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All meetings are electronically recorded.

Any member of the Audience desiring to address the Board:

- * 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, November 13, 2003

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. **CAL COM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8148** – Application to allow a radio transmission facility (cellular telephone antenna facility, Verizon), in an “A” (Agricultural) District, located on 7882 U.S. Highway 50, north side, approximately 745 feet west of Altamont Pass Road, unincorporated East Livermore of Alameda County, bearing Assessor’s Parcel Number: 099B-5500-001-06.

2. **JOSEPH and MILICENT KIMBRO, CONDITIONAL USE PERMIT, C-8150** - Application to allow: 1) continued use as a boarding stable for 80 horses, and 2) continued occupancy of two mobile homes by agricultural caretakers, in an “A” (Agricultural) District, located at 5810 Mission Road, north side, approximately 0.66 miles northeast of Sheridan Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0056-007-04.

3. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8161** – Application to allow an existing, privately operated wind electric generation facility, in an “A” – B-E (Agricultural, 160 Acre Minimum Building Site Area) District, located at 15885 Altamont Pass Road, south side, approximately 0.5 miles west of Grant Line Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7750-006-00.

4. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8182** – Application to review and approve an existing wind-electric generation facility, in an “A” (Agricultural) District, located next to 14740 Altamont Pass, north side, approximately four miles East of Dyer Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-6325-001-03.

5. **WINDWORKS, INC., CONDITIONAL USE PERMIT, C-8191** – Application to review and approve an existing wind-electric generation facility, in an “A” (Agricultural) District, located approximately 640 acres northwest of Patterson Pass, north side, approximately two miles southwest of Midway Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7910-001-01.

6. **AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8193** – Application to allow continued operation of a radio transmitting/receiving tower and equipment building, in an “A” (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0941-2750-001-12.

7. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8201** – Application to allow an existing wind electric generation facility, in an “A” – B-E (Agricultural, 160 acres Minimum Building Site Area) District, located on Midway Road, east side, approximately 1.5 miles south of Grant Line Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7875-001-02.
8. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8203** – Application to renew Conditional Use Permit (C-7188) for an existing wind-electric generation facility, in an “A” (Agricultural) District, located at 2681 Mountain House Road, east side, approximately 4-10 miles north of Grant Line Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7500-003-01.
9. **WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8206** – Application to allow continued temporary use (Summer Concert Series at The Vineyard), in a P-D (Planned Development, 1634th Zoning Unit) District, located at 5050 Arroyo Road, east side, approximately 1.25 miles south of Wetmore Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0600-001-02.
10. **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.
11. **ANDREW FROESCHNER, VARIANCE, V-11766** – Application to approve a building site, a 43.17 acre parcel without frontage on an approved County Road, in an A-B-E (Agricultural, 320 acre Minimum Building Site Area/Yards as Specified) District, located on Mines Road, east side, approximately 16.7 miles southwest of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2581-003-01.
12. **RICH FLETCHER/NEIL and BARBARA RASMUSSEN, VARIANCE, V-11788** – Application to allow two parcels, 44 acres and 32 acres, the result of one parcel divided by Laughlin Road, where 100 acres is the minimum building site allowed, in an “A” (Agricultural) District, located at 3268 Laughlin Road, west side, approximately two miles north of I-580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-5475-005-01.

Regular Meeting

Time: 1:30 p.m.

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

A. Call to Order/Roll Call

B. Consent Calendar

1. **MERRITT FARMS/JAMES MERRITT, CONDITIONAL USE PERMIT, C-7631** – Consideration of Revocation of Conditional Use Permit, C-7631, that allowed the operation of a light manufacturing facility (cable fasteners, water bottle holders and waste water fixtures) in a PD-ZU-2022 (Planned Development, 2022nd Zoning Unit) District, located at 4141 Foothill Road, east side, approximately 0.7 mile north of the intersection with Santos Ranch road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 941-0950-003-01. (Continued from July 24 and August 28; to be continued without discussion to December 11, 2003).
2. **JOHN MAXFIELD/SAN FRANCISCO BAY AREA COUNCIL, CONDITIONAL USE PERMIT, C-7751**– Application to expand existing outdoor recreation use (Los Moches Boy Scout Camp) by the addition of new improvements to the dining, sleeping, Ranger quarters, and accessory structures in an ‘A-B-E’ (Agricultural) 320 Acre MBSA District, located at 18450 Mines Road, west side, approximately 14.7 miles south of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2610-001-02. (Continued from August 29, 2002, January 30, May 1, July 24 and August 28, 2003; to be continued without discussion to February 26, 2003).
3. **ALTAMONT WINDS, INC., CONDITIONAL USE PERMIT, C-7853** - Application to allow operation of a wind power plant facility, Altamont Winds, Inc. in an ‘A-B-E’ (Agricultural) 160 Acre MBSA District, located at 15850 Jess Ranch Road, south of Interstate 580, unincorporated Altamont Pass area of Alameda County, bearing Assessor’s Parcel Numbers: 099B-7800-007-04 and 099B-7800-008-00. (Continued from October 24, 2002, January 30, April 3 and August 28, 2003; to be continued without discussion to January 22, 2003).

4. **ALTAMONT WINDS, INC., CONDITIONAL USE PERMIT, C-7854** - Application to allow operation of a wind power plant facility, Altamont Winds, Inc. in an 'A-B-E' (Agricultural, Building Site Area as Specified) District, located approximately one mile west of Grant Line Road, south of Interstate 580, unincorporated Altamont Pass area of Alameda County, bearing Assessor's Parcel Numbers: 099B-6400-001-003; 099B-6400-001-10; 099B-6400-002-02 & 099B-6425-001-04. (Continued from October 24, 2002, January 30, April 3 and August 28, 2003; to be continued without discussion to January 22, 2003).

5. **ALVIAR/FRANCO, CONDITIONAL USE PERMIT, C-8153** – Application to allow an outdoor recreation facility (Paintball Recreation Facility) in an 'A' (Agricultural) District, located at 7900 Vallecitos Road, south side, approximately one mile east of the intersection with I-680, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 0096-0365-002-04. (Continued from June 26, July 24 and September 25, 2003; to be continued without discussion to December 11, 2003).

6. **JOHN MIGLIORE, VARIANCE, V-11789** – Application to allow expansion of a nonconforming recreational vehicle storage facility, in a P-D (Planned Development, 1568th Zoning Unit) District, located at 6271 Tesla Road, south side, approximately 0.8 mile east of the intersection with Mines Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099A-2340-007-00. (Continued September 25, 2003; to be continued without discussion to December 11, 2003).

C. Regular Calendar

1. **CAL COM SYSTEMS, INC., CONDITIONAL USE PERMIT, C-8148** – Application to allow a radio transmission facility (cellular telephone antenna facility, Verizon), in an "A" (Agricultural) District, located on 7882 U.S. Highway 50, north side, approximately 745 feet west of Altamont Pass Road, unincorporated East Livermore of Alameda County, bearing Assessor's Parcel Number: 099B-5500-001-06. (Continued from June 26, July 24, August 28 and October 23, 2003).

2. **JOSEPH and MILICENT KIMBRO, CONDITIONAL USE PERMIT, C-8150** - Application to allow: 1) continued use as a boarding stable for 80 horses, and 2) continued occupancy of two mobile homes by agricultural caretakers, in an “A” (Agricultural) District, located at 5810 Mission Road, north side, approximately 0.66 miles northeast of Sheridan Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0096-0056-007-04. (Continued from May 29, July 23, and August 28, 2003).
3. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8161** – Application to allow an existing, privately operated wind electric generation facility, in an “A” – B-E (Agricultural, 160 Acre Minimum Building Site Area) District, located at 15885 Altamont Pass Road, south side, approximately 0.5 miles west of Grant Line Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7750-006-00.
4. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8182** – Application to review and approve an existing wind-electric generation facility, in an “A” (Agricultural) District, located next to 14740 Altamont Pass, north side, approximately four miles East of Dyer Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-6325-001-03.
5. **WINDWORKS, INC., CONDITIONAL USE PERMIT, C-8191** – Application to review and approve an existing wind-electric generation facility, in an “A” (Agricultural) District, located approximately 640 acres northwest of Patterson Pass, north side, approximately two miles southwest of Midway Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7910-001-01.
6. **AT&T WIRELESS, CONDITIONAL USE PERMIT, C-8193** – Application to allow continued operation of a radio transmitting/receiving tower and equipment building, in an “A” (Agricultural) District, located at 10633 Dublin Canyon Road, south side, approximately 1.6 mile west of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor’s Parcel Number: 0941-2750-001-12.
7. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8201** – Application to allow an existing wind electric generation facility, in an “A” – B-E (Agricultural, 160 acres Minimum Building Site Area) District, located on Midway Road, east side, approximately 1.5 miles south of Grant Line Road, unincorporated Tracy area of Alameda County, bearing Assessor’s Parcel Number: 099B-7875-001-02.

8. **SEAWEST POWER RESOURCES, LLC, CONDITIONAL USE PERMIT, C-8203** – Application to renew Conditional Use Permit (C-7188) for an existing wind-electric generation facility, in an “A” (Agricultural) District, located at 2681 Mountain House Road, east side, approximately 4-10 miles north of Grant Line Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-7500-003-01.

9. **WENTE BROTHERS, CONDITIONAL USE PERMIT, C-8206** – Application to allow continued temporary use (Summer Concert Series at The Vineyard), in a P-D (Planned Development, 1634th Zoning Unit) District, located at 5050 Arroyo Road, east side, approximately 1.25 miles south of Wetmore Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 0099-0600-001-02.

10. **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.

11. **ALTAMONT INFRASTRUCTURE COMPANY/MARIE GOMES FARMS, CONDITIONAL USE PERMIT, C-8232** – Application to allow continued operation of an existing five megawatts windfarm consisting of 50 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 4595 Dyer Road, east side, approximately two miles north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-6125-003-00.

12. **ALTAMONT INFRASTRUCTURE COMPANY/ELLIOT, CONDITIONAL USE PERMIT, C-8233** – Application to allow continued operation of an existing 2.6 megawatts windfarm consisting of 26 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 4595 Dyer Road, east side, approximately two miles north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-6125-004-00.

13. **ALTAMONT INFRASTRUCTURE COMPANY/RALPH PROPERTIES, CONDITIONAL USE PERMIT, C-8234** – Application to allow continued operation of an existing 2.4 megawatts windfarm consisting of 27 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 11700 North Flynn Road, east side, approximately one mile southeast of I-580,

unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099A-1790-001-00.

14. **ALTAMONT INFRASTRUCTURE COMPANY/CORBETT, CONDITIONAL USE PERMIT, C-8235** – Application to allow continued operation of an existing 6.1 megawatts windfarm consisting of 40 turbines, in an “A” (Agricultural) District, located at 11701 North Flynn Road, north side, corner south of I-580, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099A-1785-001-13.
15. **ALTAMONT INFRASTRUCTURE COMPANY/DUNTON, CONDITIONAL USE PERMIT, C-8236** – Application to allow continued operation of an existing 3.4 megawatts windfarm consisting of 34 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 2800 Dyer Road, north side, approximately 0.5 mile north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099B-5658-001-00.
16. **ALTAMONT INFRASTRUCTURE COMPANY/DeVINCENZI, CONDITIONAL USE PERMIT, C-8237** – Application to allow continued operation of an existing 13.6 megawatts windfarm consisting of 136 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 2800 Dyer Road, west side, approximately one mile north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Numbers: 099B-5610-001-00 and 099B-6075-003-00.
17. **ALTAMONT INFRASTRUCTURE COMPANY/RALPH PROPERTIES, CONDITIONAL USE PERMIT, C-8238** – Application to allow continued operation of an existing 23.8 megawatts windfarm consisting of 238 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 14250 Altamont Pass Road, north side, approximately four miles east of Dyer Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Numbers: 099B-7375-001-07; 099B-7300-001-05 and 099B-6325-001-03.
18. **ALTAMONT INFRASTRUCTURE COMPANY/JACKSON, CONDITIONAL USE PERMIT, C-8239** – Application to allow continued operation of an existing three megawatts windfarm consisting of 30 turbines, in an “A-B-E” (Agricultural, 160 Acres Minimum Building Site Area) District, located at 4595 Dyer Road, west side, approximately 2.27 miles north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099B-6125-005-00.

19. **ALTAMONT INFRASTRUCTURE COMPANY/HANSEN, CONDITIONAL USE PERMIT, C-8240** – Application to allow continued operation of an existing 1.2 megawatts windfarm consisting of 12 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 11701 North Flynn Road, north side, approximately 1.33 miles south of I-580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-5650-002-04.
20. **ALTAMONT INFRASTRUCTURE COMPANY/WALKER FAMILY TRUST, CONDITIONAL USE PERMIT, C-8241** – Application to allow continued operation of an existing 23.8 megawatts windfarm consisting of 238 turbines, in an “A” (Agricultural) District, located at 4010 Dyer Road, west side, approximately 1.5 miles north of Altamont Pass Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 099B-6100-002-10; 099B-6100-002-11; 099B-6100-003-01 and 099B-6100-003-11.
21. **ALTAMONT INFRASTRUCTURE COMPANY/MARIE GOMES FARMS, CONDITIONAL USE PERMIT, C-8242** – Application to allow continued operation of an existing 17.5 megawatts windfarm consisting of 175 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 14250 Altamont Pass Road, north side, South Flynn Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 099B-6150-002-07; 099B-6150-003-00 and 099B-6150-004-10.
22. **ALTAMONT INFRASTRUCTURE COMPANY/HANSEN, CONDITIONAL USE PERMIT, C-8244** – Application to allow continued operation of an existing 17.5 megawatts windfarm consisting of 175 turbines, in an “A-B-E” (Agricultural, 160 acres Minimum Building Site Area) District, located at 11700 North Flynn Road, north side, approximately 0.22 mile east of South Flynn Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Numbers: 099B-1795-001-00; 099A-1790-002-00 and 099B-6425-002-03.
23. **ANDREW FROESCHNER, VARIANCE, V-11766** – Application to approve a building site, a 43.17 acre parcel without frontage on an approved County Road, in an A-B-E (Agricultural, 320 acre Minimum Building Site Area/Yards as Specified) District, located on Mines Road, east side, approximately 16.7 miles southwest of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099A-2581-003-01.

24. **RICH FLETCHER/NEIL and BARBARA RASMUSSEN, VARIANCE, V-11788** – Application to allow two parcels, 44 acres and 32 acres, the result of one parcel divided by Laughlin Road, where 100 acres is the minimum building site allowed, in an “A” (Agricultural) District, located at 3268 Laughlin Road, west side, approximately two miles north of I-580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099B-5475-005-01.

- D. Approval of Minutes – September 25, 2003
- E. Open Forum
- F. Staff Comments & Correspondence
- G. Board Announcements, Comments & Reports
- H. Adjournment

**NEXT EAST COUNTY BOARD OF ZONING ADJUSTMENT HEARING
THURSDAY, DECEMBER 11, 2003**