

**City of San Leandro Planning Commission**

**RESOLUTION NO. 2025-XXX**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SAN LEANDRO**

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**A RESOLUTION CERTIFYING AN ENVIRONMENTAL IMPACT REPORT FOR  
THE CONSTRUCTION AND OPERATION OF AN APPROXIMATELY 244,573  
SF INDUSTRIAL DEVELOPMENT AT 880 DOOLITTLE DRIVE (PLN22-0039),  
AND ADOPTING REQUIRED CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(CEQA) FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS  
AND A MITIGATION MONITORING AND REPORTING PROGRAM IN  
ACCORDANCE WITH THE REQUIREMENTS OF CEQA,  
880 DOOLITTLE DRIVE, PLN22-0039**

**WHEREAS**, Prologis LP (“Applicant”) submitted an application for a Conditional Use Permit, Administrative Site Plan Review, and Administrative Exception (Height) to build and operate a new approximately 244,573-square-foot warehouse/distribution building at 880 Doolittle Drive (PLN22-0039) (“Project”); and

**WHEREAS**, 880 Doolittle Drive (“Property”) is comprised of two lots comprising 14.14 acres, further described as Assessor’s Parcel Numbers 77A-741-4-2 and 77A-741-5; and

**WHEREAS**, pursuant to Section 15161 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study had been prepared for the Project. The Initial Study identified potentially significant environmental impacts arising from the Project that could not be mitigated to a less-than-significant level; and

**WHEREAS**, the City determined that an Environmental Impact Report (EIR) would be prepared for the Project and circulated a Notice of Preparation (NOP) dated November 22, 2023, to public agencies and interested parties, posted on the East Bay Times Daily Newspaper ad and was available for review on the City’s website and at City Hall for consultation on the scope of the EIR; and

**WHEREAS**, based on the project description and responses to the NOP, the City prepared a Draft EIR dated June 2024 (SCH No. 2023110597) (**Exhibit A**) which reflects the independent judgment of the City as to the potential environmental effects of the Project; and

**WHEREAS**, the City circulated a Notice of Availability (NOA) and the Draft EIR for a 45-day public review period, from June 21, 2024, to August 5, 2024. The

Draft EIR was distributed to local, regional, and State agencies. The Draft EIR was available for review on the City's website, and at City Hall; and

**WHEREAS**, the City received nine comment letters during the public review period in response to the Draft EIR and the City prepared written responses to all of the comments, as well as revisions to the Draft EIR, which were incorporated into the Final EIR (**Exhibit B**). The Final EIR included an annotated copy of each comment letter identifying specific comments, responses to each specific comment, and clarifications and minor corrections to information presented in the Draft EIR. The responses to comments provide the City's good faith, reasoned analysis of the environmental issues raised by the comments; and

**WHEREAS**, information was generated in the course of preparing written responses for the Final EIR. The City carefully reviewed the comments and the written responses to assess whether they constituted significant new information that would require recirculation of the Draft EIR under the standards in CEQA Guidelines Section 15088.5. After its review, the City determined that the Final EIR, including the comments, clarifications and minor corrections to the Draft EIR, do not constitute significant new information requiring recirculation of the Draft EIR; and

**WHEREAS**, a staff report, dated June 2, 2022 and incorporated herein by reference, described and analyzed the Project and the related Draft and Final EIRs for the Planning Commission; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing regarding the proposed Project and EIR on February 6, 2025, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission fully considered the Draft EIR, Final EIR, required CEQA Findings and Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, Project application and entitlements, applicant's statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

**WHEREAS**, the Planning Commission finds that the staff report and Environmental Impact Report (SCH No. 2023110597) reflect the City's independent judgement and analysis of the Project; and

**WHEREAS**, the EIR identified potentially significant impacts that cannot be reduced to a less-than-significant level, as there are no available mitigation measures and potentially significant impacts that can be reduced to a less-than-significant level with the application of specified mitigation measures. Approval of the Project by the Planning Commission will therefore require adoption of Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and

Reporting Program, which are attached to this Resolution as **Exhibits C and D**; and

**WHEREAS**, the Planning Commission desires, in accordance with CEQA, to declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, social, and other considerations for approving the project that the Planning Commission believes justify the occurrence of those impacts; and

**WHEREAS**, CEQA Guidelines Section 15043 affirms the authority of the Planning Commission to approve this project even though it may cause significant effects on the environment so long as the Planning Commission makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effects (Guidelines Section 15091) and that there are specifically identified expected benefits from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project (Guidelines Section 15093); and

**WHEREAS**, the complete EIR consists of the Draft EIR and the Final EIR together. The Draft and Final EIRs are available for review online and in the Community Development Department at City Hall during normal business hours. The location and custodian of the EIR and other documents that constitute the record of proceedings for the Project is the City of San Leandro Community Development Department, 835 East 14th Street, San Leandro, CA 94577.

**NOW, THEREFORE, BE IT RESOLVED THAT:** The foregoing recitals are true and correct and made a part of this resolution.

**BE IT FURTHER RESOLVED THAT:** The Planning Commission of the City of San Leandro does hereby make the following findings and determinations regarding the regarding the proposed Project:

1. The Planning Commission has independently reviewed and considered the information contained in the EIR, including the written comments received on the Draft EIR and written responses to the comments, prior to making a recommendation on the Project.
2. The EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the Project and provides information to the decision-makers and the public on the environmental consequences of approving the Project.
3. The EIR adequately described the Project, its significant environmental impacts, mitigation measures, and a reasonable range of alternatives to the Project.

**BE IT FURTHER RESOLVED THAT** the Planning Commission of the City of San Leandro does hereby prior to the approval of the project, certify the Environmental Impact Report as complete, adequate, and in compliance with CEQA and the CEQA Guidelines. The Planning Commission further makes and adopts all the required mitigation and alternatives findings, adopts a Statement of Overriding Considerations, and adopts a Mitigation Monitoring and Reporting Program, in compliance with the requirements of CEQA. These findings made by the Planning Commission are supported by substantial evidence in the record as a whole, which is summarized herein. The Planning Commission directs that, upon approval of the Project, the City's Community Development Department shall file a Notice of Determination with the County Clerk of Alameda County and, if the Project requires discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA Section 21152.

**PASSED, APPROVED, AND ADOPTED**, on this 6<sup>th</sup> day of February, 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Litha Zuber  
Chair of the Board of Zoning Adjustments

**ATTEST:**

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Avalon Schultz, AICP  
Secretary to the Board of Zoning Adjustments