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PHYSICAL & ENVIRONMENTAL PLANNING
A & E BUILDING, # 1382

BERKELEY, CALIFORNIA 94720-1382

June 21, 2024

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

NOTICE OF PREPARATION OF A JOINT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

Project Title: Berkeley Space Center at NASA Research Park

CEQA Lead Agency: The Regents of the University of California

Project Location: The project site is on federal land located in the National Aeronautics and Space Administration Ames Research Center (NASA ARC) adjacent to the Cities of Mountain View and Sunnyvale in Santa Clara County. The project site is within Assessor Parcel Number 116-18-012.

County: Santa Clara County

The University of California, Berkeley (UC Berkeley) and NASA have determined that a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) will be prepared for the Berkeley Space Center at NASA Research Park (project or proposed project) (State CEQA Guidelines Section 15222). The Regents of the University of California, acting as the Lead Agency under the California Environmental Quality Act (CEQA), has determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required. NASA, acting as the Lead Agency under the National Environmental Policy Act (NEPA), has determined that an Environmental Impact Statement (EIS) will be prepared for the project. NASA is the entitlement agency for the project.

When the decision to prepare an EIR has already been made, CEQA states that an initial study is not required (State CEQA Guidelines Section 15063(a)). Accordingly, an initial study has not been prepared. This notice of preparation (NOP) has been prepared pursuant to State CEQA Guidelines Sections 15082 and 15083.

UC Berkeley has prepared this NOP to provide responsible and trustee agencies, state, federal agencies involved in approving or funding the project, and other interested parties with a description of the proposed project and information on potential environmental effects of the proposed project, pursuant to State CEQA Guidelines Section 15082(a). The NOP is available for public review on UC Berkeley's Capital Strategies website: https://capitalstrategies.berkeley.edu/environmental-review.

Project Location

The project site within the NASA ARC, which is located on approximately 2,000 acres between U.S. 101 and the southwestern edge of San Francisco Bay (refer to the attached Project Location map). The city of Mountain View borders the NASA ARC to the south and west; the city of Sunnyvale borders the NASA ARC to the south and east. The NASA ARC is approximately 33 miles south of the city of San Francisco and 8 miles north of the

city of San José. As part of the NASA Ames Development Plan (NADP), which is NASA's vision for development of the NASA ARC, development was considered in four areas commonly referred to as the NASA Research Park (NRP), Eastside / Airfield, Bay View, and Ames Campus. The project site is within the NRP.

The approximately 36-acre triangular project site is currently developed with approximately 16 one- or two-story buildings that total approximately 112,000 square feet, along with surface parking lots, roadways, and utility infrastructure. The existing buildings are mostly vacant and many were formerly used as ancillary buildings that supported Navy operations (e.g., office buildings, food service, gas station).

The project site is bounded by Wescoat Road to the north and Cody Road to the east. The southern boundary of the project site is between Edquiba Road and Girard Road. Northwest of the project site, across Wescoat Road, is Shenandoah Plaza, a linear open space surrounded by buildings. Approximately 0.3 mile northeast of the project site, across from the intersection of Wescoat Road and Cody Road, is Hangar One, one of the largest freestanding structures in the world. Hangar One and many of the buildings, landscapes, and objects north of the project site are part of the Shenandoah Plaza Historic District. East of the project site, across Cody Road, is Moffett Federal Airfield. South of the project site is a planned residential development that would include approximately 2,000 residential units; the planned residential development would be located within the NRP, but is not part of the proposed project.

With respect to hazardous materials, ongoing remediation activities in the vicinity of the project site continue to be implemented under the jurisdictions of the United States Environmental Protection Agency and California Regional Water Quality Control Board.

Background

The project site is within the NRP, which was incorporated into the NASA ARC in 1994 following the closure of the former Naval Air Station Moffett Field. In 2002, a programmatic EIS (PEIS) was prepared pursuant to NEPA and was completed with a Record of Decision that provided environmental review for the implementation of the NADP. Since 2002, NASA (or other authorized parties) has redeveloped portions of the NASA ARC with entitled uses under the terms of several ground leases. The project site is one of the parcels considered for redevelopment in the 2002 PEIS. In 2019, NASA invited UC Berkeley, on behalf of the University of California system and its constituent campuses, to explore the feasibility of developing the project site for public and private sector research, professional education, and housing. In May 2021, the Regents authorized UC Berkeley to enter into a joint venture with SKSP NRP, LLC to create Moffett Partners, LLC for the proposed project.

Description of the Project

Moffett Partners, LLC is proposing the project. The proposed project would redevelop the project site with academic and research facilities, including office, laboratories, and research and development (collectively, "research and office uses"); conference and amenity facilities, including a gym, lobbies, and other amenities (collectively, "active uses"); student/faculty housing; short-term lodging; transportation networks; and public open spaces as well as landscaped spaces, to create a state-of-the-art research and education hub that shapes the future of technology and innovation and to advance UC Regents' educational, scientific research, charitable, and other exempt purposes (within the meaning of Section 501(c)(3) of the United States Internal Revenue Code).

The following project alternatives will be analyzed in the joint EIR/EIS:

- **Build Alternative 1:** Build Alternative 1 would create approximately 2.3 million square feet of research uses, a conference center, active uses, student/faculty housing, and short-term lodging for visitors and conference attendees. Build Alternative 1 would include approximately 1.99 million square feet (87 percent) research and office uses; 22,000 square feet (1 percent) conference center uses; 89,000 square feet (4 percent) active uses; 126,0000 square feet (5 percent) student/faculty housing; and 73,000 square feet (3 percent) short-term lodging uses. Build Alternative 1 is considered the proposed project under CEQA and the Proposed Action under NEPA.

- **Build Alternative 2:** Build Alternative 2 would create approximately 1.4 million square feet of research uses, a conference center, active uses, student/faculty housing, and short-term lodging for visitors and conference attendees. Compared to Build Alternative 1, Build Alternative 2 would provide the same types of uses and the same square footage for most uses, with the exception that Build Alternative 2 would provide less space for research and office uses. Build Alternative 2 would include approximately 1.09 million square feet (78 percent) research and office uses; 22,000 square feet (2 percent) conference center uses; 89,000 square feet (6 percent) active uses; 126,0000 square feet (9 percent) student/faculty housing; and 73,000 square feet (5 percent) short-term lodging uses. Build Alternative 2 is considered one of the alternatives to the proposed project under CEQA; it is also one of the alternatives under NEPA. Build Alternative 2 will be evaluated at the same level of detail as Build Alternative 1 in the joint EIR/EIS.
- **No Project/No Action Alternative:**
    - No Project Alternative: For the purposes of CEQA, under the No Project Alternative, Moffett Partners, LLC would not construct and operate the proposed project at the project site.
    - No Action Alternative: For the purposes of NEPA, under the No Action Alternative, the project would not be approved by NASA, and would not be constructed and operated at the project site.

As discussed below, Build Alternative 1 and Build Alternative 2 would have the same general site layout; the same maximum building heights; the same conference center, active uses, student/faculty housing, short-term lodging, and open space; the same amount of student/faculty housing; the same amount of short-term lodging; the same utility infrastructure and roadways; and the same ratio of parking spaces.

- **Site Layout:** Both build alternatives would include buildings that would be oriented around a large open space in the center of the project site, the Central Green. This area would include retail and amenity uses. The proposed research uses would be located along the perimeter of the project site. The proposed student/faculty housing, short-term lodging uses, and conference center would be located in the southwestern corner of the project site. The proposed parking garages would be located in the southwestern and southeastern corners of the project site. Vehicular access would be provided along Wescoat Road, the realigned Cody Road, and the realigned Girard Road (refer to the discussion of Utility Infrastructure and Roadways for more details on roadway realignments).
- **Maximum Building Heights:** Under both build alternatives, maximum structure heights would be 80 feet, with an exceedance allowed of up to 25 feet for mechanical screens and equipment.
- **Conference Center, Active Uses, Student/Faculty Housing, Short-term Lodging Uses, and Open Space:** Both build alternatives would include an approximately 20,000-square-foot conference center, approximately 92,000 square feet of active uses, and approximately 199,000 square feet of student/faculty housing and short-term lodging. In addition, both build alternatives would include approximately 10.9 acres of open space, including pathways, active uses (e.g., occupied areas that pedestrians could access via sidewalks or pathways), and passive uses (e.g., open lawns, patios). Landscaping would include a mix of native, climate-adaptive, and drought-resistant plant materials.
- **Student/Faculty Housing:** Both build alternatives would include approximately 141 student/faculty housing units, which would house approximately 352 residents. The proposed student/faculty housing would be used by students or faculty on a short-term basis (i.e., academic calendar year, semester, summer).
- **Short-term Lodging:** Both build alternatives would include approximately 99 short-term lodging units, which would accommodate approximately 197 guests. The proposed short-term lodging would be used as temporary lodging for staff, researchers, academics, tenants, and their families visiting the project site for conferences, meetings, research projects, and other short-term events affiliated with or at NASA ARC.
- **Utility Infrastructure and Roadways:** Both build alternatives would include building-level air source heat pumps for all heating, package air conditioning units for cooling at buildings without office or lab space, and water-cooled chillers for cooling at buildings with office and/ or lab spaces. In addition, both build alternatives would have the same infrastructure for utilities (i.e., wet and dry utilities) installed offsite

and the same utility connection points to those utilities. Existing NASA critical infrastructure would remain within the project site. Both build alternatives would realign Girard Road north to form the southern boundary of the project site and construct a new connector road between the realigned Girard Road and Wescoat Road along the southwestern corner of the project site. Both build alternatives would also realign Cody Road east to align with centerline of Hanger One, incorporating the design intent from the NADP, which was evaluated in the 2002 PEIS.

- **Ratio of Parking Spaces:** Parking would be located off the realigned Girard Road within parking structures and/or podium parking at designated areas. While Build Alternative 1 would have more parking spaces than Build Alternative 2 because it would include more space for research and office uses, both build alternatives would have the same parking ratios for each land use, establishing a blended parking ratio of approximately 1.43 parking spots per 1,000 square feet.

As discussed below, the primary differences between Build Alternative 1 and Build Alternative 2 would be the square footage of the research uses, the number of employees, the number of students, and the number of parking spaces.

- **Research and Office Uses:** Build Alternative 1 would include approximately 1.99 million square feet for research and office uses, whereas Build Alternative 2 would include approximately 1.09 million square feet for research and office uses.
- **Employees:** Build Alternative 1 would result in approximately 5,789 employees, whereas Build Alternative 2 would result in approximately 3,260 employees. Build Alternative 1 would result in more employees because it would include more space for research and office uses.
- **Students:** Build Alternative 1 would accommodate up to approximately 177 students at a time, whereas Build Alternative 2 would accommodate up to approximately 96 students at a time. Build Alternative 1 would accommodate more students because it would include more space for research and office uses.
- **Parking Spaces:** Build Alternative 1 would include approximately 3,290 parking spaces, whereas Build Alternative 2 would include approximately 2,009 parking spaces.

The future sub-tenant users for the proposed research space are not yet known and because the project would be constructed over a period of years, the exact configuration of certain project elements has not yet been determined. Thus, the joint EIR/EIS will evaluate the potential environmental impacts of the project based on conservative, worst case assumptions regarding certain aspects of the project design within specific areas of the project site (referred to as subareas). Specifically, it is anticipated that variations to the following project design elements could occur within seven subareas in the project site: the number and configuration of buildings, the design of the buildings, the allocation of permitted uses among or within the buildings, and the specific locations of mechanical equipment. On the other hand, it is anticipated that the following project elements would be known at the time the joint EIR/EIS is prepared: types of permitted uses, maximum square footage by use and in total, maximum building heights, parking ratios by use, locations of access roads, types and general locations of mechanical equipment, and other project parameters. This approach to the analysis will ensure that the joint EIR/EIS will evaluate the proposed project's maximum potential impact based on potential future building design and configuration to accommodate specific future sub-tenants of the proposed research and office space.

Prior to construction of the proposed project, all of the existing buildings and utilities infrastructure within the project site would be demolished except for the existing NASA critical infrastructure that would remain.

Probable Environmental Effects

UC Berkeley has determined that Public Resources Code Section 21080.09 requires an EIR be prepared for the proposed project. Therefore, as allowed under State CEQA Guidelines Section 15060 (Title 14 Cal. Code Regs.), UC Berkeley has not prepared an initial study and will instead begin work directly on the joint EIR/EIS process.

As required, the joint EIR/EIS will focus on the significant effects of the proposed project and will document the reasons for concluding that other effects will be less-than-significant. Where significant or potentially significant environmental impacts are identified, the joint EIR/EIS will also discuss feasible mitigation measures

to avoid or reduce these impacts, and a reasonable range of potentially feasible alternatives.

The joint EIR/EIS will evaluate the probable environmental effects, including cumulative effects, of the proposed project, in the following environmental issue areas:

- **Aesthetics and Visual Resources:** The joint EIR/EIS will evaluate temporary and long-term impacts to scenic vistas and scenic resources, conflicts with applicable regulations governing scenic quality, and whether implementation of the project would result in a source of substantial light or glare impacting nighttime views.
- **Air Quality:** The joint EIR/EIS will evaluate the project's consistency with applicable air quality plans and potential impacts associated with temporary increases in criteria pollutant emissions from construction and long-term increases in criteria pollutant emissions from project operations and associated vehicular trips, and potential exposure impacts associated with exposure of sensitive receptors to air pollutants during construction or project operations. In addition, a health risk analysis will be prepared for the project.
- **Biological Resources:** The joint EIR/EIS will evaluate the potential for implementation of the project to result in substantial adverse effects on biological resources, including sensitive habitats and species, wetlands, and waters, as well as potential conflicts with applicable policies or ordinances protecting biological resources, or with applicable conservation plans.
- **Cultural Resources:** The joint EIR/EIS will evaluate the potential for implementation of the project to result in a substantial adverse change in the significance of known or unknown archaeological or historical resources, or disturbance of human remains.
- **Energy:** The joint EIR/EIS will evaluate potential impacts related to energy use for construction and operation of the project or conflicts with applicable plans for renewable energy or energy efficiency.
- **Geology, Soils, and Paleontological Resources:** The joint EIR/EIS will evaluate the potential for implementation of the project to result in substantial adverse effects associated with seismic risks, soil erosion, geologic hazards, or to destroy a unique paleontological resource or site or unique geologic feature.
- **Greenhouse Gas Emissions:** The joint EIR/EIS will evaluate potential impacts from temporary increases in greenhouse gas (GHG) emissions associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment (e.g., excavators, graders); and long-term increases in GHG emissions associated with project operations, including stationary and mobile sources. The joint EIR/EIS will also evaluate the project's potential to conflict with applicable plans, policies, or regulations for reducing GHG emissions.
- **Hazards and Hazardous Materials:** The joint EIR/EIS will evaluate the potential for construction and operational activities associated with the project create a significant hazard to the public or the environment associated with routine transport, use or disposal, or the accidental release of, of hazardous materials. The joint EIR/EIS will evaluate the potential for the project to result in a safety hazard or excessive noise for people residing or working in the project area due to the proximity to the Moffett Federal Airfield. The joint EIR/EIS will also evaluate the potential for implementation of the project to physically interfere with or impair implementation of an adopted emergency response or evacuation plans, or the potential for the project to expose people or structures to significant risks associated with wildland fires.
- **Hydrology and Water Quality:** The joint EIR/EIS will evaluate the potential for implementation of the project to violate any water quality standards or waste discharge requirements, substantially degrade surface or ground water quality, decrease groundwater supplies, substantially alter existing drainage patterns, or result in any flood or inundation hazards. during construction and operation. The joint EIR/EIS will also evaluate the potential for the project to conflict with applicable water quality control plans.
- **Land Use and Planning:** The joint EIR/EIS will evaluate the potential for implementation of the project to physically divide an established community or cause a significant environmental effect due to

a conflict with applicable land use plans and policies adopted for the purpose of reducing or avoiding environmental impacts.

- **Noise:** The joint EIR/EIS will evaluate potential impacts from temporary increases in noise (including off-site, vehicle traffic noise) and vibration levels during construction; and long-term increases in noise and vibration from project operation, including stationary and mobile sources.
- **Population and Housing:** The joint EIR/EIS will evaluate the potential for implementation of the project to induce (directly or indirectly) unplanned substantial population growth or displace substantial housing or residents.
- **Public Services:** The joint EIR/EIS will evaluate potential impacts on public services.
- **Recreation:** The joint EIR/EIS will evaluate potential impacts on recreation facilities.
- **Transportation and Traffic:** The joint EIR/EIS will evaluate the potential for implementation of the project to increase vehicle miles traveled (VMT) locally and in the region and whether such increases would conflict with applicable plans, policies, or regulations related to the effectiveness of the local/regional circulation system. The joint EIR/EIS will also include a discussion of emergency access adequacy, and potential transportation hazards from implementation of the project.
- **Tribal Cultural Resources:** The joint EIR/EIS will evaluate the potential for implementation of the project to result in a substantial adverse change in the significance of known or unknown tribal cultural resources.
- **Utilities and Service Systems:** The joint EIR/EIS will evaluate the potential for implementation of the project to increase demand for water, transmission, and treatment; demand for wastewater transmission and treatment; use of recycled water; demand for electricity and natural gas; and the potential need to increase the capacity of existing infrastructure.

No significant impacts with respect to agriculture and forestry resources or mineral resources or wildfire are anticipated, and these issue areas will not be evaluated in detail as part of the joint EIR/EIS.

Cortese List Notice

Pursuant to Public Resources Code 21092.6(a), the project site is located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites). The proposed project would be required to follow existing soil and groundwater remediation protocols. Details regarding the required remediation would be coordinated with the United States Environmental Protection Agency and Responsible Parties in charge of ongoing remediation efforts.

Public Review and Comment Period

UC Berkeley invites comments on the scope and content of the joint Draft EIR/EIS and appreciates your prompt review of this NOP. Written comments should focus on the scope and content of the environmental information to be included in the joint Draft EIR/EIS for the Berkeley Space Center at NASA Research Park, germane to agencies having statutory responsibilities associated with the proposed project, as well as public interest in the proposed project. All comments on environmental issues received during the public comment period will be considered in the joint Draft EIR/EIS. Due to the time limits mandated by State law, this NOP will be circulated for a 30-day review period, which will extend from June 21, 2024, to July 22, 2024. **Responses to this NOP must be received by 5:00 p.m. on July 22, 2024**. Please send your written or electronic responses, with appropriate contact information, to the following address:

Shraddha Navalli Patil, Ph.D., Senior Planner
Physical & Environmental Planning
University of California, Berkeley
200 A&E Building, Berkeley, CA 94720-1382
Email: planning@berkeley.edu

Please include a subject line indicating Scoping Comments: Berkeley Space Center at NASA Research Park.

Public Scoping Meetings

UC Berkeley and NASA will hold two joint online public scoping meetings to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide oral and written comments on the scope and content of the joint EIR/EIS. The scoping meetings will be held exclusively through Zoom videoconference. The information for the meetings is as follows:

Scoping Meeting No. 1
Wednesday, July 10, 2024
Time: 6:00 – 7:30 p.m.
Meeting Link: https://capitalstrategies.berkeley.edu/public-meetings

Scoping Meeting No. 2
Monday, July 15, 2024
Time: 6:00 – 7:30 p.m.
Meeting Link: https://capitalstrategies.berkeley.edu/public-meetings

For instructions to access and participate in the Zoom meetings by telephone or from a PC, Mac, iPad, iPhone, or Android device, please visit: https://capitalstrategies.berkeley.edu/public-meetings.

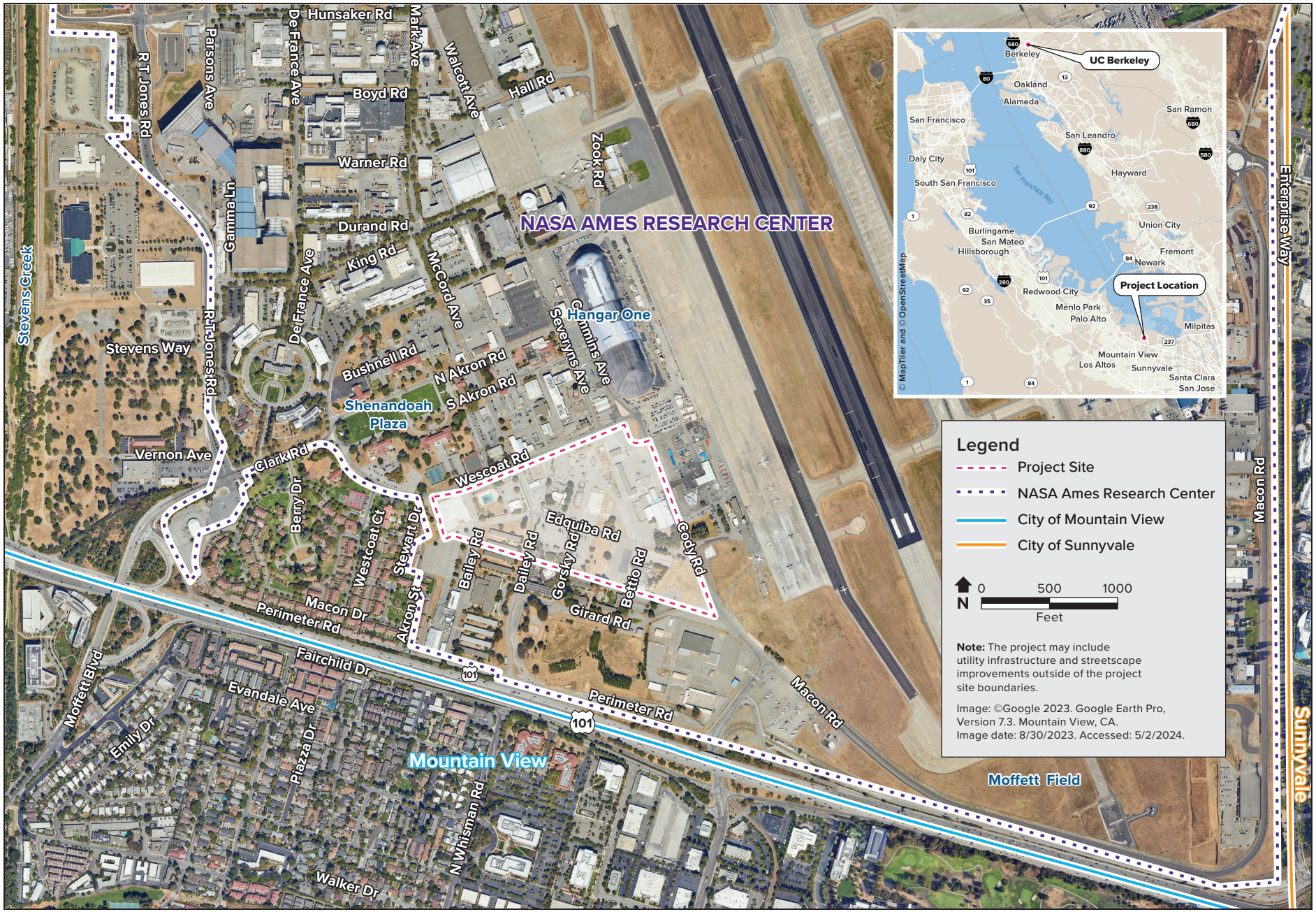
To request a paper copy of this notice or if you have questions concerning this NOP, scoping session, or associated environmental review for the project, please contact Physical & Environmental Planning, at (510) 495-5786 or planning@berkeley.edu.

Sincerely,

Wendy Hills
Campus Architect, Assistant Vice Chancellor
University of California, Berkeley

Attachments:

Location Map



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Project Location

Berkeley Space Center at NASA Research Park