

1. Introduction

1.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This document provides responses to comments received on the Draft Environmental Impact Report (Draft EIR) for the proposed Millbrae Station Area Specific Plan Update and Transit-Oriented Development (TOD) #1 and #2 projects (proposed Project). The Draft EIR identified significant impacts associated with the proposed Project, and examined alternatives and recommended mitigation measures that could avoid or reduce potential impacts.

This document, together with the Draft EIR, will constitute the Final EIR if the Millbrae City Council certifies it as complete and adequate under the California Environmental Quality Act (CEQA).

1.2 ENVIRONMENTAL REVIEW PROCESS

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project, and to provide the general public with an opportunity to comment on the Draft EIR. This Final EIR has been prepared to respond to comments received on the Draft EIR. A Notice of Preparation of an EIR was issued by the City on September 19, 2014 for a 30-day review period and in the interests of the citizens of Millbrae and all interested parties this comment period was extended to November 24, 2014 for a 67-day review period. A Notice of Availability was issued on June 24, 2015 and the Draft EIR was made available for public review from for a 45-day public review period through Monday, August 10, 2015. The Draft EIR was distributed to local, regional, and State agencies and the general public was advised of the availability of the Draft EIR. Copies of the Draft EIR were made available for review to interested parties at the Millbrae Library at 1 Library Ave; at City Hall at 621 Magnolia Ave; or on the City's website at: <http://www.ci.millbrae.ca.us>. Copies of all written comments received on the Draft EIR are contained in this document. These comments are reproduced in Chapter 5, Comments and Responses, of this document, and responses to comments on environmental issues are provided. Comments are presented in their original format in Appendix A, Comment Letters, of this document.

This Final EIR will be presented at a Planning Commission hearing at which the Commission will advise the City Council on certification of the EIR. However, the Planning Commission will not take final action on the EIR or the proposed Project. Instead, the City Council will consider the Planning Commission's recommendations on the Final EIR and the proposed Project during a noticed public hearing, and will make the final action with regard to certification of the Final EIR. The City Council is currently scheduled to consider certification of the Final EIR at a public hearing in Fall 2015.

INTRODUCTION

1.3 REPORT ORGANIZATION

This document is organized into the following chapters:

- **Chapter 1: Introduction.** This chapter discusses the use and organization of this Final EIR.
- **Chapter 2: Executive Summary.** This chapter is a summary of the findings of the Draft and the Final EIR. It has been reprinted from the Draft EIR.
- **Chapter 3: Revisions to the Draft EIR.** Additional corrections to the text and graphics of the Draft EIR are contained in this chapter. Underline text represents language that has been added to the EIR; text with ~~strikethrough~~ has been deleted from the EIR.
- **Chapter 4: List of Commenters.** Names of agencies and individuals who commented on the Draft EIR are included in this chapter.
- **Chapter 5: Comments and Responses.** This chapter lists the comments received from agencies and the public on the Draft EIR, and provides responses to those comments.
- **Chapter 6: Mitigation Monitoring or Reporting Program.** This chapter lists the mitigation measures included in the Draft EIR for the proposed Specific Plan Update, and identifies programs for monitoring and reporting the progress on implementing these measures. Mitigation Monitoring or Reporting Programs for the TOD #1 and TOD #2 projects will be prepared at the time those projects are considered for approval by the City of Millbrae, which will be a separate process from the adoption of the Specific Plan.