Unincorporated Areas

18 Moffett Field

18.1 Agency Overview

In 1933 the U.S. Navy opened a naval air station on the Mountain View-Sunnyvale municipal border along the southern edge of the San Francisco Bay. Later named Moffett Field, this federal property was selected as the site for Ames Aeronautical Laboratory (now known as NASA Ames Research Center). In the early 1990s Moffett Field was identified for base closure and in 1994 NASA Ames assumed operation of Moffett Field, including the Moffett Federal Airfield.

Operational for more than 75 years, Ames Research Center is one of ten field centers operated by NASA. It provides world-class research and development in aeronautics, exploration technology and science aligned with the center's core capabilities:

- Entry systems
- Supercomputing
- NextGen air transportation
- Airborne science
- Low-cost missions
- Biology and astrobiology
- Exoplanets
- Autonomy & robotics
- Lunar science

- Human systems integration
- Wind tunnels

In addition to Ames, today Moffett Field is home to several public and private institutions, including Carnegie Mellon University, Singularity University, and Planetary Ventures LLC (a wholly-owned subsidiary of Google). Moffett Federal Airfield remains an active air carrier airport used by the military.

Moffett Field spans approximately 1,400 acres of unincorporated land in Santa Clara County. The USAs of Mountain View and Sunnyvale bisect Moffett Field and its federal research park. Figure 43 shows these boundaries.

18.1.1 Moffett Field Population

Moffett Field has a daytime population of 4,561. This number includes NASA Ames employees as well as US military personnel from the Army, Army Reserve, and Air Force. This number does not include the addition of hundreds of daytime employees of Planetary Ventures, LLC that are beginning to work on the property under the terms of the lease agreement with Moffett Field (more fully described below). Moffett Field also has a small residential population. The Army maintains approximately 190 housing units.

18.1.2 Growth and Population Projections

Moffett Field has a long-term plan that spans from 2015 to 2035. This comprehensive plan incorporates the current plans by the U.S. military for the use of the property as well as the leases of portions of the property to Planetary Ventures, LLC, University Associates, and more than 70 other partners (public, private, and non-profit) as more fully described below.

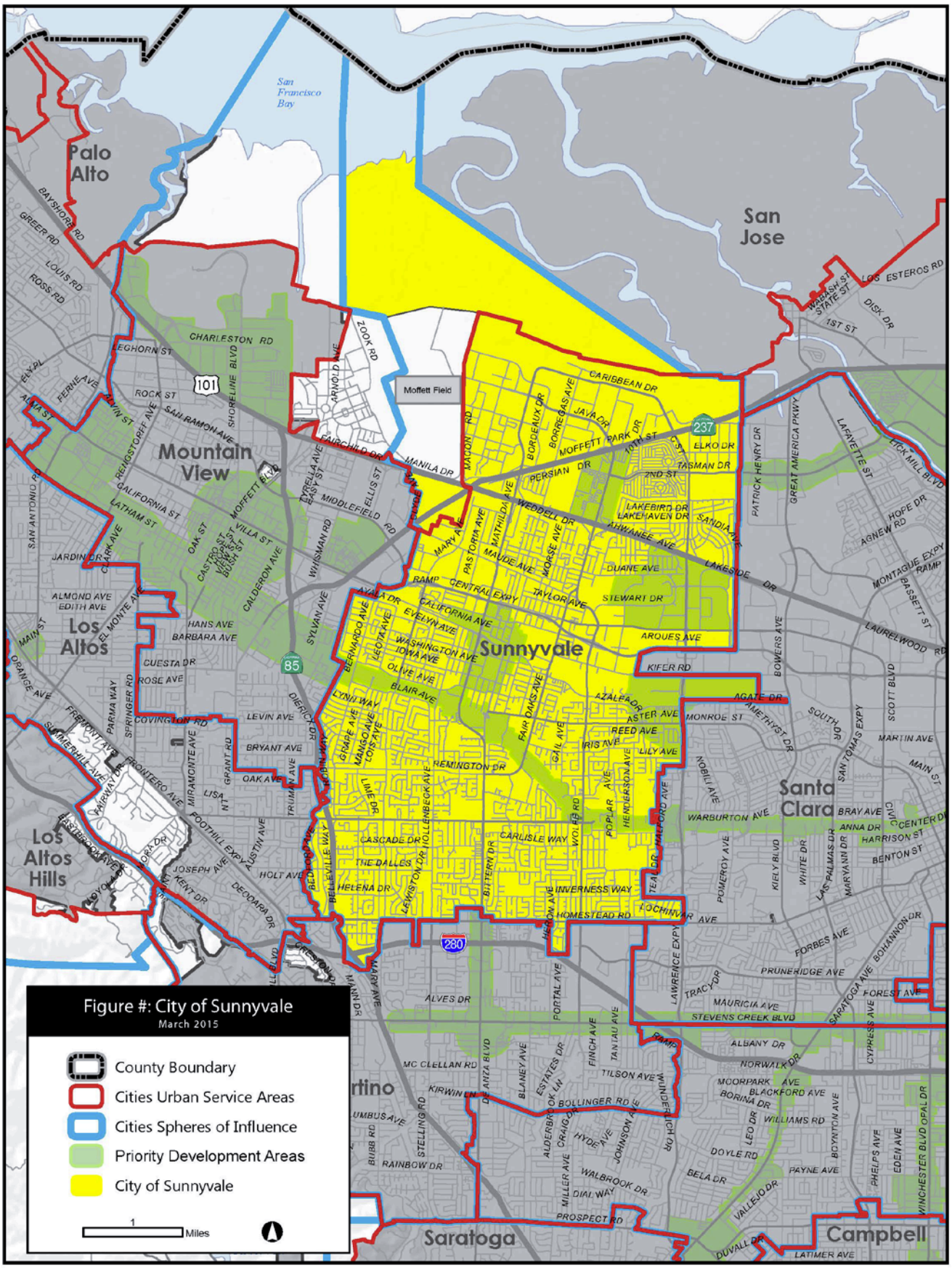
Projections prepared by NASA Ames show that at full build-out of the plan, population is estimated to be 14,000, as shown in Table 206.

~~Table 207.~~Table 206. Population Projections for Moffett Field from 2015 to 2035

	2015	2017	2019	2021	2023	2025	2027	2029	2031	2033	2035
Ames Campus	3,320	3,380	3,450	3,520	3,580	3,650	3,710	3,800	3,870	3,950	4,070
NASA Research Park	324	1,020	1,950	2,800	3,250	4,200	5,000	5,750	6,900	7,400	8,913
Eastside Airfield/ California Air National Guard	917	917	940	950	960	965	965	965	965	965	965
Total Population	**4,561**	**5,317**	**6,340**	**7,270**	**7,790**	**8,825**	**9,675**	**10,515**	**11,735**	**12,315**	**13,948**

Source: NASA Ames Staff

Figure 43. Moffett Field Existing Boundaries



18.2 Moffett Field Services and Operations

Moffett Field is owned by the federal government, whose operations and facilities are managed by NASA. Limited interaction with local governments in Santa Clara County occur, namely with the cities of Mountain View and Sunnyvale, as described below.

18.2.1 Land Use and Development

Under the purview of NASA, all land use and development decisions are approved by NASA's Office of the Administrator. Certain decisions are under the purview of the Director of the Ames Research Center. NASA works in close coordination with the various branches of the US Armed Forces that use the property.

Any budgetary matters related to proposed land use and development changes must go through the Office of Management and Budget as part of the federal budget process. As a branch of the federal government, NASA is not required to obtain local government approval for any land use or development decisions, although impacts related to specific infrastructure elements (e.g., wastewater treatment) or mutual service response (e.g., fire suppression and medical response) are discussed with impacted local jurisdictions.

In 2014 the federal government entered into an agreement with Planetary Ventures, LLC for a 1,000 acre site at Moffett Field within portions of both the Mountain View and Sunnyvale USAs. Under the lease terms, Google will operate and maintain two runways; Hangars One, Two and Three; the flight operations building; and a golf course. Details regarding planned development are not yet public, although a large office or housing development is not anticipated as part of the Planetary Ventures project.

Google separately entered into a lease agreement for approximately 42 acres on the northern edge of the airfield within the Mountain View USA boundary, and will develop a new 1.2 million-square-foot campus.

In 2008 University Associates entered into a long-term lease for 77 acres at Moffett Field, just south of Hangar One, earmarked for a research and development campus that would also include a new residential community. This long-term lease is anticipated to result in the development of university campus facilities, office/ R&D finalities, housing, and other mixed use facilities. In April 2015 University Associates engaged a planning consultant in an effort to begin developing the projects outlined in the 2008 lease agreement.

Although the development discussed above is planned to occur within Mountain View's and Sunnyvale's respective SOI boundaries, Moffett Field will provide all municipal-type services to Planetary Ventures, Google, and University Associates.

18.2.2 Service Provision

Core municipal services at Moffett Field are delivered by both federal staff and contract service providers. The primary service provider for the major municipal services discussed in this report is summarized in Table 207.

~~Table 208.~~Table 207. Moffett Field Service Delivery Model by Major Service Function

Major Service Function	Primary Service Provider
Animal Control	NASA Ames Research Center
Law Enforcement	NASA Ames Research Center
Library	None
Parks and Recreation	NASA Ames Research Center
Planning/Building	NASA Ames Research Center
Solid Waste	Contract
Streets	NASA Ames Research Center
Stormwater	NASA Ames Research Center
Utilities	
Electricity	Department of Energy[1]
Gas	Defense Logistics
Telephone, High-speed Internet	NASA Ames Research Center
Wastewater	City of Sunnyvale and City of Mountain View[2]

Source: City website and City Staff interviews
[1]PG&E receives a transmission fee from Moffett Field.
[2]The Palo Alto Regional Water Quality Control Plant is a partnership agreement among several public agencies. The City of Palo Alto is the owner and operator of the Regional Water Quality Control Plant. The cities of Mountain View, Los Altos, Los Altos Hills along with Stanford University and East Palo Alto Sanitary District have agreements to use a portion of the plant's capacity. Through this partnership agreement, all six agencies proportionately share in the costs of building and maintaining the facility. The plant also provides service to Moffett Field under a service agreement such that Mountain View collects and transfers wastewater for the portion of Moffett in its USA.

In the past five years, NASA Ames has not stopped or started providing any municipal services. Given the expected population growth for Moffett Field, NASA staff do not anticipate any difficulty providing municipal services to its community.

18.2.2.1 SERVICES PROVIDED BY FEDERAL GOVERNMENT

Moffett Field provides its own law enforcement services, and maintains its own streets, street lighting, traffic signals, stormwater, and recreational facilities such parks, a golf course, and a swimming pool. Biologists are employed on staff to protect and treat native wild animals. Power is provided by the Department of Energy, but a fee is paid to PG&E for the transmission cost. Gas is provided by Defense Logistics.

18.2.2.2 SERVICES PROVIDED BY ADJACENT CITIES

Moffett Field handles all wastewater collection services on the property, but has no treatment facilities for wastewater. The adjacent cities of Mountain View and Sunnyvale provide limited wastewater service to Moffett Field. The City of Mountain View has a sewer main easement located on the portion of federal property within the City's USA. Wastewater collected on the Mountain View side flows through Mountain View's wastewater collection system and is transferred to the Palo Alto Regional Water Control Plant for treatment. The City of Sunnyvale provides wastewater treatment for the portion of Moffett Field within the Sunnyvale municipal boundary at the Donald M. Somers Water Pollution Control Plant. The City of Sunnyvale also provides recycled water to the Moffett Field Golf Club.

18.2.2.3 SERVICES PROVIDED BY CONTRACT

Solid waste services are delivered to Moffett Field through Recology Silicon Valley.

Moffett Field provides complete coverage to all portions of their property for telecommunications and high-speed internet services. Lessees on the property obtain telecommunications services through third-party telecommunications providers (e.g., AT&T, Verizon). There were no concerns expressed regarding the availability or reliability of telecommunications services, including high-speed internet.

18.2.3 Service Sharing

While Moffett Field provides its own law enforcement services, it has an agreement known as an "Interaction Memorandum of Understanding" with the cities of Mountain View and Sunnyvale. Through this mutual aid-type of agreement, in the event of an emergency situation such as a large fire or earthquake, resources can be shared among the three agencies. Moffett Field also opens its facilities to other municipal public safety departments from the greater Bay Area to train for disaster preparedness.

18.3 Financial Information

NASA Ames FY 2013-14 operating budget was $ 732.5 million. More information about NASA Ames' finances are available on its website.