

# County of Santa Clara

## Facilities and Fleet Department

County Center at Charcot  
 2310 North First Street, Suite 200  
 San Jose, California 95131-1011  
 (408) 993-4600



### NOTICE OF DETERMINATION

To:  County Clerk  
 County of Santa Clara

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

Project Name	Project Type	APN(s)	Date
231 Grant Educator Workforce Housing Project	Residential (110 units) and Commercial (1,100 sf)	132-31-074 / 984-88-004	1/11/2022
Person or Agency Carrying Out Project		Address	
County of Santa Clara, Facilities and Fleet Dept.		2310 North First Street, Suite 200, San Jose, CA 95131	
SCH #	Name of Applicant	Address	Phone Number
2020120049	County of Santa Clara, Facilities and Fleet Dept.	2310 North First Street, Suite 200, San Jose, CA	(408)993-4635

#### Project Location

The project site is at 231 Grant Avenue in the City of Palo Alto, County of Santa Clara, and is owned by the County of Santa Clara. It is approximately 1.4 acres and is bounded by Park Boulevard, Grant Avenue, and Birch Street, within the Mayfair neighborhood of Palo Alto. An approximately 6,800-square-foot single-story office building completed in 1956 and an associated parking area occupy the project site and is used by the County of Santa Clara Office of the Public Defender. The Assessor's Parcel Numbers [APN] for the project site are 132-31-074 and 984-88-004.

An outdoor café and multifamily residential housing development are adjacent to the northeast boundary of the project site at the corner of Sheridan Avenue and Park Boulevard, and a multistory office building is adjacent to southeast boundary of the project site at the corner of Sheridan Avenue and Birch Street. The County of Santa Clara Superior Court building is west of the project site, across Grant Avenue. Areas to the east and west of Grant Avenue and south of Birch Street in the vicinity of the project site are predominantly multifamily residential housing. Office buildings and multifamily residential housing are north of the project site along Park Boulevard. Oregon Expressway runs roughly north to south, approximately 200 feet east of the project site, providing access to US-101 further north and I-280 further south. El Camino Real (State Route 82) runs in a roughly east to west direction, approximately 1,000 feet to the south of the project site. The California Avenue Caltrain Station is approximately 650 feet north of the project site.

**Project Description**

The Project would involve demolition of the existing 6,800-square-foot (SF) office building on a 1.4-acre site owned by the County, and construction of a new four-story building, totaling approximately 115,000 SF. The building would be developed with approximately 110 residential units and associated amenities, resulting in a residential density of just under 79 dwelling units per acre. The approximately 110 residential units would be a mix of studio, 1-bedroom, and 2-bedroom units. Approximately 78 of these units would serve teachers and other full-time staff from the participating school districts. The other 32 units would be set aside for school employees in certain public and nonprofit schools in southern San Mateo County. If there are not enough school employees to fill the 32 units, then any remaining units would be made available to persons employed in public safety professions (e.g., police officers, firefighters, nurses). In the unlikely event that there are not enough school employees or public safety professionals to fill the 32 units, then the remaining units would be offered to employees of nonprofit, public interest organizations agreed to by the County and Facebook.

There would be 5 residential units on the first floor (ground level). The second, third, and fourth floors would each have 35 residential units arranged around three outdoor courtyards, totaling approximately 10,000 SF. The three landscaped courtyards and connecting pathways would provide a variety of passive and active facilities for resident use, such as dining areas with tables and barbeque grills, seating and lounge areas, ping pong and shuffleboard tables, pet area, and a children’s play area. An approximately 1,000 SF community room would be provided for residents’ use, with an adjacent approximately 800 SF outdoor “community porch.” Other residential amenities such as a laundry, storage areas, bike storage room as well as property management and related services would be provided on the ground floor.

The Project would use modular construction methods. Modular construction is a process in which portions of a building are constructed off-site in repeated sections called modules, which are then transported to the project site and assembled. The modules are typically placed or “set” using a crane and joined together using inter-module connections that tie the individual modules together to form the overall building structure. Other portions of the building would be built on-site (site-built). Modular construction uses the same materials and is required to meet the same codes and standards as conventionally-built facilities.

**Purpose of Notice**

This is to advise that the County of Santa Clara Board of Supervisors certified the Environmental Impact Report (EIR) for the above-described Project and approved the Project on January 11, 2022 and has made the following determinations regarding the project. The EIR and record of project approval may be examined at the County of Santa Clara Facility and Fleet Department Office.

**Purpose of Notice (continued)**

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report has been prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation Measures have been made a condition of approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted.
5. A *Statement of Overriding Considerations* was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

**Prepared by:**

Emily Chen, Senior Planner

DocuSigned by:

Emily Chen

1/11/2022

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Signature

Date

**Approved by:**

David Barry, Chief of Facilities Planning Services

DocuSigned by:

David Barry

1/12/2022

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Signature

Date