



NOTICE OF DETERMINATION

TO

- Office of Planning + Research
PO Box 3044
Sacramento, California 95812-3044
County Clerk
County of Santa Clara
- 70 West Hedding Street, East Wing,
First Floor
Santa Clara, California 95110

FROM

City of Palo Alto, Planning Division
250 Hamilton Avenue, Ground Floor
Palo Alto, California 94301
Contact: Garrett Sauls
Phone: 650-329-2471

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: 3215 Porter Drive

PROJECT LOCATION: The project site is located at 3215 Porter Drive, in the City of Palo Alto. The site is located at the southwest corner of Porter Drive/Hanover Street and Hillview Avenue.

STATE CLEARINGHOUSE NUMBER 2020040113

PROJECT DESCRIPTION

The project proposes to construct a two-story office building with an underground garage parking area on the 1.67-acre (72,790-square-foot) project site located at 3215 Porter Drive, in the City of Palo Alto. The building would be 40 feet high at its tallest point. In addition to office space, the first floor would contain a 1,100-square-foot amenity space that would likely include a café or other accessory use. The total square footage of the proposed building would be 22,029 square feet. The overall floor area ratio (FAR) for the site would be 0.30 and the lot coverage would be approximately 16.2 percent. The project proposes a 50-foot setback from Porter Drive.

This is to advise that the City of Palo Alto (Lead Agency) has approved the project described above on May 13, 2020 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
-

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [were were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [was was not] adopted for this project.
6. For an EIR, a statement of Overriding Considerations [was was not] adopted for this project.
7. For an EIR, findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Palo Alto, Planning Division, 250 Hamilton Ave, Fifth Floor, Palo Alto, California 94301

Governor's Office of Planning & Research

Jun 02 2020

STATE CLEARINGHOUSE

<small>DocuSigned by:</small>  <small>5307CC6EABDF4E4</small>	Associate Planner	5/13/2020
<i>Signature (Public Agency)</i>	<i>Title</i>	<i>Date</i>

Date Received for filing at OPR: 4/9/20



MITIGATED NEGATIVE DECLARATION

CIRCULATION PERIOD 4/10/2020 to 5/11/2020
PROJECT NAME 3215 Porter Drive
PROJECT LOCATION The project site is located at 3215 Porter Drive, in the City of Palo Alto. The site is located at the southwest corner of Porter Drive/Hanover Street and Hillview Avenue.
PROJECT PROPONENT City of Palo Alto Planning and Development Services
CITY CONTACT Garrett Sauls, Associate Planner
City of Palo Alto, 250 Hamilton Avenue, Fifth Floor
Palo Alto, CA 94301
Fax: 650.329.2240, Email: planner@cityofpaloalto.org

PROJECT DESCRIPTION

The project proposes to construct a two-story office building with an underground garage parking area. The building would be 40 feet high at its tallest point. In addition to office space, the first floor would contain a 1,100-square-foot amenity space that would likely include a café or other accessory use. The total square footage of the proposed building would be 21,933 square feet. The overall floor area ratio for the site would be 0.30 and the lot coverage would be approximately 16.2 percent. The project proposes a 50-foot setback from Porter Drive.

DETERMINATION

In accordance with the City of Palo Alto's procedures for compliance with the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to determine whether the proposed project could have a significant effect on the environment. On the basis of that study, the City makes the following determination:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby adopted.
- Although the project, as proposed, could have a significant effect on the environment, there will not be a significant effect on the environment in this case because mitigation measures have been added to the project and, therefore, a MITIGATED NEGATIVE DECLARATION is hereby adopted.

The attached initial study incorporates all relevant information regarding the potential environmental effects of the project and confirms the determination that an EIR is not required for the project. In addition, the following mitigation measures have been incorporated into the project:

Biological Resources

MM BIO-1.1 The project owner or designee shall schedule demolition and construction activities to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area extends from February 1st through August 31st.

If it is not possible to schedule demolition and construction between September 1st and January 31st to avoid the nesting season, pre-construction surveys for nesting raptors and other migratory nesting birds shall be conducted by a qualified ornithologist, as approved by the City of Palo Alto, to identify active nests that may be disturbed during project implementation on-site and within 250 feet of the site. Projects that commence demolition and/or construction activities between February 1st and August 31st shall conduct a pre-construction survey for nesting birds no more than 14 days prior to initiation of construction, demolition activities, or tree removal.

If an active nest is found in or close enough to the project area to be disturbed by construction activities, a qualified ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 100 feet for other birds) around the nest, to ensure that raptor or migratory bird nests would not be disturbed during ground disturbing activities. California Department of Fish and Wildlife will be notified, as appropriate. The construction-free buffer zones shall be maintained until after the nesting season has ended and/or the ornithologist has determined that the nest is no longer active.

The ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the City of Palo Alto prior to any grading, demolition, and/or building permit.

Cultural Resources

MM CUL-1.1 In the event any significant cultural materials are encountered during construction grading or excavation, construction within a radius of 50 feet of the find would be halted, the Director of Planning shall be notified, and a qualified archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate treatment of the resource. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data

recovered during monitoring shall be submitted to the Director of Planning.

MM CUL-1.2

Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission (NAHC) who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the landowner shall reinter the human remains, and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. If the Director of Planning finds that the archaeological find is not a significant resource, work would resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted.

Geology and Soils

MM GEO-1.1

Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the City's Planning Director notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is implemented. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology.

Hazardous Materials

MM HAZ-1.1: Prior to conducting earthwork activities at the Site, a Site Management Plan (SMP) and Health and Safety Plan (HSP) shall be prepared. The purpose of these documents will be to establish appropriate management practices for handling and disposal of impacted soil, soil vapor and groundwater that may be encountered during construction activities. Based on the history of the site, areas of impacted soil, soil vapor and/or groundwater likely will be encountered during construction activities, which may require special monitoring, handling and/or disposal. The SMP shall also outline the specific plan for the on-site groundwater treatment system, including monitoring wells and associated conveyance piping. These features shall be protected during project activities or properly removed with a permit from the Santa Clara Valley Water District.

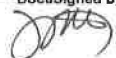
The SMP and HSP shall be submitted to the Planning Director and DTSC for review. DTSC approval shall be obtained prior to commencing ground disturbing activities at the site.

DocuSigned by:

5307CC6EABDF4E4

Signature (Project Planner) Associate Planner 4/7/2020

Title Date

DocuSigned by:

293CF322E1294F6

Adopted by Director of Planning + Development Services (signed after MND has been approved) Director of Planning 5/19/2020

Title Date

WE, THE UNDERSIGNED, HEREBY ATTEST THAT WE HAVE REVIEWED THE MITIGATION MEASURES LISTED ABOVE AND AGREE TO IMPLEMENT SAID MEASURES.

DocuSigned by:

88CBEB8E912A432

Signature (Project Applicant) Tiffany Griego 4/8/2020

Printed Name Date



Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 20-102194

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,456.75
	# Pages	11
	Document #	ENV22766
	Document Info:	CITY OF PALO ALTO
	Filing Type	N
Total		\$2,456.75
Tender (Check)		\$2,456.75
Check #	224638	
Paid By	STANFORD UNIVERISTY - CEQA	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: ENV22766
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PALO ALTO	LEAD AGENCY EMAIL GARRETT.SAULS@CITYOFPALOALTO.	DATE 06/02/2020
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
3215 PORTER DRIVE

PROJECT APPLICANT NAME THE BOARD OF TRUSTEES OF THE LELAND	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 868-0150
PROJECT APPLICANT ADDRESS 415 BROADWAY 3RD FLOOR, #8873	CITY REDWOOD CITY	STATE CA
		ZIP CODE 94063

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

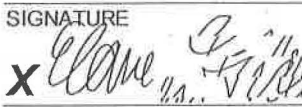
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	\$2,406.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$2,456.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
---	---

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688

File Number: ENV22766

ENVIRONMENTAL FILING

No. of Pages: 11

Total Fees: \$2456.75

File Date: 06/02/2020

Expires: 07/04/2020

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Palo Alto
- 2. PROJECT TITLE: 3215 Porter Drive
- 3. APPLICANT NAME: The Board of Trustees of the Leland Stanford Junior University PHONE: 650-868-0150
- 4. APPLICANT ADDRESS: 415 Broadway 3rd Floor #8873, Redwood City, CA 94063
- 5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- 6. NOTICE TO BE POSTED FOR 32 DAYS.
- 7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	\$ 3,343.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,406.75	\$ <u>2,406.75</u>
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,136.50	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>50.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE "SAME PROJECT IS ATTACHED" (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>0.00</u>

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

<input type="checkbox"/> NOTICE OF PREPARATION	<input type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
--	---	--------	------------------

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 2,456.75

*NOTE: *SAME PROJECT* MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID. Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2020)

MEMORANDUM

To: Garrett Sauls
Associate Planner
City of Palo Alto Development Center
285 Hamilton Avenue
Palo Alto, CA 94301

From: Amie Ashton
Senior Project Manager
David J. Powers & Associates, Inc.
1871 The Alameda, Suite 200
San José, CA 95126

Re: 3215 Porter Drive Office Project – Minor Site Plan Changes

Since the circulation of the California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration for the 3215 Porter Drive Office Project (which began on April 10, 2020 and ended May 11, 2020), the project applicant has submitted a revised site plan with minor project changes. The purpose of this memorandum is to describe the changes and document that the changes do not affect the CEQA impact conclusions in the Initial Study/Mitigated Negative Declaration, as described further below.

SUMMARY OF PROJECT CHANGES

The project proposes to construct a two-story office building with an underground garage parking area at the vacant site located at 3215 Porter Drive, Palo Alto. The building would be 40 feet high at its tallest point. In addition to office space, the first floor would contain a 1,100-square-foot amenity space that would likely include a café or other accessory use. The project would also include the construction of a pedestrian path along the north edge of the site connecting Porter Drive and Page Mill Road, and improvements to the intersection of Porter Drive/Hanover Street/Hillview Avenue.

The proposed change to the project involves the addition of a 96-square-foot storage container at the northern corner of the site, adjacent to the proposed pedestrian path (refer to Attachment A). The addition of the storage container would increase the total square footage of the project from 21,933 square feet to 22,029 square feet. The storage container would comply with the required 20-foot rear and side setbacks for the project site. The storage container would not increase the overall duration of construction, nor would it generate any additional operational trips.

ENVIRONMENTAL CONCLUSION

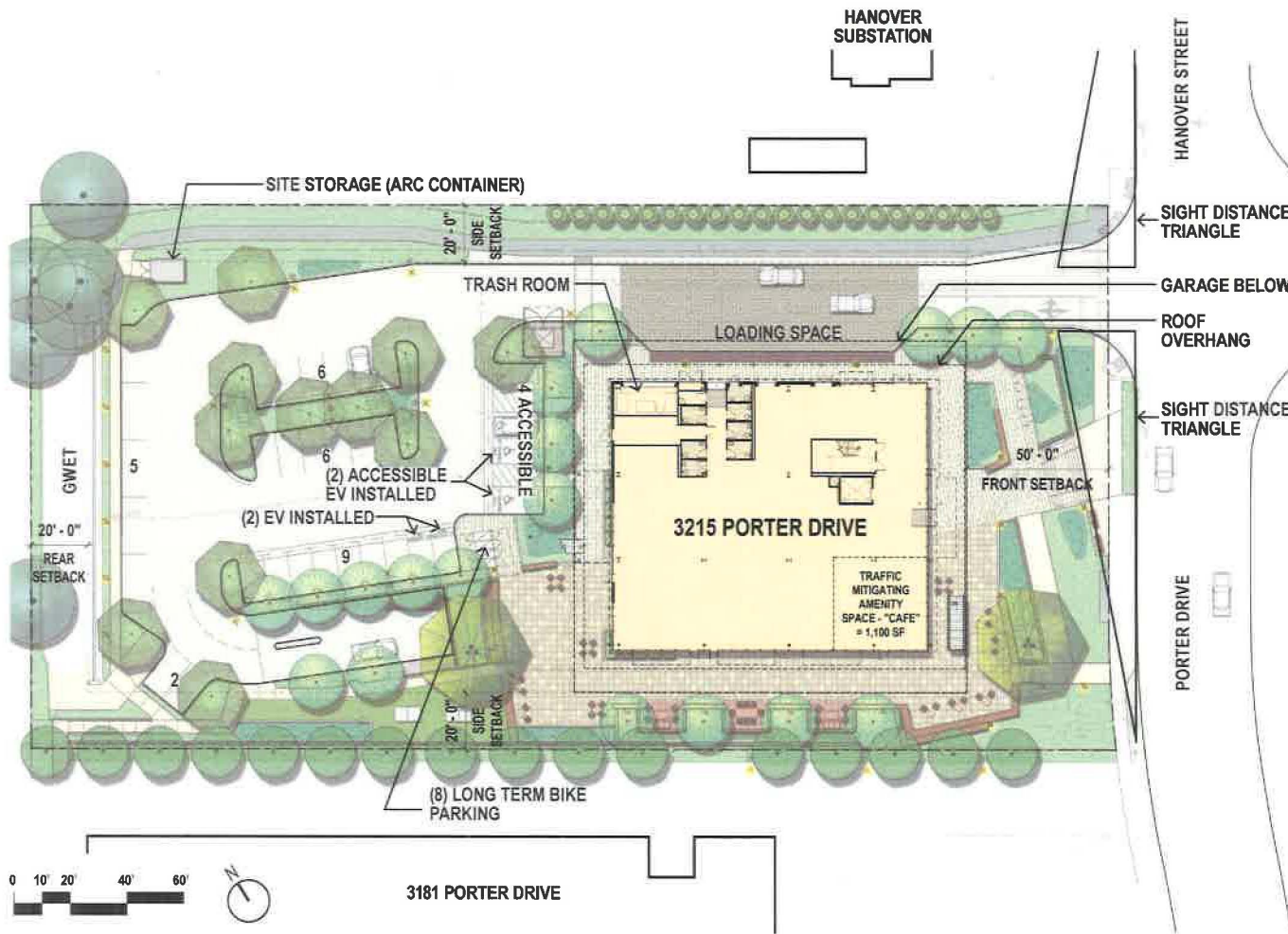
The project changes would have the potential to affect the following resource areas:

Air Quality – Construction emissions would be incrementally increased by the addition of the storage unit to the project. However, the project emissions would be approximately 92 percent below the Bay Area Air Quality Management District (BAAQMD) threshold of significance for criteria air pollutant emissions. Construction of the storage unit would contribute less than one percent of the overall square footage. Thus, the change to the project would have a negligible effect

on criteria air pollutant emissions and the project would still have a less than significant impact on air quality.

Greenhouse Gas (GHG) Emissions – Similarly, construction-related emissions of GHGs would also be incrementally increased. However, that increase in GHG emissions would be negligible due to the small size of the storage unit. Neither the City of Palo Alto nor BAAQMD have an adopted threshold of significance for construction-related GHG emissions so the project would still be considered to have a less than significant impact.

ATTACHEMNT A: REVISED SITE PLAN



SITE SUMMARY

TOTAL SITE AREA 1.671 ACRES = 72,790 SF

SITE COVERAGE

Site Coverage Allowable Area (30%)	21,837 SF
Site Coverage Proposed (17.1%)	12,411 SF

BUILDING SUMMARY

Allowable FAR (40%)	29,116 SF
PROPOSED FAR	
Total Planning Area (28.6%)	20,929 SF
Traffic Mitigating Amenity Area	1,100 SF
Site Storage (ARC Container)	96 SF
Total Proposed Building Area	22,029 SF

PARKING

Required Parking (20,929 SF x 1:300) 70 Spaces

PROPOSED

	STD	EV		
		Installed	Ready	
Surface	26	2	-	28 Spaces
Surface Accessible	2	2	-	4 Spaces
				32 Spaces
	STD	EV		
		Installed	Ready	
Garage	26	2	6	34 Spaces
Garage Accessible	2	2	-	4 Spaces
				38 Spaces

Total Proposed Parking 70 Spaces
Loading Space 1 Space

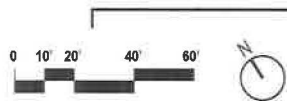
BIKE STORAGE

Required Bike Storage (20,929 SF x 1:3000) 7 Spaces

PROPOSED

Surface Short Term Racks	34 Spaces
Surface Long Term Lockers	8 Spaces
Garage Long Term Lockers	10 Spaces

Total Proposed Bike Storage 52 Spaces



3215 PORTER DRIVE

STANFORD REAL ESTATE
ARB RESUBMITTAL, MAJOR - REVISION 3

03/02/2020

PLANNING & DESIGN OVERVIEW

SITE PLAN AND SITE SUMMARY

A1.7