

Exhibit K

This page intentionally left blank.

MEMORANDUM

DATE: September 13, 2022 **Project No. 4409**
TO: Fionna Jensen, Associate Planner, Monterey County
FROM: Richard Weber, PE, LS, QSD
Cc: Jeff Nohr, Avila Construction
SUBJECT: Susan Street Agricultural Employee Housing, PLN#210152

Per your request, this Memorandum acknowledges receipt of a corrected elevation of 35.4' NAVD88 for the modeled 100-year composite flood scenario from the Pajaro Regional Flood Management Agency¹. This is a correction to the elevation previously provided by the Agency.

The proposed Finished Floor Elevation of 35.5', as shown on the Civil Engineering Drawings prepared by our office and dated 7/122, meets Monterey County requirements for floodplain development. For your convenience, we have copied, below, the pertinent sections from the Monterey County Code.

MCC 16.16.020, Definitions: "Base Flood Elevation (BFE)" means the elevation shown on the Flood Insurance Rate Map for Zones AE, AH, and VE that indicates the water surface elevation resulting from a flood that has a one-percent chance of being equaled or exceeded in any given year.

MCC 16.16.030, Paragraphs A: Lands to Which this Chapter Applies. This chapter shall apply to all Special Flood Hazard Areas (100-year floodplain) within the jurisdiction of Monterey County, as identified on Flood Insurance Rate Maps, and areas within two hundred (200) feet of a river or within fifty (50) feet of a watercourse.

MCC 16.16.030, Paragraphs B: Basis for Establishing the Special Flood Hazard Areas. The Special Flood Hazard Areas identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in a scientific and engineering report entitled "The Flood Insurance Study for the County of Monterey" dated January 30, 1984 (revised September 27, 1991), and in the accompanying Flood Insurance Rate Map (FIRM), together with all subsequent amendments and revisions, are hereby adopted by reference and declared to be a part of this Chapter. The Flood Insurance Study and maps are on file at the Monterey County Water Resources Agency and Resource Management Agency Planning Department offices in Salinas, California. The Special Flood Hazard Areas identified by the above study and maps constitute the minimum area subject to this Chapter.

¹ email, Mark Strudley to Nathaniel Milam, September 9, 2022; attached to this memo

Susan Street Agricultural Employee Housing, PLN#210152

These areas may be expanded and new areas may be added pursuant to studies initiated by the Monterey County Water Resources Agency, approved by the Board of Supervisors, and approved by FEMA in accordance with established FEMA procedures, or otherwise as provided by FEMA.

MCC 16.16.050 Paragraph C.2.: *New construction and substantial improvement of any structure in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least one (1) foot higher than the depth number specified in feet on the FIRM, or at least two (2) feet if no depth number is specified.*

The FEMA Flood Insurance Rate Map designation for the parcel (Zone AO, 1 foot depth) results in a minimum Finished Floor Elevation for each building as given in Table 1, below. As shown, the proposed Finished Floor Elevation of 35.5' is higher than the minimum required, therefore the four proposed buildings satisfy County floodplain development requirements.

The proposed Finished Floor Elevation of 35.5' is also 0.1' higher than the corrected modeled flood elevation provided by the Pajaro Regional Flood Management Agency.

Table 1. Comparison of Required and Proposed Finished Floor Elevations

Building	Highest Existing Grade (NAVD88)	Lowest Allowable Finished Floor Elev (NAVD88)	Proposed Finished Floor Elev (NAVD88)
A	31.0'	33.0'	35.5'
B	31.2'	33.2'	
C	30.7'	32.7'	
D	30.6'	32.6'	

Richard P. Weber
Principal, Whitson Engineers



9/13/2022
date

Nathaniel Milam

From: Mark Strudley <Mark.Strudley@santacruzcounty.us>
Sent: Friday, September 9, 2022 1:31 PM
To: Nathaniel Milam
Cc: Kathryn Avila; Mike Avila; Richard Weber; Jeffrey Nohr; Mike Rossiter
Subject: RE: Pajaro Development - Floodplain Inundation mapping
Attachments: Gonda Street 100-Year WSE.pdf

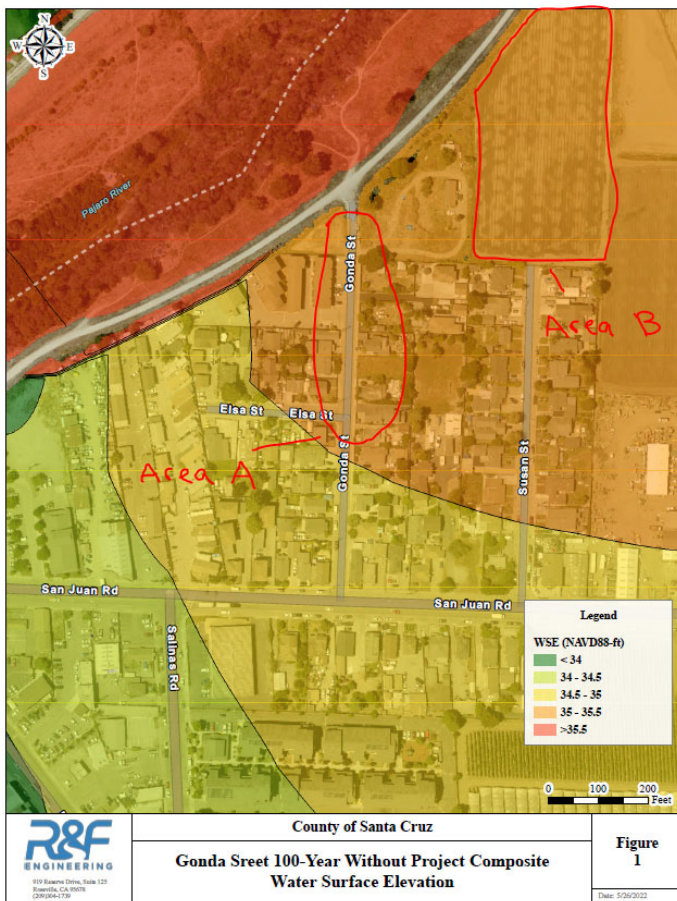
Nathaniel,

We looked into it further and, in short, we should have referenced a WSEL of 35.4 ft, and not 34.4 ft.

I apologize for the oversight; let me know what I can do to clear things up.

The figure below and attached figure shows the 2 areas in question.

- ... 100yr composite WSEL for the Gonda Street area ("Area A") is 35.0 – 35.3 ft NAVD88
- ... 100yr composite WSEL for the Avila parcel to the east ("Area B") is 35.3 – 35.4 ft NAVD88



Mark Strudley, Ph.D

Executive Director (Interim)
Pajaro Regional Flood Management Agency
Flood Control Division Manager
Santa Cruz County Department of Public Works
Santa Cruz County Flood Control and Water Conservation District, Zone No. 7



This page intentionally left blank