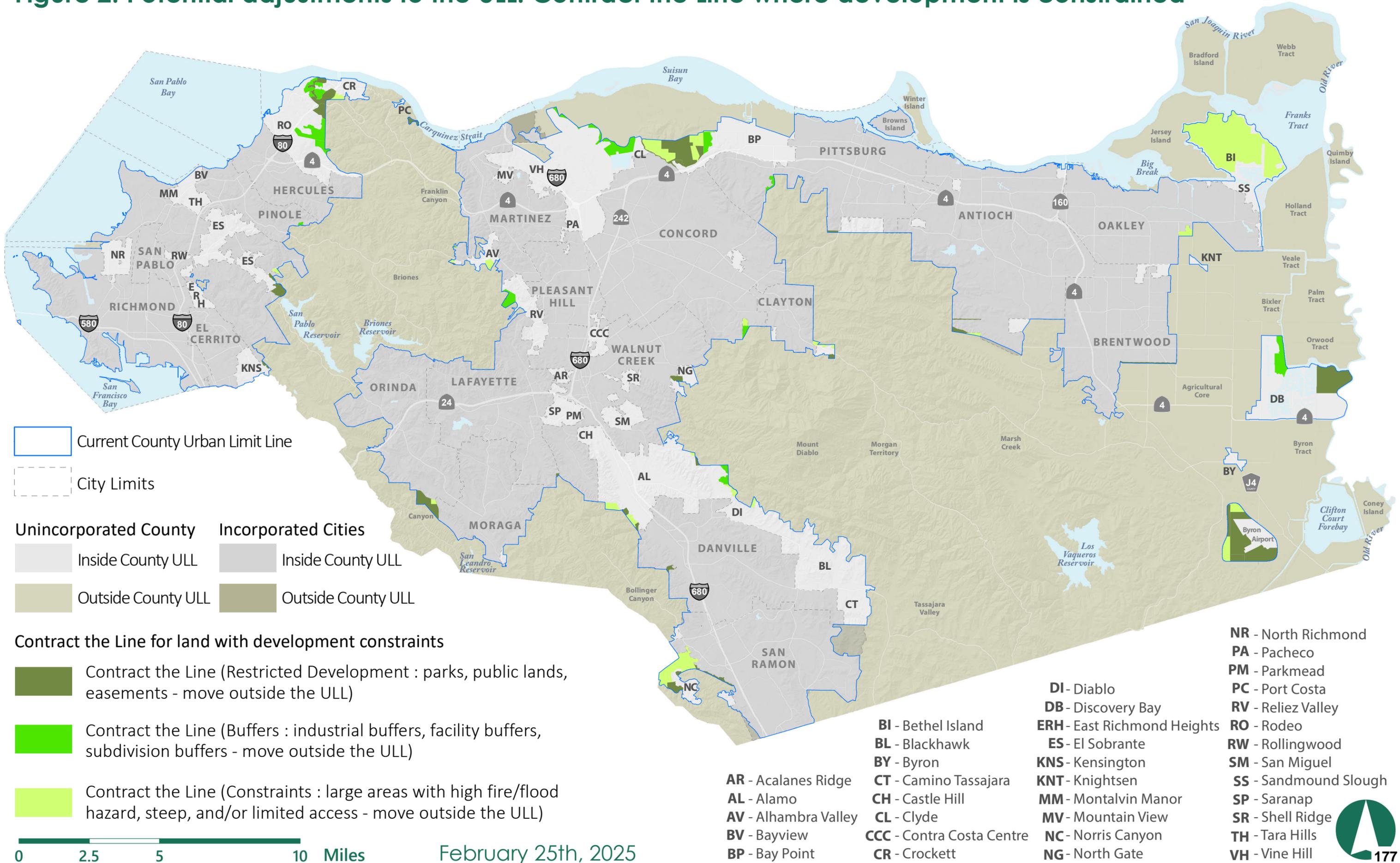
### **V. ATTACHMENTS**

- A. Map Series Depicting Potential ULL Adjustments

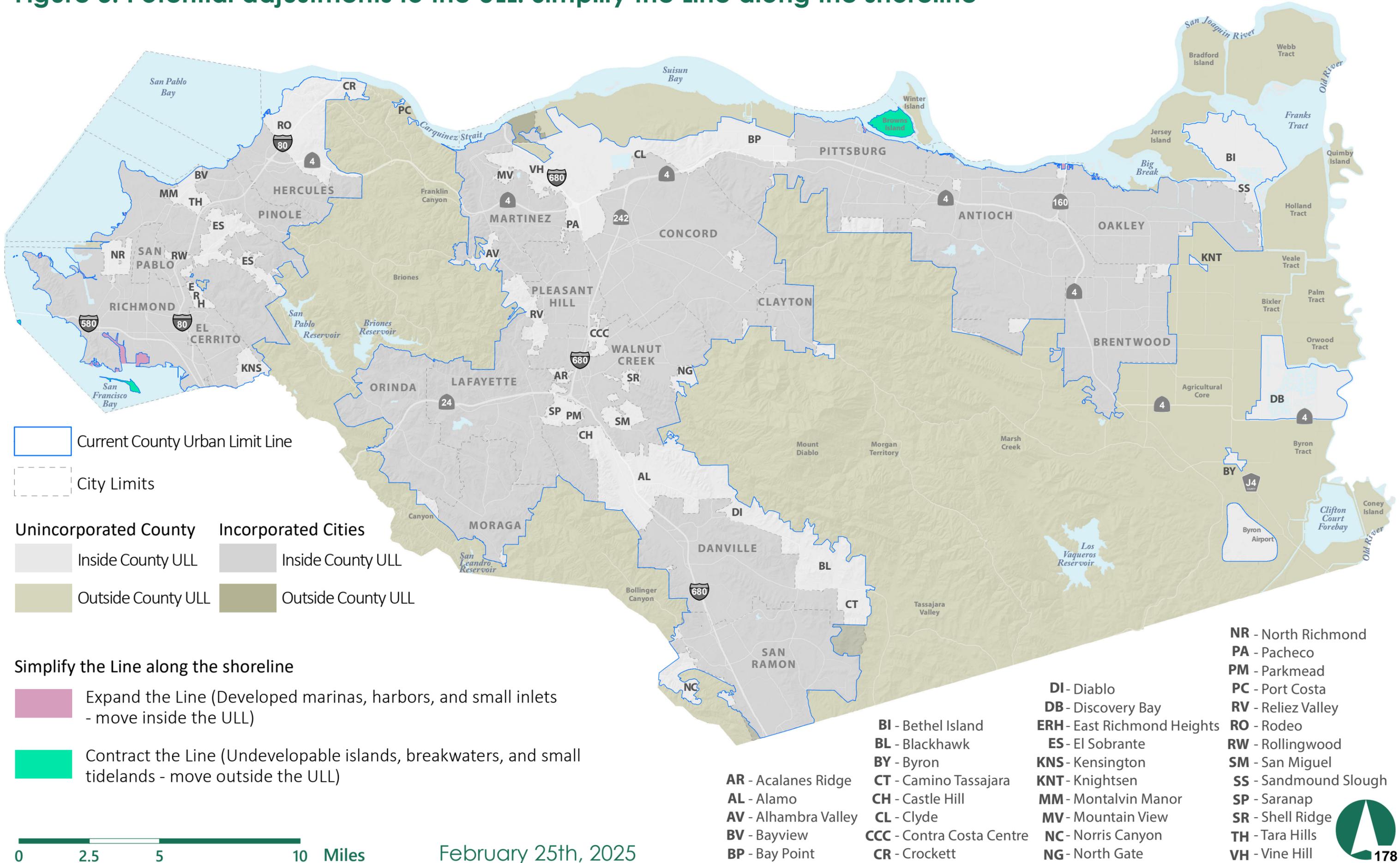
**Figure 1: Current County Urban Limit Line**



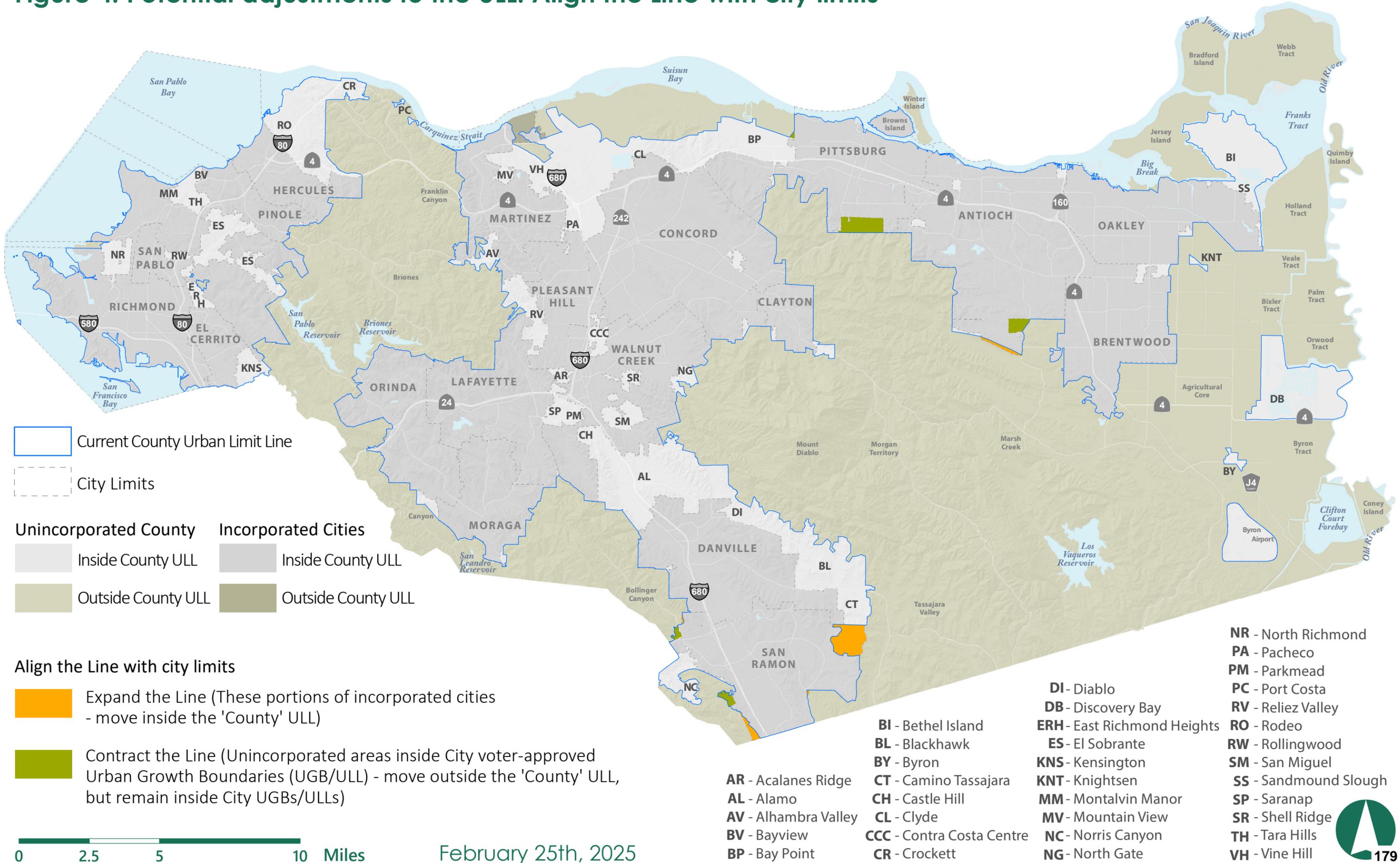
# Figure 2: Potential adjustments to the ULL: Contract the Line where development is constrained



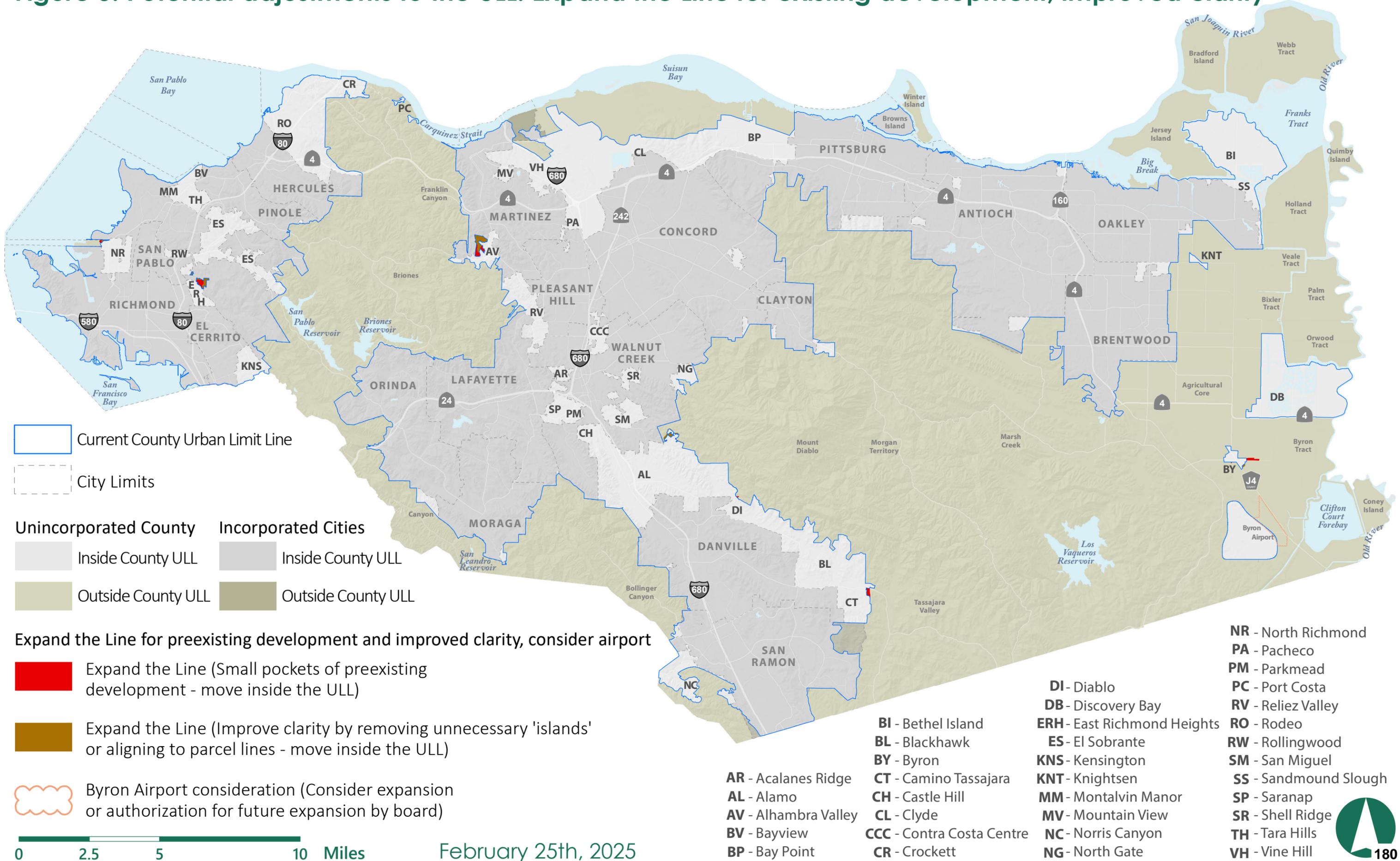
# Figure 3: Potential adjustments to the ULL: Simplify the Line along the shoreline



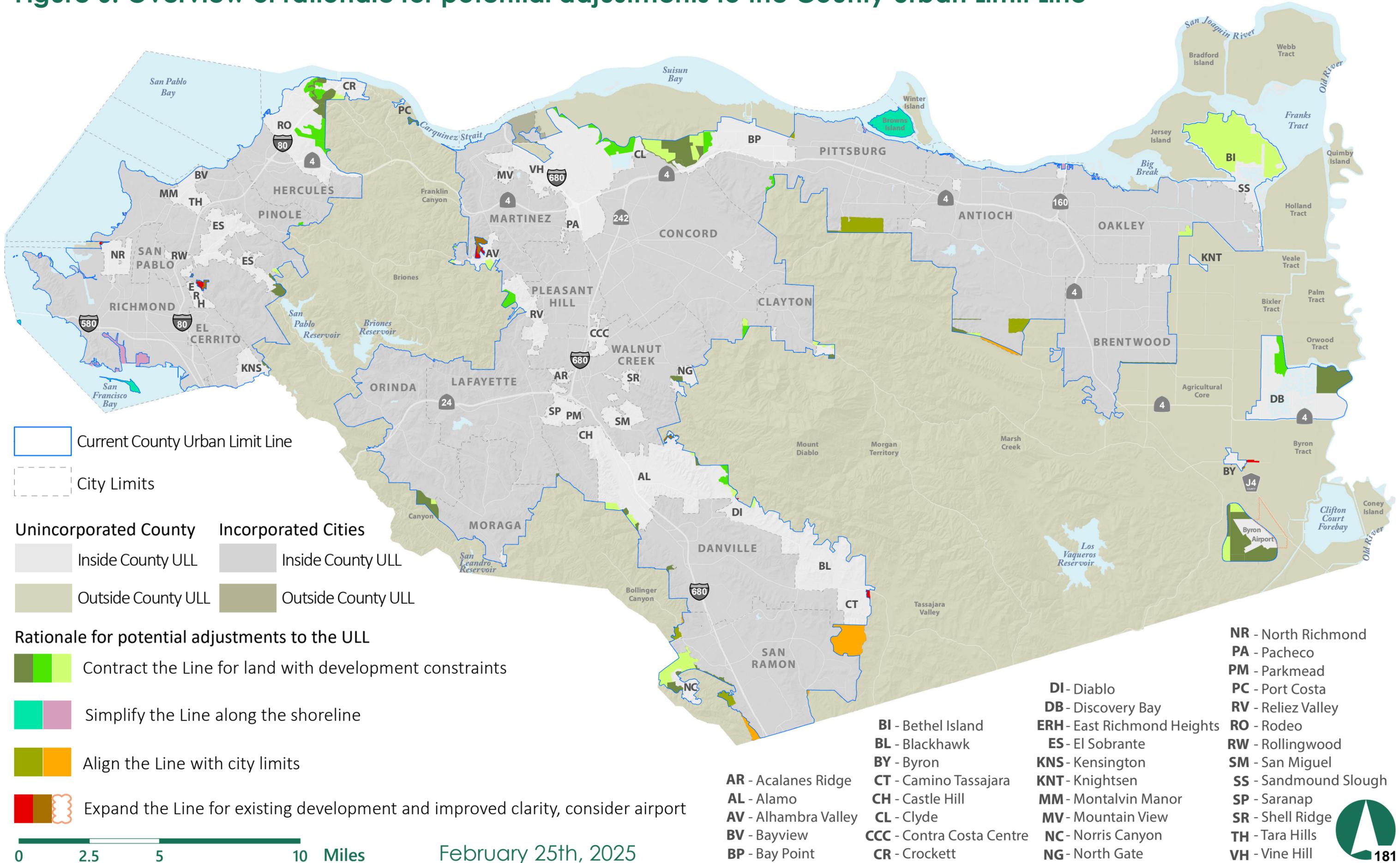
**Figure 4: Potential adjustments to the ULL: Align the Line with city limits**



**Figure 5: Potential adjustments to the ULL: Expand the Line for existing development, improved clarity**

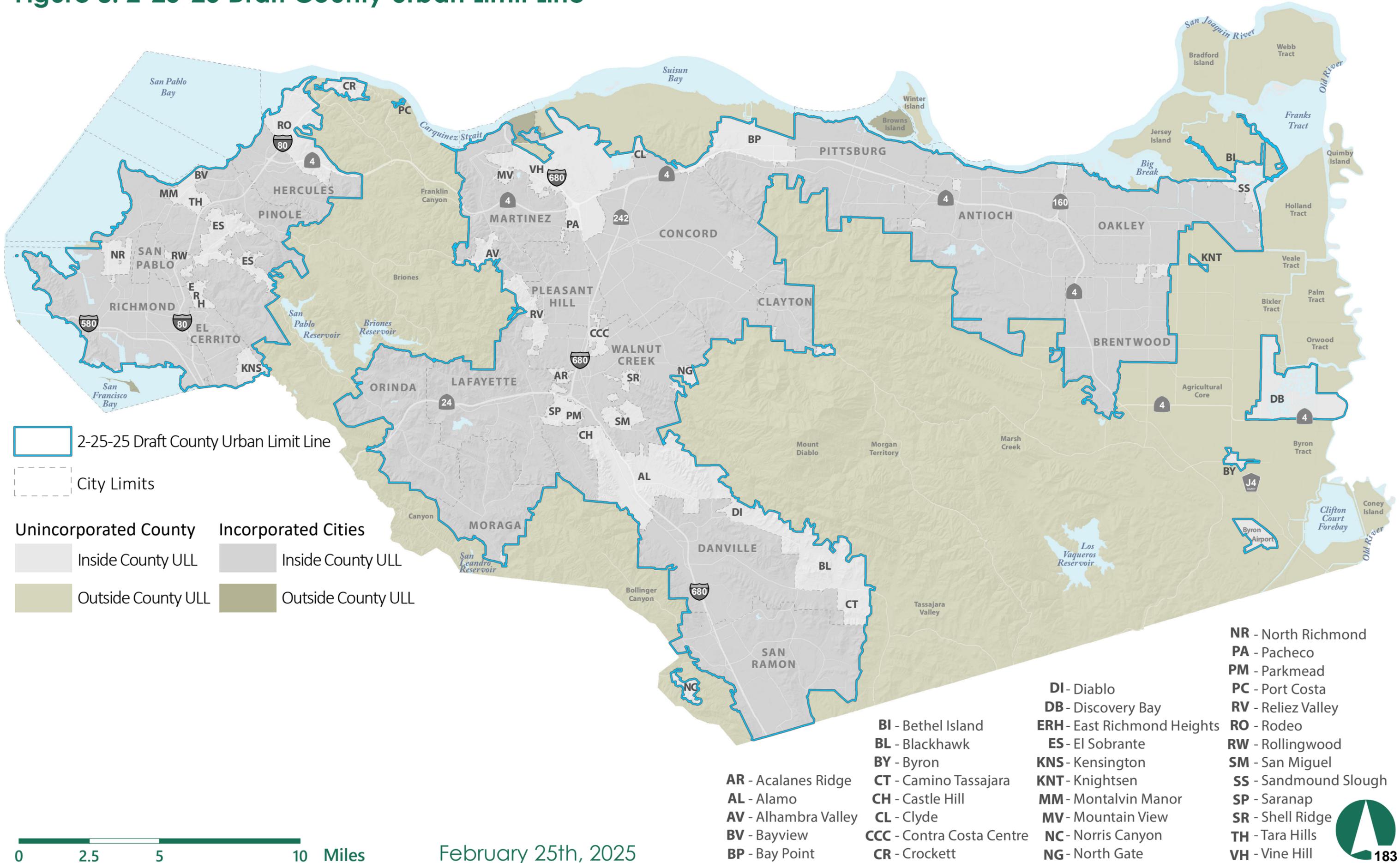


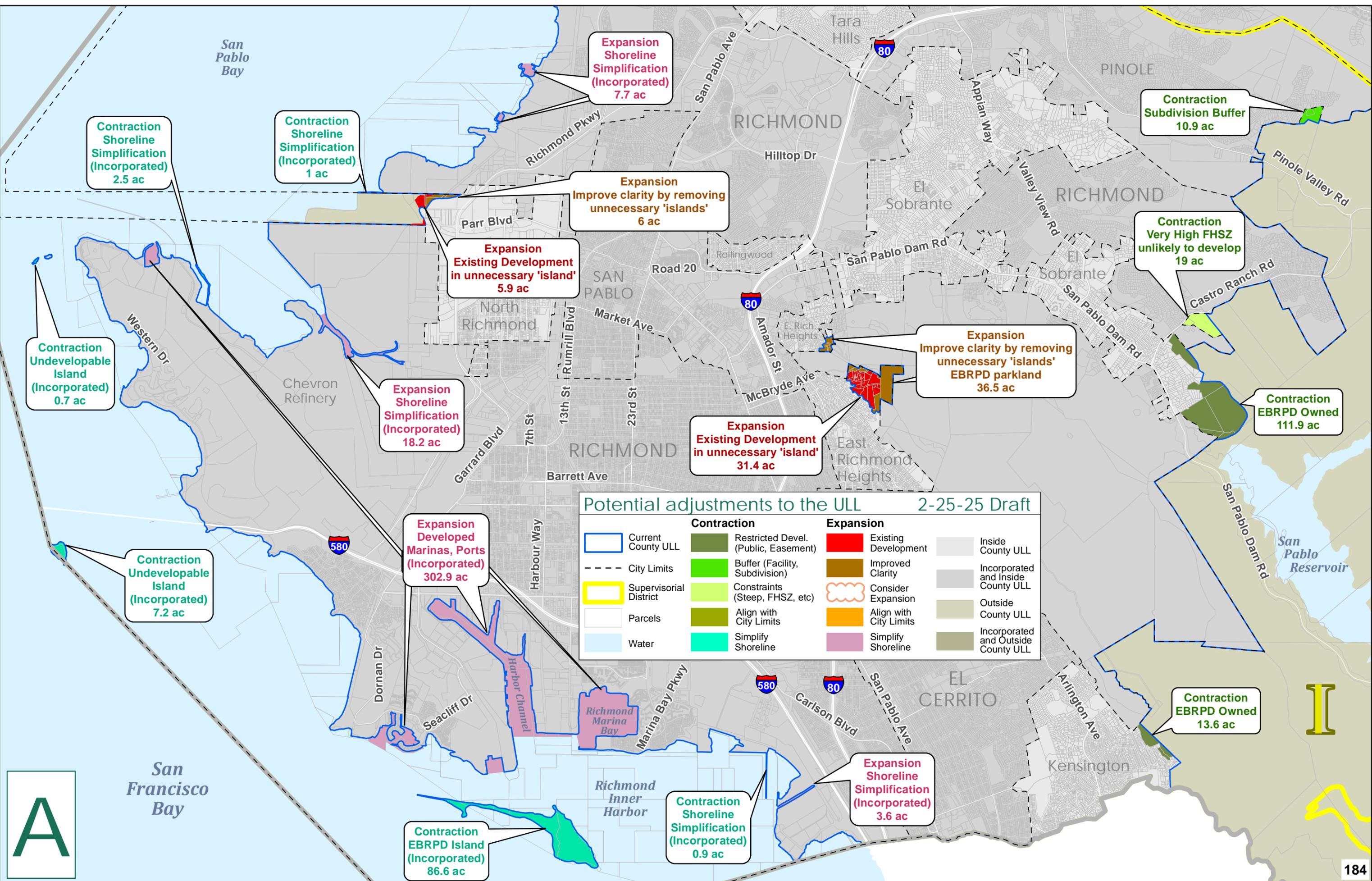
# Figure 6: Overview of rationale for potential adjustments to the County Urban Limit Line





# Figure 8: 2-25-25 Draft County Urban Limit Line





**Contraction Shoreline Simplification (Incorporated)**  
2.5 ac

**Contraction Shoreline Simplification (Incorporated)**  
1 ac

**Expansion Shoreline Simplification (Incorporated)**  
7.7 ac

**Contraction Subdivision Buffer**  
10.9 ac

**Expansion Improve clarity by removing unnecessary 'islands'**  
6 ac

**Expansion Existing Development in unnecessary 'island'**  
5.9 ac

**Contraction Very High FHSZ unlikely to develop**  
19 ac

**Contraction Undevelopable Island (Incorporated)**  
0.7 ac

**Expansion Improve clarity by removing unnecessary 'islands' EBRPD parkland**  
36.5 ac

**Expansion Shoreline Simplification (Incorporated)**  
18.2 ac

**Expansion Existing Development in unnecessary 'island'**  
31.4 ac

**Contraction EBRPD Owned**  
111.9 ac

**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

**Expansion Developed Marinas, Ports (Incorporated)**  
302.9 ac

**Contraction Undevelopable Island (Incorporated)**  
7.2 ac

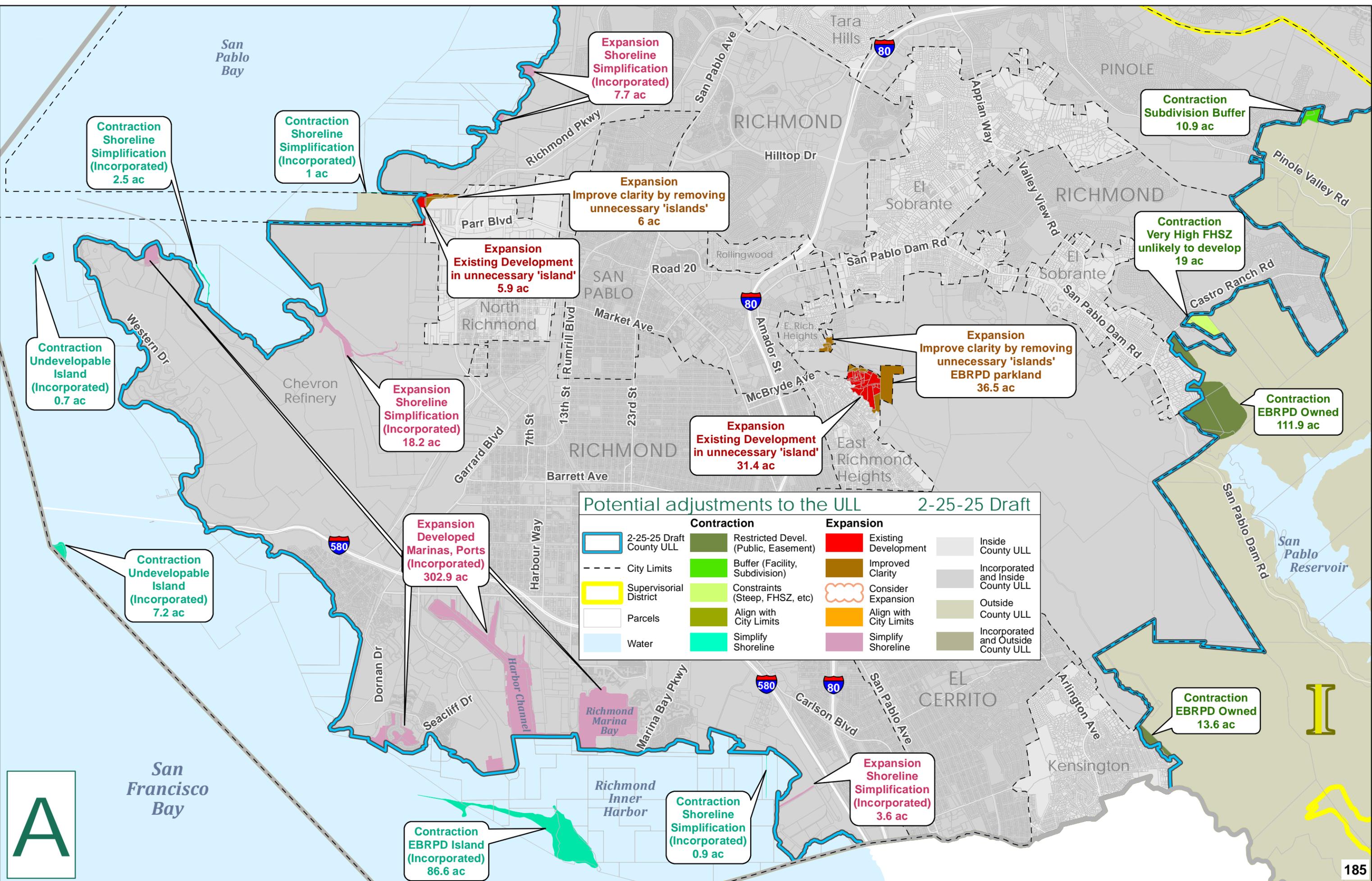
**Contraction EBRPD Owned**  
13.6 ac

**Contraction EBRPD Island (Incorporated)**  
86.6 ac

**Contraction Shoreline Simplification (Incorporated)**  
0.9 ac

**Expansion Shoreline Simplification (Incorporated)**  
3.6 ac

**A**



**Contraction Shoreline Simplification (Incorporated)**  
2.5 ac

**Contraction Shoreline Simplification (Incorporated)**  
1 ac

**Expansion Shoreline Simplification (Incorporated)**  
7.7 ac

**Contraction Subdivision Buffer**  
10.9 ac

**Expansion Improve clarity by removing unnecessary 'islands'**  
6 ac

**Expansion Existing Development in unnecessary 'island'**  
5.9 ac

**Contraction Very High FHSZ unlikely to develop**  
19 ac

**Contraction Undevelopable Island (Incorporated)**  
0.7 ac

**Expansion Improve clarity by removing unnecessary 'islands' EBRPD parkland**  
36.5 ac

**Expansion Shoreline Simplification (Incorporated)**  
18.2 ac

**Expansion Existing Development in unnecessary 'island'**  
31.4 ac

**Contraction EBRPD Owned**  
111.9 ac

**Contraction Undevelopable Island (Incorporated)**  
7.2 ac

**Expansion Developed Marinas, Ports (Incorporated)**  
302.9 ac

**Potential adjustments to the ULL** 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Align with City Limits
	Parcels		Simplify Shoreline
	Water		Restricted Devel. (Public, Easement)
			Buffer (Facility, Subdivision)
			Constraints (Steep, FHSZ, etc)
			Align with City Limits
			Simplify Shoreline
			Consider Expansion
			Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL

**Contraction EBRPD Owned**  
13.6 ac

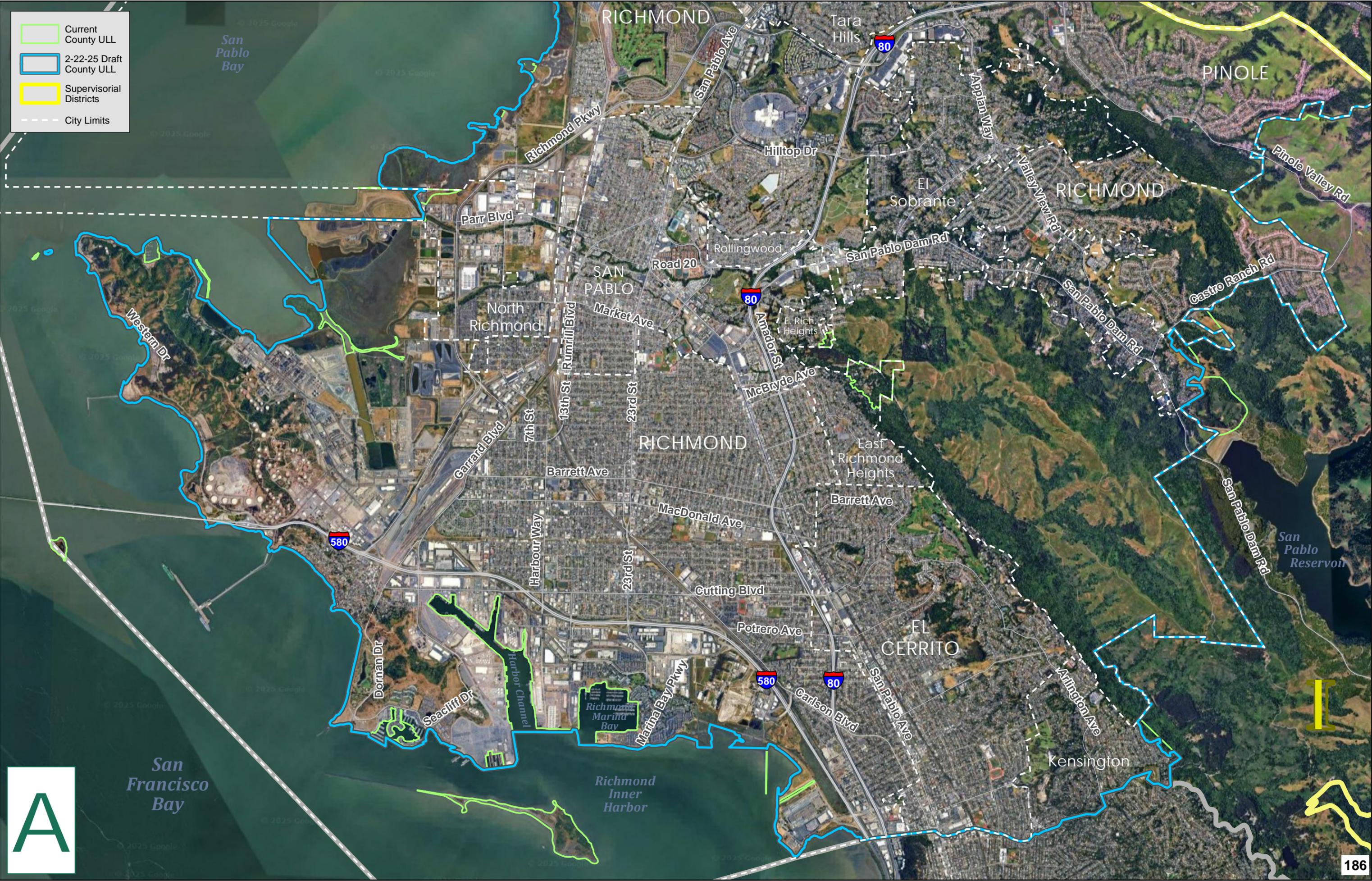
**Contraction Shoreline Simplification (Incorporated)**  
0.9 ac

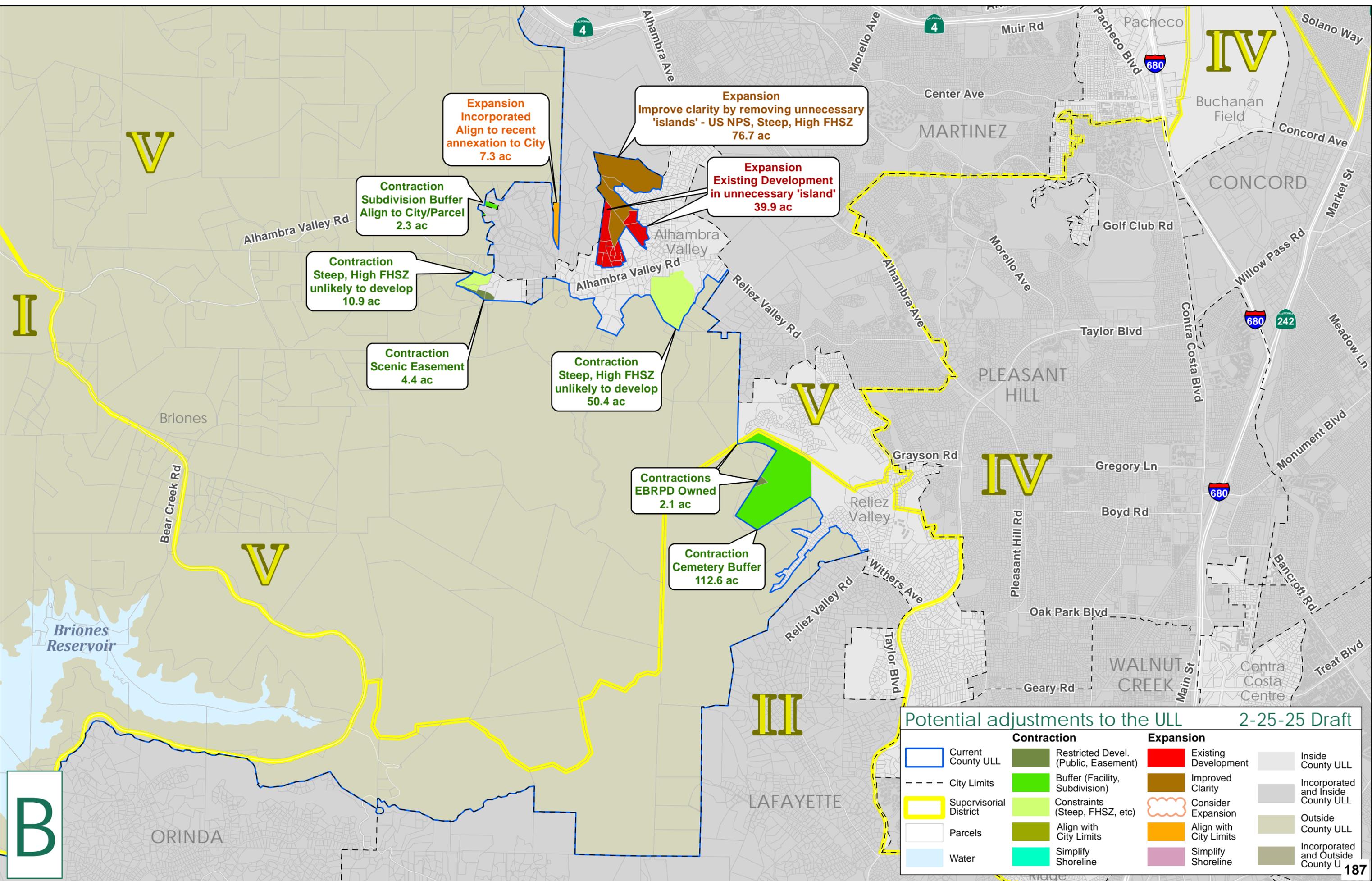
**Expansion Shoreline Simplification (Incorporated)**  
3.6 ac

**Contraction EBRPD Island (Incorporated)**  
86.6 ac

**A**

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits





**Expansion Incorporated**  
Align to recent annexation to City  
7.3 ac

**Expansion**  
Improve clarity by removing unnecessary 'islands' - US NPS, Steep, High FHSZ  
76.7 ac

**Expansion**  
Existing Development in unnecessary 'island'  
39.9 ac

**Contraction**  
Subdivision Buffer Align to City/Parcel  
2.3 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
10.9 ac

**Contraction**  
Scenic Easement  
4.4 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
50.4 ac

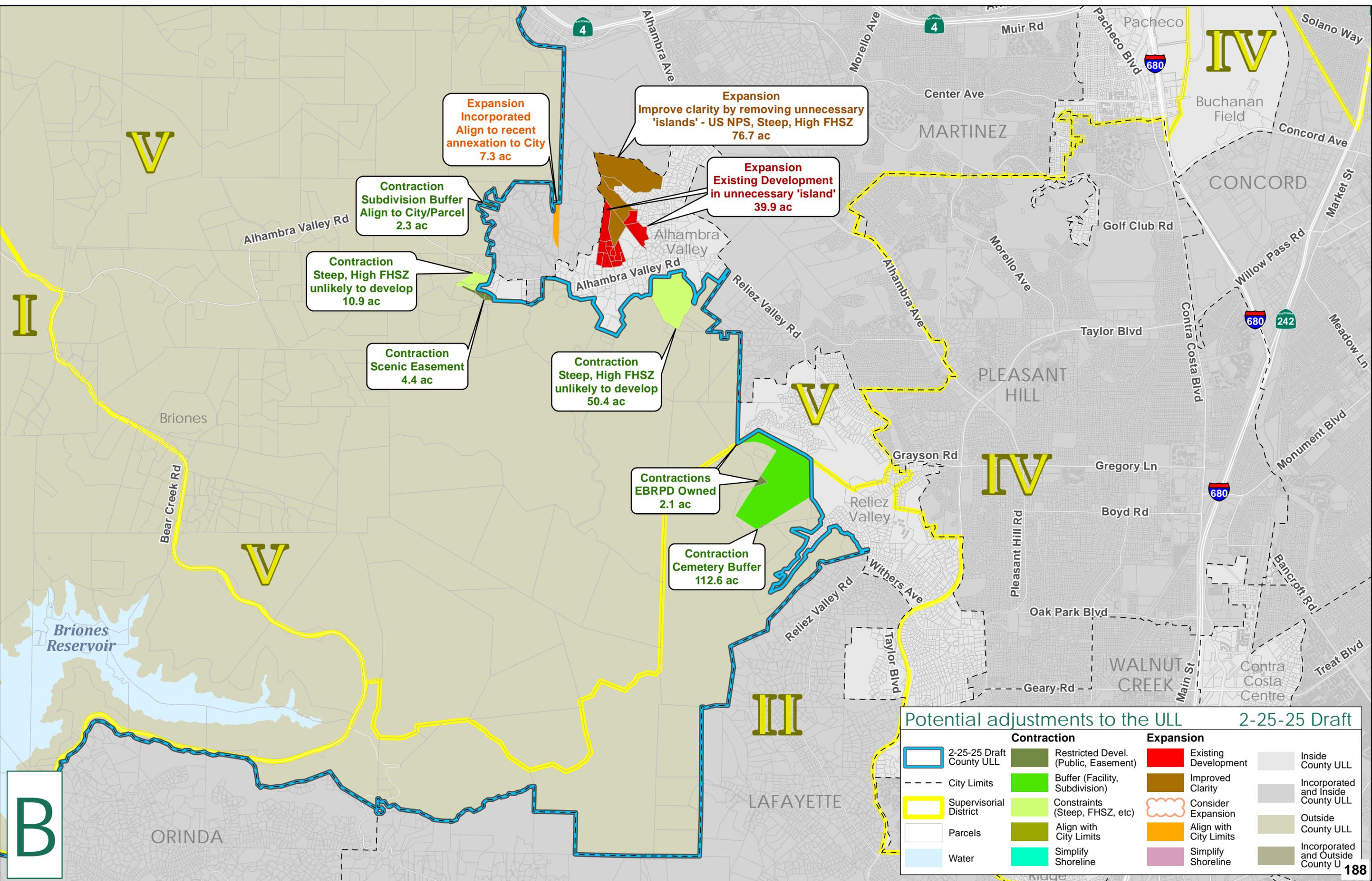
**Contractions**  
EBRPD Owned  
2.1 ac

**Contraction**  
Cemetery Buffer  
112.6 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County U
Water	Simplify Shoreline	Simplify Shoreline	

B



**Expansion Incorporated**  
Align to recent annexation to City  
7.3 ac

**Expansion**  
Improve clarity by removing unnecessary 'islands' - US NPS, Steep, High FHSZ  
76.7 ac

**Expansion**  
Existing Development in unnecessary 'island'  
39.9 ac

**Contraction**  
Subdivision Buffer Align to City/Parcel  
2.3 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
10.9 ac

**Contraction**  
Scenic Easement  
4.4 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
50.4 ac

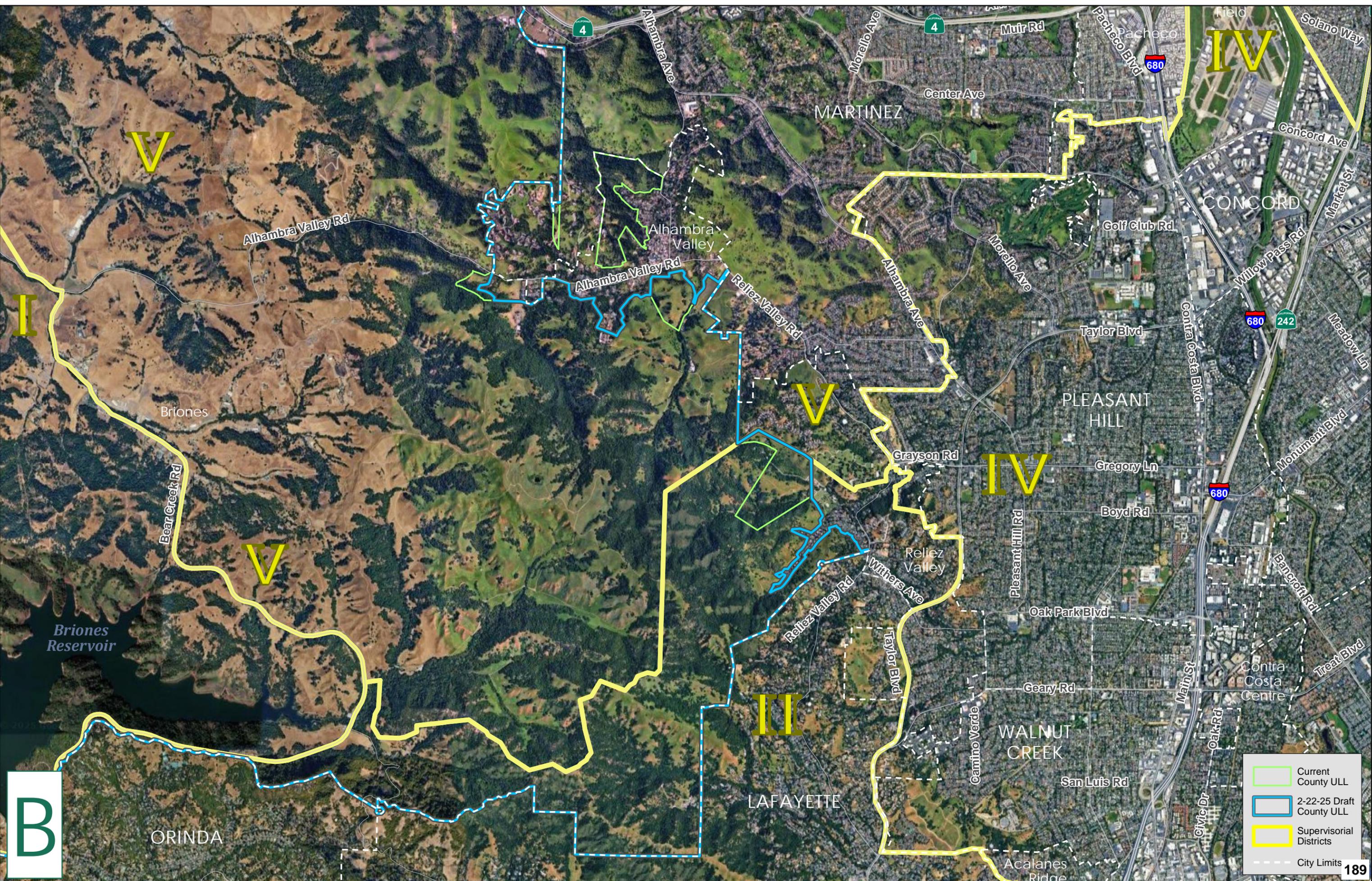
**Contractions**  
EBRPD Owned  
2.1 ac

**Contraction**  
Cemetery Buffer  
112.6 ac

Potential adjustments to the ULL 2-25-25 Draft

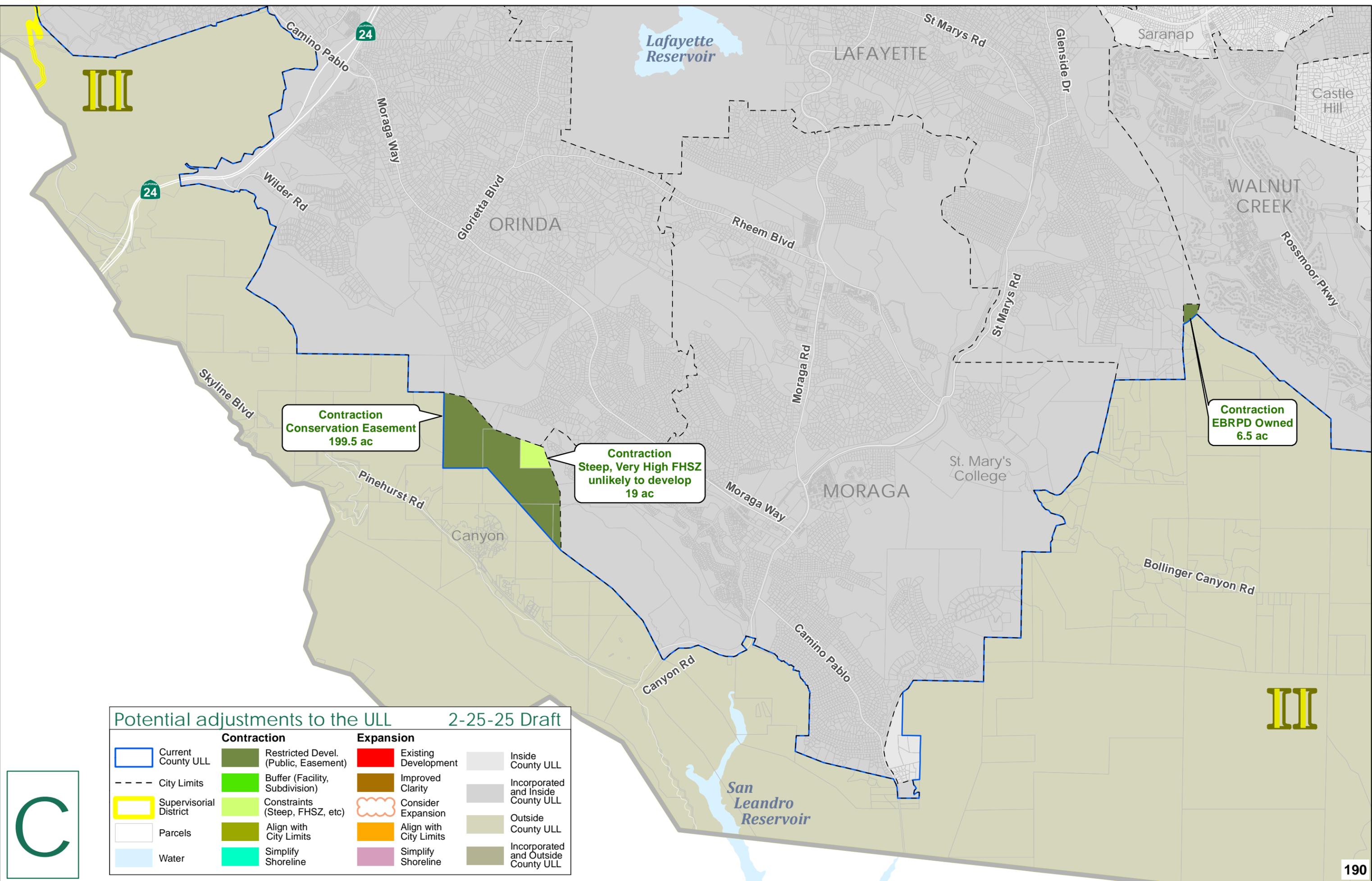
Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County U
	Simplify Shoreline		

B



**B**

	Current County ULL
	2-22-25 Draft County ULL
	Supervisory Districts
	City Limits



**Contraction  
Conservation Easement  
199.5 ac**

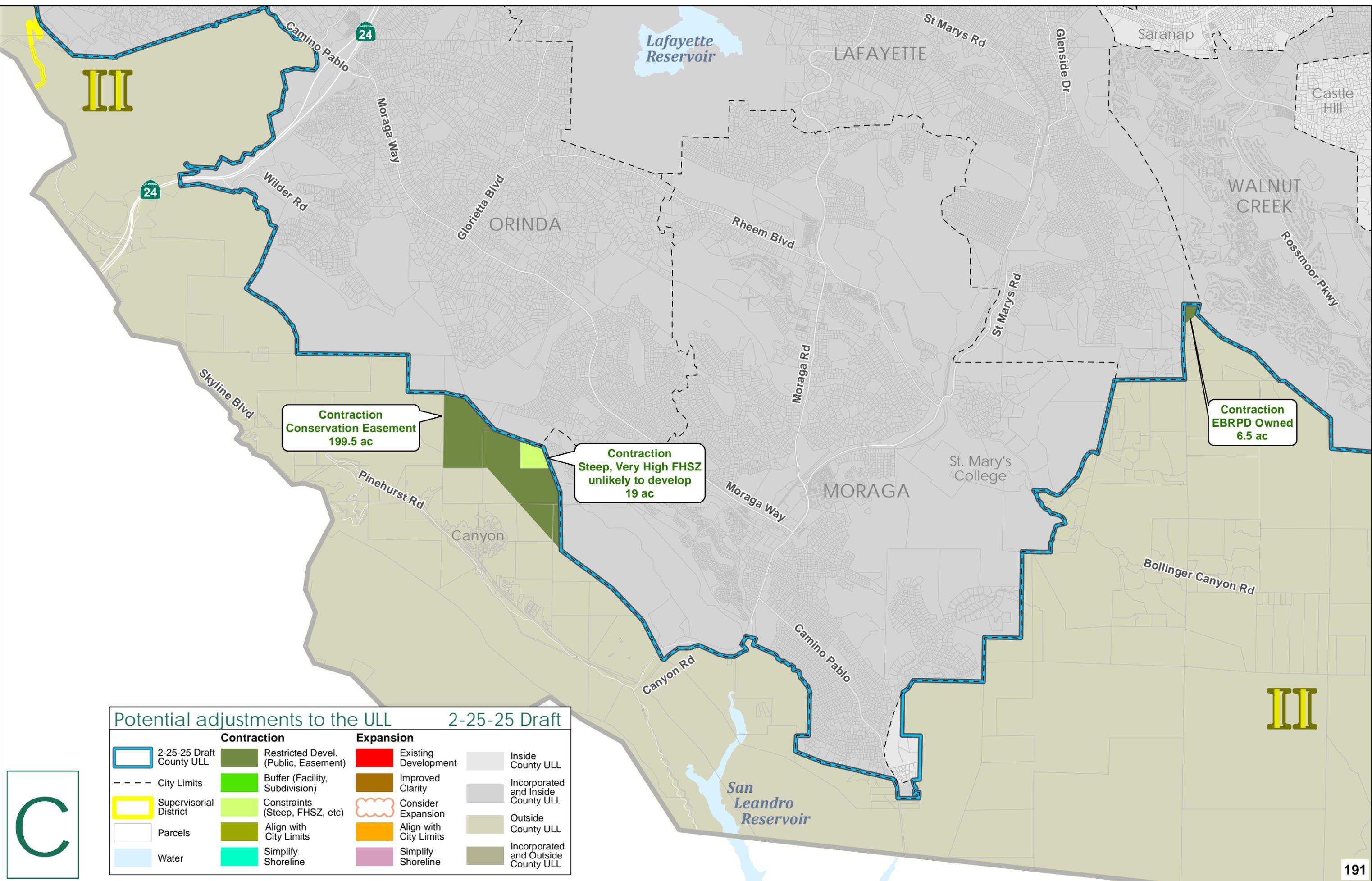
**Contraction  
Steep, Very High FHSZ  
unlikely to develop  
19 ac**

**Contraction  
EBRPD Owned  
6.5 ac**

**Potential adjustments to the ULL 2-25-25 Draft**

Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	





**Contraction  
Conservation Easement  
199.5 ac**

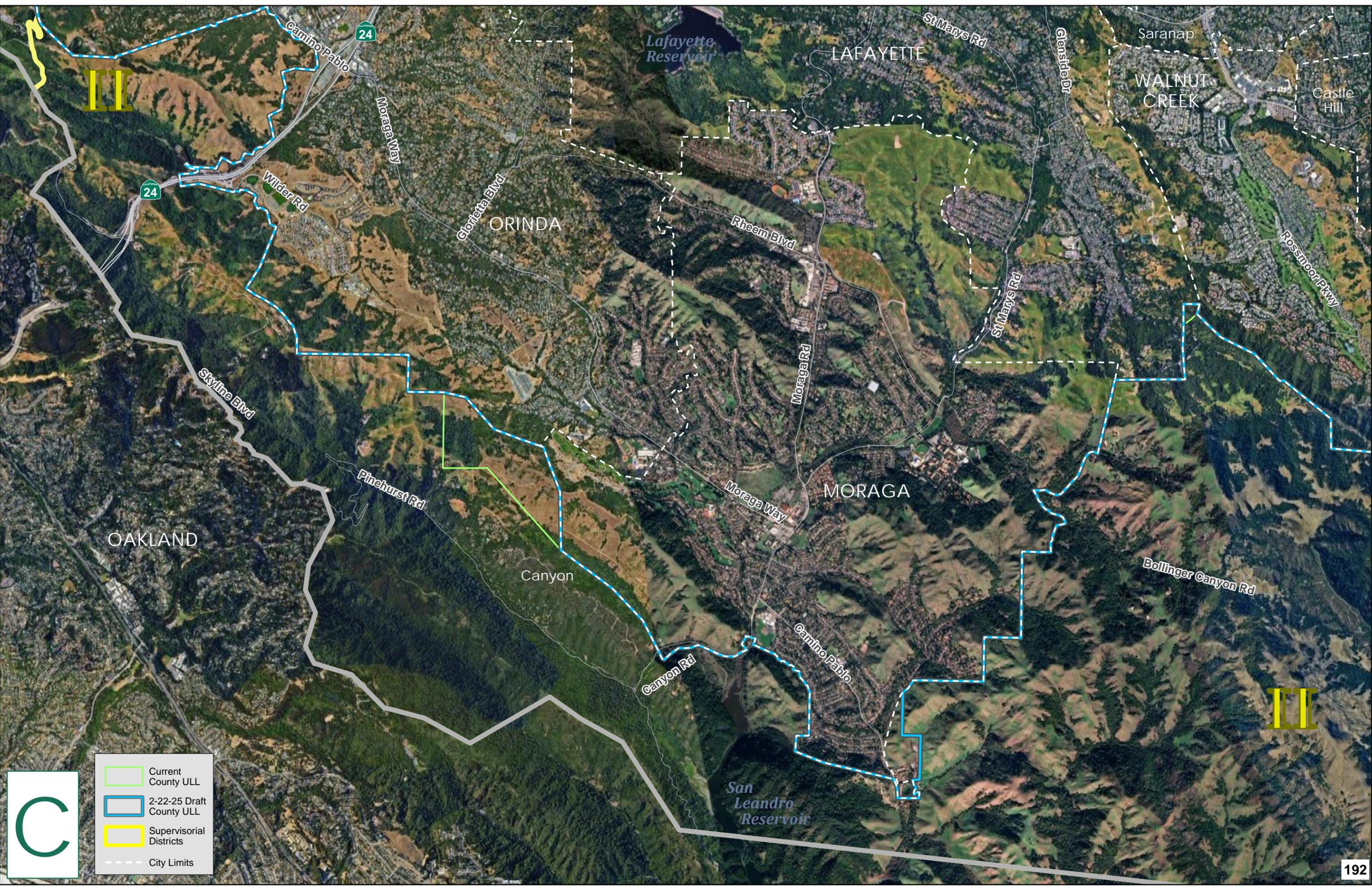
**Contraction  
Steep, Very High FHSZ  
unlikely to develop  
19 ac**

**Contraction  
EBRPD Owned  
6.5 ac**

**Potential adjustments to the ULL 2-25-25 Draft**

Contraction		Expansion	
2-25-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	





III

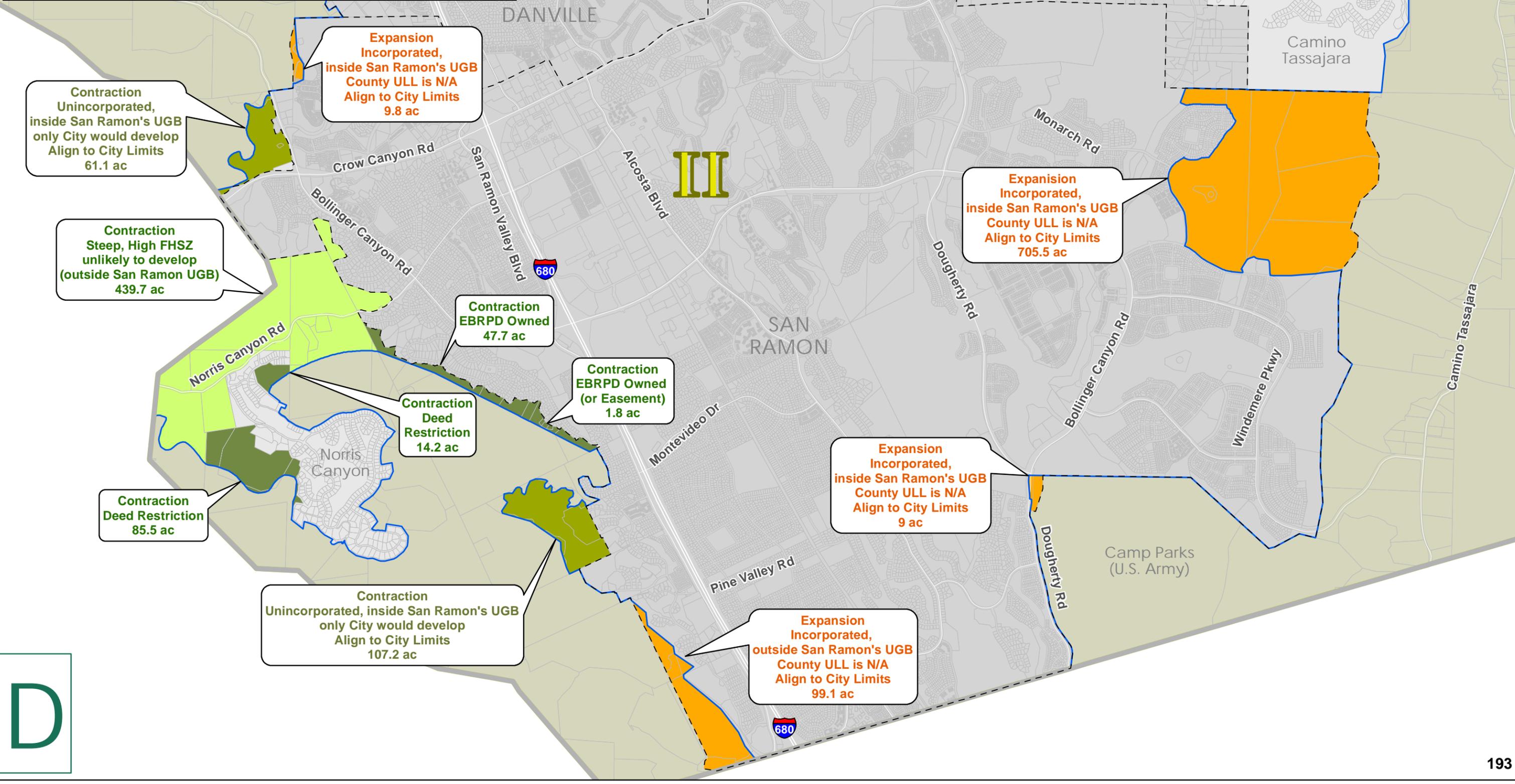
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- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits

Potential adjustments to the ULL 2-25-25 Draft

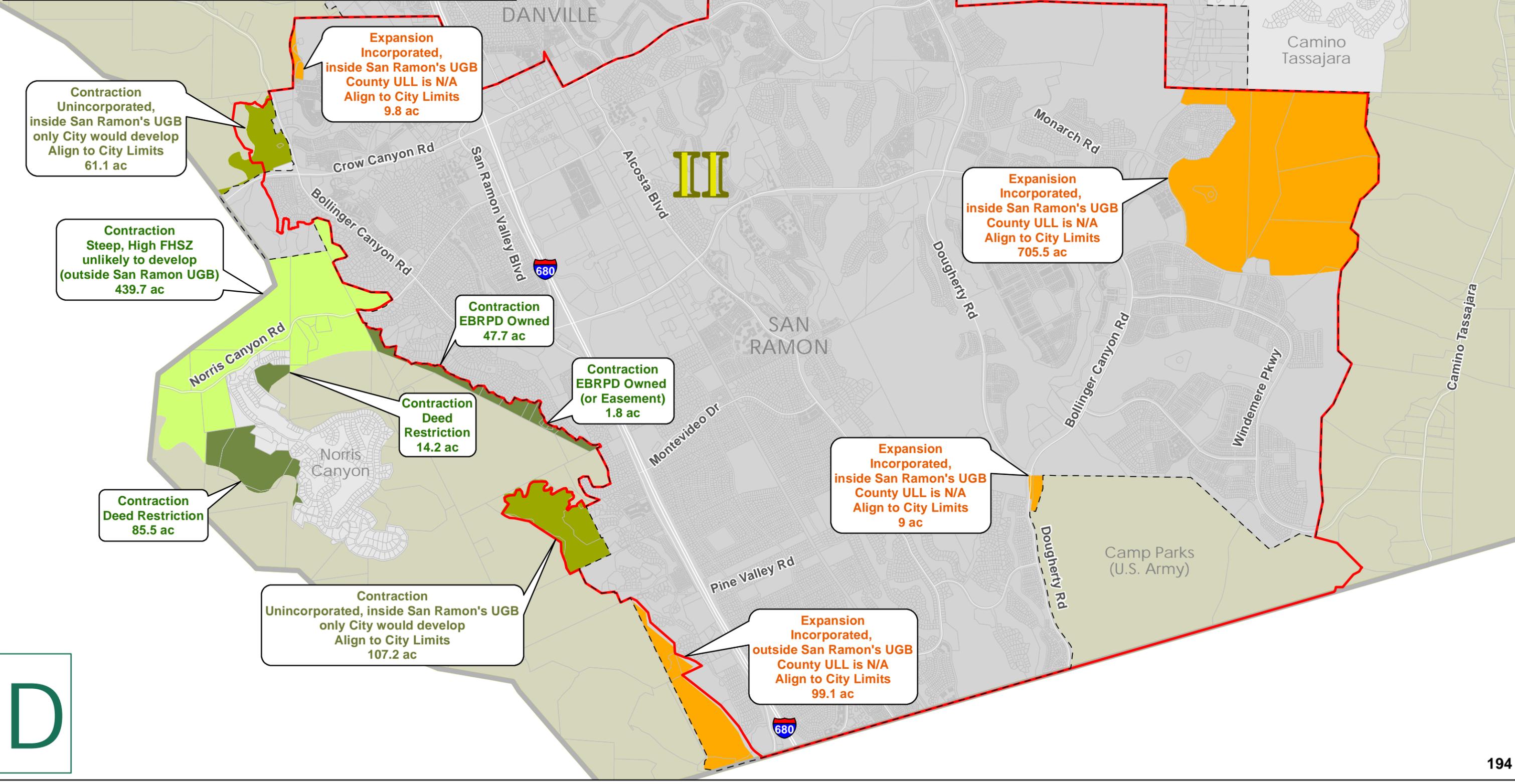
Contraction		Expansion	
	Current County ULL		Restricted Devel. (Public, Easement)
	City Limits		Existing Development
	Supervisorial District		Improved Clarity
	Parcels		Consider Expansion
	Water		Align with City Limits
			Simplify Shoreline
			Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



D

Potential adjustments to the ULL 2-25-25 Draft

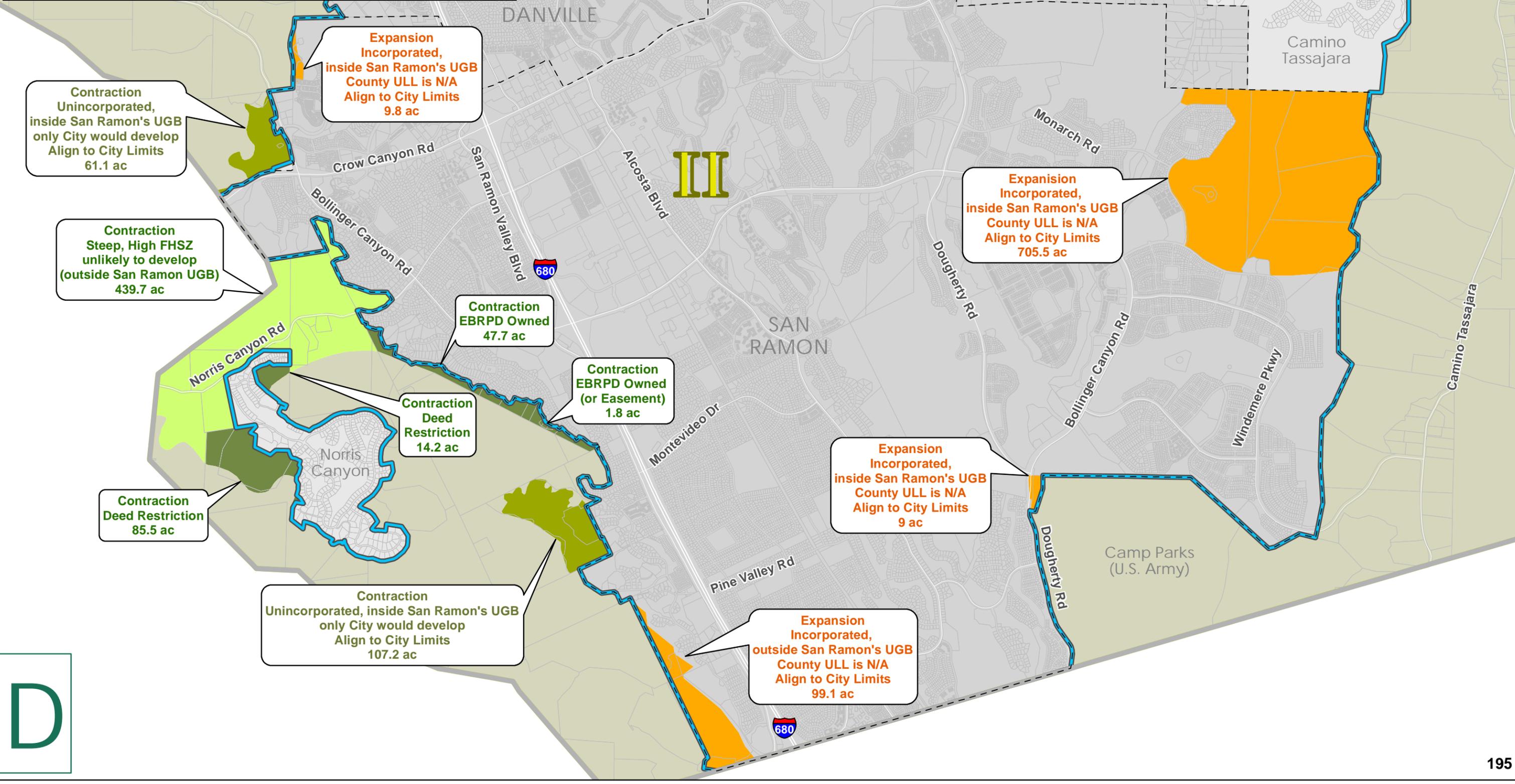
Contraction		Expansion	
 San Ramon UGB	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Consider Expansion	 Outside County ULL
 Parcels	 Align with City Limits	 Align with City Limits	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline	 Simplify Shoreline	



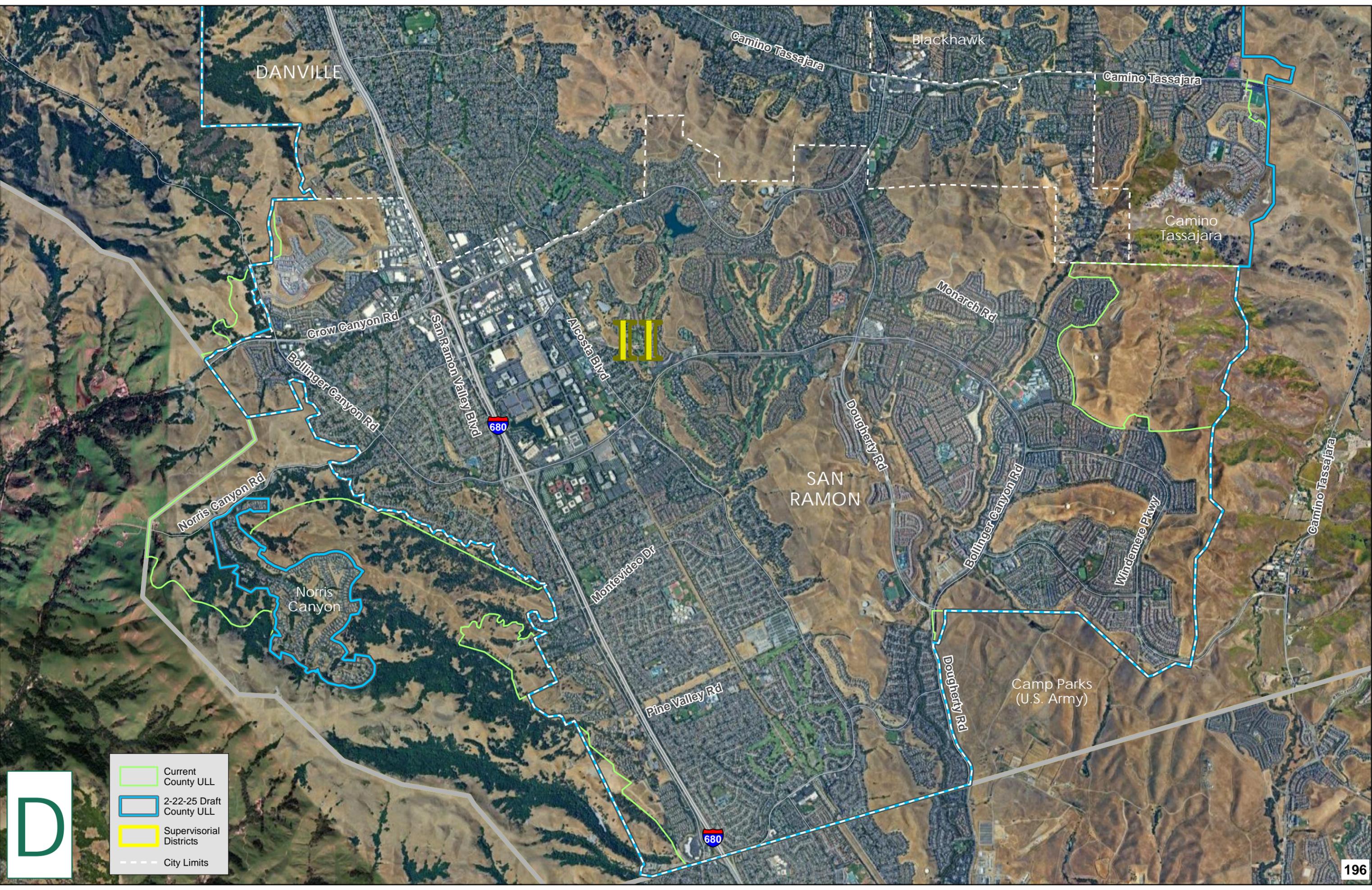
D

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Restricted Devel. (Public, Easement)
	City Limits		Existing Development
	Supervisory District		Improved Clarity
	Parcels		Consider Expansion
	Water		Align with City Limits
			Align with County ULL
			Simplify Shoreline
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



D



DANVILLE

Blackhawk

Camino Tassajara

Camino Tassajara

III

SAN RAMON

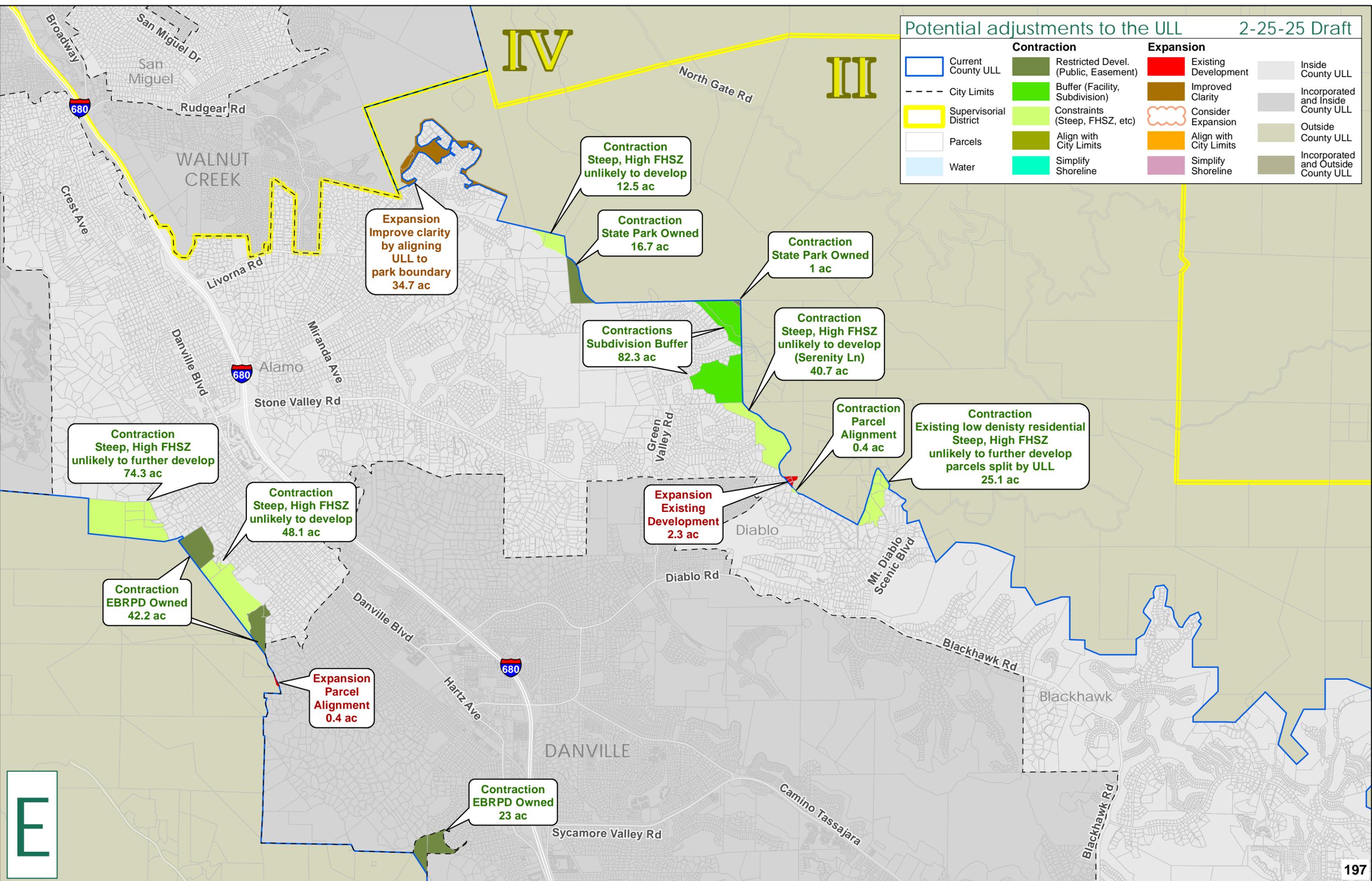
Norris Canyon

Camp Parks (U.S. Army)

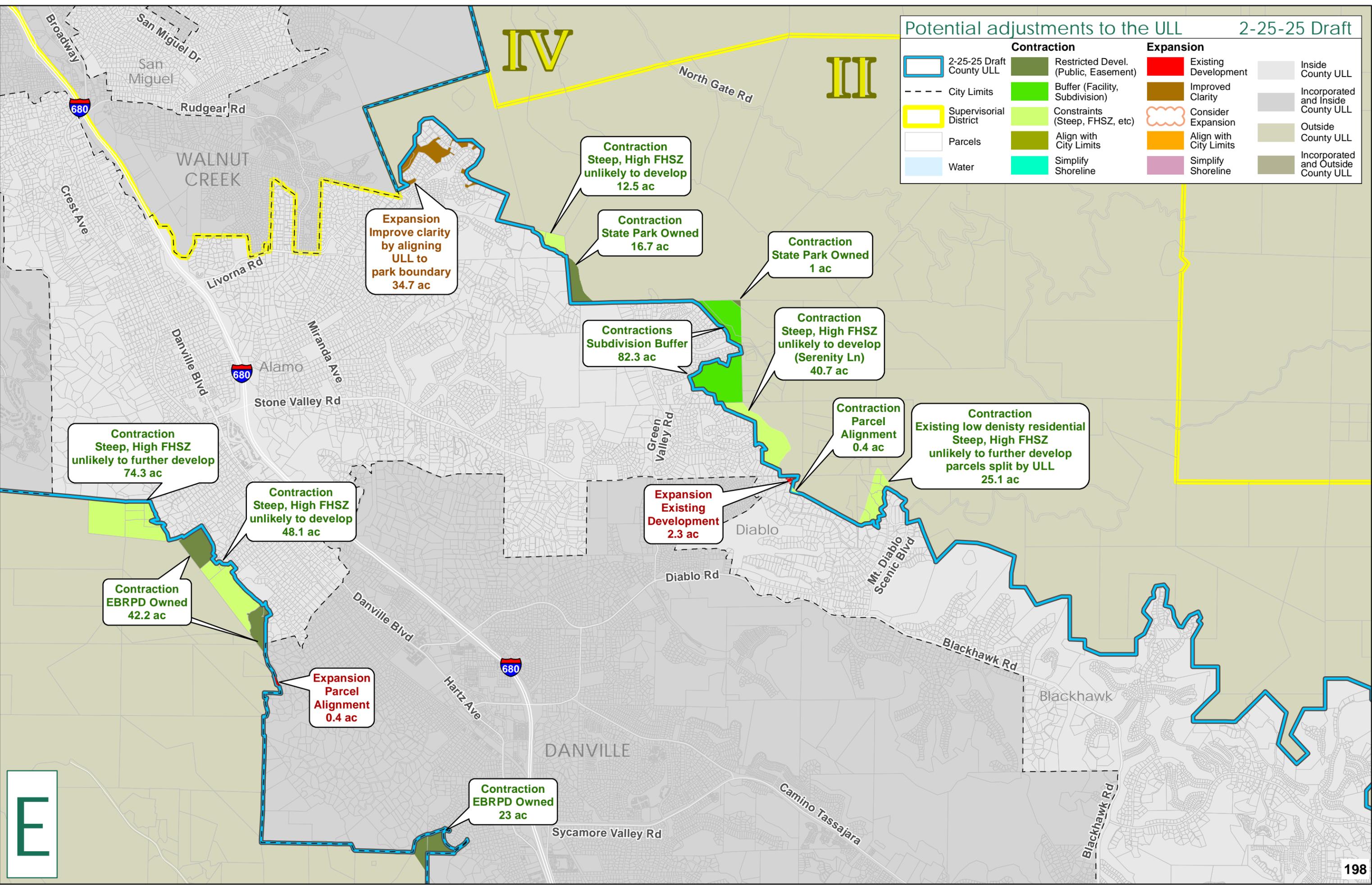


-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits

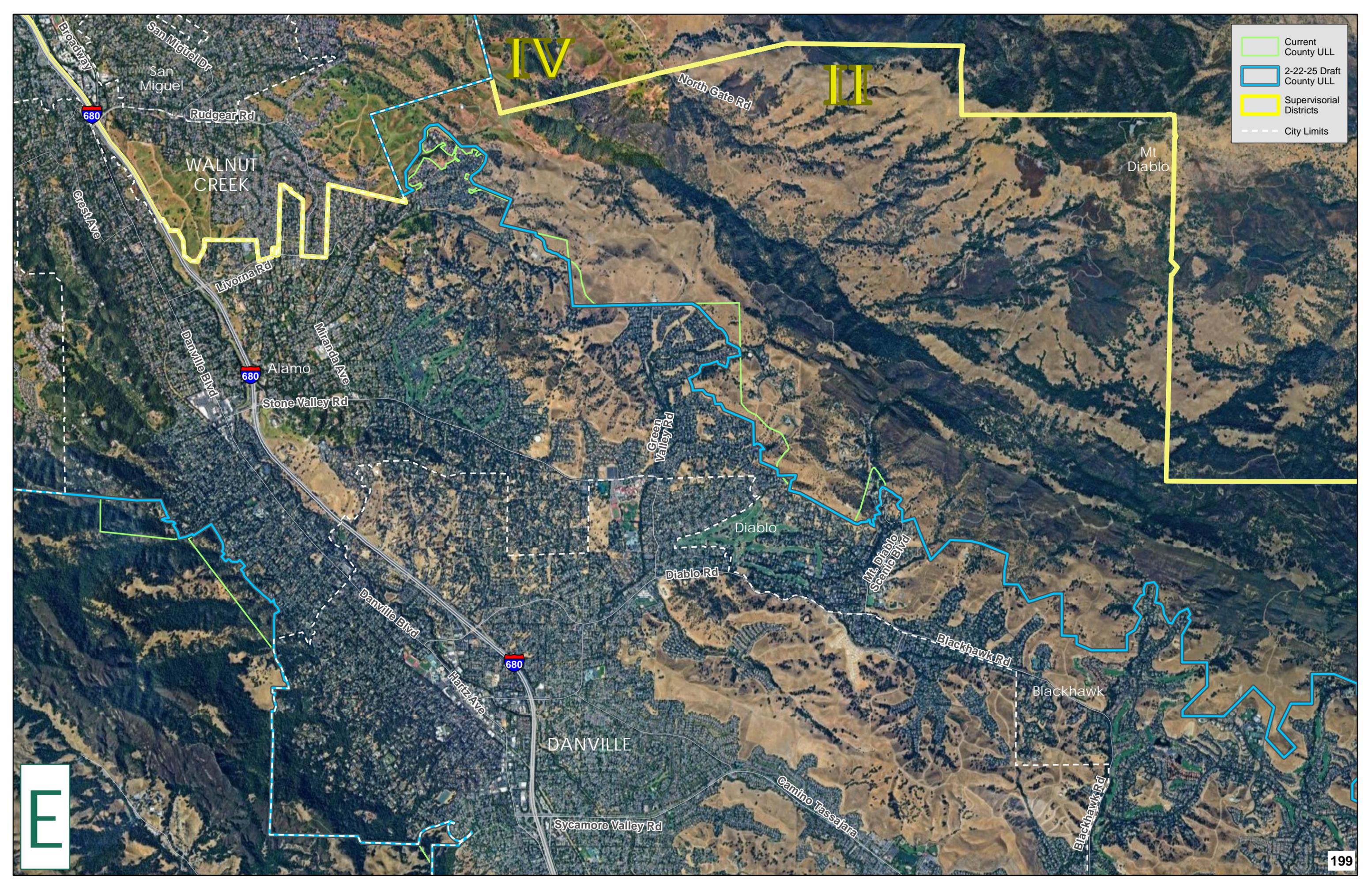
Contraction		Expansion					
	Current County ULL		Restricted Devel. (Public, Easement)		Existing Development		Inside County ULL
	City Limits		Buffer (Facility, Subdivision)		Improved Clarity		Incorporated and Inside County ULL
	Supervisorial District		Constraints (Steep, FHSZ, etc)		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		Simplify Shoreline		



Contraction		Expansion	
2-25-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

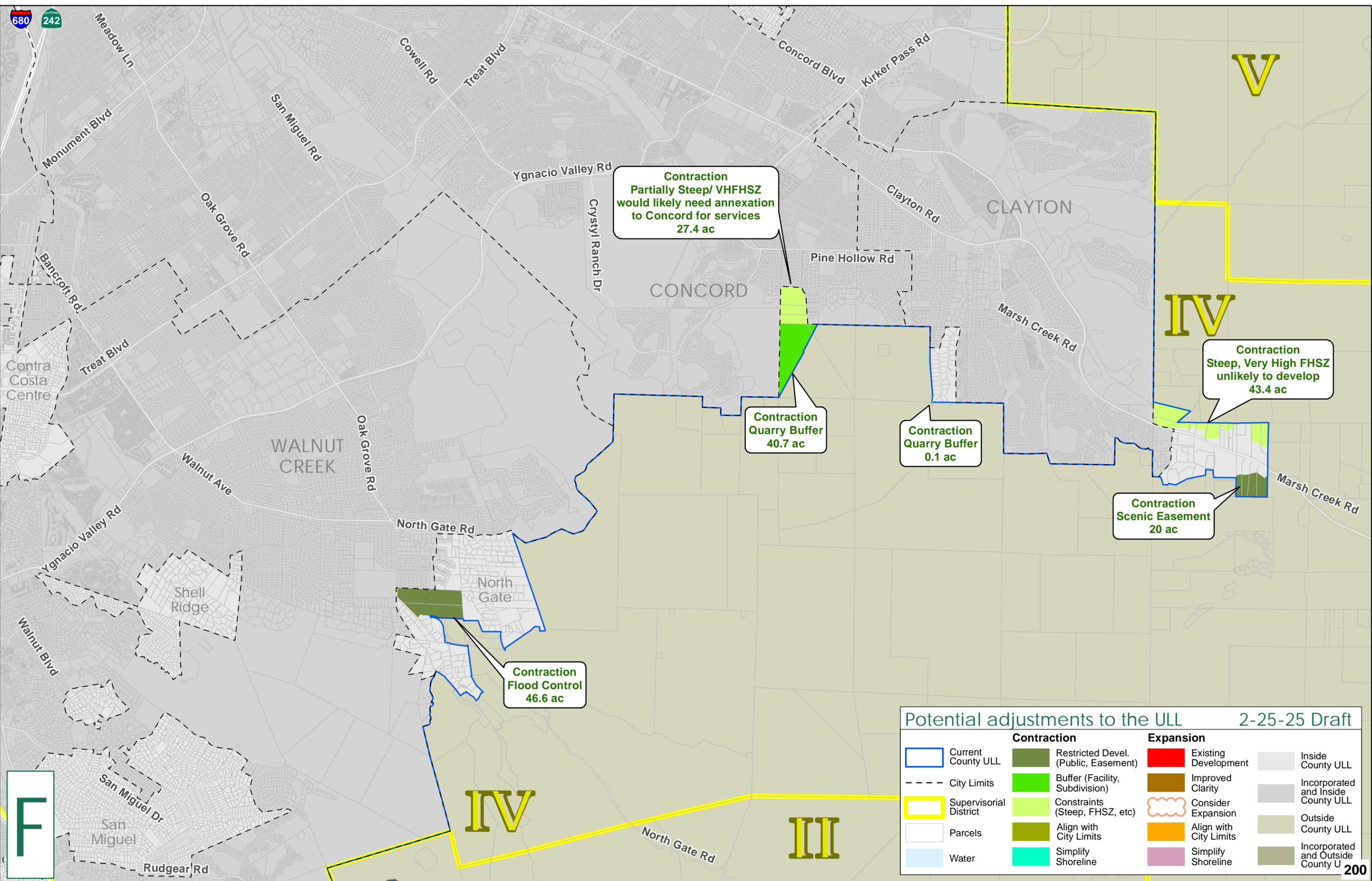


E



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisory Districts
- City Limits





**Contraction**  
Partially Steep/ VHFHSZ  
would likely need annexation  
to Concord for services  
27.4 ac

**Contraction**  
Quarry Buffer  
40.7 ac

**Contraction**  
Quarry Buffer  
0.1 ac

**Contraction**  
Scenic Easement  
20 ac

**Contraction**  
Steep, Very High FHSZ  
unlikely to develop  
43.4 ac

**Contraction**  
Flood Control  
46.6 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County U
Water	Simplify Shoreline	Simplify Shoreline	

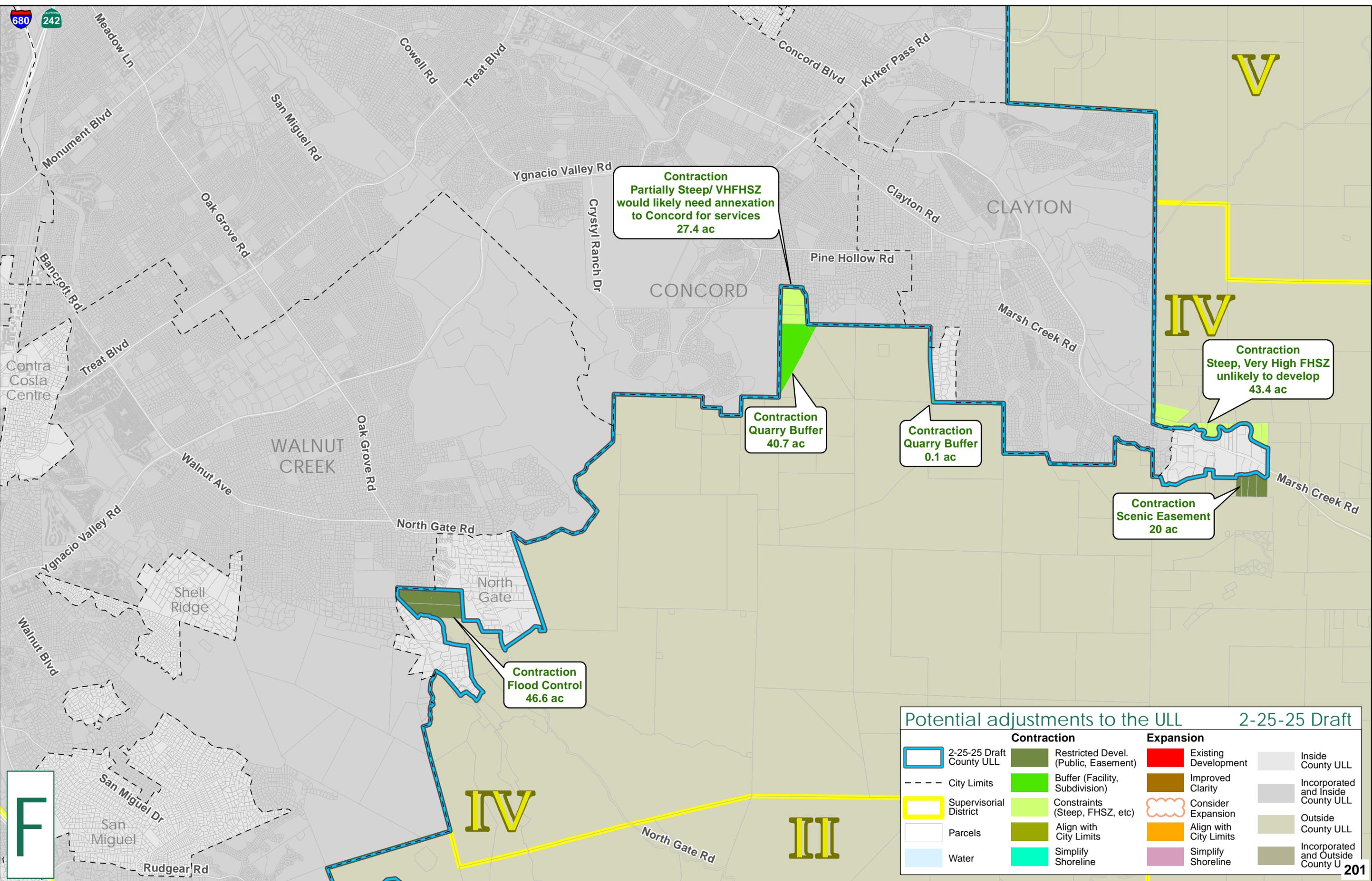
F

V

IV

IV

III



**Contraction**  
Partially Steep/VHFHSZ  
would likely need annexation  
to Concord for services  
27.4 ac

**Contraction**  
Quarry Buffer  
40.7 ac

**Contraction**  
Quarry Buffer  
0.1 ac

**Contraction**  
Steep, Very High FHSZ  
unlikely to develop  
43.4 ac

**Contraction**  
Scenic Easement  
20 ac

**Contraction**  
Flood Control  
46.6 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
2-25-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County U
Water	Simplify Shoreline	Simplify Shoreline	

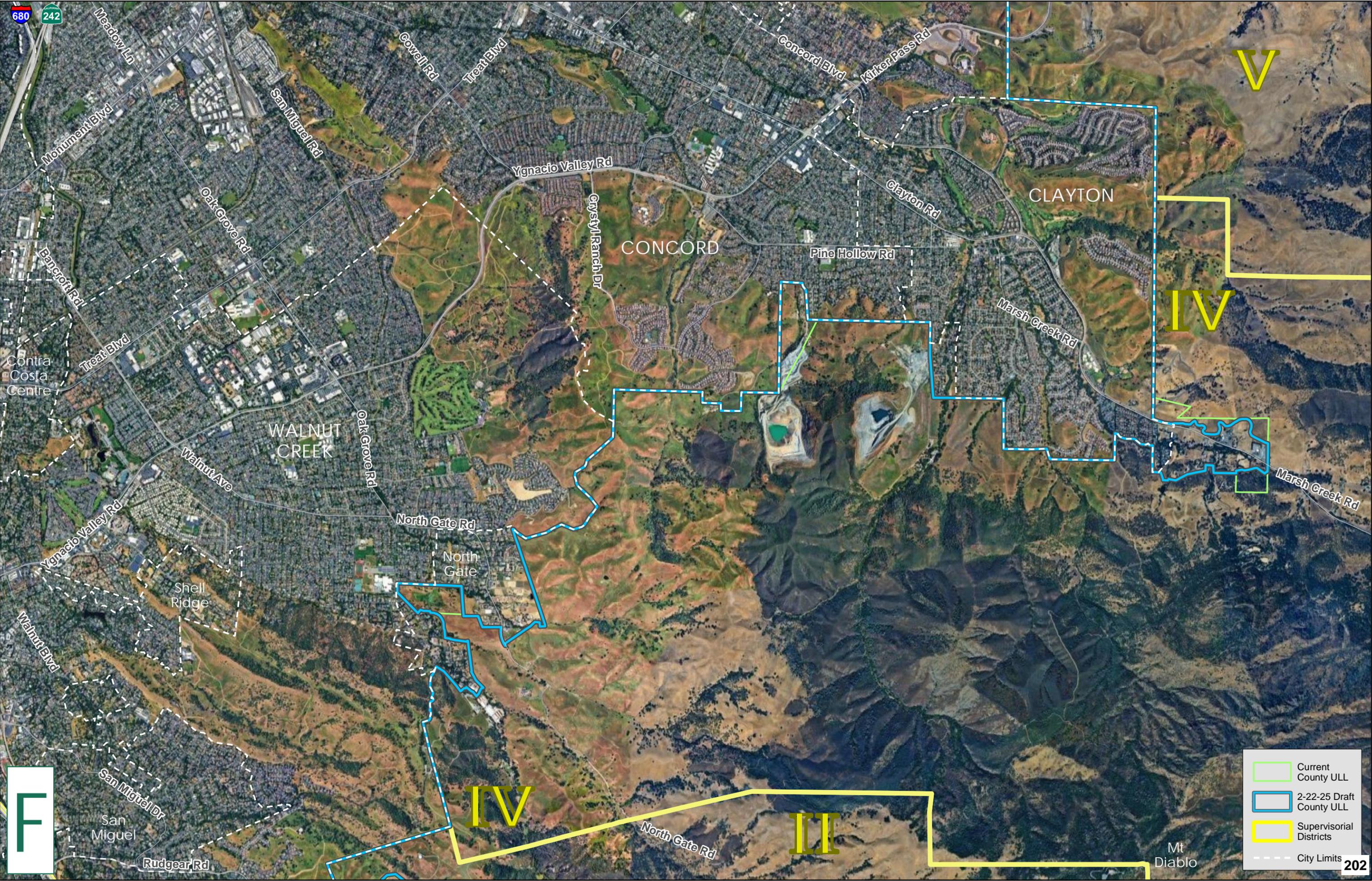
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V

IV

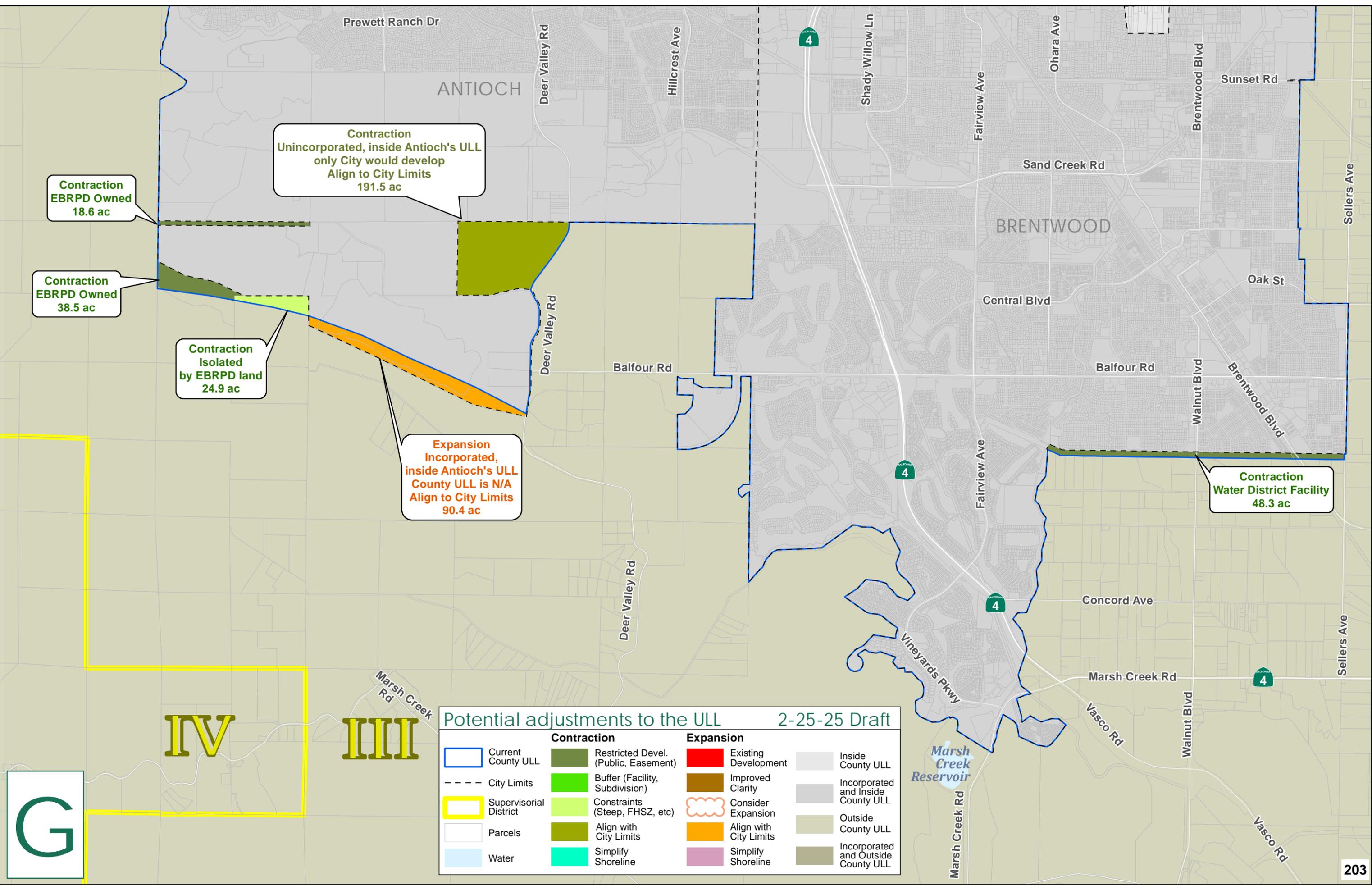
IV

III



F

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits



**Contraction**  
 Unincorporated, inside Antioch's ULL  
 only City would develop  
 Align to City Limits  
 191.5 ac

**Contraction**  
 EBRPD Owned  
 18.6 ac

**Contraction**  
 EBRPD Owned  
 38.5 ac

**Contraction**  
 Isolated  
 by EBRPD land  
 24.9 ac

**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

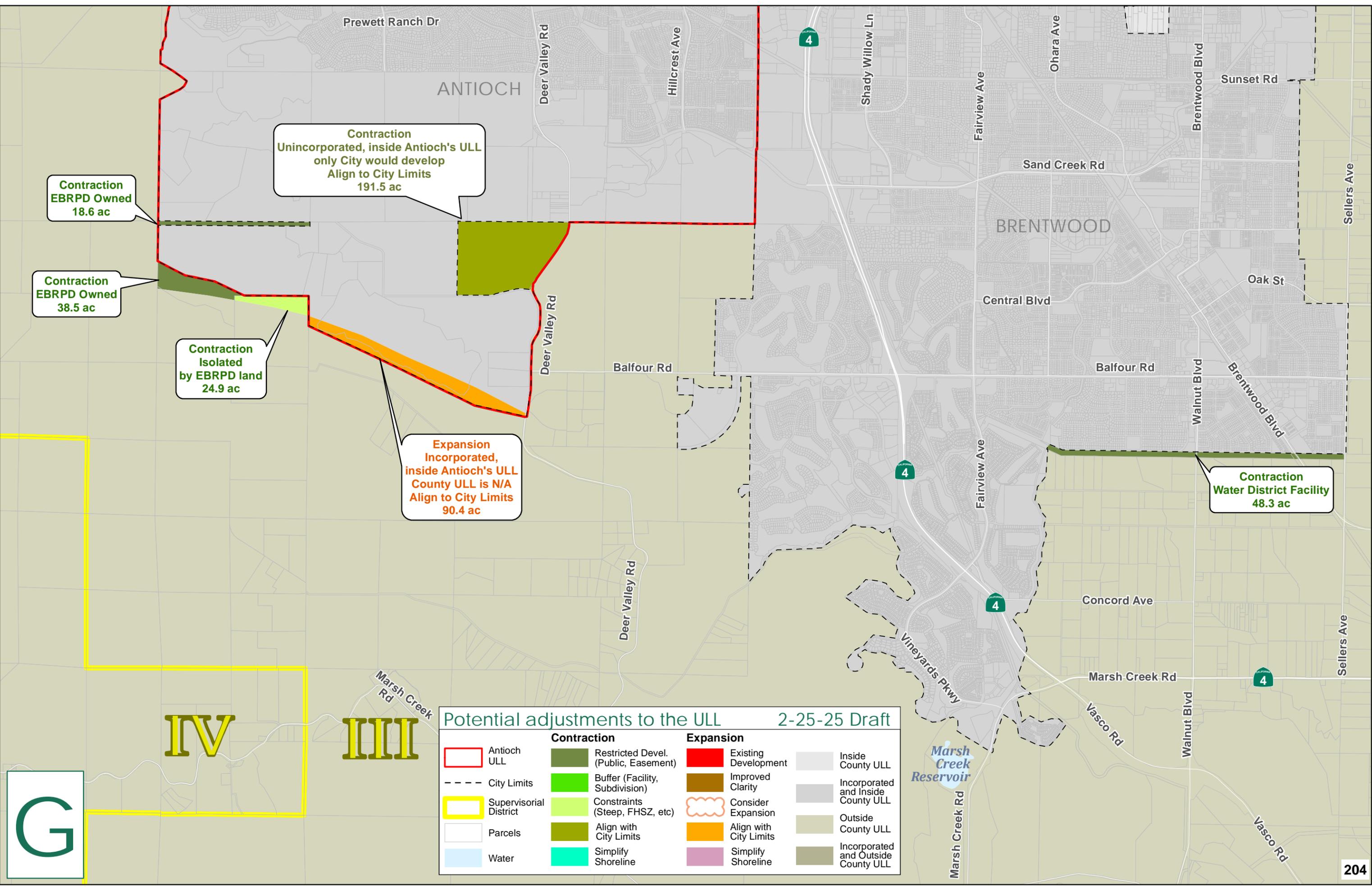
IV

IIII

G

Potential adjustments to the ULL 2-25-25 Draft

Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



**Contraction**  
 Unincorporated, inside Antioch's ULL  
 only City would develop  
 Align to City Limits  
 191.5 ac

**Contraction**  
 EBRPD Owned  
 18.6 ac

**Contraction**  
 EBRPD Owned  
 38.5 ac

**Contraction**  
 Isolated  
 by EBRPD land  
 24.9 ac

**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

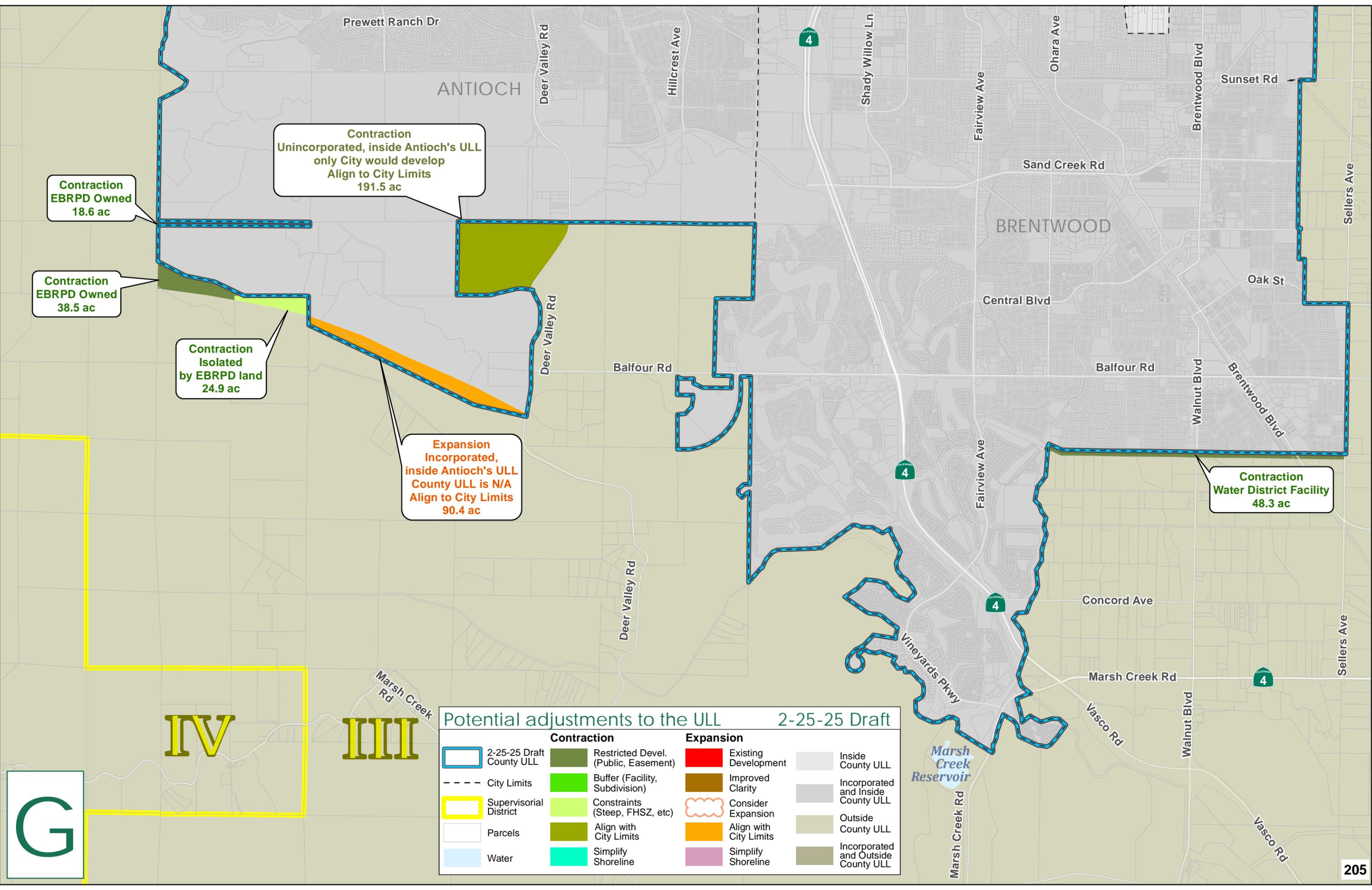
IV

IIII

G

Potential adjustments to the ULL 2-25-25 Draft

Antioch ULL	<b>Contraction</b> Restricted Devel. (Public, Easement)	<b>Expansion</b> Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



**Contraction**  
 Unincorporated, inside Antioch's ULL  
 only City would develop  
 Align to City Limits  
 191.5 ac

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 EBRPD Owned  
 18.6 ac

**Contraction**  
 EBRPD Owned  
 38.5 ac

**Contraction**  
 Isolated  
 by EBRPD land  
 24.9 ac

**Expansion**  
 Incorporated,  
 inside Antioch's ULL  
 County ULL is N/A  
 Align to City Limits  
 90.4 ac

**Contraction**  
 Water District Facility  
 48.3 ac

IV

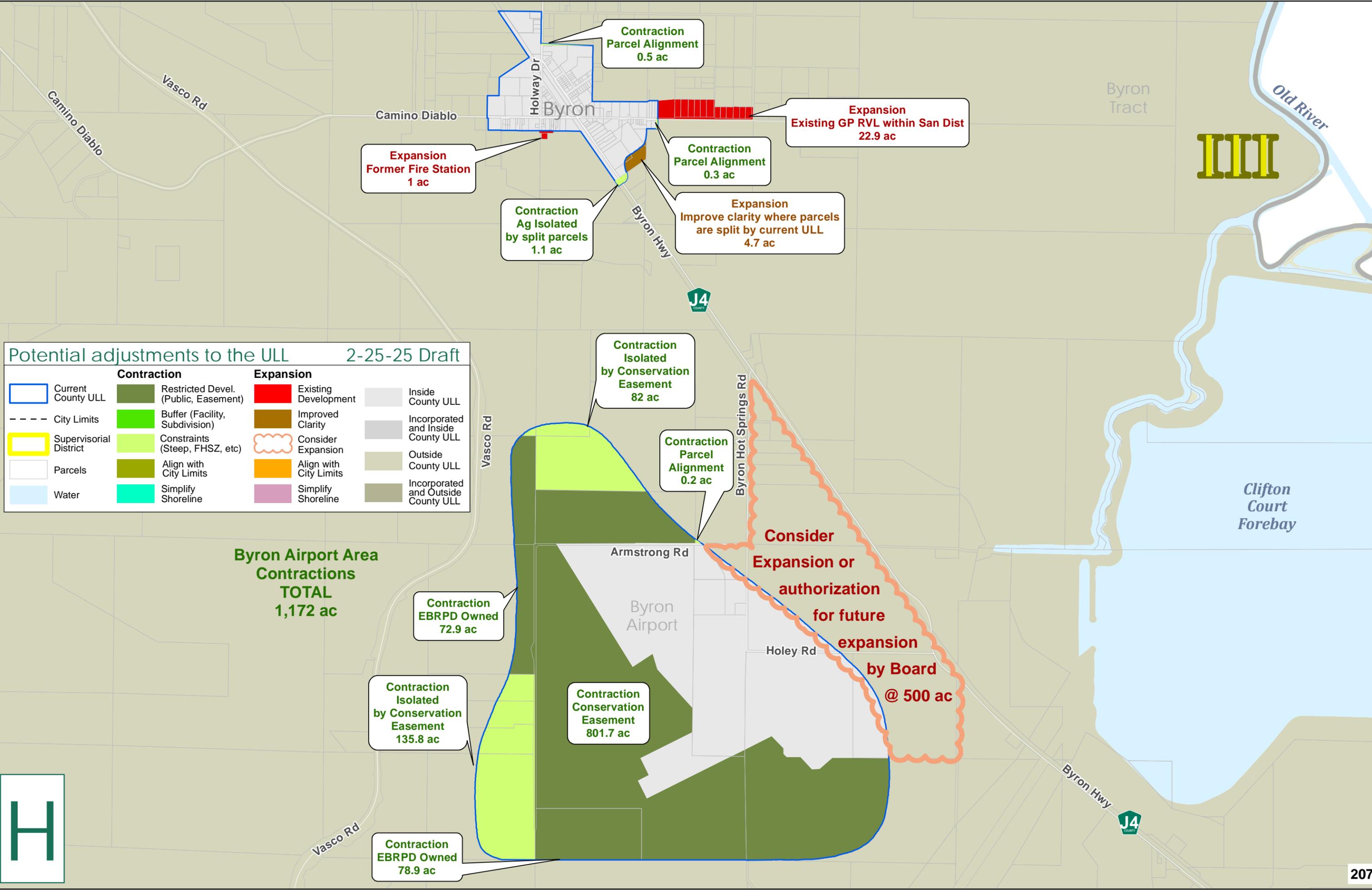
IIII

G

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion			
	2-25-25 Draft County ULL		Existing Development		Inside County ULL
	City Limits		Improved Clarity		Incorporated and Inside County ULL
	Supervisory District		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		
	Restricted Devel. (Public, Easement)				
	Buffer (Facility, Subdivision)				
	Constraints (Steep, FHSZ, etc)				
	Align with City Limits				
	Simplify Shoreline				





Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

**Byron Airport Area Contractions**  
**TOTAL**  
**1,172 ac**

**Contraction Parcel Alignment 0.5 ac**

**Expansion Existing GP RVL within San Dist 22.9 ac**

**Expansion Former Fire Station 1 ac**

**Contraction Parcel Alignment 0.3 ac**

**Expansion Improve clarity where parcels are split by current ULL 4.7 ac**

**Contraction Ag Isolated by split parcels 1.1 ac**

**Contraction Isolated by Conservation Easement 82 ac**

**Contraction Parcel Alignment 0.2 ac**

**Contraction EBRPD Owned 72.9 ac**

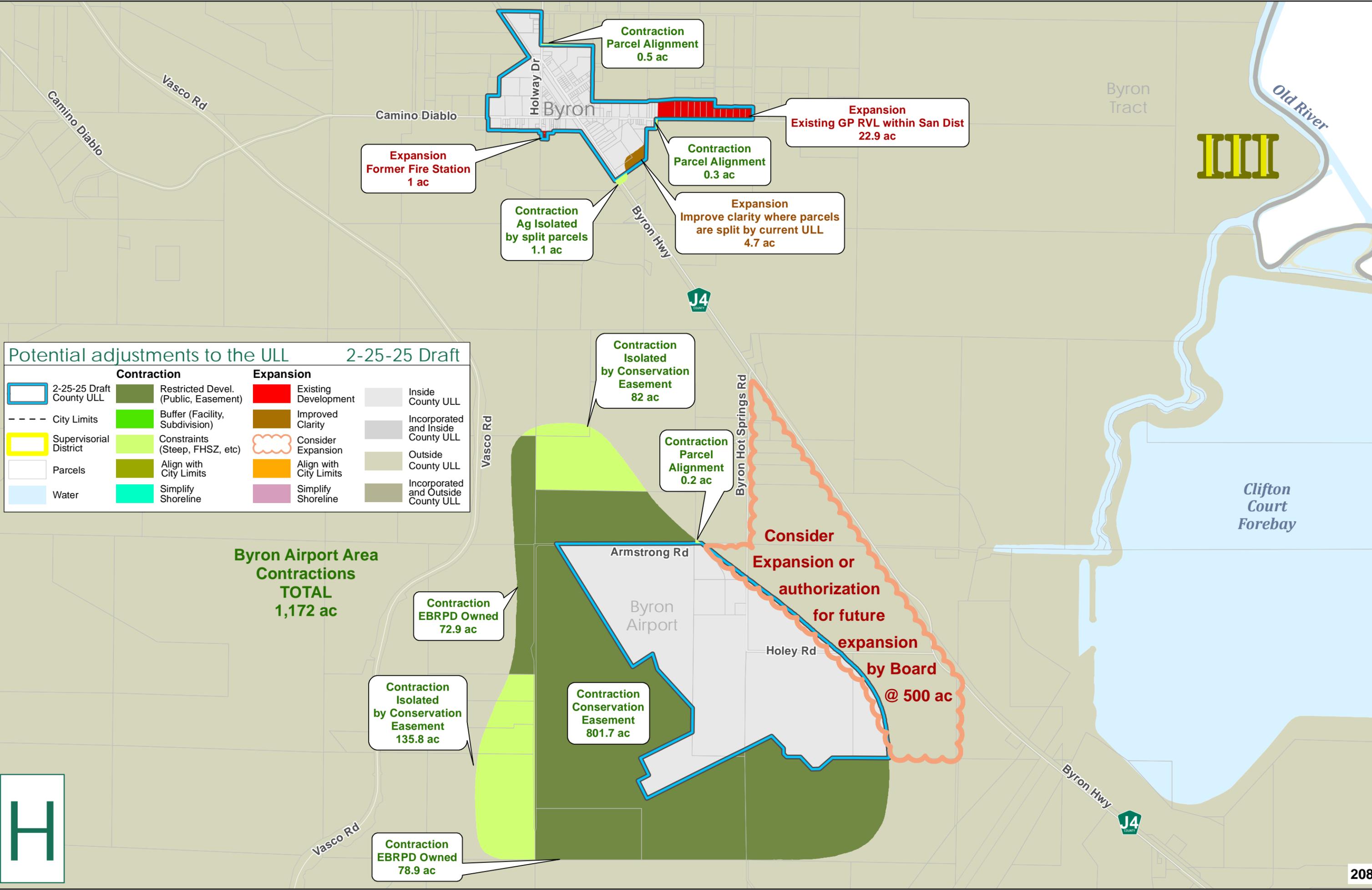
**Contraction Isolated by Conservation Easement 135.8 ac**

**Contraction Conservation Easement 801.7 ac**

**Contraction EBRPD Owned 78.9 ac**

**Consider Expansion or authorization for future expansion by Board @ 500 ac**





Potential adjustments to the ULL 2-25-25 Draft

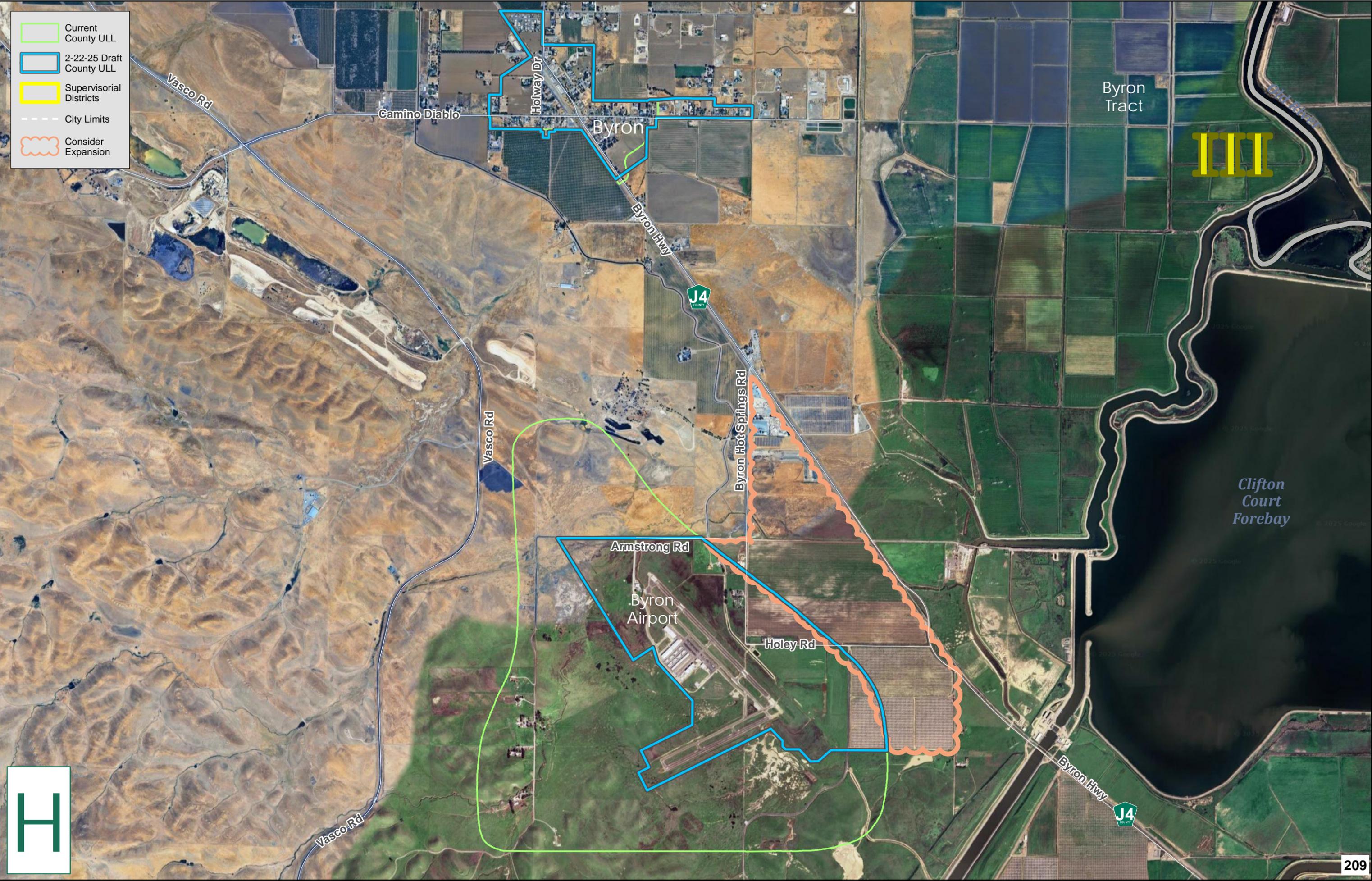
Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Align with City Limits
	Parcels		Simplify Shoreline
	Water		Constraints (Steep, FHSZ, etc)
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Align with City Limits		Outside County ULL
	Simplify Shoreline		Incorporated and Outside County ULL
	Consider Expansion		

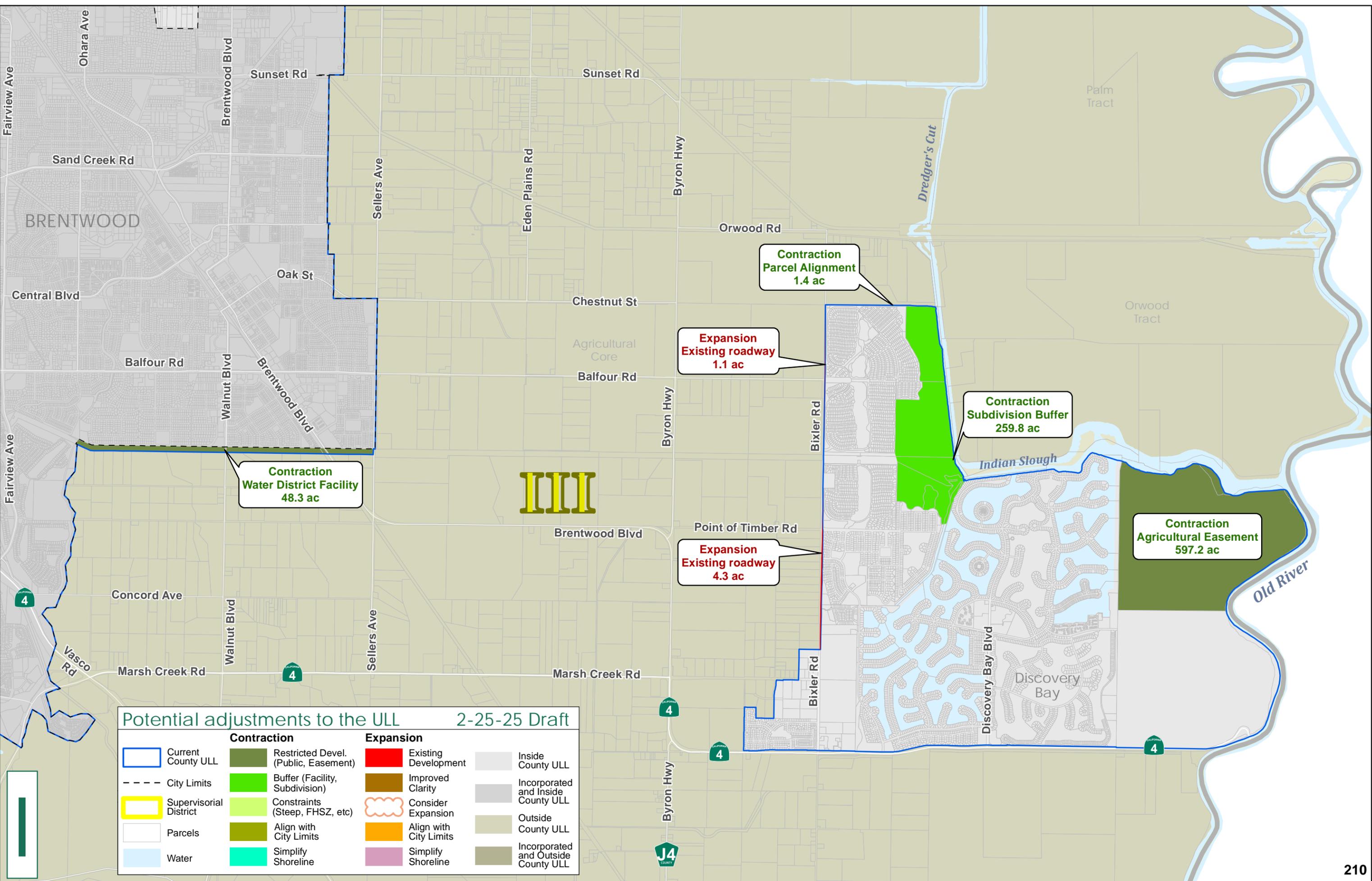
**Byron Airport Area Contractions**  
**TOTAL**  
**1,172 ac**

- Expansion Former Fire Station 1 ac
- Contraction Parcel Alignment 0.5 ac
- Expansion Existing GP RVL within San Dist 22.9 ac
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- Contraction Ag Isolated by split parcels 1.1 ac
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- Contraction Isolated by Conservation Easement 82 ac
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- Contraction EBRPD Owned 72.9 ac
- Contraction Isolated by Conservation Easement 135.8 ac
- Contraction Conservation Easement 801.7 ac
- Contraction EBRPD Owned 78.9 ac



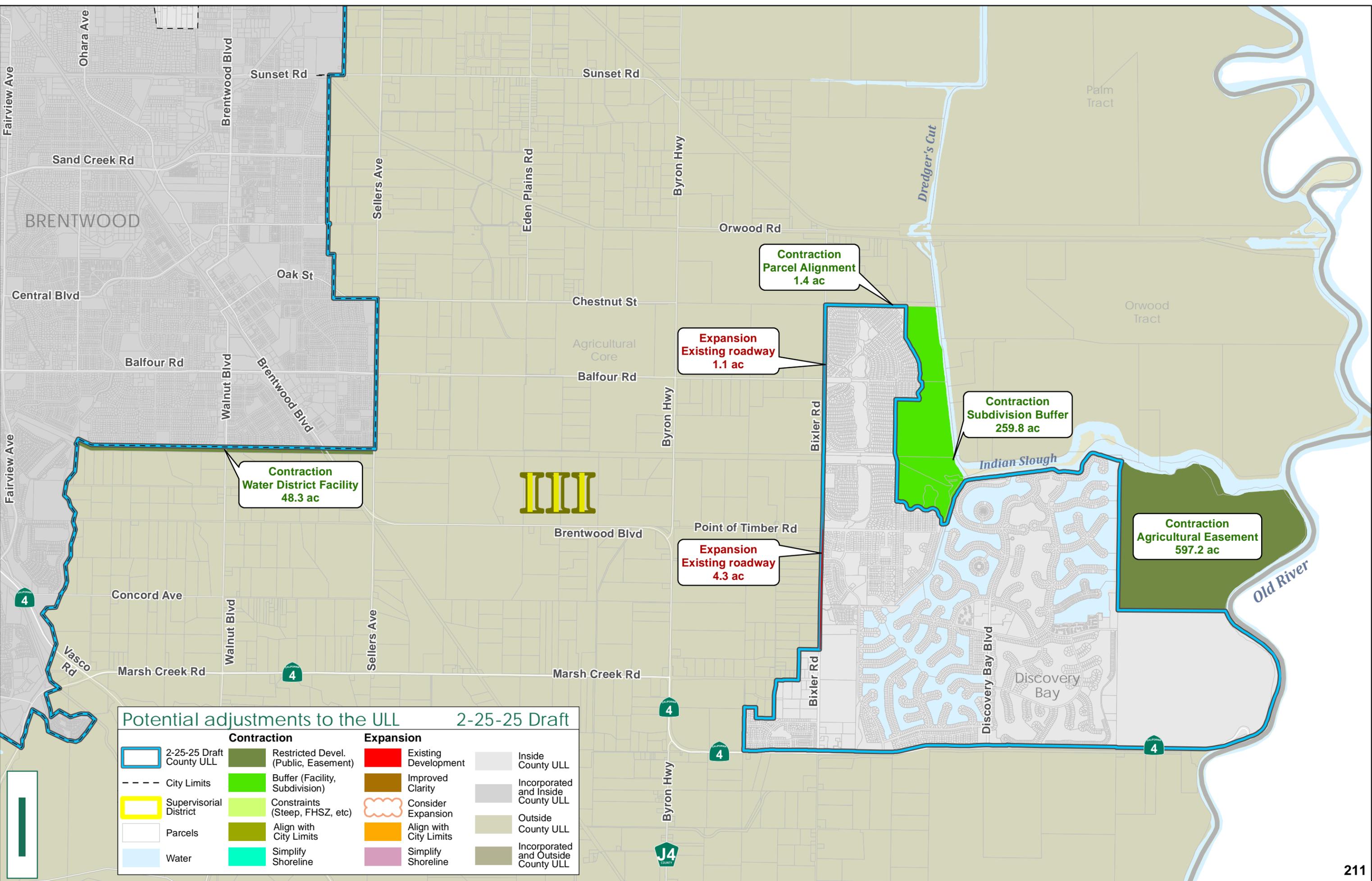
-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits
-  Consider Expansion





**Potential adjustments to the ULL** 2-25-25 Draft

Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion			
	2-25-25 Draft County ULL		Existing Development		Inside County ULL
	City Limits		Improved Clarity		Incorporated and Inside County ULL
	Supervisorial District		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		
	Restricted Devel. (Public, Easement)				
	Buffer (Facility, Subdivision)				
	Constraints (Steep, FHSZ, etc)				
	Align with City Limits				
	Simplify Shoreline				



Fairview Ave  
Fairview Ave

Ohara Ave

Brentwood Blvd

Sunset Rd

Knightsen

Sunset Rd

Palm Tract

BRENTWOOD

Sand Creek Rd

Sellers Ave

Eden Plains Rd

Byron Hwy

Orwood Rd

Central Blvd

Oak St

Chestnut St

Agricultural Core

Balfour Rd

Balfour Rd

Walnut Blvd

Brentwood Blvd

Byron Hwy

Bixler Rd

Fairview Ave

III

Brentwood Blvd

Point of Timber Rd

Indian Slough

Concord Ave

Walnut Blvd

Sellers Ave

Marsh Creek Rd

Byron Hwy

Bixler Rd

Discovery Bay Blvd

Discovery Bay

4

4

4

4

4

Vasco Rd

Marsh Creek Rd

Vasco Rd

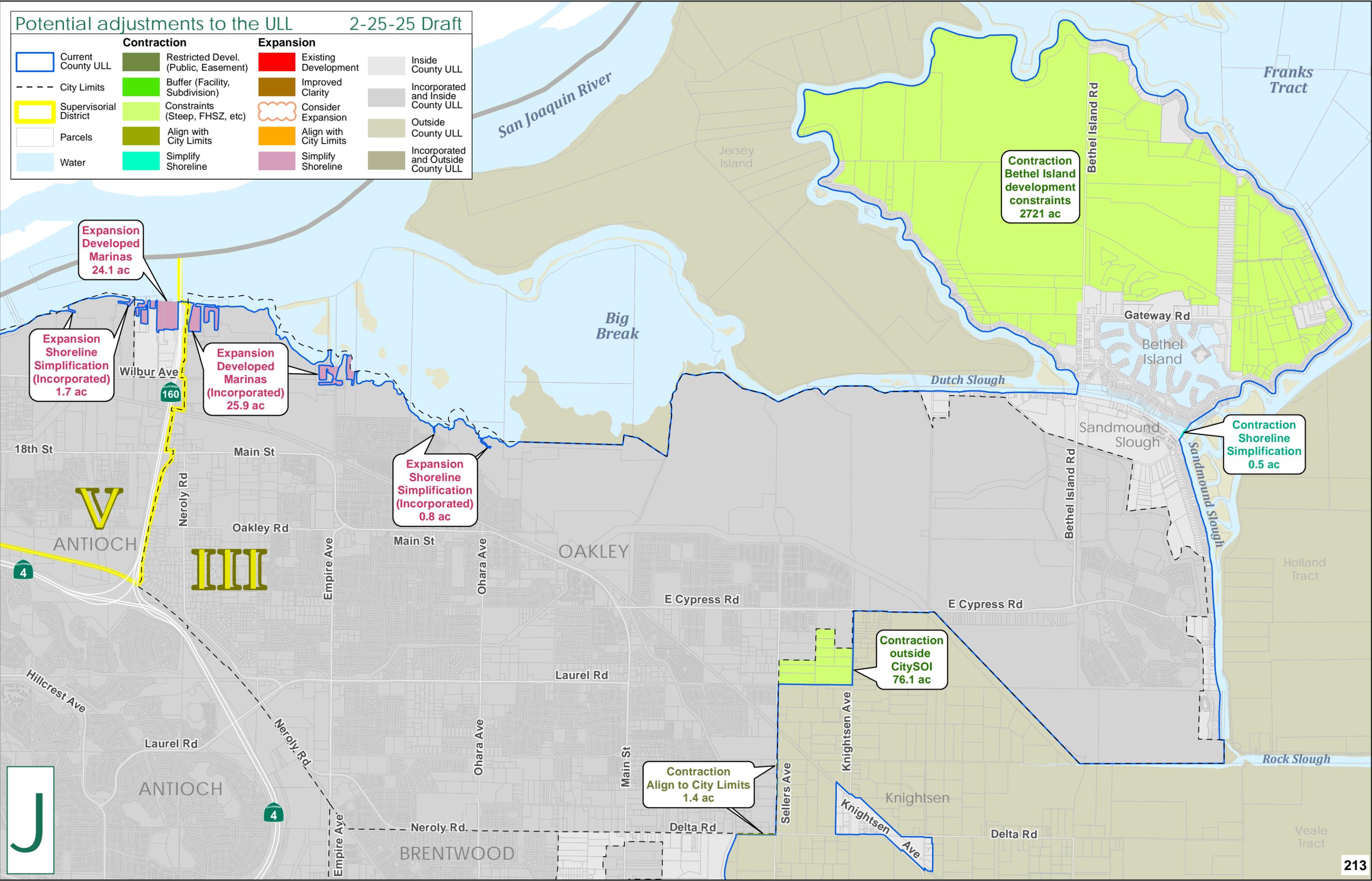
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Old River

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisory Districts
- City Limits

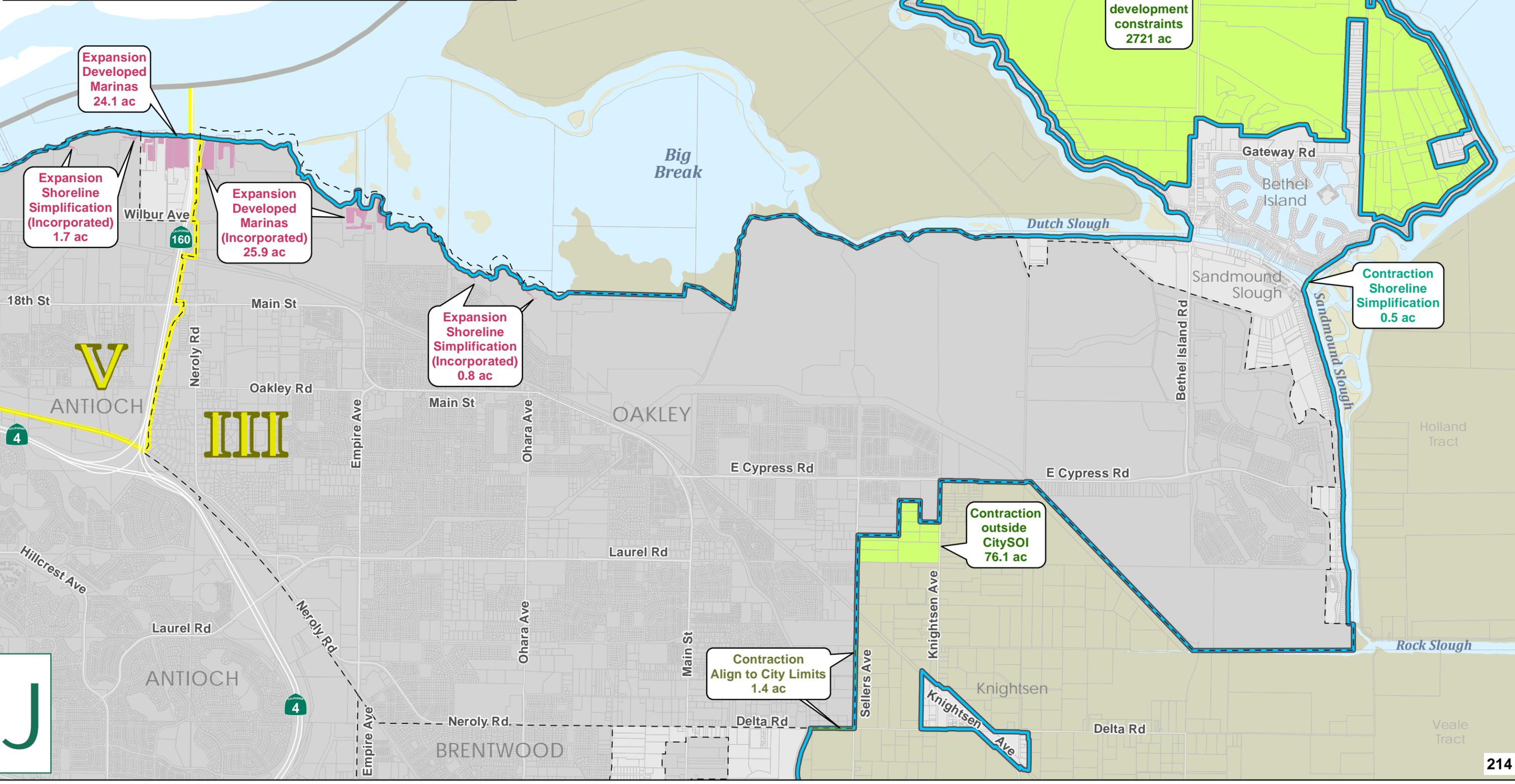
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Constraints (Steep, FHSZ, etc)
	Buffer (Facility, Subdivision)		Simplify Shoreline
	Align with City Limits		Inside County ULL
	Parcels		Incorporated and Inside County ULL
	Water		Outside County ULL
			Incorporated and Outside County ULL

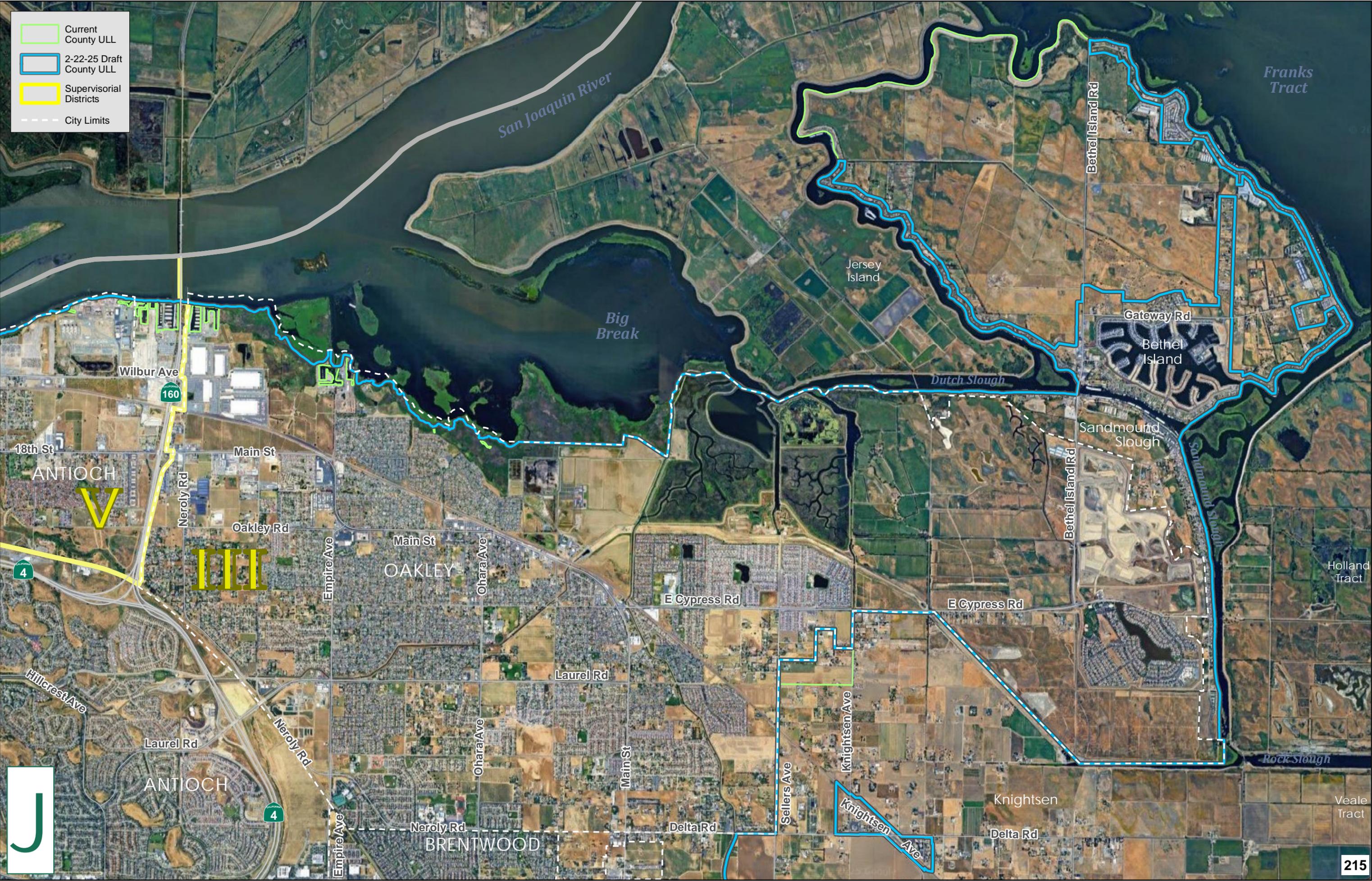


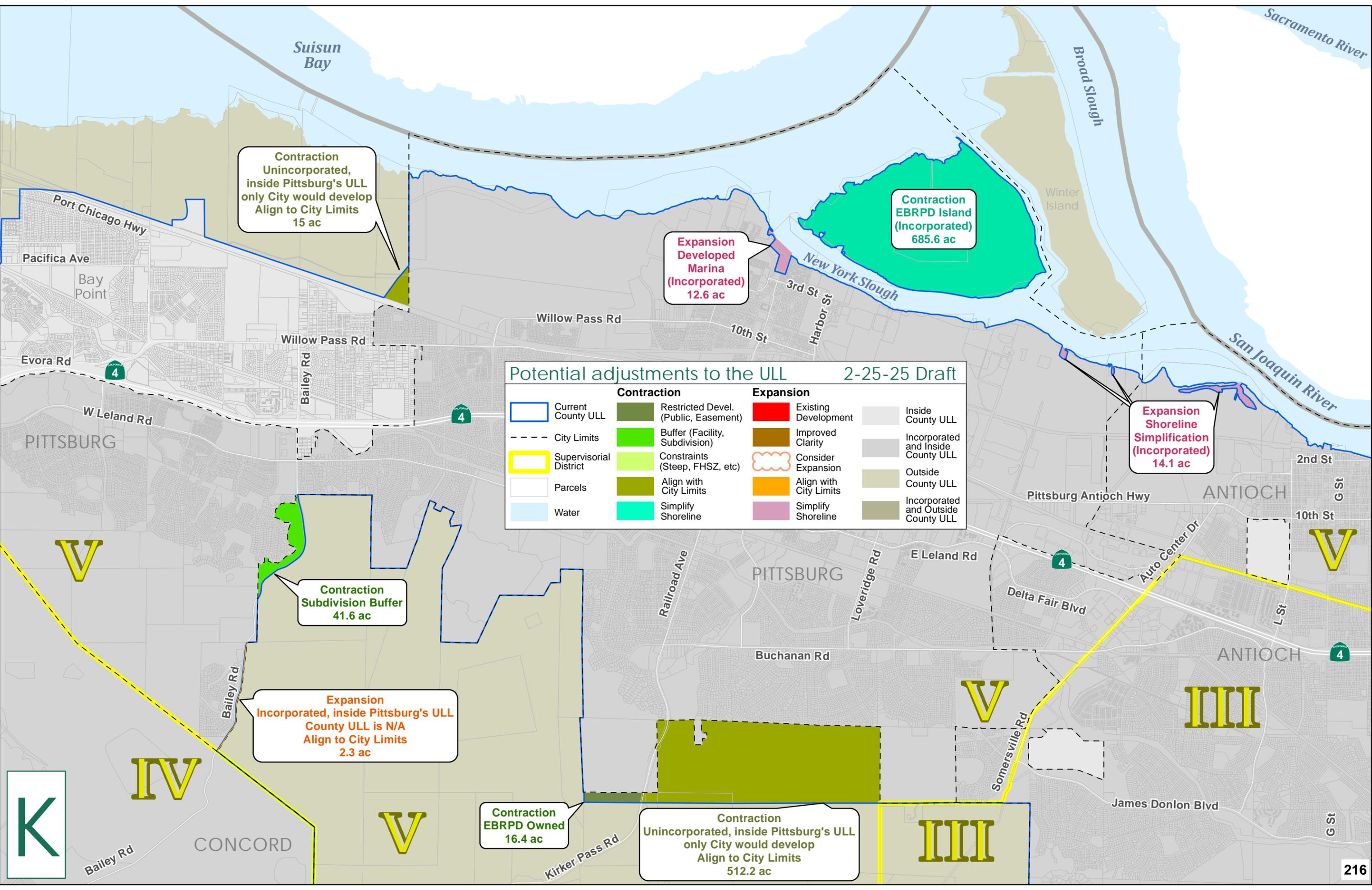
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Align with City Limits
	Parcels		Simplify Shoreline
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Constraints (Steep, FHSZ, etc)
	Buffer (Facility, Subdivision)		Consider Expansion
	Align with City Limits		Inside County ULL
	Simplify Shoreline		Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits





**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		

K

IV

V

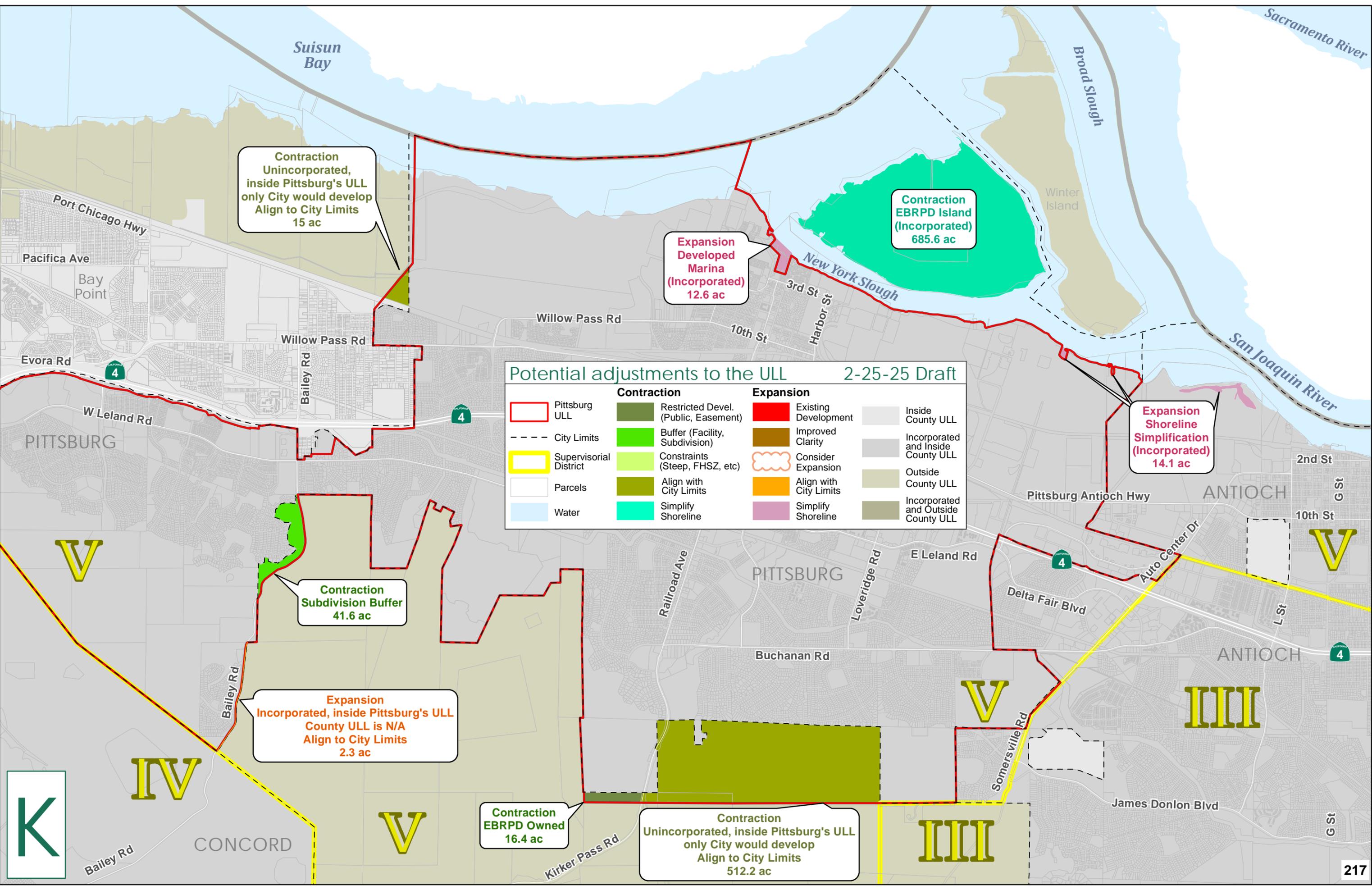
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IIII

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V

15 St



**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Pittsburg ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		

K

IV

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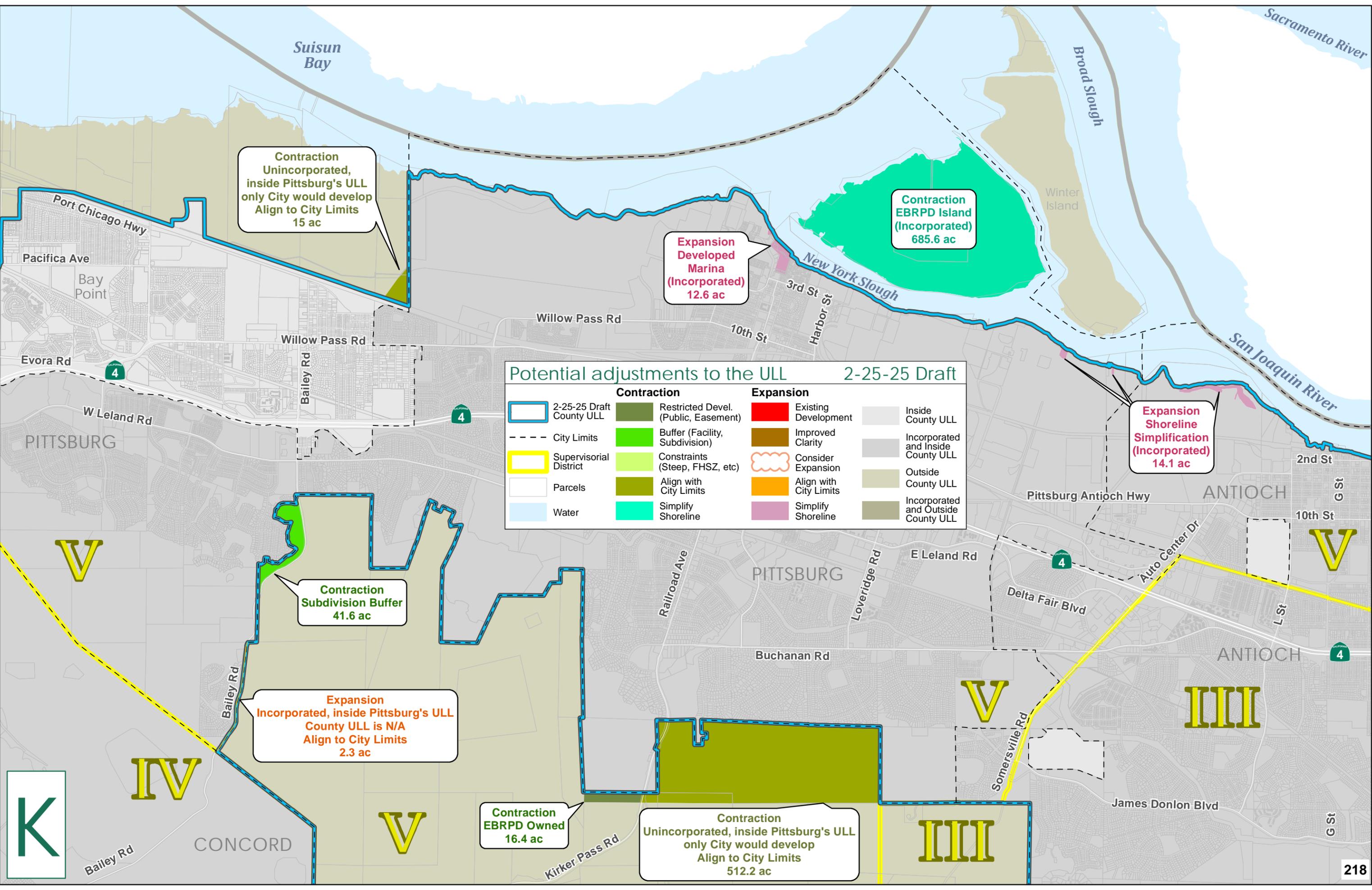
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**Contraction**  
Unincorporated,  
inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
15 ac

**Expansion**  
Developed  
Marina  
(Incorporated)  
12.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
685.6 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
14.1 ac

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A  
Align to City Limits  
2.3 ac

**Contraction**  
EBRPD Owned  
16.4 ac

**Contraction**  
Unincorporated, inside Pittsburg's ULL  
only City would develop  
Align to City Limits  
512.2 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		

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IV

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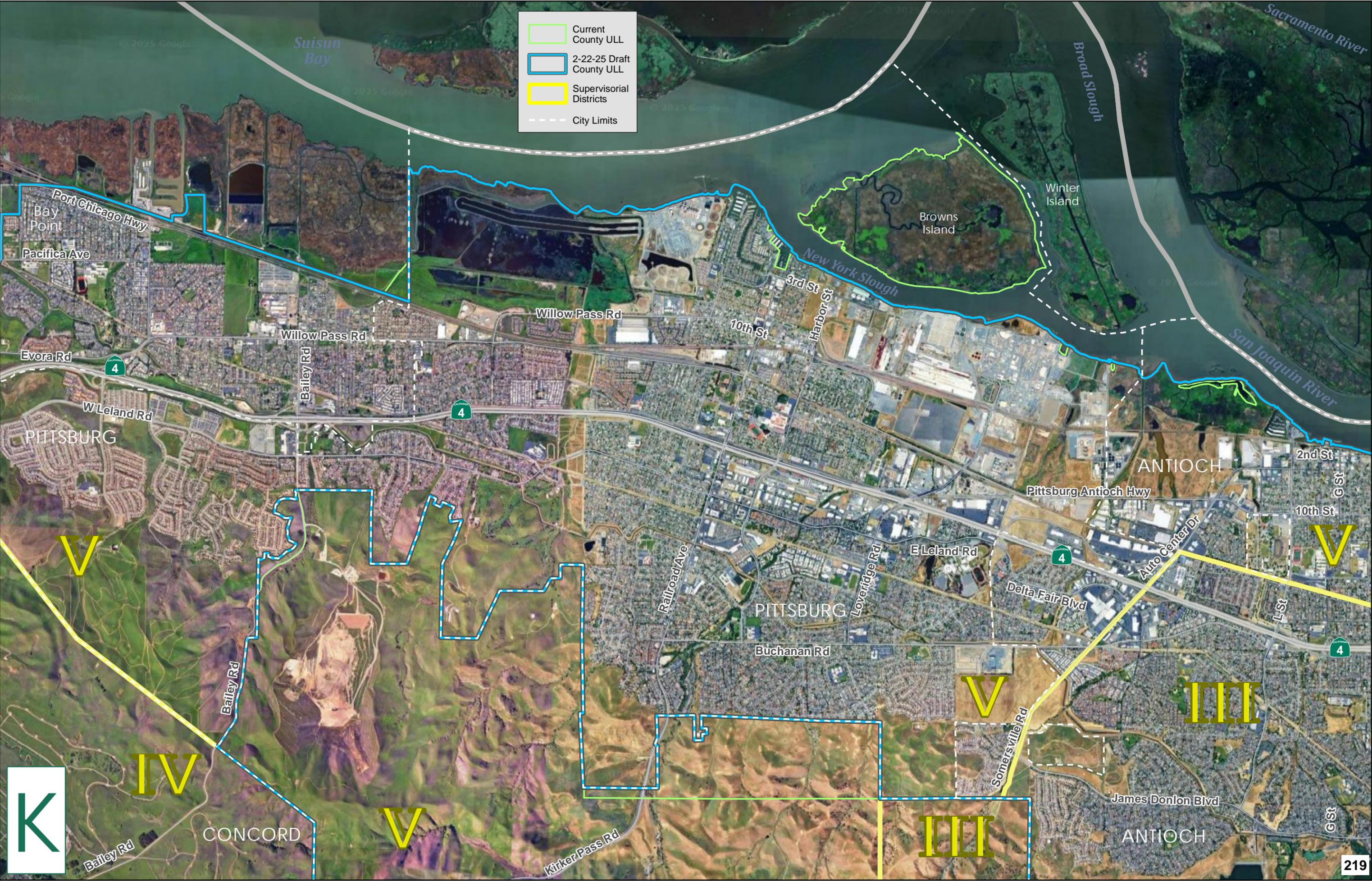
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15 St

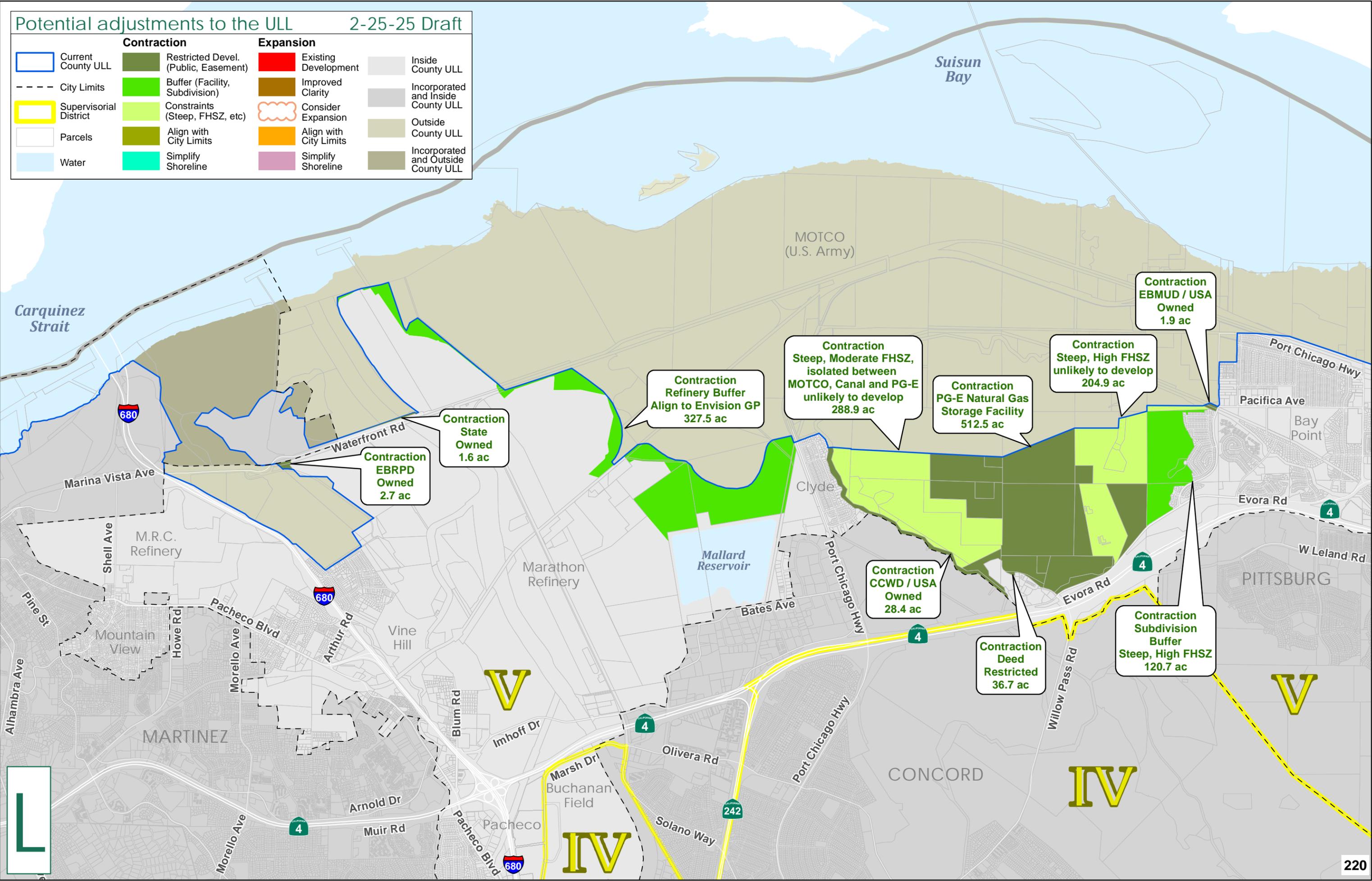
- Current County ULL
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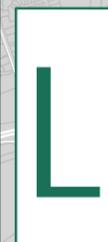
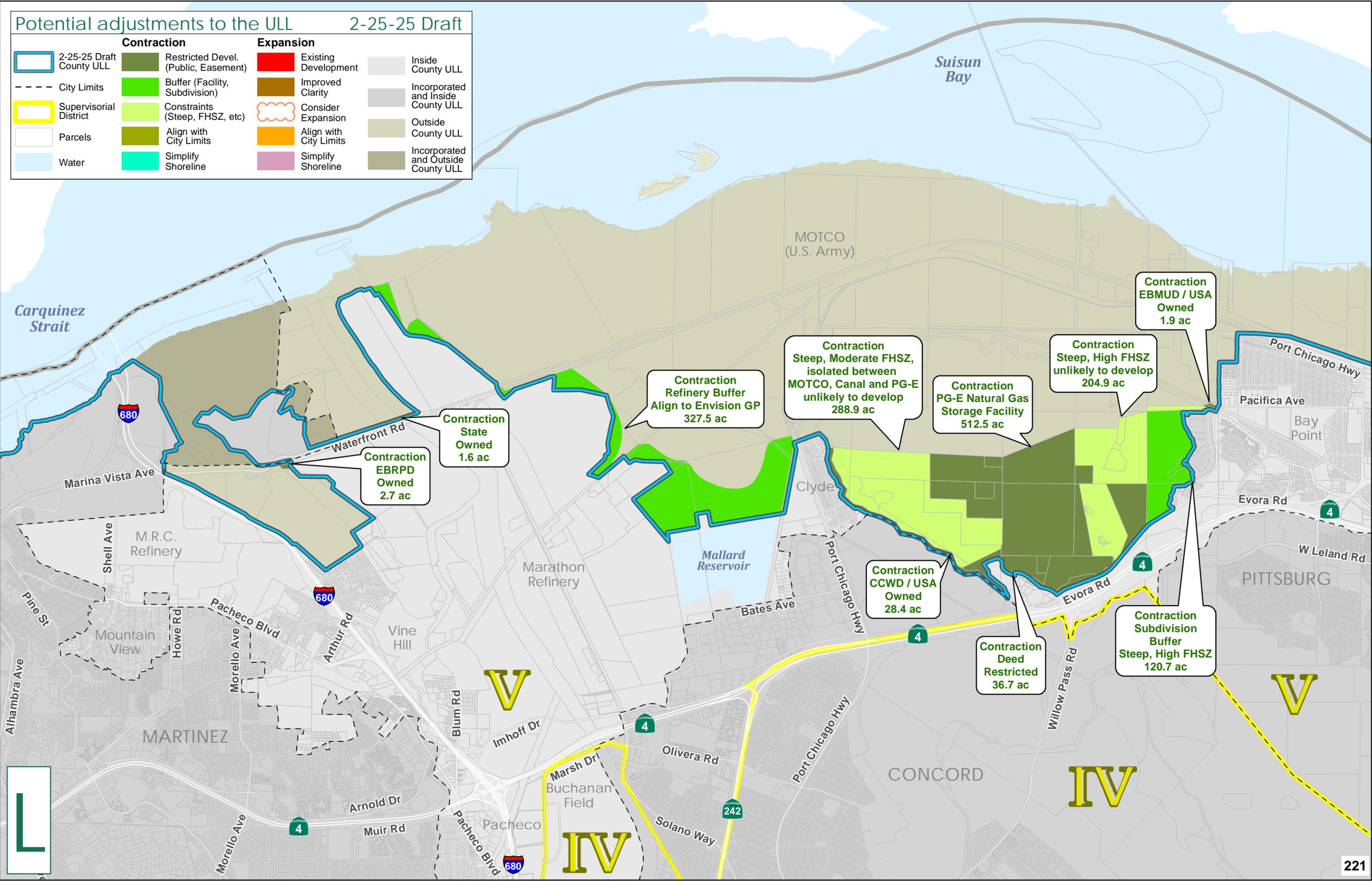
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



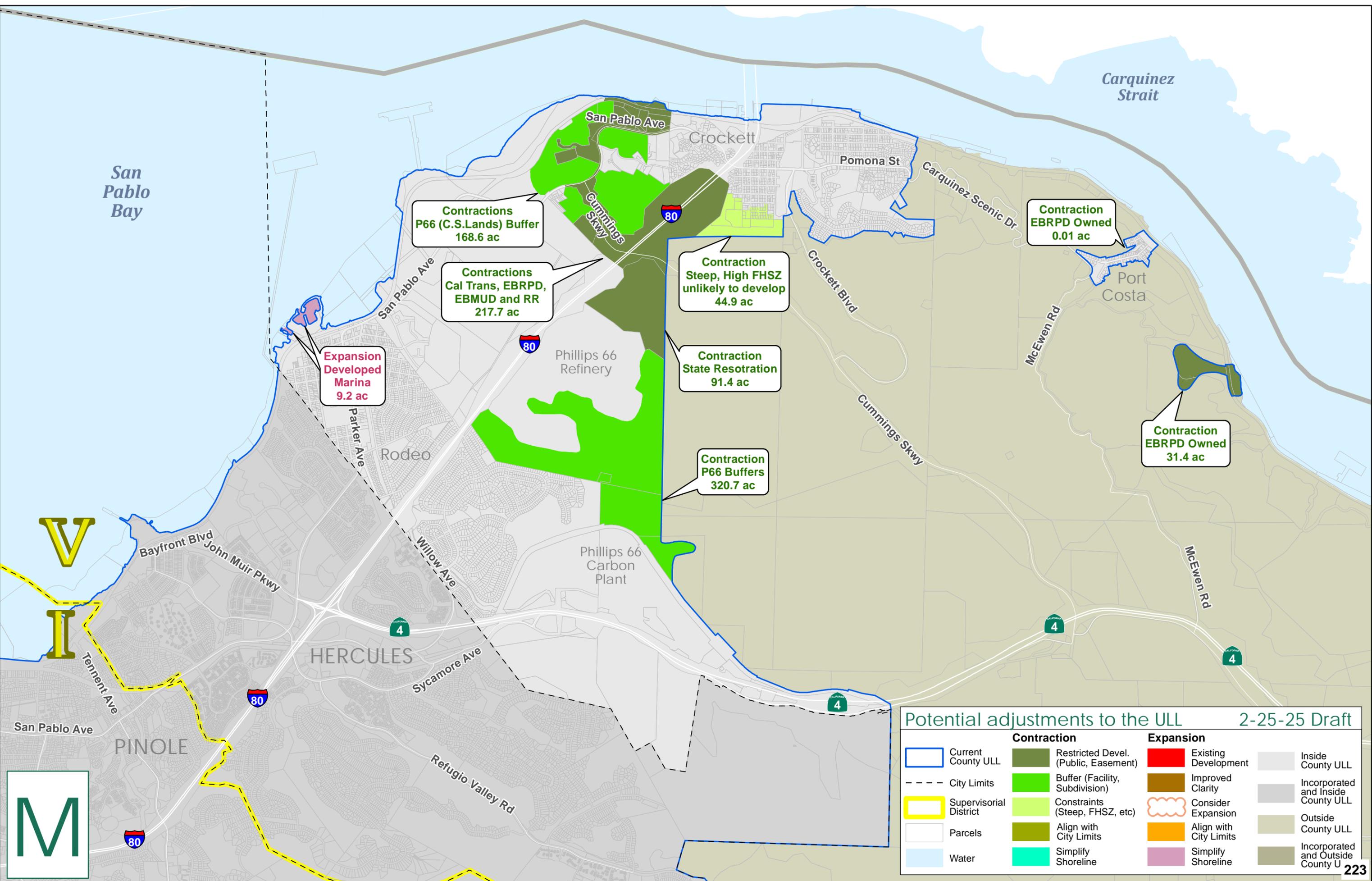
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County ULL
	Simplify Shoreline		



- Current County ULL
- 2-22-25 Draft County ULL
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**Contractions**  
P66 (C.S.Lands) Buffer  
168.6 ac

**Contractions**  
Cal Trans, EBRPD,  
EBMUD and RR  
217.7 ac

**Contraction**  
Steep, High FHSZ  
unlikely to develop  
44.9 ac

**Contraction**  
State Resotation  
91.4 ac

**Contraction**  
EBRPD Owned  
0.01 ac

**Contraction**  
EBRPD Owned  
31.4 ac

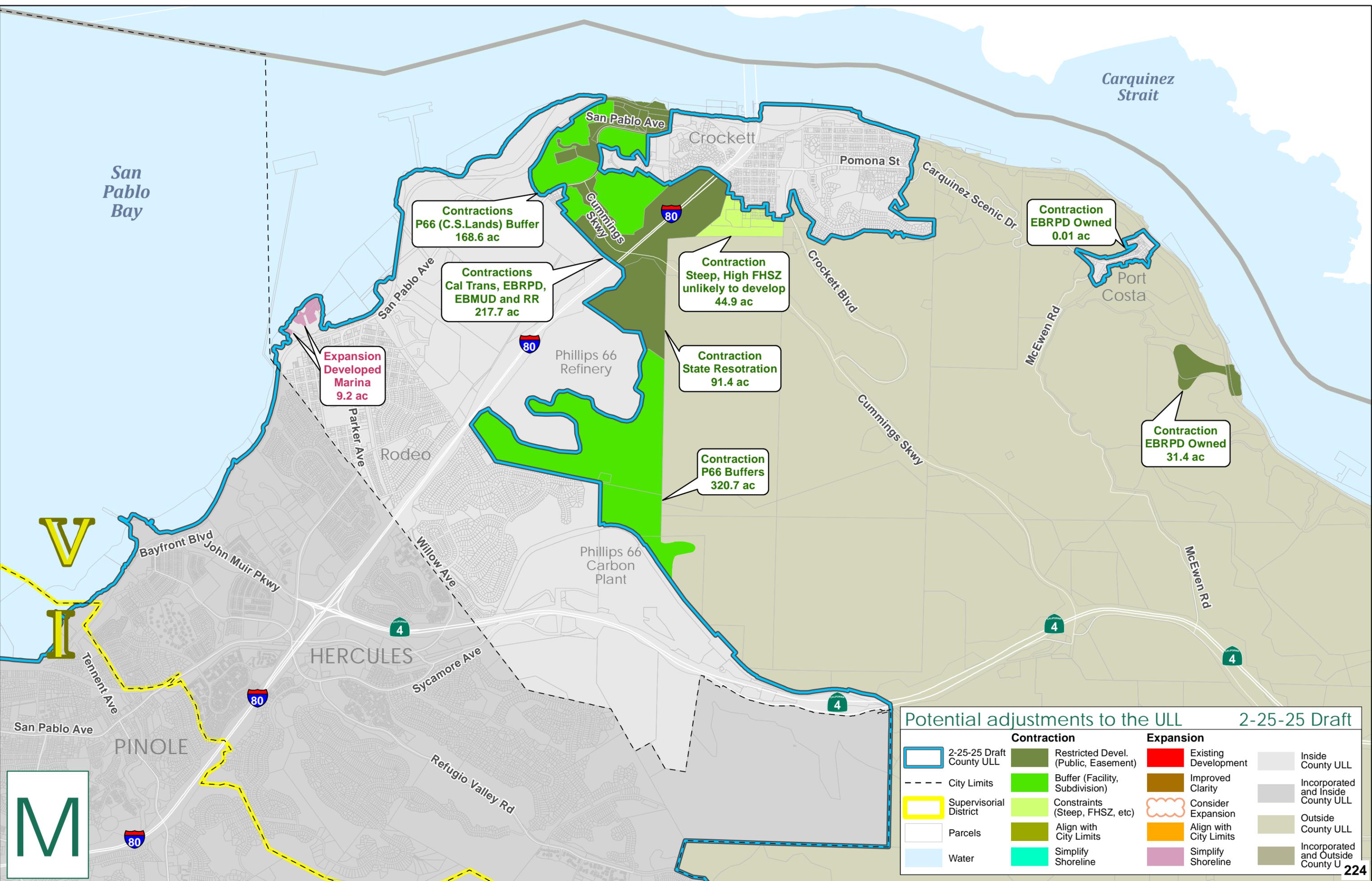
**Expansion**  
Developed  
Marina  
9.2 ac

**Contraction**  
P66 Buffers  
320.7 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Inside County ULL
	Buffer (Facility, Subdivision)		Incorporated and Inside County ULL
	Constraints (Steep, FHSZ, etc)		Outside County ULL
	Align with City Limits		Incorporated and Outside County U
	Simplify Shoreline		





**Contractions**  
P66 (C.S.Lands) Buffer  
168.6 ac

**Contractions**  
Cal Trans, EBRPD,  
EBMUD and RR  
217.7 ac

**Contraction**  
Steep, High FHSZ  
unlikely to develop  
44.9 ac

**Contraction**  
State Resotration  
91.4 ac

**Contraction**  
P66 Buffers  
320.7 ac

**Contraction**  
EBRPD Owned  
0.01 ac

**Contraction**  
EBRPD Owned  
31.4 ac

**Expansion**  
Developed  
Marina  
9.2 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Restricted Devel. (Public, Easement)
	Existing Development		Buffer (Facility, Subdivision)
	City Limits		Constraints (Steep, FHSZ, etc)
	Supervisory District		Align with City Limits
	Parcels		Simplify Shoreline
	Water		Align with City Limits
			Simplify Shoreline
			Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County U



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