



Plan Bay Area 2050 Consistency Checklist for Development Projects

Purpose

This checklist is intended to assist project sponsors and lead agencies in assessing consistency of a development project with Plan Bay Area 2050, the adopted regional plan for transportation, housing, economic development, and environmental resilience for the nine-county San Francisco Bay Area. Plan Bay Area 2050 serves as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in compliance with state and federal requirements.

The checklist includes two components:

- **Location:** Allows users to compare the location of a project with the general development pattern of Plan Bay Area 2050
- **Policy:** Allows users to identify relevant Plan Bay Area 2050 strategies (i.e., policies and investments) that are supported by the project

Suggested Use of the Checklist

- 1) In the “Location” section, identify if the proposed project is within one of the eligible Plan Bay Area 2050 Growth Geography categories. In addition, identify if the project is within a local or countywide urban growth boundary.
- 2) In the “Policy” section, use the checklist to indicate the anticipated impact of the proposed project on the implementation of each strategy, and offer an explanation where applicable.
- 3) If seeking CEQA exemptions that require SCS consistency, users may wish to submit the completed checklist and any supporting documentation as part of a development application.

Role of the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG)

The Metropolitan Transportation Commission and Association of Bay Area Governments are jointly responsible for adopting the regional plan (i.e., RTP/SCS) for the nine-county San Francisco Bay Area. To support project sponsors and lead agencies in evaluating such consistency, MTC and ABAG offer several resources, including a website and this worksheet. **Determining project consistency, and approving development projects and plans, are at the discretion of lead agencies, and not within the jurisdiction of MTC and ABAG.**

Location

Table 1. Plan Bay Area 2050 Consistency: Location Checklist

Residential, Commercial, and Mixed-Use	
Is the project in one of the following Plan Bay Area 2050 Growth Geographies? (Check applicable box)	
<input type="checkbox"/>	Priority Development Area (PDA)
<input type="checkbox"/>	Transit-Rich High-Resource Area (Outside PDA)
<input type="checkbox"/>	Transit Rich Area (Outside PDA)
<input type="checkbox"/>	High Resource Area (Outside PDA; with basic transit service)
<input type="checkbox"/>	None
<i>Plan Bay Area 2050 Strategies Supported: H3, EC4</i>	
Is the project on either of the following types of sites? (Check applicable box)	
<input type="checkbox"/>	Land currently owned by a public agency or non-profit organization?
<input type="checkbox"/>	Land currently occupied by a shopping center or office park, either in operation or vacant?
<i>Plan Bay Area 2050 Strategies Supported: H6 and H8</i>	
Industrial Land Uses	
Is the project located in a Priority Production Area? (Check applicable box)	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<i>Plan Bay Area 2050 Strategy Supported: EC6</i>	
All Land Uses	
Is the project within the existing city or town limits and/or an adopted urban growth boundary? (Check applicable box)	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<i>Plan Bay Area 2050 Strategy Supported: EN4</i>	

Policy

Use the checklists on the following pages to indicate the anticipated impact of the proposed project on the implementation of each strategy:

- “Supports”: Project is anticipated to facilitate implementation of the strategy.
- “Obstructs”: The Project is anticipated to obstruct the strategy’s implementation.
- “Does not obstruct”: The Project is anticipated to have no effect on the strategy, or to have a neutral effect.

In the “Explanation” box, provide narrative text or links to any relevant information supporting the category selected. In some cases, users may wish to address strategies that the project could be perceived to obstruct.

Many development projects may have a connection to the implementation of just a handful of strategies, given the breadth of the regional plan. For other strategies, users of this checklist may wish to indicate “does not obstruct” accordingly. For an example of the applicability of strategies to a set of illustrative projects, see Table 5 following the checklists.

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Table 2. Plan Bay Area 2050 Consistency: Housing Strategies Checklist

Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
H1	Further strengthen renter protections beyond state law. Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
H2	Preserve existing affordable housing. Acquire homes currently affordable to low and middle-income residents for preservation as permanently deed-restricted affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
H3	Allow a greater mix of housing densities and types in Growth Geographies. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas and select High-Resource Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
H4	Build adequate affordable housing to ensure homes for all. Construct enough deed restricted affordable homes to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text.
H5	Integrate affordable housing into all major housing projects. Require a baseline of 10-20% of new market-rate housing developments of five units or more to be affordable to low-income households.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
H6	Transform aging malls and office parks into neighborhoods. Permit and promote the reuse of shopping malls and office parks with limited commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
	viability as neighborhoods with housing for residents at all income levels.				
H7	Provide targeted mortgage, rental and small business assistance to <u>Equity Priority Communities</u>. Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
H8	Accelerate reuse of public and community-owned land for mixed-income housing and essential services. Help public agencies, community land trusts and other non-profit landowners accelerate the development of mixed-income affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Table 3. Plan Bay Area 2050 Consistency: Environment Strategies Checklist

Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
EN1	Adapt to sea level rise. Protect shoreline communities affected by sea level rise, prioritizing low-cost, high-benefit solutions and providing additional support to vulnerable populations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN2	Provide means-based financial support to retrofit existing residential buildings. Adopt building ordinances and incentivize retrofits to existing buildings to meet higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset associated costs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN3	Fund energy upgrades to enable carbon neutrality in all existing commercial and public buildings. Support electrification and resilient power system upgrades in all public and commercial buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN4	Maintain urban growth boundaries. Using urban growth boundaries and other existing environmental protections, focus new development within the existing urban footprint or areas otherwise suitable for growth, as established by local jurisdictions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN5	Protect and manage high-value conservation lands. Provide strategic matching funds to help conserve and maintain high-priority natural and agricultural lands, including but not limited to, Priority Conservation Areas and wildland-urban interface areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
EN6	Modernize and expand parks, trails and recreation¹ facilities. Invest in quality parks, trails and open spaces that provide inclusive recreation opportunities for people of all backgrounds, abilities and ages to enjoy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN7	Expand commute trip reduction programs at major employers. Set a sustainable commute target for major employers as part of an expanded Bay Area Commuter Benefits Program, with employers responsible for funding incentives and disincentives to shift auto commuters to any combination of telecommuting, transit, walking and/or bicycling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN8	Expand clean vehicle initiatives. Expand investments in clean vehicles, including more fuel-efficient vehicles and electric vehicle subsidies and chargers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EN9	Expand transportation demand management initiatives. Expand investments in programs like vanpools, bikeshare, carshare and parking fees to discourage solo driving.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

¹[See Maps 13-24](#)

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Table 4. Plan Bay Area 2050 Consistency: Economy Strategies Checklist

Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
EC1	Implement a statewide universal basic income. Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EC2	Expand job training and incubator programs. Fund assistance programs for establishing new businesses, as well as job training programs, primarily in historically disinvested communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EC3	Invest in high-speed internet in underserved low-income communities. Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EC4	Allow greater commercial densities in Growth Geographies. Allow greater densities for new commercial development in select Priority Development Areas and Transit-Rich Areas to encourage more jobs to locate near public transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EC5	Provide incentives to employers to shift jobs to housing-rich areas well served by transit. Provide subsidies to encourage employers to relocate offices to housing-rich areas near regional rail stations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
EC6	Retain and invest in key industrial lands. Implement local land use policies to protect key industrial lands, identified as Priority Production Areas , while funding key infrastructure improvements in these areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Table 5. Plan Bay Area 2050 Consistency: Economy Strategies Checklist

Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
T1	Restore, operate and maintain the existing system. Commit to operate and maintain the Bay Area’s roads and transit infrastructure while reversing pandemic-related cuts to total transit service hours.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T2	Support community-led transportation enhancements in <u>Equity Priority Communities</u>. Provide direct funding to historically marginalized communities for locally identified transportation needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T3	Enable a seamless mobility experience. Eliminate barriers to multi-operator transit trips by streamlining fare payment and trip planning while requiring schedule coordination at timed transfer hubs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T4	Reform regional transit fare policy. Streamline fare payment and replace existing operator specific discounted fare programs with an integrated fare structure across all transit operators.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T5	Implement per-mile tolling on <u>congested freeways with transit alternatives</u>. ¹ Apply a per-mile charge on auto travel on select congested freeway corridors where transit alternatives exist, with discounts for carpoolers, low-income residents, and off-peak travel; and reinvest excess revenues into transit alternatives in the corridor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T6	Improve interchanges and address highway bottlenecks. Rebuild interchanges and widen key	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
	highway bottlenecks to achieve short- to medium-term congestion relief.				
T7	Advance other regional programs and local priorities. Fund regional programs like motorist aid and 511 while supporting local transportation investments on arterials and local streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T8	Build a Complete Streets network. Enhance streets to promote walking, biking and other micro-mobility through sidewalk improvements, car-free slow streets, and 10,000 miles of bike lanes or multi-use paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T9	Advance regional Vision Zero policy through street design and reduced speeds. Reduce speed limits to between 20 and 35 miles per hour on local streets and 55 miles per hour on freeways, relying on design elements on local streets and automated speed enforcement on freeways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T10	Enhance <u>local transit frequency, capacity and reliability</u>. ² Improve the quality and availability of local bus and light rail service, with new bus rapid transit lines, South Bay light rail extensions, and frequency increases focused in lower-income communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
T11	Expand and modernize the <u>regional rail network</u>. ³ Better connect communities while increasing frequencies by advancing the Link21 new transbay rail crossing, BART to Silicon Valley Phase 2, Valley Link, Caltrain Downtown Rail Extension and Caltrain/High-Speed Rail grade separations, among other projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

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Strategy (Full text of adopted strategies)		Impact of Project on Strategy Implementation (Check one box)			Explanation
		Supports	Obstructs	Does not obstruct	
T12	Build an integrated <u>regional express lanes and express bus network</u>. ⁴ Complete the buildout of the regional express lanes network to provide uncongested freeway lanes for new and improved express bus services, carpools and toll-paying solo drivers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

¹[See Map 4-1](#)

²[See Map 4-3](#)

³[See Map 4-2](#)

⁴[See Map 4-4](#)

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Table 6. Applicability of Strategies to Illustrative Projects

Illustrative Project	Impact of Project on Strategy Implementation		
	Supports	Obstructs	Does not obstruct
<ul style="list-style-type: none"> • 100 deed-restricted affordable homes • Located on vacant public land in a Priority Development Area • 100% of parking spaces are for shared electric vehicles 	H3, H4, H8, EN4, EN8	None	All other strategies
<ul style="list-style-type: none"> • 150,000 square feet of office space and 10,000 square feet of ground floor retail • Located in a Transit-Rich Area on a former parking lot 	EN4, EC4	None	All other strategies
<ul style="list-style-type: none"> • 1,000 homes, 550 deed-restricted affordable • 125,000 square feet of retail and 200,000 square feet of office space • Located on a former mall site in a Priority Development Area • New street grid meets complete streets standards • Includes electric vehicle charging stations and a project-wide transportation demand management association 	H3, H4, H5, H8, EN4, EN9, EC2, EC4, T8	None	All other strategies
<ul style="list-style-type: none"> • 500 single-family homes outside of Urban Growth Boundary, 10% for-sale affordable without deed restrictions • 2 parking spaces per home, less than the 3 required, with 1 electric vehicle charger built-in each home • New street network meets complete streets and Vision Zero standards 	EN8, T8, T9	H5, EN4	All other strategies