

ATTACHMENT D

ADOPTION OF STATEMENT OF OVERRIDING CONSIDERATIONS

With respect to the significant and unavoidable environmental impacts of the County Recommended General Use Permit (GUP) Project¹ that are disclosed in the Environmental Impact Report (EIR) and summarized in the findings prepared in accordance with the California Environmental Quality Act (CEQA) (Attachment B to the October 8, 2019 Staff Report to the Board of Supervisors), all feasible mitigation measures or alternatives have been adopted to avoid or substantially lessen significant environmental impacts, and there are specific overriding economic, legal, social, technological or other benefits of the Project that outweigh its significant unavoidable effects on the environment.

The Project would result in certain significant and unavoidable impacts on air quality, cultural resources, noise traffic, and from construction of off-site housing. These significant and unavoidable impacts are summarized in Exhibit 1 of the CEQA Findings (Attachment B to the October 8, 2019 Staff Report to the Board of Supervisors), and constitute those impacts for which this Statement of Overriding Considerations is made.

In determining whether to approve the County Recommended GUP, the economic, legal, social, technological, and other benefits of the Project have been weighed against its significant unavoidable environmental impacts. In accordance with Public Resources Code § 21081(b) and CEQA Guidelines § 15092(b) and § 15093, the County Board of Supervisors hereby finds that the benefits of the Project outweigh its significant unavoidable adverse environmental effects, such that the significant unavoidable adverse environmental effects are considered “acceptable.”

Each benefit set forth below constitutes an overriding consideration warranting approval of the Project, independent of the other benefits, despite each and every significant unavoidable impact. The Board of Supervisors determines that the significant unavoidable environmental impacts of the Project are “acceptable” if any one of these benefits will be realized. Each of these benefits is based on substantial evidence set forth in the CEQA findings, the Final EIR, and/or the record of proceedings for the Project.

These benefits will accrue to the general public, the County of Santa Clara, and the greater San Francisco Bay Area.

1. Stanford University provides substantial educational, economic, employment, technological and social benefits to the local and regional community and beyond. Allowing Stanford to continue to develop its lands in unincorporated Santa Clara County for academic and academic support purposes will maintain and enhance these benefits because it will allow Stanford to further its academic mission, provide state-of-the-art facilities for research and learning, encourage interdisciplinary collaboration, maintain flexibility to respond quickly to changes in educational and research technologies, and provide venues for athletic and cultural

¹ The County Recommended GUP Project includes the County Recommended General Use Permit consisting of up to 2,275,000 additional net new square feet of academic and academic support uses and up to 2,892 housing units and 2,807, for a total of up to 5,699 net new housing units/beds; amendments to the Stanford University Community Plan; and, Zoning Ordinance Map amendments.

experiences. (Stanford University, 2018 General Use Permit Application, Sections 4.1.1 and 4.2.1.)

2. Specific economic, social, and other benefits will result from requiring Stanford to provide sufficient housing to offset the full housing demand generated by its proposed academic and academic support development under the County Recommended GUP. Modifying the Stanford Proposed GUP to include the additional housing in Housing Alternative A² will have the benefit of avoiding exacerbation of the housing supply and housing affordability crisis that already acutely impacts the Stanford University vicinity, Santa Clara County, and the broader San Francisco Bay Area. The crisis is documented, among other places, in the Stanford University General Use Permit Findings (Attachment G to the October 8, 2019 Staff Report to the Board of Supervisors), which is incorporated herein by reference. The adverse socioeconomic impacts of not requiring Stanford to meet its full housing demand include an increase in the number of families living in substandard housing, longer commute times, and increased vehicle miles traveled as workers are compelled to find affordable housing at ever more distant locations. This, in turn, would intensify social inequality throughout the region, creating more displacement and adverse socioeconomic impacts in local communities.

The benefits of avoiding these serious socioeconomic impacts outweigh the additional and more severe significant unavoidable environmental impacts associated modifying the Stanford Proposed GUP to include the additional housing in Housing Alternative A. In addition, providing sufficient housing to meet the full housing demand generated by Stanford's requested level of academic development under the 2018 GUP will have the benefit of also enhancing Stanford's ability to recruit and retain world class scholars, faculty, staff, students and other workers, while mitigating the significant burdens on the public and government agencies that would occur if academic and academic support development under the 2018 GUP were allowed to exacerbate the existing housing shortage.

3. Stanford University occupies a central role in the development and success of Silicon Valley, and the advancement of technology industries worldwide. Through multidisciplinary research with theoretical and practical potential, Stanford University has provided the academic knowledge to encourage and advance the technology businesses that are hallmark to Silicon Valley's success. (Charles W. Wessner, Best Practices in State and Regional Innovation Initiatives, Competing in the 21st Century, National Research Council of the National Academies (2013).) Therefore, approval of the County Recommended GUP will enable Stanford to continue to serve in and expand its critical role of providing academic knowledge to encourage the advancement of technology in Silicon Valley and worldwide.

The County of Santa Clara Board of Supervisors hereby adopts this Statement of Overriding Considerations.

² Housing Alternative A assumes the same level of academic and academic support development (2,275,000 additional net new square feet of academic and academic support uses) proposed by Stanford and it also provides an additional 2,549 units/beds of housing above the 3,150 proposed by Stanford and equivalent to the net increase in off-campus housing demand.