



Plan Bay Area 2050+ & the DEIR

A Misguided Plan...
With Significant Unavoidable Consequences
The Importance of Participation

Prep for 11/14 Meetings

November 13, 2025





➤ **Public Hearing Structure**

Two back-to-back *hybrid* public hearings on the same day, each day.
The first - Draft Plan Bay Area 2050
The second - Draft EIR.

The public will comment separately on the Draft PBA and the Draft EIR.

Speaker Time

11/14 - at the discretion of the Committee Chair.

Fremont and Novato hearings - up to 2 minutes, but if there are a lot of participants, the time may be reduced.

MTC-ABAG Public Info Staff at Fremont and Novato Meetings

Plan Bay Area 2050+ & the DEIR



SHIFT: Bay Area

- **Plan Bay Area 2050+ -**
 - Vision: Affordable, connected, diverse, healthy, vibrant
 - 4 Focus Areas: Transportation, Housing, Economy, the Environment
 - 35 Strategies
 - Review population, jobs, transportation forecasts/projections
- The **Draft Environmental Impact Report (DEIR)** – in compliance with the CEQA Statutes, the DEIR analyzes the potential environmental impacts of the 35 strategies and ranks them as insignificant to significant and unavoidable.
- 65 Environmental Impacts; 52% “Significant and Unavoidable”

Plan Bay Area 2050: How to Prepare



SHIFT: Bay Area

➤ **Plan Bay Area 2050+ -**

- Review the goals of the four focus areas: Transportation, Housing, Economy, the Environment
- Review the strategies (listed below)
- Select 1-2 strategies to talk about in two minutes. Prepare and time your script.
- Begin with your name, city, group; why you care about PBA/DEIR
- End with a request for the MTC Commissioners to direct staff to take action (revisit forecast assumptions, methodology, common sense; and “thank you.”)

RESOURCES:

[Catalysts Resource Page](#) (recording of 11/3 meeting with Guy Lion, Tom Rubin, Gregg Dieguez and their slides

Plan Bay Area 2050+ October 2025 Executive Summary ([.PDF](#))

Plan Bay Area: Transportation Strategies



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Theme	Transportation Strategies
Maintain and Optimize the Existing System	T1 - Operate and Maintain the Existing System.
	T2 - Improve the Rider Experience through Transit Network Integration.
	T3 - Improve the Rider Experience through Refined Transfer Timing at Key Regional Hubs.
	T4 - Enhance Security Measures and Improve Safety and Cleanliness on Transit.
	T5 - Implement Pricing Strategies to Manage Demand.
	T6 - Modernize Freeways and Interchanges.
	T7 - Expand Freeways and Mitigate Impacts.
	T8 - Advance Other Regional Programs and Local Priorities.
Create Healthy and Safe Streets	T9 - Build a Complete Streets Network.
	T10 - Advance Regional Vision Zero Policy through Street Design and Reduced Speeds.
Build a Next-Generation Transit Network	T11 - Enhance Transit Frequency, Capacity and Reliability.
	T12 - Expand Transit Services throughout the Region.

Plan Bay Area: Housing Strategies



SHIFT: Bay Area

Theme

Housing Strategies

Protect and Preserve Affordable Housing

H1 - Strengthen Renter Protections.

H2 - Preserve Existing Affordable Housing.

Spur Housing Production for Residents of All Income Levels

H3 - Allow a Greater Mix of Housing Densities and Types in Growth Geographies.

H4 - Build Adequate Affordable Housing to Ensure Homes for All.

H5 - Integrate Affordable Housing into All Major Housing Projects.

H6 - Transform Aging Malls and Office Parks into Neighborhoods.

Create Inclusive Communities

H7 - Provide Targeted Mortgage, Rental, and Small Business Assistance to Equity Priority Communities.

H8 - Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services.

Microsoft Exc

Plan Bay Area: Economy Strategies



SHIFT: Bay Area

Theme

Economy Strategies

Improve
Economic
Mobility

EC1 - Implement a Statewide Guaranteed Income.

EC2 - Expand Job Training and Incubator Programs.

EC3 - Invest in High-Speed Internet in Underserved Low-Income Communities.

Shift the
Location of Jobs

EC4 - Allow a Greater Mix of Land Uses and Densities in Growth Geographies.

EC5 - Provide Incentives to Employers to Locate in Low-VMT Areas.

EC6 - Retain and Invest in Key Industrial Lands.

Plan Bay Area: Environment Strategies



SHIFT: Bay Area

Theme	Environment Strategies
Reduce Risks from Hazards	EN1 - Adapt to Sea Level Rise.
	EN2 - Provide Means-Based Financial Support for Seismic, Wildfire, and Accessibility Home Retrofits.
	EN3 - Provide Means-Based Financial Support for Energy Decarbonization and Water Efficiency Upgrades in All Buildings.
Expand Access to Parks and Open Space	EN4 - Maintain Urban Growth Boundaries.
	EN5 - Protect and Manage High-Value Conservation Lands.
	EN6 - Expand Urban Greening in Communities.
Reduce Climate Emissions	EN7 - Expand Commute Trip Reduction Programs at Major Employers.
	EN8 - Expand Clean Vehicle Initiatives.
	EN9 - Expand Transportation Demand Management Initiatives.

Draft EIR: How to Prepare



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➤ Draft EIR -

- Review Table ES-1: Summary of Impacts and Mitigation Measures (Catalysts Resource Page)
- Review Table 4-34: Summary Comparison of Impacts
- Review the Catalysts 2-minute Scripts (dropped into chat)
- Select 1-2 strategies to talk about in two minutes. Prepare and time your script.
- Begin with your name, city, group; why you care about PBA/DEIR
- End with a request for the MTC Commissioners to direct staff to take action (revisit forecast assumptions, methodology, common sense; and “thank you.”)

RESOURCES:

[Catalysts Resource Page](#): (MTC documents, recordings, slides from 11/3 presentation)

Plan Bay Area 2050+ Draft Environmental Impact Report ([.PDF](#)), Table ES-1: Summary of Impacts and Mitigation Measures

Resources



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➤ <https://catalystsca.org/plan-bay-area-2050-2/>

- Plan Bay Area 2050+ October 2025 Full Document ([.PDF](#))
- Plan Bay Area 2050+ October 2025 Executive Summary ([.PDF](#))
- Plan Bay Area 2050+ Draft Environmental Impact Report ([.PDF](#))
- Plan Bay Area 2050+ Draft Project Performance and Draft Transit Network July 2024 ([.PDF](#))

- Catalysts Call recording – November 3, 2025
- Presenter Slides (pdf and PPTX)
- “Plan Bay Area’s draft report appears built on false narrative,” Susan Kirsch, [Marin Voice](#), Marin Independent Journal, Nov. 10.
- Marin Voice sent to City Council clerks in 101 cities and 9 counties

The Challenge. . .



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- Ambitious planning for economic growth = significant risks for quality of life and safety.



The Opportunities



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- Opportunity to identify the weakness of PBA/DEIR
 - Use the language of “inadequate, unreliable, unreplicable” when the plan refers to forecasts, models, assumptions, projections that present unrealistic numbers
 - Significant hazardous impacts without mitigation to remedy them
 - Identify ignored cumulative impacts (air quality, climate change and GHG emissions, cultural resources, hazards and wildfire, transportation
 - Failure to identify reasonable range of Alternative Plans by presenting the “No Project” and “Preferred Plan” as functionally the same, preventing meaningful analysis.

Schedule



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- Fri, 11/14, 9:40 am, Metro Center, 375 Beale St, SF – MTC Planning/ABAG Administrative Committee. Action: Show up. Bring a friend. Speak for 2-3 minutes on PBA and the DEIR. Meet like-minded colleagues.
- Th, 11/20, 5 pm, Metro Center, MTC/ABAG ExCom. Action: Show up. Hear the report from the 11/14 meeting. Speak during public open time.
- Wed, 12/3, 6 pm, Olive Hyde Art Center, 123 Washington Blvd, **Fremont**
- Th, 12/4, 6 pm, Best Western Novato Oaks, 215 Alameda del Prado, **Novato**
- **Th, 12/18, Deadline for comments** Action: Submit written comments to go into the public record that require a response.
- Spring 2026 – MTC/ABAG Board Meeting to vote on (1) “Statement of Overriding Considerations.” SOC claims the benefits of PBA override the significant and unavoidable consequences; then approve the EIR. (2) Approve PBA2050+.

MTC Planning Committee



SHIFT: Bay Area

Name	County/City	Representing	MTC/ABAG (County & Cities rep)	Phone	Email
Eddie Ahn (Chair) -	San Francisco	Bay Conservation Development	MTC	415-778-6700	eddie.ahn.mtc@gmail.com
Candace Andersen	Contra Costa, Danville	BOS	MTC	925-655-2300	candace.andersen@bos.cccounty.us
Pat Burt (Vice Chair)]	Santa Clara, Palo Alto		MTC/ABAG	650-308-9824	pat@patburt.org
David Canepa	San Mateo, Daly City		MTC/ABAG	650-363-4572	dcanepa@smcgov.org
Marilyn Ezzy Ashcraft	Alameda, Alameda		MTC/ABAG	510-747-4701	mezzyashcraft@alamedaca.gov
Dorene M. Giacomini*	San Francisco	US Dept of Transportation	MTC	510-918-3538	dgiacomini@bayareametro.gov
Alicia John-Baptiste	San Francisco	SF-Mayor's Appointee	MTC-	415-603-9450	a.john-baptiste@sfgov.org
Matt Mahan	Santa Clara	San Jose Mayor's Appointee	MTC	408-535-4900	
Mitch Mashburn	Solano, Vacaville		MTC/ABAG	707-784-6130	MHMashburn@SolanoCounty.com



December 18th:

Before Dec. 18, submit comments in writing that raise specific PBA/DEIR issues related to questionable methodology, faulty modeling, unsupported conclusions, significant hazards, cumulative impact, consideration of Alternative Plans

eircomments@bayareametro.gov

Subject line: Draft EIR

Request concrete actions such as update the data or analysis, require congruence with other studies, give renewed consideration for Alternative Plans like the “Local Control Alternative.”

Questions



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