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NOTICE OF AVAILABILITY and NOTICE OF PUBLIC HEARINGS
Metropolitan Transportation Commission and
Association of Bay Area Governments
Plan Bay Area 2050+
Draft Environmental Impact Report

Date: October 10, 2025
To: Interested Agencies, Organizations and Individuals
From: Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG)
Comment Period: **October 20, 2025 to December 18, 2025**

The Draft Environmental Impact Report (Draft EIR) (SCH# 2025010348) for Plan Bay Area 2050+ (proposed Plan), a long-range plan for the San Francisco Bay Area, is now available for public review. Plan Bay Area 2050+ will serve as the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) for the nine-county region. Public comment on the Draft EIR is invited during the public comment period extending from October 20, 2025, to December 18, 2025. Additional information and public hearing dates are provided below.

The proposed Plan is a focused update to the previously adopted long-range regional plan, Plan Bay Area 2050, and is guided by 35 integrated strategies across four key elements — transportation, housing, the economy and the environment. The proposed Plan's strategies chart a course to make the Bay Area more affordable, connected, diverse, healthy and vibrant for all residents, while also achieving regional greenhouse gas emissions reduction targets established by the California Air Resources Board pursuant to the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill (SB) 375, Statutes of 2008). MTC and ABAG are required under state and federal law to prepare an RTP-SCS every four years, or sooner if significant changes occur in the region.

The Draft EIR for Plan Bay Area 2050+ programmatically assesses and discloses the potential environmental impacts of implementing the proposed Plan, including housing and economic strategies to accommodate forecasted regional growth; transportation strategies to invest expected forecasted transportation revenues; and environmental strategies to protect the region from future sea level rise inundation. The Draft EIR also recommends measures to mitigate any significant adverse impacts and analyzes a reasonable range of alternatives to the proposed Plan.

The region includes nine counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma) totaling approximately 4.4 million acres (7,000 square miles). In 2020, the region had 4.0 million jobs, 2.8 million households and 7.7 million people. The proposed Plan would accommodate projected growth for an additional 1.4 million jobs, 1.0 million households and 1.8 million people by 2050.

The Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) to analyze and disclose the potentially adverse significant impacts associated with

implementation of the proposed Plan. The Draft EIR identifies the potential for significant effects in the following areas: aesthetics and visual resources; agriculture and forestry resources; air quality; biological resources; climate change, greenhouse gases, and energy; cultural resources and tribal cultural resources; geology, seismicity, and mineral resources; hazards and wildfire; hydrology and water quality; land use, population, and housing; noise; public services and recreation; public utilities and facilities; and transportation.

A Final EIR will be prepared following public review and comment on the Draft EIR. The Final EIR will consist of changes to the Draft EIR and written responses to significant environmental points raised during the public comment period on the Draft EIR. MTC and ABAG will consider this information during their deliberations on certification of the Final EIR and adoption of the proposed Plan in early 2026. The *Draft Plan Bay Area 2050+* is subject to public review pursuant to a separate notice.

Beginning October 20, 2025, the Draft EIR will be available for public review online at the web link provided below. Copies of the Draft EIR are on file with the Clerk of the Commission and open to public inspection at:

https://planbayarea.org/2050/environmental-impact-report-eir

Copies also are available for public inspection ***with prior appointment*** at the MTC-ABAG Library, Bay Area Metro Center, 375 Beale St., Suite 800, San Francisco, CA 94105. Please send appointment requests to library@bayareametro.gov at least 72 hours in advance.

Should you require a hard copy of the draft EIR, please submit your request to info@bayareametro.gov or call (415) 778-6757 and one will be mailed to you. Note that the comment period remains the same regardless of when the printed copy is received. Furthermore, the document will be available for public review in at least one library in each of the nine member counties. A list of locations will be available beginning October 10 at https://planbayarea.org/2050/environmental-impact-report-eir.

MTC will be conducting three hybrid public hearings to receive comments on the Draft EIR during the review period. All interested agencies, organizations and individuals are welcome to submit comments and/or participate in the public hearings for the Draft EIR. Oral and/or written comments will be accepted during these meetings.

The first public hearing will be held during a regular joint meeting of the MTC Planning Committee and the ABAG Administrative Committee on:

Friday, November 14, 2025 at 9:40 a.m.
Bay Area Metro Center
Board Room, 1st Floor
375 Beale Street, San Francisco, CA 94105

The meeting will be conducted in person and will also be accessible via webcast, teleconference and Zoom for all participants. Detailed instructions on participating via Zoom are available at: mtc.ca.gov/how-provide-public-comment-board-meeting-zoom. The meeting accessibility instructions also will be posted to: mtc.ca.gov/whats-happening/events/public-hearings no less than 72 hours prior to the hearing.

Two additional hybrid public hearings have been scheduled for:

Hearing #2
Wednesday, December 3, 2025 at 6:00 p.m. or upon the conclusion of the *Draft Plan Bay Area 2050+* public hearing, whichever is later.
Online:
https://bit.ly/drafthearing2
888 788 0099 US Toll Free
Passcode: 178983
Webinar ID: 875 7625 3306
In-person location:
Olive Hyde Art Center and Gallery
123 Washington Blvd.
Fremont, CA 94539

Hearing #3
Thursday, December 4, 2025 at 6:00 p.m. or upon the conclusion of the *Draft Plan Bay Area 2050+* public hearing, whichever is later.
Online:
https://bit.ly/drafthearing3
888 788 0099 US Toll Free
Passcode: 129009
Webinar ID: 898 0347 9624
In-person location:
Venue TBA
Novato, CA
Venue location will be available beginning October 10 at https://mtc.ca.gov/meetings-events/public-hearings.

You may submit comments on the Draft EIR during the public comment and review period, which begins Monday, October 20, 2025 to Thursday, December 18, 2025. Please refer to Plan Bay Area 2050+ EIR in your comments and direct them to:

MTC Public Information
Attn: Draft EIR Comments
375 Beale Street, Suite 800
San Francisco, CA, 94105
(415) 536-9800 fax
eircomments@bayareametro.gov

All written comments must be received no later than Thursday, December 18, 2025 by 5:00 p.m. All comments postmarked by December 18, 2025 will be accepted as timely.

The following statement is required to be included in this notice: Pursuant to CEQA Guidelines Section 15087(c)(6), the nine county Bay Area region contains hazardous waste sites as enumerated under California Government Code Section 65962.5.

Do you need an interpreter or any other assistance to participate? Please call (415) 778-6757. For TDD or hearing impaired, call 711, California Relay Service, or (800) 735-2929 (TTY), (800) 735-2922 (voice) and ask to be relayed to (415) 778-6700. We require at least three working days' notice to accommodate assistance requests.

您是否需要口譯服務或任何其他協助才能參加？請致電 (415) 778-6757。若需使用 TDD 或為聽障人士，請致電 711，加州轉接服務，或 (800) 735-2929 (TTY)，(800) 735-2922 (語音)，並要求轉接到 (415) 778-6700。請至少提前三個工作日提出申請，以便我們能為您安排所需的協助。

¿Necesita un intérprete o cualquier otra ayuda para participar? Llame al (415) 778-6757. Para personas con discapacidad auditiva o TDD, llame al 711, California Relay Service, o al (800) 735-2929 (TTY) o al (800) 735-2922 (voz) y pida que lo comuniquen al (415) 778-6700. Requerimos un aviso de al menos tres días hábiles para atender las solicitudes de asistencia.

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