

THIS NOTICE WAS POSTED

ON June 18 2025

UNTIL July 18 2025

REGISTRAR – RECORDER/COUNTY CLERK

2025 124244



FILED
Jun 18 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by LORENA VALDEZ

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814
(electronic submission)

From: County of Los Angeles
Department of Economic Opportunity
510 S. Vermont Avenue, 11th Floor
Los Angeles, CA 90020

Los Angeles County Clerk
12400 Imperial Highway
Norwalk, CA 90650

Contact: Krystin Hencé, Assistant Director, Capital
Development

Phone: (323) 578-5389

Applicant
(if different
from above):

Contact:

Phone:

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

Los Angeles County General Hospital & West Campus Stabilization Project (revision to LAC+USC Medical Center
Campus Master Plan Project)
Project Title

<u>2014051061</u>	<u>Krystin Hencé</u>	<u>(323) 578-5389</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

Project Location: 1200 North State Street and 1605 Eastlake Avenue, Los Angeles, CA (Los Angeles County) 90033

Project Description:

On June 17, 2025, the Los Angeles Board of Supervisors (Board) carried out the following actions:

- Certified the Third Addendum to the LAC+USC Medical Center Campus Master Plan Project Environmental Impact Report which includes the Los Angeles County General Hospital & West Campus Stabilization Project (Stabilization Project) and LA General Hospital Campus Lease Lease-Back Agreement (Lease Agreement), together with the Final Environmental Impact Report prior to approving the Project
- Approved the Stabilization Project (revision to LAC+USC Medical Center Campus Master Plan Project)
- Authorized the Director of DEO, or her designee, to proceed with the Stabilization Project with a total budget of \$118,702,000.
- Authorized and delegated authority to the Director of DEO, or her designee, to negotiate, execute, and if necessary, amend, the General Hospital and West Campus Stabilization Disbursement Agreement (Disbursement Agreement) with Centennial Partners, (Developer), to provide funding in an amount up to \$104,607,000.00 for the Stabilization Project.
- Delegated authority to the Director of DEO, or her designee, to negotiate, execute, and if necessary, amend, a Lease Lease-Back Agreement (Lease Agreement), and any other ancillary documents, with Centennial Partners, (Developer) for the Stabilization Project and to enforce all terms of the Disbursement Agreement and Lease Agreement.
- Authorized and delegated authority to the Director of DEO, or her designee, to negotiate, execute, and if necessary, amend, sole-source contracts with third party entities to provide consultant Project Management, Construction Management, and Seismic Peer-Review services associated with activities on the LA General Campus.

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- Found, pursuant to Government Code section 26227, that providing a gratis lease (Gratis Lease) of Building A/B C/D at the County's Central Juvenile Hall, located at 1605 Eastlake Ave., Los Angeles (the Premises), to the VIP Community Mental Health Center, Inc., a nonprofit corporation (VIP), to relocate its mental health services program from the West Campus, is necessary to meet the social needs of the County and the general public, and serves a public purpose, and that during the proposed Gratis Lease term, the Premises will not be needed for County use.
- Delegated and authorized the CEO, or her designee, to negotiate and enter into a 10-year Gratis Lease of the Premises, with two five-year extensions, with VIP, after approval as to form by County Counsel, on the condition that VIP make tenant improvements necessary for occupation of the Premises at its sole cost and expense, operate its program on the Premises, and maintain its nonprofit status for the duration of the Gratis Lease.
- Authorized the CEO, or her designee, to negotiate, execute and/or consent to any other ancillary documentation, approved as to form by County Counsel, which may be necessary to effectuate the proposed Gratis Lease and improvements to the Premises, including right of entry permits, and to take any other actions necessary and appropriate to implement activities relating to relocating VIP to the Central Juvenile Hall site, as contemplated in the proposed Gratis Lease and this Board letter.

On November 18, 2014, the Board certified an Environmental Impact Report for the LAC+USC Medical Center Campus Master Plan Project. Addenda were subsequently certified by the Board on December 19, 2017 and December 19, 2023. Findings of Fact, Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, approved at the time of EIR certification, continue to apply. The Project Site encompasses the General Hospital building and parts of West Campus, which is within the overall LAC+USC Medical Center Campus, and also includes Building A/B C/D at the Central Juvenile Hall campus, is located in the City of Los Angeles. The General Hospital at the LAC+USC Medical Center Campus is located at 1200 North State Street. The Central Juvenile Hall campus is located northeast of the LAC+USC Medical Center Campus and is associated with the address 1605 Eastlake Avenue.

The Stabilization Project has been reviewed pursuant to CEQA Guidelines Section 15162 and the refined project's environmental impacts were determined to be within the scope of the environmental impacts included in the previously certified EIR (2014 Master Plan EIR) prepared for the LAC+USC Medical Center Campus Master Plan Project (State Clearinghouse No. 2014051061) and the two previously certified Addenda. The Stabilization Project is being approved and the accompanying Third EIR Addendum to the 2014 Master Plan EIR is being certified pursuant to CEQA Guidelines Section 15164.

Based on environmental review contained in the Third Addendum, the County has determined that the Stabilization Project does not involve major revisions or changed circumstances to the previously approved LAC+USC Medical Center Campus Master Plan Project that would result in new significant environmental effects or result in a substantial increase in the severity of previously identified significant effects, and did not involve new information of substantial importance. A description of the stabilization components and VIP CMHC relocation is provided below.

Stabilization Components**General Hospital: Maintenance and Seismic Retrofit**

The General Hospital Maintenance and Seismic Retrofit component consists of two components: 1) Clean Out, Remediation, and Selective Demolition (clean out), and 2) Targeted Structural Strengthening and Seismic Retrofit (seismic scope).

West Campus: Demolition of Hazards and Structures

The Stabilization Project's stabilization component includes the phase demolition of several buildings and structures – inclusive of the West Central Plant (WCP) – such as outbuildings, yards, warehouses, paved areas, and barracks within the West Campus and around the General Hospital. Removing structurally compromised, functionally obsolete, and hazardous-material-laden buildings and structures reduces ongoing liability, simplifies site logistics, allows for safer circulation and access across the campus, and creates opportunities for infrastructure upgrades.



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West Campus: Site Infrastructure, Remediation, and Accessibility

The Stabilization Project would result in the reconfiguration of the Project Site's utility network. The decommissioning of obsolete or hazardous infrastructure would be necessary to eliminate potential risks and to "right size" systems to better serve the reduced campus footprint.

Geotechnical testing would provide a consistent campus-wide understanding of soil behavior, liquefaction risks, corrosivity, and foundation design implications. The Stabilization Project would implement environmental remediation efforts necessary, carrying out the soil removal, encapsulation, regrading, and compacting, or other mitigation strategies as necessary to protect public health and comply with regulatory requirements.

The Stabilization Project would include the planning, design, and construction of ADA-compliant circulation pathways throughout the campus following demolition, regrading, and utility work.

West Central Plant Decommissioning and Demolition

The Stabilization Project includes the decommissioning and demolition of the WCP. The Stabilization Project would include planning and design to identify suitable locations for new systems. Constructing new localized heating and cooling systems and transitioning the water supply would enable the full decommissioning of the WCP.

VIP CMHC Relocation

The VIP CMHC currently operates within the West Campus of the LAC+USC Medical Center Campus. Under the Stabilization Project, VIP CMHC would vacate a portion of their West Campus Operations and services. The staff, operations, and services from a portion of the West Campus would be relocated to Building A/B C/D within the Central Juvenile Hall campus pursuant to a Gratis Lease with VIP CMHC. The relocated operations and services would be compatible with the existing uses within the Central Juvenile Hall campus, which provides mental healthcare services to youths.

Minor interior renovations and ongoing maintenance such as repairs and upgrades to interior furniture, fixtures, and equipment would be undertaken at Building AB C/D to prepare the facility to provide the existing outpatient clinical services and case management services.

This is to advise that the Board of Supervisors of the County of Los Angeles has approved the above described
(Lead Agency or Responsible Agency)

project on June 17, 2025 and has made the following determinations regarding the above described project:
(Date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

2025 124244



FILED
JUN 18 2025

Dean C. Logen, Registrar-Recorder/County Clerk

Electronically signed by LORENA VALDEZ

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This is to certify that the Third Addendum to the, 2014 Master Plan EIR, and the record of project approval is available to the General Public at:

County of Los Angeles Department of Economic Opportunity, 510 S. Vermont Avenue, Los Angeles, CA 90020

Date received for filing and posting at OPR:

Director, Department of Economic Opportunity

06/17/25

Signature (Public Agency) and Title

Date



State of California—Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 06/18/2025 — 202506181240001
STATE CLEARING HOUSE # (if applicable) 2014051061

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF LOS ANGELES DEPARTMENT OF ECONOMIC OPPORTUNITY	LEAD AGENCY EMAIL	DATE 06/18/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025124244	

PROJECT TITLE
LOS ANGELES COUNTY GENERAL HOSPITAL & WEST CAMPUS STABILIZATION PROJECT (REVISION TO LAC+USC MEDICAL CENTER MASTER PLAN PROJECT)

PROJECT APPLICANT NAME KRYSTIN HENCE	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 510 S VERMONT AVENUE 11TH FLOOR	CITY LOS ANGELES	STATE CA
		ZIP CODE 90020

PROJECT APPLICANT (Check appropriate box):

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	75.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X <i>L. Valdez</i>	AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK
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