

ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, October 6, 2025
9:30 a.m.

Supervisor David Haubert, Chair
Supervisor Nate Miley

Location: Board of Supervisors Chamber – 5th Floor
County Administration Building
1221 Oak Street, Oakland, CA 94612

Summary Action Minutes

I. INFORMATIONAL ITEM: Proposed Elimination of Site Development Review (SDR) for Equine [Attachment](#)

Dan Davini, community member, presented a proposal to remove the Site Development Review (SDR) requirement for horse boarding facilities and riding academies.

Mr. Davini reported that the SDR process is too costly, time-consuming, and burdensome for equine facilities. It requires a 15-page application, \$2,000+ deposit, extensive documentation, surveys, traffic studies and septic inspections. Septic reviews alone can cost \$100k–\$200k due to required upgrades.

In addition:

- Horse facilities are already heavily regulated by Environmental Health, Public Works, Building Department and Animal Control.
- County policy claims to support agriculture, yet equine facilities face disproportionate regulatory hurdles.
- Many agricultural uses with equal or greater impacts do not require SDR (e.g., poultry operations, greenhouses, grazing, vineyards, apiaries).
- Equine training (e.g., racehorse training) is allowed by right without SDR, creating a regulatory inconsistency between functionally similar uses.

The Equine Technical Advisory Committee (ETAC) was formed over 20 years ago but has not produced complete reforms.

Committee Discussion

Supervisor Miley expressed concerns about processes as community presentations do not come directly to board committees and asked why staff did not provide a formal report.

Albert Lopez, Director, Planning Department reported that the Planning Commission and Castro Valley MAC elevated the issue to the Transportation & Planning Committee. Planning staff were asked not to prepare a report at this time.

Speakers

Larry Gosselin, Bobby Britting, Andrew Turnbull, Marc Crawford and Jeanette Baldwi commented on the Proposed Elimination of Site Development Review (SDR) for Equine.

Purpose:

- ☐ Report progress
☒ **Advocacy or Education**
☐ Request Transportation and Planning Committee recommendation
☐ Other:

Recommendation from the Transportation and Planning Committee:

1. Remove SDR Requirement (if legally permissible) and direct staff to evaluate state-law compatibility CEQA review may be required.
2. Convene a countywide discussion through the Agricultural Advisory Committee, All MACs and interested stakeholders to participate.
3. Streamline related regulatory processes including unnecessary septic and survey requirements.
4. Bring definitions back to the Transportation & Planning Committee for revision; noting that ETAC previously submitted six equine-related definitions.

II. ACTION ITEM: Planning Commission Recommendations from Oversight of the Implementation of the Baker Tilly Development Process Review Report

[Attachment](#)

Marc Crawford, Chair, Alameda County Planning Commission,

A comprehensive report on the slow implementation of the 2023 Baker-Tilly review of county permitting.

Only 37 of 51 recommendations were completed.

Major reforms untouched: project management, cross-department coordination, fee restructuring, and permit tracking systems.

Planning Commission expresses frustration with inconsistent staff reporting.

Priority Recommendations

- Implement a countywide permitting project manager or ombudsman.
- Adopt fixed, predictable fees to incentivize efficiency.
- Create an internal appeals process for stalled applications.
- Address Environmental Health Department structure and leadership.
- Fully integrate Fire Department into the permitting portal.
- Provide full spreadsheets of all 2024 permit activity.

Supervisor Discussion

Both supervisors supported establishing a countywide project manager. The Supervisors requested Planning staff and CAO to present a full plan to the full board.

Purpose:

- ☐ Report progress
☒ **Advocacy or Education**
☐ Request Transportation and Planning Committee recommendation
☐ Other:

Action

A motion was made by Supervisor Miley and seconded by Supervisor Haubert to recommend to the full board that the County Administrator's Office designate or hire a project manager for permitting streamlining.

Ayes: Miley, Haubert

Motion passed 2/0

III. **ACTION ITEM:** Office of Unincorporated Services Status Report

[Attachment](#)

Claudia Albano, Deputy Chief of Staff, Office of Supervisor Nate Miley, District 4, presented a PowerPoint presentation on the proposed Office of Unincorporated Services.

Current structure of the unincorporated communities includes accessible local governance institutions such as the municipal advisory councils and citizen's advisory councils, a robust network of community based organizations (CBOs) and healthy community groups, including residents and merchants.

An Office of Unincorporated Services could add continuity, cross-agency accountability, collaboration, and a home for "special issues" that do not fit in any one category.

Ms. Albano recommends hiring a consultant for a six (6) month phased in approach to design the office (location, roles, staffing, costs, stakeholder engagement) and report back to committees (including Transportation Planning / Unincorporated Services). A broader concept of Phase 2–3 refinement and implementation planning was described, with a goal of the Office potentially being operational in FY 2027–28.

Speakers

Alina Farouk, Kelly Abreu, Sandra Archuleta, Bruce King, Leo Esclamado, Warren Cushman, Yuliana Weisser-León, Matt Turner and Marc Crawford commented on this item.

Nine (9) Speakers commented on this item

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Transportation and Planning Committee recommendation
- ☐ Other:

Action

A motion was made by Supervisor Miley and seconded by Supervisor Haubert to recommend to the full board hiring a consultant for a six (6) month phased in approach to develop the Office of Unincorporated Services.

Ayes: Miley, Haubert

Motion passed 2/0

IV. **PUBLIC COMMENT**

Kelly Abreu commented on the flood control outreach for the flood control assessment vote.

Bruce King commented on the flood control assessment vote and his concern that it did not pass and what the next steps would be.

Matt Turner commented on a mapping enforcement issue with the Fish & Game Commission.