APPENDIX H:
Water Supply Assessment

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WATER SUPPLY ASSESSMENT

FOR THE LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS COMMUNITY PLAN

Prepared by:

Water Resources Division

Prepared on

December 31, 2025

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References

1. Upper Los Angeles River Area Watermaster Report for 2019/2020 (December 2021)
2. Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
3. Metropolitan Water District of Southern California's 2020 Urban Water Management Water Plan
4. California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7. Model Water Efficient Landscape Ordinance
5. City of Los Angeles' Department of Public Works Bureau of Sanitation (LASAN) Sewer Generation Rates Table (2012)

Appendices

A. County of Los Angeles Department of Economic Opportunity letter, Request for Water Supply Assessment, received on November 6, 2025, and Scope Confirmation e-mail received on December 9, 2025

B. Voluntary Water Conservation Measures for the Los Angeles County General Hospital Campus Community Plan Letter

C. Adjudicated Groundwater Basin Judgments

Introduction

A Water Supply Assessment (WSA) is an analysis of the sufficiency of a public water system to meet a proposed development's anticipated water demand. Per California Water Code (CWC) Sections 10910-10915, a WSA is required for specified types of development projects subject to the California Environmental Quality Act (CEQA) and is prepared by the public water system that supplies water to the proposed project. The water supplier will determine whether the projected water demand associated with the proposed project was accounted for in the water supplier's most recently adopted Urban Water Management Plan (UWMP) and that there is an adequate 20-year water supply. For the City of Los Angeles (City), the Los Angeles Department of Water and Power's (LADWP) 2020 UWMP serves as the City's master plan for reliable water supply and resources management.

On September 15, 2014, the County of Los Angeles, which was preparing the environmental impact report (EIR) for the Los Angeles County - University of Southern California (LAC+USC) Medical Center Campus Master Plan, requested that LADWP prepare a WSA. On November 18, 2014, LADWP's Board of Water and Power Commissioners (Board) approved the WSA for the LAC+USC Medical Center Campus Master Plan Project under Resolution Number 015 081.

Since 2014, there has been changes to the 2014 LAC+USC Medical Center Campus Master Plan EIR, and the Los Angeles County Department of Economic Opportunity (LAC DEO) is now the CEQA Lead Agency preparing a subsequent EIR for the proposed redevelopment at the same site called Los Angeles County General Hospital Campus Community Plan. LAC DEO has identified LADWP as the water purveyor for the new development and requested a new WSA for the Los Angeles County General Hospital Campus Community Plan EIR on November 6, 2025.

This WSA is prepared to meet the applicable requirements of CWC Sections 10910-10915. Significant references and data for this WSA are from LADWP's 2020 UWMP, adopted by the Board on May 25, 2021. LADWP's 2020 UWMP is incorporated by reference and is available through LADWP's website, www.ladwp.com/uwmp.

LADWP's 2020 UWMP details the department's plans to meet all of the City's 25-year projected water needs. LADWP is planning for projected water demands and variable hydrology through expansion of local water supply programs. These local water supply programs include significant investments in local groundwater, recycled water, stormwater capture, and water conservation and water-use efficiency to diversify LADWP's water supply portfolio.

Findings

The Project's projected water demand is estimated to be 814 acre-feet per year (AFY). This projected annual water demand was calculated using information from the Project's scope of work provided by LAC DEO.

The WSA's basis for evaluating the sufficiency to meet the Project's water demand is LADWP's most recently adopted UWMP. LADWP's 2020 UWMP contains LADWP's water demand forecast, which uses long-term demographic projections for population, housing, and employment to determine the total projected water supplies up to 2045 during normal, single-dry, and multiple dry-water years conditions. The City's water demand projection in LADWP's 2020 UWMP was developed based on the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG) for the City's service area. The demographic projection was provided to LADWP from the Metropolitan Water District of Southern California (MWD), who collaborates with SCAG to aggregate demographic data for each of its 26 member agencies. LADWP's 2020 UWMP identified water supplies to meet projected water demands through 2045.

As shown in Appendix A of this WSA, the LAC DEO has determined that the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS. Since LADWP's 2020 UWMP water demand projection for the City is based off the 2020 RTP/SCS demographic projections, and the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS, the Project's anticipated water demand is accounted for within the projected water supplies in LADWP's 2020 UWMP for normal, single-dry, and multiple-dry years through the year 2045. Therefore, LADWP determines adequate water supplies will be available to meet the Project's water demand of 814 AFY during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

This WSA evaluates and confirms that the City's long-term water supply is able to accommodate the Project. A subsequent WSA revision may be required if one or more of the following occurs:

1. Changes in the Project result in a substantial increase in water demand for the Project.
2. Changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for the Project.
3. Significant new information becomes available which was not known and could not have been known at the time when WSA was prepared.

If deemed necessary, the LAC DEO may request a revised WSA.

This WSA is not an approval for water services. A separate request shall be made to LADWP requesting an evaluation of water services for the Project. Also, this WSA is an informational document required to be prepared for use in the LAC DEO's environmental review of the Project under CEQA, and it assesses the adequacy of water supplies to serve the Project's existing and planned future water demands within LADWP's service area. Approval of this WSA is not equivalent to approval of the Project.

The Los Angeles County General Hospital Campus Community Plan Description

The following project information was obtained from the WSA Request Letter and the scope confirmation e-mail:

Project Name:	Los Angeles County General Hospital Campus Community Plan
Lead Agency:	Los Angeles County Department of Economic Opportunity
Community Plan:	Northeast Los Angeles

The Project will redevelop an approximately 82-acre site of the existing Los Angeles General Medical Center Campus located within the Northeast Los Angeles Community Plan of the City of Los Angeles. The Project site is generally bound by Zonal Avenue to the northeast, Chicago Street to the southeast, Marengo Street to the southwest, and Mission Road to the northwest. The Project site also extends to parcels on each side of Griffin Avenue northwest of Mission Road, a parcel northeast of Zonal Avenue, and a parcel southwest of Marengo Street.

The Project is a new master plan to support the potential redevelopment of the Los Angeles General Medical Center Campus. The Project site currently contains buildings and structures that support the operation of the Los Angeles General Medical Center Campus. As part of the Project, several existing buildings and structures will be demolished. The Project is an adaptive mixed-use redevelopment for a total floor area of 8,110,350 square feet (sq ft). The Project will contain the following uses:

- 2,300,000 sq ft of residential use
- 800,000 sq ft for commercial use
- 1,135,300 sq ft for medical use
- 350,000 sq ft of community space
- 110,000 sq ft for institutional use
- 360,000 sq ft for industrial use

The Los Angeles County General Hospital Campus Community Plan Water Demand Estimate

The projected water demand for the Project is estimated to be 814 AFY. The Voluntary Water Conservation Measures letter, prepared by LAC DEO, contains a list of potential water conservation measures that may be incorporated into the Project. These are water conservation measures that utilize less water than the minimum set forth by the codes. If implemented, the water demand for the Project may decrease.

The Project's water demand was estimated using several factors. The indoor use was estimated using the Sewer Generation Factors (SGF), published by the City of Los Angeles Department of Public Works Bureau of Sanitation (LASAN) in 2012. The SGFs are applied to the Project's scope of work to estimate the indoor water use. SGFs are factors of the amount of wastewater generated (gallons per day) per unit of use (sq ft, dwelling unit, seat, etc.). LASAN publishes a list of SGFs for approximately 175 different building use types in the City. The outdoor landscape water demand is estimated using the California Code of Regulations Title 23 Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance.

Table I shows a breakdown of the proposed types of use for the Project, and the corresponding estimated water demands are inclusive of the required conservation measures. Types of use were derived from the WSA Request Letter and the scope confirmation e-mail, which are both located in Appendix A.

TABLE I
Los Angeles County General Hospital Campus Community Plan
Estimated Water Demand

Proposed Use[1]	Quantity	Unit	Water Use Factor[2] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[3] (gpd)	Projected Water Demand (gpd)		Projected Water Demand (af/y)	
Multi-Family Units[4]	3,200	du	150.00	480,000					
Base Demand Adjustment[5]				64,680					
Residential Units Total	**3,200**	**du**		**544,680**	147,352	**397,328**		**445.09**	
General Office	400,000	sf	0.17	68,000					
Medical Office	735,300	sf	0.17	125,001					
Retail	320,000	sf	0.05	16,000					
Hospitality (80,000 sf)	200	room	120.00	24,000					
Multipurpose Recreational Space[6]	350,000	sf	0.05	17,500					
Education (110,000 sf)	1,222	student	11.00	13,442					
Warehouse	160,000	sf	0.03	4,800					
Clean Tech/Advanced Industrial	200,000	sf	0.05	10,000					
Hospital (400,000 sf)	450	bed	70.00	31,500					
Base Demand Adjustment[5]				2,174					
Commercial and Industrial Total				**312,417**	2,857	**309,560**		**346.78**	
Landscaping[7]	**350,000**	**sf**		**31,866**	14,340	**17,526**		**19.63**	
Parking[8]	**3,005,678**	**sf**	0.02	**1,976**	0	**1,976**		**2.21**	
			Proposed Total	**890,939**	**164,549**	**726,390**	**gpd**	**814**	**af/y**

[1] Provided by Los Angeles County Department of Economic Opportunity in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A. Proposed uses that do not have a water demand are not shown here.

[2] Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart

[3] Water savings for plumbing fixtures and appliances due to current codes

[4] The types of residential dwelling units are not available at the time the Water Supply Assessment was prepared. Sewer Generation Rate for 2-bedroom residential units are applied for an average estimate.

[5] Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

[6] Multipurpose recreational space is for various community benefits use.

[7] Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Proposed landscaping details are not available at the time the Water Supply Assessment was prepared. Estimated Total Water Use is assumed to be Maximum Applied Water Allowance for a conservative estimate.

[8] Parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

Abbreviations:

af/y - acre feet per year du - dwelling unit gpd - gallons per day sf- square feet

Los Angeles Department of Water and Power – 2020 UWMP

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires applicable urban water suppliers to prepare and adopt an UWMP every five years in compliance with State guidelines and requirements. The main goals of UWMPs are to forecast future water demands and water supplies under average and dry hydrologic conditions, identify future water supply projects, and provide a reliability assessment under average, single dry year, and multi-dry years, and assess near term drought risk management.[1]

Water Supplies

The Los Angeles Aqueducts (LAA), local groundwater, purchased water from MWD, and recycled water are the primary sources of water supplies for the City. Table III shows LADWP water supplies from Fiscal Year Ending (FYE) 2021 to FYE 2025 from these sources.

TABLE III
LADWP Water Supply

Fiscal Year Ending	Los Angeles Aqueducts (AF)	Local Groundwater (AF)	MWD (AF)	Recycled Water (AF)	Transfer, Spread, Spills, and Storage (AF)	Total (AF)
2021	128,268	51,070	316,627	11,455	-938	508,359
2022	69,183	53,057	366,690	12,022	208	500,743
2023	184,320	28,170	219,406	9,428	468	440,855
2024	291,098	6,521	139,862	10,030	-212	447,723
2025	232,243	6,107	224,394	13,241	1,135	474,851

Note: Units are in area-feet (AF).

[1] *City of Los Angeles Department of Water and Power 2020 Urban Water Management Plan*.

1.0 Los Angeles Aqueduct

The City receives surface water and groundwater from the Eastern Sierra through the Los Angeles Aqueduct (LAA). LADWP constructed the first LAA in 1913 to convey water from the Eastern Sierra to the City. In 1940, the LAA was extended 40 miles north from the Owens River to the Mono Basin. To meet additional water demands from the City, a second barrel of the LAA was constructed and completed in 1970. The second LAA increased the City's capacity to deliver water from the Eastern Sierra from 485 cubic feet per second (cfs) to 775 cfs. The value of the City's historical investment in the LAA system is substantial because the City has benefited from the LAA's delivery of high-quality, cost-effective water supplies from the Eastern Sierra for over a century.

The City's water rights in the Eastern Sierra are comprised of riparian rights, pre-1914 appropriations, and post-1914 appropriation licenses held on various streams in the Mono Basin and Owens Valley. The most significant basis for export of surface water from the Eastern Sierra is an appropriation claim in 1905 to divert up to 50,000 miner's inches (1,250 cfs) from the Owens River. Up to 16,000 AFY can be supplied from Mono Basin, which is permitted by under Water Rights Licenses Nos. 10191 and 10192, issued by the State Water Resources Control Board consistent with Water Right Decision 1631. Decision 1631 set a limit on LADWP water exports from the Mono Basin, which were set to a range of 0 to 16,000 AFY based on Mono Lake's water elevation. Aside from the primary surface water rights, the groundwater rights in the Owens Valley are managed under the 1991 Long Term Water Agreement (LTWA), which requires the use of vegetation water demand and available soil moisture to determine whether groundwater wells can be pumped. Since 1991, the average annual pumping from Owens Valley wellfields has been less than 75,000 AFY compared to an average 107,000 AFY from 1974 to 1990.

Annual water deliveries from the LAA to the City are impacted by hydrologic variability in the Eastern Sierra and water used for environmental projects. At its peak in fiscal year ending (FYE) 1984, the LAA delivered 531,729 AF to the City. Concerns over environmental impacts have required the City to reallocate approximately one-half of the LAA water supply to other uses within the Owens Valley and Mono Basin. Between 1992 and 2020, LADWP reduced deliveries to the City by approximately 177,000 AFY to supply water for a variety of environmental projects throughout the Eastern Sierra. Environmental enhancement and mitigation projects in the Mono Basin and Owens Valley that utilize water from the Eastern Sierra include Mono Basin releases, Lower Owens River Project, Owens Lake Dust Mitigation Program, as well as other environmental enhancement and mitigation projects and uses. The expected annual long term LAA delivery from 2020 to 2045 will range from approximately 184,200 AFY to 192,000 AFY for average hydrologic conditions.

The primary reliance on LAA supply with impacts due to natural variability and water set aside for environmental projects is not sufficient to meet the City's annual water demands; therefore, LADWP has implemented, and continues to increase, stormwater capture, local groundwater, water conservation, water use efficiency, and water recycling programs to diversify LADWP's local water supplies. Additionally, LADWP can purchase supplemental imported water from MWD to meet the City's remaining water demands.

For additional information, refer to Chapter 4 "Los Angeles Aqueduct System" of LADWP's 2020 UWMP.

2.0 Local Groundwater Supplies

Local groundwater provided approximately six percent of City's total water supply from FYE 2021 to FYE 2025. This represents a significant decline since 1970, when local groundwater provided up to 23 percent of the total water supply during extended dry periods. In recent years, contamination issues have impacted LADWP's ability to fully utilize its local groundwater entitlements and supplies. In response to this issue and to address the hydrologic variability impacts to imported water supplies, LADWP has a focus on sustainable management of its local groundwater basins. LADWP continues to invest in stormwater capture projects as well as water recycling programs to produce advanced treated recycled water for groundwater replenishment. Furthermore, LADWP has, and will continue to, conjunctively use the groundwater basin within the City to store available LAA flows in wet years as future supply during dry periods.

The City's total adjudicated water rights are approximately 109,809 AFY, which are located within the San Fernando Basin (SFB), Sylmar Basin, Central Basin, and West Coast Basin. There are additional groundwater basins near and within the Los Angeles area, such as the unadjudicated Hollywood, Santa Monica, and northern Central Basins that may provide additional groundwater supplies for the City.

The SFB is the primary source of local groundwater for the City. It is located in the Upper Los Angeles River Area (ULARA) and spans 112,000 acres. The ULARA encompasses the San Fernando, Sylmar, Verdugo and Eagle Rock Basins. It is managed by a court-appointed Watermaster and administrative committee that oversees the groundwater system operations and groundwater elevations and water quality reporting. The City's average SFB groundwater rights is approximately 87,000 AFY. LADWP is implementing its SFB Groundwater Remediation Program to restore access to SFB as a drinking water source and groundwater storage. The SFB groundwater remediation facilities are expected to be complete and operational by 2027.

LADWP also receives SFB water through the Los Angeles-Burbank Interim Interconnection Pipeline. In 2015, the City of Los Angeles and the City of Burbank entered into an agreement to construct and operate the Los Angeles-Burbank Interim Interconnection. A temporary delivery of a minimum of 500 AF of blended water began in August 2019 and is expected to continue until 2027 when the permanent connection starts construction. The permanent connection is expected to begin service in 2031 to deliver approximately 4,670 AFY of blended water. The blended water consists of SFB groundwater treated at the Burbank Operable Unit and Metropolitan Water District of Southern California imported water supply.

The Central Basin is another source of groundwater supply for the City. The Central Basin Watermaster oversees this area that is located in the southeastern part of the Los Angeles Coastal Plan in Los Angeles County. The City has approximately 17,236 AFY of groundwater rights in this basin. With additional carryover and storage of unused water rights, the City has accrued a total of 22,943 AF of stored water as of FYE 2020, as documented in the latest UWMP. LADWP is implementing the Manhattan and 99th St. Wellfield Improvement Projects to address several issues such as water quality matters, deteriorating groundwater pumps, and necessary upgrades. These projects are expected to be completed by 2035.

Besides the SFB and Central Basin, the City holds water rights in the following local groundwater basins:

1. The Sylmar Basin is an adjudicated basin within the ULARA that provides 3,570 AF of annual groundwater rights. LADWP has improved the Mission Wellfield facility within the Sylmar Basin to restore Sylmar Basin groundwater production capacity due to groundwater contamination and deteriorating facilities. The facility has restored limited operational capacity since 2022.
2. The Eagle Rock Basin is an adjudicated basin within the ULARA that provides 500 AF of annual groundwater rights. Although the City has the right to produce groundwater from the Eagle Rock Basin, there are no current plans to establish groundwater production facilities here.
3. The West Coast Basin is managed by the West Coast Basin Watermaster and is located in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. The City has the right to pump 1,503 AF per year. In 2014, the West Coast Basin Judgment was amended to increase certain parties', like LADWP's, pumping capacity to 5,000 AFY of unused West Coast Basin rights out of the Central Basin. This basin has known groundwater quality problems; therefore, LADWP discontinued use of West Coast Basin pumping facilities in 1980 until further studies are completed to restore groundwater pumping.

Groundwater supplies from the San Fernando, Sylmar, and Central Basins serving the City for the last available five years are shown in Table IV.

Table IV
Historical Local Groundwater Production by Basin

Fiscal Year (July-June)	San Fernando (AF)	Sylmar (AF)	Central (AF)
2019-2020	35,949	2*	10*
2020-2021	53,625	1,368*	2,247
2021-2022	48,408	3,018	4,562
2022-2023	24,804	1,858	3,298
2023-2024	6,318	7*	17*

*Small quantities pumped from Sylmar and Central Basin were for water quality testing purposes, not as water supply

The Central and West Los Angeles areas of the City overlie the unadjudicated groundwater basins of Hollywood Basin, Santa Monica Basin, and the northerly portion of the unadjudicated Central Basin. For the Santa Monia Basin, LADWP and four other local agencies have formed the Santa Monica Basin Sustainability Agency to create a Groundwater Sustainability Plan that was approved by the Department of Water Resources in October 2023. LADWP is exploring opportunities to develop groundwater resources in a manner that is locally sustainable and in cooperation with its regional partners to increase the City's use of local resources for these unadjudicated groundwater basins.

LADWP also has groundwater rights outside the of City. There are 3,975 AF of groundwater rights in the Antelope Valley Groundwater Basin. This basin only allows the native water rights to be used locally within the Antelope Valley; however, LADWP would have the ability to store water it imports into the basin for future export. LADWP would be able to recover imported and stored water for export to the City at times when it is necessary to manage seasonal peak demands or augment supplies during dry periods, emergencies, or natural disasters.

For additional information, refer to Chapter 5 “Local Groundwater” of LADWP’s 2020 UWMP.

3.0 Water Conservation

Water conservation and water use efficiency benefit the City’s water use patterns to reduce water demands. Water conservation has become a permanent part of LADWP’s water resources management philosophy. The City’s total water usage today is about the same as 50 years ago despite a significant increase in population of over one million people, reflecting the success and importance of the City’s water conservation and water use efficiency strategies. Conservation will continue to be an important part of maintaining long term water supply reliability and is a key component of LADWP’s goals to reduce potable water use per capita by 25 percent by 2035. LADWP met the reduction target of 22.5 percent by 2025 on September 1, 2024.

LADWP has developed many progressive water conservation and water use efficiency programs in conjunction with state and local conservation ordinances and plumbing codes. The 2018 State bills, Assembly Bill 1668 and Senate Bill 606, are being incorporated into the water supply planning process to ensure that the standards are met in the future. Since inception of LADWP’s conservation program, the estimated cumulative annual active savings are over 150,000 AF as of FYE 2020. Additional passive water conservation savings are achieved because of plumbing code mandates, local conservation ordinances, and changes in customer behavior due to outreach and educational programs.

Since 1988, the City has utilized ordinances as a tool to reduce water waste, beginning with the adoption of its first version of a plumbing retrofit ordinance. The applicable ordinances are, but not limited to: 2009 City’s “High Efficiency Plumbing Fixture”, 2016 Citywide Water Efficiency Standards Ordinance, the 2016 Emergency Water Conservation Plan, and the 2025 Model Water Efficient Landscape Ordinance (MWELO). The conservation ordinances were developed for the City to implement water demand management measures in case of a water supply shortage and to respond to ongoing dry conditions. For a full list of conservation ordinances prohibited water uses for various levels, please refer to LADWP’s 2020 UWMP.

LADWP also achieves and maintains water use reductions through the application of tiered volumetric water rates. Since 1993, LADWP has used an ascending tier water rate structure that is entirely volumetric based pricing. LADWP’s tiered volume water rates, which were last amended by the City’s Water Rate Ordinance (Ordinance No. 184130) effective April 15, 2016, incorporate and further reinforce foundational water conservation and water use efficiency.

LADWP offers customer rebates and incentives to promote the installation of water-efficient fixtures and appliances. The rebates and incentives are administered through MWD’s SoCal Water$mart Program. This program delivers uniform rebate amounts across the MWD service area to all MWD member agencies like LADWP. LADWP takes full advantage of regional programs for many product rebates offered through MWD for the residential and Commercial, Industrial, and Institutional (CII) sector, and adds supplemental funding to increase the rebate incentives provided for LADWP customers for many qualifying products. Also, since 1992,

LADWP has continued the Technical Assistance Program to promote innovative solutions to conserve water. The program provides customized incentives for retrofitting water-intensive equipment in the CII and multi-family customer sectors.

LADWP plans its future water conservation programs, focusing on obtaining additional active and passive water savings in the water end uses that have the most non-conserving devices still remaining for each of the customer sectors. LADWP has launched and/or is developing the following programs:

- CalConserve Loan Program
- Flume Direct Distribution program for Single-Family Residential Customers
- My Water Insights Program: Home water use reports for single-family residential customers

LADWP actively monitors the gallon per capita per day water use metric, particularly in the context of all existing and new standards to ensure that target reductions are met in the future. Additional information on water conservation programs can be found in Chapter 3 "Water Conservation" of LADWP's 2020 UWMP and at www.ladwp.com/uwmp.

4.0 Stormwater Capture

Stormwater runoff from urban areas is an underutilized local water resource. Within the City, the majority of stormwater runoff is directed to storm drains and ultimately channeled into the ocean. In addition, local groundwater aquifers that are historically replenished by stormwater are receiving less recharge because of increased urbanization. Urbanization has increased the City's hardscape with impermeable surface, which has resulted in less infiltration of stormwater and a decline in groundwater elevations. In response, LADWP completed a Stormwater Capture Master Plan in 2015 to evaluate stormwater capture potential within the City. Stormwater capture can be achieved by increasing infiltration into groundwater basins and by onsite capture and reuse for landscape irrigation (i.e., direct use). The City's total baseline amount of stormwater captured is 64,000 AF per year based on the 2015 Stormwater Capture Master Plan. Under LADWP's current implementation strategy, the total estimated stormwater capture capacity is projected to increase to 150,000 AFY by 2035.

LADWP utilizes various strategies to respond to hydrologic variability to maintain supply reliability. One of the strategies, known as conjunctive use, is storing supplies when available to mitigate the impacts of water shortages during future dry periods. Since the 1930's, LADWP has recognized the greater operational flexibility provided by a conjunctive use storage program. LADWP has operated its groundwater resources conjunctively by reducing groundwater pumping and diverting available water from the LAA into the Tujunga and Pacoima Spreading Grounds for groundwater augmentation. Another strategy is to capture large stormwater flows through the centralized stormwater capture projects for recharge. The captured stormwater is a major source for replenishing groundwater through spreading basins where it is infiltrated into underlying groundwater aquifers. Groundwater recharge helps address the overall long-term decline in groundwater basin elevations, protect the safe yield of the groundwater basin, and ensure the long-term water supply reliability.

Flood control facilities are the primary means to divert a large volume of stormwater into the spreading basin facilities for recharge. LADWP coordinates stormwater capture related activities, such as collection and delivery of large stormwater runoff to spreading basins, with the Los Angeles County Flood Control District to effectively recharge the SFB. Completed in November 2021, the Tujunga Spreading Grounds Enhancement Project increased stormwater capture capacity to replenish the SFB.

LADWP's Stormwater Capture Parks Program (Parks Program) has identified nine City parks suitable for centralized stormwater capture projects. The primary objective of the Parks Program is to recharge the SFB by capturing and diverting stormwater from local storm drain and channel. The anticipated Parks Program stormwater capture capacity is 3,088 AFY. The Parks Program also provides multiple benefits, such as improvements to the Los Angeles River water quality, reducing localized flooding, raising public awareness, and providing public open space enhancements.

While centralized stormwater capture plays a key role in groundwater recharge in the City, space constraints limit opportunities for new large centralized facilities, and the City also uses distributed stormwater capture projects. Distributed stormwater capture includes stormwater management Best Management practices that utilize vegetation, soils, and natural processes to manage stormwater runoff close to the source. Distributed facilities also aim to conserve water by capturing stormwater for uses that reduce potable water demand.

For additional information, refer to Chapter 6 "Watershed Management" of LADWP's 2020 UWMP.

5.0 Water Recycling

As early as 1960, the City recognized the potential for water recycling and invested in infrastructure that produced recycled water of tertiary quality, a higher treatment standard for wastewater, to be utilized for non-potable reuse to offset potable demands. In 1979, LADWP began delivering tertiary quality recycled water to the City's Department of Recreation and Parks for irrigation in Griffith Park. Today, LADWP serves recycled water for irrigation, industrial, and environmental beneficial non-potable uses. The quantities of recycled water delivered by LADWP to our customers in the prior years are shown in Table III.

LADWP is committed to maximizing the use of recycled water in the City's water supply portfolio. Expansion of recycled water use to offset potable demands has been recognized as one method that will help LADWP achieve its local water supply development goal. LADWP is working in conjunction with LASAN to develop non-potable reuse projects for irrigation and industrial uses. In addition, the City is implementing a groundwater replenishment project to replenish the San Fernando Groundwater Basin with advanced treated recycled water. LADWP's recycled water use is projected to increase to 67,600 AFY through FYE 2045, which is inclusive of planned municipal/industrial use, indirect potable reuse (groundwater replenishment), and environmental reuse.

For additional information, refer to Chapter 7 "Recycled Water" of LADWP's 2020 UWMP.

6.0 Metropolitan Water District of Southern California

MWD is the largest water wholesaler for supplemental water in Southern California. As one of the twenty-six member agencies of MWD, the City, through LADWP, purchases water from MWD to supplement its water supplies. Between FYE 2021 to FYE 2025, LADWP purchased on average 253,396 AFY from MWD or approximately 54 percent of the City's average total annual water supply.

MWD imports water from two principal sources: the Sacramento-San Joaquin Delta via the California State Water Project (SWP) and the Colorado River via the Colorado River Aqueduct (CRA). MWD also manages and owns in-basin surface storage facilities, stores groundwater within the basin via contracts, engages in groundwater storage outside the basin, and conducts water transfers to provide additional supplies for its member agencies. All member agencies have preferential rights to purchase water from MWD, pursuant to Section 135 of MWD Act. As of FYE 2025, LADWP has a preferential right to purchase 17.31 percent of MWD's total water supply.

MWD is a contractor for imported water from Northern California through the SWP. MWD holds a contract for 1.912 million acre-feet (MAF) per year, or 46 percent of the total contracted amount of the 4.173 MAF ultimate delivery capacity of the SWP. However, this amount varies annually due to many factors. Department of Water Resources (DWR) annually approves the amount of contract allocations SWP receives, which is shown in DWR's "Table A."

MWD owns and operates the CRA. Since 1942, the CRA has delivered water from the Colorado River to Southern California. The Colorado River supplies come from watersheds of the Upper Colorado River Basin in the states of Colorado, Utah, and Wyoming. Under a permanent service contract with the U.S. Secretary of the Interior, MWD is entitled to receive water from the Colorado River and its tributaries. California is apportioned 4.4 MAF, annually, plus one-half of any surplus that may be available for use, collectively, in Arizona, California, and Nevada. Of the California apportionment, MWD holds the fourth priority right to 550,000 AFY under the 1931 priority system governing allotments to California. Beyond the basic apportionment, MWD holds a fifth priority right to 662,000 AF of water.

MWD has been developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of these water resource development plans. MWD's actions have been focused on the following: continuing water conservation, developing water supply management programs, developing storage programs related to the SWP and the Colorado River, developing storage and groundwater management programs within the Southern California region, increasing water recycling, groundwater recovery, stormwater, and seawater desalination and pursuing long-term solutions for the ecosystem, regulatory and water supply issues in the California Bay-Delta.

MWD's water reliability assessments are presented in MWD's 2020 UWMP, which can be found at the following link:

MWDSC 2020 Urban Water Management Plan - June 2021 WUE Portal.pdf

7.0 Summary of Water Demand and Supply Projections for 20 years

LADWP's 2020 UWMP projects total yearly water demand to reach up to 710,500 AF by FYE 2045 with existing water conservation prior to FYE 2014 already subtracted from projected demands. Demographic data from 2020 SCAG RTP/SCS for LADWP's service area, as well as billing data for each major customer class, price of water, median household income, household size, economy, and dry period conservation effect were factors used in forecasting future water demands. Further details on LADWP's water demand forecast methodology can be found in Chapter 2 "Water Demand" of LADWP's 2020 UWMP. Table V tabulates the service reliability assessment for average weather year.

Table V
Service Area Reliability Assessment for Average Weather Year

Demand and Supply Projections (in acre-feet)	Average Year Fiscal Year Ending (FYE) on June 30				
	2025	2030	2035	2040	2045
Total Water Demand[1]	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**
Post-Conservation Demand	**509,500**	**526,700**	**536,100**	**554,500**	**565,800**
Existing / Planned Supplies					
Conservation (Additional Active[2] and Passive[3] after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct[4]	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements[5]	109,400	109,400	109,400	108,800	108,800
- Groundwater Replenishment	7,000	11,000	11,000	11,000	11,000
- Stormwater Recharge (Increased Pumping)	4,000	8,000	15,000	15,000	15,000
Recycled Water- Irrigation and Industrial Use	17,300	29,200	29,700	29,800	30,000
Subtotal	461,200	480,000	495,100	493,700	493,700
MWD Water Purchases					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
Total Supplies	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**

[1] Total Demand with existing passive conservation prior to FYE 14
[2] Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14
[3] Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017
[4] LAA supply is estimated to decrease 0.1652 percent per year due to climate impacts.
[5] LADWP Groundwater Remediation projects in the SFB are expected to be in operation by 2027. Sylmar Basin production will increase to 4,170 AFY from FYE 2021 to 2036 to avoid the expiration of stored water credits, then revert to entitlement amounts of 3,570 AFY in 2037.

Service area reliability assessments for single-dry year and multiple-dry year conditions are shown in LADWP 2020 UWMP Exhibits 11F through 11G. Demands are met by the available supplies under all scenarios.

Water System Financing Program

Capital costs to finance facilities for the production and delivery of water supply to LADWP's service area are supported through customer-billed water rates. The Board sets rates subject to approval of City Council by ordinance. The Board is obligated by City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses for operation and maintenance.

The current water rates and its structures provide for modest rate increases each year over a five-year period for infrastructure improvements, meeting regulatory water quality requirements, and expanding the local water supply, which includes recycled water, stormwater capture, conservation, water efficiency, and groundwater remediation. LADWP's volumetric water rates incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. For example, the current water rate structure contains four tiers for single-family residential customers. The four-tier structure provides a first-tier indoor water use base allocation, a second-tier allocation based on California Friendly Landscaping efficient outdoor use, a third-tier allocation capturing high outdoor water use, and a fourth-tier allocation for excessive use. In keeping with cost-of-service principles, the incremental pricing for the tiers is based on the cost of water supply.

In addition, LADWP seeks a combination of the following external funding sources:

- MWD – Currently provides funding through its Local Resources Program for the development of local water supplies such as water recycling and groundwater recovery.

- Grants and loans – LADWP proactively pursues government funding to offset potential impacts to ratepayers. Local funds, such as the Measure W's "Safe, Clean Water Program," provide funding for stormwater capture projects. State funds, such as Propositions 1, 50, and 84, provide funding for water recycling, groundwater, conservation and stormwater capture projects. Federal funds, such as the Water Resource Development Act and the US Bureau of Reclamation's Title XVI program, also provide funding for water recycling projects.

Conclusion

In 2014, the County of Los Angeles prepared the EIR for LAC+USC Medical Center Campus Master Plan, and LADWP prepared a WSA for that EIR. LAC DEO is now preparing a subsequent EIR for the redevelopment of the same site now named the Los Angeles County General Hospital Campus Community Plan and requires a new WSA. This WSA has been prepared for the new Los Angeles County General Hospital Campus Community Plan EIR.

The Project's estimated water demand within the site is approximately 814 AFY. This annual water demand for the Project site has been accounted for in the City's overall total demand projections in the LADWP's 2020 UWMP using a service area-wide approach that does not rely on individual development demand. The LADWP's 2020 UWMP utilized SCAG's 2020 RTP/SCS data for water demand forecasts, considering changes in population, housing units, and employment; therefore, based on the Project's CEQA lead agency, LAC DEO's determination that the Project is consistent with the demographic forecasts for the City from the SCAG's 2020 RTP/SCS, LADWP has determined that the Project's anticipated water demand is accounted for in the LADWP's 2020 UWMP 25-year water demand projections. LADWP concludes that it will be able to meet the projected water demand of the Project, as well as existing and planned future water demands within its service area.

This WSA evaluates and confirms that the City's long-term water supply would be able to accommodate the Project. The WSA is not an approval for water services. A separate request shall be made to LADWP requesting an evaluation of water service requirements for the Project.

LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS COMMUNITY PLAN WSA APPENDICES A-C

LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS COMMUNITY PLAN WSA APPENDIX A

Appendix A

County of Los Angeles Department of Economic Opportunity
Request for Water Supply Assessment, and Scope Confirmation e-mail

department of economic opportunity
COUNTY OF LOS ANGELES

Jin Hwang

NOV 06 2025

GET IN TOUCH
510 S. Vermont Avenue
Los Angeles, CA 90020
opportunity.lacounty.gov
deo@opportunity.lacounty.gov
844-777-2059

America's Job Centers:
(888) 226-6300
Office of Small Business:
(800) 432-4900

October 16, 2025

Richard Harasick
CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
111 North Hope Street, Room 1455
Los Angeles, CA 90012

RE: Request for Water Supply Assessment – LA County General Hospital Campus Community Plan

Dear Mr. Harasick:

The California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment (WSA) must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes, but is not limited to: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling unit project.

The Los Angeles County General Hospital Campus Community Plan Project (hereafter referred to as the Project) meets criteria (1), (6) and (7) above as it would develop 3,200 dwelling units and would include the development of several uses including but not limited to retail, hospitality, general office, medical office, and industrial uses.

The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15083.5(e)) that would serve the Project. Accordingly, the LA County Department of Economic Opportunity (DEO) (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a WSA using the UWMP or new analyses for the Project pursuant to CWC Section 10910 *et seq*.

The requirements for a WSA include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system, and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910(d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910(e) or if groundwater is a source of supply as described in CWC Section 10910(f), please comply with the requirements of those sections.

The LA County DEO, which is preparing a Subsequent Environmental Impact Report (EIR) to the 2014 LAC+USC Medical Center Campus Master Plan EIR in accordance with CEQA, requests that the WSA include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3). A previous WSA was prepared by LADWP to support the 2014 EIR (see Attachment A); however, pursuant to CWC Section 10910 (3)(h)(1)(3), the County has determined that there are changes to the project that could result in a substantial increase in water demand and that significant information has become available since the assessment was prepared. A description of the Project is provided below.

Project Title

Los Angeles County General Hospital Campus Community Plan

Project Developer

Los Angeles County DEO and Centennial Partners

Contact Information

Los Angeles County
Department of Economic Opportunity
Krystin Hence, Assistant Director
323.578.5389
KHence@opportunity.lacounty.gov

EIR Consultant

PlaceWorks
Addie Farrell, Principal
213.623.1443 x2118
afarrell@placeworks.com

Project Location

The Project Site consists of the parcels that make up the Los Angeles General Medical Center Campus, which encompasses approximately 81.9 acres. The general address of the Los Angeles General Medical Center Campus is 1200 State Street.

Existing Uses

The Project Site is currently developed with buildings and structures that support the operation of the Los Angeles General Medical Center Campus. There are over 60 buildings and structures totaling nearly 4,000,000 square feet that make up the Los Angeles General Medical Center Campus. There is limited ornamental landscaping within the Project Site. Uses within the Los Angeles General Medical Center Campus include Community Benefits, Utility Plant and Related Facilities, Medical Offices, General Office, Research and Development, Hospital, Warehouse, and Parking. There are several structures identified for removal at the Project Site including old utility and maintenance facility, medical offices, general offices, parking structures, modular buildings, and warehouse buildings. Approximately 1,215,306 square feet was previously approved for demolition at the Project Site. The existing General Hospital building is almost entirely vacant of use on floors 3-19. First floor uses contain the Wellness Center, which will be relocated. All buildings to be demolished are or will be vacated in the near future.

Project Description

The Project includes implementation of a new Master Plan that would guide future redevelopment across the Project Site into a mixed-use community. Development would include up to 3,200 housing units, of which a minimum of 25 percent would be designated as affordable. Unit types would vary in size and would be designed to accommodate families, seniors, young professionals, and formerly unhoused individuals. Commercial/retail, hospitality, community, educational, warehouse, and industrial uses would also be developed. The implementation of the proposed Master Plan would include the adaptive reuse of the 1.2-million-square-foot General Hospital to accommodate some of these uses. Parking, open spaces, and infrastructure improvements would be implemented across the Project Site. The proposed Master Plan would serve as a regulatory document with central concepts for design and connectivity in the Campus that would serve as a guide for future redevelopment of the Project Site.

Table 1, *Project Summary of Proposed Development*, identifies the maximum proposed land uses, units, and development square footage under Project conditions. Because the Project involves a Master Plan, the maximum land use types and units is presented for analysis purposes. The ultimate buildout of uses will be implemented over a 25-year period, and the actual uses will be dependent on market conditions but would not be more than these maximum numbers.

The Project would result in the demolition of two additional buildings not previously identified for demolition; these buildings include the Pharmacy Building and Tunnel/Viaduct. The General Hospital building, which has been largely vacant for decades, would remain and be adaptively reused.

As shown in Table 1, the Project would include an estimated 8,588 additional parking spaces. Additionally, the Project would provide a variety of private open space and approximately 350,000 square feet of landscaped areas.

Table 1 Project Summary of Proposed Development

Land Use	Units	Population[1]	Square Footage
Residential	3,200 du	8,000 res	2,300,000
General Office	--	1,316 emp	400,000
Medical Office	--	3,551 emp	735,300
Retail	--	640 emp	320,000
Hospitality	200 rooms	100 emp	80,000
Community Benefits	--	700 emp	350,000
Education	--	1,222 stu	110,000
Warehouse	--	205 emp	160,000
Clean Tech/Advanced Industrial	--	200 emp	200,000
Hospital	450 beds	1,643 emp	400,00
Parking	8,588 spaces	N/A	3,005,678
Total	**3,200 du 450 hospital beds 200 hotel rooms 8,588 pkg sp**	**8,000 res 8,355 emp 1,222 stu**	**8,060,978 square feet**

Notes: du = dwelling units; res = residents; emp = employees; stu = students; pkg sp = parking spaces
1. For the purposes of analysis, this Draft SEIR uses population generation rates identified in the 2014 Master Plan EIR and the City of Los Angeles VMT Calculator Documentation (Version 1.3[2020]) (City of Los Angeles 2020)

Project Conformance with Existing Zoning and General Plan

Although the Project Site is located within the Northeast Los Angeles Community Plan within the City of Los Angeles, the Project Site is entirely owned by the County of Los Angeles and therefore, not subject to City of Los Angeles land use jurisdiction.

Landscaping

As previously discussed, the Project would include 350,000 square feet of open spaces (i.e., plaza, courtyards, streetscapes, and planting areas). The Project would include several open space areas consisting of private landscaped outdoor terraces on the various upper levels.

Environmental Design Features

The Project would be designed and constructed to incorporate environmentally sustainable building features equivalent to a Gold certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System for new construction, and environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen. The Project would also incorporate water conservation features through low-water use plant selections and ultra-low flow indoor water fixtures. Although not required, the Project would comply with the Water Efficiency Requirements Ordinance—City Ordinance No. 180822 (effective December 1, 2009), Los Angeles Green Building Code Ordinance— City Ordinance No. 181480 (effective December 14, 2010), and the 2019 California Green Building Standard Code.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910(g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that time frame. If you have any questions or comments, please contact Krystin Hence at 323.578.5389 or KHence@opportunity.lacounty.gov.

Sincerely,

Los Angeles County Department of Economic Opportunity

Attachment A: 2014 WSA

WATER SUPPLY ASSESSMENT

PROJECT INFORMATION & CHECKLIST

INSTRUCTIONS

Please submit the information and exhibits listed below to Los Angeles City Planning (LACP) and work with your assigned Project Planner to prepare the Water Supply Assessment (WSA) request that will be sent to the Los Angeles Department of Water and Power (LADWP). Additional information may be requested after LADWP has received the WSA request and supporting project documents.

GENERAL

PROJECT TITLE:	Los Angeles County General Hospital Campus Community Plan
CEQA LEAD AGENCY:	Los Angeles County Department of Economic Opportunity (DEO)
APPLICANT NAME:	Los Angeles County DEO Contact: Krystin Hence 510 S. Vermont Avenue, 11th Floor Los Angeles, CA 90020
DEVELOPER NAME: (IF DIFFERENT FROM APPLICANT)	Los Angeles County DEO and Centennial Partners
ENVIRONMENTAL CONSULTANT NAME / TITLE: COMPANY: PHONE NUMBER: EMAIL:	 Addie Farrell, Principal PlaceWorks 213.623.1443 x2119 afarrell@placeworks.com
PROPERTY ADDRESS: PROPERTY DESCRIPTION:	1200 N. State Street, Los Angeles, CA 90033 The Project Site is fully developed with uses that support the Los Angeles General Medical Center Campus.
PROJECT SITE AREA:	Square Feet: Approximately 3,576,276 Acres: Approximately 81.9

TOTAL PROJECT FLOOR AREA:

MAIN OCCUPANCIES:

Total Square Feet: Up to 8,110,350

Land Use	Units	Population[1]	Square Footage
Residential	3,200 du	8,000 res	2,300,000
General Office	--	1,316 emp	400,000
Medical Office	--	3,551 emp	735,300
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Total	**3,200 du 450 hospital beds 200 hotel rooms 8,588 pkg sp**	**8,000 res 8,355 emp 1,222 stu**	**8,060,978 square feet**

Notes: du = dwelling units; res = residents; emp = employees; stu = students; pkg sp = parking spaces

1. For the purposes of analysis, this Draft SEIR uses population generation rates identified in the 2014 Master Plan EIR and the City of Los Angeles VMT Calculator Documentation (Version 1.3[2020]) (City of Los Angeles 2020)

PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):

The Proposed Project includes implementation of a new Master Plan that would guide future redevelopment of the Project Site into a mixed-use community. This would include development of residential uses, including affordable housing. Commercial/retail, hospitality, community benefits, educational facilities, warehouse, general office, medical office, hospital, and industrial uses would also be developed across the Campus. Implementation of the proposed Master Plan would include adaptive reuse of the 1.2-million-square-foot General Hospital to accommodate a range of uses, as listed previously. Parking, open spaces, and infrastructure improvements would be implemented across the Project Site. Demolition of existing buildings is proposed. The proposed Master Plan would serve as a regulatory document with central concepts for design and connectivity in the Campus that would serve as a guide for future redevelopment of the Project Site.

IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? ☐ YES ☒ NO

LAND USE CONSISTENCY

DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? ☐ YES ☒ NO

IF YES:

- WHAT IS THE STATUS OF THE GPA? ☐ APPROVED ☐ PENDING

- IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (RTP/SCS) PROJECTIONS? ☒ YES ☐ NO

COMMUNITY PLAN AREA:	Northeast Los Angeles Community Plan Note: The Project Site is located on land owned by the County of Los Angeles and is not subject to City of Los Angeles land use jurisdiction.

WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? ☒ YES ☐ NO

IF YES, WHAT LEVEL? ☐ PLATINUM ☒ GOLD ☐ SILVER ☐ CERTIFIED

WHAT IS THE CEQA/EIR SCHEDULE FOR THE PROJECT? WHEN WILL THE DRAFT EIR BE PUBLISHED?

May 2026 for publication and Approval by October 2026

HAS THE WSA FEE CHECK ($22,000 PAYABLE TO LOS ANGELES DEPARTMENT OF WATER AND POWER) BEEN SENT TO THE FOLLOWING ADDRESS? ☒ YES ☐ NO

IF NOT, PLEASE SEND THE CHECK TO THE MAILING ADDRESS:

LOS ANGELES DEPARTMENT OF WATER AND POWER

WATER RESOURCES DIVISION

SABRINA TSUI, MANAGER OF RESOURCES DEVELOPMENT & WATERSHED MANAGEMENT

111 NORTH HOPE STREET, ROOM 314

LOS ANGELES, CA 90012

PLEASE ATTACH:

☒ VICINITY MAP

☐ LATEST PLAN SET, WHICH INCLUDES SITE AND FLOOR PLANS AND RENDERINGS, IF AVAILABLE.

PLEASE EMAIL THE FULL PLAN SET TO YOUR ASSIGNED LACP PROJECT PLANNER OR PROVIDE A LINK BELOW:

Click or tap here to enter text.

EXISTING USE & SITE CONDITIONS

EXISTING USES

- DESCRIBE THE EXISTING USE(S) ON THE PROJECT SITE IN DETAIL, INCLUDING BUT NOT LIMITED TO THE TOTAL SQUARE FOOTAGE OF RETAIL AND LANDSCAPING, WHETHER THERE IS A COOLING TOWER ON-SITE, ETC.). INDICATE THE PORTIONS OF USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.

  The Project Site is currently developed with buildings and structures that support the operation of the Los Angeles General Medical Center Campus. There are over 60 buildings and structures totaling nearly 4,000,000 square feet that make up the Los Angeles General Medical Center Campus. There is limited ornamental landscaping within the Project Site. Uses within the Los Angeles General Medical Center Campus include Community Benefits, Utility Plant and Related Facilities, Medical Offices, General Office, Research and Development, Hospital, Warehouse, and Parking. There are several structures identified for removal at the Project Site including old utility and maintenance facility, medical offices, general offices, parking structures, modular buildings, and warehouse buildings. Approximately 1,215,306 square feet was previously approved for demolition at the Project Site. The Proposed Project would result in the demolition of two additional buildings not previously identified for demolition; these buildings include the Pharmacy Building and Tunnel/Viaduct. The General Hospital building, which has been largely vacant for decades, would remain and be adaptively reused.

- DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) ARE VACANT OR NOT FULLY USED, AND THE PERIOD ANY VACANT PORTIONS WERE VACATED.

  General Hospital is almost entirely vacant of uses on floors 3-19. The first and second floor contain the Wellness Center, which will be relocated. All buildings to be demolished are or will be vacated in the near future.

HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS? ☐ YES ☒ NO

IF IT HAS NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD IT WAS PARTIALLY OCCUPIED (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).

See above

IF FEASIBLE, LADWP MAY RELY ON EXISTING BILLING RECORDS TO ESTIMATE THE EXISTING WATER DEMAND FOR THE LAST FIVE YEARS. OTHERWISE, THEY WILL RELY ON THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TO ESTIMATE THE EXISTING WATER DEMAND.

PROVIDE THE FOLLOWING INFORMATION AS MUCH AS AVAILABLE, WHICH WILL BE USED TO VERIFY THE EXISTING BILLING RECORD:

- EXISTING SITE ADDRESSES: 1200 N. State Street, Los Angeles, CA 90033 (General Hospital)
  1237 N Mission Road, Los Angeles, CA 90033 (College of Nursing and Allied Health)
  1721 Griffin Avenue, Los Angeles, CA, 90031 (Mark Taper Foundation Family Advocacy Center)
  1739 Griffin Avenue, Los Angeles, CA 90031 (College of Nursing and Allied Health Building)
  1730 Griffin Avenue, Los Angeles, CA 90031 (Vacant Lot [Former Cancer Research Facility])
  1300 N. Mission Road, Los Angeles, CA 90033 (Building C Los Angeles General Medical Center Campus)
  1358 Eastlake Avenue, Los Angeles, CA 90033 (Paint Department Building)
  1014 Kingston Avenue, Los Angeles, CA 90033 (Parking Lot 9)
  2051 Marengo Street, Los Angeles, CA 90033 (Los Angeles General Medical Center)
  1174 N. State Street, Los Angeles, CA 90089 (Parking Lot 5)
  Zonal Avenue, Biggy Street, Los Angeles, CA 90033 (University of Southern California Health Sciences Campus)
  2024 Zonal Avenue, Los Angeles, CA 90089 (Medical Center Parking Structure)
  1774 A Zonal Avenue, Los Angeles, CA 90033 (Phase I Recuperative Care Village)
  1700 Zonal Avenue, Los Angeles, CA 90033 (Phases IV and V Recuperative Care Village)
  1102 N. Mission Road, Los Angeles, CA 90033 (Los Angeles County Department of Medical Examiner-Coroner)

1104 N. Mission Road, Los Angeles, CA 90033 (Los Angeles County Department of Medical Examiner-Coroner)
1100 N. Mission Road, Los Angeles, CA 90033 (Pharmacy Service Building)
1635 Marengo Street, Los Angeles, CA 90033 (Parking Lot)
1801 Marengo Street, Los Angeles, CA 90033 (Los Angeles Breathmobile Program)

- METER/SERVICE NUMBERS: Click or tap here to enter text.
- CUSTOMER NAME/NUMBER: Click or tap here to enter text.
- WHAT EXISTING USES DOES THIS METER COVER? Click or tap here to enter text.

PROPOSED PROJECT

PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).

The exact composition of the proposed (maximum) 3,200 residential units is not known at this time. This will be a Program-level SEIR evaluation looking at the "worst-case" within reason.

PROVIDE A DETAILED BREAKDOWN OF DIFFERENT TYPES OF COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES, ETC. (RETAIL, RESTAURANT, OFFICE, THEATRE/ASSEMBLY AREAS, ETC.), AND THE SQUARE FOOTAGE.

USE(S)	SQUARE FEET[a]
RESIDENTIAL	2,300,000
GENERAL OFFICE	400,000
MEDICAL OFFICE	735,300
RETAIL	320,000
HOSPITALITY	80,000
COMMUNITY BENEFITS	350,000
EDUCATION	110,000
WAREHOUSE	160,000
CLEAN TECH/ADVANCED INDUSTRIAL	200,000
HOSPITAL	400,000
PARKING	3,005,678

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREA FOR COMMERCIAL/HOTEL AMENITIES. (FITNESS ROOM, ASSEMBLY ROOMS)

This level of detail will not be available as part of the Master Plan and Program-level SEIR. The Proposed Project would provide up to 200 hotel rooms.

PROVIDE THE SURFACE AREA (LENGTH X WIDTH, DIAMETER, OR SQUARE FEET IF IRREGULARLY SHAPED) OF ANY PROPOSED SWIMMING POOL/HOT TUB THAT IS NOT PART OF A FITNESS CLUB.

For conservative purposes, the WSA should include a pool; however, exact dimensions (and whether indoor or outdoor) are not known in the Master Plan and Program-level SEIR at this time.

PROVIDE THE AREA OF PROPOSED PARKING FOR COVERED PARKING AND SURFACE PARKING SEPARATELY.

This level of detail may not be known as part of the Master Plan and Program-level SEIR The Proposed Project would include 3,005,678 square feet of parking consisting of 8,588 parking spaces.

LANDSCAPING

- PROVIDE THE HYDROZONE AREA (SF), AND THE PLANT FACTORS (PF) AND IRRIGATION EFFICIENCY (IE) FOR EACH HYDROZONE (REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 23. DIVISION 2. CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.)

- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.
  The Proposed Project would include approximately 350,000 square feet of landscaped areas (plaza, courtyards, streetscapes, and planting areas).

COOLING

- FOR PROJECTS CONTAINING COOLING TOWERS, PROVIDE THE CHILLER CAPACITY (IN TONS), AND THE HOURS OF OPERATION (X HOURS/DAY, X DAYS/WEEK, X WEEKS/YEAR, ETC.).
  Click or tap here to enter text.

- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.
  Click or tap here to enter text.

- IF THE PROPOSED PROJECT INCLUDES A BUILDING OR BUILDINGS WITH OVER 25 RESIDENTIAL FLOORS, HOW MUCH OF THE COOLING TOWER MAKE-UP WATER WILL BE SUPPLIED BY NON-POTABLE WATER?

  N/A – no buildings over 25 stories.

- WILL GREYWATER OR OTHER NON-POTABLE WATER BE USED FOR IRRIGATION OR THE COOLING TOWER?
  ☐ YES ☒ NO (This will be explored as a future potential option, but is not confirmed at this point in time)

  IF YES, PLEASE DESCRIBE THE SYSTEM AND AN ESTIMATE OF HOW MUCH NON-POTABLE WATER WILL BE USED.

PLEASE FILL IN THE TABLE BELOW WITH THE QUANTITY OF PLUMBING FIXTURES/APPLIANCES FOR THE PROPOSED PROJECT. DO NOT CHANGE THE CELLS THAT ALREADY SHOW "N/A". YOU NEED ONLY ENTER THE INFORMATION THAT APPLIES TO THE PROJECT. The SEIR will be a Program-Level document evaluated a Master Plan. This level of detail will not be available with certainty.

	RESIDENTIAL DWELLING UNIT	RESIDENTIAL COMMON AREA	RESTAURANT / BAR	RETAIL / COMMERCIAL	OFFICE	HOTEL ROOMS	HOTEL COMMON FACILITY
WATER CLOSETS	N/A					N/A	
URINALS	N/A					N/A	
LAVORATORY FAUCETS	N/A					N/A	
KITCHEN FAUCETS	N/A		Click or tap here to enter text.			N/A	
COMMERCIAL KITCHEN PRE-RINSE SPRAY FAUCETS	N/A					N/A	
SHOWERHEADS	N/A					N/A	
CLOTHES WASHER (RESIDENTIAL)							
CLOTHES WASHER (COMMERCIAL)							
DISHWASHER (RESIDENTIAL)				Click or tap here to enter text.			
DISHWASHER (COMMERCIAL)							

Figure 1 - Project Location

Source: Nearmap 2025.

From: Krystin Hence
To: Hwang, Jin
Cc: Allyson Dong; Kim, Theresa; Tcharssov, Andrei; Sophia Wang
Subject: [EXTERNAL] RE: Los Angeles County General Hospital Campus Community Plan - Scope Confirmation
Date: Tuesday, December 9, 2025 2:16:46 PM
Attachments: image001.png

Thank you, Jin.

Please accept this email as confirmation of the scope defined below.

department of economic opportunity
COUNTY OF LOS ANGELES

Krystin Hence
Assistant Director, Capital Development

Department of Economic Opportunity
County of Los Angeles

323-578-5389 | opportunity.lacounty.gov
510 S. Vermont Ave. 11th floor Los Angeles, 90020

From: Hwang, Jin <Jin.Hwang@ladwp.com>
Sent: Tuesday, December 9, 2025 2:15 PM
To: Krystin Hence <KHence@opportunity.lacounty.gov>
Cc: Allyson Dong <adong@webtaha.com>; Kim, Theresa <Theresa.Kim@ladwp.com>; Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com>; Sophia Wang <SWang@opportunity.lacounty.gov>
Subject: Los Angeles County General Hospital Campus Community Plan - Scope Confirmation

Hello, Ms. Krystin Hence.
We are in the process of completing the Water Supply Assessment (WSA) Board Package for the Los Angeles County General Hospital Campus Community Plan (Project). The Los Angeles Department of Water and Power (LADWP) requests that the Los Angeles County Department of Economic Opportunity (LAC DEO) confirm, by e-mail, the correct detailed scope (shown below) for the Project. Your scope confirming e-mail will be included as part of the WSA, and the confirmed scope will be used for estimating the water demand in the WSA.
LADWP received the WSA Request Letter for the proposed Project on November 6, 2025. The scope considered in LADWP's water demand estimate, as received in the WSA Request Letter and from the Applicant team, is as follows:

Proposed:

Proposed Use[1]	Quantity
Residential Units:	

Residential Multi-Family	3,200 du (2,300,000 sf)
Commercial and Industrial:	
General Office	400,000 sf
Medical Office	735,300 sf
Retail	320,000 sf
Hospitality	200 room (80,000 sf)
Community Benefits	350,000 sf
Education	1,222 student (110,000 sf)
Warehouse	160,000 sf
Clean Tech/Advanced Industrial	200,000 sf
Hospital	450 bed (400,000 sf)
Landscaping:	350,000 sf
Parking:	3,005,678 sf

du = dwelling unit sf = square feet

Notes

1. Proposed uses that do not have a water demand are not shown.

The Project is consistent with the demographic projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments for the City of Los Angeles.

If the above listed scope is accurate and consistent with the proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.

Thank you.

Jin Hwang
Civil Engineering Associate
Los Angeles Department of Water and Power
Water Resources Division/ Resources Development & Supply Assessment
111 N. Hope St. Room 308
Los Angeles, CA 90012
213-367-4845

Please note that every other Friday is my day off.

LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS COMMUNITY PLAN WSA APPENDIX B

Appendix B

Voluntary Water Conservation Measures for
the Los Angeles County General Hospital Campus Community Plan Letter

department of economic opportunity
COUNTY OF LOS ANGELES

GET IN TOUCH

510 S. Vermont Avenue
Los Angeles, CA 90020
opportunity.lacounty.gov
deo@opportunity.lacounty.gov
844-777-2059

America's Job Centers:
(888) 226-6300
Office of Small Business:
(800) 432-4900

December 9, 2025

Anselmo G. Collins
Senior Assistant General Manager for Water System
Los Angeles Department of Water & Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012-5701

Re: VOLUNTARY WATER CONSERVATION MEASURES FOR THE LOS ANGELES COUNTY GENERAL HOSPITAL CAMPUS COMMUNITY PLAN (State Clearinghouse No. 2014051061)

Dear Mr. Collins:

The Los Angeles County Department of Economic Opportunity (Applicant) in coordination with Centennial GH Partners, LLC (Developer) proposes to develop the Los Angeles County General Hospital Campus Community Plan (Project). The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, the Applicant will consider the implementation of the following water conservation measures in addition to those required by codes and ordinances for the entire Project to reduce the Project's water demand:

Fixtures

The Applicant is willing to further research and evaluate additional water-efficient fixture options and conservation methods throughout the design process that may offer improved performance beyond baseline code requirements. This includes:

- commercial and residential clothes washers
- dishwashers
- high-efficiency toilets
- low-flow showerheads and urinals

Landscape and irrigation

The Applicant is committed to incorporating water-efficient landscape and irrigation strategies, and green infrastructure strategies where applicable. The Applicant is willing to further research the following:

- California Friendly® or native planting palettes
- drip or subsurface irrigation
- micro-spray
- proper hydro-zoning
- rain and stormwater capture and retention systems
- Building Management System (BMS)
- high ratios of impervious surfaces
- bioswales and modular cellular systems
- graywater recycling and reuse

Pool

The Applicant is committed to researching and evaluating appropriate water-efficient measures for pools and water features, including:

- use of metering and leak-detection systems
- splash troughs
- potential reuse of backwash water for irrigation

Should you have any questions, please contact me at khence@opportunity.lacounty.gov.

Sincerely,

Krystin Hence (Dec 9, 2025 08:35:25 PST)

Krystin Hence
Assistant Director, Capital Development
County of Los Angeles Department of Economic Opportunity

Appendix C

Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No, 786656

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES,

Plaintiff,

vs.

CITY OF SAN FERNANDO, ET AL.

Defendants.

No. 650079

JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments to inter-basin ground water flow whereby there is created separate underground reservoirs. Each of said basins contains a common source of water supply to parties extracting ground water from each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle Rock Basin to San Fernando Basin is relatively small, and on the average has been approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and hydrologic differences, one from the other, and each meets the hydrologic definition of "basin". The extractions of water in the respective basins affect the other water users within that basin but do not significantly or materially affect the ground water levels in any of the other basins. The underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one another and of the San Fernando Basin.

4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in acre feet, of the three largest basins for the year 1964-65 was as follows:

Basin	Safe Yield	Native Safe Yield
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles. There is no measurable native safe yield.

4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground water within ULARA are separate and distinct as within each of the several ground water basins within said watershed.

4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying hydrologic conditions, which result in different legal consequences.

4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

LAGERLOF, SENICAL, DRESCHER & SWIFT
301 North Lake Avenue, 10th Floor
Pasadena, California 91101
(818) 793-9400 or (213) 385-4345

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT, etc., Plaintiff, v. CHARLES E. ADAMS, et al., Defendants. CITY OF LAKEWOOD, a municipal corporation, Cross-Complaint, v. CHARLES E. ADAMS, et al., Cross-Defendants.	No. 786,656 SECOND AMENDED JUDGMENT (Declaring and establishing water rights in Central Basin and enjoining extractions therefrom in excess of specified quantities.)

The above-entitled matter duly and regularly came on for trial in Department 73 of the above-entitled Court (having been transferred thereto from Department 75 by order of the presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17, 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

of the close of the water year ending September 30, 1978 in accordance with the Watermaster Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into account additions or subtractions from any Allowed Pumping Allocation of a producer for the 1978-79 water year, nor other adjustments not representing change in fee title to water rights, such as leases of water rights, nor does it include the names of lessees of landowners where the lessees are exercising the water rights. The exercise of all water rights is subject, however, to the provisions of this Judgment is hereinafter contained. All of said rights are of the same legal force and effect and are without priority with reference to each other. Each party whose name is hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose name there appears under the column "Total Water Right" the figure "0" owns no rights to extract any ground water from Central Basin, and has no right to extract any ground water from Central Basin.

(b) Defendant The City of Los Angeles is the owner of the right to extract fifteen thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant Department of Water and Power of the City of Los Angeles has no right to extract ground water from Central Basin except insofar as it has the right, power, duty or obligation on behalf of defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this judgment hereafter contained, including but not limited to, sharing with other parties in any subsequent decreases or increases in the quantity of extractions permitted from Central Basin, pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre feet bears to the Allowed Pumping Allocations of the other parties.

(c) No party to this action is the owner of or has any right to extract ground water from Central Basin except as herein affirmatively determined.

2. Parties Enjoined as Regards Quantities of Extractions.