



METROPOLITAN  
TRANSPORTATION  
COMMISSION

Agenda Item 5b-2

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*Memorandum*

TO: Legislation Committee

DATE: April 1, 2011

FR: Executive Director

W. I. 1131

RE: AB 31 (Beall) — High Speed Rail: Master Plan Pilot Program

**Background**

AB 31 (Beall) establishes the High-Speed Rail Local Master Plan Pilot Program for cities and counties that have an approved high-speed rail station. Such a plan could be incorporated into a local general plan or specific plan and would be allowed to exceed the requirements of the jurisdiction's general plan. Similar to SB 310 (Hancock), AB 31 would eliminate the public vote requirement to create an Infrastructure Financing District (IFD) in a city or county that adopts a high-speed rail master plan. The boundary of an IFD associated with a high-speed rail master plan could extend up to one mile from the station platform, but not beyond the boundary of the high-speed rail master plan. All publicly-owned amenities or facilities associated with the master plan would be eligible for funding from the IFD. Additionally, AB 31 requires that the city or county prepare an environmental impact report for the master plan and specifies that any development project located within the IFD that is consistent with the master plan shall be exempt from the California Environmental Quality Act for ten years after construction of the first building begins.

**Recommendation: Support**

**Discussion**

AB 31 seeks to provide new financial and project streamlining tools to local governments that have approved one or more high-speed rail stations in their jurisdiction. The rationale for the bill is that additional incentives are needed to expedite planning and development adjacent to the stations. For the Bay Area, the bill could apply to Diridon Station in San Jose and the San Francisco Transbay Terminal. Given the critical importance of land-use density for the long term success of high-speed rail in California, we recommend a support position on the bill.

**Known Positions**

**Support**

None on file

**Oppose**

None on file

  
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Steve Heminger