

EXHIBIT D



Bay Fair TOD Zoning Update and Minor Specific Plan Amendments Project

Addendum to the Bay Fair TOD Specific Plan
Environmental Impact Report
SCH#2017032016

prepared by

City of San Leandro

Community Development Department

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1 Introduction

This document is an Addendum to the Bay Fair Transit Oriented Development (TOD) Specific Plan Final Environmental Impact Report (EIR – SCH# 2017032016) certified in February 2018. In accordance with Section 15164 of the *CEQA Guidelines*, a Lead Agency shall prepare an Addendum to an EIR if some changes or additions are necessary that will not have significant new impacts or substantially increase previously identified significant impacts. Specifically, the *CEQA Guidelines* state:

- The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred (Section 15164[a]);
- An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration (Section 15164[c]);
- The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project (Section 15164[d]); and
- A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence (Section 15164[e]).

This Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *CEQA Guidelines*.

According to Section 15164 of the State CEQA Guidelines, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when “only minor technical changes or additions are necessary” and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR.

This Addendum describes the details of proposed amendments to the Bay Fair TOD Specific Plan, the City’s General Plan, Zoning Map, and City Zoning and Municipal Codes, and compares impacts resulting from these amendments to those identified in the Bay Fair TOD Specific Plan EIR. The analysis demonstrates that the environmental impacts of the proposed text amendment are within the scope of the impacts of buildout of the Specific Plan as identified in the certified EIR.

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2 Background

This section provides an overview of the Bay Fair TOD Specific Plan and its EIR to provide context for this Addendum.

Bay Fair TOD Specific Plan

In February 2018, the City Council of the City of San Leandro adopted the Bay Fair TOD Specific Plan (“Specific Plan”). The Specific Plan is one of several documents that provide a long-term vision for the City of San Leandro and guidelines and regulations to implement that vision. The Bay Fair TOD Specific Plan Area (“Plan Area”) consists of the Bay Fair BART Station, Bayfair Center shopping mall, Fairmont Square and Fashion Faire Place shopping areas, and portions of the Hesperian and East 14th Corridors in the City of San Leandro. The Specific Plan also provides overall direction to the day-to-day decisions of the Planning Commission, City Council, and City staff regarding the Plan Area.

The Specific Plan includes 15 key objectives:

- 1 **More Parks and Open Space.** Increase the amount of parks, green space, plazas, and other public space that encourages pedestrian activity, recreation, and access to nature.
- 2 **More Walkable Environment.** Improve the pedestrian experience, public space, aesthetics, and design quality to attract visitors, serve residents, and promote walking.
- 3 **Better Mobility and Connectivity.** Improve pedestrian, bicycle, transit, and vehicle connections through the creation of an interconnected street grid, with a focus on better pedestrian and bicycle connections between the Bay Fair BART station and the adjacent shopping areas.
- 4 **Improved Safety and Less Crime.** Improve safety in and around the Bay Fair area through a range of strategies including increased pedestrian activity; more “eyes on the street;” enhanced and more coordinated policing; better lighting; activation of vacant spaces; and an increased sense of ownership and stewardship by residents, workers, and visitors.
- 5 **Compatibility with Adjacent Neighborhoods.** Ensure compatibility with the residential neighborhoods adjacent to the Plan Area – including those in unincorporated Alameda County as well as the City of San Leandro – and encourage sensitive design transitions, public amenities, and uses and services that benefit surrounding neighborhoods.
- 6 **Diversity of Uses.** Support a diverse, sustainable mix of uses including retail, housing, workplaces, and community spaces. Encourage a variety of essential goods and services such as grocery stores, pharmacies, banks, social services, restaurants, and other businesses.
- 7 **Diverse and Affordable Housing.** Support both market rate and affordable housing, and seek to protect existing residents from involuntary displacement.
- 8 **Range of Educational Opportunities.** Provide a range of services to provide opportunities for higher education, business incubation, and vocational and employment training programs for all age groups.
- 9 **Community Facilities.** Provide community facilities necessary to support the level and type of additional growth, including schools, community and senior centers, child care centers, and public safety facilities.

- 10 **Efficient and Shared Parking.** Implement parking management solutions that most efficiently use parking resources, including sharing of public and private parking spaces between different uses, and sharing between different use types such as residential, office, and commercial.
- 11 **BART and Bus Station Improvement.** Support and improve the Bay Fair BART and bus stations as integral amenities for the surrounding neighborhoods, the City, the County, and the region.
- 12 **Zoning Aligned with Community Vision.** Ensure future zoning is aligned with the community vision, while allowing flexibility to adjust to changing trends and land ownership.
- 13 **Local and Regional Destination.** Provide attractive and usable public space, outdoor dining, public art and dynamic retail experiences to create central gathering places that serve local and regional populations.
- 14 **Infrastructure.** Improve and maintain basic infrastructure such as roads, landscaping, stormwater management facilities, flood control, and water, sewer, gas, lighting, and telecommunications service/high-speed fiber optics and wireless broadband services, including support for both community (i.e., San Leandro WiFiber, which is the City’s free and public Wi-Fi service) and commercial(i.e., Comcast, AT&T, Lit San Leandro) networks.
- 15 **Environmental Sustainability.** Create a sustainable urban environment that incorporates green building features, green infrastructure and ecology, sustainable energy systems, water efficiency and conservation, and sustainable transportation systems.

Bay Fair TOD Specific Plan EIR

The City certified the Final Environmental Impact Report for the Specific Plan in February 2018 (“2018 EIR”). The 2018 EIR evaluated potential environmental consequences of implementation of the Specific Plan. Alternatives and mitigation measures were identified to reduce or avoid potential adverse environmental effects associated with the implementation of the Specific Plan. The EIR assumed that by 2035 the Specific Plan could accommodate up to 2,540 housing units and 300,000 square feet of office space, as well as the removal of an estimated 161,000 square feet of retail space, resulting in 725 net new jobs and a population increase of 7,239 residents in 2035.

The 2018 EIR determined that the proposed policies of the Specific Plan would avoid or eliminate all potentially significant impacts associated with implementation of the Specific Plan, with the exception of significant and unavoidable traffic impacts. Subsequent discretionary actions that propose changes or potential project-specific impacts not covered in the 2018 EIR would warrant additional project-specific environmental review, as required by CEQA.

City of San Leandro General Plan

The City of San Leandro General Plan provides a vision for the future of the city and a strategy for implementation. This includes designated and defining land uses throughout the city.

City of San Leandro Zoning Code and Zoning Map

The City of San Leandro Zoning Code (“Zoning Code”) provides zoning regulations that guide and regulate development across the city. The Zoning Code defines the different zoning districts, lists the various uses allowed in each district, and describes the required approval processes required to

establish those uses, including development and performance standards that approved projects are required to meet. The Zoning Map delineates the boundaries of zoning districts within the city.

City of San Leandro Municipal Code

The City of San Leandro Municipal Code (“Municipal Code”) provides regulations related to health, safety, and welfare, including specific standards for streets, parks, buildings, and subdivisions.

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3 Proposed Amendments

The Bay Fair TOD Zoning Update and Minor Specific Plan Amendments Project (proposed project) would involve amendments to the Bay Fair TOD Specific Plan, the City’s General Plan, Zoning Map, and Zoning and Municipal Codes to allow the City to implement the Specific Plan through the creation of a new Zoning District specific to the Plan Area, and to provide minor clarifications and additions necessary for the implementation of the new District. City staff has therefore prepared a new Bay Fair TOD (B-TOD) Zoning District with and minor related amendments to the General Plan, Bay Fair TOD Specific Plan, and the City of San Leandro Zoning Map and Municipal Codes to ensure consistency between the Specific Plan and Zoning Code.

Bay Fair TOD Specific Plan

The proposed project would involve revisions to the Specific Plan to provide clarifications and revisions consistent with the proposed changes to the City’s Zoning Code, which are described below.

- **Page 35: Create a Grid of Smaller Blocks.** Amend the stated block length preference. The 440-foot maximum standard provided on Page 90 of the Specific Plan would remain unchanged.
- **Page 48: Figure 3.1.** Delete note from bottom of figure that states “The location of new streets and connections is approximate and could be adjusted based on future conditions.”
- **Page 70: Use Regulations.** Delete reference to list of uses on pages 72-73.
- **Pages 72-73: Allowed Uses.** Remove detailed list of uses from Specific Plan, to be contained in Section 2.10.200 of the proposed Zoning Code Chapter.
- **Page 79: Active Frontages.** Revise Bullet 1 to clarify that standards for active ground-floors apply to all publicly accessible streets and pathways. Currently, the Specific Plan only specifically calls out new streets, East 14th, and public parks and plazas. Clarify standards for occupied building area encroaching into setbacks above ground floor.
- **Pages 81-85, 92, 93.** Revise the following Specific Plan guidelines from “should” to “shall” to provide objective standards and be more consistent with standard language in the Zoning Code, including for the following topics:
 - Commercial tenant space depth (page 81)
 - Ground-floor facades (selected components of pages 81-85),
 - Single-story non-residential height (page 86),
 - Design of utilities (page 91)
 - Massing breaks and articulation (page 92),
 - Nighttime visibility (page 93),
 - Parking and loading design (pages 94-95),
 - Monument signs (page 104), and
 - Fencing (page 105).
- **Page 90: Maximum FAR.** Amend the statement in Bullet 1 to reference General Plan FAR limit for Bay Fair TOD.

- **Page 94: Parking and Loading Design.** Minor corrections.
- **Page 99: Public Open Space Standards.** Clarify requirements for publicly accessible open space.
- **Page 101: Private Open Space Standards.** Reduce the required minimum square footage of private open space in Bullet 2 and clarify requirements for private open space.
- **Page 131: Table 7.6.** For consistency with Figure 3.5, add East 14th Street to the list of public street projects with medium-term timing, similar to the Fairmont and Hesperian Road Diet. The revisions and clarifications to the Specific Plan would not add intensity, density, or height to allowable future developments in the Plan Area and would not change allowed land uses or their locations.

City of San Leandro General Plan

The proposed project includes a General Plan Amendment to add the B-TOD General Plan Land Use Designation to all parcels within the Specific Plan Area. These parcels are currently designated for residential, commercial, and mixed use. The General Plan Amendment will also update the Land Use Element text to reflect that the Bay Fair TOD Specific Plan was adopted in 2018. Figure 1 provides the existing General Plan land use designations of the Plan Area, and Figure 2 provides the proposed General Plan land use designations of the Plan Area.

City of San Leandro Zoning Map

The Zoning Map is proposed to be revised such that the base zoning designations in the Plan Area are all designated B-TOD. Figure 3 provides the existing zoning designations of the Plan Area, and Figure 4 provides the proposed zoning designations of the Plan Area.

City of San Leandro Zoning Code

The proposed project would also involve revisions to the City's Zoning Code to implement the Specific Plan. This includes revisions to Chapter 1.12; the addition of new Chapter 2.10; revisions to Chapter 4.04, 4.08, and 4.12; and the addition of new Chapter 5.14. In addition to the specific revisions described below, the proposed project would also replace all C-RM references with B-TOD references.

Revisions to Chapter 1.08

The proposed project would revise Chapter 1.08, *Organization, Applicability, and Interpretation*, to delete references to the C-RM District and add the B-TOD District to the Base Zoning District Table.

Revisions to Chapter 1.12

The proposed project would revise the following definitions found in Chapter 1.12, *Definitions*. Only revised portions of the code are provided below. These revisions add a definition for "Facade" and "Research and Development Services." These revisions also modify the definition for "Frontage" to differentiate between Lot Frontage and Building Frontage, provide minor clarifications of the definitions of "Height," "Setback Line," and "Street," and modify and clarify "Open Space, Common" and "Open Space, Private."

Figure 1 Existing General Plan Land Use Designations

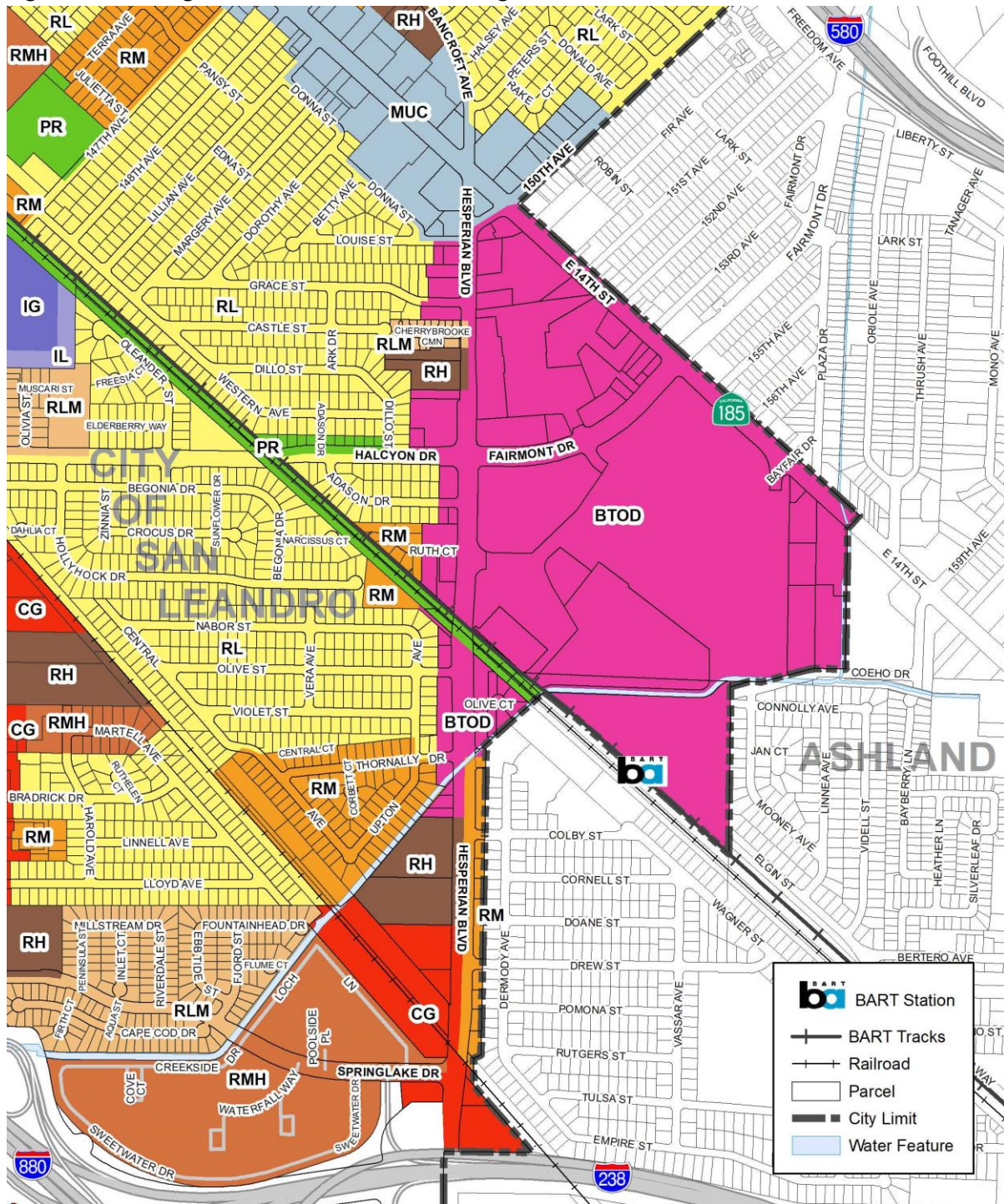


Figure 2 Proposed General Plan Land Use Designations

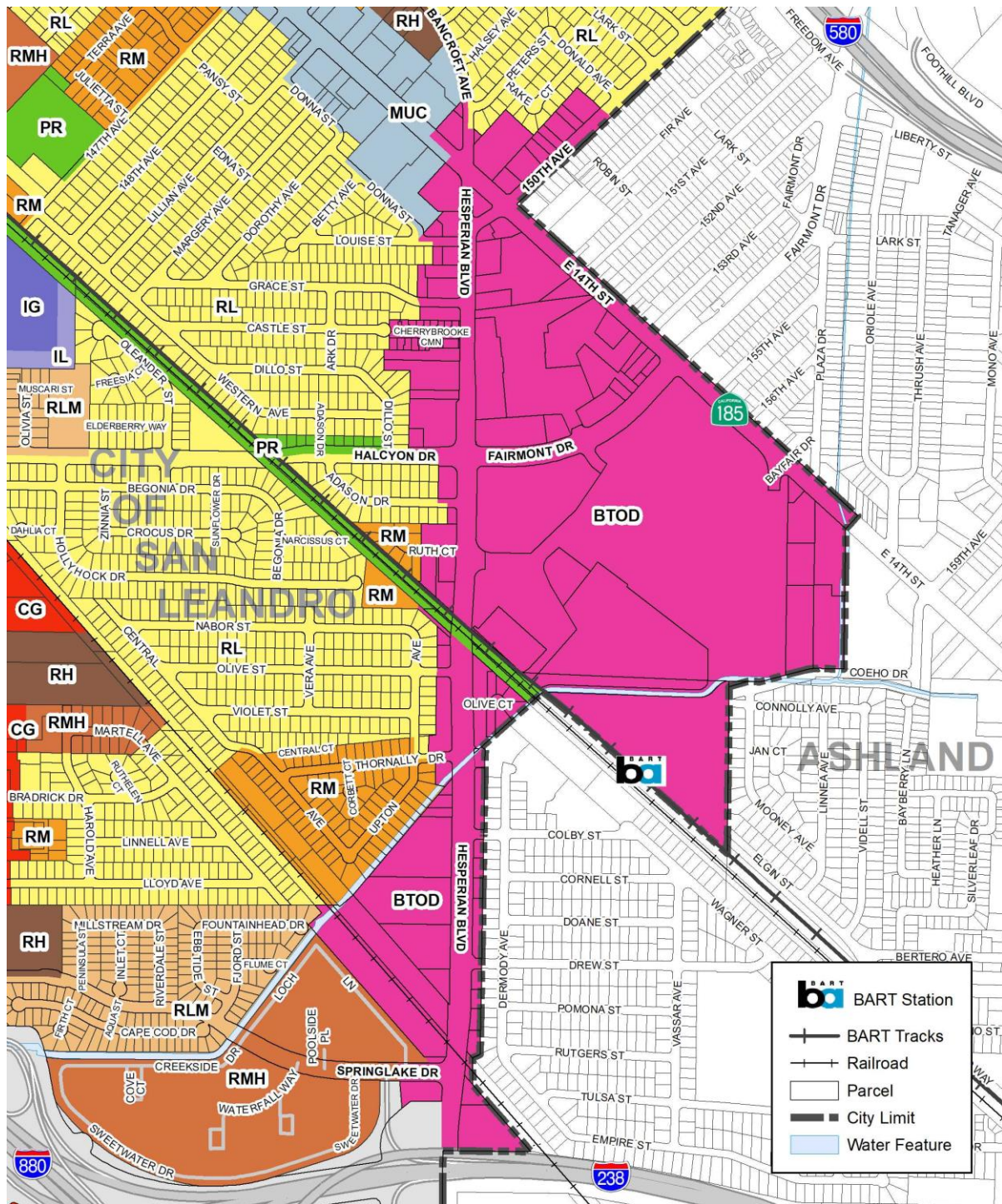
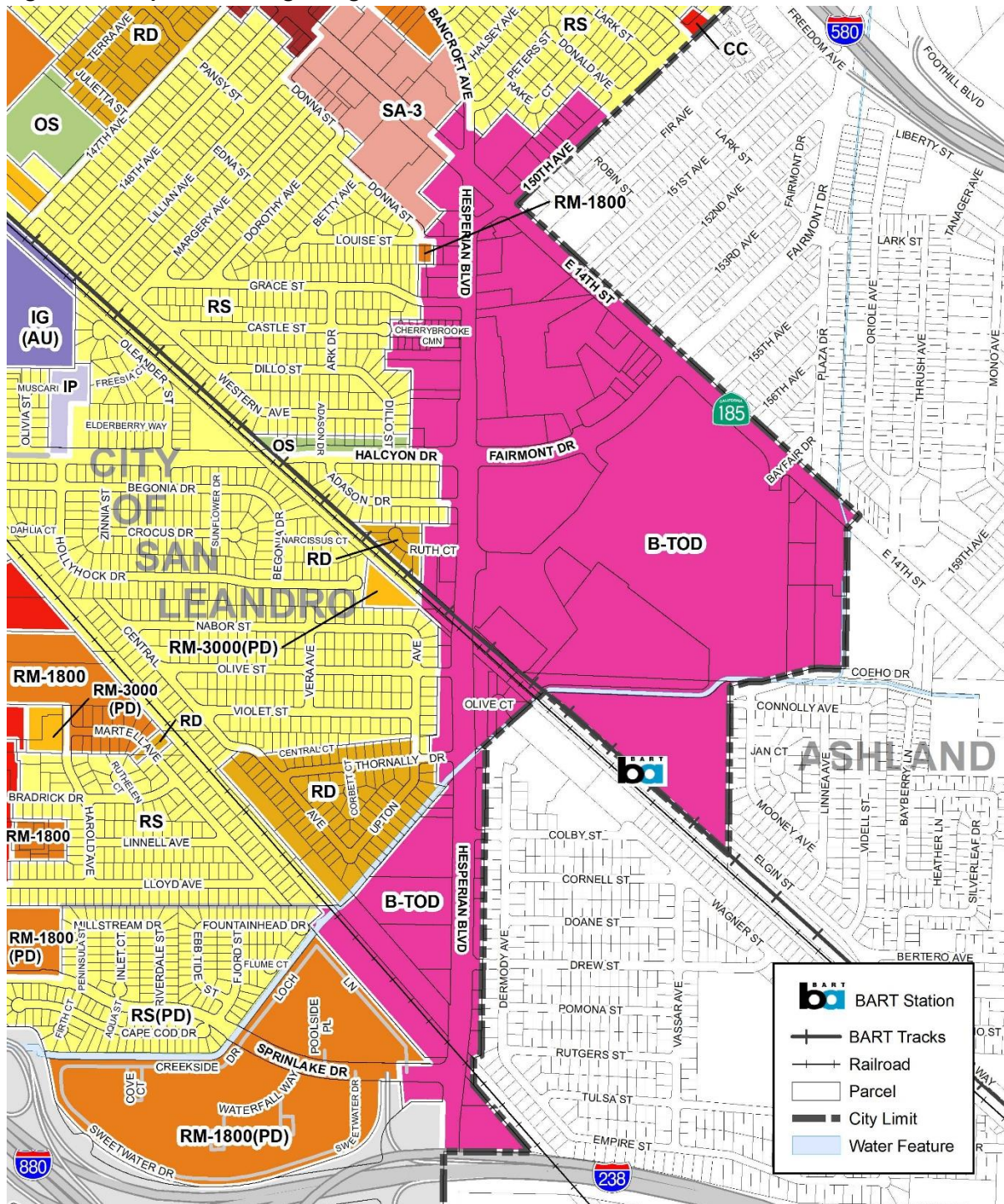


Figure 4 Proposed Zoning Designations



Revisions to Chapter 2.08

The proposed project would remove all references to the C-RM District from Chapter 2.08, *Commercial and Professional Districts*, and revise Section 2.08.336 to include private open space and common open space requirements, in addition to the existing basic required open space. These additional requirements set minimum square footages per dwelling unit for private balconies, porches, decks, patios, or courts, as well as non-street side yards, courts, patios, terraces, and rooftops.

New Chapter 2.10

Proposed Zoning Code changes include the addition of new Chapter 2.10, *Bay Fair Transit-Oriented Development District*, which would establish the Bay Fair Transit-Oriented Development (B-TOD) District to aid in implementation of the Specific Plan. The B-TOD District adheres strongly to the Specific Plan, including no added intensity, density, height, significant changes in allowed land uses or other substantial changes to the Specific Plan already adopted and analyzed in the 2018 EIR. The proposed B-TOD District includes minor clarifications and additions necessary for zoning implementation, such as clarification of parking requirements, clarification of open space requirements, clarification of the project approval process, and addition of certain non-residential use types to the allowed use list consistent with Specific Plan policies. This new chapter establishes the following requirements for the new district:

- Sub-areas with height overlays;
- Permitted uses, conditionally permitted uses, uses requiring Administrative Review, and temporary uses requiring Administrative Review;
- Minimum lot areas, widths, yard sizes, and setbacks;
- Height restrictions (minimums and maximums);
- Minimum density of residential developments;
- Lot coverage percentage;
- Minimum open space requirement;
- Site design requirements, including pedestrian access, frontage improvements, ground floor height, required openings, entrances, articulation, balconies, and parking design;
- Required amenities for multi-family and mixed-use residential developments;
- Parking access and design requirements;
- Minimum site landscaping; and
- Administrative regulations, including Development Plan Review, Site Plan Review, and Administrative Exceptions.

Revisions to Chapters 4.04, 4.08, and 4.12

The proposed project would revise Chapter 4.04, *Development Regulations*; Chapter 4.08, *Off-Street Parking and Loading Regulations*; and Chapter 4.12, *Signs*, to delete all references to the C-RM District, add references to the B-TOD District and implement the Specific Plan and for consistency with Chapter 2.10. The amendments would clarify allowed exceptions to height limits and implement fencing, parking, and signage standards for the B-TOD District.

New Chapter 5.14

Proposed Zoning Code changes include the addition of new Chapter 5.14, *Development Plan Approval*, which establishes the approval process for Development Plan Review within the B-TOD District. The intention of this new chapter is to provide a clear process and establish approval authority for Development plans. This new chapter includes the following sections:

- **5.14.100: Purpose.** This section states the purpose of the new chapter.
- **5.14.104: Applicability.** This section indicates which projects require development plan review and approval.
- **5.14.108: Review and Approval Authority.** This section assigns review and approval authority to the Board of Zoning Adjustments.
- **5.14.112: Application Requirements.** This section establishes requirements for development plan applications, including a completed application form and vicinity map.
- **5.14.116: Notice and Public Hearing.** This section establishes the requirement to hold a public hearing for development plan applications, and noticing requirements prior to the hearing, including notice contents.
- **5.14.120: Duties of Board of Zoning Adjustments.** This section lists the duties of the Board of Zoning Adjustments to conduct a public hearing, approve/conditionally approve/deny applications, and mail the Board's notice of decision to the applicant and other parties.
- **5.14.124: Required Findings.** This section lists the findings the Board is required to make during approval of a Development Plan.
- **5.14.128: Conditions of Approval.** This section allows for reasonable conditions of approval to be imposed by the Board to achieve the general purposes of the code or zoning district, protect public health and safety, ensure operation is compatible with the surrounding area, and prevent or mitigate environmental effects.
- **5.14.132: Effective Date; Appeals.** This section sets a 15-day appeal period following the Board's approval, and effective date of approved development plans.
- **5.14.136: Lapse of Approval; Transferability; Discontinuance; Revocation; Extension.** This section establishes a lapse period if no building permit, certificate of occupancy, or renewal of approval is obtained; states changes in ownership or proprietorship do not affect the validity of an approved development plan; revokes approval of a development plan if the plan is implemented in violation of conditions of approval; and allows up to a two-year extension of development plan approval by the Zoning Enforcement Official.
- **5.14.140: Changed Plans; New Applications.** This section allows for approval of changes to approved plans, and no new application of substantially the same plan within one year of plan denial.

City of San Leandro Municipal Code

The project would revise Section 7-13-110, Developer Construction of Facilities, to establish a Park Facilities Development Impact Fee credit for publicly accessible open space provided in the B-TOD District.

4 Environmental Analysis

Pursuant to Section 21166 of CEQA and Section 15162 of the *CEQA Guidelines*, when an EIR has been certified for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR.
 - b) Significant effects previously examined will be substantially more severe than identified in the previous EIR.
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
 - d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Where none of the conditions specified in Section 15162 are present, the lead agency must determine whether to prepare an Addendum or whether no further CEQA documentation is required (*CEQA Guidelines* Section 15162[b]). An Addendum is appropriate where some minor technical changes or additions to the previously certified EIR are necessary, but there are no new or substantially more severe significant impacts (*CEQA Guidelines* Section 15164).

In accordance with the *CEQA Guidelines*, the City has determined that an Addendum to the Certified EIR is the appropriate form of environmental review for the proposed project. This examination includes an analysis of the provisions of Section 21166 of CEQA and Sections 15162 to 15164 of the *CEQA Guidelines* and their applicability to the proposed project.

As discussed in the impact analysis below, the proposed project would not introduce new significant environmental impacts beyond those which have already been identified and characterized in the 2018 EIR. None of the conditions described in *CEQA Guidelines* Section 15162 calling for preparation of a subsequent EIR have occurred or would occur as a result of the proposed project. This Addendum will be considered by the City of San Leandro decision-making body in making a decision on the proposed project.

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5 Environmental Impacts of the Proposed Project

This Addendum evaluates potential environmental impacts that could result from the proposed project, which includes minor modifications and clarifications to the General Plan, Bay Fair TOD Specific Plan, Zoning Map, Zoning Code, and Municipal Code, in relation to the analysis in the certified 2018 EIR for the Bay Fair TOD Specific Plan.

Appendix G of the *CEQA Guidelines* provides a checklist of environmental issue areas that are suggested as the issue areas that should be assessed in CEQA analyses. The 2018 EIR addressed in detail 16 of the suggested environmental issue areas. Impacts associated with agriculture and forestry resources and mineral resources were not discussed in depth as impacts were determined to be less than significant in the Effects Found Not to be Significant section of the EIR. In addition, updates to the *CEQA Guidelines* have resulted in two additional issue areas, Energy and Wildfire. In order to provide a thorough and conservative analysis of potential impacts associated with the project, this Addendum addresses all 20 environmental issue areas suggested by Appendix G of the *CEQA Guidelines*, as listed below.

- | | |
|---------------------------------------|-------------------------------|
| 1. Aesthetics | 11. Land Use/Planning |
| 2. Agriculture and Forestry Resources | 12. Mineral Resources |
| 3. Air Quality | 13. Noise |
| 4. Biological Resources | 14. Population/Housing |
| 5. Cultural Resources | 15. Public Services |
| 6. Energy | 16. Recreation |
| 7. Geology/Soils | 17. Transportation |
| 8. Greenhouse Gas Emissions | 18. Tribal Cultural Resources |
| 9. Hazards & Hazardous Materials | 19. Utilities/Service Systems |
| 10. Hydrology/Water Quality | 20. Wildfire |

The existing environmental conditions in the Bay Fair TOD Specific Plan Area and its surroundings are substantially the same under present conditions as described in the 2018 EIR. Potential environmental impacts of the proposed project are analyzed below to determine whether impacts are consistent with the impact analysis provided in the 2018 EIR, and whether additional mitigation measures are required to minimize or avoid potential impacts.

2018 EIR Analysis Summary

As described above, no impacts to agricultural and forestry resources or mineral resources were found in the 2018 EIR, and these resource areas were not discussed in detail. Additionally, impacts to aesthetics, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services and recreation, and utilities and service systems were determined to be less than significant with no mitigation required.

The 2018 EIR determined that impacts to air quality; biological resources; cultural, tribal cultural and paleontological resources; and noise could be reduced to less than significant levels with mitigation. Mitigation proposed in the 2018 EIR included:

- Reducing construction air quality emissions per the Bay Area Air Quality Management District’s (BAAQMD) control measures;
- Conducting biological resources screening and assessment;
- Conducting special-status plant species surveys, avoidance, minimization, and mitigation;
- Implementing restoration and monitoring of special-status plant species;
- Conducting endangered/threatened species habitat assessments, protocol-level surveys, avoidance, and minimization;
- Implementing non-listed special-status animal species avoidance and minimization;
- Implementing a worker environmental awareness program during construction;
- Implementing an invasive weed prevention and management program;
- Conducting jurisdictional delineations for potential wetlands;
- Protecting native amphibians;
- Documenting and evaluating the historical built environment for demolition or alteration of buildings or structures greater than 50 years old;
- Conducting Phase 1 archaeological inventories and resource avoidance measures;
- Conducting a paleontological resource assessment and avoidance measures;
- Conducting consultation with California Native American tribe(s) following any discovery of unanticipated tribal cultural resources; and
- Implementing construction noise reduction measures.

Impacts to transportation and traffic were determined to be significant and unavoidable in the 2018 EIR, despite the implementation of proposed mitigation measures, which would improve signal timing at Hesperian Boulevard and Halcyon Drive, and East 14th Street and Fairmont Drive.

Although the 2018 EIR did not discuss energy and wildfire as separate resource areas, energy was discussed in terms of consistency with the 2017 Clean Air Plan, as well as electricity and natural gas consumption of the project, and in Section 5.3 of the prior Draft EIR. Energy impacts were determined to be less than significant with no mitigation required. Additionally, wildland fires were addressed as part of the hazards and hazardous materials analysis. The 2018 EIR determined there would be no impact related to wildfires.

Proposed Project

This discussion groups impact topics to allow a concise analysis of similar or related issue areas.

- **Aesthetics.** The proposed project would not increase the height limitations, block length restrictions, type of development or intensity of development allowed in the Plan Area. While the proposed Zoning Code changes do include the establishment of minimum densities, the specification of these standards is intended to regulate development consistent with the adopted Specific Plan and would not result in an increase in intensity or type of use as compared to the 2018 EIR analysis. Thus, the proposed project would not result in a new impact or a substantially more severe impact to aesthetics.

- **Agriculture, Forestry and Mineral Resources.** The proposed project would not expand the Plan Area to include agricultural lands, lands under a Williamson act contract, timberlands, forest lands, mineral resource zones, or mineral resource extraction sites. Therefore, the proposed project would continue to have no impact on agricultural or mineral resources.
- **Air Quality.** As described previously, the proposed project would not increase the height limitations, allowed development density, and allowed development intensity. Therefore, the proposed project would not result in a new impact or in a substantially more severe impact to air quality and greenhouse gas emissions, as no increase in development assumptions would occur as a result of the project. Mitigation proposed in the 2018 EIR to reduce potential impacts from air quality emissions would still apply to future development in the Plan Area.
- **Biological, Cultural, Paleontological, and Tribal Cultural Resources.** The proposed project would not result in greater ground disturbance, habitat modifications, or other alterations in the allowed development footprint that would increase or otherwise modify potential impacts to biological, cultural, paleontological, or tribal cultural resources from those identified in the 2018 EIR. Thus, the proposed project would not result in a new impact or a substantially more severe impact to these resources. Mitigation proposed in the 2018 EIR to reduce potential impacts to these resource areas would still apply to future development in the Plan Area.
- **Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality.** As described above, the proposed project would not result in greater ground disturbance or alter the boundaries of the Plan Area considered in the 2018 EIR; therefore, potential impacts to geology and soils, hazards and hazardous materials, and hydrology and water quality would remain consistent with those described in the 2018 EIR and the proposed project would not result in a new impact or a substantially more severe impact to these resources.
- **Land Use and Planning.** The proposed project would implement the Specific Plan by updating the General Plan Land Use Map and Zoning Map and would not modify the proposed land uses in the Plan Area as provided by the Specific Plan. The 2018 EIR discusses the creation of the B-TOD Zoning District and land use designation, which is consistent with the proposed project. Therefore, the proposed project would not result in a new or substantially more severe land use impact.
- **Noise.** Because the proposed project would not increase the allowable density or intensity of development in the Plan Area, the proposed project would not result in new or substantially more severe noise impacts. Mitigation proposed in the 2018 EIR to reduce potential impacts from noise would still apply to future development in the Plan Area.
- **Population and Housing, Public Services, Recreation and Transportation.** The proposed project would not increase the allowable density or intensity of development in the Plan Area; therefore, there is no anticipated increase in population and housing, demand for public services, demand for recreational facilities, trip generation and demand for transportation facilities, and demand for utilities beyond that analyzed in the 2018 EIR. Thus, the proposed project would not result in new or substantially more severe impacts to these resources. Mitigation proposed in the 2018 EIR to reduce potential impacts from traffic impacts would still apply to future development in the Plan Area.
- **Energy.** As discussed above, the proposed project would not increase the allowable density or intensity of development in the Plan Area; therefore, the proposed project would not result in an increase in demand on energy resources and would continue to have no significant impact on energy.

- **Wildfire.** Similarly, the Plan Area would not be altered or expanded by the proposed project or include areas susceptible to wildfire; therefore, the proposed project would have no impact in terms of wildfire risk.

Effects and Mitigation Measures

As described above, it has been determined that the proposed project is consistent with the analysis of the 2018 EIR and would not result in new or substantially more severe impacts beyond those identified in the 2018 EIR. Mitigation measures identified in the 2018 EIR would remain applicable to future development projects in the Plan Area. Additionally, the proposed project is consistent with the findings and conclusions of the 2018 EIR regarding mandatory findings of significance.

6 Conclusion

As discussed in the preceding section, there are no new or substantially more severe impacts associated with the proposed project than those identified and mitigated for in the 2018 EIR. A subsequent EIR is not necessary because no new impacts or impacts of substantially greater severity than previously described would occur as a result of the proposed project. Therefore, the following determinations have been made:

- No further evaluation of environmental impacts is required for the proposed project;
- No Subsequent EIR is necessary per CEQA Guidelines Section 15162; and
- This Addendum is the appropriate level of environmental analysis and documentation for the proposed project in accordance with CEQA Guidelines Section 15164.

Pursuant to *CEQA Guidelines* Section 15164(c), this Addendum will be included in the public record for the 2018 EIR. Documents related to this Addendum will be available at City of San Leandro Community Development Department offices, 835 East 14th Street, San Leandro, California 94577, and online at https://www.sanleandro.org/depts/cd/project_updates/bftod/default.asp.

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7 References and Preparers

San Leandro, City of. 2018. Bay Fair Transit Oriented Development (TOD) Specific Plan Final Environmental Impact Report. January 2018.

<https://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/default.asp>.

List of Preparers

This Addendum was prepared by Rincon Consultants, Inc. under contract to the City of San Leandro. Persons and firms involved in data gathering, analysis, project management, and quality control include:

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