

NOTICE OF DETERMINATION

APR 12 2019

TO:

X Office of Planning and Research

US Mail:

Street Address:

P.O. Box 3044

1400 Tenth Street, Rm. 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

MARK CHURCH, County Clerk
By XIMENA CASTILLO
Deputy Clerk

X County Clerk of
County of San Mateo
555 County Center
Redwood City, CA 94063

FROM: Community Development Department
City of Millbrae
621 Magnolia Avenue
Millbrae, CA 94030

Contact: Tom Madalena, Deputy Director
Phone: 650-259-2416

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2014092061 associated with the project

Project Title: Millbrae Serra Station

Project Applicant: Millbrae Serra Station LLC

Project Location (include county): The Millbrae Serra Station project site is bounded by the Millbrae Intermodal Station on the east, El Camino Real and Serra Avenue on the west, Linden Avenue on the south, and on the north by existing single family homes along Hemlock Avenue and a commercial property at 210 El Camino Real, in Millbrae, San Mateo County.

Project Description: The Design Review Permit and Master Sign Program approved for the Millbrae Serra Station Project comprise the final discretionary approvals to allow for the development of the following three buildings over an underground parking garage:

- a. Building R1 - a ten-story building with 119 apartments, 4,255 square feet of ground floor retail and 3,648 square feet of retail or live-work space;
- b. Building R2 – a ten-story building with 325 apartments, 4,340 square feet of retail or live work space; and
- c. Building C1 – a nine story building with 290,140 square feet of office space, a 5,000 square foot galleria and lobby and 22,360 square feet of retail space.

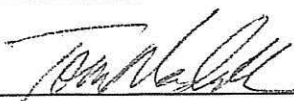
Furthermore, a Specific Plan Amendment of the Millbrae Station Area Specific Plan (MSASP) has also been approved to revise figure 5-3, on page 5.12 of the MSASP removing the designation of "transition to single family neighborhoods," as denoted on figure 5-3.

This is to advise that the **City of Millbrae**, the Lead Agency, has approved the above-described project on April 10, 2019 and has made the following determinations regarding the above-described project:

1. The adoption of the Design Review Permit, Master Sign Permit, and the Specific Plan Amendment does not: (1) trigger the need for subsequent environmental review pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines; (2) require major revisions of the Final EIR for the Millbrae Station Area Specific Plan due to new or substantially increased significant environmental effects; or (3) result in any substantial changes with respect to the

circumstances under which the project will be undertaken that would require major revisions of the Final EIR due to new or substantially increased significant environmental impacts; and there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Final EIR due to new or substantially increased significant environmental effects.

This is to certify that the final EIR, with comments and responses and record of project approval for this project, is available to the General Public at: City of Millbrae, Community Development Department, 621 Magnolia Avenue, Millbrae, CA 94030.



Title: Tom Madalena, Deputy Director, Community Development Department, City of Millbrae, CA

Date signed: 4/11/19

Date Received for Filing and Posting at OPR: _____

Governor's Office of Planning & Research

APR 12 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 41 — 04122019 — 1168
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2014092061

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Millbrae	LEAD AGENCY EMAIL	DATE 04122019
COUNTY/STATE AGENCY OF FILING San Mateo	DOCUMENT NUMBER 127494	

PROJECT TITLE

Millbrae Serra Station

PROJECT APPLICANT NAME Tom Madalena	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 259-2416
PROJECT APPLICANT ADDRESS 621 Magnolia Avenue	CITY Millbrae	STATE CA
		ZIP CODE 94030

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

XIMENA CASTILLO / DEPUTY CLERK

Governor's Office of Planning & Research

APR 12 2019

STATE CLEARINGHOUSE

County of San Mateo
Assessor-County Clerk-Recorder
Mark Church

555 County Center
Redwood City, CA, 94063

Finalization 2019022144
4/12/19 10:35 am
018 96

Item Title

1 EIR Administrative Fee
Document ID

Amount

DOC# 2019-000102

50.00

Total

50.00

Payment Type

Amount

Credit Card
016104

50.00

Amount Due

0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

SAN MATEO COUNTY RECORDER
SPECIAL SERVICES -5048
555 CITY CTR
REDWOOD CITY, CA 94063
650-363-4500

Clerk ID: 0091

Sale

XXXXXXXXXXXX3465

VISA

Entry Method: Chip

Amount: \$ 50.00

Tax: \$ 0.00

Total: \$ 50.00

04/12/19

10:30:50

Inv #: 000000007

Appr Code: 016104

Apprvd: OnLine

VISA CREDIT

AID: A000000003101001

TVR: 00 00 00 00 00

TSI: F8 00

Customer COPY



Notice of Determination

To: Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: _____
Public Agency: City of Millbrae
Address: 621 Magnolia Avenue
Millbrae, CA 94030
Contact: Christine di Iorio, Project Manager
Phone: 650-259-2416

County Clerk
County of: San Mateo County
Address: 555 County Center
San Jose, CA 95110

Lead Agency (if different from above): _____

#126335

FILED
SAN MATEO COUNTY

JAN 29 2016

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

MARK CHURCH, County Clerk
By Alan St. Hay
Deputy Clerk

State Clearinghouse Number: 2014092061

Project Title: Millbrae Station Area Specific Plan Update and Transit-Oriented Development (TOD) #1 and #2 projects

Project Applicant: City of Millbrae

Project Location (include county): City of Millbrae, San Mateo County

Project Description:

The proposed project analyzed in the EIR, certified on January 13, 2016, included two primary components: (1) the adoption and implementation of the Millbrae Station Area Specific Plan Update (Specific Plan Update) and associated General Plan and Zoning Ordinance Amendments; and (2) the approval and construction of the proposed TOD #1 and #2 (collectively referred to as the "proposed project"). The Specific Plan Update, which revises a Specific Plan initially developed and adopted in 1998, would guide future public improvements and private development in the Plan Area over the next 25 years. The Specific Plan Update contains land use, urban design, and circulation goals, policies, and strategies to guide investment and development in the Specific Plan Area over the next 25 years. Because the Specific Plan is the guiding regulatory document for Specific Plan Area, the associated the General Plan and Zoning Amendments are necessary to ensure that the land use and zoning designations, policies, and development standards in these documents are consistent with the proposed Specific Plan Update. The buildout projections under the proposed Specific Plan Update are 1,653,340 square feet of office space, 275,110 square feet of retail space, 1,750 residential units, and 370 hotel rooms, which is estimated to result in up to 4,640 residents and 7,600 employees.

On January 26, 2016, the City Council approved the associated amendments to the General Plan. Neither the Specific Plan Update, TOD #1, nor TOD #2 were approved.

This is to advise that the City of Millbrae has approved the Amendments to the General Plan on January 26, 2016 and has made or relied upon the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at City Hall at 621 Magnolia Avenue and on the City's website at www.ci.millbrae.ca.us.

Signature (Public Agency): Christine Livi Title: Project Manager

Date: 1/28/2016 Date Received for filing at OPR: Governor's Office of Planning & Research

APR 12 2019

STATE CLEARINGHOUSE

County of San Mateo
Assessor-County Clerk-Recorder
Mark Church

555 County Center
Redwood City, CA, 94063

Finalization 2016005015

1/29/16 12:50 pm

020 77

Item	Title	
1	EIR	
Fish & Game: Env Impact Report		
Document ID		Amount
DOC# 2016-000030		3120.00
Time Recorded 12:50 pm		

Total 3120.00

Payment Type Amount

Check tendered 3120.00
241970

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

Governor's Office of Planning & Research

APR 12 2019

STATE CLEARINGHOUSE

