



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT FOR THE 1100 EL CAMINO REAL PROJECT

Date: January 14, 2022

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Availability (NOA) of and Intent to Adopt a Sustainable Communities Environmental Assessment (SCEA) for the 1100 El Camino Real Project

The City of Millbrae (“City”), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Sustainable Communities Environmental Assessment (SCEA) for the 1100 El Camino Real project (project). The project applicant is the Anton Development Company. The SCEA is now available for public review and comment. The SCEA may be accessed on the City’s website at: <https://www.ci.millbrae.ca.us/Home/Components/FacilityDirectory/FacilityDirectory/1127/744>, and at City Hall located at 621 Magnolia Avenue, Millbrae, California 94030 and the Millbrae Library located at 1 Library Avenue, Millbrae, California 94030. Physical copies of the SCEA and all documents incorporated by reference in the SCEA are available for review at the Planning Division office located at 621 Magnolia Avenue, Millbrae.

Environmental Review: To ensure the proposed project is fully analyzed under CEQA, a SCEA was prepared in compliance with CEQA and the CEQA Guidelines. The SCEA addresses all applicable environmental topic areas described in Appendix G of the CEQA Guidelines. The purpose of a SCEA is to evaluate the environmental effects of the proposed project in accordance with CEQA, as well as the proposed project’s consistency with the Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments’ (ABAG’s) Plan Bay Area 2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the San Francisco Bay Area Region and incorporates all relevant and applicable feasible mitigation measures, performance standards, and/or criteria from prior applicable environmental impact reports (EIRs) into the proposed project.

A SCEA is a form of CEQA documentation established by Senate Bill (SB) 375 to provide a streamlined environmental review for certain “transit priority projects.” A SCEA is comparable to an Initial Study/Mitigated Negative Declaration (IS/MND) since the lead agency must find that all potentially significant impacts of a project have been identified, adequately analyzed, and mitigated to a level of insignificance. However, unlike a negative declaration, the SCEA need not consider the cumulative effects of the project that have been adequately addressed and mitigated in prior EIRs. The proposed project is described below.

Project Location: The project site is located at 1100 El Camino Real near the southwest corner of El Camino Real and Center Street in Millbrae, California. The 6.7-acre project site consists of three parcels identified as Assessor’s Parcel Numbers [APNs] 021-324-190, 021-324-310, and 021-324-320, within the Millbrae Transit Station Area Priority Development Area (PDA). The project site is currently developed with the El Rancho Inn and two residential buildings that are surrounded by surface parking. The two existing residential buildings are located next to the El Rancho Inn at 33 and 35 Center Street, and currently provide housing for approximately 20 residents. Surrounding land uses include multi-family and single-family residential developments to the northwest, the San Francisco Water Department and various commercial developments to the southeast, the Zen Peninsula Restaurant, hotels, and commercial auto-related businesses to the southwest, and the Bay Area Rapid Transit (BART)/Caltrain tracks to the northeast. Figure 1 shows the proposed project’s location.

Project Description: The applicant currently has a planning entitlement development application on file with the City to demolish all existing structures and construct a new five-story apartment complex and parking garage on 5.5 acres of the site. The applicant may also include the future development of a seven-story hotel on the remaining 1.2 acres of the project site, which would occur under a separate development application. However, for purposes of the SCEA, the analysis considers the development of the proposed apartment complex and the future hotel on the project site. The proposed apartment complex would be approximately 396,272 gross square feet and would consist of 384 apartment units, common open space and recreational amenity areas, and an office space for property management and leasing services. The proposed apartment complex would wrap around a six-level above-ground parking garage of approximately 203,514 gross square feet. The future hotel is anticipated to be approximately 135,967 gross square feet and surround an approximately 69,533 gross square feet above-ground parking garage. The future hotel would include up to 200 guest rooms and onsite amenity areas such as a restaurant and meeting room that could be reserved by businesses, local community organizations, and residents for family or special events. Other site improvements included as part of the proposed project would be landscaping, utility connections, and construction of pedestrian walkways and internal access driveways. The project would require the following approvals: adoption of the SCEA, design review, lot merger and line adjustment, master sign program, and national pollutant discharge elimination system permit issued by the San Francisco Bay Regional Water Quality Control Board.

SCEA Environmental Impact Areas: All potentially significant environmental effects of the project would be reduced to less than significant levels through implementation of either existing regulatory requirements or mitigation measures as required by the SCEA.

SCEA Public Review Period: Friday, January 14, 2022 to Monday, February 14, 2022.

The City requests your review and consideration of this notice and invites input and comments from interested agencies, persons, and organizations regarding the 1100 El Camino Real SCEA. Comments in response to this notice must be in writing and submitted to the Lead Agency Contact below by **5:00 p.m. on Monday, February 14, 2022**. If applicable, please indicate a primary contact person for your agency or organization.

Written Comments: Comments must be submitted via mail or email with “NOA 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 Monday, February 14, 2022**:

Sam Fielding, Senior Planner
Millbrae Planning Division
621 Magnolia Avenue, Millbrae, CA 94030
sfielding@ci.millbrae.ca.us

If you have questions regarding this NOA, please contact the Lead Agency Contact Sam Fielding at (650) 259-2336 or via email at sfielding@ci.millbrae.ca.us.



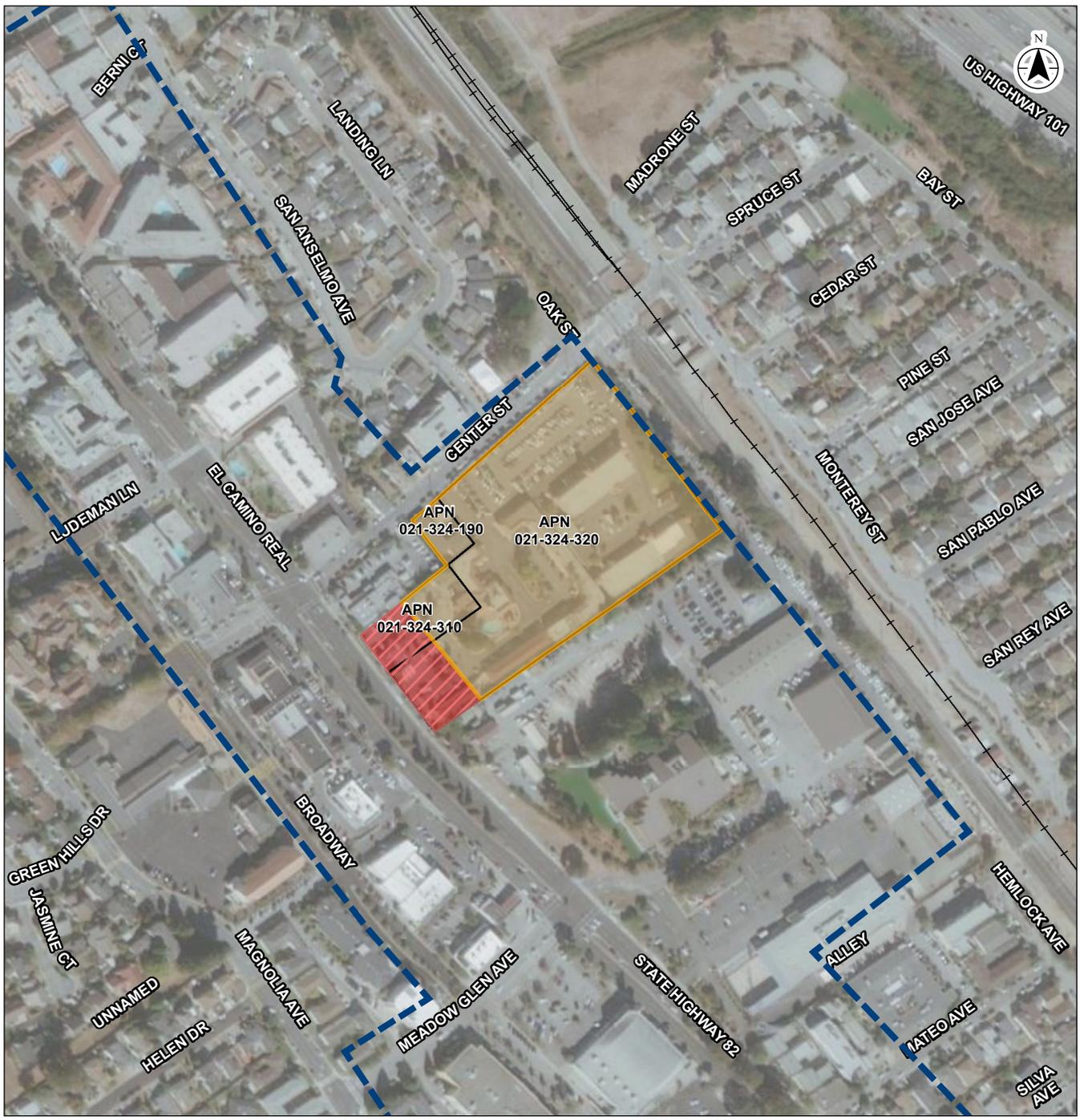
Signature: Darcy Smith, City of Millbrae Community Development Director

Date of Distribution: January 14, 2022

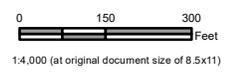
Attachments:

Figure 1: Project Location

Figure 2: Proposed Project Site Plan



- Legend**
- Project Site Parcel Boundary
 - Millbrae Transit Station Area Priority Development Area
 - City of Milbrae Existing General Plan**
 - General Commercial
 - High Density Residential
 - City of Milbrae Existing Zoning**
 - Commercial (C)
 - Multi-Family Residential (R-3)



- Notes**
1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet
 2. City of Milbrae Land Use Map, November 1998
 3. City of Milbrae Zoning Map, October 2009

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Figure 1
Project Location



Source: KTG Architecture and Planning, June 2020



Figure 2
Proposed Project Site Plan