Attachment: A - Applicant Exhibits (1295: Madonna on LOR Specific Plan Initiation)

- Retain natural Slopes over 21% (Where feasible)
- Park Historic Buildings (3) (Approximate Relocated Location)
- Roon Creek with 25' to 35' setback (Realigned Creek)
- Slopes over 21%
- Drainages and Wetlands
- Native Vegetation
- Rock Outcrops
- Archeological Sites
- Drainages and Wetlands with 20' Setback
- Approximate Road Crossing over 21% Slopes and/or Drainages & Wetlands
- Future Proposed Buildings (Approx. Floor Elevation 206)
- Existing Church (Approx. Floor Elevation 203)
- Bog Thistle Plants with 50' setback
- Future Proposed Buildings (Approx. Floor Elevation 210)
- Modify Existing Basin (Remove Fore Bay)
- Calle Joaquin (Existing)
- Southern Wetland Adjusted boundary (2015 mapping)

Notes:
1. Future proposed building floor elevations are estimated based upon topographic site survey data.
2. Bush grass mitigation to occur on and off site. (Mitigation areas are not yet identified)

FROGM/EL VILLAGGIO SPECIFIC PLAN  | April 2016 Pre-Application Basis for Design Studies
Legend:
- Approx Elevation 150 to 200
- Approx Elevation 200 to 250
- Approx Elevation 250 to 300
- Approx Elevation 300 to 350

Notes:
1. Topography compiled from Froom Ranch Topographic Survey, City of San Luis Obispo 2 meter contours, and USGS Topography Maps.
2. Map compiled from Froom Ranch Topographic Survey, Aerial Data, and Hillside Planning Areas (Figure 7 of LUCE).
Open Space Areas are located to protect the sites sensitive areas, including but not limited to:
- Slopes over 21%
- Drainages and Wetlands
- Native Vegetation (including the Chorro Creek Bog Thistle)
- Rock Outcrops
- Archeological Sites

In addition to the open space areas shown, public parkland will be provided.
MEMORANDUM

Date: February 26, 2015
To: Victor Montgomery
From: William Strand
Organization: RRM Design Group
Title: Manager of Engineering
Project Name: Froom Ranch Specific Plan (Il Villaggio)
Topic: Froom Ranch Specific Plan (Il Villaggio) Stormwater

Project Number: 1014012

Location and Existing Conditions
The Froom Ranch Specific Plan (Il Villaggio) project is located in the city of San Luis Obispo, California on the west side of Los Osos Valley Road and approximately 600 feet northwest of Highway 101. The project boundary is approximately 111 acres with approximately 76 acres proposed to be developed. The site is underlain by soils with high clay content which are poorly suited for infiltration [5]. The site is mainly undeveloped and used as range land with approximately 4 existing buildings and dirt roads at the northern end of the site. An existing drainage channel (Q100 = 102 cfs) runs south along Los Osos Valley Road conveying runoff from upstream development through the property [1]. Froom Creek also flows through the site along the northwestern and southeastern boundaries and has a 100-year flow rate of 1,066 cfs [2]. Approximately 28 acres (37%) of the project area lies within the FEMA 100-year floodplain (Zone A). The site has two existing stormwater basins that receive runoff from the adjacent Home Depot and Irish Hills commercial sites. The basin serving the Home Depot development was sized to retain a water quality volume equal to the 95th percentile capture volume of 1.27 ac-ft. The detention basin serving the Irish Hills shopping center has a capacity of 2.03 ac-ft. (sized per County of San Luis Obispo Standards to detain the 50-year storm while discharging at the 2-year storm flow rate).

Proposed Development
Proposed improvements include the construction of approximately 55 acres of single family, multi-family, and assisted living and 21 acres of commercial developments. Existing drainage patterns along Los Osos Valley Road, and Froom Creek will be maintained. Froom Creek will be slightly re-aligned and modified to contain the 100-year storm event; however, the channel will still release at the historical point of discharge. A channel with a capacity of 102 cfs will be constructed to convey flows parallel to Los Osos Valley Road. Above and below ground stormwater basins will be constructed to provide storage for the existing 1.27 ac-ft. Home Depot basin and 2.03 ac-ft. Irish Hills basin. Culverts and channels will be designed to provide capacity for flows from the 100-year storm event. No upgrades to culverts at Highway 101 are proposed.

Stormwater Requirements
Stormwater requirements are listed in the Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. The proposed improvements to the Froom Ranch property will require compliance with Runoff Retention and Peak Management. The design of this project will be driven by the Runoff Retention requirement since this volume is greater than the Peak Management Volume.
Runoff Retention
Most of the proposed project area lies within Watershed Management Zone 1—requiring capture of the 95th percentile storm event without runoff for water quality [3]. The 95th percentile storm depth is 2.0 inches. Since harvesting/reuse and infiltration are infeasible, retention volumes shall be multiplied by 1.2. The total required runoff retention volume is 10.91 acre-ft.

<table>
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Total 75.66 10.91

Peak Management
Post-development peak flows discharged from the site shall not exceed pre-project peak flows for the 2- through 10-year storm events (respective depths of 2.00" and 4.51") [4]. The required Peak Management volume is 7.71 acre-ft.

<table>
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<tr>
<th>Sub-Basin #</th>
<th>Pre-Dev. Runoff Coeff</th>
<th>Proposed Landuse</th>
<th>Post-Dev. Runoff Coeff.</th>
<th>Dev. Area (acre s)</th>
<th>2-Year, 24 Hr Depth (in.)</th>
<th>10-Year, 24 Hr Depth (in.)</th>
<th>2-Year Peak Management Volume (ac-ft)</th>
<th>10-Year Peak Management Volume (ac-ft)</th>
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<tr>
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<td>0.45</td>
<td>Commercial</td>
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Total 75.66 7.71

Existing On-site Retention Ponds

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<th>Sub-Basin</th>
<th>Pre-Dev. Runoff Coeff.</th>
<th>Landuse</th>
<th>Post-Dev. Runoff Coeff.</th>
<th>Dev. Area (acres)</th>
<th>95th Percentile Depth (inches)</th>
<th>Detention Basin (Q-50 – Q-2) ac-ft.</th>
<th>95th Percentile Capture Vol. (ac-ft)</th>
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<td>Home Depot</td>
<td>0.45</td>
<td>Commercial</td>
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<td>--</td>
<td>1.27</td>
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<td>Irish Hills</td>
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<td>Commercial</td>
<td>0.75</td>
<td>18.62</td>
<td>2.0</td>
<td>2.03</td>
<td>2.33</td>
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Notes:
1. Per pg. V-6, Eagle Hardware EIR 10-1-2014

3. Per Section B.4 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region

4. Per Section B.5 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region

5. Per USGS Web Soil Survey
Froom Ranch Specific Plan
VISUAL SIMULATIONS

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 2.1 - Existing

View from Dalidio Property

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 2.3 - Proposed with 150' Contour

Approximate 150 ft Elevation

View from Dalidio Property
Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295: Madonna on LOVR Specific Plan Initiation)
View 2.5 - Proposed Project without Buildings Above 150' Elevation

Approximate 150 ft Elevation

View from Dalido Property - Proposed Project without Buildings Above 150' Elevation

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295: Madonna on LOVR Specific Plan Initiation)
View 3.3 - Proposed with 150' Contour

Approximate 150 ft Elevation

View from Calle Joaquin

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295: Madonna on LOVR Specific Plan Initiation)
View 3.4 - Proposed Project without Buildings Below 150' Elevation

View from Calle Joaquin - Proposed Project without Buildings Below 150' Elevation

Froom Ranch Specific Plan

Approximate 150 ft Elevation
View 3.5 - Proposed Project without Buildings Above 150’ Elevation

Approximate 150 ft Elevation

View from Calle Joaquin - Proposed Project without Buildings Above 150’ Elevation

Froom Ranch Specific Plan
This page has been intentionally left blank.
View from Calle Joaquin and Los Osos Valley Road

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View from Calle Joaquin and Los Osos Valley Road

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 4.5 - Proposed Project without Buildings Above 150’ Elevation

Approximate 150 ft Elevation

View from Calle Joaquin and Los Osos Valley Road - Proposed Project without Buildings Above 150’ Elevation

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
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View from Los Osos Valley Road Overpass over 101 Freeway

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295: Madonna on LOVR Specific Plan Initiation)
View from Los Osos Valley Road Overpass over 101 Freeway
Froom Ranch Specific Plan
View from Los Osos Valley Road Overpass over 101 Freeway

Froom Ranch Specific Plan

View 5.3 - Proposed with 150' Contour

Approximate 150 ft Elevation

Attachment: i - Applicant Visual Simulations (1295: Madonna on LOVR Specific Plan Initiation)
View 5.5 - Proposed Project without Buildings Above 150' Elevation

View from Los Osos Valley Road Overpass over 101 Freeway - Proposed Project without Buildings Above 150' Elevation

Froom Ranch Specific Plan
View from South Higuera and Los Osos Valley Road

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View from Southbound 101 across from Prado Road

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View from Southbound 101 across from Prado Road

Froom Ranch Specific Plan

Approximate 150 ft Elevation

View 8.3 - Proposed with 150’ Contour

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 8.4 - Proposed Project without Buildings Below 150’ Elevation

Approximate 150 ft Elevation

View from Southbound 101 across from Prado Road - Proposed Project without Buildings Below 150’ Elevation

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 8.5 - Proposed Project without Buildings Above 150' Elevation

Approximate 150 ft Elevation

View from Southbound 101 across from Prado Road - Proposed Project without Buildings Above 150' Elevation

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
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View 9.1 - Existing

View from Froom Ranch Way & Los Osos Valley Road Intersection

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View 9.2 - Proposed

View from Froom Ranch Way & Los Osos Valley Road Intersection

Froom Ranch Specific Plan

Attachment: i - Applicant Visual Simulations (1295 : Madonna on LOVR Specific Plan Initiation)
View from Froom Ranch Way

Froom Ranch Specific Plan

View 10.2 - Proposed