TREE PERMIT
19 JAY COURT

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

COUNTY FILE #CDTP24-00064

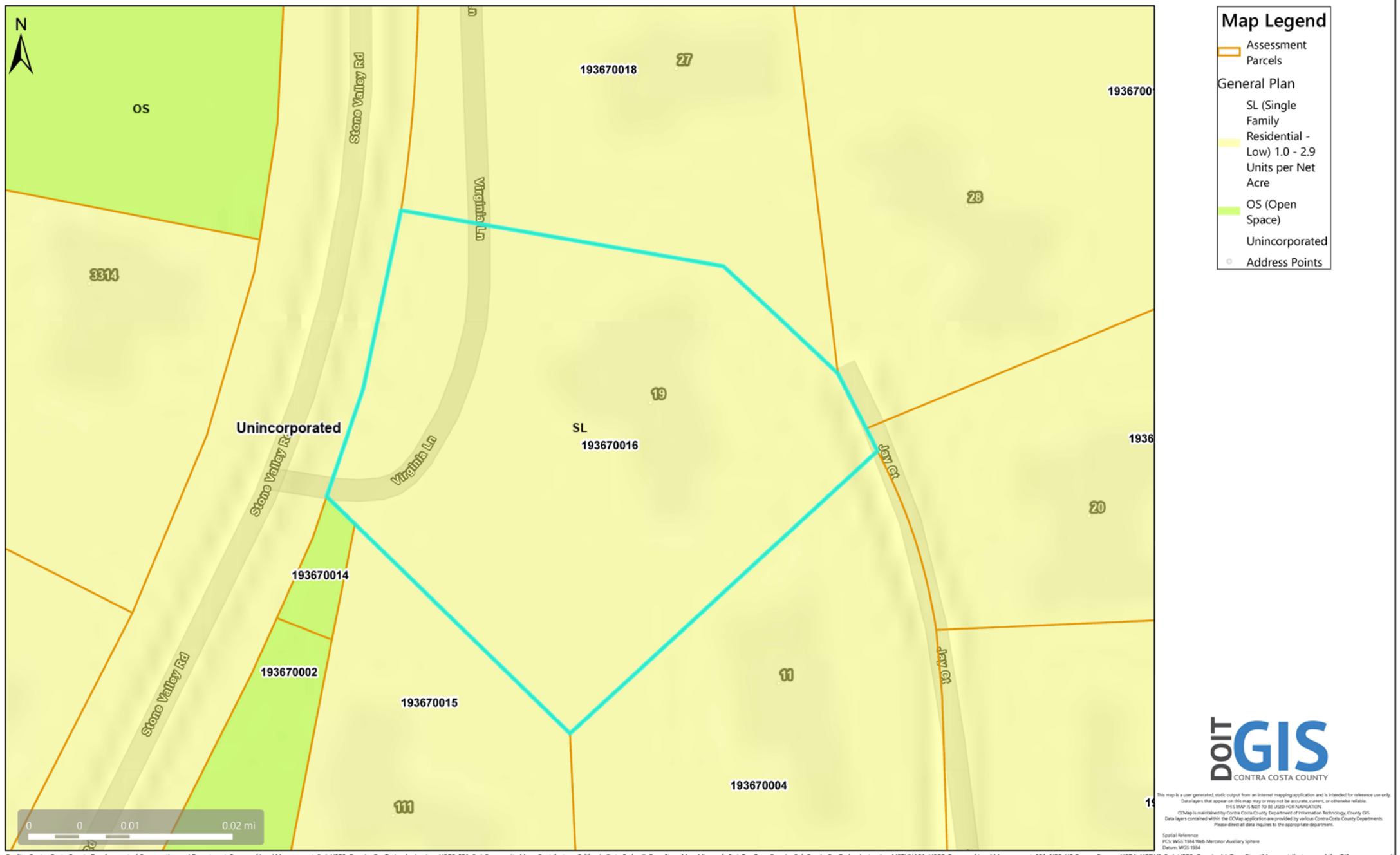
County Planning Commission

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



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Zoning: P-1
N
Stone Valley Rd
Virginia Ln
193670018
27
1936700
28
3314
19
Unincorporated
P-1
193670016
Jay Ct
1936
20
193670014
193670002
11
193670015
193670004
111
0 0 0.01 0.02 mi
Map Legend
Assessment Parcels
Zoning
ZONE_OVER
P-1 (Planned Unit)
Unincorporated
Address Points
DOIT GIS
CONTRA COSTA COUNTY
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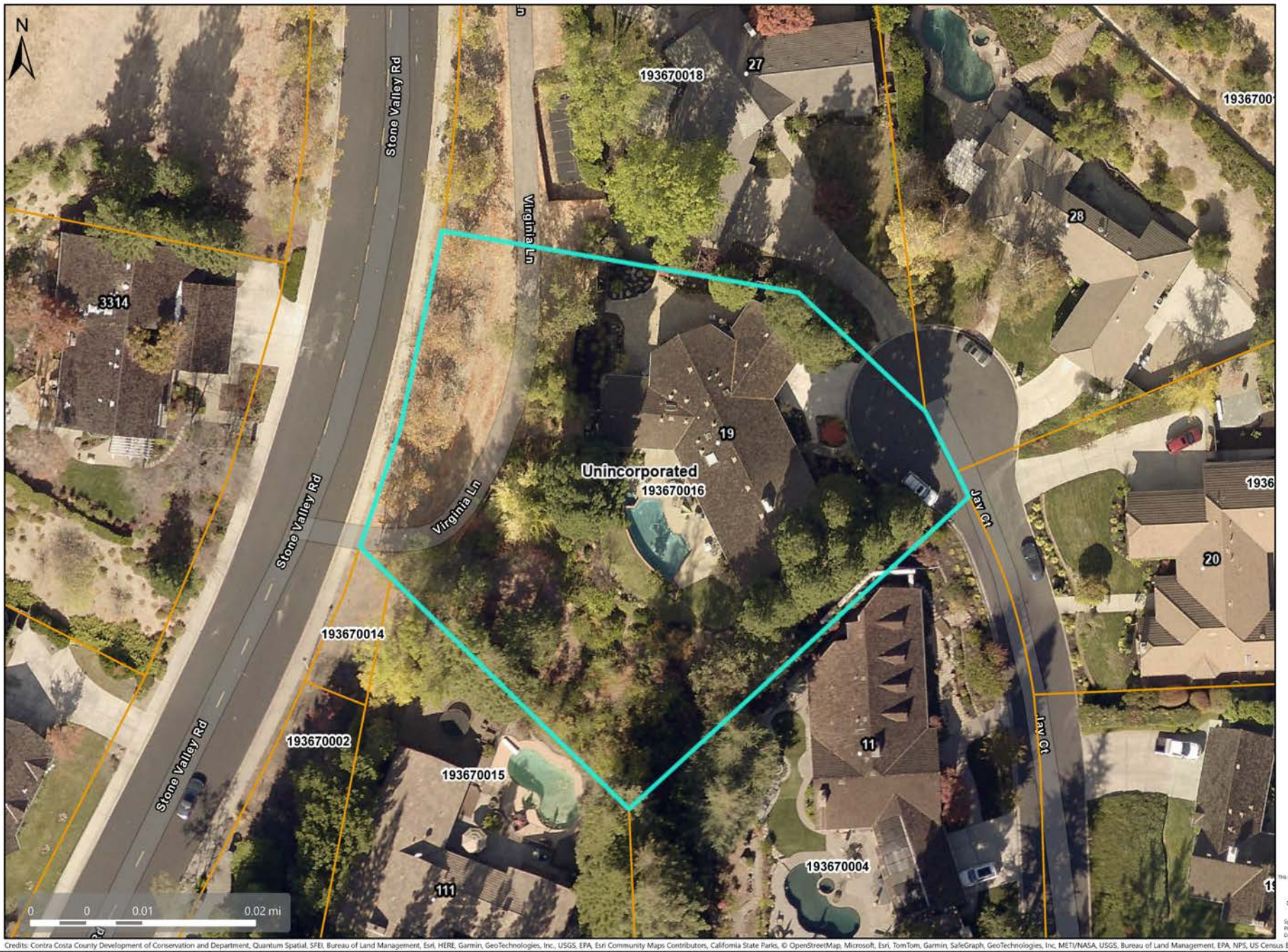
Aerial View



Map Legend

- Assessment Parcels
- Unincorporated
- Address Points

Aerials 2019

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

DOIT GIS
CONTRA COSTA COUNTY

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

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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

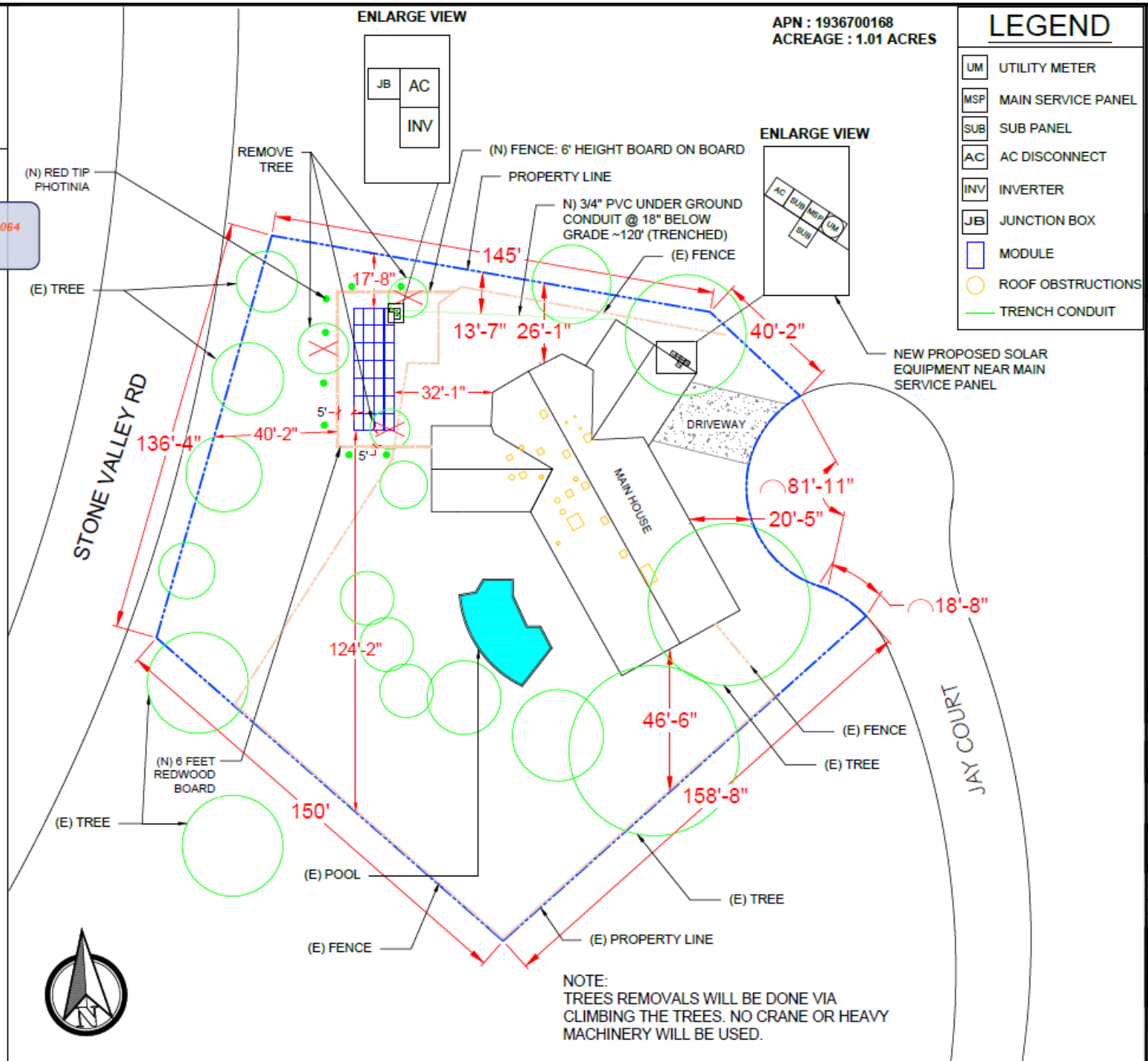
Adjacent Fenced Solar/PV System

NOTES:

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.

Revised

RECEIVED on 03/10/2025 CDTP24-00064
By Contra Costa County
Department of Conservation and Development



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

1 SITE PLAN

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

LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
ALI HAJIHASHEMI
C 84466
CIVIL
STATE OF CALIFORNIA
EXP. 09/30/2025
STAMPED 03/07/2025

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Current Renewables Engineering

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

CONTRACTOR INFO

freedom FOREVER

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; C45 – 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

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

RECEIVED on 09/26/2024 CDTP24-00064
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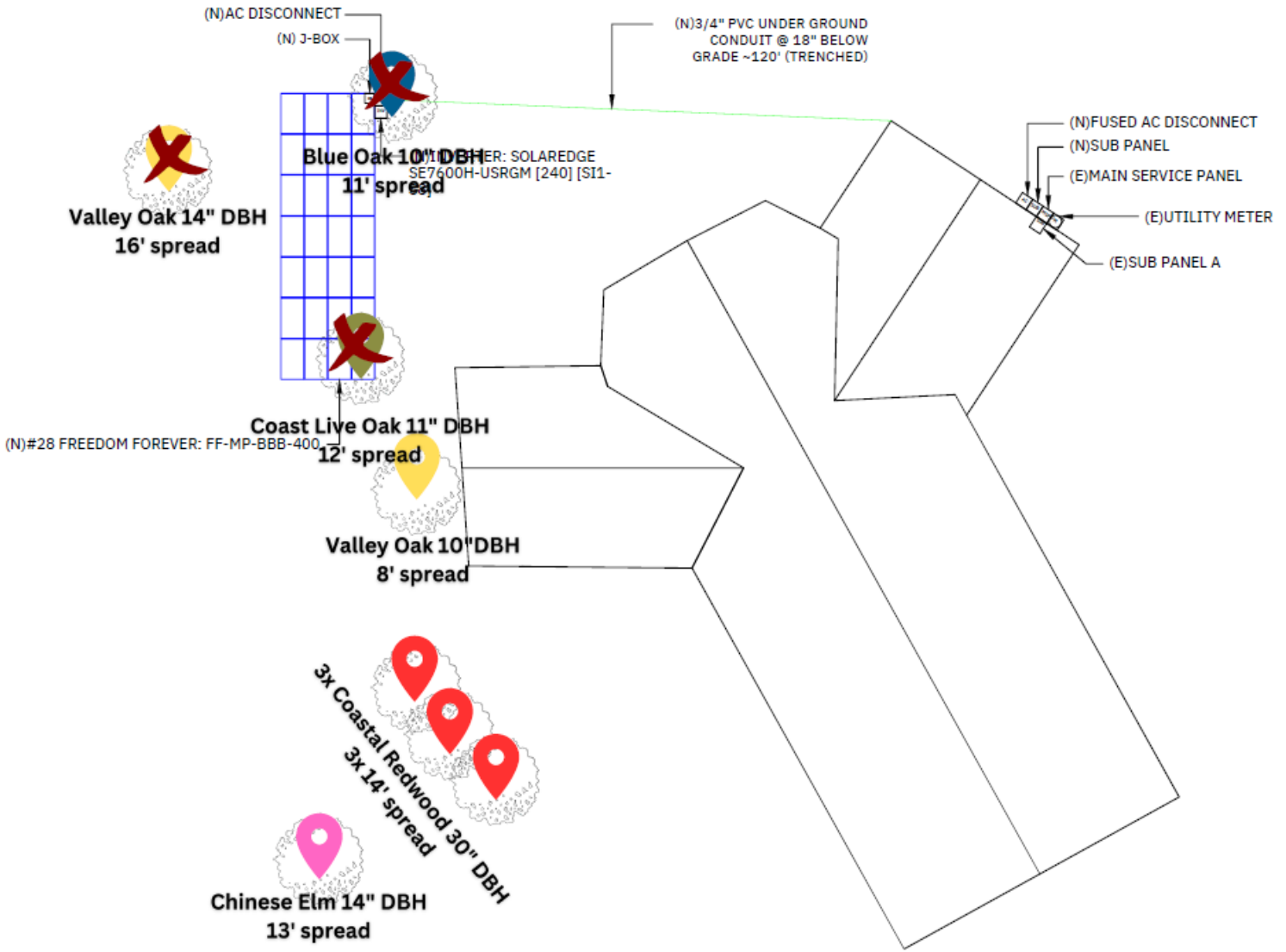

LEGEND

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

2 MOUNTING PLAN

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

REGISTERED PROFESSIONAL ENGINEER ALI HAJIHASHEMI C 84486 CIVIL STATE OF CALIFORNIA
EXP. 09/30/2023

5/8/2023

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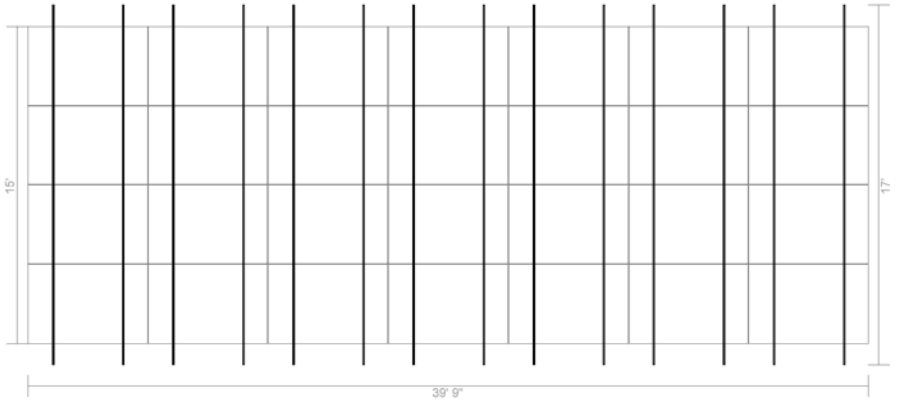
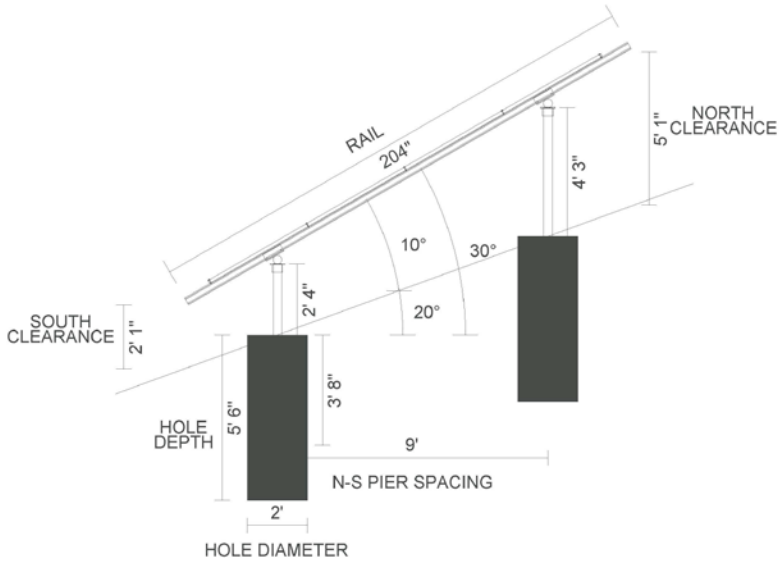
SHEET #	PV-3.0

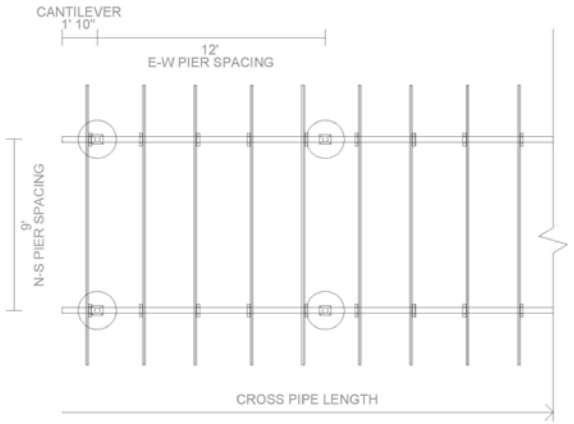
TITLE
MOUNTING PLAN

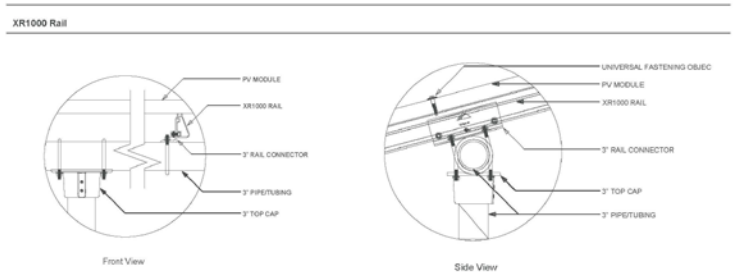
Sub array #1

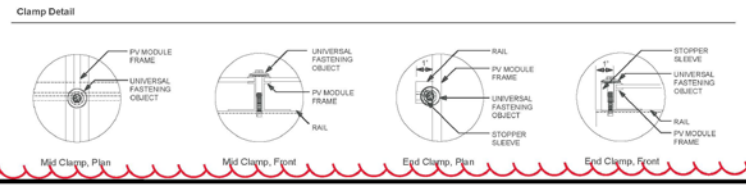
Rows	4	Columns	7	# Arrays	1
Area	39' 9" (EW) × 15' 2" (NS)	Rail type	XR1000	Diagonal bracing	no
E/W spacing	12'	Rail cantilever	3' 4"	Pipe cantilever	1' 10"
Piers/array	8	Total south piers	4 (6')	Total north piers	4 (7' 11")
Total cross pipes	2 (39' 9")	Total pipe length	135' 4"		
Shear	1,532 lbs	Moment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











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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?