



NOTICE OF PREPARATION AND SCOPING MEETING

Environmental Impact Report for the Millbrae 2040 General Plan, Downtown and El Camino Real Specific Plan, and Associated Zoning Code Amendments

Date: Friday, December 3, 2021

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Millbrae 2040 General Plan, Downtown and El Camino Real Specific Plan, and Associated Zoning Code Amendments as well as Notice of EIR Scoping Meeting on Thursday, December 16, 2021

The City of Millbrae (City), as the lead agency under the California Environmental Quality Act (CEQA), is preparing an update to the City of Millbrae General Plan including a new Downtown and El Camino Real Specific Plan that will guide growth and development through 2040 and has determined that preparation of a programmatic EIR is necessary to evaluate potential environmental impacts of the 2040 General Plan, Downtown and El Camino Real Specific Plan ("Specific Plan"), and associated Zoning Code amendments pursuant to the California Environmental Quality Act (CEQA). The City is the CEQA Lead Agency and is requesting input on the scope of the EIR from responsible and trustee agencies, interested public agencies and organizations, and the general public (pursuant to CEQA Guidelines Section 15082).

This NOP provides a summary of the plan, the City's preliminary identification of the potential environmental issues to be analyzed in the programmatic EIR; and information on how to comment on the scope of the EIR. This NOP and background documents associated with the 2040 General Plan are available for review on the City's 2040 General Plan webpage at: <https://millbrae2040.com/>.

EIR NOP Public Review Period: December 3, 2021 to January 7, 2022

The City requests your review and consideration of this notice and invites input and comments from interested agencies, persons, and organizations regarding the preparation of the 2040 General Plan and Downtown and El Camino Real Specific Plan EIR. Comments in response to this notice must be in writing and submitted to the Lead Agency Contact below by **5:00 p.m. on Friday, January 7, 2022**. If applicable, please indicate a primary contact person for your agency or organization.

NOP Written Comments: Comments must be submitted via mail or email with "NOP Comments" in the subject line and the name and physical address of the commenter in the body of the comment to the Lead Agency Contact at the following address or e-mail by **5:00 p.m. on Friday, January 7, 2022**:

Nestor Guevara, Associate Planner
Millbrae Planning Division
621 Magnolia Avenue, Millbrae, CA 94030
nguevara@ci.millbrae.ca.us

EIR Public Scoping Meeting: The City will hold a public EIR scoping meeting via video conference only to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Thursday, December 16, 2021 from 6:00 p.m. to 7:00 p.m.**

Notice of Preparation and Scoping Meeting

Please join the meeting via Zoom: for web, visit <https://zoom.us/>, select “Join a Meeting” and enter Meeting ID: 842 7648 4198 (direct link: <https://us02web.zoom.us/j/84276484198>). Use the Raise Hand feature to request to speak. For dial-in comments, call 1-669-900-9128, enter Meeting ID: 842 7648 4198 to speak. No registration is required in advance.

Project Location: The Millbrae 2040 General Plan encompasses the entirety of the City of Millbrae. Figure 1 shows the regional location and Figure 2 shows both the Millbrae 2040 General Plan boundary (the City limits) and the Downtown and El Camino Real Specific Plan Area boundary.

Proposed Plans: The plan has three primary components: 1) the General Plan Update, including the Housing Element, 2) the Downtown and El Camino Real Specific Plan, including the Broadway Avenue and El Camino Real Streetscape Master Plan as an appendix to the Specific Plan, and 3) associated Zoning Code amendments. The 2040 General Plan would serve as a long-term framework for future growth, reflect issues identified from community input and changes in State law, and update all elements of the General Plan including the Land Use, Mobility, Housing, Safety, Recreation, Environmental Justice, and Conservation Elements. The Specific Plan would support sustainable, mixed-use development in downtown Millbrae near the Millbrae Intermodal Station serving Bay Area Rapid Transit (BART), SamTrans, and Caltrain with provision of development, streetscape, and design standards and guidelines. The Zoning Code would be amended to ensure consistency with the General Plan (including Housing Element) and Downtown and El Camino Real Specific Plan.

EIR Environmental Impact Areas: The EIR will provide a programmatic evaluation of potential environmental impacts of the plan. The EIR also will evaluate the cumulative impacts of the plan when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the plan could result in potentially significant environmental impacts with regard to the following topic areas, which will be further evaluated in the EIR.

- | | | |
|----------------------------|-----------------------------------|---------------------------------|
| ▪ Aesthetics | ▪ Hazards and Hazardous Materials | ▪ Public Services |
| ▪ Air Quality | ▪ Hydrology and Water Quality | ▪ Recreation |
| ▪ Biological Resources | ▪ Land Use and Planning | ▪ Transportation |
| ▪ Cultural Resources | ▪ Noise | ▪ Tribal Cultural Resources |
| ▪ Energy | ▪ Population and Housing | ▪ Utilities and Service Systems |
| ▪ Geology and Soils | | ▪ Wildfire |
| ▪ Greenhouse Gas Emissions | | |

EIR Project Alternatives: The EIR will also evaluate a reasonable range of plan alternatives that could reduce or avoid potential environmental effects identified in the EIR, including a required “No Plan” Alternative.

When the Draft EIR is completed, it will be available for review at the City’s offices located at 621 Magnolia Avenue, Millbrae, CA 94030 and online at: <https://millbrae2040.com/>. The City will issue a Notice of Completion and Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals regarding how to access the Draft EIR and provide comments. Additional information about the project can be accessed at the <https://millbrae2040.com/> webpage and the City website at <https://www.ci.millbrae.ca.us/>.

If you have questions regarding this NOP or the EIR public scoping meeting, please contact the Lead Agency Contact Nestor Guevara at (650) 259-2335 or via email at nguevara@ci.millbrae.ca.us.

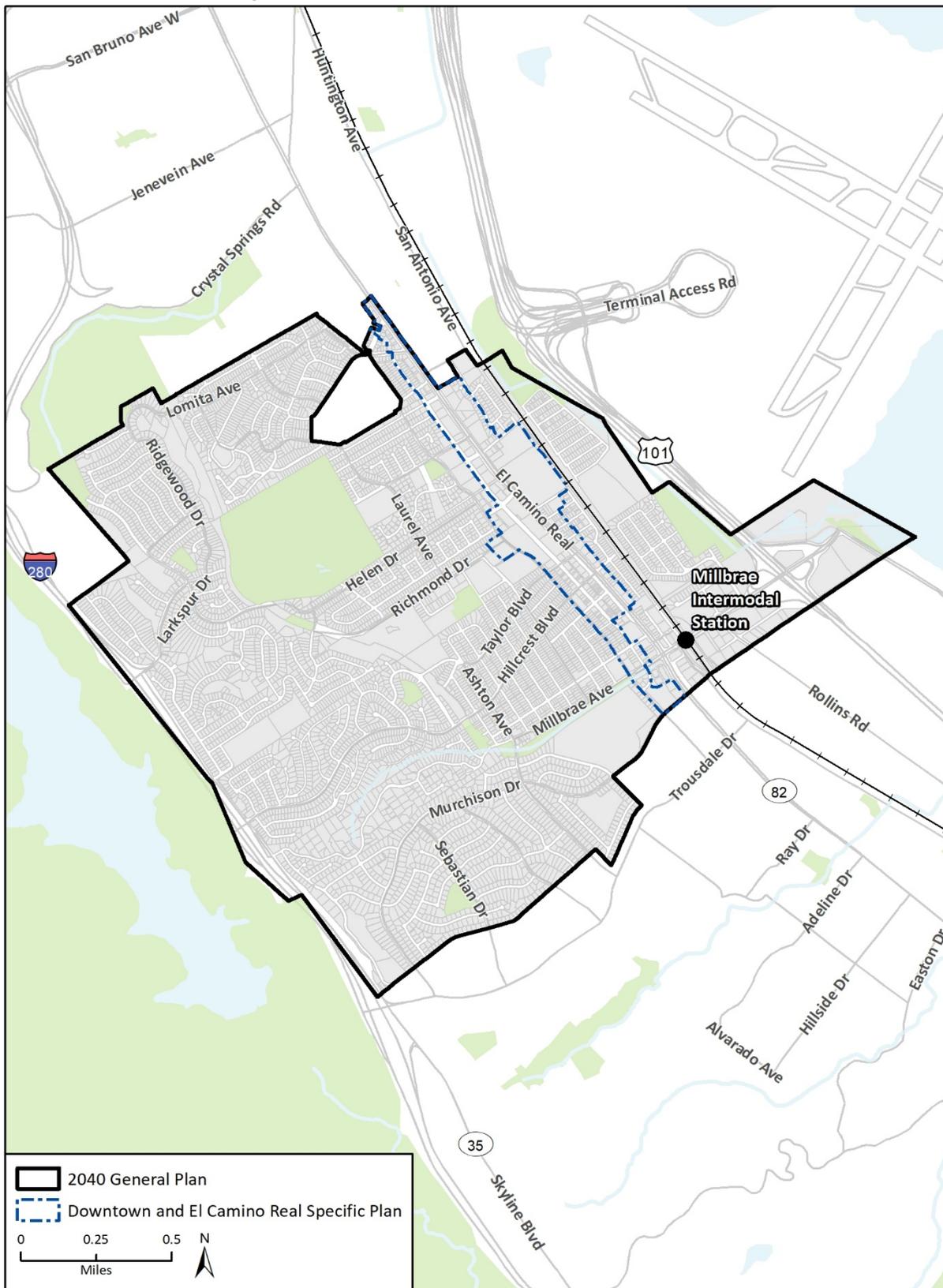
Darcy Smith

Darcy Smith, Millbrae Community Development Director

November 29, 2021

Date

Figure 2 General Plan and Specific Plan Boundaries



Imagery provided by Microsoft Bing and its licensors © 2021.
Source: City of Millbrae, 2017; ABAG, 2017; Mintier Harnish, 2018.