

## **9.0 STATEMENT OF OVERRIDING CONSIDERATIONS**

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The Final Environmental Assessment/Environmental Impact Report (Final EA/EIR) identified and discussed significant impacts to geology and soils, traffic/circulation and parking, public health and safety/hazardous materials, socioeconomic issues/environmental justice, visual quality, air quality, noise, public services and utilities, water resource/floodplain encroachment, biological resources, and cultural resources that are expected as a result of implementing the Hall of Justice Repair and Reuse Project. With the implementation of the mitigation measures specified in the Final EA/EIR, impacts to geology and soils, traffic/circulation and parking, public health and safety/hazardous materials, biological resources, and cultural resources will be mitigated to below the level of significance. Pursuant to the *California Environmental Quality Act (CEQA) Guidelines*, the County of Los Angeles (County) must disclose to the public, in a statement of overriding consideration, its reasons for approving a project that would be expected to result in significant unavoidable impacts to air quality, noise, and cultural resources.

### **9.1 AIR QUALITY**

The Final EA/EIR analyzed and disclosed significant unavoidable impacts to air quality. The recommended mitigation measures reduce impacts to air quality to a level of insignificance, with the exception of reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>) emissions, which would exceed standards established by the South Coast Air Quality Management District (SCAQMD) during construction. In order to reduce emissions below the level of significance, daily construction activities would have to be limited thus making the duration of construction longer. An extension of the construction duration is unacceptable due to increased costs to the project and loss of productivity. The ROG and NO<sub>x</sub> emissions during construction are an unavoidable significant impact of the proposed project.

### **9.2 NOISE**

The Final EA/EIR analyzed and disclosed significant unavoidable impacts to noise. The recommended mitigation measures reduce impacts to exposure of persons to construction-related noise to the maximum extent practicable but would remain a significant impact. In order to reduce emissions below the level of significance, daily construction activities would have to be limited thus making the duration of construction longer. An extension of the construction duration is unacceptable due to increased costs to the project and loss of productivity. County noise ordinances would be adhered to throughout the

project. Exposure of persons to construction-related noise during construction would be an unavoidable significant impact of the proposed project.

### **9.3 CULTURAL RESOURCES**

#### **Historic Architecture**

The Hall of Justice has been determined eligible for listing in the National Register of Historic Places. The proposed project rehabilitates and repairs some of the character-defining features of the Hall of Justice but demolishes or alters others. Section 21084.1 of the California Public Resources Code states, “A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” This can be avoided only if many of the improvements, including safety and accessibility improvements, are omitted. This would be considered unacceptable for an office space.

### **9.4 OVERRIDING CONSIDERATIONS**

The County of Los Angeles Board of Supervisors determined that the economic, environmental, and social benefits of implementing the project outweigh and override the unavoidable adverse effects of the proposed project. The County of Los Angeles Board of Supervisors has determined that the benefits of the proposed project, when balanced against all adverse effects, cause those effects remaining after mitigation to be acceptable due to the following considerations:

- The Hall of Justice Repair and Reuse Project will allow for the alteration of the existing building into a modern “Class A” (that is typical of better quality office buildings within the region) government office building, allowing for use by the County Sheriff’s Department, District Attorney, Department of Parks and Recreation, and other County agencies.
- The Hall of Justice Repair and Reuse Project will provide for 325,000 square feet of useable “Class A” modern office space at a cost comparable to other available commercial office alternatives.
- The Hall of Justice Repair and Reuse Project will seismically retrofit the earthquake-damaged building and restore the core and shell elements of the building to alleviate a public safety hazard, while retaining the primary historic features to the extent that preservation efforts are economically feasible.
- The Hall of Justice Repair and Reuse Project will provide a facility that is Americans with Disabilities Act (ADA) accessible throughout the building.
- The Hall of Justice Repair and Reuse Project will fulfill the vision of the Civic Center Shared Facilities and Enhancement Plan, which includes the rehabilitation of the Hall of Justice for government office use.
- The Hall of Justice Repair and Reuse Project will allow for the repair and enhancement of a building which is acknowledged to feature exceptional architecture to create a landmark development that reflects and promotes the Los Angeles Civic Center.

## *9.0 Statement of Overriding Considerations*

- The Hall of Justice Repair and Reuse Project will provide for pedestrian circulation around the site that would allow linkage of the Hall of Justice to other government and private uses within the Los Angeles Civic Center area.
- The Hall of Justice Repair and Reuse Project will remove and/or remediate potentially hazardous building materials contained within the Hall of Justice such as lead-based paint and asbestos-containing materials.
- The Hall of Justice Repair and Reuse Project will provide a detailed cleaning of the exterior and seismically retrofit the earthquake-damaged building, thus enhancing the quality of building. This will enhance the visual quality and ensure the life of the building. The ability to better serve residents and visitors overrides the impacts to the potential eligibility of the Hall of Justice for listing in the National Register of Historic Place or the California Register of Historical Resources.
- Construction of the project will provide, over the building period, work for a number of individuals in the construction industry, as well as for architects, engineers, and other professionals. The number of temporary construction-related jobs is estimated to be 500.

