

STONY POINT FLATS

2268 Stony Point Road, Santa Rosa, CA

RE: MEMO REGARDING PROJECTS CURRENT ANALYSIS OF THE EXISTING 100-YEAR FLOODPLAIN MAPPING

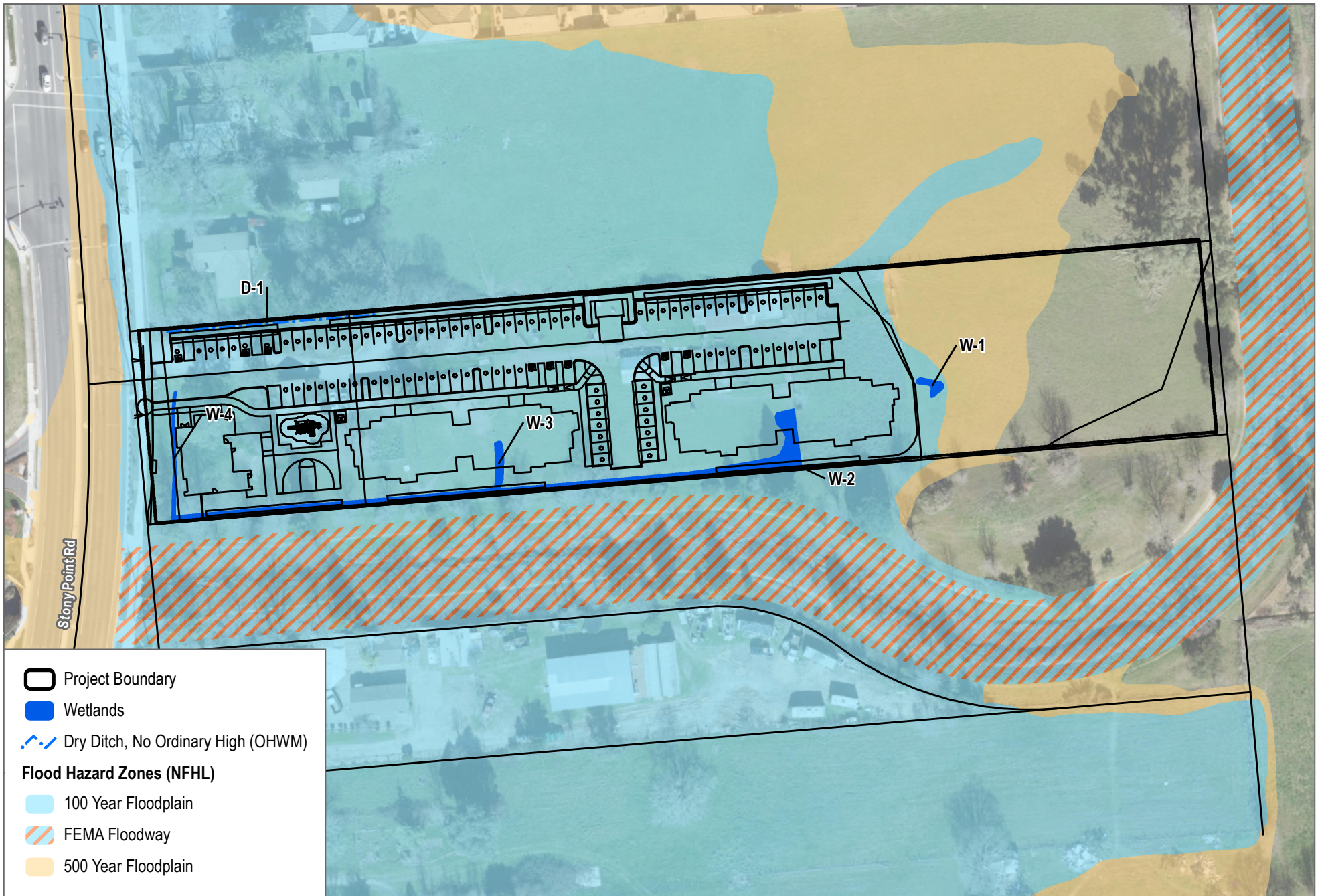
To Whom It May Concern:

The Stony Point Flats project site elevation is currently shown on the FEMA flood map to be below the elevation of the 100-year floodplain. Throughout the design process, the development team has accounted for this in the project's design. Currently, the grading plan intends to import new soil to the site to raise the finished floor elevations of the completed project so that they sit above the floodplain level in accordance with the development design standard.

As the development team has continued the hydraulic engineering analysis for the site, it has recently been brought to the team's attention that during the recent improvements made to Stony Point Road, an additional culvert was added to the Roseland Creek crossing. The additional capacity added to Roseland Creek with the addition of the new culvert appears to have lowered the 100-year floodplain elevation to a level that would be contained within the channelized waterway of the creek.

Our hydraulic engineer, Schaaf & Wheeler, has been in contact with city staff in exploration of this new finding and has been granted permission to use the maps and calculations of the 3rd party engineering firm engaged by the City of Santa Rosa in connection with the Stony Point Road project. If the new findings are confirmed, the Stony Point Flats project team will file a Letter of Map Revision (LOMR) with FEMA on behalf of the City of Santa Rosa which would remove the project site (in addition to surrounding parcels) from the FEMA flood map's 100-year floodplain designation. The revised FEMA mapping would then remove the project's need to import fill and raise the elevation of the project site.

The development team will continue to keep city planning staff up to date as this process unfolds, as well as the continuous inclusion of city engineering staff in the filing of the FEMA LOMR application.



SOURCE: ESRI and Digital Globe 2021, Open Street Map 2021, FEMA 2021

FIGURE 10
 Aquatic Resource Impacts and Floodplain
 Stony Point Flats Project