

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024060942

Project Title: Berkeley Space Center at NASA Research Park

Lead Agency: The Regents of the University of California Contact Person: Shraddha Navalli Patil, Ph.D
 Mailing Address: 1995 University Avenue, Room 530 Phone: (510) 495-5786
 City: Berkeley Zip: 94704 County: Alameda

Project Location: County: Santa Clara City/Nearest Community: Mountain View & Sunnyvale
 Cross Streets: Wescoat Road/Cody Road/Edquiba Road/Girard Road Zip Code: 94043

Longitude/Latitude (degrees, minutes and seconds): 37 ° 24 ' 35.8 " N / 122 ° 03 ' 15.7 " W Total Acres: 45

Assessor's Parcel No.: 11618012 Section: 10 Twp.: 6s Range: 2W Base: _____

Within 2 Miles: State Hwy #: US 101; SR 237; SR 85 Waterways: Stevens Creek, San Francisco Bay

Airports: Moffett Federal Airfield Railways: UPRR; Caltrain Schools: See Separate Page

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input checked="" type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input checked="" type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>90,000</u> Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Educational: 2 million square feet of research and office | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>145 student/faculty housing units; 100 short-term lodging units; 25,000 sf conference center</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>GHG, Energy, Wildfire</u> |

Present Land Use/Zoning/General Plan Designation:

See Separate Page

Project Description: (please use a separate page if necessary)

See Separate Page

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>BAAQMD, PG&E, Santa Clara Valley Transportation Authority</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>City of Mountain View, City of Sunnyvale</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 24, 2026 Ending Date June 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>University of California, Berkeley, Physical & Environmental Planning</u>
Address: <u>595 Market Street, Suite 950</u>	Address: <u>1995 University Avenue, Room 530</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>Berkeley, CA 94704</u>
Contact: <u>Jessica Viramontes</u>	Phone: <u>(510) 495-5786</u>
Phone: <u>(415) 677-7108</u>	

Signature of Lead Agency Representative:  Date: April 21, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools within Two Miles:

Khan Lab School – Upper School, Mountain View Academy, Theuerkauf Elementary School, Stevenson Elementary School, View High School, Yew Chung International School of Education, Bay Area Arabic School, German International School of Silicon Valley, Crittenden Middle School, Landels School, St. Stephen Lutheran School, Jose Antonio Vargas Elementary School, Vargas Elementary School

Present Land Use/Zoning/General Plan Designation:

The project site is on federal land within the National Aeronautics and Space Administration Ames Research Center. The project site includes an approximately 39-acre project site (Project Site) along with approximately 6 acres of off-site areas (Off-Site Areas) where utility improvements and building demolition would take place. Together, the Project Site and Off-Site Areas comprise the approximate 45-acre limits of work (Limits of Work). The Limits of Work are currently developed with 18 one- to three-story buildings that total approximately 185,600 square feet (including approximately 132,500 square feet of vacant uses and approximately 53,100 square feet of occupied uses), 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, pool, recreation center, and lodging). The project site is not subject to local zoning or general plan designations.

Description of the Project:

Moffett Partners, LLC (Project Proponent), a joint venture of The Regents of the University of California and SKSP NRP, LLC, is proposing the project. The proposed project would redevelop the project site with academic and research facilities, consisting of offices, laboratories, research-and-development (R&D) uses, and related amenities (collectively, “Research and Office Uses”); conference center and related amenities (“Conference Uses”); ground-floor retail, food and beverage, maker spaces (i.e., collaborative work spaces for using various tools and materials), and other complementary accessory uses that would be publicly accessible (collectively, “Active Uses”); student/faculty housing, including associated amenities (“Student/Faculty Housing”); short-term lodging, including associated amenities (“Short-Term Lodging”); transportation networks; and 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 advance the 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 are analyzed in the joint draft EIR/EIS:

- CEQA Proposed Project (NEPA Build Alternative 1): would create approximately 2.3 million square feet of Research and Office Uses, Conference Uses, Active Uses, Student/Faculty Housing, and Short-Term Lodging for visitors and conference attendees. The CEQA Proposed Project would include approximately 2 million square feet for Research and Office Uses, 25,000 square feet for Conference Uses, 90,000 square feet for Active Uses, 130,000 square feet for Student/Faculty Housing, and 75,000 square feet for Short-Term Lodging. The CEQA Proposed Project is considered the proposed project under the California Environmental Quality Act (CEQA) and the Proposed Action under the National Environmental Policy Act (NEPA).
- CEQA Reduced Density Alternative (NEPA Build Alternative 2): would create approximately 1.4 million square feet of Research and Office Uses, Conference Uses, Active Uses, Student/Faculty Housing, and Short-Term Lodging for visitors and conference attendees. Compared to the CEQA Proposed Project, the CEQA Reduced Density Alternative would provide less space for Research and Office Uses. The CEQA Reduced Density Alternative would include approximately 1.1 million square feet for Research and Office Uses, 25,000 square feet for Conference Uses, 90,000 square feet for Active Uses, 130,000 square feet for Student/Faculty Housing, and 75,000 square feet for Short-Term Lodging. The CEQA Reduced Density Alternative is considered one of the alternatives to the proposed project under CEQA; it is also one of the alternatives under NEPA. The CEQA Reduced Density Alternative is evaluated at the same level of detail as the CEQA Proposed Project in the joint EIR/EIS.
- NEPA No Action Alternative: under which the proposed action would not be constructed and operated at the Project Site. The buildings within the Limits of Work that are currently operational would continue to be operational. The buildings within the Limits of Work that are currently vacant would be reoccupied consistent with the prior uses of the buildings (e.g., ancillary buildings that supported Navy operations as well as industrial, storage, and utility facilities); reoccupying the vacant buildings would not require construction activity. The NASA Ames Development Plan (NADP), which established NASA's vision for long-term development of NASA ARC, also allows other types of uses at the Project Site. The NEPA No-Action Alternative could result in retaining the approximately 185,600 square feet of existing mixed uses, resulting in approximately 668 employees. The NEPA No-Action Alternative would not result in the reoccupation of any buildings formerly used for lodging; thus, the NEPA No-Action Alternative would not generate any new full-time residents or short term occupants (e.g., summer interns) within the Limits of Work.

The Project Proponent has identified one variant/sub-alternative that includes certain project features that are different from those of the CEQA Proposed Project and CEQA Reduced Density Alternative: the No Student/Faculty Housing Variant/Sub-Alternative. Under the Variant, the CEQA Proposed Project or the CEQA Reduced Density Alternative would include an additional 130,000 square feet of Research and Office Uses instead of 130,000 square feet of Student/Faculty Housing in Subarea 6. Specifically, the Variant would include 90,000 square feet of laboratory and R&D uses, 25,000 square feet of office uses, and 15,000 square feet of academic uses.