

*The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400. Personal sound amplifiers are available for the hearing impaired.*

*All meetings are electronically recorded.*

*Any member of the Audience desiring to address the Board:*

- \* Complete a speaker form and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;*
- \* After receiving recognition from the Chair, please walk to the rostrum, located directly in front of the Chair, state your name and address, and then begin your comments;*
- \* Each speaker may be limited to three (3) minutes.*

*Only items on the agenda may be acted upon. Open Forum is provided for any member of the public wishing to speak on an item not on the agenda. The three minute limit will apply.*

## **Agenda**

### **East County Board of Zoning Adjustments**

### **Thursday, November 18, 2004**

#### **Field Trip**

Time: 9:00 a.m.

Place: Public Works Operations Building, 4825 Gleason Drive, Dublin, California

Note: The Board will adjourn to the field and will reconvene at 1:30 p.m. for the Regular Meeting in the Public Works Operations Building, 4825 Gleason Drive, Dublin, California.

1. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8144** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna) in an “A” (Agricultural) District, located at 16163 Grant Line Road, south side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-01. (Continued from May 1, June 26, July 24, September 25, December 11, 2003; February 19, April 29, July 29, September 23 and October 28, 2004).
2. **AT&T WIRELESS/JOSE and JOSEFINA AVILA, CONDITIONAL USE PERMIT, C-8195** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna), in an “A” (Agricultural) District, located at 16163 Grant Line Road, east side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-00. (Continued from September 25, December 11, 2003; February 19, March 25, April 29, July 29, September 23 and October 28, 2004).
3. **CALCOM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8221** – Application to allow a radio transmission facility (cellular telephone antenna facility) in an “A-B-E” (Agricultural, 160 square feet Minimum Building Site Area) District, located at 16163 Grantline Road, east side, corner southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-06.
4. **ALAN and CATHY CERRO, CONDITIONAL USE PERMIT, C-8314** – Application to allow continued operation of a commercial boarding facility for 35 horses with the expansion for up to 60 horses, continued occupancy of a temporary agricultural caretaker’s unit, and recognition of a second permanent caretaker unit,, in an “A” (Agricultural) District, located at 4758 Cross Road, north side, approximately 0.444 miles northwest of Reuss Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2003-001-00. (Continued from September 23 and October 28, 2004).
5. **CALCOM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8330** – Application to allow continued operation of a telephone communications facility and addition of a GPS antenna, in an “A” (Agricultural) District, located at 38000 Palomares Road, east side, corner of Niles Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-5500-001-16.
6. **DAVID and REGINA THEOBALD, CONDITIONAL USE PERMIT, C-8332** – Application to allow expansion of an existing senior residential care facility from six to ten residents, in a P-D (Planned Development) District, located at 9893 Dublin Canyon Road, south side, approximately 1.57 miles east of Palomares Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 085A-6401-007-00.

Regular Meeting

Time: 1:30 p.m.

Place: Public Works Operations Building, 4825 Gleason Drive, Dublin, California

A. Call to Order/Roll Call

B. Open Forum

C. Consent Calendar

1. **JOSE and MARIAM DaSILVA, CONDITIONAL USE PERMIT, C-8119** – Application to allow retention of unpermitted boarding stables for 20 horses and expansion to 40 horses, in a R-1-L-B-E (Single Family Residence, Limited Agricultural, 5 acre Minimum Building Site) District, located at 5100 Raymond Road, north side, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 902-0003-002-00. (Continued from May 27, June 10, July 29 and September 23, 2004; to be continued without discussion to December 9, 2004).
2. **MARK and SHELLY SKINNER/ROBERT DEFILLO, CONDITIONAL USE PERMIT, C-8273** – Application to allow a horse boarding facility for 45 horses with riding arena and round pen, in an “A” (Agricultural) District, located at 41798 Vargas Road, north side, approximately 0.4 mile north of Mission Boulevard, unincorporated Fremont area of Alameda County, bearing Assessor’s Parcel Number: 0096-0056-013-00. (Continued from February 19, March 25, April 29, May 27, July 29, September 23, and October 28, 2004; to be continued without discussion to December 9, 2004).
3. **MICHAEL J. ECKERT, CONDITIONAL USE PERMIT, C-8309** – Application to allow operation of a small winery and tasting room, in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre Minimum Building Site Area, 100 feet Minimum Lot Width, 30 feet Front Yard Setback) District, located at 2416 Marina Avenue, north side, approximately 0.263 miles east of Arroyo Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0700-011-03. (Continued from August 12 and September 23, 2004; to be continued without discussion to December 9, 2004).
4. **BIOSOLIDS RECYCLING, CONDITIONAL USE PERMIT, C-8311** – Application to allow continued operation of a biosolids landspreading facility, in an “A” (Agricultural) District, located on Jess Ranch Road, south side, approximately 0.2 miles west of Grantline Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-6400-002-06. (Continued from September 23 and

October 28, 2004; to be continued without discussion to January 27, 2005).

5. **SUNOL VALLEY GOLF COURSE, CONDITIONAL USE PERMIT, C-8317** – Application to modify improvements to an existing outdoor recreation facility by the relocation of the existing maintenance yard and to up-grade the existing irrigation system, in an “A” (Agricultural) District, located at 6900 Mission Road, north side, end of Andrade Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0056-015-02. (Continued from August 12, September 23 and October 28, 2004; to be continued without discussion to December 9, 2004).

#### D. Regular Calendar

1. **CINGULAR WIRELESS, CONDITIONAL USE PERMIT, C-8144** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna) in an “A” (Agricultural) District, located at 16163 Grant Line Road, south side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-01. (Continued from May 1, June 26, July 24, September 25, December 11, 2003; February 19, April 29, July 29, September 23 and October 28, 2004).
2. **AT&T WIRELESS/JOSE and JOSEFINA AVILA, CONDITIONAL USE PERMIT, C-8195** – Application to allow continued operation of a radio transmission facility (cellular telephone antenna), in an “A” (Agricultural) District, located at 16163 Grant Line Road, east side corner, southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-00. (Continued from September 25, December 11, 2003; February 19, March 25, April 29, July 29, September 23 and October 28, 2004).
3. **WINDWORKS, INC., CONDITIONAL USE PERMIT, C-8216** – Application to allow continued operation of an existing wind generation facility, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 12251 North Flynn Road, east side of South Flynn Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1810-001-00. (Continued from November 13, December 11, 2003; January 29, February 19, March 25, April 29, July 29, August 12 and September 23, 2004).
4. **ALTAMONT INFRASTRUCTURE COMPANY/ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY, CONDITIONAL USE PERMIT, C-8243** – Application to allow continued operation of an existing wind generation facility consisting of 404 turbines, in an “A-B-E” (Agricultural, 160 acre Minimum Building Site Area) District, located at 11700 and 11701 North Flynn Road, east corner, southwest of South Flynn Road, unincorporated Livermore area of

Alameda County, bearing Assessor’s Parcel Numbers: 099A-1770-002-01, 099A-1770-002-02, 099A-1770-002-03, 099A-1780-001-04, 099A-1790-003-00 and 099A-1810-001-00. (Continued from August 12 and September 23, 2004).

- 5. **CALCOM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8221**  
– Application to allow a radio transmission facility (cellular telephone antenna facility) in an “A-B-E” (Agricultural, 160 square feet Minimum Building Site Area) District, located at 16163 Grantline Road, east side, corner southeast of Altamont Pass Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7700-004-06.
  
- 6. **ALAN and CATHY CERRO, CONDITIONAL USE PERMIT, C-8314**  
– Application to allow continued operation of a commercial boarding facility for 35 horses with the expansion for up to 60 horses, continued occupancy of a temporary agricultural caretaker’s unit, and recognition of a second permanent caretaker unit,, in an “A” (Agricultural) District, located at 4758 Cross Road, north side, approximately 0.444 miles northwest of Reuss Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2003-001-00. (Continued from September 23 and October 28, 2004).
  
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- E. Approval of Minutes – October 28, 2004
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING  
THURSDAY, DECEMBER 9, 2004**