TREE PERMIT APPEAL

19 JAY COURT, BRYAN RANCH, ALAMO

COUNTY FILE #CDTP24-00064

Board of Supervisors

October 21, 2025

Executive Summary

- This hearing is on an appeal of the County Planning Commission's decision to approve a tree permit for the removal of three oak trees (10-inch diameter blue oak tree, 14-inch diameter valley oak tree, 11-inch diameter coast live oak tree) for the installation of a new 673-square-foot residential ground-mounted solar power system with a maximum height of 5 feet.
- Two (2) appeals of the County Planning Commission's decision to approve the tree permit were filed, one from Robert Eisele and one from Judy Huggins, Heidi Welsh, and Tony Kalliaras on behalf of Bryan Ranch Homeowners.

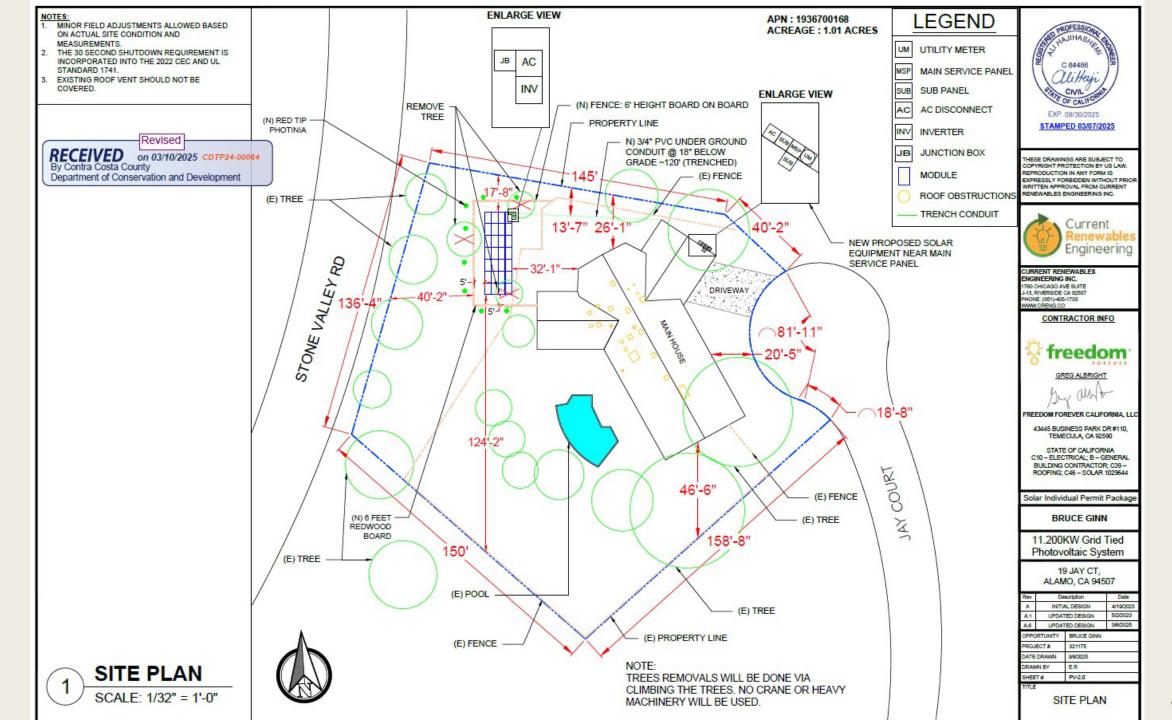


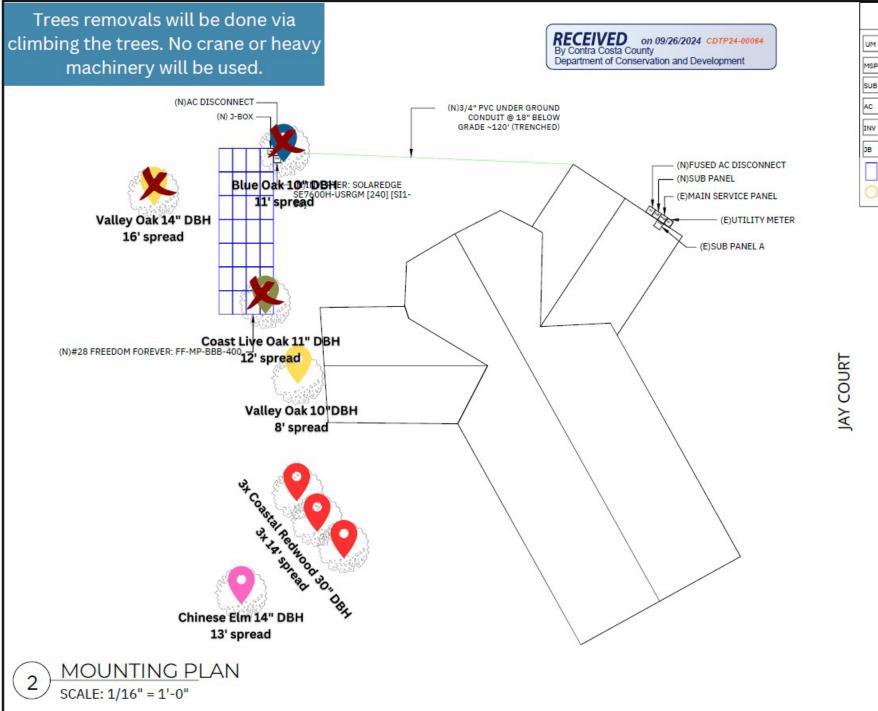












LEGEND

UTILITY METER

MSP MAIN SERVICE PANEL

SUB PANEL

AC DISCONNECT

INVERTER

JUNCTION BOX

MODULE

ROOF OBSTRUCTIONS

EXP. 09/30/2023

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

CONTRACTOR INFO



FREEDOM FOREVER CALIFORNIA, LL

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 Packag

BRUCE GINN

11.200KW Grid Tied Photovoltaic

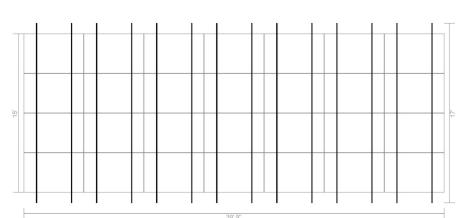
System 19 JAY CT, ALAMO, CA 94507

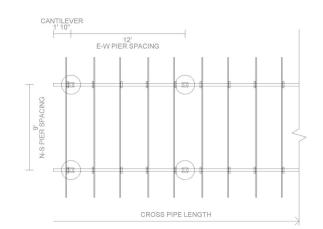
	-	0.00	
A	INIT	4/19/2023	
A1	UPDATED DESIGN		5/2/2023
A2	UPDA	TED DESIGN	5/9/2023
OPPORTUNITY		BRUCE GINN	100
PROJECT #		321175	

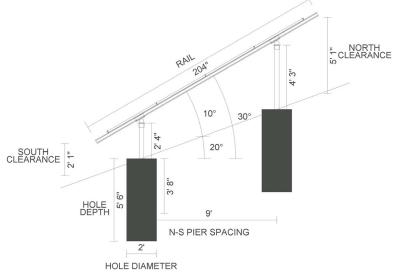
ATE DRAWN RAWN BY PV-3.0

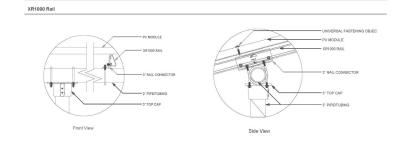
MOUNTING PLAN

Sub array #1 # Arrays Rows 4 Columns 7 39' 9" (EW) × 15' 2" (NS) Rail type Diagonal bracing Area XR1000 no E/W spacing Pipe cantilever 1' 10" 12' Rail cantilever 3' 4" 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









Clamp Detail Mid Clamp, Front End Clamp, Plan End Clamp, Front



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	De	scription	Date	
Α	INITIA	AL DESIGN	4/19/2023	
A.1	UPDA [*]	TED DESIGN	5/2/2023	
A.2	UPDA"	TED DESIGN	5/9/2023	
OPPO	RTUNITY	BRUCE GINN		
PROJ	ECT#	321175		
DATE	DRAWN	5/9/2023		
DRAV	VN BY	E.R		
SHEE	Τ#	PV-4.0		

STRUCTURAL

Appeals

- Two separate appeals of the Planning Commission's decision to approve the tree permit were received, one from Robert Eisele and one from Judy Huggins, Heidi Welsh, and Tony Kalliaras on behalf of Bryan Ranch Homeowners.
- The appeal points along with staff's responses can be found in the report to the Board.
- The appeal letters are included as attachments to the report.

Factors for Approval of Tree Permit

- Removal of the three code-protected oak trees is necessary for the installation and operation of allowed groundmounted solar panels.
- Solar panel location selected based on access to sunlight. Existing buildings and large mature redwood trees in the adjacent to the subject property limit access to sunlight elsewhere on the lot.

Recommendation

Deny the appeals and approve the tree permit as recommended by staff.

QUESTIONS?