

## Notice of Exemption

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**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044  
 County Clerk, County of \_\_\_\_\_

**From:** University of California  
Physical & Environmental Planning  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, California 94607-5200

**Project Title:** Execution of UC@Moffett Field Ground Lease

**Project Location:** NASA Ames Research Center, Moffett Field, California 94035-1000

**Project Location – City:** Mountain View

**Project Location – County:** Santa Clara

**Description of Nature, Purpose, and Beneficiaries of Project (Project Description):** The University is seeking to ground lease approximately 36 acres of land owned by the Federal government and managed by NASA to develop up to 1.4 million sq.ft. of commercial, educational, residential, and ancillary lodging and retail. The Ground Lease is expressly conditioned on compliance with the California Environmental Quality Act (CEQA), and no development shall proceed within the Lease Area unless and CEQA compliance is completed. This Proposed Action serves an essential role of acquiring a leasehold interest in land while a feasibility study and environmental review under CEQA for the development of the Lease Area are performed.

**Name of Public Agency Approving Project:** University of California

**Name of Person or Agency Carrying Out Project:** SKS Partners and the Prado Group

**Exempt Status:** (check one)

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b) (c));
- Categorical Exemption (15301)
- Statutory Exemptions. State code number:
- Common Sense Exemption (Sec. 15061(b)(3)).

**Reason Why Project is Exempt:** The University has determined that the action is exempt from CEQA as it: (1) involves entry into a land acquisition agreement that is contingent on future CEQA compliance pursuant to CEQA Guidelines §15004(b)(2)(A); (2) does not constitute “approval” of a project under CEQA; and (3) can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment i e , the “common sense exemption” pursuant to CEQA Guidelines §15061(b)(3). The University will make no decision and will have no legal obligations to undertake development of the Lease Area until it has complied with CEQA and an overall site development plan based on information produced from the CEQA environmental review process has been submitted and approved.

**Lead Agency Contact Person:** Brian Harrington

**Area Code/Telephone/Extension:** (510) 587-6116



**Signature:** \_\_\_\_\_

Brian Harrington

**Title:** Associate Director, Physical and Environmental Planning

**Date:** October 27, 2020

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: