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PHYSICAL & ENVIRONMENTAL PLANNING
1995 UNIVERSITY AVE., # 530

BERKELEY, CALIFORNIA 94704

August 28, 2026

NOTICE OF AVAILABILITY OF A FINAL 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 Limits of Work are located primarily on federal land within 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 a portion of Santa Clara County Assessor's Parcel Number 116-18-012.

County: Santa Clara County

The University of California, Berkeley (UC Berkeley) and NASA have jointly published the final environmental impact report/environmental impact statement (joint Final EIR/EIS) for the Berkeley Space Center at NASA Research Park (State Clearinghouse Number 2024060942). The joint Final EIR/EIS is available for viewing online at UC Berkeley's Capital Strategies website: https://capitalstrategies.berkeley.edu/environmental-review.

Project Location

The proposed project is located at NASA's Ames Research Center (NASA ARC) on 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), as more fully described below.

The Limits of Work are located primarily on federal land within NASA ARC, an approximately 2,000-acre facility located in unincorporated Santa Clara County, California between U.S. 101 and the southwestern edge of San Francisco Bay. A small portion of the Off-Site Areas is on federal land owned by the United States Army. The city of Mountain View borders NASA ARC to the north and southwest, and the city of Sunnyvale borders NASA ARC to the southeast and east. NASA ARC is approximately 33 miles south of the city of San Francisco and 8 miles north of the city of San José.

The Project Site is within the city of Mountain View Sphere of Influence but outside of any city's jurisdictional limits. The Off-Site Areas are also within the city of Mountain View Sphere of Influence; most of the Off-Site Areas are outside of any city's jurisdictional limits, with the exception of the northern portion and the southwestern portion, which are within the city of Mountain View. 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. The western boundary of the Project Site is within an empty lot immediately west of Bailey Road. The Project Site is a portion of Santa Clara County Assessor's Parcel Number 116-18-012.

The Limits of Work is currently developed with 18 one- to three-story buildings that total approximately 185,600 square feet, along with surface parking lots, roadways, and utility infrastructure. The existing buildings are mostly vacant; many were formerly used as ancillary buildings that supported Navy operations (e.g., offices, food service,

a gas station, pool, recreation center, and lodging). The other existing buildings within the Limits of Work comprise industrial, storage, and utility facilities. As of mid-2024, approximately 42 people were employed within the Limits of Work; no full time residents or short term occupants (e.g., summer interns) lived within the Limits of Work.

Soil and groundwater at the Project Site have been affected by contamination associated with the Middlefield-Ellis-Whisman (MEW) Superfund site and the U.S. Navy's operations at Naval Air Station Moffett Field, which is no longer in operation. The MEW extraction and treatment system is directly adjacent to and within the Project Site. Within the Project Site there are several recovery wells and underground piping for the treatment system. No potable water supplies are fed or contaminated by NASA ARC groundwater; all potable water is purchased from the San Francisco Public Utilities Commission, which contains some portion of off-site groundwater sources.

Description of the Project

Moffett Partners, LLC (Project Proponent), a joint venture of The Regents of the University of California (UC Regents) and SKSP NRP, LLC, is proposing a master-planned mixed-use academic and research project, referred to as the Berkeley Space Center at NASA Research Park or the Berkeley Air & Space Center at NASA Research Park[1] (proposed project). The Project Proponent will require authorization from the UC Regents to proceed with the proposed project under the California Environmental Quality Act (CEQA), and NASA's approval to proceed following analysis consistent with the National Environmental Policy Act (NEPA). NASA is the NEPA Lead Agency for the proposed action and, as the Authority Having Jurisdiction, NASA would issue building permits and monitor applicable mitigation measures related to development and operation of the proposed project. The UC Regents is the CEQA Lead Agency for the proposed project and would provide authorization before the proposed action is submitted for NASA's approval.[2]

The proposed project under consideration by NASA (i.e., the proposed action) would include academic and research facilities, consisting of offices, laboratories, R&D uses, and related amenities[3] (collectively, "Research and Office Uses"); conference center and related amenities[4] ("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[5] (collectively, "Active Uses"); student/faculty housing[5], including associated amenities ("Student/Faculty Housing"); short-term lodging, including associated amenities[7] ("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 proposed open space would

1 Since 2024, the Project Proponent has modified the name of the proposed development from "Berkeley Space Center at NASA Research Park" to "Berkeley Air & Space Center at NASA Research Park" to be more reflective of the anticipated programming on the Project Site. This environmental document continues to refer to this project as Berkeley Space Center.

2 UC Regents is a legal entity that includes all of the University of California campuses.

3 Research and Office Uses could include the following amenities: a commercial kitchen, meeting/collaboration space, training space, private open space areas, and other facilities supporting the Research and Office Uses. These amenities would support the users of the Research and Office Uses.

4 Conference Uses could include the following amenities: pre-function space, collaboration areas, meeting/event rooms, business center, gathering terraces and private open space, and other facilities supporting the Conference Uses.

5 Active Uses would be publicly accessible and could include the following types of uses and spaces: co-working space; restaurants, including on-sale alcohol, community-serving retail, personal services (including, but not limited to, dry cleaning pickup/drop-off, ATM, salons, bicycle repair); and maker space. Active Uses could occur throughout the Project Site.

6 Student/Faculty Housing could include the following amenities: fitness center, game rooms, shared entertainment space with shared kitchen, business center, leasing/administrative office space, and other facilities supporting the Student/Faculty Housing.

7 Short-Term Lodging could include the following amenities: fitness center, game rooms, shared entertainment space, business center, leasing/administrative office space, and other facilities supporting the Short-Term Lodging.

include pathways, activated uses (e.g., occupied areas that pedestrians could access via sidewalks or pathways), and passive uses (e.g., open lawns, patios).

The proposed project will include the proposed Berkeley Space Center Master Plan (Master Plan), which establishes the overall project vision, conceptual plans, and illustrative renderings, and the proposed Berkeley Space Center Development Guidelines (Development Guidelines), which provide Maximum and Minimum Development Parameters and Standards for the proposed project buildings and open space. The Maximum and Minimum Development Parameters are a conceptual layout depicting the horizontal and vertical dimensions of the project. Standards are mandatory requirements that would be required to be implemented for the project. Together, the Master Plan and the Development Guidelines will be included as part of the project application submitted by the Project Proponent to NASA. The analysis of the environmental impacts of the proposed project is based on the proposed Maximum and Minimum Development Parameters and the Standards established in the Development Guidelines.

Pursuant to NEPA, the joint EIR/EIS evaluates the following alternatives at an equal level of detail:

- **CEQA Proposed Project (NEPA Build Alternative 1)**, which 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. Only the CEQA Proposed Project includes the Water Reuse Facility (WRF) Option and the Central Utility Plant (CUP) Option.[8]
- **CEQA Reduced Density Alternative (NEPA Build Alternative 2)**, which 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.

[8] Under the Water Reuse Facility Option, portions of the non-potable supply would be provided on-site rather than by Mountain View. The Central Utility Plant Option would provide a centralized heating and cooling system for all buildings instead of building-by-building heating, ventilation, and air-conditioning (HVAC) systems.

Table 1 summarizes the similarities and differences between the CEQA Proposed Project and the CEQA Reduced Density Alternative.

Table 1. Summary of Similarities and Differences between the CEQA Proposed Project and the CEQA Reduced Density Alternative

Characteristic	CEQA Proposed Project	CEQA Reduced Density Alternative
Similarities		
Types of Land Uses	Same	
Location of Land Uses	Same	
Site Plan	Same	
Limits of Work (i.e., Project Footprint)	Same (45 acres, including 39-acre Project Site and 6 acres of Off-Site Areas)	
Maximum Building Height[a]	Same (Approximately 80 feet, with an exceedance of up to 25 feet for mechanical equipment and screens)	
Amount of Conference Uses, Active Uses, Student/Faculty Housing, Short-Term Lodging, and Open Space	Same (25,000-square-feet of Conference Uses, 90,000 square feet of Active Uses, 145 Student/Faculty Housing units, 100 Short-Term Lodging units, and a minimum of 10 acres of open space)	
Number of Residents and Guests	Same (200 guests and 363 residents)	
Utility Infrastructure and Roadways[b]	Same	
Parking Ratio	Same	
Construction Start and End Dates	Same (begin in 2027 and end in 2040)	
No Student/Faculty Housing Variant/Sub-Alternative	Same (Variant included)	
Differences		
Number of Internal Floors[a]	Greater to accommodate increased square footage and building height restriction	Less given reduced overall square footage
Internal Floor-to-Floor Heights[a]	Lower to accommodate increased square footage and building height restriction	Higher given reduced overall square footage
Amount of Square Footage for Research and Office Uses	Greater (2,000,000 square feet)	Less (1,080,000 square feet)
Number of Employees and Students[c]	Greater (5,997 employees and 177 students)	Less (3,331 employees and 95 students)
Number of Parking Spaces[c]	Greater	Less
WRF Option and CUP Option[d]	Yes	No

Source: Proposed Berkeley Space Center Development Guidelines, Spring 2026.

Notes:

WRF = Water Reuse Facility; CUP = Central Utility Plant

a. The internal floor-to-floor heights could be lower under the CEQA Proposed Project to accommodate more square footage in each building, whereas the internal floor-to-floor heights under the CEQA Reduced Density Alternative could be higher because less square footage would need to be accommodated in each building.

b. Only the CEQA Proposed Project includes the WRF Option and the CUP Option; see footnote "d" for more information regarding these options. The proposed roadways would be the same.

c. The difference in the number of employees, students, and parking is due to the greater amount of Research and Office Uses that would be included in the CEQA Proposed Project.

d Under the WRF Option, portions of the non-potable demand would be met using on-site reuse supply rather than recycled water from Mountain View. The non-potable demand that cannot be met by the WRF Option would require the use of potable water. The CUP Option would provide a centralized heating and cooling system for all buildings instead of building-by-building heating, ventilation, and air-conditioning (HVAC) systems.

No Student/Faculty Housing Variant/Sub-Alternative

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 (Variant). Both the CEQA Proposed Project and the CEQA Reduced Density Alternative include the Variant. The Variant would replace the 130,000 square feet of Student/Faculty Housing in Subarea 6 with 130,000 square feet of Research and Office Uses under both the CEQA Proposed Project and CEQA Reduced Density Alternative. 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. The Variant would have the same type of land uses; the same general site plan; the same maximum building height; the same amount of Conference Uses, Active Uses, Short-Term Lodging, and open space; the same number of guests; the same roadway infrastructure; the same utility infrastructure; the same parking ratio; and the same construction activities proposed and evaluated under the CEQA Proposed Project and CEQA Reduced Density Alternative. Because the amount of Research and Office Uses and the number of Student/Faculty Housing units would be different under the Variant, the number of bicycle parking spaces, and the number of residents, employees, and students would likewise change. This potential difference in proposed land use is identified as a variant because it may or may not be included as part of the project during implementation.

This potential difference in proposed land use is identified as a variant because it may or may not be included as part of the project during implementation. The Project Proponent will decide whether to implement the Variant prior to construction of buildings within Subarea 6. The Variant is not an "alternative" within the meaning of CEQA. Rather, the Variant is considered a potential alteration to the CEQA Proposed Project and the CEQA Reduced Density Alternative, as described in this chapter. The final decision as to whether to adopt the CEQA Proposed Project and the CEQA Reduced Density Alternative with or without the No Student/Faculty Housing Variant will be made after completion of the joint Final EIR/EIS.

Significant Environmental Effects

Table 2 summarizes the impacts of the CEQA Proposed Project and the CEQA Reduced Density Alternative.

Table 2. Impact Summary for the CEQA Proposed Project and the CEQA Reduced Density Alternative

Significance	CEQA Proposed Project (with and without the Variant)	CEQA Reduced Density Alternative (with and without the Variant)
Significant and Unavoidable Impact	Air Quality (Project: Construction and Operation) Air Quality (Cumulative: Operation) Cultural Resources Noise and Vibration (Construction and Cumulative) Tribal Cultural Resources (Project and Cumulative) Utilities and Service Systems (Water Supply: Project and Cumulative)	Same in addition to: Greenhouse Gas Emissions Transportation (Vehicle Miles Traveled: Project and Cumulative)
Less than Significant with Mitigation	Biological Resources Geology, Soils, and Paleontology Greenhouse Gas Emissions Hazards and Hazardous Materials Hydrology and Water Quality	Biological Resources Geology, Soils, and Paleontology Hazards and Hazardous Materials Hydrology and Water Quality Noise (Operation)

Significance	CEQA Proposed Project (with and without the Variant)	CEQA Reduced Density Alternative (with and without the Variant)
	Noise (Operation) Transportation Utilities and Service Systems (Wastewater)	
Less than Significant	Air Quality (Odors) Energy Land Use and Planning Population and Housing Public Services Recreation Transportation (Conflicts with Plans, Design Hazard, Emergency Access) Utilities and Service Systems (Stormwater, Solid Waste, Electricity and Natural Gas)	Same
No Impact	Aesthetics Agriculture and Forestry Resources Mineral Resources Wildfire	Same

Source: UC Berkeley, 2026.

Environmental Review

UC Berkeley and NASA prepared and issued to the public for review a joint Draft EIR/EIS for the proposed project on April 24, 2026. The joint Draft EIR/EIS was made available for a 45-day review period, which extended from April 24, 2026 to June 10, 2026. The joint Final EIR/EIS consists of the joint Draft EIR/EIS and the responses to comments received during the public review period. The joint Final EIR/EIS is available for viewing online at UC Berkeley's Capital Strategies website: https://capitalstrategies.berkeley.edu/environmental-review.

Public Hearing

On September 15-17, 2026, the UC Regents will hold a public hearing to consider certification of the joint Final EIR/EIS for the proposed project. Actions will consist of certification of the joint Final EIR/EIS for the project; adoption of the Mitigation Monitoring and Reporting Program for the project; adoption of CEQA Findings and Statement of Overriding Considerations for the project; and authorization for the University's Joint Venture Executive Committee members, acting in accordance with the Joint Venture Agreement, to consent to submitting the proposed project and all accompanying approval documents prepared in compliance with CEQA, including but not limited to the Joint EIR/EIS, to NASA for approval.

Information on the Regents hearing can be found at https://regents.universityofcalifornia.edu/meetings/

Guidelines for public comment and information on the Regents hearing can be found at: https://regents.universityofcalifornia.edu/meetings/public-comment.html

Project Inquiries

To request a paper copy of this notice or if you have questions concerning this notice of availability (NOA), public hearing, 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