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November 29, 2021

## **VIA ELECTRONIC MAIL**

City Council  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012  
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[CityClerk@lacity.org](mailto:CityClerk@lacity.org)

**Re: 2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard, 2106 -2116  
S. Canal Street, and 319 E. South Venice Boulevard; VTT-82288; CPC-2018-7344-  
GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP; ENV-2018-6667-SE**

Dear Council President Martinez and Councilmembers:

This firm represents Venice Vision with regard to the development project Reese Davidson Community. Venice Vision has cited to a variety of reference materials in the letters submitted to the City thus far. This letter is intended to provide the City with copies of the referenced documents cited to in previous correspondence to ensure that they are made part of the Administrative Record.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", written in a cursive style.

Jamie T. Hall







## **Exhibit 27 (F)**



FIGURE 12-1.

# Significant Ecological Areas Identified in the North Valley APC

## Legend

-  Significant Ecological & Coastal Resource Areas
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Highways
-  Selected
-  City of Los



1 inch = 17,500 feet 1:210,000



Map Projection:  
NAD83 State Plane California Zone 5  
Vertical Datum: NAVD88

Data Sources:  
City of Los Angeles,  
Esri, FEMA

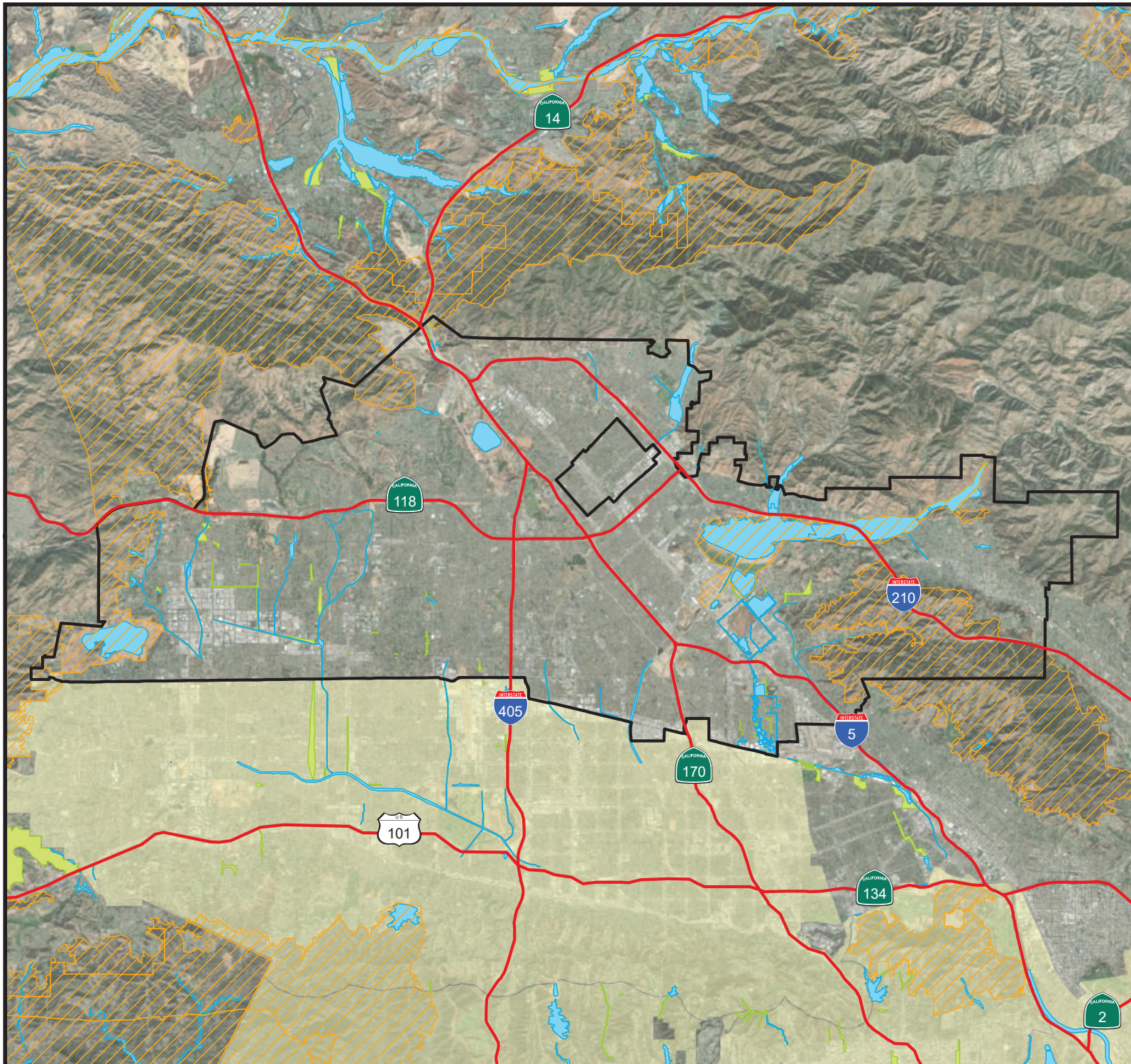




FIGURE 12-2.

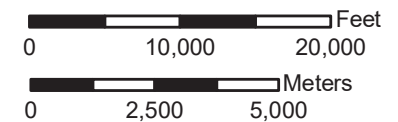
## Significant Ecological Areas Identified in the South Valley APC

### Legend

- Significant Ecological & Coastal Resource Areas
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Highways
- Selected
- City of Los



1 inch = 14,000 feet 1:168,000



Map Projection:  
NAD83 State Plane California Zone 5  
Vertical Datum: NAVD88

Data Sources:  
City of Los Angeles,  
Esri, FEMA



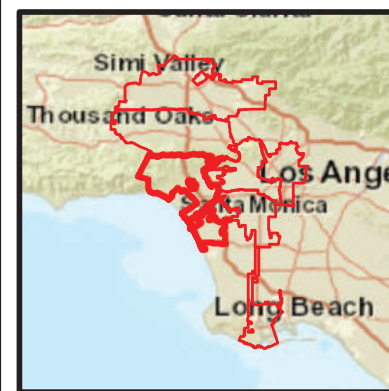


FIGURE 12-2.

## Significant Ecological Areas Identified in the West Los Angeles APC

### Legend

- Significant Ecological & Coastal Resource Areas
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Highways
- Selected
- City of Los



1 inch = 11,300 feet 1:135,600

0 8,000 16,000 Feet

0 2,050 4,100 Meters

Map Projection:  
NAD83 State Plane California Zone 5  
Vertical Datum: NAVD88

Data Sources:  
City of Los Angeles,  
Esri, FEMA





FIGURE 12-4.

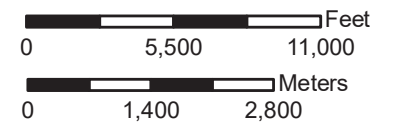
## Significant Ecological Areas Identified in the Central APC

### Legend

- Significant Ecological & Coastal Resource Areas
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Highways
- Selected
- City of Los



1 inch = 7,900 feet 1:94,800



Map Projection:  
NAD83 State Plane California Zone 5  
Vertical Datum: NAVD88

Data Sources:  
City of Los Angeles,  
Esri, FEMA





FIGURE 12-5.

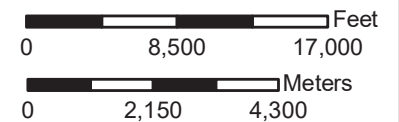
## Significant Ecological Areas Identified in the Harbor APC

### Legend

- Significant Ecological & Coastal Resource Areas
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Highways
- Selected
- City of Los



1 inch = 11,900 feet 1:142,800



Map Projection:  
NAD83 State Plane California Zone 5  
Vertical Datum: NAVD88

Data Sources:  
City of Los Angeles,  
Esri, FEMA



## 12.5 ENHANCED WATERSHED MANAGEMENT PLANS

Municipalities, non-governmental organizations and community stakeholders throughout the County of Los Angeles are working collaboratively to develop Enhanced Watershed Management Plans for each of the county's five watersheds: Ballona Creek, Dominguez Channel, Marina Del Rey, Santa Monica Bay and Upper Los Angeles River. The objectives of the Enhanced Watershed Management Plans (or EWMPs) are to comply with water quality mandates, improve the quality of our rivers, creeks and beaches, and address current and future regional water supply issues.

Each of the five watersheds has a Watershed Management Group that meets on a regular basis. The goal of each Watershed Management Group is to develop an EWMP for their specific watershed. Each EWMP will identify current and future multi-benefit projects that will improve water quality, promote water conservation, enhance recreational opportunities, manage flood risk, improve local aesthetics, and support public education opportunities. Each EWMP will include water quality priorities, watershed control measures, reasonable assurance analysis, the scheduling of projects and the monitoring, assessment and adaptive management of projects.

Enhanced Watershed Management Plans for each of the five watersheds must be developed and submitted to the Los Angeles Regional Water Quality Control Board by June 28, 2015. The outcomes of the EWMP are as follows:

- Prioritization of water quality issues
- Identification of control measures
- Emphasis on Regional EWMP Projects
- Scheduling for implementation
- Estimates of costs
- Process to adapt based on monitoring data and experience gained

### 12.5.1 Green Infrastructure

Green infrastructure projects will have a substantial role in the EWMPs (see Figure 12-6). Green infrastructure projects are defined as new designs for streets, sidewalks or other paved areas that, when replaced utilizing permeable materials and drought tolerant plants, will capture, clean and/or infiltrate rain water. Converting Los Angeles' paved areas from gray to green will reap the following benefits:

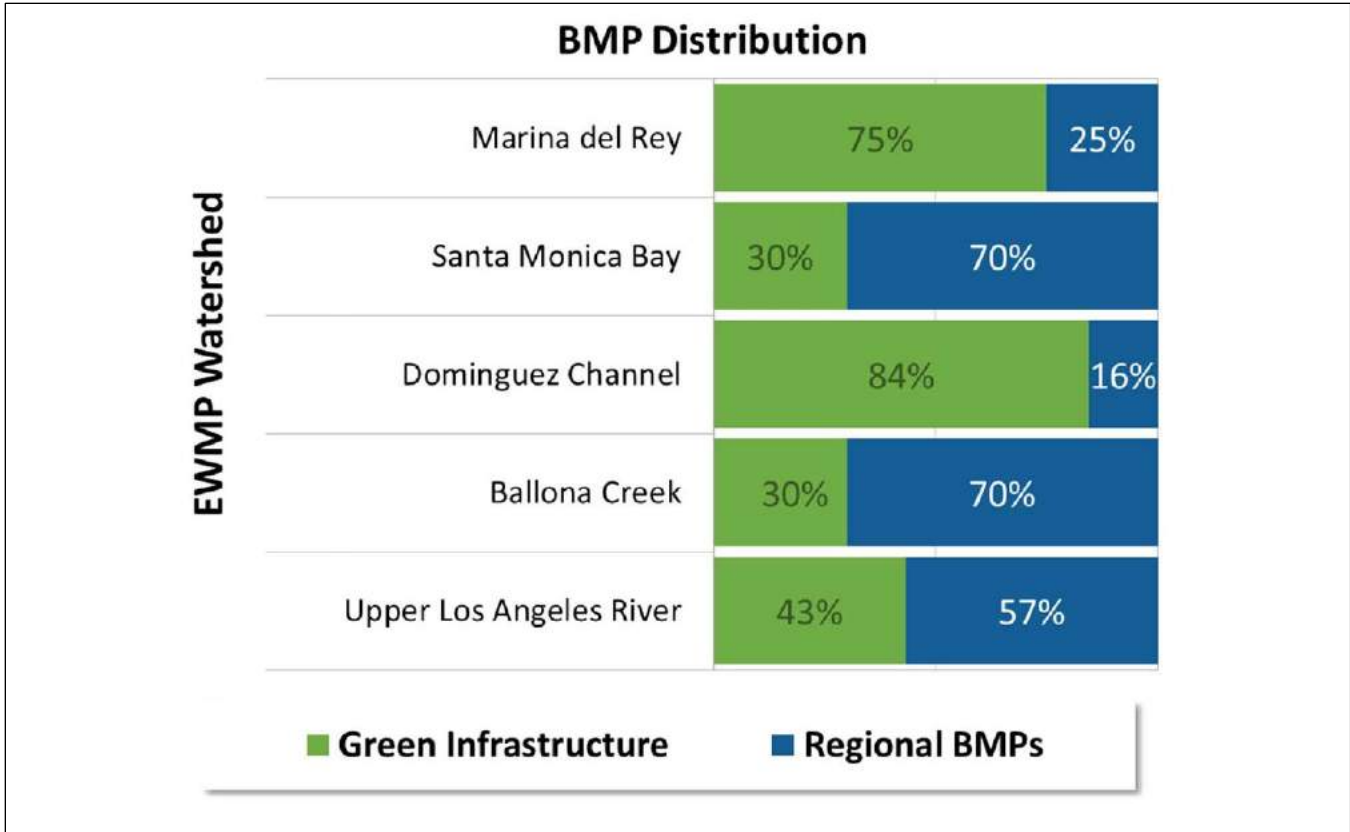
- Cleaner rivers, creeks, lakes and beaches
- Recharged groundwater supplies
- Increased vegetation cools communities
- Designs beautify neighborhoods

### 12.5.2 Low Impact development

Low impact development (LID) is a leading stormwater management strategy that seeks to mitigate the impacts of runoff and stormwater pollution as close to its source as possible. Urban runoff discharged from municipal storm drain systems is one of the principal causes of water quality impacts in most urban areas. It can contain pollutants such as trash and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals that can negatively affect the ocean, rivers, plant and animal life, and public health.

LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. These LID practices can effectively remove nutrients, bacteria, and metals while reducing the volume and intensity of stormwater flows during an average storm.





**Figure 12-6. EWMP Best Management Practices Distribution**

The City of Los Angeles’ LID Ordinance became effective in May 2012. The LID Ordinance amended the previous Standard Urban Stormwater Mitigation Plan requirements (in effect since 2002) by incorporating LID practices and principles and expanding the categories of development that the ordinance applies to. Under the LID Ordinance, all development or redevelopment 500 square feet or more in size is required to capture and manage 100 percent of the first three-quarter-inch storm event onsite by implementing onsite infiltration, capture and use, and biofiltration/bio-treatment best management practices to the maximum extent feasible. Project applicants are required to incorporate stormwater mitigation measures into their design plans and submit the plans to the City for review and approval (see Figure 12-7)

The LID Ordinance applies only to specified kinds of development on private property, but LID techniques also will be incorporated in EWMP actions. Together, LID techniques implemented on private property under the LID Ordinance and implemented elsewhere through the EWMP projects have the potential to greatly mitigate the impacts of stormwater runoff throughout the City.

**12.6 PLAN INTEGRATION**

To ensure full integration of the natural beneficial functions plans, the action plan of the FMP2020 includes actions that involve coordination of actions identified in the Los Angeles River Revitalization Master Plan and the Conservation Element of the City of Los Angeles General Plan. There is a significant overlap in the goals and objectives of all three of these plans, and coordinating their implementation will help to ensure the success of all three. The plan maintenance strategy identified in Chapter 15 will enhance the City’s abilities to coordinate these plans.



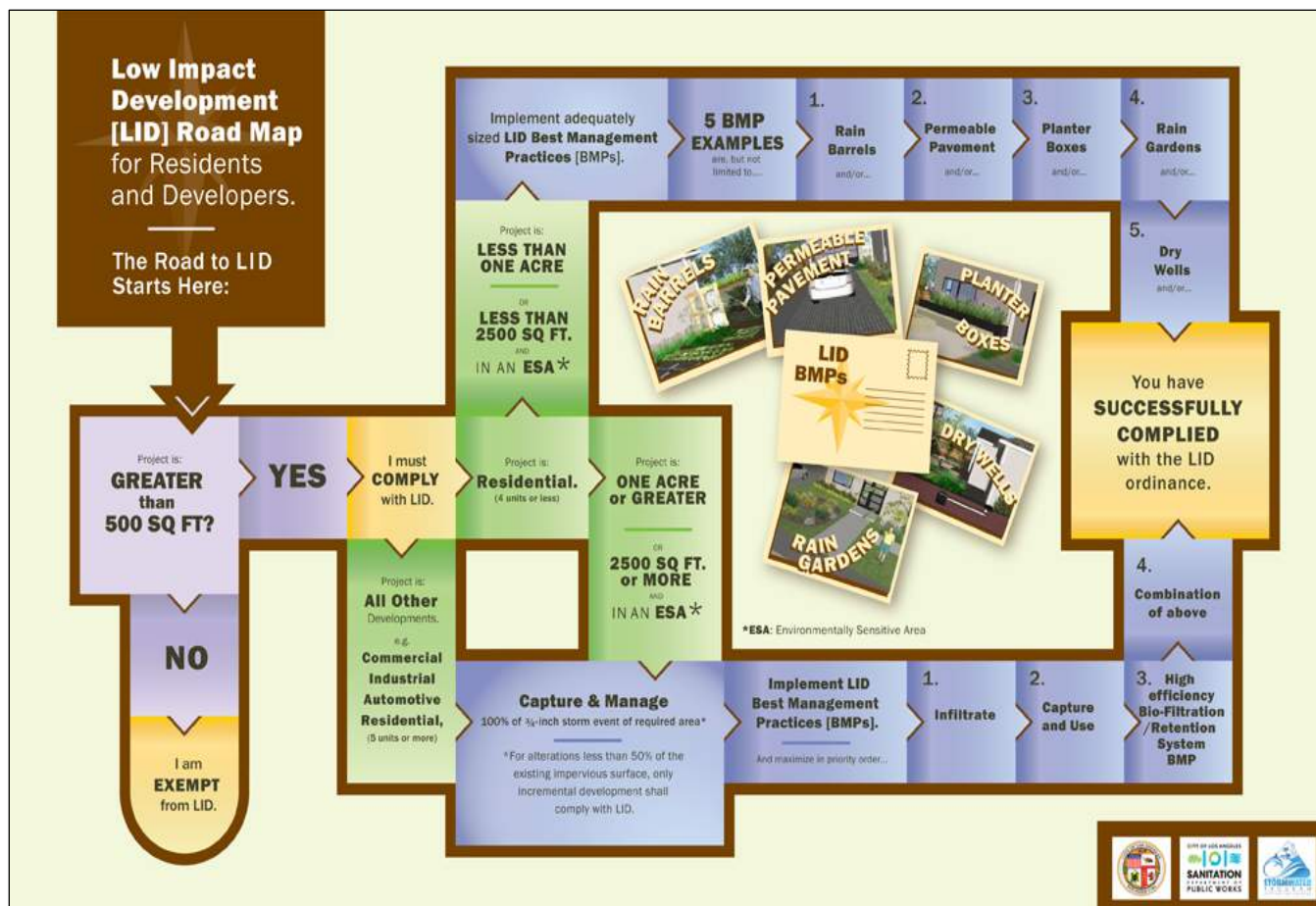


Figure 12-7. Low Impact Development Road Map



