

CITY OF CARSON
Porsche Experience Driving Center
Statement of Overriding Considerations

**Pursuant to Section 15093 of the State CEQA Guidelines and
Section 21081(b) of the Public Resources Code**

For the Follow Actions:

Carson Planning Commission

- Certification of the Final Environmental Impact Report for Porsche Cars of North America, Driving Skills Course
- Design Overlay Review No. 1441-11;
- Conditional Use Permit No.: 889-11;
- Conditional Use Permit No. 890-11;
- Conditional Use Permit No. 891-11;
- Zone Change Case No. 168-12;
- Building and Grading-related permits such as general building, foundation, plumbing, sewer, HV AC, electrical, landscaping, fencing, paving, etc.;
- Construction-related encroachment permits.

The City has balanced the benefits of the Porsche Experience Driving Center ("Project") against its unavoidable environmental risks (temporary short-term air quality impacts) in determining that the specific economic, legal, social, technological, or other benefits outweigh the unavoidable significant adverse environmental effects related to temporary construction impacts associated with air quality. Section 15093(b) of the State CEQA Guidelines provides that when the decision of the public agency results in the occurrence of significant impacts that are identified in the Final EIR, the agency must state in writing the reasons to support its actions based on the Final EIR and/or other information in the record. The reasons set forth below are based on the Final EIR and other information in the record.

Based upon the substantial evidence in the record, including but not limited to the Final EIR, the City finds that the benefits of the Project outweigh its unavoidable adverse environmental effects, and furthermore, finds that such adverse, environmental effects are acceptable. Each of the separate benefits of the proposed Project, as stated below, is determined to be, unto itself and independent of the other Project benefits, a basis for overriding all unavoidable adverse environmental impacts identified in these Findings. The reasons for the approval of the Project despite the occurrence of significant unavoidable Project impacts on regional air quality emissions during construction, and air quality and noise/vibration impacts during construction, which create or otherwise contribute to related cumulative impacts, consist of the following:

The Project would enable the City to achieve objectives of the City, as established in the General Plan. The Project would allow the City to:

- Provide for appropriate remediation and reuse of the former BKK landfill, as well as for reuse of the area formerly occupied by the previously demolished Don Dominguez apartment complex. (The Draft EIR was reviewed by the Department of Toxic Substance Control (DTSC) and concurred with the findings in the Draft EIR. The will provide oversight of the implementation of the Remedial Action Plan.)
- Stimulate private sector investment in the Project site by implementing a Project that is fiscally sound and capable of financing the construction and maintenance of necessary infrastructure improvements. The Applicant is willing to invest in the site improvements.
- Provide a diversity of both short term and long term employment opportunities for local residents by approving a Project that will generate construction work opportunities and long-term jobs. The Applicant estimates that development of the Project would create 80 construction jobs. The Draft EIR estimates that the Project would generate between 50 and up to 75 jobs during Project operations.
- Provide for an economically stable use of the property that will provide local employment opportunities and sufficient municipal revenues to the City to pay for needed services and facilities. (Construction of the project is estimated by the Los Angeles County Economic Development Corporation to generate an

estimated \$45.5 million in additional economic output in Southern California. The ongoing operations of the Porsche Experience Center Los Angeles are expected to create a total of 135 jobs with labor income of \$6.8 million. Ongoing operations will generate \$22.5 million in economic activity annually in Southern California.)

- Enhance Carson as a visitor-serving destination of regional, national, and international significance.
- Provide a high-quality facility that serves Porsche products as an educational tool.
- Provide a high-quality facility that serves Porsche products as an association with the “quality” inherent in the Porsche brand.
- Develop a project that allows using a previous landfill and subsequent apartment complex and golf course with a new use.

There are no feasible mitigation measures or alternatives that would further reduce or eliminate the significant unavoidable Project temporary short-term impacts on regional air quality emissions during construction which would also create and/or otherwise contribute to related cumulative impacts. The only way to reduce the Project’s temporary short-term impacts would be to stagger construction and remediation activities and not provide overlap between the two activities, which would be costly, inefficient and burdensome. For the reasons stated above, and based on substantial evidence in the record before it, the City finds that these unavoidable adverse environmental impacts are acceptable and, furthermore, finds that the benefits of the Project outweigh its unavoidable adverse environmental effects.