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NOTICE OF AVAILABILITY OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND PUBLIC INFORMATION MEETING FOR THE LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS MASTER PLAN STATE CLEARINGHOUSE NO.: 2014051061

May 15, 2026

In accordance with the California Environmental Quality Act (CEQA), the County of Los Angeles (County), as Lead Agency, acting through the Department of Economic Opportunity (DEO), has filed a Notice of Availability (NOA) of a Draft Subsequent Environmental Impact Report (SEIR) to the County's previously certified 2014 LAC+USC Medical Center Campus Master Plan EIR (2014 Master Plan EIR) (State Clearinghouse No. 2014051061) for the proposed Los Angeles County General Hospital Campus Master Plan (Master Plan or Proposed Project). The Draft SEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This NOA provides agencies, organizations, and other interested parties with a summary of the Proposed Project and its location, the potential environmental effects, information regarding the availability of the Draft SEIR for public review, details regarding how to attend a public informational meeting, and the time frame and details for submitting comments on the Draft SEIR.¹

1. Project Location: The Project Site encompasses approximately 81.9 acres that make up the Los Angeles County General Hospital Campus (also referred to as the Campus) at and around 1200 State Street, on parcels of land owned by the County and four additional areas, separated from the Campus by local roadways, which are referred to as the "non-contiguous areas" in the Draft SEIR, within the City of Los Angeles (Project Site) (see Figure 1, *Project Location*). The Project Site is generally bounded by Zonal Avenue, Mission Road, Marengo

¹ The County issued a Notice of Preparation (NOP) on September 26, 2025, which used the name "Los Angeles County General Hospital Campus Community Plan" for the Proposed Project. The name of the Proposed Project is now the "Los Angeles County General Hospital Campus Master Plan."

Street, and Chicago Street and is located immediately northeast of Interstate (I) 5 (Golden State Freeway) and north of I-10 (San Bernardino Freeway). State Street bisects the main campus. The Project Site is surrounded by the Boyle Heights and Lincoln Heights neighborhoods of the City of Los Angeles. The Project Site evaluated in this Draft SEIR is the same Project Site identified in the 2014 Master Plan EIR. The Project Site is not on a hazardous waste site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.

A number of buildings and features associated with the medical uses of the Campus currently exist within the Project Site. The Project Site is surrounded by a mix of institutional, medical, commercial, residential, and industrial uses.

2. Description of the Proposed Project: The Proposed Project involves implementation of the proposed Master Plan, which would guide the long-term redevelopment of approximately 30.8 acres of the Project Site, including adaptive reuse of the 1.2-million-square-foot General Hospital Building. The Proposed Project seeks to maintain flexibility for the County to redevelop other parts of the Project Site (the approximately 51.1 acres outside of the Master Plan area) with potential County-initiated projects in the future.

The Proposed Project includes the demolition of existing buildings, structures, storage containers, modular buildings, pavement, utilities, and landscaping to allow for the development of approximately 8.1 million square feet of new uses, as outlined in Table 1, *Proposed Project Land Uses*. Additionally, the Proposed Project involves seismic retrofit, selective demolition, and major improvements to facilitate adaptive reuse of the General Hospital Building (known as the Los Angeles County General Hospital-Acute Unit Building, or General Hospital Building in the Draft SEIR) and the area surrounding the building, known as the Los Angeles General Hospital-Acute Unit Historic District, which are historical resources pursuant to CEQA.

Table 1 Proposed Project Land Uses

Proposed Land Use	Units/Count	Square Footage
Residential	3,200 housing units	2,300,000
General Office	--	400,000
Medical Office	--	735,300
Retail	--	320,000
Patient and Caregiver Lodging	200 rooms	80,000
Community Facilities	--	350,000
Education	--	110,000
Warehouse	--	160,000

Table 1 Proposed Project Land Uses

Proposed Land Use	Units/Count	Square Footage
Clean Tech/ Light Industrial	--	200,000
Hospital	450 beds	400,000
Parking	8,588 spaces	3,005,678
Total	3,200 housing units 450 hospital beds 200 rooms 8,588 parking spaces	8,060,978 square feet of new development

The Proposed Project includes utility infrastructure improvements, circulation and transportation demand management strategies, parking, and open space and landscaping. With respect to utility infrastructure improvements, the Project Site would undergo comprehensive updates to the infrastructure network on the Project Site to meet the needs of the proposed land uses, including potable water lines, sewer lines, stormwater system, electrical lines, natural gas, and steam infrastructure. This would include decommissioning and demolition of existing outdated and inefficient energy and water distribution/collection systems, including the existing West Central Plant, consistent with assumptions in the 2014 Master Plan EIR. The Proposed Project may include development of a new centralized energy distribution system (utility plant) or a broader system of electrical and natural gas infrastructure.

New water (through coordination with City of Los Angeles Department of Water and Power [LADWP]) and wastewater (through coordination with Los Angeles Sanitation Districts [LASAN]) infrastructure would be installed to serve proposed development. All replacement infrastructure would connect into existing main lines and would be sized to appropriately serve the proposed development.

Some work may occur off-site within the City of Los Angeles, such as utility connections or replacements, public right-of-way improvements, and other related activities. Any future off-site improvements would be coordinated directly with and overseen by the appropriate agencies (i.e., LADWP, LASAN, City of Los Angeles Department of Transportation, City of Los Angeles Department of Public Works, etc.). With respect to open space and landscaping, the parts of the Project Site governed by the Master Plan would be developed with a balance of publicly accessible and private (residential) open space in an amount that would correspond to a minimum of 10 percent of the building footprint.

Detailed site development plans, building configurations, and architectural designs would be prepared at the time of future project-level approvals and would be consistent with the guiding vision of the proposed Master Plan. The Proposed Project would be developed over an estimated period of 25 years and would be implemented in phases; the actual number of units and quantities

of land use types would be determined as individual project elements are implemented and could be less than the maximum envelope analyzed in the Draft SEIR. It is assumed that construction activities associated with various projects could be simultaneous, including construction to support adaptive reuse of the General Hospital Building. In addition, the precise distribution of land uses, square footage, and associated population among individual land use categories may vary over time in response to operational needs, provided that the overall development intensity analyzed in the Draft SEIR would not be exceeded.

The Proposed Project under consideration and evaluated in the Draft SEIR represents a new proposed Master Plan that would govern redevelopment on approximately 30.8 acres of the Project Site and would largely supersede the prior Master Plan that was approved by the County. Portions of the Project Site not subject to the proposed Master Plan would continue to be governed by the previously approved 2014 Master Plan and its associated development parameters. However, because development within the remainder of the Project Site would continue pursuant to the 2014 Master Plan, the Draft SEIR evaluates potential environmental impacts associated with development across the entire Project Site to ensure that a full range of potential redevelopment on the Project Site is considered.

3. Summary of Significant Environmental Impacts:

As presented in the Draft SEIR, the Proposed Project would result in potentially significant construction impacts and significant and unavoidable operational impacts to air quality (Chapter 3.2, Air Quality); potentially significant construction and operational impacts to biological resources (Chapter 3.3, Biological Resources); significant and unavoidable construction impacts to cultural resources (Chapter 3.4, Cultural Resources); potentially significant construction and operational impacts to geology and soils (Chapter 3.6, Geology and Soils); significant and unavoidable construction and operational impacts to greenhouse gas emissions (Chapter 3.7, Greenhouse Gas Emissions); potentially significant construction and operational impacts to hazards and hazardous materials (Chapter 3.8, Hazards and Hazardous Materials); potentially significant construction and operational impacts to hydrology and water quality (Chapter 3.9, Hydrology and Water Quality); potentially significant operational impacts to land use and planning (Chapter 3.10, Land Use and Planning); significant and unavoidable construction and operational impacts to noise (Chapter 3.11, Noise); potentially significant operational impacts to public services (Chapter 3.13, Public Services); significant and unavoidable construction impacts to recreation (Chapter 3.14, Recreation); significant and unavoidable operational impacts to transportation (Chapter 3.15, Transportation); potentially significant construction-related impacts to tribal cultural resources (Chapter 3.16, Tribal Cultural Resources); and significant and unavoidable construction and operational impacts to utilities (Chapter 3.17, Utilities and Service Systems). The Draft SEIR

identified feasible mitigation measures to lessen such impacts and identified a range of reasonable alternatives to the Proposed Project.

4. Public Review Period

The public review period for the Draft SEIR begins May 15, 2026, and ends on June 29, 2026, at 5:00 pm, meeting the 45-day requirement pursuant to the State CEQA Guidelines Section 15105. All comments received by the close of the public review period will be included in the Final Subsequent Environmental Impact Report (Final SEIR) along with the County's written responses. When submitting written comments, please reference the project name and include your contact information. Any comments provided should identify specific topics of environmental concern. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with the Proposed Project when responding.

Written Comments:

Due to the time limits mandated by State law, comments must be sent at the earliest possible date but not later than the deadline provided. Written comments must be sent via mail or email no later than 5:00 pm on June 29, 2026.

Lead Agency Contact:

Interested parties may submit their written comments by the deadline to:

Attn: Krystin Hence, Assistant Director, Capital Development
County of Los Angeles
Department of Economic Opportunity
510 S. Vermont Avenue, 11th Floor
Los Angeles, CA 90020
generalhospital@opportunity.lacounty.gov

Public Meeting:

Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct a virtual Public Meeting to inform the public and interested agencies about the Proposed Project and solicit oral and written comments regarding the environmental issues addressed in the Draft SEIR. All interested parties are invited to attend the virtual meeting to discuss environmental issues addressed in the Draft SEIR. The Public Meeting will involve a presentation reviewing the Proposed Project and the environmental review process. The Proposed Project's public meeting will be held virtually, online via Zoom Webinar, on **Thursday, June 11, 2026, at 6:00 pm.**

The link to the public informational meeting can be found here:

<https://opportunity.lacounty.gov/general-hospital/>

Spanish interpretation will be provided at the public informational meeting. In compliance with the Americans with Disabilities Act, if you require disability-related accommodations, including sign language interpretation or translation into another language, please call (626) 300-3230.

Document Availability:

A digital copy of the Draft SEIR is available for public review at the following website:

<https://opportunity.lacounty.gov/general-hospital/>

Printed copies of this NOA with an electronic copy of the Draft SEIR, including all documents incorporated by reference and the Master Plan are available for public review at the following locations:

Los Angeles County Wellness Center
1200 N State Street, Los Angeles, CA 90033
Located in the Forecourt Information Kiosk and Fitness Trail Information Kiosk

City Terrace Library
4025 City Terrace Drive
Los Angeles, CA 90063

Chinatown Branch Library
639 N. Hill Street
Los Angeles, CA 90012

El Sereno Branch Library
5226 Huntington Drive
Los Angeles, CA 90032

Lincoln Heights Branch Library
2530 Workman Street
Los Angeles, CA 90031

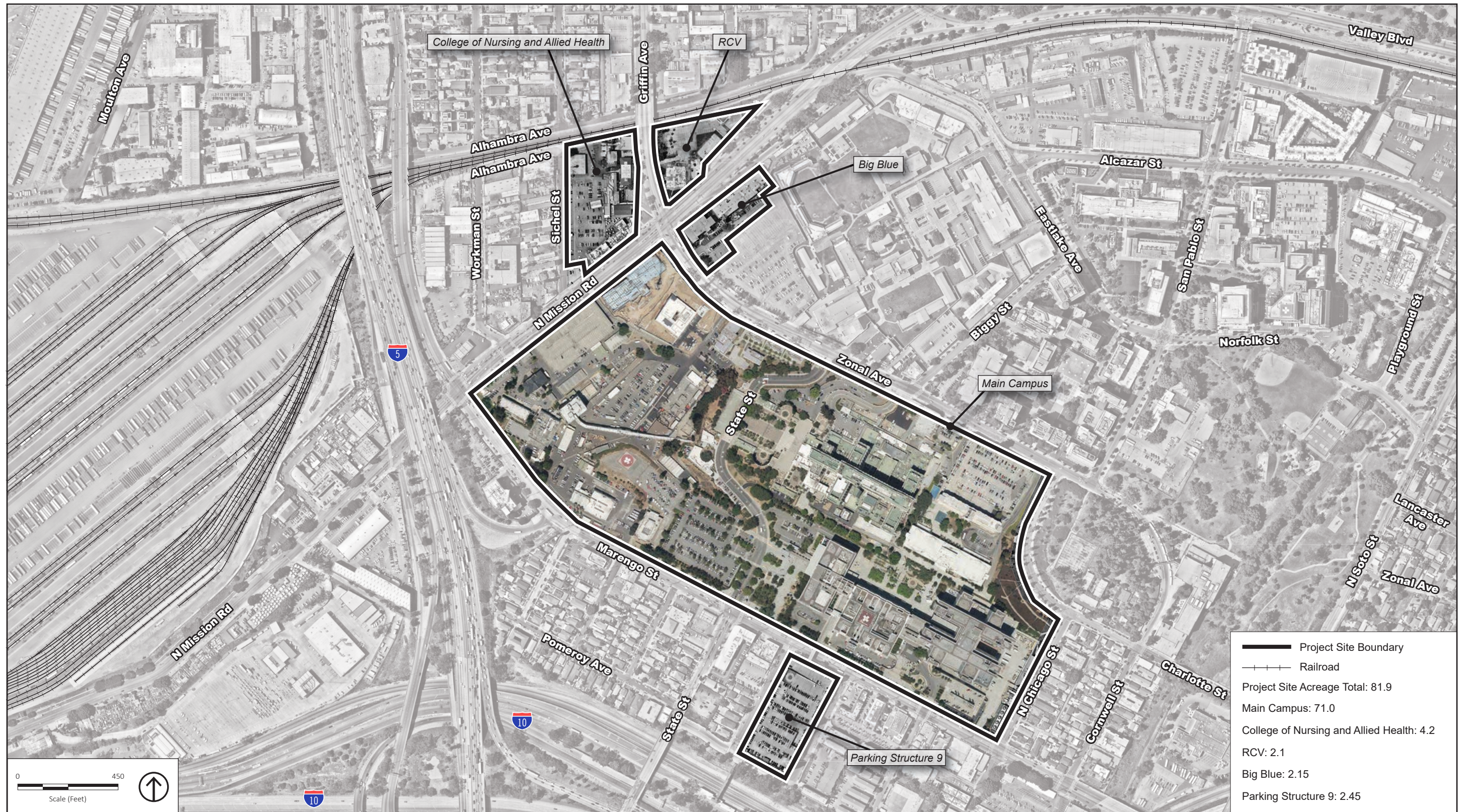
Anthony Quinn Library
3965 East Cesar Chavez Avenue
Los Angeles, CA 90063

Malabar Branch Library
2801 Wabash Avenue
Los Angeles, CA 90033

Thank you for your participation in the environmental review of the Proposed Project.

ATTACHMENTS: Figure 1, Project Location

Figure 1 - Project Location



Source: Nearmap 2025.