

EXHIBIT B

STATEMENT OF OVERRIDING CONSIDERATIONS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO FOR CORDILLERAS HEALTH SYSTEM REPLACEMENT PROJECT

March 10, 2020

Statement of Overriding Considerations for Project Approval and Certification of the Final Environmental Impact Report for the Cordilleras Health System Replacement Project (the Project).

As described in the Environmental Impact Report (EIR) for the Cordilleras Health System Replacement Project, the EIR finds that all potential impacts from adoption of the Project and from physical changes that could potentially occur due to adoption of the Project can be feasibly mitigated to a level that is less than significant, with the following exceptions:

Impact TRA-1: The proposed project would add 18 new employees to an area of the County where VMT per worker (30.96) exceeds the MTC regional daily average VMT for the Bay Area workers (21.80). As a result, the new employees at Cordilleras project would generate VMT at a rate that exceeds the County's significance threshold, which is 15% less than the daily regional average VMT (18.53 miles per worker).

Discussion: The County implements Transportation Demand Management (TDM) measures to reduce VMT and associated GHG emissions. These TDM measures encourage employees to carpool and take transit. Given the location of the facility, staffing shift requirements, and the limited high-quality mass transit service in the project area, there are no feasible mitigation measures to reduce the project VMT from 30.96 to 18.53 (a 40 percent reduction).

Impact WFR-1: The project would exacerbate existing wildfire risks by reducing soil moisture through tree removal, installing the anti-debris barriers that could accumulate flammable material thereby increasing the fuel load as well as

funneling fires into the project area, and constructing buildings adjacent to steep slopes, which could make firefighting more difficult.

Discussion: The project incorporates measures to minimize fire risk including a fire loop access road, new water supply tank to meet fire flow requirements, fire-resistant building materials, and implementation of a 100-foot radius defensive zone pursuant to PRC 4291 (Mitigation Measure WFR-1). County Fire Station 18 is located at the project site and would provide immediate fire protection services. Additionally, Mitigation Measure WFR-1 would be implemented to substantially lessen the environmental effect of increased wildfire risk as follows:

Mitigation Measure WFR-1: The County shall prepare a Defensible Space Management Plan to identify specific site treatment activities designed to reduce fuel load. The plan shall identify actions specific to 30-foot and 100-foot defensible space zones pursuant to Cal Fire recommendations. Actions within the defensible space are expected to include, but not be limited to, removal of ground and ladder fuels, regular clearing of debris barriers, and general maintenance of the defensible space zone. The Plan shall specify the frequency of site inspections and vegetation management activities as well as the responsible party for conducting these activities.

In accordance with CEQA Guidelines Section 15903, the Board of Supervisors has, in determining whether or not to approve the Project, balanced the economic, legal, social, technological, and other benefits of the Project against the potentially unavoidable environmental impacts, and has found that the benefits of the Project outweigh the potentially unavoidable environmental effects, for the reasons set forth below. The following statements specify the reasons why, in the Board of Supervisors' judgment, the benefits of the project outweigh any of the significant and unavoidable consequences described in the EIR. The Board of Supervisors also finds that any one of the following reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if were to be determined that not every reason cited below is supported by substantial evidence, the Board of Supervisors stands by the determination that each individual reason is sufficient justification of approval of the Project. The substantial evidence supporting the Board of Supervisors' findings and the benefits described below can be found in the record of proceedings.

1. The Project will replace a 67-year old facility with buildings that meet all current codes and regulations;

2. The Project will meet the requirements for federal reimbursement, which will reduce the cost burden for infrastructure repairs and renovation needed for long-term use of the facility;
3. The Project will support current mental health treatment practices and support services that are effective in promoting recovery for people who have serious mental illnesses;
4. Provide safe living environments for staff and patients; reduce resident to resident and resident to staff altercation;
5. Reduce length of stay and readmission rates to the MHRCs;
6. Reduce admissions to Psychiatric Emergency Services for the Cordilleras population;
7. Increase satisfaction of both patient/family and staff;
8. Reduce waiting time for the transfer from the San Mateo Medical Center psychiatric inpatient services to the MHRCs to improve access and patient flow through the healthcare delivery system; and
9. The Project will be targeted for Zero Net Energy design and Leadership in Energy and Environmental Design (LEED) certification, with the potential for passive sustainable and reuse strategies to further enhance the self-sufficiency of the site, reducing building energy requirements while maximizing system efficiency, and adding on-site storm water infiltration to meet Cal Green and LEED requirements.

On balance, in light of the benefits to the County identified above, pursuant to CEQA Guidelines Section 15903, the Board of Supervisors find finds that these overriding considerations, as identified in conjunction with the environmental review of impacts stemming from the construction of the Cordilleras Health System Replacement Project, are acceptable when measured against the significant and unavoidable environmental impacts identified in the Final EIR.