

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

APPROVING CONDITIONAL USE PERMIT (PLN21-0037) FOR ASTRA SPACE, INC. FOR ROCKET RESEARCH, DEVELOPMENT, LIGHT INDUSTRIAL MANUFACTURING, INDOOR ROCKET ENGINE TESTING, PERIMETER SECURITY FENCING AND OUTDOOR STORAGE AND WORK AREAS AT AND ADJACENT TO 1900 SKYHAWK STREET AND 1690 ORION STREET WITHIN THE ENTERPRISE DISTRICT AT ALAMEDA POINT

WHEREAS, Astra Space, Inc. ("applicant") has been performing research and development of small-scale rockets at Alameda Point since 2017; and

WHEREAS, Astra Space, Inc. was granted a conditional use permit in 2017 for additional outdoor storage and work areas; and

WHEREAS, Astra Space, Inc. has submitted an application for a conditional use permit to expand their operations at Alameda Point in the future; and

WHEREAS, Astra Space, Inc. is located within the Alameda Point Enterprise District E-1 and E-2 Zones, which designate land for employment and business uses, including office, research and development, bio-technology and high-tech manufacturing and sales, light and heavy industrial, and similar and compatible uses; and

WHEREAS, the Planning Board held a duly noticed public hearing on October 11, 2021 to review the use permit application and pertinent maps, drawings, and documents; and

WHEREAS, the Planning Board finds that:

1. **The location of the proposed use is compatible with other land uses in the general neighborhood area, and the project design and size are architecturally, aesthetically, and operationally harmonious with the community and surrounding development.** The proposed use of the lands and buildings generally located between Skyhawk Street and Orion Avenue, and on both sides of West Pacific Avenue for rocket research, development, and manufacturing, rocket engine testing, perimeter security fencing, and outdoor storage and work areas is consistent with the manufacturing and storage uses in the area and the intended purposes of the lands under the Alameda Municipal Code. Furthermore, the intended uses are consistent, and in some ways identical, with the uses for which the buildings were originally constructed by the U.S. Navy, which used the buildings for aircraft construction and maintenance and engine testing.
2. **The proposed use will be served by adequate transportation and service facilities, including pedestrian, bicycle, and transit facilities.** The site is located a 5-minute walk

Exhibit 3  
Item 7-A, 10/11/2021  
Planning Board Meeting

from a new regional ferry terminal and an AC Transit line. The proposed use supports cycling by providing ample covered bike parking and shower amenities. Astra supports non-automobile transit through programs such as ensuring all employees can receive AC Transit Passes for unlimited use of AC transit, as well as a pre-tax commuter benefit applicable to the ferry, BART, and other mass transit options. For automobile commuters, the project will build 16 electric vehicle chargers to support clean air vehicles, and provide 12 preferred parking spaces for carpools. Astra also funds the Alameda Transportation Management Association and is a voting member of the Alameda TMA board.

3. **The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity and will not have substantial deleterious effects on existing business districts or the local economy.** The conditions of approval, particularly conditions related to engine testing noise, engine testing emissions, and use of outdoor space ensure that the use will not adversely affect other property in the vicinity and will not have deleterious effects on existing business districts or the local economy.
4. **The proposed use relates favorably to the General Plan.** The proposed use supports and implements the General Plan policies in support of employment and job creation to replace the jobs lost by the departure of the US Navy from Alameda in 1996. Astra has more than doubled its headcount to 255 employees since January 2021, with plans and market demand to double or triple again in the years ahead. Nearly 60 employees currently live in Alameda, and Astra expects this number to grow as its workforce expands. Astra employees span not just engineering and technology roles, but also skilled labor roles including machining, welding, and other vital manufacturing roles, with graduates from local schools like the College of Alameda. Astra's employee base demographics include 43% people of color, 20% female, and 17 veterans. Astra has partnered with organizations such as Shift.org (focused on providing easy access to qualified military veterans) to drive more diverse and non-traditional employee sourcing; and

WHEREAS, the Planning Board finds that the potential environmental impacts of the proposed use of the land was adequately considered by the Alameda Point Final Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043), which was certified by the Alameda City Council by Resolution No. 14891 under the California Environmental Quality Act ("CEQA"), California Public Resources Code Section 21000 *et seq.* and adopted written findings and a Mitigation Monitoring and Reporting Program ("MMRP") on February 4, 2014, for the Alameda Point Project, including the site plan which contains Astra; and

1. There are no environmental impacts peculiar to the proposed project located at the 1900 Skyhawk St. block or the 1690 Orion St. block (proposed project), that were not analyzed in the FEIR, or any such impact can be substantially mitigated by imposition of uniformly applied development policies or standards previously adopted by the City; and

2. There are no potentially significant off-site impacts of the proposed project and there are no cumulative impacts to which the proposed project makes a considerable contribution which were not discussed in the FEIR; and
3. There are no previously identified significant impacts of the proposed project which, as a result of substantial new information which was not known at the time the EIR was certified, have been determined to have a more severe adverse impact than discussed in the FEIR, and
4. That pursuant to the streamlining provisions of Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, no further environmental review of the use permit application is required.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Alameda hereby approves Conditional Use Permit PLN21-0037 for rocket research, development, light industrial manufacturing, indoor rocket engine testing, perimeter security fencing, and outdoor storage and work areas at and adjacent to 1900 Skyhawk Street and 1690 Orion Street within the Enterprise District at Alameda Point, subject to the following conditions:

1. Prior Use Permit: This use permit shall supersede and replace Use Permit PLN17-0276 for the use of outdoor activities, storage and fencing.
2. Use Permit Term: This use permit shall immediately terminate if the lease for the property is terminated by the City of Alameda or Astra Space, Inc.
3. Other Agency Approvals: Prior to issuance of building permit(s) for work on the property, the Applicant shall provide evidence that all required approvals, permits, or waivers required by other agencies including but not limited to the U.S. Navy, the Environmental Protection Agency, Bay Area Air Quality Management District (BAAQMD), Department of Toxic Substance Control (DTSC), Regional Water Quality Control Board and/or Army Corps of Engineers have been secured. The final improvement plans shall incorporate all other agency requirements.
4. Outdoor Uses, Activities, and Screening: The use of outdoor areas shall be limited to parking, truck loading and unloading, storage of materials, and light manufacturing and/or maintenance activities. Outdoor areas may not be used for engine testing or any activity that would result in a violation of Alameda Municipal Code (AMC) Section 4-10 Noise Control. All outdoor storage and work areas shall be adequately screened from view to the satisfaction of the Planning, Building and Transportation Director. All outdoor storage of hazardous materials shall be subject to the review and approval of the Alameda Fire Department and the Alameda Building Department.
5. Engine Testing: All engine testing during which combustion occurs shall be conducted indoors in Buildings 397 and/or 372 and in compliance with AMC Section 4-10 Noise Control and the following additional limitations:

Exhibit 3  
Item 7-A, 10/11/2021  
Planning Board Meeting

1. Total engine testing time during any 24-hour period shall not exceed 120 minutes.
  2. No engine testing shall occur between the hours of 10:00 pm and 6:00 am.
  3. Applicant shall fund installation and maintenance of a permanent noise monitor to be owned and operated by the City of Alameda. Such noise monitor shall be compliant with the requirements of AMC Section 4-10.
  4. Upon request from the City, the applicant shall provide information regarding past test dates, times and duration with the City of Alameda within 7 days of the request.
6. Emissions: All on-site operations shall be conducted in compliance with Bay Area Air Quality Management District (BAAQMD) requirements and permits and the following additional limitation: the Applicant shall convert all fossil fuel powered appliances, such as HVAC systems and hot water heaters, to appliances powered by electricity or another clean energy source by the end of 2024.
7. Design Review Required for All New Development. All improvements requiring building permits are subject to the requirements of AMC Section 30-36 Design Review Procedures and AMC Section 30-37 Design Review Regulations. All design review applications shall be reviewed for conformance with the submittal requirements for a Development Plan as required by AMC Section 30-4.13 (j), the regulations of the Alameda Point Zoning District, and the applicable sections of the Citywide Design Review Manual and all City standards and regulations.
8. CEQA: Prior to issuance of a Building or Site Improvement Permit, the Applicant shall demonstrate compliance with all applicable Mitigation Measures required by Final Alameda Point Environmental Impact Report.
9. Alameda Point Master Infrastructure Plan. All building or site improvements shall be reviewed for consistency with the Alameda Point Master Infrastructure Plan. If and when the City Council enters into a long-term agreement for the use of the land with Astra Space, Inc., that agreement will establish the terms by which Astra Space, Inc. either constructs its fair share of the Master Infrastructure Plan or pays for its fair share to enable the City to construct the Master Infrastructure Plan improvements.
10. Alameda Point Master Transportation Demand Management Plan. Astra Space, Inc. shall pay annual dues to the City of Alameda for implementation of the Alameda Point Master Transportation Demand Management Plan. Astra shall annually inform their employees of available transit benefits provided to employees at Alameda Point.
11. Biological Regulations and On-site Lighting. All new construction projects, alterations to existing buildings and new uses must comply with the conditions set forth in the Declaration of Restrictions for the Former Naval Air Station (Declaration) consistent with the Biological Opinion issued by the U.S. Fish and Wildlife Service and Exhibit C (Alameda Point Lighting Mitigation Measures) of the Memorandum of Agreement between the City of Alameda and Department of Veterans Affairs.

12. Bird-safe Building Regulations: All new lighting and windows shall be subject to Design Review and review for conformance with City of Alameda Bird Safe Building Ordinance and the Dark Skies Ordinance.
13. Automobile and Bicycle Parking and EV Charging: All on-site parking shall be consistent with the maximum parking ratios established by AMC Section 30-4.24 and the requirements for electric vehicle charging stations and bicycle parking required by AMC Section 30-7 Off Street Parking and Loading Space Regulations. In addition, 12 preferred off-street parking spaces must be reserved for carpooling vehicles only. To satisfy the minimum average of one (1) tree per four (4) parking spaces ratio required by AMC Section 30-7.10.b, the Applicant shall plant at least 47 trees on the project site by the end of 2025.
14. Exterior Solid Waste and Recyclable Material Storage: Exterior solid waste and recyclable material storage shall be adjacent or combined and may only be located on the outside of a structure, in a designated interior courtyard with appropriate access, or in rear or side yards. External storage area(s) shall not be located in any required front yard, street side yard, required parking, landscaped, or open space, or any areas required by the AMC to be maintained as unencumbered.
15. Collection: Internal collection and storage area(s) and the individual bins and containers provided, shall be adequate in capacity, number, and distribution to serve the anticipated demand for trash, recycling, and organics as determined by the Public Works Department. Trash enclosures and/or recycling areas shall be covered; no other area shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. The Applicant shall contact the City and East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements prior to building permit issuance. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City and EBMUD.

HOLD HARMLESS. To the maximum extent permitted by law, the Applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul, an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorneys' fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the Applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the Applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The Applicant is hereby further notified that the 90-day appeal period, in which the Applicant may protest these fees and other exactions, pursuant to Government Code section 66020(a) has begun. If the Applicant fails to file a protest within this 90-day period complying with all requirements of section 66020, the Applicant will be legally barred from later challenging such fees or exactions.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.