

DRAFT
ALAMEDA COUNTY
BOARD OF SUPERVISORS'
TRANSPORTATION/ PLANNING COMMITTEE

Monday, June 1, 2026
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

The Transportation & Planning Committee meeting was convened at 9:45 a.m. with Supervisor Haubert presiding as Chair. Supervisor Haubert and Supervisor Miley were present.

I. INFORMATIONAL ITEM: Discussion of Floor Area Ratio (FAR) as it pertains to a partially covered roof over a gravel walkway

Albert Lopez, Director, Planning Department, Community Development Agency, provided information on Floor Area Ratio (FAR) as it pertains to a partially covered roof over a gravel walkway. Director Lopez reported that FAR is calculated based on the amount of building area relative to lot size. Under the County's zoning code, a building is generally defined as a structure erected for the support, shelter, or enclosure of people, animals, or property. If a structure requires a building permit and functions as a supporting structure, it is considered a building and counted toward FAR.

Speakers

Five (5) speakers commented on this item.

The Transportation & Planning Committee supports directing staff to explore a definition or code clarification that could exclude a partially covered, open-air gravel walkway from FAR calculations, and remain consistent with Measure D and applicable zoning regulations.

This was an informational discussion only; no Committee action was taken.

II. INFORMATIONAL ITEM: Discussion on allowable uses under the Alameda County Zoning Ordinance Section 17.06 and 17.52.10

- a) Types of business**
- b) Historical machines**

Albert Lopez, Director, Planning Department, Community Development Agency, provided information on Section 17.06 (Zoning Code) which contains a defined list of permitted uses and conditionally permitted uses. Depending on the specific use, a Conditional Use Permit (CUP) may be approved either by the Planning Commission or the East County Board of Zoning Adjustments (EBZA). Examples include cemeteries which require Planning Commission approval, mobile cell sites, wind farms, and solar farms are reviewed by the EBZA. There are constraints imposed by Measure D, which applies to much of the County's agricultural land.

Speakers

Four (4) speakers commented on this item.

The Transportation & Planning Committee is in support of the Agricultural Advisory Committee working on agricultural issues. County staff should continue working on zoning consistency.

This was an informational discussion only; no Committee action was taken.

Recess

The meeting was recessed at 10:14 a.m. due to technical difficulties and was reconvened at 10:21 a.m. with both Supervisor Haubert and Supervisor Miley present.

III. INFORMATIONAL ITEM: Recommendation for an Unincorporated Communities Coordination Pilot - *Presentation on findings and recommendations for addressing governance and coordination gaps facing Alameda County's unincorporated communities*

[Attachment](#)

[Attachment](#)

Breann Gala, Consultant, provided findings and recommendations for an Unincorporated Communities Coordination Pilot. The proposed pilot is a two-year project focused on improving internal County coordination, policy implementation, and representation of unincorporated communities. The project is internal-facing rather than public-facing with two full time positions.

Speakers

Seven (7) speakers commented on this item.

This was an informational discussion only; no Committee action was taken.

Recess

The meeting was recessed at 11:45 a.m. due to a fire alarm and was reconvened at 12:13 p.m. with both Supervisor Haubert and Supervisor Miley present.

IV. ACTION ITEM: Discussion and consideration of Agricultural Advisory Committee's request that the Board of Supervisors provide comment to State Parks on Alameda-Tesla Property Trails priorities

[Attachment](#)

Ali Abbors, Senior Planner, Planning Department, Community Development Agency, provided introductory comments and introduced Jack Norton, Chair, Alameda County Agricultural Advisory Committee (AAC), who presented a letter to the Committee requesting that the Board of Supervisors provide comments to State Parks on Alameda-Tesla Property Trails priorities.

Mr. Norton reported that the AAC voted in September 2025 to recommend that the County support a multi-use east-west trail through the Tesla property. The trail would support agriculture and agritourism by connecting South Livermore wine country with regional trail networks. The AAC requests that Alameda County support identifying a multi-use east-west trail through the Alameda Tesla property as a priority during California State Parks' planning process for the property.

Speakers

Eighteen (18) speakers commented on this item.

Recommendation from Transportation and Planning Committee: The Transportation & Planning Committee did not take action on this item. Supervisor Miley stated that he supports California State Parks completing their planning process before taking any action. Supervisor Haubert stated that he would like to convene a town hall meeting to discuss the Tesla Trails.

V. **INFORMATIONAL ITEM: Regional Housing Policy Update: Transit Oriented Communities (TOC) and One Bay Area Grant (OBAG) – Continued to July 6, 2026**

[Attachment](#)

VI. **ACTION ITEM: Proposed Resolution to establish a Public Private Partnership in support of the development of an innovative transportation system capable of moving freight in the County of Alameda.** *The proposed system can move goods through tunnels underground on an autonomous rail transportation system, while establishing a SuperGrid capable of upgrading to a future utility grid in the county. These innovative technologies will be manufactured in the United States. This jobs initiative will create a significant number of jobs in Alameda County. The development team consists of CyberTran International, EarthGrid, UC Berkeley Partners for Advanced Transportation Technologies (PATH), and MANEX along with the County of Alameda.*

[Attachment](#)

[Attachment](#)

Dexter Vizinau, CEO & President, Cybertran International, Inc. and Dr. Hari Lampa, CTP, Cybertran International Inc. presented a Proposed Resolution to establish a Public Private Partnership in support of the development of an innovative transportation system capable of moving freight in the County of Alameda.

The project would move freight between the Port of Oakland and the Central Valley using CyberTran's proprietary ultralight rail system with elevated guideways and underground tunnels. The project will reduce dependence on diesel trucks and decrease freeway congestion in addition to creating inland logistics centers. It would establish manufacturing, operations, and maintenance facilities in Alameda County.

Speakers

One (1) speaker commented on this item.

Recommendation from the Transportation & Planning Committee: The Transportation Committee supports the project and the proposed resolution in concept and requests that County Counsel review the resolution, including minor wording corrections; and that the resolution will move forward to the full Board of Supervisors for consideration.

VII. PUBLIC COMMENT

Three (3) speakers provided public comment.

ADJOURN

The meeting was adjourned at 1:27 p.m. on June 1, 2026.