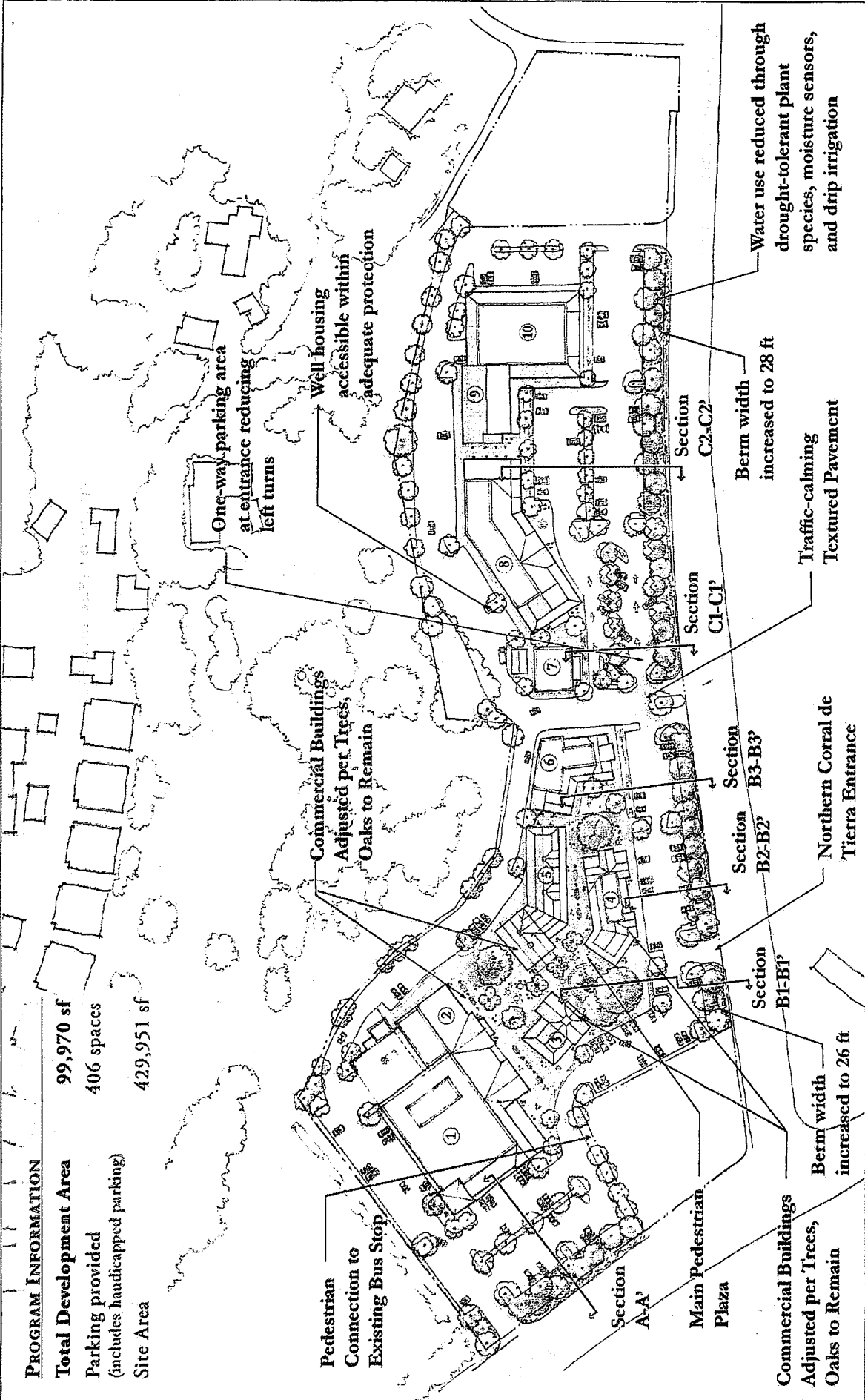


Exhibit C  
Resolution Denying Appeal,  
Approving Project and  
Adopting Mitigation Monitoring Program  
and Conditions of Approval  
Attachment 1  
Plans Prepared by Hart/Howerton

Omni Resources, LLC  
PLN110077

Board of Supervisors  
February 7, 2012



**PROGRAM INFORMATION**

**Total Development Area** 99,970 sf  
**Parking provided** 406 spaces  
 (includes handicapped parking)  
**Site Area** 429,951 sf

**Pedestrian Connection to Existing Bus Stop**

**Section A-A'**

**Main Pedestrian Plaza**

**Commercial Buildings Adjusted per Trees, Oaks to Remain**

**Berm width increased to 26 ft**

**Section B1-B1'**

**Section B2-B2'**

**Section B3-B3'**

**Northern Corral de Tierra Entrance**

**Section C1-C1'**

**Berm width increased to 28 ft**

**Traffic-calming Textured Pavement**

**Section C2-C2'**

**Water use reduced through drought-tolerant plant species, moisture sensors, and drip irrigation**

**Commercial Buildings Adjusted per Trees, Oaks to Remain**

**Well housing accessible within adequate protection**

**One-way parking area at entrance reducing left turns**

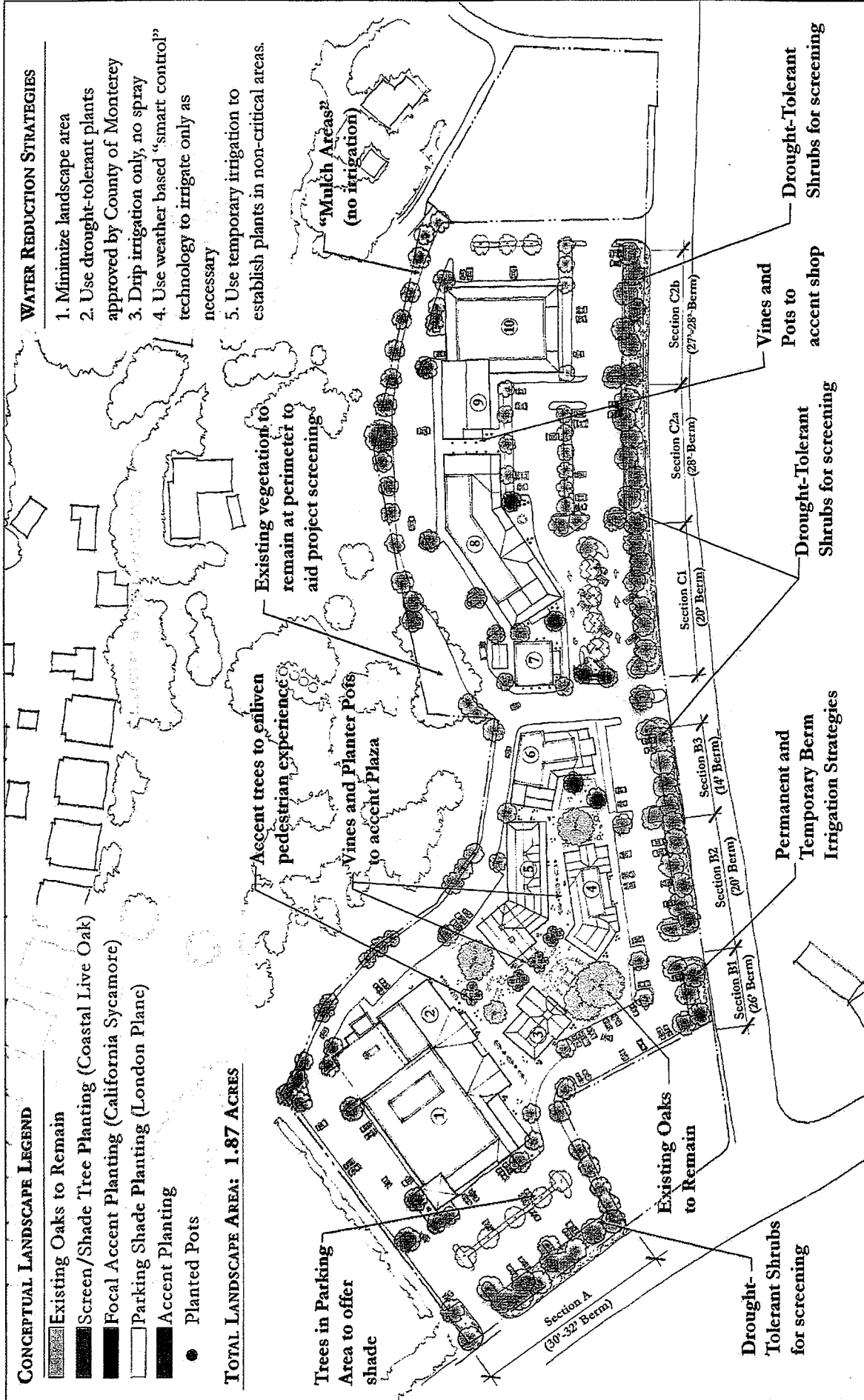
**CONCEPTUAL LANDSCAPE LEGEND**

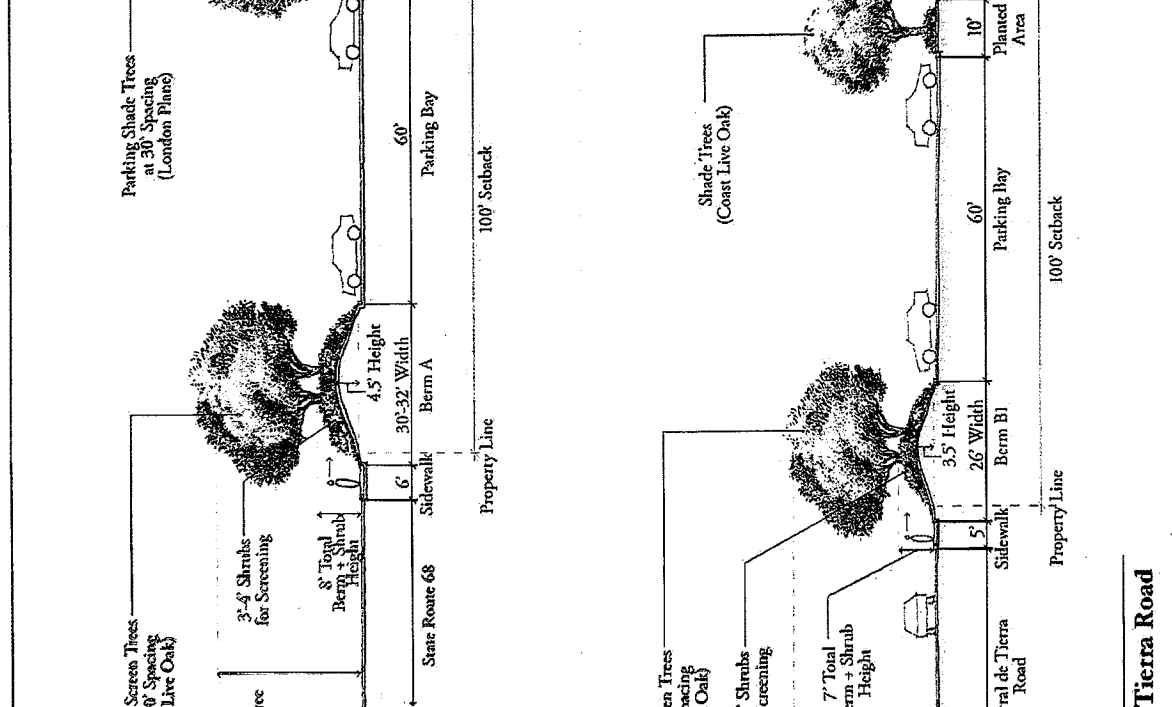
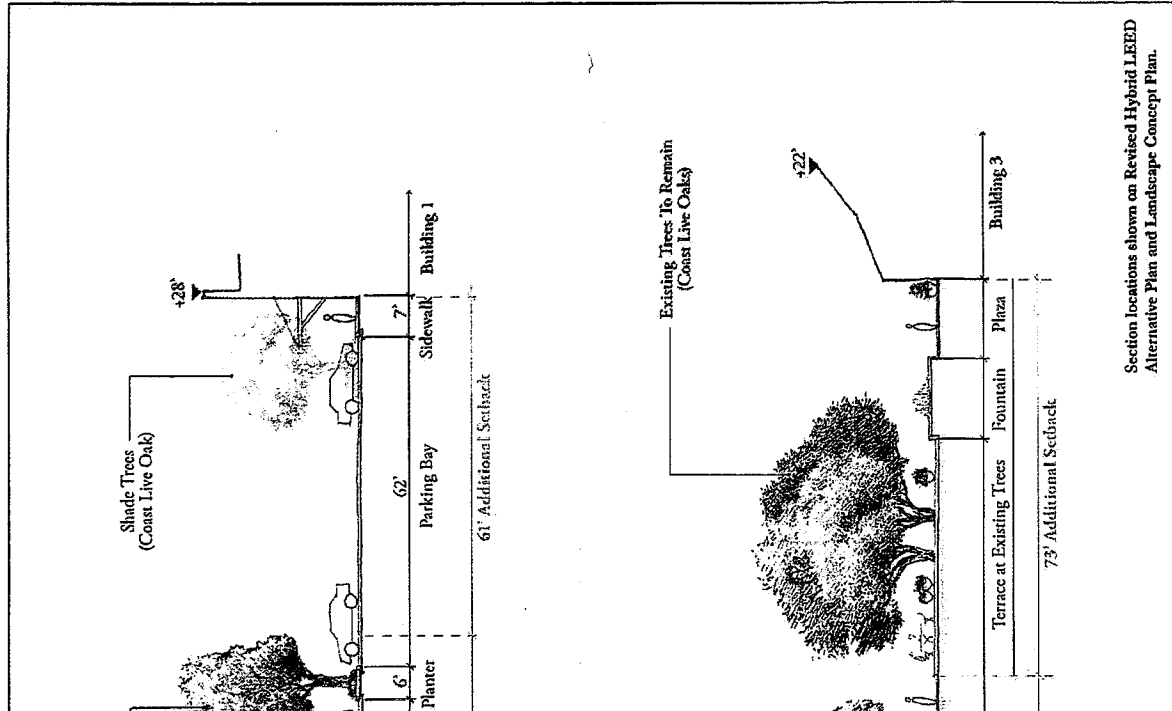
- Existing Oaks to Remain
- Screen/Shade Tree Planting (Coastal Live Oak)
- Focal Accent Planting (California Sycamore)
- Parking Shade Planting (London Plane)
- Accent Planting
- Planted Pots

**TOTAL LANDSCAPE AREA: 1.87 ACRES**

**WATER REDUCTION STRATEGIES**

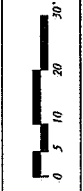
1. Minimize landscape area
2. Use drought-tolerant plants approved by County of Monterey
3. Drip irrigation only, no spray
4. Use weather based "smart control" technology to irrigate only as necessary
5. Use temporary irrigation to establish plants in non-critical areas.





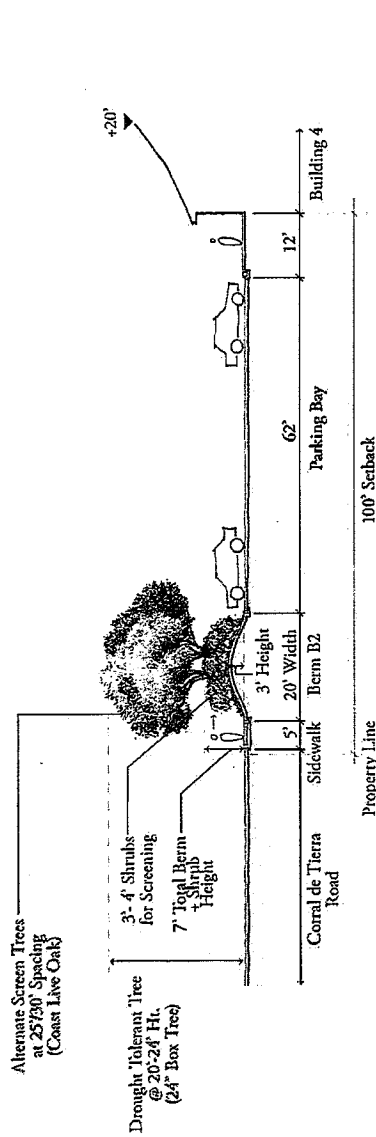
Section locations shown on Revised Hybrid LEED Alternative Plan and Landscape Concept Plan.

Revised Hybrid LEED Alt. Plan  
COMMERCIAL VILLAGE  
August, 2011

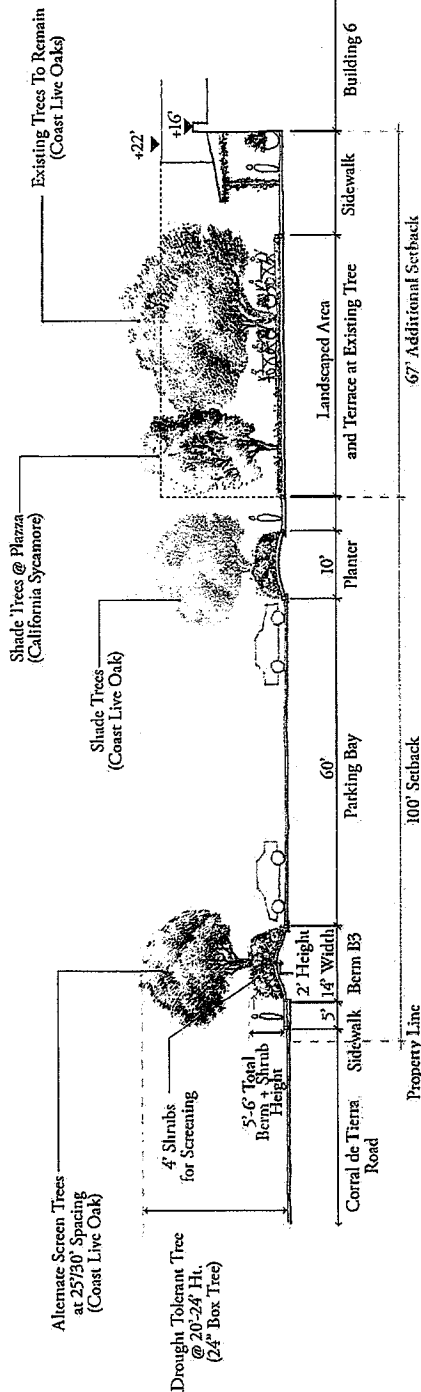


CORRAL DE TIERRA  
California

HARY HOWERTON  
3



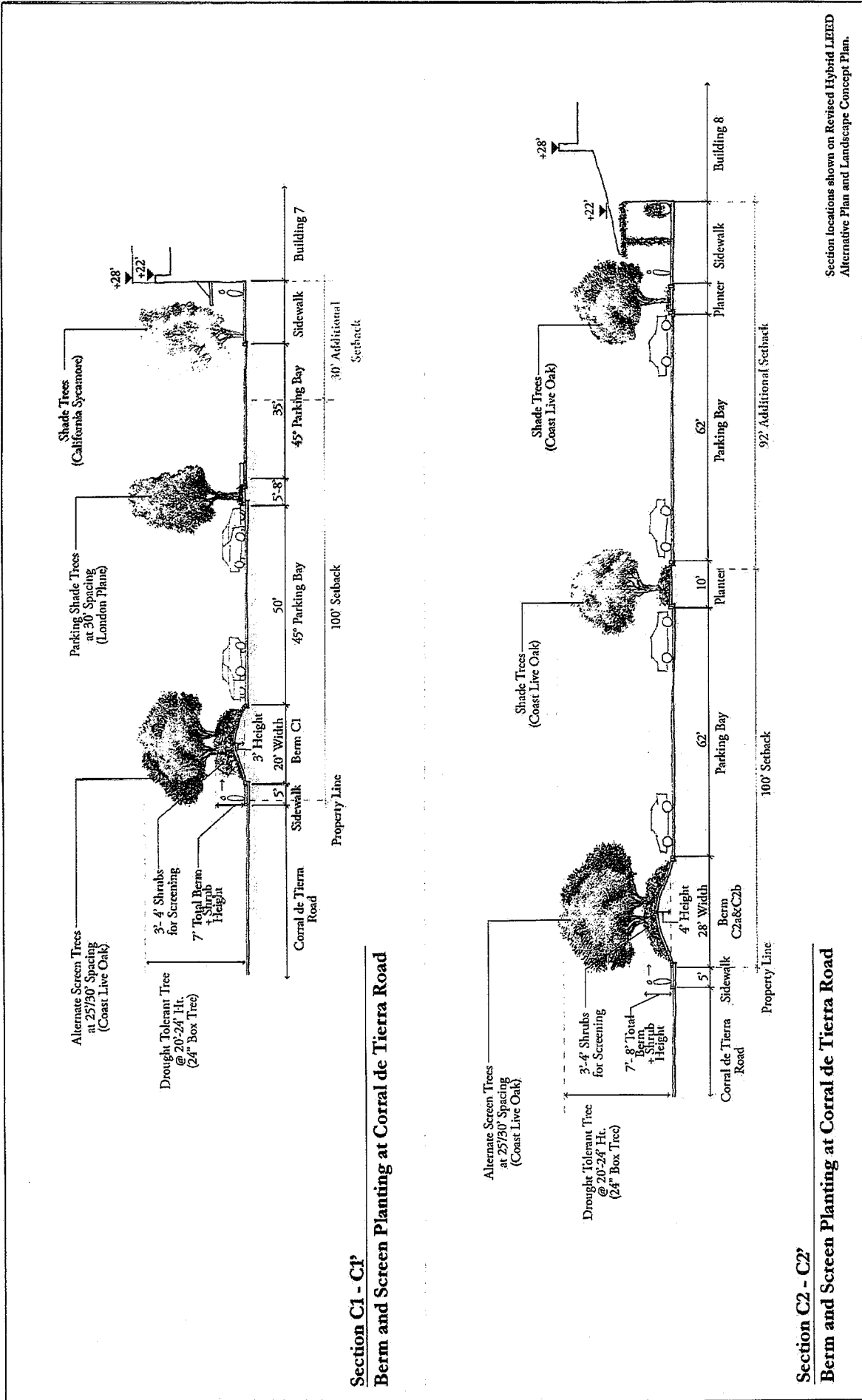
**Section B2 - B2'**  
**Berm and Screen Planting at Corral de Tierra Road**



**Section B3 - B3'**  
**Berm and Screen Planting at Corral de Tierra Road**

Section locations shown on Revised Hybrid LEED  
 Alternative Plan and Landscape Concept Plan.

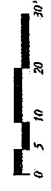


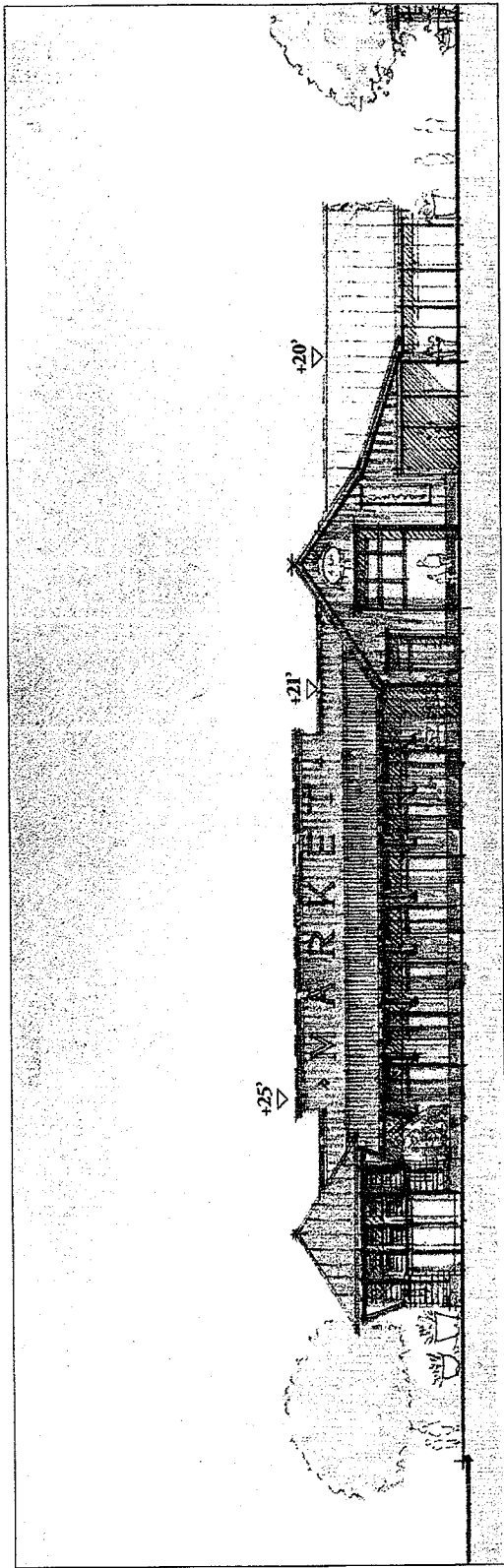


Section Locations shown on Revised Hybrid LIED  
 Alternative Plan and Landscape Concept Plan.

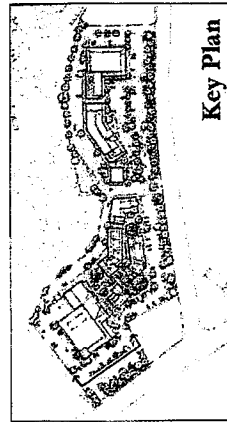
*Landscape Berm Sections*  
 COMMERCIAL VILLAGES  
 August, 2011

CORRAL DE TIERRA  
 California





**Elevation 1 - Buildings 1 and 2  
Along State Route 68**



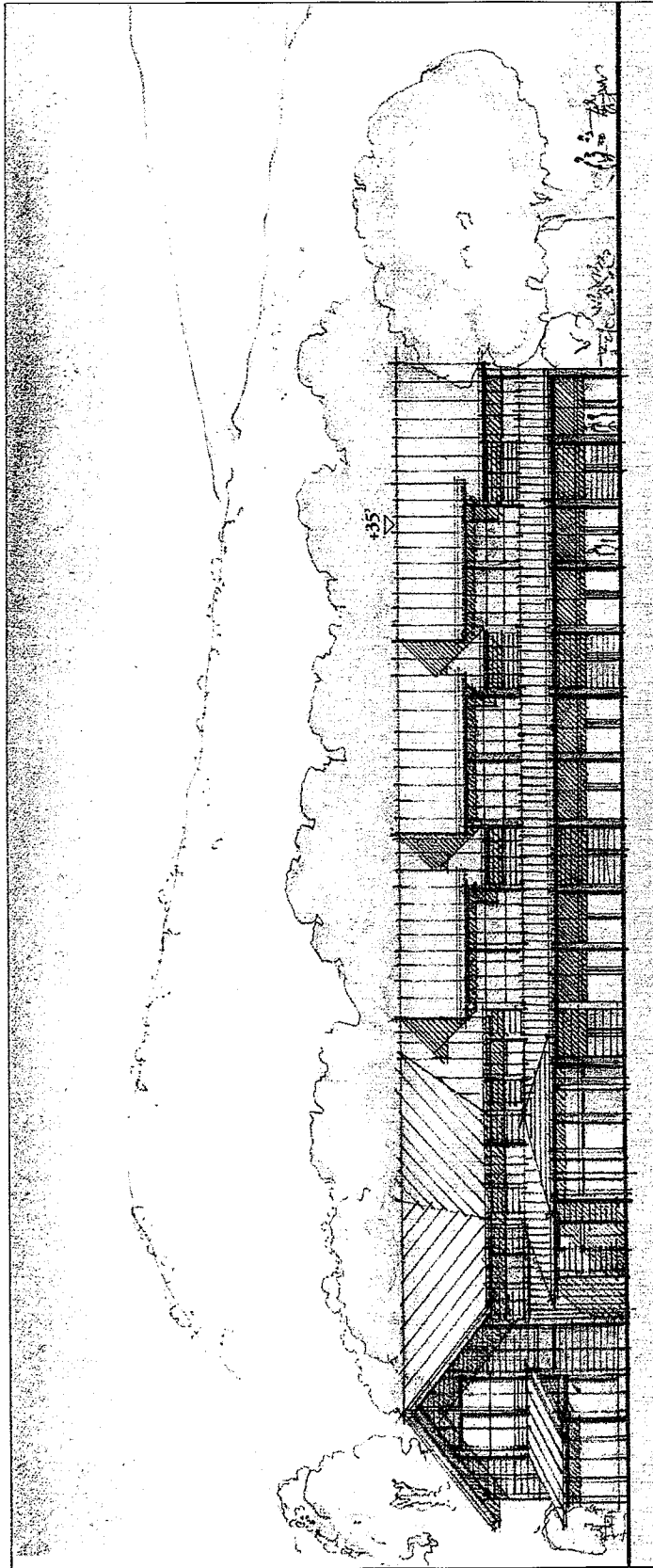
**CORRAL DE TIERRA**  
*California*

*Architecture Concept - Elevations*  
COMMERCIAL VILLAGE  
August, 2011

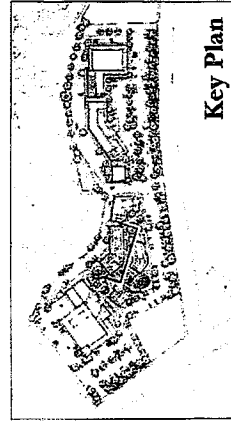








**Elevation 3 - Building 5  
Along Village Plaza**



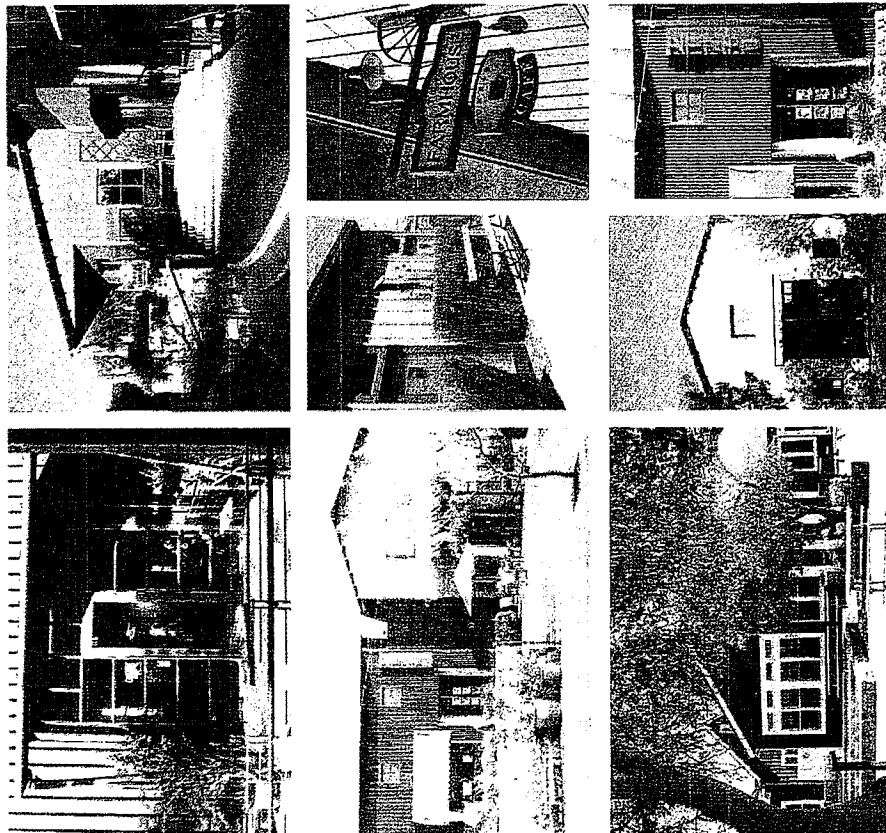
**Key Plan**

**CORRAL DE TIERRA**  
*California*

*Architecture Concept - Elevations*  
COMMERCIAL VILLAGE  
August, 2011

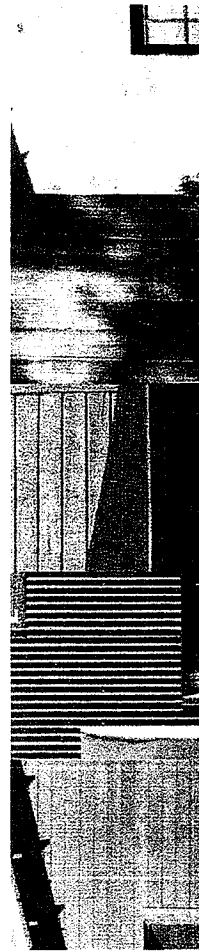


# ARCHITECTURAL DESIGN DIRECTION



Precedent Images

Materials	Front Elevations	Rear Elevations
<b>Roofs / Walkways</b>	Combination of Metal standing seam, corrugated iron profiles, painted metal flat behind parapet, and composite shingles. Nonreflective color palette.	Combination of Metal standing seam, corrugated iron profiles, painted metal, and composite shingles. Nonreflective color palette.
<b>Siding and Walls</b>	Combination of painted board and batten, stone, corrugated iron sheeting, stucco, and horizontal painted timber siding. Nonreflective color palette.	Majority stucco with some laminated board and batten. Non-reflective color palette.
<b>Storefront and Doors</b>	Combination of aluminum powder coated and timber profiles with some flush mounted glazing systems.	Powder coated aluminum to match storefront profiles where applicable and painted timber. Exists to satisfy mandatory materials requirements.
<b>Walkways</b>	Combination of rough hewn timbers and decorative painted metal supports.	Not applicable
<b>Color</b>	Earth tones, not-reflective, and typical of local rural palette combinations.	Earth tones, not-reflective, and typical of local rural palette combinations.
<b>Signage</b>	Generally spot lit and back lit, not perspex or illuminated box signage. Use of painted wood and powdercoated metals. Painted facias, individual signage design for non-national tenants. National tenants signage to be encouraged to conform to signage CDT specifications. Building mounted and hanging. Signage pylons corner Route 68 and CDI road.	No signage.



Color Palette

CORRAL DE TIERRA  
California

Revised Hybrid LEED Alt. Plan  
COMMERCIAL VILLAGE  
August 2011