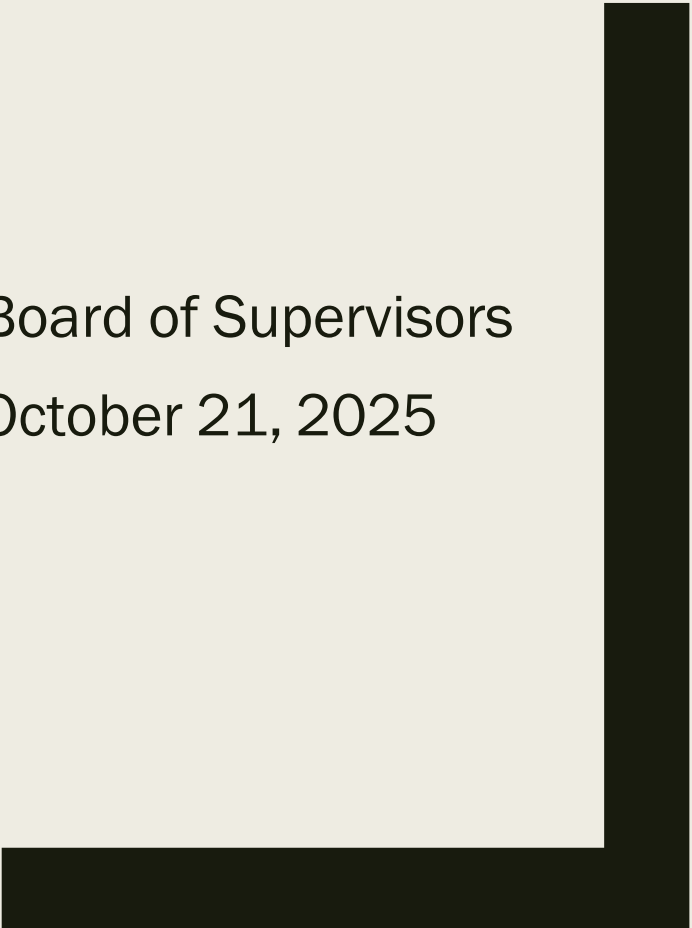


TREE PERMIT APPEAL

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.



Approximate
location of
subject oak trees.

19 Jay Court
Alamo, CA

Google Maps

Imagery ©2025 Airbus, Vexcel Imaging US, Inc., Map data ©2025 United States Terms Privacy Send Product

Subject Trees for Removal



10-inch blue oak

11-inch coast live oak

14-inch valley oak



Stone Valley Road Frontage (January 2025)



Stone Valley Road Frontage (September 2025)



Stone Valley Road Frontage (January 2025)

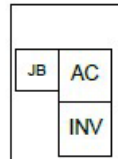
NOTES:

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 CDP24-00064
By Contra Costa County
Department of Conservation and Development

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	MODULE
ROOF OBSTRUCTIONS	ROOF OBSTRUCTIONS
TRENCH CONDUIT	TRENCH CONDUIT



EXP: 09/30/2025
STAMPED 03/07/2025

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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; C45 - SOLAR 1029644

Solar Individual Permit Package

BRUCE GINN

11.200KW Grid Tied
Photovoltaic System

19 JAY CT,
ALAMO, CA 94507

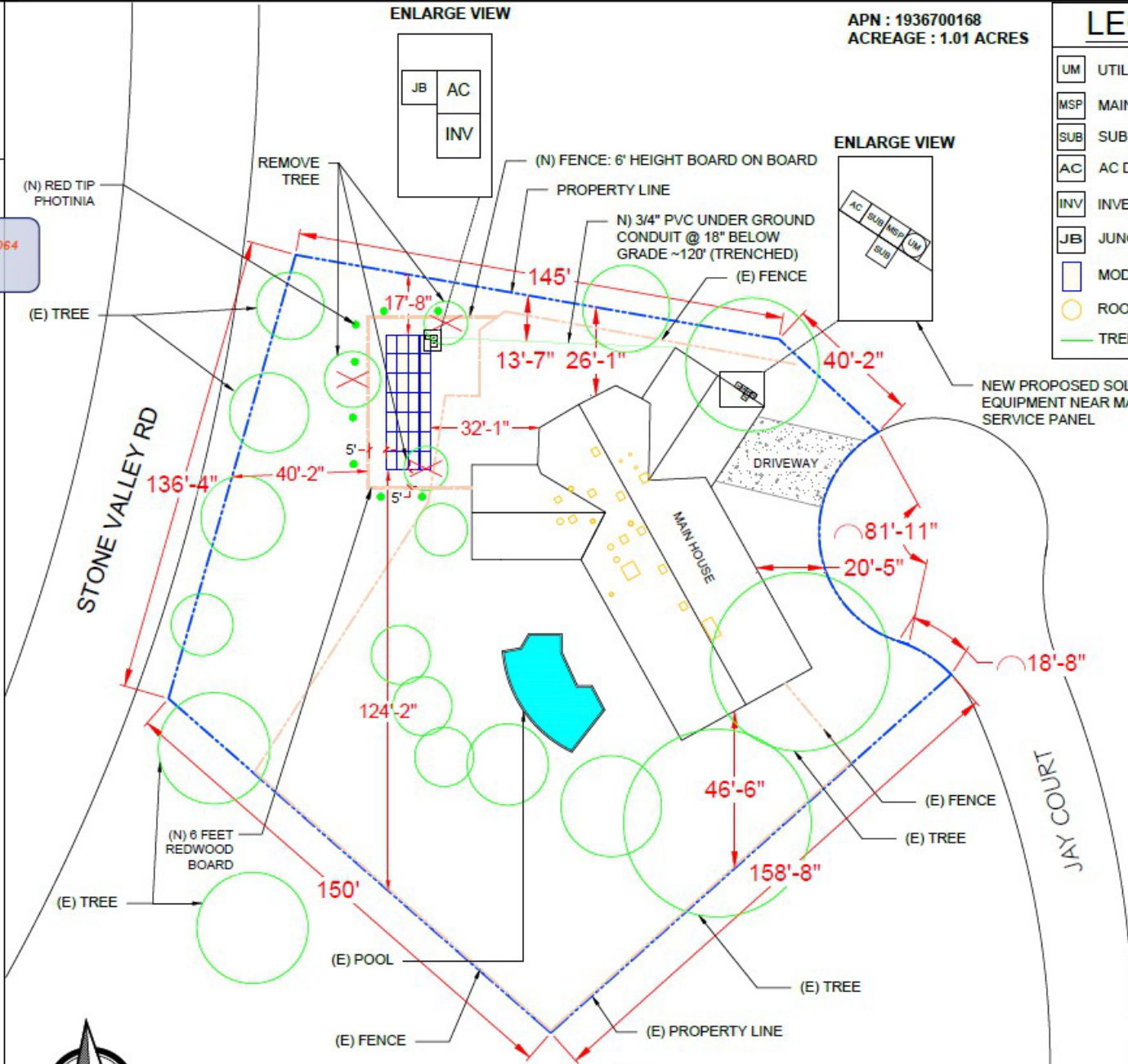
Rev	Description	Date
A	INITIAL DESIGN	4/19/2023
A.1	UPDATED DESIGN	5/2/2023
A.5	UPDATED DESIGN	3/6/2025

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

TITLE
SITE PLAN

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 COTP24-00064
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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BUILDING CONTRACTOR; C39 -
ROOFING; C46 - SOLAR 1029644

Solar Individual Permit Package

BRUCE GINN

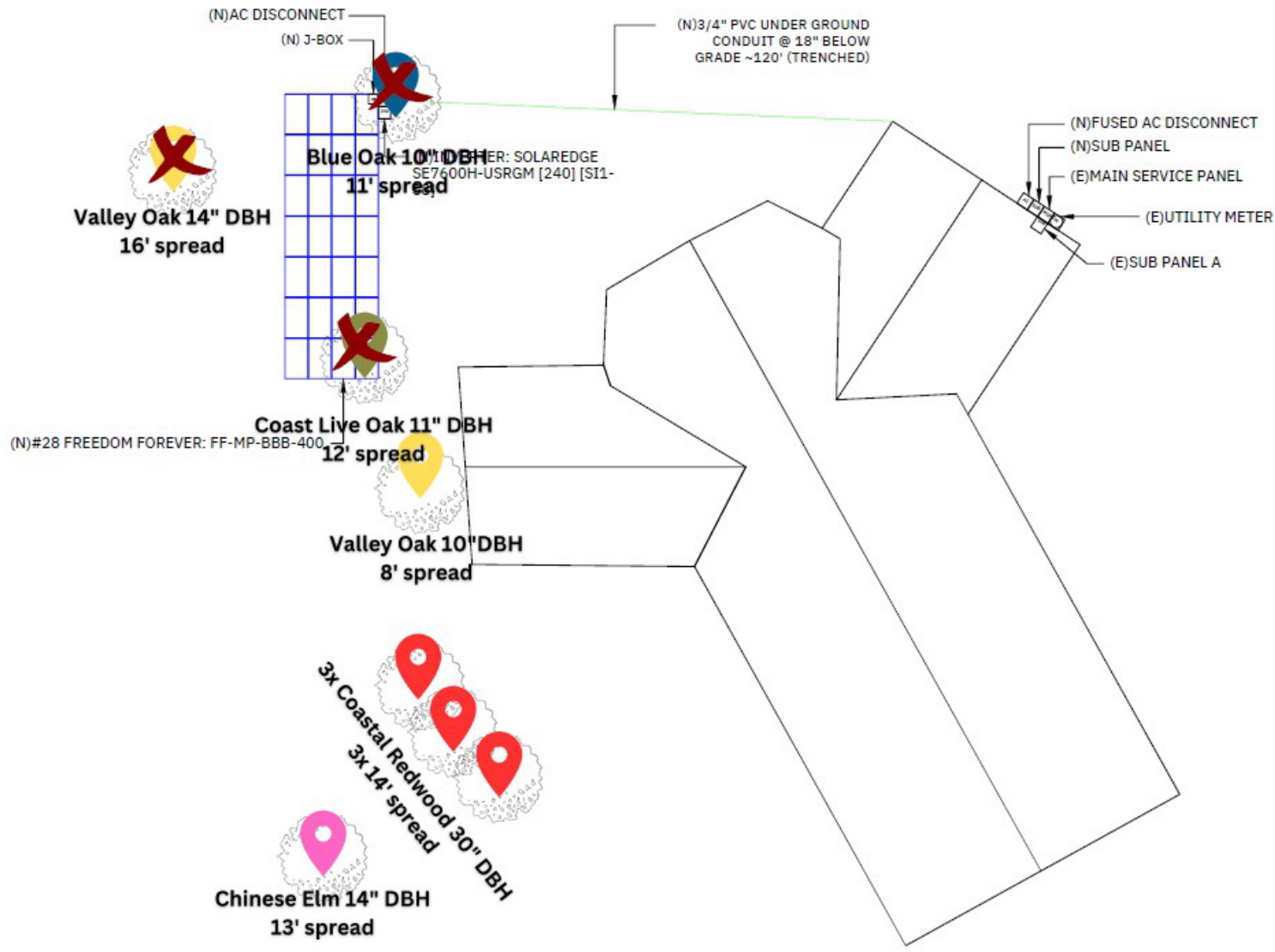
11.200KW Grid
Tied Photovoltaic
System
19 JAY CT,
ALAMO, CA 94507

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

TITLE
MOUNTING PLAN

JAY COURT

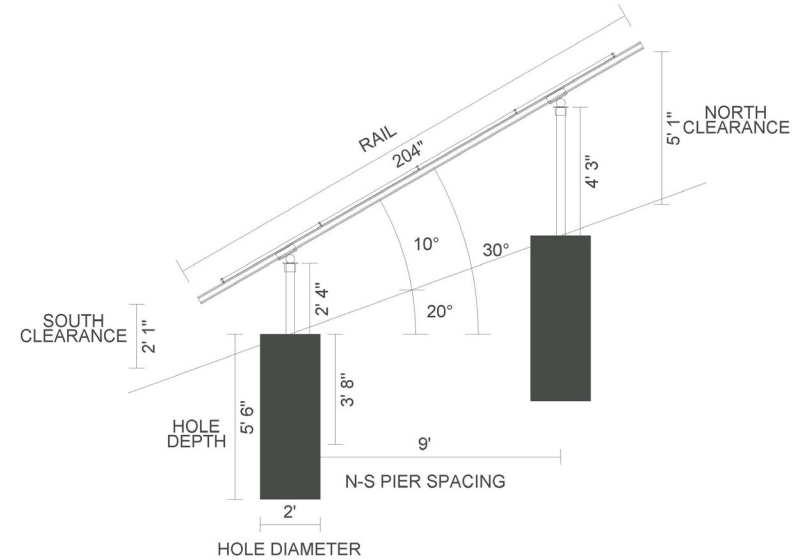
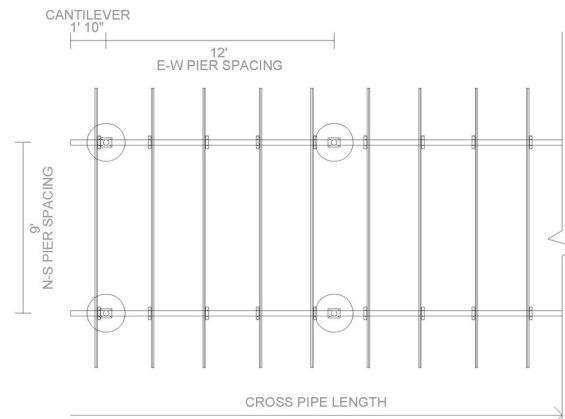
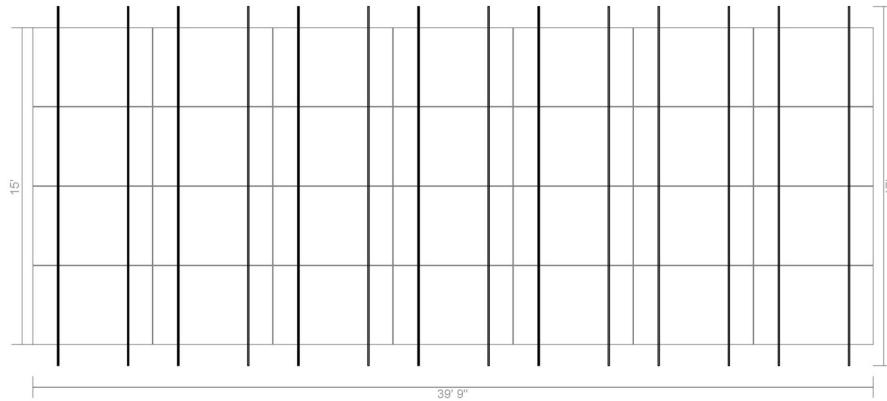


2 MOUNTING PLAN
SCALE: 1/16" = 1'-0"

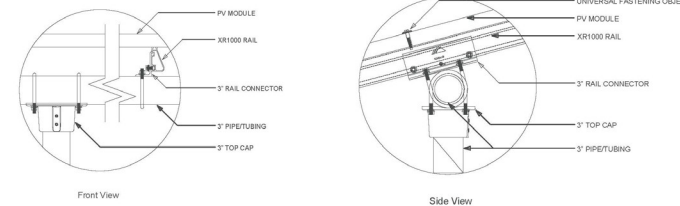


Sub array #1

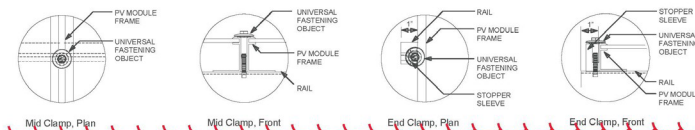
Rows	4	Columns	7	# Arrays	1
Area	39' 9" (EW) × 15' 2" (NS)	Rail type	XR1000	Diagonal bracing	no
E/W spacing	12'	Rail cantilever	3' 4"	Pipe cantilever	1' 10"
Piers/array	8	Total south piers	4 (6')	Total north piers	4 (7' 11")
Total cross pipes	2 (39' 9")	Total pipe length	135' 4"		
Shear	1,532 lbs	Moment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



XR1000 Rail



Clamp Detail



5/8/2023

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

STRUCTURAL

Appeals

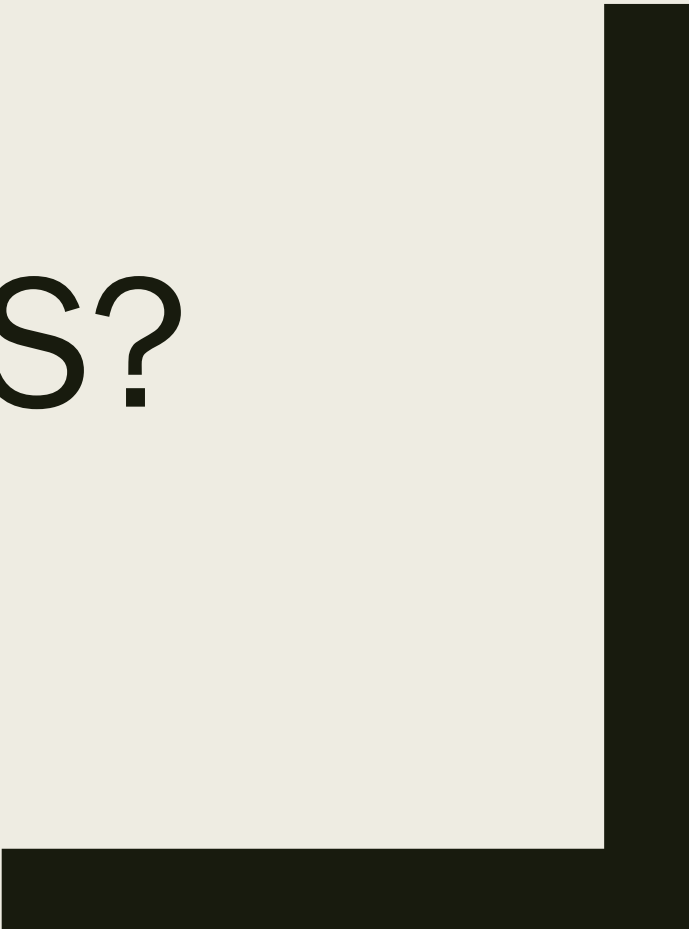
- Two separate appeals of the Planning Commission's decision to approve the tree permit were received, one from Robert Eisele and one from Judy Huggins, Heidi Welsh, and Tony Kalliaras on behalf of Bryan Ranch Homeowners.
- The appeal points along with staff's responses can be found in the report to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