

City of San Leandro Planning Commission
RESOLUTION NO. 2026-xx
A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN LEANDRO

**A RESOLUTION ADOPTING A MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR A CONDITIONAL USE PERMIT
TO EXPAND AN EXISTING HEAVY-PROCESSING FACILITY
ONTO TWO ONE-ACRE LOTS AT 1091 DOOLITTLE DRIVE
(PLN21-0027)**

WHEREAS, Michael Bercovich, on behalf of Alco Iron & Metal Company ("Applicant" and "Property Owner") submitted an application, PLN21-0027 ("Project"), for a Conditional Use Permit to allow the expansion of an existing Heavy-Processing Facility located at 1091 Doolittle Drive onto two adjacent vacant one-acre lots (APNs: 42-4530-1-1 and 42-4530-1-2) ("Property"); and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration ("IS/MND") for the Project (**Exhibit A**) pursuant to the provisions of the California Environmental Quality Act, incorporated herein by reference, which reflected the independent judgment of the City as to the potential environmental effects of the Project; and

WHEREAS, the IS/MND concluded that the project would not result in any significant impacts with the incorporation of mitigation measures; and

WHEREAS, the City prepared and circulated a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the Project in accordance with the requirements of CEQA and provided a public review and comment period between October 24, 2025, and November 24, 2025; and

WHEREAS, the NOI was mailed to owners and occupants of real property adjacent to the project site and to individuals and/or organizations who had previously requested such notice, posted at the Alameda County Clerk's Office and available at City Hall and at the San Leandro Main Library, for the duration of the public review period; and

WHEREAS, the City prepared a Mitigation Monitoring and Reporting Program (MMRP) (**Exhibit B**) pursuant to the requirements of CEQA, incorporated herein by reference; and

WHEREAS, the City received five comment letters during the public review period and prepared written responses to all of the comments, as well as revisions to the Mitigated Negative Declaration.

WHEREAS, a staff report dated March 5, 2026, described and analyzed the Project and the related CEQA documents for the Planning Commission; and

WHEREAS, the Planning Commission held a duly noticed public hearing regarding the proposed Project and Mitigated Negative Declaration on March 5, 2026, at which time all interested parties had the opportunity to be heard and their comments considered; and

WHEREAS, the Planning Commission finds that the staff report and Mitigated Negative Declaration reflect the City's independent judgement and analysis of the Project.

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals are true and correct and made part of this resolution; and

BE IT FURTHER RESOLVED THAT, the Planning Commission of the City of San Leandro does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, based on the following finding and considering the staff report and the whole for the record related to the Project:

1. The Planning Commission has independently reviewed and considered the information contained in the Mitigated Negative Declaration (MND), including the written comments received and responses to the comments, prior to making a recommendation on the Project
2. The MND 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 MND adequately describes the Project, its environmental impacts, and mitigation measures.

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 Mitigated Negative Declaration as complete, adequate, and in compliance with CEQA and the CEQA Guidelines. The Planning Commission further makes and adopts a Mitigation Monitoring and Reporting Program, in compliance with the requirements of CEQA.

PASSED, APPROVED, AND ADOPTED, on this 5th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Anthony Tejada, Planning Commission Chair

ATTEST:

Wayland Li, AICP
Secretary to the Planning Commission