CEQA STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
FOR THE
LOS ANGELES COUNTY
GENERAL HOSPITAL CAMPUS MASTER PLAN PROJECT
STATE CLEARINGHOUSE NO. 2014051061

I. INTRODUCTION

The County of Los Angeles (County), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Statement of Overriding Considerations for the Los Angeles County General Hospital Campus Master Plan Project (Proposed Project). The Statement of Overriding Considerations is prepared pursuant to CEQA Guidelines Section 15093 to document the County's determination that, although the Proposed Project would result in certain significant and unavoidable environmental impacts, the specific benefits of the Proposed Project outweigh those unavoidable environmental effects.

Regarding a Statement of Overriding Considerations, State CEQA Guidelines Section 15093 provides:

> (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal [sic] project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
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> (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
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> (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The County has considered the information contained in the Final Subsequent Environmental Impact Report (Final SEIR) prepared for the Proposed Project, together with the Findings of Fact

and other relevant information in the administrative record. The County has identified the Proposed Project's significant environmental impacts and the mitigation measures that would be adopted to substantially lessen or avoid those impacts, as applicable. After considering the full record before it, the County has determined that the following impacts would remain significant and unavoidable even after implementation of feasible mitigation measures.

- Air Quality (Impact AIR-2, AIR-4, AIR-5, and AIR-8)
- Cultural Resources (Impact CUL-1 and CUL-3)
- Greenhouse Gas Emissions (Impacts GHG-1 and GHG-2)
- Noise (Impacts NOI-1, NOI-2, NOI-4, NOI-5, NOI-6, and NOI-7)
- Recreation (Impacts REC-1 and REC-3)
- Transportation (Impacts TRA-3 and TRA-7)
- Utilities and Service Systems (Impacts USS-1, USS-2, USS-3, and USS-4)

Accordingly, this Statement of Overriding Considerations identifies the specific benefits of the Project that support the County's decision to approve the Project notwithstanding the above-referenced significant and unavoidable environmental impacts. The County finds that these benefits, individually and collectively, outweigh the Project's significant and unavoidable environmental effects. This Statement of Overriding Considerations is intended to be considered together with the County's Findings of Fact, the Final EIR, and the other materials comprising the administrative record for the Project.

CERTIFICATION

Having received, reviewed, and considered the SEIR for the Proposed Project, as well as other information in the record of proceedings on this matter, the County, as the lead agency, adopts and certifies the following Statement of Overriding Considerations. The Statement of Overriding Considerations set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the County and responsible agencies for the implementation of the Proposed Project.

II. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to PRC Section 21081(b) and State CEQA Guidelines section 15093(a) and (b), the County is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the Proposed Project. The lead or responsible agency may then approve the project and adopt a "Statement of Overriding Considerations," which states in writing the specific reasons to support the lead or responsible agency's action based on the Final EIR and other information in the record (State CEQA Guidelines section 15093 and 15096(h)). These Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the Final EIR, public testimony, and all other materials that constitute the record of proceedings.

The County finds and determines that (1) all significant environmental effects of the Proposed Project have been substantially lessened where feasible; (2) the Proposed Project will result in certain significant adverse environmental effects that cannot be avoided or reduced to a less-than-significant level even with incorporation of all feasible mitigation measures; and (3) there are no other feasible mitigation measures or feasible Project alternatives that will further mitigate, avoid, or reduce the remaining significant environmental effects to a less-than-significant level.

The County finds that the adoption and implementation of the Los Angeles County General Hospital Campus Master Plan Project will have the following economic, social, legal, and other considerable benefits:

1. The Proposed Project would preserve and adaptively reuse the historic General Hospital Building and associated historic district, ensuring the long-term rehabilitation, maintenance, and continued productive use of one of Los Angeles County's most significant civic and healthcare landmarks.

2. The Proposed Project would facilitate the redevelopment of an underutilized County-owned campus into a mixed-use community that integrates healthcare, housing, employment, education, community facilities, and supportive services within a centrally located urban area.

3. The Proposed Project would provide up to 3,200 housing units, including affordable, supportive, workforce, and other needed housing types, helping address housing shortages within Los Angeles County and regional housing goals.

4. The Proposed Project would expand opportunities for economic development, job creation of up to approximately 7,500 new jobs, workforce training, and local-serving businesses, thereby promoting long-term economic vitality for surrounding communities.

5. The Proposed Project would reinforce the Campus as a regional center for healthcare services by allowing modernization and expansion of medical, hospital, and medical office facilities necessary to meet existing and future healthcare demands.

6. The Proposed Project would improve pedestrian, bicycle, transit, and other multimodal connections within the Campus and between surrounding neighborhoods, reducing barriers to mobility and enhancing access to regional transportation systems.

7. The Proposed Project would create a cohesive network of publicly accessible open spaces, plazas, landscaped areas, and community gathering places that promote wellness, recreation, social interaction, and neighborhood connectivity.

8. The Proposed Project would replace and modernize aging utilities and infrastructure systems, improving operational efficiency, reliability, resiliency, and long-term functionality of the Campus.

9. The Proposed Project would support long-term resilience by developing infrastructure capable of withstanding natural hazards and providing reliable services during emergencies while maintaining the Campus's role as a public resource.

10. The Proposed Project would implement a comprehensive master planning framework that provides long-term certainty regarding future development, infrastructure investment, historic preservation, land use coordination, and environmental review for redevelopment of the Campus over the planning horizon.

After balancing the specific economic, social, housing, healthcare, infrastructure, historic preservation, sustainability, and other considerable benefits of the Proposed Project, the County finds that the remaining significant and unavoidable environmental effects are acceptable due to the factors described in the Statement of Overriding Considerations above.