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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.

Revised Agenda

East County Board of Zoning Adjustments

Thursday, April 28, 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. **THOMAS and SANDRA CARROLL, CONDITIONAL USE PERMIT, C-8254** – Application to allow continued operation of a horse boarding facility for up to 100 horses and occupancy of a mobile home by a caretaker, in an “A” (Agricultural) District, located at 3660 Cross Road, southeast side, approximately 1.5 miles northeast of Tesla Road, Livermore area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 099A-1850-001-03.

2. **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.

3. **PETER L. WARD, CONDITIONAL USE PERMIT, C-8386** – Application to allow continued operation of a dog and cat kennel for up to 150 animals and continued occupancy of mobile homes by caretakers, in an “A” (Agricultural) District, located at 5815 Mission Road, south side, approximately 1.5 miles west of Andrade Road, Sunol area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0096-0001-003-04.

4. **JOHN R. VAN MATRE, CONDITIONAL USE PERMIT, C-8388** – Application to allow operation of a kennel for up to 50 dogs, in an “A” (Agricultural) District, located at 2250 North Livermore Avenue, west side, approximately 700 miles north of U.S. Hwy 50, Livermore area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0903-0008-004-14.

5. **KAMRAN SHARAREH, VARIANCE, V-11918** – Application to allow construction of an attached addition (balcony) so as to provide a 26 foot front yard where 30 feet are required, in a P-D (Planned Development) District, located at 47 Upper Golf Road, west side, approximately 429 feet south of Castlewood Drive, Pleasanton area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0946-4391-013-00.

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. **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, and March 24, 2005; to be continued without discussion to May 19, 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, and March 24, 2005; to be continued without discussion to May 19, 2005).

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 (Planned Development) 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 (Continued from March 24, 2005; to be continued without discussion to June 23, 2005).

D. Regular Calendar

1. **THOMAS and SANDRA CARROLL, CONDITIONAL USE PERMIT, C-8254** – Application to allow continued operation of a horse boarding facility for up to 100 horses and occupancy of a mobile home by a caretaker, in an “A” (Agricultural) District, located at 3660 Cross Road, southeast side, approximately 1.5 miles northeast of Tesla Road, Livermore area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 099A-1850-001-03.

2. **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, January 27 and March 24, 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, January 27 and March 24, 2005; to be continued without discussion to April 28, 2005).
4. **PETER L. WARD, CONDITIONAL USE PERMIT, C-8386** – Application to allow continued operation of a dog and cat kennel for up to 150 animals and continued occupancy of mobile homes by caretakers, in an “A” (Agricultural) District, located at 5815 Mission Road, south side, approximately 1.5 miles west of Andrade Road, Sunol area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0096-0001-003-04.
5. **JOHN R. VAN MATRE, CONDITIONAL USE PERMIT, C-8388** – Application to allow operation of a kennel for up to 50 dogs, in an “A” (Agricultural) District, located at 2250 North Livermore Avenue, west side, approximately 700 miles north of U.S. Hwy 50, Livermore area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0903-0008-004-14.
6. **DELWYN LOUNSBURY, VARIANCE, V-11895** – Application to approve as a building site one parcel reduced in size from 100 acres to 40.82 acres without frontage on an approved county road, in an A-CA (Cultivated Agriculture) District, located on Mines Road, west side, approximately 686 feet west of Del Valle Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2420-006-03. (Continued from February 10 and 24, 2005).
7. **KAMRAN SHARAREH, VARIANCE, V-11918** – Application to allow construction of an attached addition (balcony) so as to provide a 26 foot front yard where 30 feet are required, in a P-D (Planned Development) District, located at 47 Upper Golf Road, west side, approximately 429 feet south of Castlewood Drive, Pleasanton area of Unincorporated Alameda County, bearing Assessor’s Parcel Number: 0946-4391-013-00.

- E. Approval of Minutes – March 24, 2005
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, MAY 19, 2005**