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CEQA

The California Environmental Quality Act

CASE STUDY



Impact on Equity and Environmental Justice

MILLBRAE, 2014-2016

Millbrae Station Area Specific Plan Update

Pairing Growth with Local Benefits at a Major Transportation Hub

Millbrae Station is a multi-modal transit station on the San Francisco Peninsula. The City of Millbrae sets the long-term vision and standards for this station through a Millbrae Station Area Specific Plan. When the City embarked on the planning process for a major expansion of the Plan, 14 public agencies participated in the CEQA process to examine potential impacts on public health, the environment, and cultural resources.

This review process increased local benefits of the Plan, including the provision of affordable housing and public spaces, mitigation of air pollution, and expansion of

economic opportunity generators. By planning ahead and incorporating CEQA review into the project development process, the City minimized costs (environmental review came to just 0.025% of the project costs), streamlined CEQA review of future sub-projects, promoted interagency collaboration, and achieved mitigation of public health and environmental impacts of this much-needed transportation, business, and housing project.

SOURCE: BAE URBAN ECONOMICS (2016). CEQA IN THE 21ST CENTURY. PP. 32-34.

California Environmental Justice Alliance (CEJA)

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CALIFORNIA
ENVIRONMENTAL
JUSTICE ALLIANCE

The California Environmental Quality Act (CEQA) is an important tool for advancing environmental justice (EJ) and protecting the rights of communities disproportionately impacted by pollution and poverty in our state. The law allows a community to not only be notified of development projects that are being proposed for their neighborhood; it also provides them with a formal process to share their concerns and recommend improvements so that a project can better serve and protect the community. CEQA also provides a mechanism for holding certain projects accountable if they insufficiently analyze potential harms against local residents and neighborhoods.