

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
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W12a

ADDENDUM

February 6, 2023

TO: Coastal Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W12a, APPEAL NO. A-4-STB-22-0028 (VAN WINGERDEN) FOR THE COMMISSION MEETING OF WEDNESDAY, FEBRUARY 8, 2023**

I. CORRESPONDENCE RECEIVED

The purpose of this addendum is to attach three letters of correspondence received from members of the public in support of the subject appeal and expressing concern regarding the approved project. The letters are available in the Correspondence packet for this item. The issues raised in the correspondence are addressed in the findings of the staff report. However, two of the letters address an additional issue regarding flooding and how a 100 foot buffer in this case is needed not only to protect the creek habitat area, but is also important since Arroyo Paredon Creek can flood its banks. In response, Commission staff would note that the western portion of the property is located in the County's Flood Hazard Area Overlay which corresponds with the Federal Emergency Management Agency (FEMA) flood risk map. As part of the CDP, the County's Department of Public Works – Water Resources Division reviewed the proposed project and found it consistent with the flood hazard setback standards, which require that structures be set back 50 feet from the creek top-of-bank.