

## CITY OF ALAMEDA

### ENVIRONMENTAL CHECKLIST FOR STREAMLINED REVIEW

#### Pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

|                           |   |
|---------------------------|---|
| Project Title:            | Radium Theatre Performing Arts Center Project   |
| Lead Agency:              | City of Alameda<br>2263 Santa Clara Avenue<br>Alameda, CA 94501   |
| Contact Person:           | Brian McGuire, Planner II<br>City of Alameda<br>2263 Santa Clara Avenue<br>Alameda, CA 94501<br>Phone: (510) 747-6805 |
| Project Sponsor:          | Radium Presents, Inc.<br>1201 Sherman Street<br>Alameda, CA 94501   |
| General Plan Designation: | Mixed-Use   |
| Zoning:                   | AP-WTC – Alameda Point – Waterfront Town Center<br>District   |

#### 1.0 PROJECT DESCRIPTION

The Radium Theatre Performing Arts Center Project (“the Project”) is a public/private partnership between the City of Alameda and the Radium Presents, Inc. for the development of an approximately 600-seat performing arts center and landscaped plaza on an approximately two-acre site of the Seaplane Lagoon Taxiway on the west side of Pan Am Way between the Naval Air Museum and the Seaplane Lagoon Promenade and related offsite improvements within the NAS Alameda Historic District in the City of Alameda.

The Radium Theatre project will provide a new civic amenity for the City of Alameda on a portion of the taxiway of the former Naval Air Station Alameda. The former taxiway has been identified as a development site by the City of Alameda’s 2014 Alameda Point Town Center and Waterfront Precise Plan and further identified as the proposed location (Blocks 12 and 13) of a performing arts center in the 68-acre Site A Development Plan (2022). The project will include an approximately 53,000 square-foot performing arts center, a one-acre landscaped outdoor plaza and related off-site

improvements including new roadways and parking to provide project access. The project site, as shown in Figure 1 below, consists primarily of concrete paved open space of the former taxiway. The site is currently occupied by several repurposed shipping containers used as a “pop-up” performance area by the project sponsor to activate the site and demonstrate the site’s potential as a destination for performing arts.



**Figure 1 – Existing Conditions**

As depicted in Figure 2 – Proposed Site Plan, the proposed project includes:

- Construction of a new 53,000 square-foot performing arts center with:
  - Approximately 550-600 seats
  - A building footprint of approximately 35,000 square-feet
  - Primary building height of 45-50 feet with a 75-foot fly tower above the stage area
  - Flexible flat-floor studio theater/gathering space
- Construction of an approximately one-acre landscaped outdoor plaza
- Construction of new roadways and an approximately 160-space surface parking lot to serve the project



**Figure 2 – Proposed Site Plan**

The project site is served by AC Transit Lines 96 and 19 and is a quarter mile from a ferry terminal providing direct access to San Francisco.

The property is located within the NAS Alameda Historic District Seaplane Hangars subdistrict. The historic design landscape is a contributing feature of the historic district. All new construction within the historic district must be consistent with adopted guidelines for infill development.

The proposed project requires the following approvals from the City of Alameda:

- Ground lease and purchase option between the City and Radium Presents.
- Certificate of Approval for the project, pursuant to Alameda Municipal Code (AMC) 13-21.5 to determine whether plans and specifications meet the standards of the Historical Advisory Board and the Secretary of the Interior’s standards for rehabilitation.
- Tentative Parcel Map to subdivide and create a legal parcel for the development and adjacent roadways and open space.
- Development Plan and Design Review for the project, which includes a detailed site plan, building footprints and massing, landscape concepts, and a phasing plan pursuant to Section 30-4.13(j) of the AMC, and NAS Alameda Historic District Guidelines pursuant to AMC 30-24(b)5.
- Site Management Plan providing guidelines for development activities to be conducted in a manner to protect the health and safety of workers, residents, visitors, and the environment.
- Infrastructure Improvement Plans for the improvement of the on-site and adjacent off-site streets, open space, wastewater, stormwater, potable water, recycled water, power, natural gas, and communications facilities for each phase of development.

- Excavation permit per City of Alameda Marsh Crust Ordinance.
- A design-level geotechnical analysis to confirm that the necessary corrective measures would be prepared as part of the design process of proposed improvements.
- Demolition, grading, and building permits.
- All proposed improvements and structures would be compliant with the avoidance and minimization measures outlined in the Biological Opinion issued by the U.S. Fish and Wildlife Service; the Declaration of Restrictions recorded on the Alameda Point property; and a Memorandum of Agreement with the Veterans' Administration for lighting mitigation measures related to protecting the least tern colony in the Veterans' Administration property. The City of Alameda would review all proposed improvements to ensure compliance.

The projects will also require permits from regional agencies:

- Bay Area Air Quality Management District – Permit for excavation and construction activities.
- EBMUD – Review and approval of proposed water, wastewater, and recycled water infrastructure improvements.

## **2.0 BASIS FOR STREAMLINING**

The California Environmental Quality Act (CEQA) allows for streamlined environmental review and/or tiering under California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 for projects that “are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.” (Section 15183(a).)

Section 15183(c) provides that “[i]f an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, [ . . . ] then an additional EIR need not be prepared for the project solely on the basis of that impact.”

The proposed project is eligible for streamlined review under Section 15183 and may rely on the environmental analysis and EIR prepared by the Alameda Point Project EIR (SCH No. 2023012043) for the redevelopment of the subject parcel and surrounding areas, and the subject project shall implement all applicable mitigations from the Alameda Point Mitigation Monitoring and Report Program (MMRP). Only those impacts that are considered peculiar to the project or project site need be reviewed to determine whether there will be any project-specific significant effects.

Review of any project-specific impacts is guided by Public Resources Code section 21166 and CEQA Guidelines Section 15162, which provide that “no subsequent or supplemental environmental impact report shall be required” unless there are substantial changes proposed in the project or with respect to the circumstances under which the project is being undertaken, “which will require major revisions of the EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects,” or where there is “[n]ew information of substantial importance.” (Section 15162.)

Here, none of the conditions for preparation of a subsequent EIR per Section 15162(a) would apply to the proposed project:

1. The proposed project is consistent with the 2021 General Plan, the Alameda Municipal Code (AMC) and Alameda Point Zoning District regulations. The environmental impacts of these plans were adequately considered in the 2021 General Plan EIR and 2014 Alameda Point EIR.
2. The proposed Radium Theatre Performing Arts Center development does not involve substantial changes that would require major revisions to the 2014 Alameda Point EIR or the 2021 General Plan EIR. The 2021 GP EIR analyzed the environmental impacts of adding up to 5,000 new jobs and over 1,480 new housing units between 2023 and 2031 at Alameda Point. The proposed project is part of the development anticipated in these two EIRs, the Town Center and Waterfront Precise Plan, and Site A Development Plan.
3. There are no substantial changes in the circumstances of the project. The existing conditions at Alameda Point and the subject two acres are consistent with the conditions that existed at the time of the 2021 General Plan EIR and the 2014 Alameda Point EIR. No new significant environmental effects or substantial increase in the severity of previously identified significant effects would result from the proposed development of the project site, as outlined in the Environmental Checklist below.
4. The project will be required to implement all applicable mitigation measures from the 2014 Alameda Point EIR and 2021 General Plan EIR to mitigate potential significant impacts associated with the development.
5. There is no new information of substantial importance that was not known and could not have been known at the time of preparation of the Alameda Point EIR, which was certified on February 4, 2014, or the GP EIR, which was certified on November 30, 2021. As outlined in the Environmental Checklist below, the project would not have more significant effects, or significant effects that are substantially more severe than shown in the Alameda Point EIR or GP EIR. No mitigation measure or alternatives identified in the Alameda Point EIR that are found to be infeasible would be feasible, nor are considerably different mitigations or alternatives available that would substantially reduce significant effects.

The attached Checklist evaluates the potential project-specific environmental effects of the proposed project and evaluates whether such impacts were adequately covered by the Alameda Point EIR and/or the GP EIR, consistent with CEQA Guidelines Section 15183. This Checklist hereby incorporates by reference the Alameda Point EIR and General Plan EIR analysis of all potential environmental impact topics, including all background information it contains regarding the environmental setting of the Alameda Point project. The Alameda Point EIR and General Plan EIR are available for review at the offices of the Planning, Building and Transportation Department located at 2263 Santa Clara Avenue. In addition, electronic copies of the Alameda Point EIR and General Plan EIR are available on the City's website at: <https://www.alamedaca.gov/Departments/Base-Reuse-Alameda-Point> and <http://alameda2040.org/document-library>.

### **3.0. EVALUATION OF ENVIRONMENTAL EFFECTS**

This Checklist compares the potential environmental impacts that may result from implementation of the proposed project to the effects previously identified for the Alameda Point project's Development Program (including the project site), to determine whether the proposed project's environmental impacts were adequately addressed in the Alameda Point EIR and the General Plan EIR per CEQA Guidelines Sections 15162 and 15183, as described under Section 2.0, above.

The checkboxes in the Checklist indicate whether the proposed project would result in environmental impacts, as described below:

- **Equal or Less Severity of Impact than Previously Identified in the Alameda Point EIR or GP EIR** – The severity of the specific impact of the proposed project would be the same as or less than the severity of the specific impact described in the Alameda Point EIR and/or in the General Plan EIR.
- **Substantial Increase in Severity of Previously Identified Significant Impact in the Alameda Point EIR or GP EIR** – The proposed project's specific impact would be substantially greater than the specific impact described in the Alameda Point EIR and/or in the General Plan EIR.
- **New Significant Impact** – The proposed project would result in a new significant impact that was not previously identified in the Alameda Point EIR and/or in the General Plan EIR.

Where the severity of the impacts of the proposed project would be the same as or less than the severity of the impacts described in the Alameda Point EIR and/or in the General Plan EIR, the checkbox for Equal or Less Severity of Impact Previously Identified in Alameda Point EIR and/or in the General Plan EIR is checked. Where the checkbox for Substantial Increase in Severity of Previously Identified Significant Impact in Alameda Point EIR and/or in the General Plan EIR or New Significant Impact is checked, there are significant impacts that may be:

- Peculiar to the project or project site (CEQA Guidelines Section 15183(b)(3));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2));
- Due to substantial changes in the project (CEQA Guidelines Section 15162(a)(1));
- Due to substantial changes in circumstances under which the project will be undertaken (CEQA Guidelines Section 15162(a)(2)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15162(a)(3) and 15183(b)(4)).

This Checklist hereby incorporates by reference the Alameda Point EIR and General Plan EIR discussion and analysis of all potential environmental impact topics; only those environmental topics that could have a potential project-specific environmental impact are included. The EIR significance criteria have been consolidated and abbreviated in this Checklist for administrative purposes; a complete list of the significance criteria can be found in the Alameda Point EIR. The

discussions of previous EIR findings throughout the Checklist focus on the findings of the Alameda Point EIR but, where appropriate, relevant information and findings from the General Plan EIR is also presented.

| <b>1. Land Use Consistency and Compatibility</b><br>Would the project:   | Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR | Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR | New Significant Impact   |
|--|--|---|--------------------------|
| a. Physically divide an established community;   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> |
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, specific plans, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> |
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan.  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/> |

The proposed Radium Theatre Performing Arts Center Project is consistent with the redevelopment policies and redevelopment requirements of the Alameda General Plan and Alameda Municipal Code, the Town Center Plan and the Site A Development Plan, and the land use and development assumptions analyzed in the 2014 Alameda Point Project EIR and 2021 General Plan EIR. A performing arts project of this size at this location has been considered a conforming use in the Town Center Plan, which was itself subject to streamlined CEQA review.

There are no changes to the project design or land use program for the property or the circumstances under which the project is to be undertaken that would require revisions of the EIRs due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information of substantial importance that was not known at the time of the 2021 General Plan EIR.

| <b>2. Population and Housing</b><br>Would the project: | Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR | Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR | New Significant Impact |
|--|--|---|------------------------|
|  |  |   |                        |

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|   |                                     |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The proposed Radium Theatre Performing Arts Center Project does not have any possible displacement impacts, as the site is a vacant paved area historically used for maneuvering military aircraft and currently used as a temporary outdoor performance space operated by the project sponsor.

| <b>3. Transportation and Circulation</b><br>Would the project result in: <sup>1</sup>   | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|---|---|--|-------------------------------|
| a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the congestion management agency for designated roads or highways;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

|  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities; or  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><sup>1</sup> The Alameda Point EIR also included an analysis of potential transportation and circulation impacts based on criteria recommended by the City of Alameda Transportation Commission, the City of Oakland CEQA thresholds (for intersections in Oakland), Caltrans (for freeway segments and ramps), and the Alameda County Transportation Commission (for Congestion Management Program roadway segments). Although these specific criteria are not listed here, the discussion below reflects the results of this analysis. Please refer to the APP EIR for these specific criteria.</p> |                                     |                          |                          |

The proposed Radium Theatre Performing Arts Center project is consistent with the redevelopment policies and redevelopment requirements of the Alameda General Plan and Alameda Municipal Code, the Town Center Plan and the Site A Development Plan, and the land use and development assumptions analyzed in the 2014 Alameda Point Project EIR and 2021 General Plan EIR.

There are no changes to the project design or land use program for the property or the circumstances under which the project is to be undertaken that would require revisions of the EIRs due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is also no new information of substantial importance that was not known at the time of the 2021 General Plan EIR.

The 2021 General Plan EIR determined that the redevelopment of Alameda Point consistent with General Plan growth assumptions for Alameda Point over the next 20 years would not result in a Vehicle Miles Traveled (VMT) impacts. The General Plan EIR evaluated the VMT projected under 2040 General Plan buildout conditions; this analysis assumed that the majority of the City’s household and employment growth would occur in the Alameda Point and Northern Waterfront Priority Development Areas (PDAs) identified in *Plan Bay Area*, the Regional Transportation Plan/Sustainable Communities Strategy for the San Francisco Bay Area. The analysis determined that the average household VMT per capita is projected to decline by about 3 percent below the 2020 baseline, which would be at least 15 percent below the average Bay Area regional household VMT per capita, the applicable threshold of significance.

The EIR identified numerous General Plan policies that would directly or indirectly result in the reduction of VMT, including policies ME-13, ME-14, ME-16, ME-17, ME-20, ME-22, LU-2, LU-3, LU-16, LU-34, CC-7, CC-8, CC-9, CC-10, and CC-11. The proposed project is consistent with the project evaluated in the General Plan EIR. Therefore, the project’s VMT impact has been previously evaluated and disclosed, and the project would not increase the severity of the impact. Furthermore, the project will be required to participate in the Alameda Point Transportation Demand Management (TDM) Program to meet the mobility needs of employees, which would further reduce project-generated VMT.

The Radium Theatre Performing Arts Center project will be required to implement the relevant Mitigation Measures, 4.C-1 related to construction traffic and 4.C-2a related to TDM

measures from the Alameda Point Mitigation Monitoring and Reporting Program adopted for all Alameda Point projects in 2014.

| <b>4. Cultural and Paleontological Resources</b><br>Would the project:  | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|---|---|--|-------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5;          | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Cause a substantial adverse change in the significance of a unique archaeological resource, pursuant to Section 15064.5; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or                  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| d. Disturb any human remains, including those interred outside of formal cemeteries.  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

The proposed project site is within the Seaplane Hangars district of the NAS Alameda Historic District. The designed landscape is a contributor to the historic district. Independent, expert analysis from Architectural Resources Group demonstrates that the proposed project would not have a negative effect on the historic district. The proposed land uses, building types, heights, and massing for the Radium Theatre Performing Arts Center project would be consistent with the development standards and design guidelines in the Alameda General Plan, Alameda Municipal Code, and NAS Alameda Historic District Operations Area character defining features as described in the Guide to Preserving the Character of the Naval Air Station Alameda Historic District, as amended, and NAS Alameda National Register Nomination. The proposed project is also consistent with the Historic District Infill Guidelines of the Town Center and Waterfront Precise Plan, including maintenance of Building 77’s visual relationship to Seaplane Lagoon with a minimum 40-foot view corridor and limiting development on either side to 50 feet in height.

The Alameda Point Project EIR and MMRP requires projects that propose alterations to character defining features of the historic district obtain a Certificate of Approval and requires that any construction of a new building be reviewed for conformance with adopted guidelines for New Infill Development within the NAS Historic District. The EIR also concluded that certain impacts, such as those related to new development, would likely be significant and unavoidable, and that those impacts would be acceptable due to overriding considerations. Due to the unique circumstance of intended largescale redevelopment at Alameda Point, the EIR recognizes that pure preservation is untenable and that some individual contributors, features, and sites will likely be impacted by adjacent development, substantial alterations, and in some cases, demolition, and thus

the historic review process instead focuses, for the most part, on consistency with broader area-wide preservation goals, such as specific view corridors, compatible architecture, and orthogonal layouts, among others, and it provides alternative mitigation in cases where historic impacts are unavoidable, such as recording affected contributors through photography.

Based on the records search performed as part of the Alameda Point EIR cultural resources analysis (which included a 0.5-mile radius around the project area), there are no known archaeological or paleontological resources in the project area (including the Radium Theatre project site), and no indication that the project area has been used for burial purposes, as it is composed of bay fill placed around 1940.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, General Plan EIR, and on the discussion above, development of the Radium Theatre project site would not substantially increase the severity of the significant cultural and paleontological resources impacts identified in the Alameda Point EIR, nor would it result in new significant cultural and paleontological resources impacts that were not identified in the Alameda Point EIR. Mitigation measures 4.D-1a related to obtaining a Certificate of Approval and 4.D-2, 3, and 4 related to inadvertent discovery of buried resources would apply.

| <b>5. Biological Resources</b><br>Would the project:   | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|--|---|--|-------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Have a substantial adverse effect on federally protected wetlands (as defined by Section 404 of the Clean Water Act) or on Waters of the State protected wetlands, through direct removal, filling, hydrological interruption, or other means;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| d. Interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with any adopted local, regional, or State Habitat Conservation Plan.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The project site is an underutilized two-acre urban site surrounded by urban development. The property is not within close proximity of the California least tern nesting colony at Alameda Point, and the project does not require any work on submerged lands or in wetland areas. The proposed land uses, building types, heights, and massing for the Radium Theatre project would be consistent with the development standards and design guidelines in the Alameda General Plan and Alameda Municipal Code, the Town Center Plan and the Site A Development Plan.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the proposed Radium Theatre Performing Arts Center Project would not substantially increase the severity of the less-than-significant biological resources impacts identified in the Alameda Point EIR, nor would it result in new significant biological impacts that were not identified in the Alameda Point EIR. There is also no new information of substantial importance related to biological resources on the site that was not known at the time of the 2021 General Plan EIR. The project would be required to implement mitigation measures from the Alameda Point MMRP including 4.E-3b relating to stormwater management during construction.

|  | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|--|---|--|-------------------------------|
| <b>6. Air Quality and Greenhouse Gases</b><br>Would the project:   |   |  |                               |
| a. Conflict with or obstruct implementation of the applicable air quality plan;                                    | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|   |                                     |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The proposed Radium Theatre Performing Arts Center project is designed to implement the General Plan, Town Center Plan, and Conservation and Climate Change Element policies to place higher density, mixed use development within walking distance of transit lines and ferry terminals to reduce greenhouse gas and air quality impacts resulting from transportation.

The 2021 General Plan EIR determined that 10,000-12,000 new jobs expected to be created in Alameda by 2040 would not result in significant Vehicle Miles Traveled (VMT) impacts. The General Plan EIR assumed that a large portion of the new jobs will be located at Alameda Point. General Plan policy LU-8 (Arts and Culture) supports and promotes a diversity of arts and cultural facilities and programs throughout the city for people of all ages. General Plan policy LU-9 (On Island Goods and Services) encourages development of a broad range of businesses and services in Alameda to reduce the need to travel off-island. General Plan policy LU-19 (Alameda Point Waterfront and Town Center Mixed Use District) calls for creation of a vibrant mixed-use waterfront to catalyze a transformation of Alameda Point consistent with the Waterfront and Town Center Precise Plan.

The General Plan EIR evaluated the VMT projected under 2040 General Plan buildout conditions; this analysis assumed that the majority of the City’s household and employment growth would occur in the Alameda Point and Northern Waterfront Priority Development Areas (PDAs) identified in *Plan Bay Area*, the Regional Transportation Plan/Sustainable Communities Strategy for the San Francisco Bay Area. The analysis determined that the average household VMT per capita is projected to decline by about 3 percent below the 2020 baseline, which would be at least 15 percent below the average Bay Area regional household VMT per capita, the applicable threshold of significance.

The EIR identified numerous General Plan policies that would directly or indirectly result in the reduction of VMT, including policies ME-13, ME-14, ME-16, ME-17, ME-20, ME-22, LU-2, LU-3, LU-16, LU-34, CC-7, CC-8, CC-9, CC-10, and CC-11,. The proposed project is consistent with

the project evaluated in the General Plan EIR. Therefore, the project’s VMT impact has been previously evaluated and disclosed, and the project would not increase the severity of the impact. Furthermore, the project will be required to participate in the Alameda Point Transportation Demand Management Program to meet the mobility needs of employees, which would further reduce project-generated VMT.

There are no changes to the project design or land use program for the property or the circumstances under which the project is to be undertaken that would require revisions of the EIR due to new significant air quality environmental effects or a substantial increase in the severity of previously identified air quality significant effects. There is also no new information of substantial importance that was not known at the time of the 2021 General Plan EIR.

The Radium Theatre Performing Arts Center project will be required to implement the relevant Mitigation Measures from the Alameda Point Mitigation Monitoring and Reporting Program adopted for all Alameda Point projects in 2014, including: 4.F-1a and b relating to management of construction dust and exhaust; and, 4.F-2, which includes implementation of a Transportation Demand Management Program and green building techniques.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the proposed project would not substantially increase the severity of significant air quality or greenhouse gas (GHG) impacts identified in the General Plan EIR or the Alameda Point EIR, nor would it result in new significant air quality or GHG impacts that were not identified in the previous EIRs.

|   | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|---|---|--|-------------------------------|
| <p><b>7. Noise</b></p> <p>Would the project result in:</p>  |   |  |                               |
| <p>a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies;</p> <ul style="list-style-type: none"> <li>• An increase in noise exposure of 4 or more dB if the resulting noise level would exceed that described as normally acceptable for the affected land use, as indicated in Table 8-1 (Table 4.G-3 above).</li> <li>• Any increase of 6 dB or more, due to the potential for adverse community response.</li> <li>• When evaluating noise impacts associated with new residential development, exposure to traffic noise in outdoor yard spaces shall not be considered a significant impact. (Policy 8.7.h);</li> </ul> | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels;  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Exposure of people residing or working in the area around the project site to excessive noise levels (for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport); or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Exposure of people residing or working in the area around the project site to excessive noise levels (for a project within the vicinity of a private airstrip).   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Existing noise levels at the site have not changed since the 2021 General Plan EIR was completed and the anticipated noise resulting from construction was anticipated in the Alameda Point EIR and mitigation measures were adopted to reduce impacts to the extent possible at Alameda Point. The theater project would be operated primarily indoors with substantial soundproofing, so no noise is expected to be generated in the surrounding community other than local traffic and outdoor activity. There are no new circumstances or changes to the project that would require revisions to either of the prior EIRs.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, development of the project would not substantially increase the severity of significant noise impacts identified in the Alameda Point EIR, nor would it result in new significant noise impacts that were not identified in the Alameda Point EIR. The project would be required to implement the mitigation measures from the Alameda Point EIR, including 4.G-1a, b, c and d relating to construction noise management.

|  |  |   |                                      |
|--|--|---|--------------------------------------|
| <p><b>8. Geology, Soils, and Seismicity</b><br/>Would the project:</p> | <p><b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b></p> | <p><b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b></p> | <p><b>New Significant Impact</b></p> |
|--|--|---|--------------------------------------|

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|   |   |   |   |
|---|---|---|---|
| <p>a. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;</p> <p>ii) Strong seismic ground-shaking;</p> <p>iii) Seismic-related ground failure, including liquefaction; and/or</p> <p>iv) Landslides.</p> | ☒ | ☐ | ☐ |
| <p>b. Result in substantial soil erosion or the loss of topsoil;</p>  | ☒ | ☐ | ☐ |
| <p>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;</p>  | ☒ | ☐ | ☐ |
| <p>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property; or</p>  | ☒ | ☐ | ☐ |
| <p>e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p>   | ☒ | ☐ | ☐ |

The Radium Theatre Performing Arts Center site is relatively flat, with very little topographical relief, and is therefore not susceptible to landslides. It is not within 50 feet of the shoreline and is not considered to have static slope stability issues. However, the project site is underlain by artificial fill and Bay Mud, which is generally susceptible to subsidence or settlement. Subsidence related to consolidation of Bay Mud beneath fill and foundation settlement, and directly related to site-specific structural building loads, could affect the development of the project. In addition, the site is in an area of high seismic activity, like most of the Bay Area.

The Radium Theatre Performing Arts Center project will be required to implement the relevant Mitigation Measures from the Alameda Point Mitigation Monitoring and Reporting Program adopted for all Alameda Point projects in 2014 including 4.H-1, 2, 4 and 5 addressing earthquake and other soil related risks.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the project would not substantially increase the severity of significant geology, soils, or seismicity impacts identified in the Alameda Point EIR, nor would it result in new significant geology, soils, or seismicity impacts that were not identified in the Alameda Point EIR.

| <b>9. Hydrology and Water Quality</b><br>Would the project:   | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|---|---|--|-------------------------------|
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Substantially alter the existing drainage pattern of the site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off- site; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| d. Create or substantially contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| e. Place housing or other improvements within a 100-year flood hazard zone as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard map or impede or redirect flood flows;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| f. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| g. Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow.  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

As described in the Master Infrastructure Plan (MIP), the elevation on Alameda Point ranges from 1 foot to 8 feet above sea level with areas near the Oakland Inner Harbor and extending south along Main Street and onto the project site that are in the 100-year tide zone, and that are therefore vulnerable to flooding. Much of the rest of Alameda Point is also within the 100-year tide zone. In addition, some areas, including north of Seaplane Lagoon and on the east side of the project site are also in the 100-year tide, plus 24-inch sea-rise zone, and are therefore also vulnerable. The project would be required to implement flood and sea-level rise protection improvements that are consistent with the requirements established in the MIP, described under Project Description, above, which would provide protection for up to 24 inches of future sea-level rise. This level of protection would exceed the level of protection required per the Alameda Point EIR, which was

for 18 inches of future sea- level rise. In addition, the project will comply with any applicable provisions of the City’s generally applicable Floodplain Management Ordinance (AMC Ch. XX).

The proposed project would involve construction of new buildings, new streets, and all necessary infrastructure. These activities are within the scope of the project evaluated in the Alameda Point EIR. The new utilities—including storm drains, flood, and sea-level–rise protection—and implementation of Low- Impact Development in compliance with Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Stormwater Permit would reduce impacts to water quality.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the proposed project would not substantially increase the severity of significant hydrology and water quality impacts identified in the Alameda Point EIR, nor would it result in new significant hydrology and water quality impacts that were not identified in the Alameda Point EIR. The project would be required to implement mitigation measures 4.i-1, 2 6 and 8 relating to groundwater management, landscaping, storm drainage, and flood control.

| <b>10. Hazards and Hazardous Materials</b><br>Would the project:   | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|--|---|--|-------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;                      | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

Radium Theatre Performing Arts Center Project Environmental Checklist for Streamlined Review

|  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| <p>e. Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>f. Result in a safety hazard for people residing or working in the project site vicinity for a project within the vicinity of a private airstrip;</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The U.S. Navy has been undertaking “necessary measures to meet the requirements and notifications for hazardous substances, petroleum products, and other regulated materials necessary for an environmentally suitable transfer of the site to the City of Alameda.” These measures have included a process to “identify, analyze, and clean up any releases of hazardous materials and wastes associated with past Navy operations.” These measures and activities will continue after transfer of the former NAS Alameda to the City of Alameda, until regulatory closure is received.

A Finding of Suitability to Transfer (FOST) for the project site was completed on February 13, 2013; it covers a large portion of Alameda Point, and addresses areas of the former base outside of the FOST area, including most of the project site. As designated under the Department of Defense’s Installation Restoration (IR) Program (an initiative to identify, investigate, and clean up hazardous waste sites on former military bases), the project site includes a portion of IR 6 west of Building 41. Remediation of this site is underway in accordance with the Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Program, and / or in accordance with an integrated approach based on both laws.

The Radium Theatre site is subject to the City of Alameda’s Marsh Crust Ordinance (City of Alameda General Ordinance No. 2824), which requires notification and permit requirements for excavations that may encounter a layer of deposits that commonly contain petroleum-related substances. The Marsh Crust Ordinance applies to excavations deeper than 5 feet in nearly all areas of the project site; in the southeast corner of the site, it applies to excavations deeper than the mean higher high tide.

Site disturbance could disturb or release contaminated soil and/or groundwater, exposing construction workers, the public or the environment to hazardous materials. Numerous requirements described in the Alameda Point EIR for protecting people and the environment, including a Site Management Plan, that must be approved by the U.S. Environmental Protection Agency, California Department of Toxic Substances Control, and the RWQCB, and included in construction specifications, would address impacts.

As described in the Alameda Point EIR, with the continued remediation efforts currently being conducted by the Navy and any that would be assumed by the City as overseen by the California Department of Toxic Substances Control or the RWQCB—combined with the City’s tracking system, continued compliance with deed restrictions, implementation of Site Management Plans, mitigation measures, and other permit requirements (including adherence to the Marsh Crust Ordinance)—the potential for residual contamination to significantly impact residents, employees, or the general public would be minimized, and is considered less than significant with mitigation. In addition, the proposed land uses and densities for the site are consistent with the Town Center Plan and the redevelopment of Alameda Point evaluated in the Alameda Point EIR. Mitigation Measures 4.J-2, and 4.J-7 would apply to the project.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the proposed project would not substantially increase the severity of significant Hazards or Hazardous Materials impacts identified in the Alameda Point EIR, nor would it result in new significant Hazards or Hazardous Materials impacts that were not identified in the Alameda Point EIR.

| <b>11. Aesthetics</b><br>Would the project:   | <b>Equal or Less<br/>Severity of<br/>Impact than<br/>Previously<br/>Identified in<br/>Alameda Point<br/>EIR or GP EIR</b> | <b>Substantial<br/>Increase in Severity<br/>of Previously<br/>Identified<br/>Significant Impact<br/>in EIR or GP EIR</b> | <b>New Significant<br/>Impact</b> |
|---|---|--|-----------------------------------|
| a. Have a substantial adverse effect on a scenic vista;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>          |
| b. Substantially damage scenic resources within a state scenic highway;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>          |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings; or                    | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>          |
| d. Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>          |

There are no design elements or changes to the surrounding urban environment that result in a new or more severe aesthetics impact than was identified in the Alameda Point and General Plan EIRs, both of which determined that no aesthetic impact would occur as the result of development at Alameda Point if existing regulations and mitigation measures are implemented.

All development would be subject to review pursuant the City of Alameda’s Historic Preservation Ordinance, AMC 13-21.5 and Design Review pursuant to the City of Alameda’s General Plan polices and Design Review Ordinance, Sections 30-36 and 30-37. According to the Alameda Point EIR, implementation of the planning and design controls included in the Alameda Point project, and as required by Sections 30-36 and 30-37 would result in less than significant impacts. Aesthetic impacts related specifically to historic resources and character are considered in Section 4 of this Checklist and briefly discussed below.

As part of the project review, independent expert analysis of the potential impacts of the Radium Theatre projects impact character defining features of the NAS Alameda Historic District has been provided by Architectural Resources Group (ARG). ARG studied the project’s impact on the character defining views of the historic district and found that the project has limited effect on historic views and protects the character defining views, in compliance with Secretary of Interior’s Standards for Rehabilitation and the NAS Alameda Historic District adopted design guidelines for infill development.

The proposed project substantially conforms to the development of the site that was envisioned in the Alameda Point EIR, which evaluated the aesthetic impacts of development in this area, and is consistent with the Site A development plan. The project would not substantially increase the severity of significant aesthetics impacts identified in the Alameda Point EIR, nor would it result in new significant aesthetics impacts that were not identified in the Alameda Point EIR. Mitigation measure 4.K-4 relating to lighting controls would apply.

| <b>12. Public Services and Recreation</b><br>Would the project:   | <b>Equal or Less<br/>Severity of<br/>Impact than<br/>Previously<br/>Identified in<br/>Alameda Point<br/>EIR or GP EIR</b> | <b>Substantial<br/>Increase in Severity<br/>of Previously<br/>Identified<br/>Significant Impact<br/>in EIR or GP EIR</b> | <b>New Significant<br/>Impact</b> |
|---|---|--|-----------------------------------|
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: <ul style="list-style-type: none"> <li>• Fire protection;</li> <li>• Police protection;</li> <li>• Schools;</li> <li>• Parks; and</li> <li>• Other public facilities.</li> </ul> | ☒   | ☐  | ☐                                 |
| b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated;   | ☒   | ☐  | ☐                                 |
| c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.  | ☒   | ☐  | ☐                                 |

The proposed Radium Theatre project will provide a new civic amenity for the City of Alameda and include a one-acre landscaped plaza with public access effectively expanding the adjacent Seaplane Promenade park. The site is also served by new infrastructure in Pan Am Way and will extend utilities and roadways into the site consistent with the Master Infrastructure Plan (MIP). Therefore, the demand for public services as the result of the project is not expected to change significantly.

The 2021 General Plan EIR anticipated that 10,000-12,000 new jobs were expected to be created in Alameda by 2040. The General Plan EIR assumed that a large portion of the new jobs will be located at Alameda Point. General Plan policy LU-8 (Arts and Culture) supports and promotes a diversity of arts and cultural facilities and programs throughout the city for people of all ages. General Plan policy LU-9 (On Island Goods and Services) encourages development of a broad range of businesses and services in Alameda to reduce the need to travel off-island. General Plan policy LU-19 (Alameda Point Waterfront and Town Center Mixed Use District) calls for creation of a vibrant mixed-use waterfront to catalyze a transformation of Alameda Point consistent with the Waterfront and Town Center Precise Plan.

The project will be required to comply with applicable code requirements, including the California Building Code, California Fire Code, Alameda Fire Code, and Alameda Municipal Code to ensure adequate access, safety and utility services.

Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the project would not substantially increase the severity of the less-than-significant public services and recreation impacts identified in the Alameda Point EIR, nor would it result in new significant public services and recreation impacts that were not identified in the Alameda Point EIR.

| <b>13. Utilities and Service Systems</b><br>Would the project:  | <b>Equal or Less Severity of Impact than Previously Identified in Alameda Point EIR or GP EIR</b> | <b>Substantial Increase in Severity of Previously Identified Significant Impact in EIR or GP EIR</b> | <b>New Significant Impact</b> |
|---|---|--|-------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;                            | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;                                      | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| d. Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |
| g. Not comply with federal, state, and local statutes and regulations related to solid waste.   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>      |

The proposed Radium Theatre project is consistent with the Site A development plan and the development assumptions in the Alameda Point EIR and would implement the General Plan policies and objectives; the 2021 General Plan EIR anticipated that 10,000-12,000 new jobs were expected to be created in Alameda by 2040. The General Plan EIR assumed that a large

portion of the new jobs will be located at Alameda Point. General Plan policy LU-8 (Arts and Culture) supports and promotes a diversity of arts and cultural facilities and programs throughout the city for people of all ages. General Plan policy LU-9 (On Island Goods and Services) encourages development of a broad range of businesses and services in Alameda to reduce the need to travel off-island. General Plan policy LU-19 (Alameda Point Waterfront and Town Center Mixed Use District) calls for creation of a vibrant mixed-use waterfront to catalyze a transformation of Alameda Point consistent with the Waterfront and Town Center Precise Plan.

Both EIRs concluded that there would be no significant impacts to utilities and service systems after compliance with applicable development regulations, or that impacts would be mitigated with solid waste management plans. Based on an examination of the analysis, findings, and conclusions of the Alameda Point EIR, and on the discussion above, development of the project would not substantially increase the severity of impacts to utilities and service systems identified in the Alameda Point EIR or General Plan EIR, nor would it result in new significant utilities and service systems impacts that were not identified in the Alameda Point EIR or General Plan EIR. Mitigation measure 4.M-5 relating to solid waste management would apply.

*This page intentionally left blank.*