

ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, December 1, 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

Supervisor Haubert called the meeting to order at 9:33 a.m.

Roll call: Supervisor Haubert and Supervisor Miley were present.

I. INFORMATIONAL ITEM: Recommend Adoption of the 2025 California Building Standards Code Attachment

Daniel Woldesnebet, Director, Public Works Agency, presented a memorandum and draft ordinance of the 2025 California Building Standards Code.

As part of the State of California's triennial code adoption cycle, the 2025 California Building Standards Codes were published on July 1, 2025, and will become effective statewide on January 1, 2026. The proposed Alameda County Ordinance adopts these updated codes for implementation within the unincorporated areas of Alameda County.

The 2025 edition introduces the California Wildland-Urban Interface (WUI) Code as a new component of Title 24. The WUI Code was established in response to the increasing frequency and severity of wildfires throughout California.

The proposed ordinance updates Alameda County's current Building Code to maintain consistency with the State's 2025 Building Standards Codes. It does not include new local amendments, nor does it modify the County's existing building permit procedures. The inclusion of the WUI Code represents the principal change from the current ordinance.

Staff recommends that the Transportation & Planning Committee support the proposed ordinance and forward it to the full Board of Supervisors for approval and adoption.

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 support the proposed ordinance and forward it to the full Board of Supervisors for approval and adoption.

Ayes: Miley, Haubert
Motion passed 2/0

II. INFORMATIONAL ITEM: Update on the Initiation of Mandatory Solid Waste, Recycling, and Organics Collection Services Consistent with SB 1383 in Unincorporated Alameda County
[Attachment](#)

Andy Schneider, Manager, Community Development Agency Waste Program, presented a PowerPoint presentation and a staff report on the Initiation of Mandatory Solid Waste, Recycling, and Organics Collection Services Consistent with SB 1383 in Unincorporated Alameda County.

SB 1383 granted the State Department of Resources Recycling and Recovery (CalRecycle) regulatory authority to achieve the organic waste disposal reduction target. SB 1383 regulations require that local jurisdictions in California provide mandatory 3-container, curbside collection services to all residences and commercial businesses. Each city, county, or special district is required to formalize these mandatory collection requirements in new or amended agreements with waste haulers. CalRecycle began enforcement and penalties for non-compliant jurisdictions on January 1, 2022, but Alameda County has demonstrated our intent to comply and has shown good, on-going progress.

The Waste Program has sent notices to unincorporated area residents in Livermore, Pleasanton and Sunol with compliance options and they may receive citations and penalties for non-compliance.

Purpose:

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

Recommendation from the Transportation & Planning Committee: Staff to present this item to the Rural Roads Committee and residents of the Castlewood Community.

This item was informational only and required no Committee action.

III. INFORMATIONAL ITEM: Discussion of a Proposed Amendment to Allow Event Centers in Resource Management Land Designation in East County Area Plan (ECAP)
[Attachment](#)

Albert Lopez, Planning Director, Community Development Agency, presented a PowerPoint presentation on a Proposed Amendment to Allow Event Centers in Resource Management Land Designation in East County Area Plan (ECAP).

The Large Parcel Agriculture (LPA) designation has language supporting “visitor-serving commercial facilities”. The Resource Management (RM) designation allows agricultural uses but does not have language supporting “visitor-serving commercial facilities”.

Measure D distinguishes between Large Parcel Agriculture (LPA), which allows visitor-serving commercial uses and Resource Management (RM), which is primarily conservation-focused; does not explicitly list event centers. Event centers are currently allowed in LPA, and some event centers exist in RM due to pre-Measure D approvals, permitting errors and winery-related conditional use permits. Allowing new event centers in RM would likely require a Measure D amendment through voter approval.

Speakers

Gerry Beemiller, Griffin Beemiller, Kelly Abreu, Larry Gosselin and William Yragui commented on this item.

Five (5) speakers commented on this item.

Purpose:

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

Recommendation from the Transportation & Planning Committee: Supervisor Haubert will work with his staff to host a town hall style meeting to work out issues with Measure D.

This item was informational only and required no Committee action.

IV. INFORMATIONAL ITEM: Discussion of NEER BESS Ordinance**[Attachment](#)**

Albert Lopez, Planning Director, Community Development Agency, presented a PowerPoint presentation on a proposed Battery Energy Storage System (BESS).

The Board of Supervisors previously adopted policies supportive of renewable energy (solar, wind, battery). No specific zoning ordinance currently allows standalone battery storage facilities. Some applicants have pursued approval through the California Energy Commission (CEC), which may preempt local land use authority.

Staff have explored amendments to the General Plan and Zoning Code to establish clear approval pathway for BESS and solar projects.

Speaker

Kelly Abreu commented on the NEER BESS proposed ordinance.

One (1) speaker commented on this item.

Purpose:

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

Recommendation from the Transportation & Planning Committee: Staff directed to provide guidance to applicants whether to go to the California Energy Commission or work with the County's processes. Staff will continue to work on a time-bound plan with amendments to the General Plan.

V. INFORMATIONAL ITEM: Discussion of the Vallecitos Land Mapping of a Nuclear Site within the RM Land Designation

Albert Lopez, Planning Director, Community Development Agency, reported on the Vallecitos Land Mapping of a Nuclear Site within the RM Land Designation.

There is a discrepancy between Zoning Map M-2 Heavy Industrial and General Plan/Measure D Map, where a portion is incorrectly mapped designated RM.

This mapping error was likely during Measure D integration, and a correction may qualify as a technical amendment. This would require the Planning Commission to review and some community outreach.

Speaker

Kelly Abreu commented on the NEER BESS proposed ordinance.

One (1) speaker commented on this item.

Purpose:

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

Recommendation from the Transportation & Planning Committee: Staff to continue to work to correct mapping issues.

VI. PUBLIC COMMENT

Kelly Abreu commented on the road in Fremont that Alameda County gave away. Mr. Abreu contends that the County gave away a portion of the City of Fremont and now there is a notice to abate.

ADJOURN

The meeting as adjourned at 11:41 a.m. on December 1, 2025.

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