



## **NOTICE OF AVAILABILITY**

### **Draft Environmental Impact Report for the Millbrae 2040 General Plan and Downtown and El Camino Real Specific Plan**

**Friday, July 15, 2022**

Notice is hereby given that the City of Millbrae (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Millbrae 2040 General Plan and Downtown and El Camino Real Specific Plan ("proposed plans"). The Draft EIR is now available for public review and comment.

The Draft EIR and associated background documents may be accessed on the City's 2040 General Plan webpage at: <https://millbrae2040.com/>, City Hall located at 621 Magnolia Avenue, Millbrae, California 94030, and the Millbrae Library located at 1 Library Avenue, Millbrae, California 94030. A limited amount of copies for the Draft EIR are available for review at the Planning Division office located at 621 Magnolia Avenue, Millbrae.

**Plans Location:** Figure 1 shows the regional location of the proposed plans, 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 (along the El Camino Real corridor).

**Proposed Plans:** As part of an overarching planning process, the City proposes to adopt: 1) the General Plan Update, including six respective City General Plan elements exclusive of the Housing Element that is being prepared at a later date and including associated zoning amendments (collectively referred to as the 2040 General Plan) and 2) the Downtown and El Camino Real Specific Plan, including associated zoning amendments (collectively referred to as the Specific Plan). 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 elements of the General Plan including the Land Use, Mobility, Safety, Recreation, Environmental Justice, and Conservation Elements. The Specific Plan would support sustainable, mixed-use development in downtown Millbrae near the Millbrae Station serving Bay Area Rapid Transit (BART), SamTrans, and Caltrain with provision of development, streetscape, and design standards and guidelines, and the Zoning Code would be amended to ensure consistency with the General Plan and Downtown and El Camino Real Specific Plan.

**Public Comment Period:** The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from implementation of the proposed plans.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR. The public comment period for the Draft EIR will begin on July 15, 2022 and end on August 29, 2022. Comments may be submitted by mail or email by 5:00 p.m. on August 29, 2022. Please include the name of the contact person and contact information for your agency, and direct your comments to:

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Nestor Guevara, Associate Planner  
Millbrae Planning Division  
621 Magnolia Avenue  
Millbrae, California 94030  
[nguevara@ci.millbrae.ca.us](mailto:nguevara@ci.millbrae.ca.us)

**Probable Environmental Effects:** The EIR has been prepared due to the potential for unavoidable, significant adverse effects resulting from the proposed plans. The EIR prepared for the proposed plans identified and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the Draft EIR. For most issue areas analyzed in the Draft EIR, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. However, significant and unavoidable effects on the environment is anticipated with respect to Air Quality; Cultural and Tribal Cultural Resources; Greenhouse Gas Emissions and Energy; Hazards, Hazardous Materials, and Wildfire; Noise; and Transportation.

If you have questions regarding this notice or the Draft EIR, please contact Nestor Guevara at (650) 259-2335 or via email at [nguevara@ci.millbrae.ca.us](mailto:nguevara@ci.millbrae.ca.us).



for

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Darcy Smith, Millbrae Community Development Director

July 15, 2022

\_\_\_\_\_  
Date

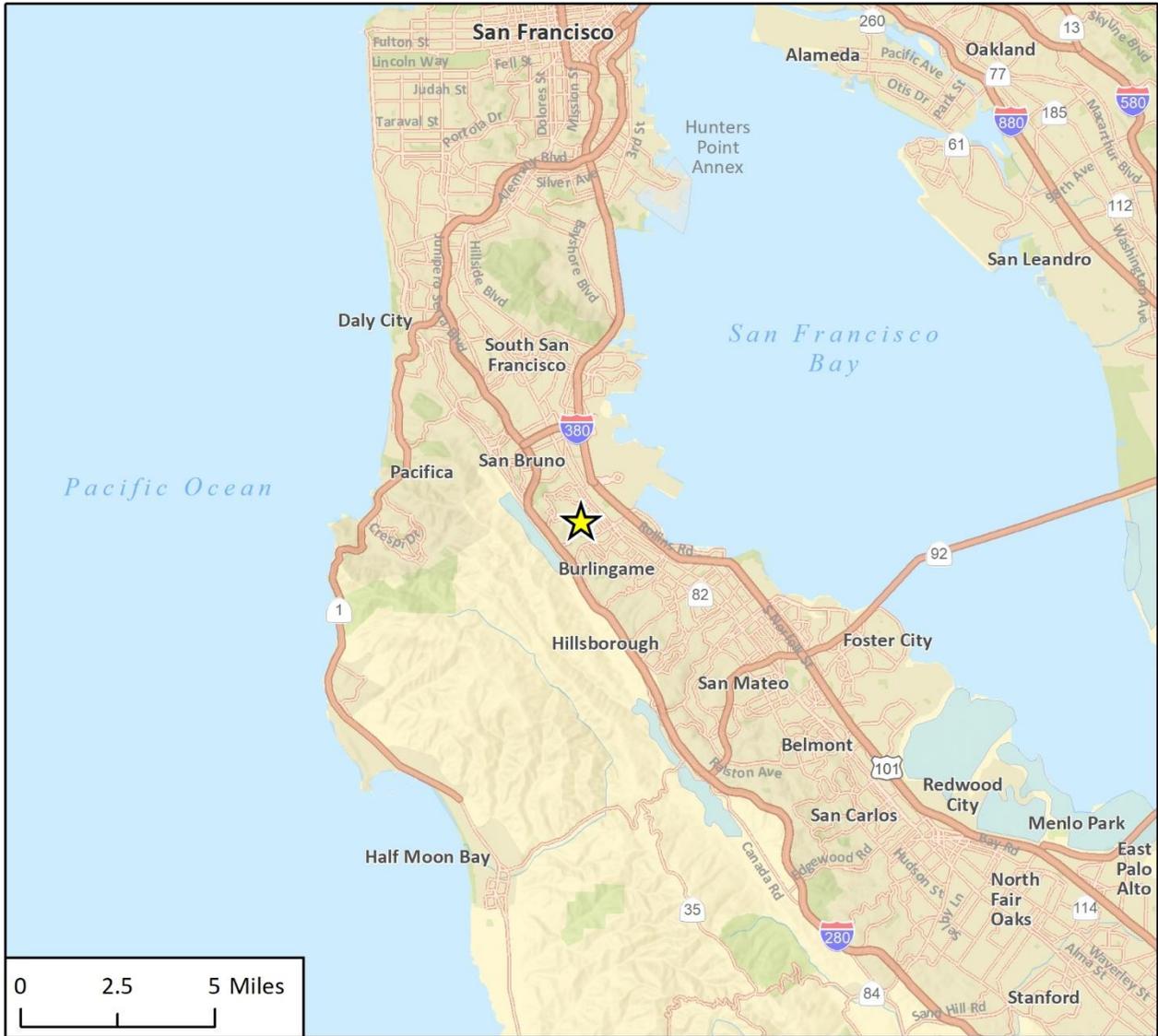
**Attachments:**

Figure 1: Regional Location

Figure 2: General Plan and Specific Plan Boundaries

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Figure 1 Regional Location



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★ Plan Location

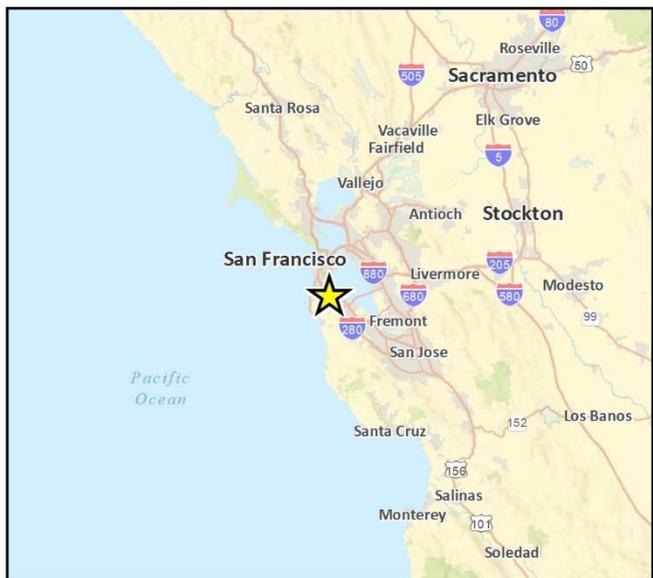
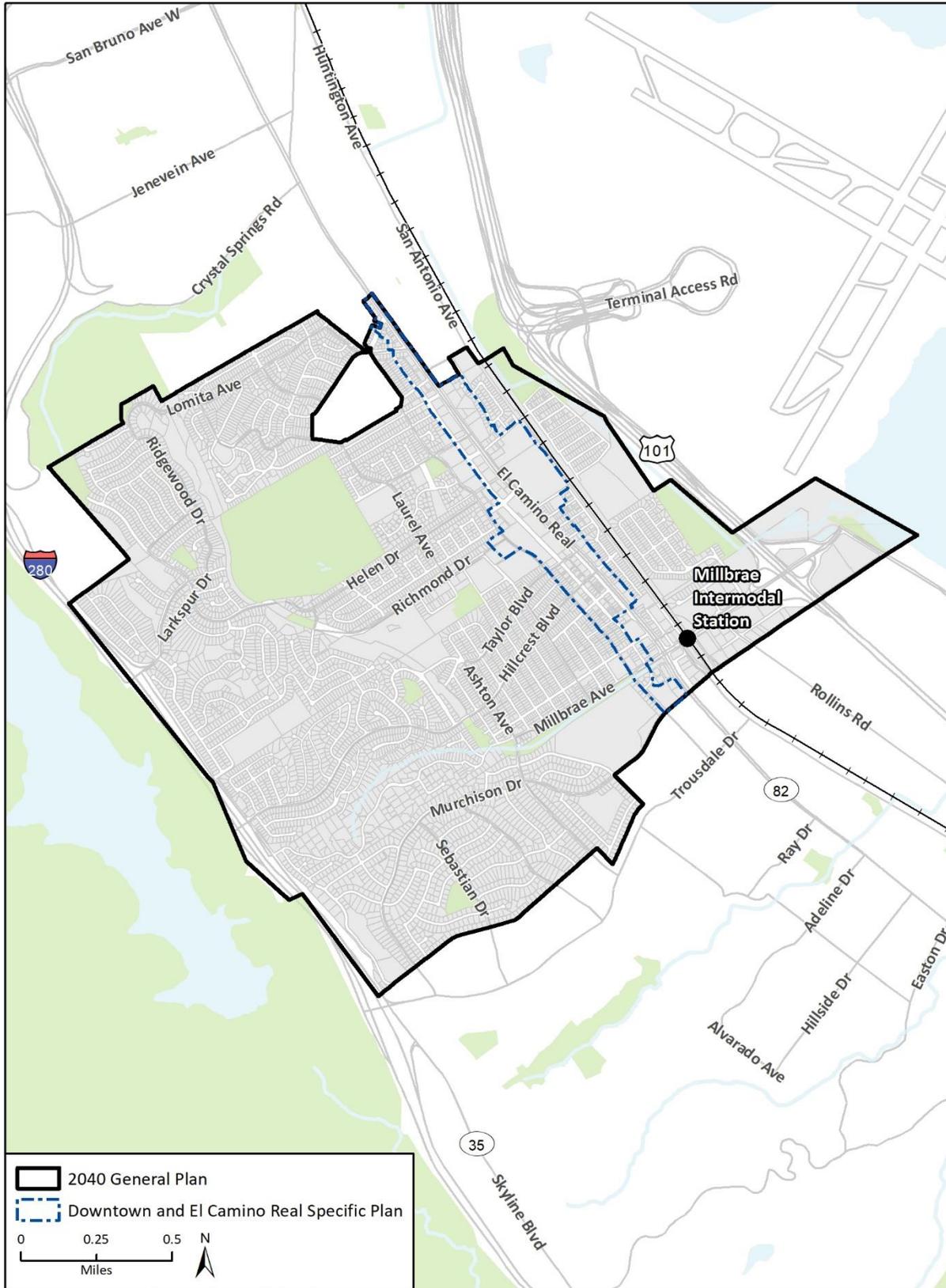


Figure 2 General Plan and Specific Plan Boundaries



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Source: City of Millbrae, 2017; ABAG, 2017; Mintier Harnish, 2018.

Fig 2-2040.GPU