

AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
A-U012
126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012

AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L₁◆◆₁
◆₁ NOTETPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09

ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L₁ L₁
NOTETPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012

FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
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RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
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PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD.,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

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NOTEXTPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03

FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012

TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD.,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L₁ |
NOTETPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07

TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
A-U012
126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012

U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI¹ L¹◆◆-
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BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26.-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08

ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012

AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L◆◆◆
◆ NOTEXTPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
A-U012

126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD.,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L◆◆
◆ NOTEXTPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02

LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012

PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD.-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L◆◆
◆ NOTEXTPAGE

BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07

PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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126,523-U012
SQUARE-U012
FOOT-U012
COMMERCIAL-U012
DEVELOPMENT-U012
OMNI-U012
RESOURCES-U012
REQUEST-U012
TO-U012
REMOVE-U012
THE-U012
B-8"-U012
OVERLAY-U012
ZONING-U012
DESIGNATION-U012
REZONE-U012
THE-U012
PROPERTY-U012
LC-B-8-D"-U012
TO-U012
LC-D;"-U012
B.-U012
RECEIVE-U012
A-U012
STATUS-U012
REPORT-U012
REGARDING-U012
POTENTIAL-U012
DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012

DISCRETIONARY-U012
DECISION-U012
U012
PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

REVISED HYBRID LEED ALTERNATI₁ L♦♦

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BIB]

40723-U01
REVISED-U02
HYBRID-U02
LEED-U02
ALTERNATIVE-U02
DESIGN-U02
CHANGES.EXH.C-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
AS99779-U03
AI101814-U03
DO101818-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
05/05/2011-U04
ROTHARMELL-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
AN-U07
APPEAL-U07
BY-U07
OMNI-U07
RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
2011-U07
DECISION-U07
BY-U07

THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
RESULTING-U012
IN-U012
NO-U012
ACTION-U012
ON-U012
A-U012
COMBINED-U012
DEVELOPMENT-U012
PERMIT-U012
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COUNTY-U012
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40723-U01
CONCEPT-U02
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GAS-U02
STATION.EXH.D-U02
LI21329-U03
FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
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DO101819-U03
C1-U03
GENERAL-U03
DOCUMENTS-U03
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ROTHARMELL-U04
16490-U05
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INC.-U07
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2011-U07
DECISION-U07
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PLANNING-U012
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40723-U01
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COMPLETED BOARD ORDER
Before the Board of Supervisors in and for the
County of Monterey, State of California
a. Public hearing to consider an appeal by Omni
Resources, Inc. from the January 26, 2011
decision by the Monterey County Planning
Commission resulting in no action on a

Combined Development Permit for a 126,523 square foot commercial development and Omni Resources request to remove the B-8" Overlay zoning designation and rezone the property from LC-B-8-D" to LC-D;" and

b. Receive a status report regarding potential design changes to the project.

Appeal, Discretionary Decision PLN110077 an appeal of PLN020344) Omni Resources, Inc. LLC, 5 Corral de Tierra Road, Salinas, Toro Area Plan)

Upon motion of Supervisor Potter, seconded by Supervisor Parker to deny the appeal. Motion failed on this 17th day of May, 2011, by the following vote, to wit:

AYES: Supervisors Parker and Potter

NOES: Supervisors Armenta, Calcagno, Salinas

ABSENT: None

Upon motion of Supervisor Calcagno, seconded by Supervisor Salinas to continue the public hearing to July 12, 2011 to allow applicant to propose a revised and modified project.

PASSED AND ADOPTED on this 17th day of May, 2011, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas

NOES: Supervisors Potter and Parker

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on May 17, 2011.

Dated: May 23, 2011 Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By

Deputy

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DOCUMENTS-U03
5/25/2011-U04
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COMPLETED BOARD ORDER MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: May 17, 2011 AGENDA NO: S-4

SUBJECT: Public hearing to:

a. Consider an appeal by Omni Resources, Inc. from the January 26, 2011 decision by the Monterey County Planning Commission resulting in no action on a Combined Development Permit for a 126,523 square foot commercial development and Omni Resources request to remove the B-8" Overlay zoning designation and rezone the property from LC-B-8-D" to LC-D."

b. Receive a status report regarding potential design changes to the project.

Appeal, Discretionary Decision (PLN110077 an appeal of PLN020344) Omni Resources, Inc.

LLC, 5 Corral de Tierra Road., Salinas, Toro Area Plan)

Project Location 5 Corral de Tierra Road. APN: 161-571-003, 161-

581-001

Planning Number: PLN110077 appeal of PLN020344) Name: Omni Resources, Inc.

Plan Area: Toro Area Plan Flagged

Zoning Designation: LC-B-8-D Light Commercial with Building and

Yes

Site and Design Review Overlay District) Staked:

CEQA Action: Statutorily Exempt CEQA Guidelines 15270)

DEPARTMENT: RMA Planning Department

RECOMMENDATION:

It is recommended that the Board of Supervisors:

a. Receive a status report regarding the applicant's willingness to undertake project design changes to address concerns expressed by the Board of Supervisors. If the Board is satisfied that a redesign may prove acceptable, the public hearing should be continued to July 12, 2011, to allow staff to analyze the revised project.

Or, if the Board is not satisfied that a redesign may prove acceptable,

a. Adopt a resolution Exhibit A) to:

1. Deny the appeal

2. Deny a Combined Development Permit for 1) Use Permit, 2) General Development Plan and 3) Design Approval consisting of a 126,523 square foot commercial center and the Hybrid alternatives proposed by the applicant, based upon the Findings and Evidence.

b. Adopt a resolution Exhibit B) to Deny Omni Resources' request to rezone the property to remove the B-8" Overlay Zoning District from the subject site's overall LC-B-8-D" zoning.

SUMMARY:

This item is continued from the Board of Supervisors meeting of April 12, 2011. At that meeting the Board of Supervisors conducted a public hearing, and deliberated on the matter prior to approving a Resolution of Intent to deny the application. Staff was directed to return on May 17, 2011 with a resolution to deny the application, and to provide a status report on the applicant's willingness to undertake design changes that address concerns raised by the Board. The Board would then be able to give consideration to the applicant's proposed changes or to take action on the Resolution with Findings and Evidence to deny the application.

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AS99779-U03
AI101814-U03
DO102575-U03
C1-U03

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BORENM-U04
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2011-U07
DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
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LINDA-U09
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COUNTY-U012
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COMMISSION-U012
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5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
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TORO-U012
AREA-U012
PLAN)-U012

COMPLETED BOARD ORDER Attached in Exhibit A is the Resolution with Findings and Evidence for denial. This was prepared based upon the motion to adopt the Resolution of Intent to deny the application. The applicant has also presented a redesign for the project. The design changes will be summarized below. It is recommended that the Board of Supervisors review the proposed redesign and make a determination if it meets the Board's objectives to warrant continuance of the project for further consideration. If the Board of Supervisors determines the redesign is not consistent with plans and policies then the attached resolutions can be adopted to deny the appeal and application, and deny the request to remove the B-8 Zoning from the property.

DISCUSSION

The applicant has presented a multi-page document titled Corral De Tierra, Revised Hybrid LEED Alternative Design Changes" dated April 29, 2011. Exhibit C) The applicant proposes the following changes:

Reduction of project building size to 116,308 square feet.

- o Original Application 126,523 square feet
- o Hybrid Alternative 121,350 square feet
- o Staff Alternative 112,000 square feet

Reduction in Parking to 462 parking spaces.

All buildings removed from the 100' setback along both Corral de Tierra and Highway 68.

Reduction in the height of most buildings 6 of the 12 buildings have been reduced in height by amounts ranging from 6 feet to as much as 18 feet. Five of the buildings have no change in height. Building seven increases in height by 9 feet. See sheet 3 of Exhibit C)

Removal of tower features.

Expansion of the Landscaping along the Corral de Tierra frontage.

The redesign pulls all buildings out of the 100 foot setback consistent with General Plan Policy T-3.3, and increases the berm heights and widths. In addition, the proposal reduces the overall mass of the buildings, eliminates one building and reduces the size and height of many of the proposed buildings, all of which has a beneficial impact from a visual sensitivity standpoint. However, the proposed center is still larger than the staff recommended 112,000 square feet and the office building and building 7 are two stories in height.

In response to Board direction to show what is intended for the corner parcel, the applicant provided a sketch showing a schematic development plan for a gas station. As illustrated, the architecture would be consistent with the design of the center; however, staff has noted throughout this process that development should:

Combine access on Highway 68 and Corral de Tierra with access to the center. The concept plan provides independent access on both roadways with only one connection to the shopping center.

Landscaping should be included along the corner to soften the building mass at the corner and minimize pavement.

This sketch is shown for schematic purposes only and is not a part of the application. However, staff recommends that the Board provide direction as it relates to how the corner parcel is

designed with this criteria in mind. If the corner is to be a gas station, staff would recommend

2

BIB]

40689-U01
COMPLETED-U02
BOARD-U02
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FO96183-U03
FO96184-U03
FO99716-U03
MG99754-U03
AS99773-U03
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C1-U03
GENERAL-U03
DOCUMENTS-U03
5/25/2011-U04
BORENM-U04
16490-U05
4-U06
A.-U07
PUBLIC-U07
HEARING-U07
TO-U07
CONSIDER-U07
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RESOURCES,-U07
INC.-U07
THE-U07
JANUARY-U07
26,-U07
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DECISION-U07
BY-U07
THE-U07
MONTEREY-U07
293-P&BI-U08
ROTHARMEL-U09
LINDA-U09
ROTHARMELL-U10
5/5/2011-U011
COUNTY-U012
PLANNING-U012
COMMISSION-U012
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PERMIT-U012
A-U012
126,523-U012
SQUARE-U012
FOOT-U012
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STATUS-U012
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DESIGN-U012
CHANGES-U012
TO-U012
THE-U012
PROJECT.-U012
APPEAL,-U012
DISCRETIONARY-U012
DECISION-U012
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PLN110077-U012
AN-U012
APPEAL-U012
OF-U012
PLN020344)-U012
OMNI-U012
RESOURCES,-U012
INC.-U012
LLC,-U012
5-U012
CORRAL-U012
DE-U012
TIERRA-U012
ROAD,-U012
SALINAS,-U012
TORO-U012
AREA-U012
PLAN)-U012

COMPLETED BOARD ORDER placing the building closer to the intersection of Highway 68 and Corral de Tierra as it is a smaller structure and would allow more landscaping around it. The much larger canopy and associated pavement could be placed at the rear of the lot away from the corner, minimizing visual impacts and improving circulation.

If the Board of Supervisors finds that the proposed revisions address the Board's concerns, the project should be continued to allow staff to evaluate the revised plans for consistency with the General Plan and the assumptions contained in the Environmental Impact Report.

CE QA

Projects which are denied are statutorily exempt from CEQA under Public Resources Code Section 21080(b)(5) and by CEQA Guidelines Section 15270.

An EIR was prepared for the project, but action on the EIR is not necessary if the project is denied.

FINANCING:

The cost of staff work on this project has been included in Department budgets. The applicant has paid the necessary fee for the appeal.

Prepared by:

Approved by:

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J hn Ford, Pi Vining Services Manager Mike Novo, Planning Director

796-6049, fordjh@co.monterey.ca.us

cc: Front Counter Copy; Monterey County Rural Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; John Ford, Planning Services Manager; Carl Holm Assistant Planning Director, Alana Knaster, Deputy RMA Director, Carol Allen, Senior Secretary; Eric Phelps, c/o OMNI Resources LTD, Owner; Brian Finegan, Applicant's Attorney; Mike Weaver; Marit Evans; Gerry Bolles; Law Offices of Michael Stamp c/o Molly Erickson; Planning File PLN 110077 an appeal of PLN020344.

Attachments:

Exhibit A Resolution for Denial of Combined Development Permit

Exhibit B Resolution for Denial of Rezone to Remove B-8 Overlay

Exhibit C Revised Hybrid LEED Alternative Design Changes

Exhibit D Concept Sketches for Gas Station on Corner Parcel.

3

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