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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, March 24, 2005

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. **ARIS KRIMETZ/WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8370** – Application to allow continued operation of a winery with winery-related activities, in an A-CA (Agricultural – Cultivated Agriculture) District, located at 3005 Mines Road, west side, corner of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2300-001-04.

2. **ROBERT G. HIBNER, DVM, CONDITIONAL USE PERMIT, C-8373** – Application to allow continued operation of a veterinary hospital, in an ‘A’ (Agricultural) District, located at 2110 Greenville Road, east side, corner of Patterson Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-1650-001-03.

3. **PAUL MASON, VARIANCE, V-11911** – Application to approve as a building site a parcel reduced in size from 1.90 acres to 1.088 acres and construction of a new single family home providing a seven foot front yard where 20 feet is required, in a PD-ZU-2078 and MZU-1767 (Planned Development, 2078th Zoning Unit and 1767th Modified Zoning Unit) District, located at 11825 Niles Canyon Road, south side, southeast corner of Western Pacific Railroad Tracks, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0140-021-00.

4. **THOMAS VARDELL/FRANK YAO, VARIANCE, V-11914** – Application to approve as a building site one parcel reduced in size from the minimum 5 acres to 1.97 acres, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Use, 5 acre Minimum Building Site Area) District, located at 947 Sycamore Road, southwest corner of the intersection with Alisal Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0949-0007-001-07.

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. **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, September 23, October 28 and November 18, 2004, January 27, February 10 and 24, 2005; to be continued without discussion to April 28, 2005).
2. **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, September 23, October 28, November 18, 2004, January 27, February 10 and 24, 2005; to be continued without discussion to April 28, 2005).
3. **BIOSOLIDS RECYCLING, CONDITIONAL USE PERMIT, C-8311** - Application to allow continued operation of a sanitary landfill (land spreading of biosolids/digested sewage sludge) in an "A" (Agriculture) District, located in Section 26, off of Jess Ranch Road, approximately 1.5 miles west of Grant Line Road, in Unincorporated Mountain House Area of Alameda County, Designated Assessor's Parcel Numbers: 99B-6400-2-6 and 99B-7800-9. (Continued from September 23, October 28, November 18, 2004, and January 27, 2005; to be continued without discussion to April 28, 2005).

D. Regular Calendar

1. **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, September 23, November 18, 2004 and January 27, 2005).

2. **AT&T WIRELESS SERVICES, INC., CONDITIONAL USE PERMIT, C-8343** – Application to allow continued operation of a wireless communication facility, in an “A” (Agricultural) District, located at 38000 Palomares Road, east side, northeast corner of Niles Canyon Road, Fremont area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 085A-5500-001-16 (Continued from January 27 and February 24, 2005).
3. **CLIFTON MATHEWS, CONDITIONAL USE PERMIT, C-8352** - Application to allow operation of an outdoor recreational facility (Paintball Park) in an “A” (Agricultural) District located at 3726 May School Road, north side, 0.35 miles west of the intersection with Dagnino Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 0902-0004-007-00. (Continued from January 27 and February 24, 2005).
4. **NEXTEL COMMUNICATIONS, CONDITIONAL USE PERMIT, C-8366** – Application to allow continued operation of an unmanned wireless communications facility, in an “A” (Agricultural) District, located at 11600 Pleasanton-Sunol Road, east side, corner of Paloma Way, Sunol area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 0096-0376-007-02. (Continued from February 24, 2005).
5. **ARIS KRIMETZ/WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8370** – Application to allow continued operation of a winery with winery-related activities, in an A-CA (Agricultural – Cultivated Agriculture) District, located at 3005 Mines Road, west side, corner of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2300-001-04.
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8. **THOMAS VARDELL/FRANK YAO, VARIANCE, V-11914** –
Application to approve as a building site one parcel reduced in size from the minimum 5 acres to 1.97 acres, in an R-1-L-B-E (Single Family Residence, Limited Agricultural Use, 5 acre Minimum Building Site Area) District, located at 947 Sycamore Road, southwest corner of the intersection with Alisal Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 0949-0007-001-07.

- E. Approval of Minutes – February 24, 2005

- F. Staff Comments & Correspondence

- G. Board Announcements, Comments & Reports

- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, APRIL 28, 2005**