

Exhibit C
Revised Hybrid LEED Alternative
Design Changes

Omni Resources, Inc.
PLN110077

Board of Supervisors
May 17, 2011

CORRAL DE TIERRA

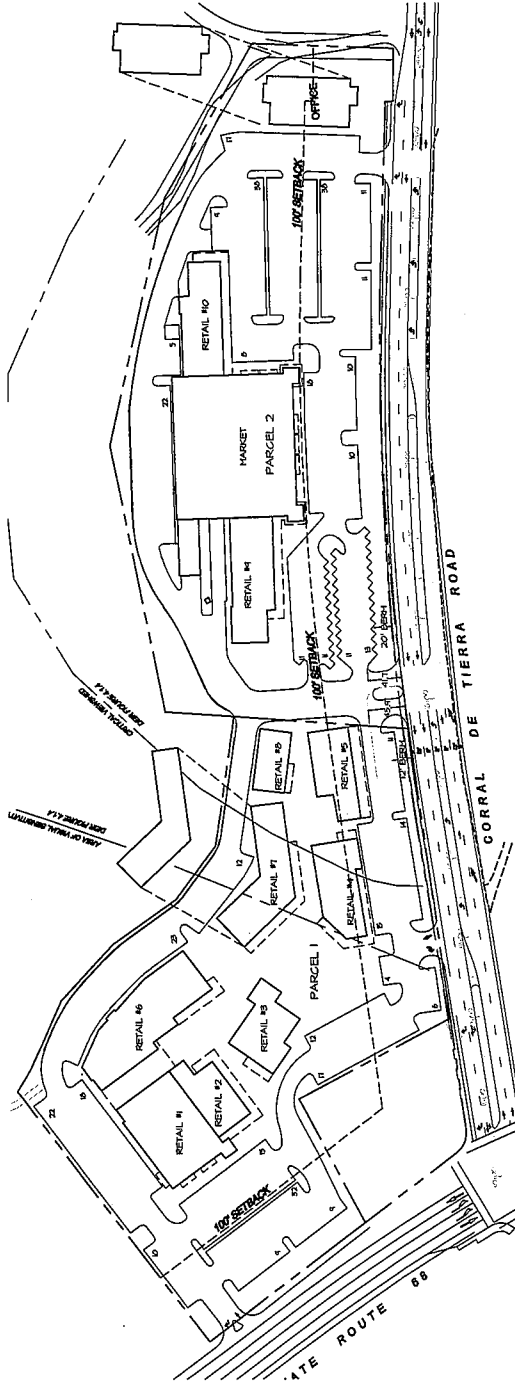
REVISED HYBRID LEED ALTERNATIVE DESIGN CHANGES

APRIL 29, 2011

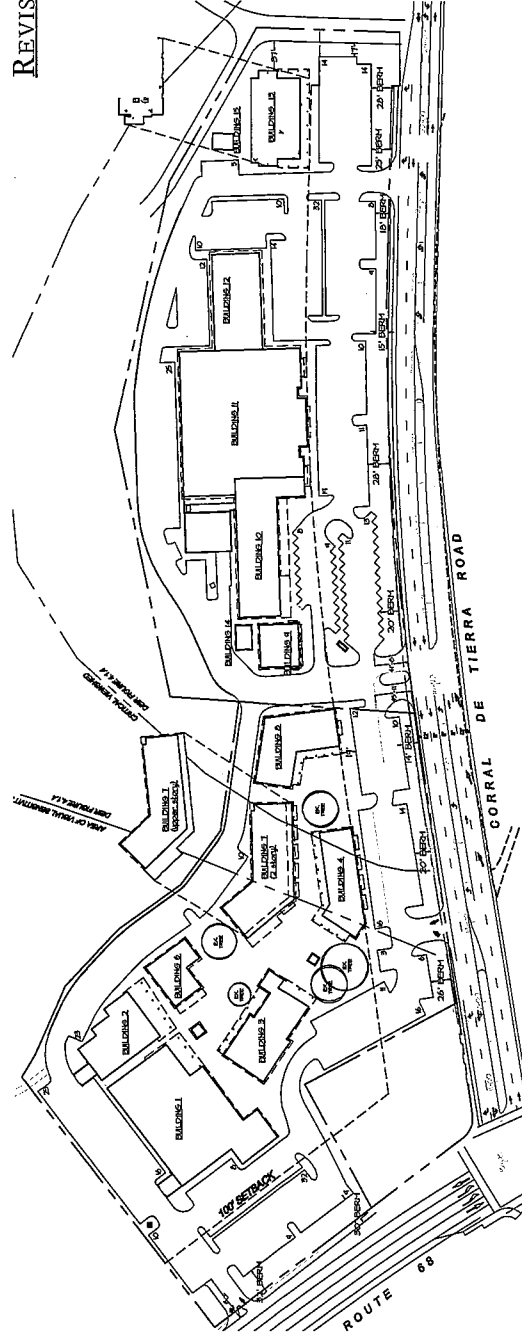
HART | HOWERTON

AREA COMPARISON

HYBRID LEED ALTERNATIVE PLAN
TOTAL DEVELOPMENT 121,350 SqFt
PARKING SPACES 508



REVISED HYBRID LEED ALTERNATIVE PLAN
TOTAL DEVELOPMENT 116,308 SqFt
PARKING SPACES 462



GROSS AREA REDUCTION
- 5,042 SqFt
PARKING REDUCTION
- 46 SPACES

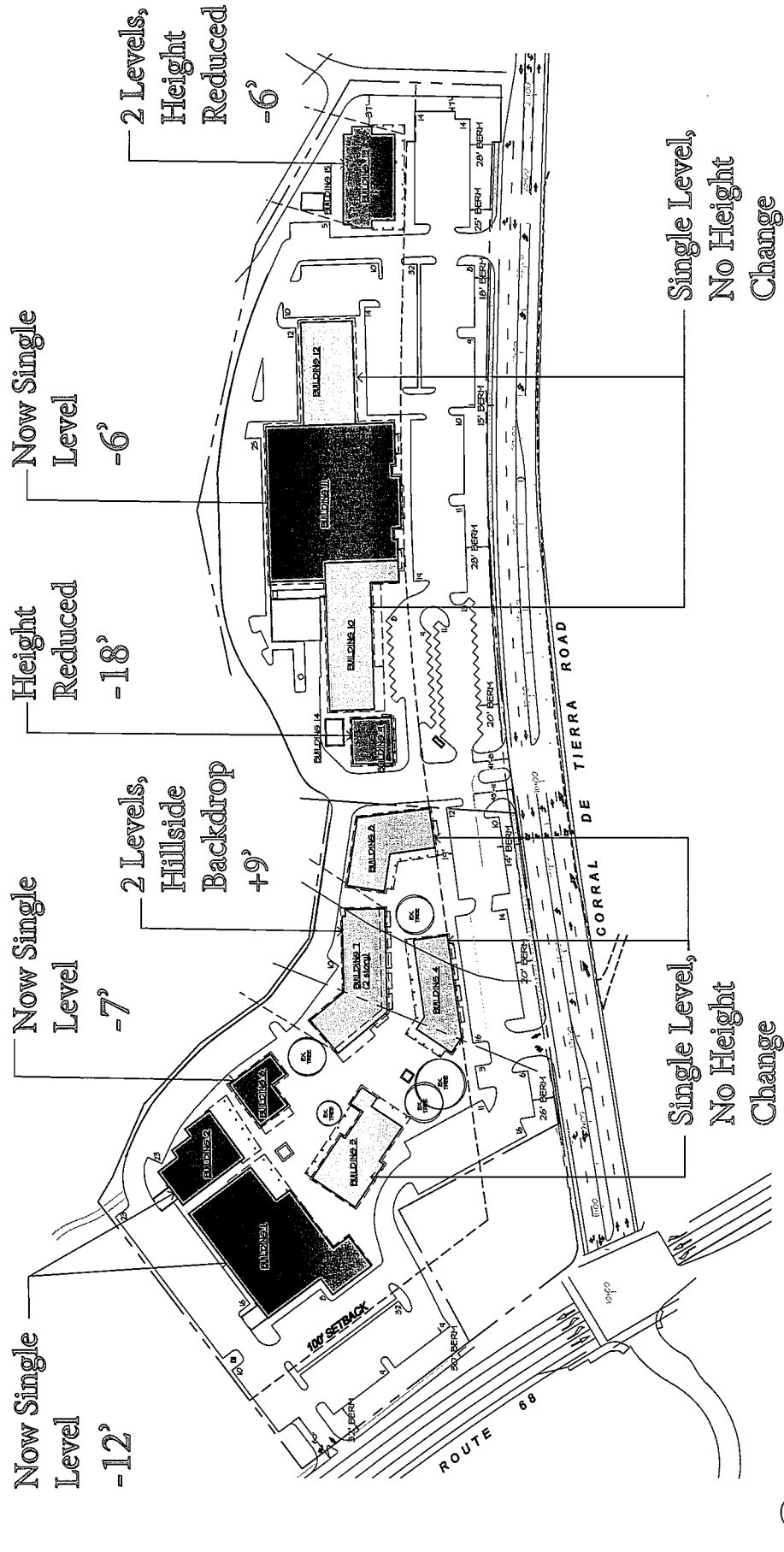
CORRAL DE TIERRA
California

Revised Hybrid LEED Alt. Plan
COMMERCIAL VILLAGE
April 29, 2011

HANT HOWERTON
ARCHITECTURAL
10000 HAWTHORNE
SUITE 100

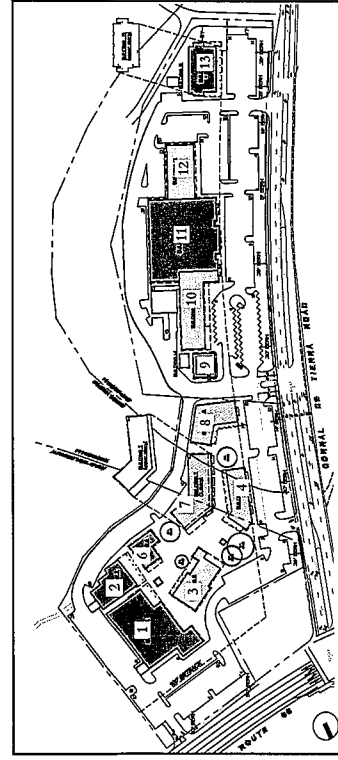
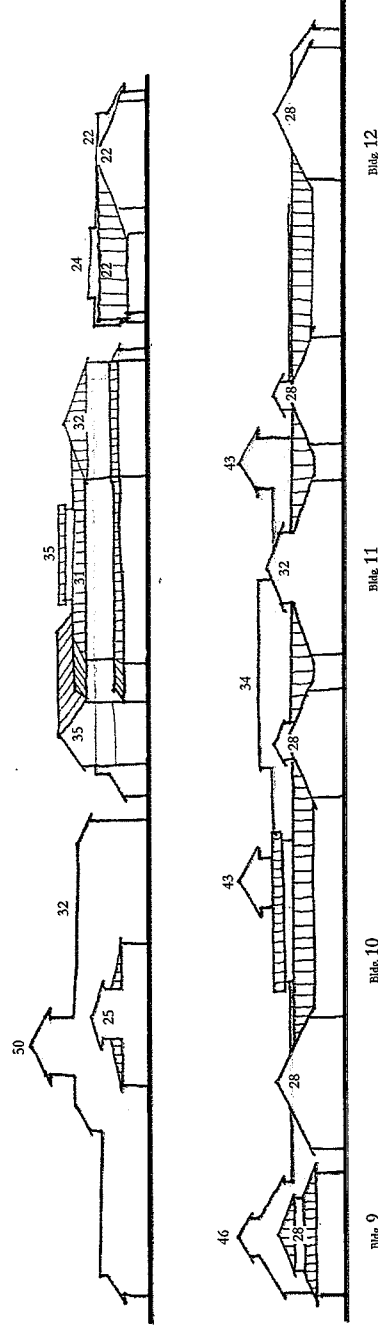
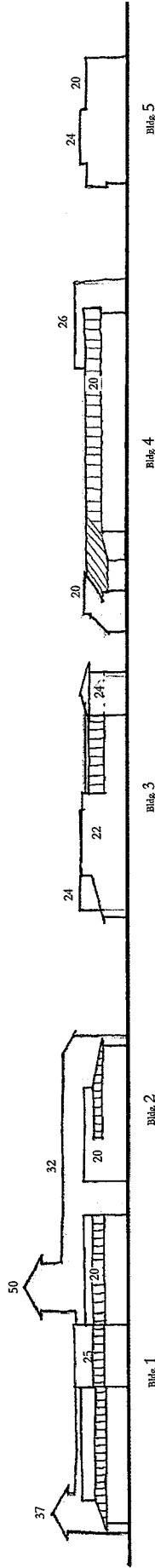
HEIGHT CHANGES

Compared to Hybrid LEED Alternative Plan



ELEVATION COMPARISON

Compared to Original Submission

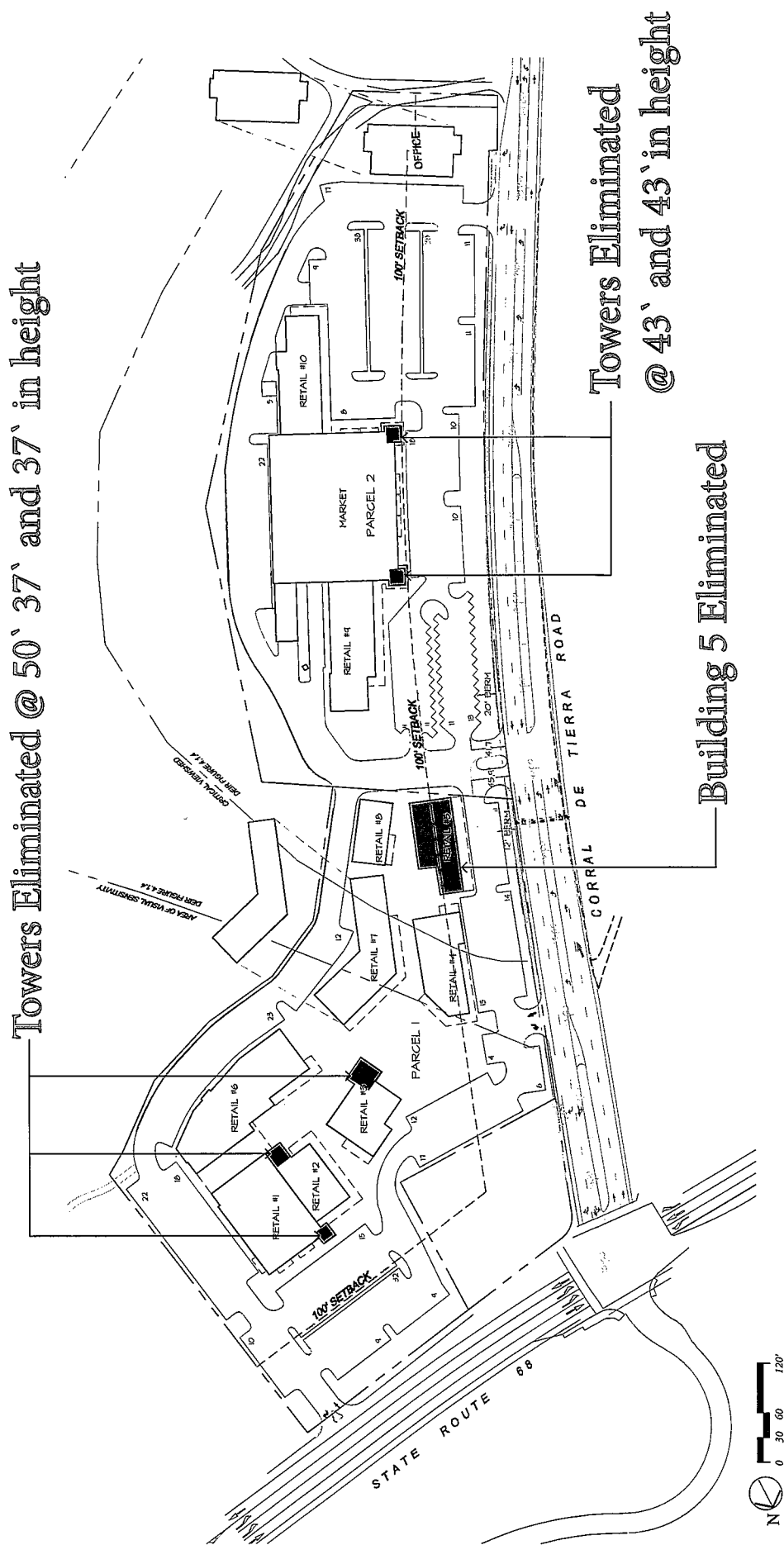


Building Height Comparison

	Original Height (ft)		Revised Hybrid LEED (ft)		Difference (ft)	
	Peak	Ridge	Peak	Ridge	Peak	Ridge
Bldg. 1	50	32	25	20	-25	-12
Bldg. 2	50	32	20	20	-30	-12
Bldg. 3	24	22	24	22	0	0
Bldg. 4	26	20	20	20	-6	0
Bldg. 5	24	20	NA	NA	NA	NA
Bldg. 6	50	32	25	25	-25	-7
Bldg. 7	22	22	35	31	+13	+9
Bldg. 8	24	22	22	22	-2	0
Bldg. 9	46	46	28	28	-18	-18
Bldg. 10	43	20	28	20	-15	0
Bldg. 11	34	26	32	20	-2	-6
Bldg. 12	43	20	28	20	-7	0
Bldg. 13	34	34	28	28	-6	-6

TOWERS & BUILDING ELIMINATION

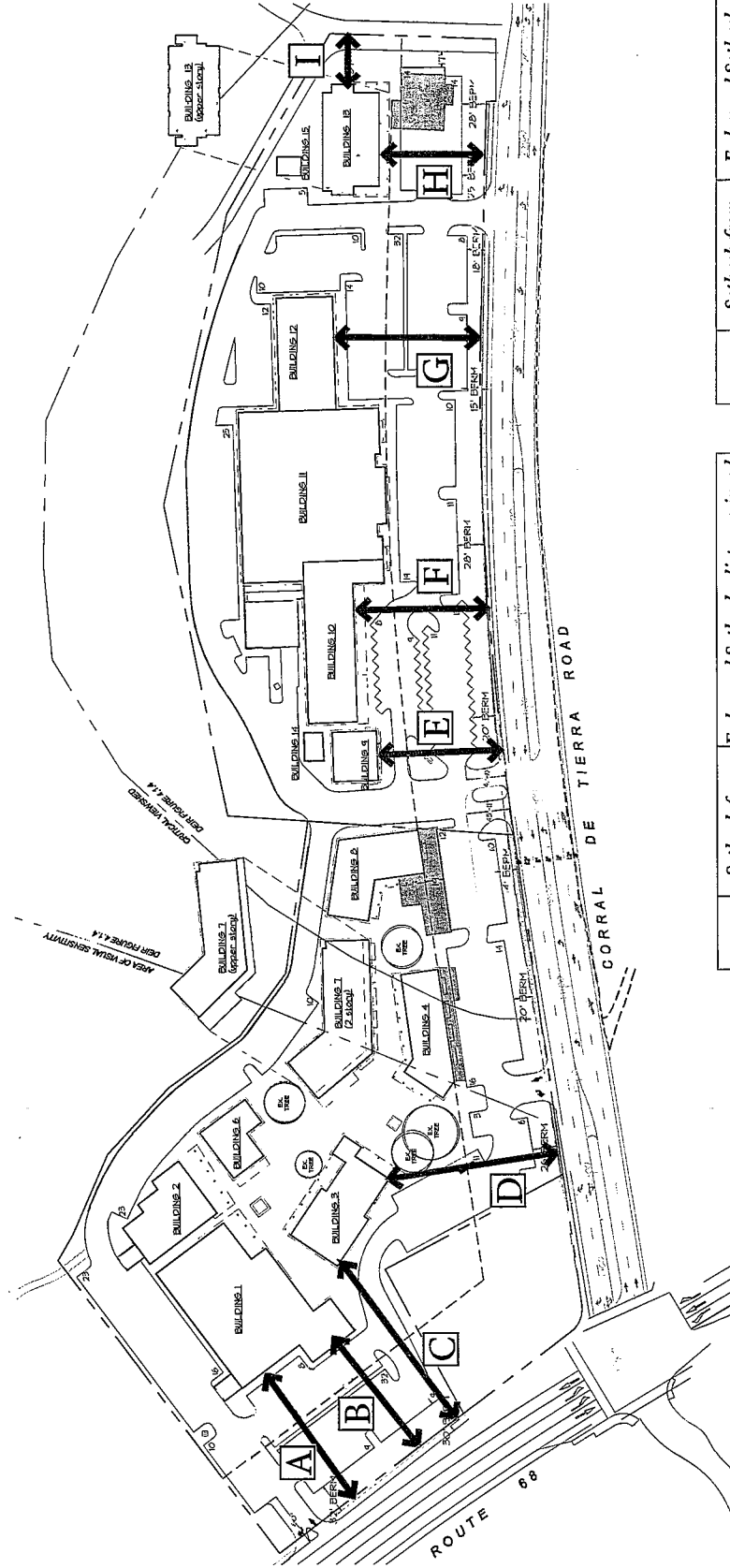
Compared to Hybrid LEED Alternative Plan



Towers Eliminated @ 43' and 43' in height

Building 5 Eliminated

100' SETBACK & ROW

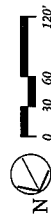


Building Area Removed or Relocated
from within the 100' setback space

7,700 Sq Ft

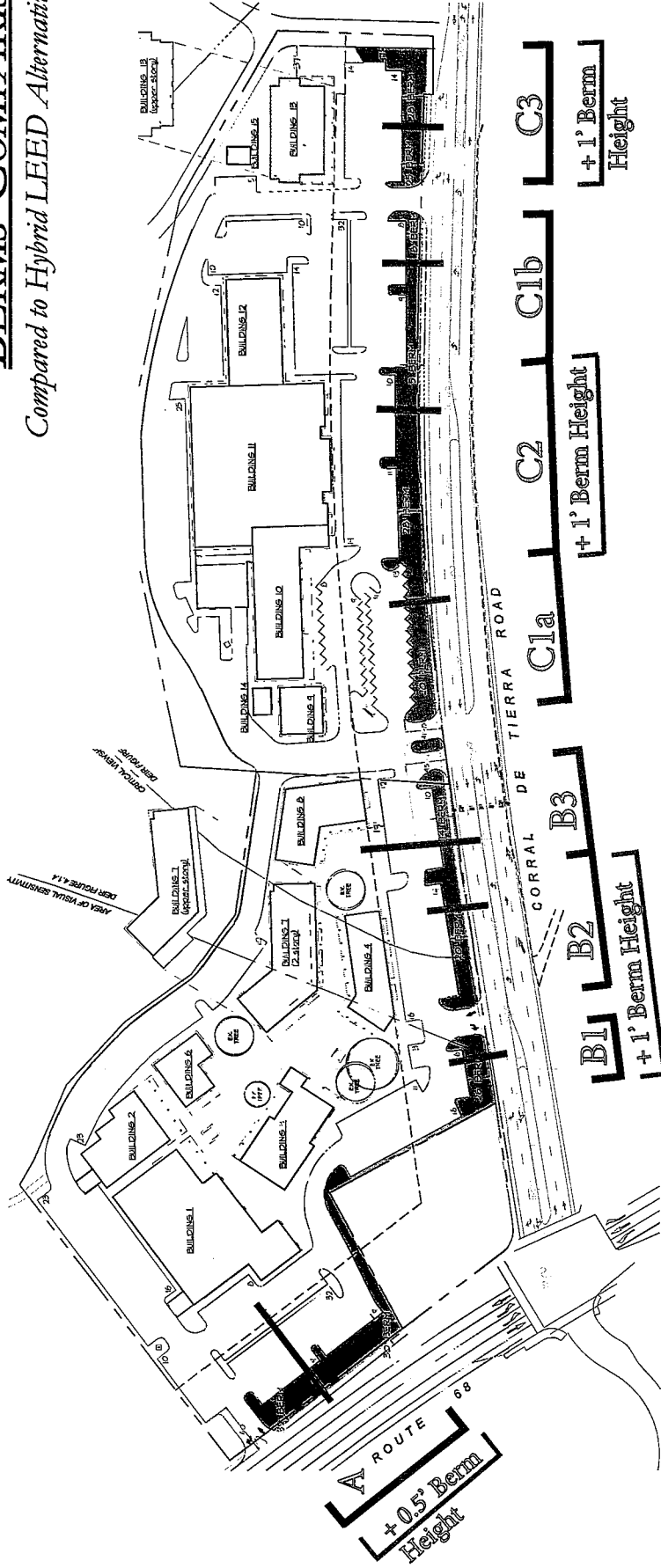
	Setback from property line (ft)	Enhanced Setback, distance in addition to the 100' setback (ft)
E	130	+ 30
F	141	+ 41
G	152	+ 52
H	112	+ 12
I	53	37' from ROW

	Setback from property line (ft)	Enhanced Setback, distance in ad- dition to the 100' setback (ft)
A	164	+ 64
B	140	+ 40
C	205	+ 105
D	183	+ 83



BERMS COMPARISON

Compared to Hybrid LEED Alternative Plan

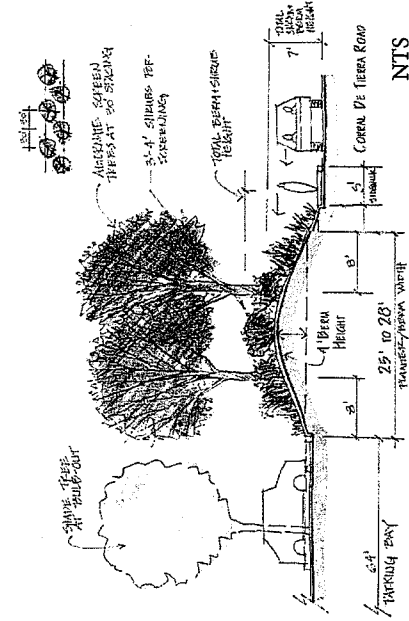
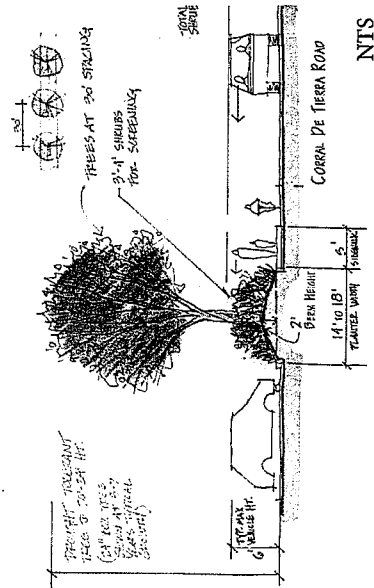
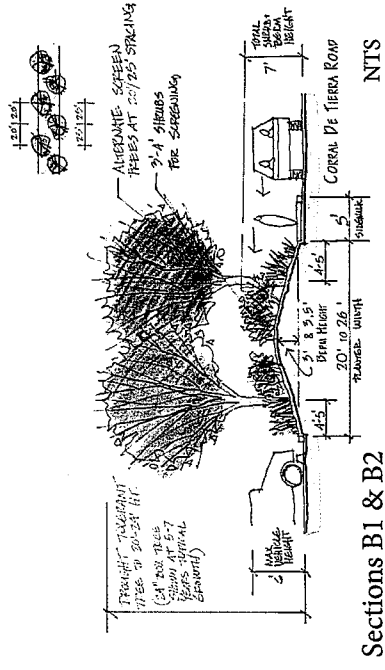
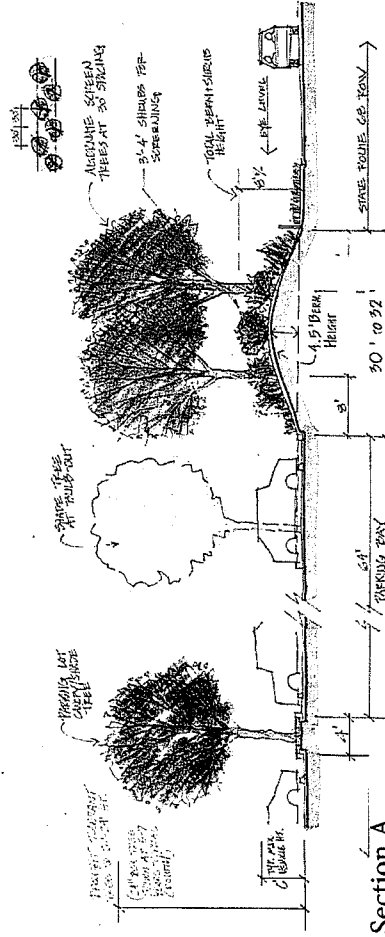


Berm Depth Comparison

Berm Section	Hybrid LEED Alt. Plan (ft)	Revised Hybrid LEED Alt. Plan (ft)	Berm Increase (ft)	Berm Section	Hybrid LEED Alt. Plan (ft)	Revised Hybrid LEED Alt. Plan (ft)	Berm Increase (ft)
A	30	30 to 32	+2	C1a	18	20	+2
B1	12	26	+14	C2	24	28	+4
B2	12	20	+8	C1b	18	15 to 18	-3
B3	12	14 + 14	+2 + 14	C3	24	25 to 28	+1 to 4

BERMS SECTIONS - HEIGHT INCREASED

Compared to Hybrid LEED Alternative Plan



Berm Height Comparison

<i>Berm Section</i>	<i>Hybrid LEED Alt. Plan (ft)</i>	<i>Revised Hybrid LEED Alt. Plan (ft)</i>	<i>Berm Height Increase (ft)</i>
A	4	4.5	+ 0.5
B 1	2	3.5	+ 1.5
B 2	2	3	+ 1
B 3	2	2	0
C 1a	3	3	0
C 2	3	4	+ 1
C 1b	3	2.5 to 3	0
C 3	3	4	+ 1

Revised Hybrid LEED Alternative Plan

PROJECT DATA

USABLE LAND			
Site Setback and	149,427 SF	31.22% of Total Site Area	
Tree Area at Driplines	8000 SF	1.67% of Total Site Area	
Total Setback Area	157,427 SF	32.90% of Total Site Area	
Remaining Buildable Area	329,131 SF	68.78% of Total Site Area	

BUILDING AREAS			
SUBTOTAL GROUND FL. (Total Buildings Footprint)			103,754 SF
SUBTOTAL UPPER FLOOR			12,554 SF
TOTAL DEVELOPMENT (GROSS SF)			116,308 SF

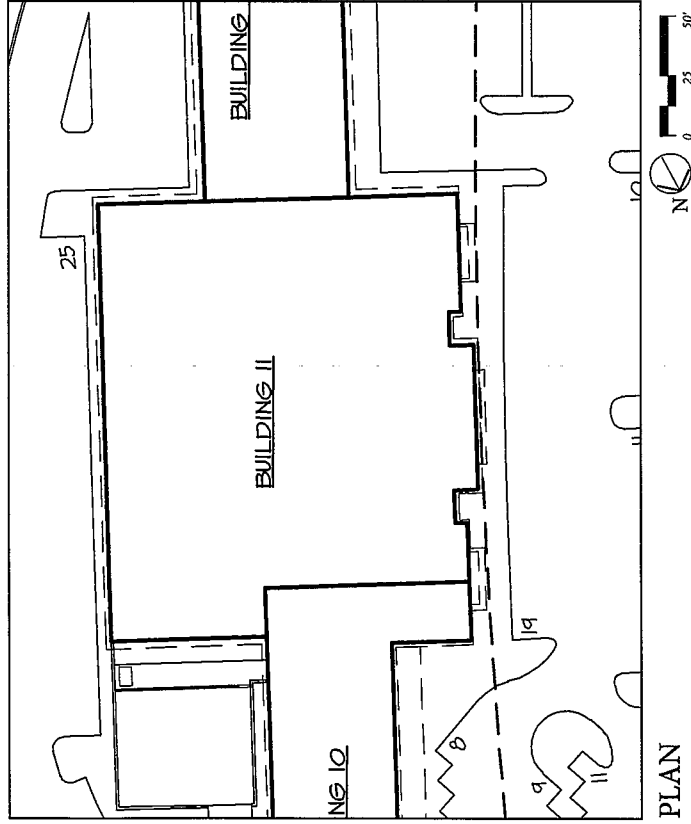
LAND USE			
Site Area	10.9 acres	478,558 SF	
Building Footprint to Site Area Ratio		21.68%	
FAR		24.30%	

PARKING			
Leasable Area	114,538 SF		
(Total Building without Restrooms and Maintenance)			
Parking Provided	462 spaces		
Parking Ratio vs Leasable	4.03 spaces per 1,000 SF		

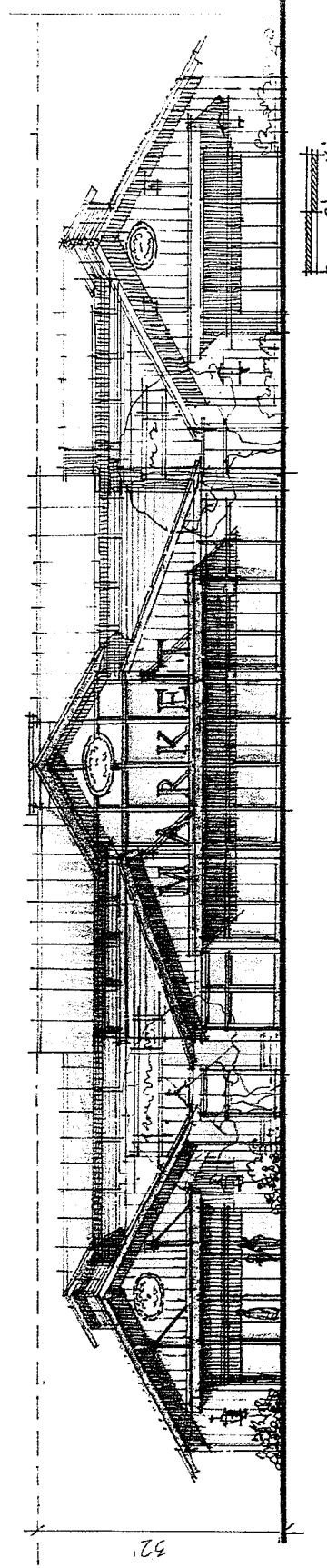
COMMERCIAL USE			
Retail	95,070 SF	83.00% of Total Leasable Area	
Office (w/ circ. and restrms.)	19,468 SF	17.00% of Total Leasable Area	
Subtotal Leasable Area	114,538 SF	100.00%	
(2) Public Restrooms	1,220 SF		
Maintenance	550 SF		
TOTAL Building Area	116,308 SF		

MARKET BUILDING CONCEPT

- Building reduced from 34,870 SqFt to 25,150 SqFt. (9,720 Sq Ft LESS).
- Single story building.
- Height **reduced** by 6 feet.



PLAN



CONCEPT ELEVATION

MASSING CONCEPTS

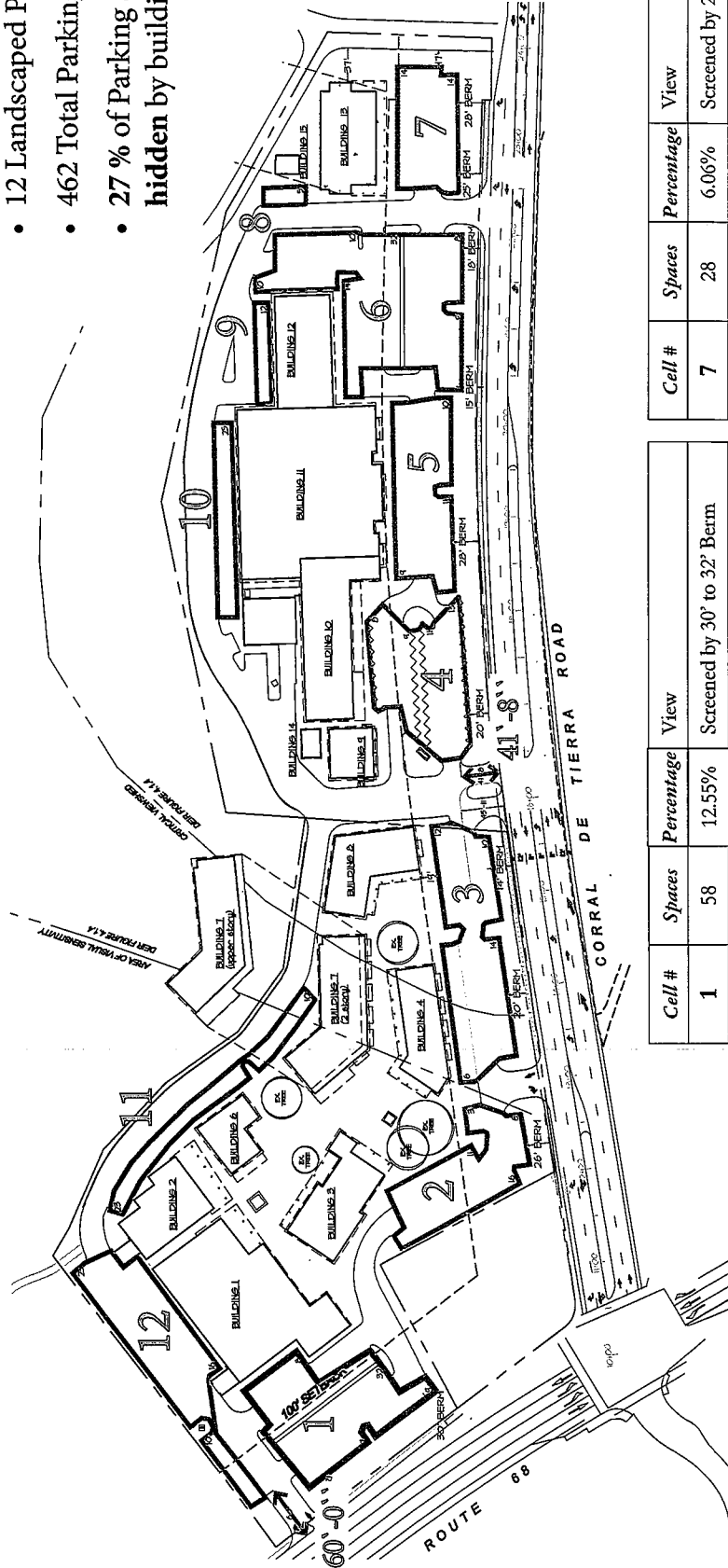


Precedent Imagery

1. The village is **not** a single building and therefore **not** a typical shopping center. The village is a series of buildings. The buildings are of a domestic scale and rural character and **not commercial in character**.
2. The **large hillside backdrop** to the East of the property helps diminish the scale of the eastern building #7. This is not a traditional backdrop to many malls/shopping centers.
3. The buildings lay out in an **organic pattern**, A to respond to the site shape and setbacks, B to respect the mature trees and C to make the design and user experience more interesting. Many traditional shopping centers layout the simplest building shape and consolidate space to effect cost savings and do not have to respond as sensitively to the environment and or as restrictive site restrictions. The proposed site plan layout **diminishes the feeling of building size**.
4. As part of LEED using non reflective materials for walls and the roofs will **diminish** the perception of building size.
5. **Size cannot be debated just on plan**, and needs to be considered in three dimensions. Each of these buildings has a **different form and character**.
6. The scheme **proposes significant landscape areas**. Existing trees are to remain, some of their canopies are taller than buildings 3 & 4.
7. At night, **LEED standard lighting** will diminish the scale of the buildings and will provide a dark sky environment.

PARKING

- Parking is not a single cell.
- 12 Landscaped Parking Zones.
- 462 Total Parking Spaces.
- 27 % of Parking spaces are hidden by buildings.



Cell #	Spaces	Percentage	View
7	28	6.06%	Screened by 25' to 28' Berm
8	5	1.08%	Hidden by Building 13
9	12	2.60%	Hidden by Building 12
10	25	5.41%	Hidden by Building 11
11	33	7.14%	Hidden by Buildings 2, 6 and 7
12	49	10.61%	Hidden by Buildings 1 and 2

Cell #	Spaces	Percentage	View
1	58	12.55%	Screened by 30' to 32' Berm
2	36	7.79%	Screened by 26' Berm
3	52	11.26%	Screened by 30' and 14'+14' Berm
4	41	8.87%	Screened by 20' Berm
5	40	8.66%	Screened by 28' Berm
6	83	17.97%	Screened by 15' to 18' Berm

CORRAL DE TIERRA
California

Revised Hybrid LEED Alt. Plan
COMMERCIAL VILLAGE
April 27, 2011

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