

## ***Exhibit A***



### **SCOPE OF WORK December 2, 2021**

#### **Falcon Point Associates, LLC Creekwood CLOMR**

WEST Consultants, Inc. (WEST) has prepared this scope of work at the request of Steven J. LaFranchi and Associates (SJLA) on behalf of Falcon Point Associates, LLC (c/o DRG Builders) to prepare and submit a Conditional Letter of Map Revision (CLOMR) request to the Federal Emergency Management Agency (FEMA) to revise the floodplain mapping along Adobe Creek due to the proposed Creekwood development, which includes a pedestrian bridge over Adobe Creek. WEST anticipates the reach of the CLOMR will extend from the Petaluma River vicinity to a point just upstream of Ely Boulevard South at the base flood elevation (BFE) of approximately 53 feet (NAVD 88). Specific tasks to be completed are described below.

#### **Task 1 CLOMR Modeling**

The hydraulic analyses will consist of updating the recently developed WEST HEC-RAS model prepared for the DRG Creekwood development. Using HEC-RAS 2D version 6.1, WEST will update channel data to improve upon the 2014 LiDAR product where necessary by incorporating cross section survey data prepared by Black and Veatch (as was used in the WEST 2012 FEMA submittal). Preparation of effective, duplicate effective, and corrected effective models is not anticipated to be required for this evaluation. WEST will provide pre- and post-project conditions models based upon HEC-RAS 2D rather than xpstorm. WEST will run and analyze multiple storms that are currently included in the effective FEMA profile for Adobe Creek including the 10-, 50-, 100-, and 500-year events. The hydrology submitted in the 2012 FEMA project, which is the basis of the effective FEMA mapping along Adobe Creek, will be used for this modeling effort. Preparation of a floodway along Adobe Creek is not considered necessary and is excluded from the scope of work.

Existing conditions (pre-project) and proposed conditions (post-project) HEC-RAS 2D models will be prepared to provide a basis of comparison for the project impacts. For the 500-year event, WEST anticipates overbank flooding similar to that shown in the effective mapping. Model adjustments/refinements such as additional breaklines, revised boundary conditions, etc. may be needed based on the overbank flow flooding extents. WEST will also complete sensitivity analyses for the 100-year event for the model time step, grid size, and Manning's  $n$  values in order to provide a conservative flooding result to FEMA. Calibration/verification model runs of any other kind are excluded from the scope of work. Following the sensitivity analyses, the final model runs will be conducted, and the tie-in at BFE 53 will be confirmed (or the model extended to an appropriate tie-in further upstream or to the upstream limit of the effective mapping).

#### **Task 2 CLOMR Report and Graphics**

WEST will prepare a summary report (PDF submittal assumed) summarizing the model development, bridge/culvert data, and the sensitivity analysis conducted. A floodplain workmap will be prepared along with revised profile graphics and an annotated FIRM exhibit.

### **Task 3            Submittal and Coordination**

WEST will submit the CLOMR application package electronically to FEMA after obtaining City of Petaluma concurrence. The current FEMA fee of \$6500 for CLOMR online submittals is included in the cost estimate. Follow up with the City and/or FEMA is included. Although not anticipated, FEMA comments requiring significant changes to the modeling would be considered additional services.

Meetings with the City to discuss the development implications of the CLOMR are not included but could be added as additional services. The CLOMR submittal will require proof of compliance with the Endangered Species Act (ESA) illustrating that no “taking” of endangered species is occurring due to the project as described in the CLOMR instructions. WEST assumes that ESA compliance documentation will be provided by Falcon Point Associates, LLC.

### **Schedule**

We expect that it will take approximately 10 to 14 weeks from the notice to proceed and completion of the “Creekwood RAS (including bridge)” scope of work by WEST to complete the draft CLOMR submittal package. After concurrence is received from the City and the data is uploaded for FEMA’s review, we anticipate 3 to 6 months for FEMA’s review to be completed. The final CLOMR documentation and mapping would be provided by FEMA after any comments are resolved.