

To: Board Members
From: Henrietta Stern, Project Manager; henri@mpwmd.dst.ca.us or 831/658-5621
Date: May 12, 2009
**Subj: Initial Study/Negative Declaration for Dunnion Water Distribution System
(5/21/09 Agenda Item #16)**



Agenda Item #16 for the May 21, 2009 meeting is for an application to create the Dunnion Water Distribution System (WDS). This application is for a well that will serve a new commercial office building (replacing an existing smaller office building) on Garden Road, near the Monterey Peninsula Airport. As a Responsible Agency, the District Board will rely on the environmental document prepared by the Lead Agency, the City of Monterey. We are relying on the attached Negative Declaration, prepared by the City of Monterey, for our CEQA compliance. Note that additional site-specific hydrogeologic analysis is also part of our standard WDS permit process. This is reviewed in detail in the staff note and Findings for Item #16 in the Board Packet.

The Board is required to review the attached Initial Study/Negative Declaration, but only the sections that relate to water. So, please read section VIII (pages 11 and 12) and Section XVI (pages 15 and 16). Note that the text refers to a "water allocation," which actually applies only to the Cal-Am water supply. This situation is a well that will supply the new building, rather than Cal-Am water.

Please contact me (see info above) if you have any questions.

Cc: Darby Fuerst
David Laredo
Arlene Tavani (for admin. record)



City of Monterey
Environmental Checklist Form

FILED

DEC 18 2006

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

1. **Project title:** 2711 Garden Road (Office Building)
2. **Lead agency name and address:** City of Monterey, Planning Division, Monterey, CA 93940
3. **Contact person and phone number:** Kimberly Cole 831-646-3759
4. **Project location:** 2711 Garden Road, Monterey, CA
5. **Project sponsor's name and address:** Wald, Ruhnke & Dost Architects LLP, 2340 Garden Road, Suite 100, Monterey, CA 93940
6. **General plan designation:** Industrial
7. **Zoning:** I-R-130
8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The applicant requests approval for a three-story office building with parking on the building's ground floor. Additional parking is provided on surface lots. Two variances are required: for building height (35' maximum allowed, 37'10" proposed), and for parking within the front yard setback (50' required, 21' proposed). Total building footprint is 11,604 square feet. Total floor area (including garage) is 22,100 square feet. Eighty-one parking spaces are provided, complying with the parking requirements for office use. Vehicles will access the site from Garden Road.

The buildings currently located on the site will be demolished.

The Forest Management Plan indicates that sixteen live and five dead Monterey Pine trees will be removed. Fifteen of the live trees will require removal because they will be impacted by the new construction. One additional pine tree will be removed for health and safety purposes.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

The project site is located on Garden Road in the City of Monterey. The property is bordered by the Monterey Peninsula Airport to the north, a private business to the west, and an undeveloped parcel to the east. The general neighborhood is characterized by low-density development consisting primarily of business offices.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Monterey County Airport Land Use Commission is required to review and comment on the application. Approval by Monterey County Airport Land Use Commission is not a requirement.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- X Aesthetics
- Agriculture Resources
- Air Quality

POSTED 30 DAYS

- X Biological Resources
- Cultural Resources
- Geology /Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use Planning
- Mineral Resources
- X Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- X Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- X..... I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Public Review Period

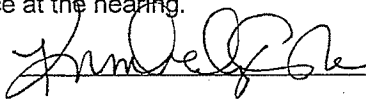
Begins: December 15, 2006
Ends: January 4, 2006

Public Meeting

Date: January 9, 2006
Time: 4 p.m.
Location: Few Memorial Hall of Records, City Hall Council Chambers
Reviewing Body: Planning Commission

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Signature _____



Date: _____

12/15/06

Printed name Kimberly Cole, AICP

Title Senior Planner

Address: City of Monterey, Community Development Department, Monterey, CA 93940

Phone Number: (831) 646-3885

Fax Number: 831-646-3408

- c: City Council
- Planning Commission
- Architectural Review Committee
- POST (Outside City Clerk's Office)
- AMBAG, P. O. Box 809, Marina, CA 93933-0809
- County Clerk, 240 Church Street, Salinas, CA 93901
- California Native Plant Society, Mary Ann Matthews, 2 Via Milpitas, Carmel Valley, CA 93924-9630
- Monterey Dunes Natural History Assoc., Alan Church, 1251 Josselyn Canyon Road, Monterey, CA 93940
- Sierra Club, Ventana Chapter, Rita Dalessio, 16 Via Las Encinas, Carmel Valley, CA 93924
- League of Women Voters, Jean Esary, 4078 El Bosque Drive, Pebble Beach, CA 93953

Department of Fish and Game, 20 Lower Ragsdale Drive, Suite 100, Monterey, CA 93940
Molly Erickson, P.O. Box 2448, Monterey CA 93942-2448
Monterey Bay Unified Air Pollution Control District, 24580 Silver Cloud Court, Monterey, CA 93940
Monterey County Airport Land Use Commission, P.O. Box 1208, Salinas, CA 93902
Shawn Capps, Wald Ruhnke & Dost Architects LLP, 2340 Garden Road, Suite 100, Monterey, CA 93940
Monterey Peninsula Water Management District; P.O. Box 85; Monterey, CA 93942
Chris Fitz, LandWatch of Monterey County, P.O. Box 1876, Salinas, CA 93902
Monterey Peninsula Airport District, 200 Fred Kane Drive, Suite 200, Monterey, CA 93940

Note: A copy of this document, as well as informational sources referenced herein, can be reviewed at the City of Monterey Planning Division.

FILENAME: s:\data\initial studies\2006\1207 2711 Garden Road

Attachments:

- 1) Location Map
- 2) Project Plans
- 3) Recommendations for Tree Preservation

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
I. AESTHETICS – Would the project:					
a) Have a substantial adverse effect on a scenic vista?				X	City of Monterey Community Development Department
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		City of Monterey Community Development Department
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		City of Monterey General Plan, Urban Design Element
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a. The project will not affect a scenic vista.</p> <p>b. There are numerous Monterey Pine trees on the site. A total of 21 of these Monterey Pines are proposed for removal as identified in the Forest Management Plan dated October 20, 2005 on file in the Planning Division. Fifteen trees will require removal because they will be impacted by the new construction. In addition 5 dead trees are proposed for removal. One 26-inch pine with advanced pitch cancer is proposed for removal for health and safety reasons. The removal of these trees will not substantially damage a scenic resource because of the preserved trees and mitigation recommended in the Forest Management Plan and specified in the Biological Resources Section of this report.</p> <p>c. The proposed project replaces an existing office building. It will not substantially degrade the existing visual character or quality of the site and its surroundings.</p> <p>d. The project replaces an existing office building; therefore, it will not create a substantial new source of light or glare.</p> <p>Mitigation Measure: The ARC will review the exterior light fixtures to ensure the bulb is recessed in the light fixture, thereby eliminating unnecessary light spillover.</p>					
<p>II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	City of Monterey Community Development Department
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	City of Monterey Community Development Department
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a-c. The site does not contain any agricultural resources or the potential for agricultural production.</p>					

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III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
d) Expose sensitive receptors to substantial pollutant concentrations?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
e) Create objectionable odors affecting a substantial number of people?				X	City of Monterey Community Development Department; 2004 Air Quality Management Plan for the Monterey Bay Region; 2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region; and the District's CEQA Air Quality Guidelines
<p>Discussion, where applicable:</p> <p>a. The project will not obstruct the implementation of any air quality plan.</p> <p>b-c The project will be constructed utilizing standard construction techniques and will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Moreover, it will not result in a cumulative net increase for any criteria pollutant for which the project region is non-attainment.</p> <p>d. The project will not expose sensitive receptors to substantial pollutant concentrations.</p> <p>e. The office building will not create objectionable odors.</p>					
IV. BIOLOGICAL RESOURCES -- Would the project:					
a) Have a substantial adverse effect, either directly or through			X		Forest Management Plan, October 20, 2005 and Botanical/Biological Report,

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habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					August 13, 2006
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X		Forest Management Plan, October 20, 2005 and Botanical/Biological Report, August 13, 2006
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	City of Monterey Community Development Department
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	City of Monterey Community Development Department
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	Forest Management Plan, October 10, 2005; City of Monterey, Zoning Ordinance, Chapter 37, Preservation of Trees and Shrubs
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	City of Monterey Community Development Department
g) Will the project remove significant trees or significant groups of trees?		X			Forest Management Plan, October 20, 2005 and Botanical/Biological Report, August 13, 2006
h) Will the project threaten rare and endangered species of marine animals?				X	City of Monterey General Plan Maps 8 and 9.

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<p>Discussion, where applicable :</p> <p>a. The Botanical/Biological Report did not find any state or federally listed species on the project site. However, the project will remove approximately 10 sandmat manzanita plants (listed by the Californian Native Plant Society on List 1B). The biologist also indicated that the survey was conducted outside of the flowering period for some plants and, although unlikely, there is some possibility that special status plants exist on the site. In addition, black legless lizards could be found the site. The following mitigation measures are recommended:</p> <p>Mitigation Measure: Sandmat manzanita plants shall be replaced at a 2:1 ratio. The replacement plants shall be planted in areas disturbed by the project and where exotic plants and landscape debris are removed. This information shall be included on the site's landscape plan. The landscape plan shall be prepared and submitted to the Planning Division prior to Architectural Review Committee Preliminary Design approval. A qualified biologist shall supervise the work and submit a report to the City of Monterey Planning Division that all work has been completed.</p> <p>Mitigation Measure: Botanical studies for special plants shall be conducted (March-May timeframe). If any species are found on-site and cannot be avoided a transplanting program shall be undertaken to move the plant to suitable locations on-site. This information shall be included on the site's landscape plan. The landscape plans shall be prepared and submitted to the Planning Division prior to Architectural Review Committee Preliminary Design approval. A qualified biologist shall supervise the work and submit a report to the City of Monterey Planning Division that all work has been completed. The biologist shall also consult with the Department of Fish and Game on a specific mitigation plan, as required.</p> <p>Mitigation Measure: The applicant shall prepare a landscape plan for the project site. The landscape plan shall be submitted to the Planning Department prior to Architectural Review Committee Preliminary Design approval. A qualified biologist shall evaluate the plan and certify that the 2:1 replacement requirement for Sandmat manzanita and replanting of special plant species (if necessary) has been satisfied. The plan shall also have a "native landscaping theme", specifications for eradication of invasive species, and protective habitat fencing requirements as discussed in the Botanical/Biological Report, August 13, 2006.</p> <p>Mitigation Measure: A qualified biologist shall conduct a survey for black legless lizards immediately prior to construction. Any captured lizards shall be released on the other side of habitat protection fence in areas of suitable habitat.</p> <p>Replacement tree planting for the removed Monterey Pine trees is also recommended in the Report and in the Forest Management Report*(see mitigations listed below)</p> <p>b-c. The project site does not contain a riparian habitat, wetlands, or other sensitive natural community.</p> <p>d. The project site will not substantially impact migratory fish or wildlife.</p> <p>f. The project will not conflict with an adopted Habitat Conservation Plan, Natural Community Plan or other habitat conservation plan.</p> <p>e.g. The project removes 21 Monterey Pine trees: 15 trees that will be impacted by the new construction, 5 dead pines (one of which has already fallen), and one pine proposed for removal for health and safety. To mitigate these impacts the following mitigations are included:</p> <p>Mitigation Measure: The project plan shall be modified to protect trees (1-7) shown on the attached `plan (See Attachment). The City Forester indicates these trees are healthy. Site plan modifications are feasible.</p> <p>Mitigation Measure: Replace the trees at a 2:1 ratio. The City Forester shall meet the landscape designer on-site during finalization of the landscape plan. The Forester can reduce the replacement requirement if necessary to ensure vigorous tree growth.</p> <p>Mitigation Measure: Preservation of Trees and Shrubs Ordinance, Chapter 37 requires the City's standard tree protection standards to be followed during construction including use of chain link protective fence.</p> <p>Mitigation Measure: Pruning of retained trees next to construction areas should be done by a qualified arborist prior to commencement of construction to prevent inadvertent damage.</p> <p>Mitigation Measure: Exact locations for replacement tree plantings shall be shown on final landscape plans for the project and chosen in consultation with a qualified forester or arborist. The final landscape plan shall be subject to the review and approval of the Architectural Review Committee and City Forester.</p> <p>h. The site is an inland site and no marine animals are affected.</p>					
<p>V. CULTURAL RESOURCES – Would the project::</p>					
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Intent is to address</p>				<p>X</p>	<p>City of Monterey Community Development Department</p>

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impact to onsite historic resources and adjacent historic resources.)					
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?				X	City of Monterey Archaeology Map
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	City of Monterey Archaeology Map
d) Disturb any human remains, including those interred outside of formal cemeteries?				X	City of Monterey Community Development Department
Discussion, where applicable: a-d. A modern office building is located on the site. No historic resources exist. No archaeological resources are expected to occur in this area.					
VI. GEOLOGY AND SOILS -- Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		City of Monterey Community Development Department
i) Strong seismic ground shaking?			X		City of Monterey General Plan, Safety Element
iii) Seismic-related ground failure, including liquefaction?			X		City of Monterey General Plan, Safety Element
iv) Landslides?				X	City of Monterey General Plan, Safety Element
b) Result in substantial soil erosion or the loss of topsoil?				X	City of Monterey Community Development Department
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	City of Monterey Community Development Department
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X	City of Monterey Community Development Department
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste				X	City of Monterey Community Development Department

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water disposal systems where sewers are not available for the disposal of waste water?					
<p>Discussion, where applicable:</p> <p>a. The project site is not located in a seismic hazard zone. However, the site could be subject to groundshaking during an earthquake. The project will be designed to comply with all Uniform Building Code requirements, which makes the impact less than significant.</p> <p>b-d. The Building Division requires a Soils Report prior to any construction to ensure the building meets all Uniform Building Code soil stability requirements.</p> <p>e. The project will not utilize a septic tank or alternative waste disposal system. Sewers are available for disposal of wastewater.</p>					
VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	City of Monterey Community Development Department
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	City of Monterey Community Development Department
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	City of Monterey Community Development Department
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	City of Monterey Fire Department
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X		City of Monterey Community Development Department
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	City of Monterey Community Development Department
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	City of Monterey Police and Fire Departments
h) Expose people or structures to a significant risk of loss, injury or				X	City of Monterey General Plan Figure 14

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death involving wildland fires, including where wildlands are adjacent to urbanized areas or when residences are intermixed with wildlands?					
<p>Discussion, where applicable:</p> <p>a-c. The project site will be developed for office use. This use is not anticipated to use hazardous materials or cause the release of hazardous materials.</p> <p>d. The site is not known to contain any hazardous materials</p> <p>e. The project site is located near the airport flight path. The project will be forwarded to the Monterey Airport Land Use Commission for review and recommendation. The project is not expected to result in a safety hazard for people residing or working in the project area.</p> <p>f. The project site is not located in the vicinity of a private airstrip.</p> <p>g. The project will not interfere with any emergency response plan.</p> <p>h. The project site is not located in a wildland fire hazard area.</p>					
VIII. HYDROLOGY AND WATER QUALITY – Would the project::					
a) Violate any water quality standards or waste discharge requirements?				X	City of Monterey Public Works Department
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	City of Monterey Public Works Department
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X	City of Monterey Public Works Department
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X	City of Monterey Public Works Department
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X	City of Monterey Public Works Department
f) Otherwise substantially degrade water quality?				X	City of Monterey Public Works Department
g) Place housing within a 100-				X	Flood Insurance Rate Map

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year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	Flood Insurance Rate Map
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	City of Monterey Public Works Department
j) Cause inundation by seiche, tsunami, or mudflow?				X	Flood Insurance Rate Map
<p>Discussion, where applicable :</p> <p>a,c-e. The project will not result in any significant changes to drainage patterns or stormwater facilities because the proposed project is on a site with existing buildings, paved parking and an existing drainage system. The project will not violate any water quality standards or waste discharge requirements.</p> <p>b. Development of the project will only be possible upon allocation of water to the site by the Monterey Peninsula Water Management District. The Water District is a separate entity over which the City has no jurisdiction. The Water District closely manages the availability and allocation of water based on historic use and safe yield studies and provides environmental review of the allocation and use of water from the sources it has chosen.</p> <p>The City of Monterey imposes a standard condition of approval that requires submittal of documentation that a water allocation has been secured by the applicant. The Community Development Department does not issue a building permit unless water is available and allocated to the project. Therefore, the proposed project will not contribute to a direct or cumulative impact on water supply.</p> <p>f. No degradation in water quality is expected.</p> <p>g-j. The project site is not located in a flood hazard area according to the Flood Insurance Rate Map.</p>					
IX. LAND USE AND PLANNING - Would the project:					
a) Physically divide an established community?				X	City of Monterey Community Development Department
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	City of Monterey General Plan ; City of Monterey Zoning Ordinance
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a. The project replaces existing buildings and parking and will not divide an established community.</p> <p>b. The project is consistent with the City of Monterey General Plan. The project complies with the City of Monterey Zoning Ordinance with the exception of height and front yard setback standards. The applicant requests variances due to site topography, trees, and existing conditions. The Planning Commission will evaluate the merits of the variance application, consistent with the City's Zoning Ordinance.</p> <p>c. The project does not conflict with any applicable habitat conservation or natural community conservation plan.</p>					
X. MINERAL RESOURCES -- Would the project:					

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a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	City of Monterey Community Development Department
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	City of Monterey Community Development Department
Discussion, where applicable: a-b. No mineral resources exist on the project site.					
XI. NOISE -- Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		City of Monterey General Plan, Noise Element
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	City of Monterey Community Development Department
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	City of Monterey Community Development Department
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X	City of Monterey Community Development Department
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		X			Monterey Peninsula Airport, FAR Part 150 Airport Noise Exposure Map, Figure 4-3, Page 4-13 (November 21, 1997)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	City of Monterey, Community Development Department
Discussion, where applicable: A, d. The project will have short term noise impacts from construction. This is considered to be a typical construction impact and is less than significant when it occurs during daylight hours. No long-term noise will occur from the project. b. The applicant will be excavating to construct the project; however, no significant impact is anticipated due to the site location and demolition of existing structures. c. The project replaces an existing office building. e. The project site is located adjacent to the Monterey Peninsula Airport. Mitigation Measure: The applicant is required to submit a noise study with appropriate building insulation to the Building Division. f. The project is not within the vicinity of a private airstrip.					
XII. POPULATION AND HOUSNG -- Would the project:					

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	City of Monterey Community Development Department
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	City of Monterey Community Development Department
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	City of Monterey Community Development Department
Discussion, where applicable: a. The proposed project replaces existing development on the site and does not substantially induce population growth. B-c. The proposed project replaces an existing office building and does not displace housing units or people.					
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?		X			City of Monterey Fire Department
b) Police protection?				X	City of Monterey Police Department
c) Schools?			X		City of Monterey Community Development Department
d) Parks?				X	City of Monterey Parks and Recreation Division
e) Other public facilities?				X	City of Monterey Community Development Department
Discussion, where applicable: a. The Fire Department indicates that a fire hydrant must be installed on the site due to the building size, location, and relationship to other fire facilities. b,d,e. No significant impacts will occur. c. The Monterey Peninsula Unified School District requires a school impact fee to mitigate impacts to school facilities. The fee will mitigate the impacts to schools.					
XIV. RECREATION --					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	City of Monterey, Community Development Department
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	City of Monterey, Community Development Department
Discussion, where applicable: a-b. The project will not increase the use of existing parks or require the expansion of recreation facilities.					

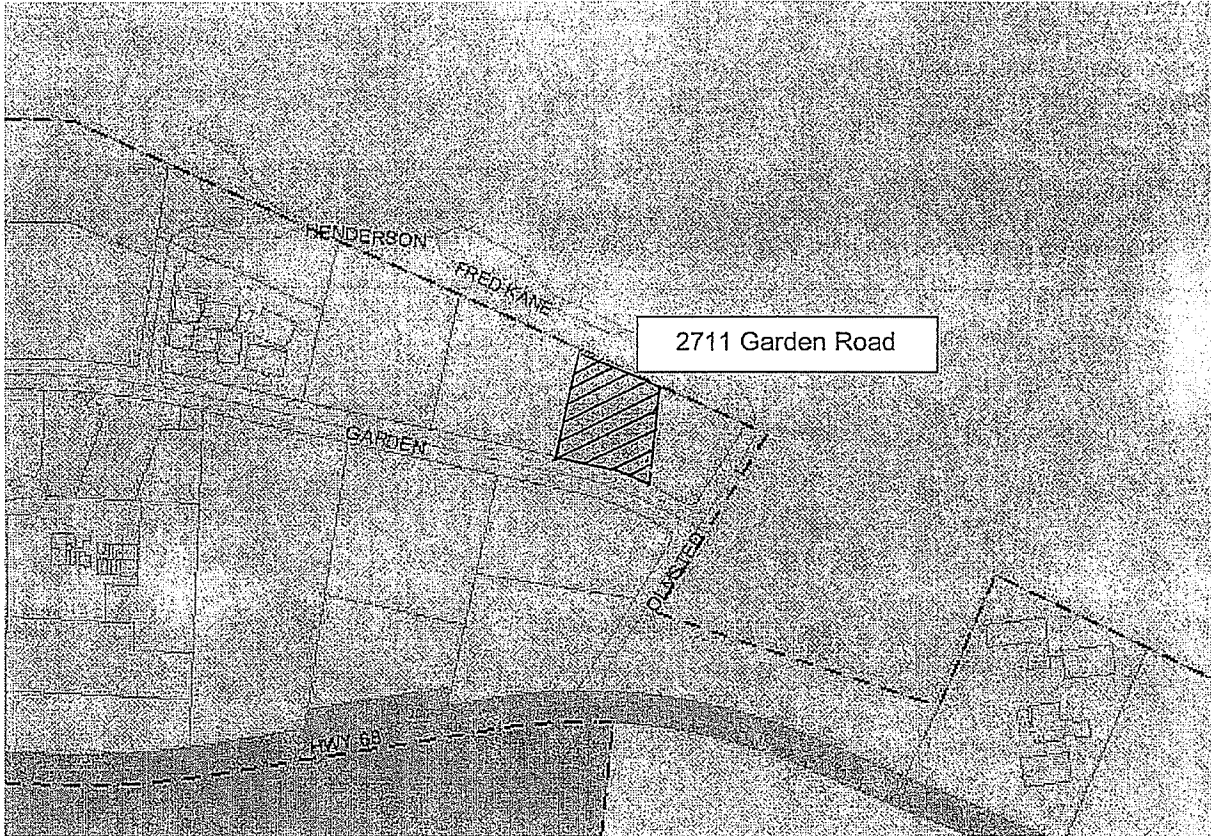
SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
XV. TRANSPORTATION / TRAFFIC -- Would the project:					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X	City of Monterey Traffic Division, General Plan Land Use Element and Circulation Element
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	City of Monterey Traffic Division, General Plan Land Use Element and Circulation Element
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	Monterey Peninsula Airport District
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	City of Monterey Traffic Division
e) Result in inadequate emergency access?				X	City of Monterey Fire and Police Departments
f) Result in inadequate parking capacity?				X	City of Monterey Community Development Department
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	City of Monterey General Plan, Circulation Element
<p>Discussion, where applicable:</p> <p>a-b. An office building currently exists on the project site and will be demolished. The proposed project will not cause a substantial increase in traffic in relation to the existing traffic load and street capacity. The project will not individually or cumulatively exceed the level of service.</p> <p>c. The project will not change air traffic patterns.</p> <p>d. The project will not increase hazards due to design features or incompatible uses.</p> <p>e. The project will have adequate emergency access.</p> <p>f. The City's standards require 80 parking spaces. The project provides 81 parking spaces.</p> <p>g. The project will not conflict with adopted policies or programs supporting alternative transportation.</p>					
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	City of Monterey Public Works Department
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	City of Monterey Community Development Department, Planning Division

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	City of Monterey Public Works Department
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		City of Monterey Community Development Department
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	City of Monterey Public Works Department
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	Monterey Peninsula Waste Management District
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	City of Monterey Community Development Department
<p>Discussion, where applicable:</p> <p>a,c,e,f No significant impact to sewer, wastewater, drainage facilities, or landfill capacities will occur. Existing systems can accommodate the proposed project.</p> <p>b,d. Development of the project will only be possible upon allocation of water to the site by the Monterey Peninsula Water Management District. The Water District is a separate entity over which the City has no jurisdiction. The Water District closely manages the availability and allocation of water based on historic use and safe yield studies and provides environmental review of the allocation and use of water from the sources it has chosen.</p> <p>The City of Monterey imposes a standard condition of approval that requires submittal of documentation that a water allocation has been secured by the applicant. The Community Development Department does not issue a building permit unless water is available and allocated to the project. Therefore, the proposed project will not contribute to a direct or cumulative impact on water supply.</p>					
XVII. MANDATORY FINDING OF SIGNIFICANCE --					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	City of Monterey Community Development Department
b) Does the project have impacts that are individually limited, but				X	City of Monterey Community Development Department

SUBJECT AREA:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact	SUPPORTING INFORMATION
<p>cumulatively considerable? Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).</p>					
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>				X	City of Monterey Community Development
<p>Discussion, where applicable: a-c. The project will not degrade the quality of the environment, result in cumulative impacts, or adversely affect human beings as documented in this initial study.</p>					

December 15, 2006

2711 Garden Road
Monterey, CA

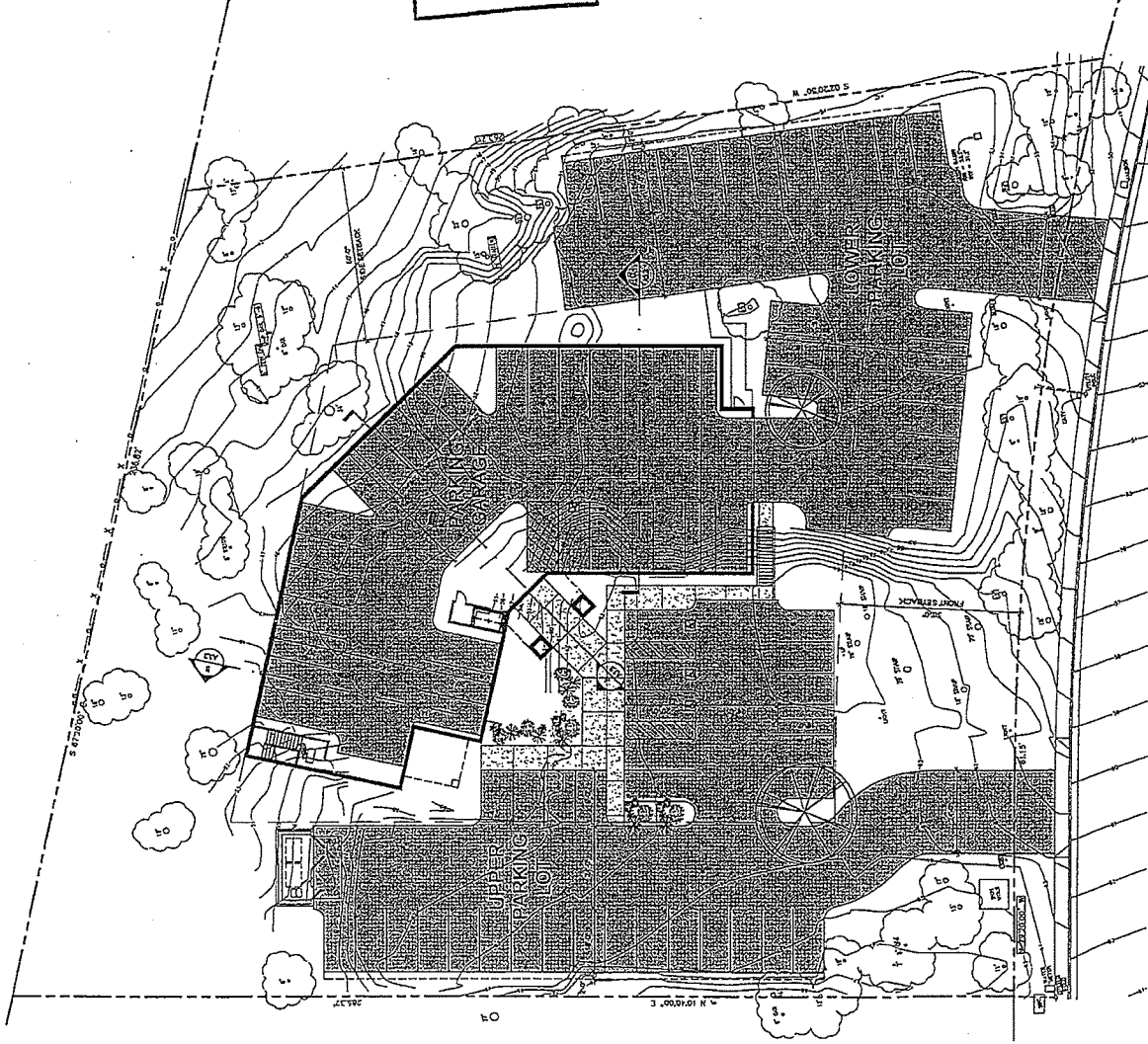




PROJECT INFORMATION

PROJECT: DUNNION OFFICE BUILDING
LOCATION: 2111 CLAYSON ROAD, MONTEREY, CALIFORNIA 93940
APR: 01/31/07
ZONING: L-20-130
LOT FID: 157-0005-001152
BUILDING SITE COVERAGE: 18.91%
SPACING AND PARKING: 15,200 SF ± 25,015 SF, 25 STANDARD PARKING SPACES, 4 ACCESSIBLE SPACES, TOTAL 29 SPACES

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PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

DUNNION OFFICE BUILDING
 2711 GARDEN ROAD
 SALINAS, CALIFORNIA 93901
 013-231-010

PROJECT: 05106
 DATE: 11/13/06
 DRAWN BY: JWB
 CHECKED BY: JWB
 SET BY: JWB

SHEET NAME: PROPOSED SITE PLAN
 SHEET NO: A1.1
 PROJECT NO: 05106

WR&D
WARD RYAN & DODD
ARCHITECTS LLP
 304 GARDEN ROAD, SUITE 100
 MONTEREY, CALIFORNIA 93940
 PHONE: 831.465.8422
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013-22-1-010

TOM DUNNION
 2711 GARDEN ROAD
 SALINAS, CALIFORNIA 93901

DATE: 05/10
 PROJECT: 11-0320
 DRAWN BY: JPR
 CHECKED BY: JPR
 SET NUMBER: 02

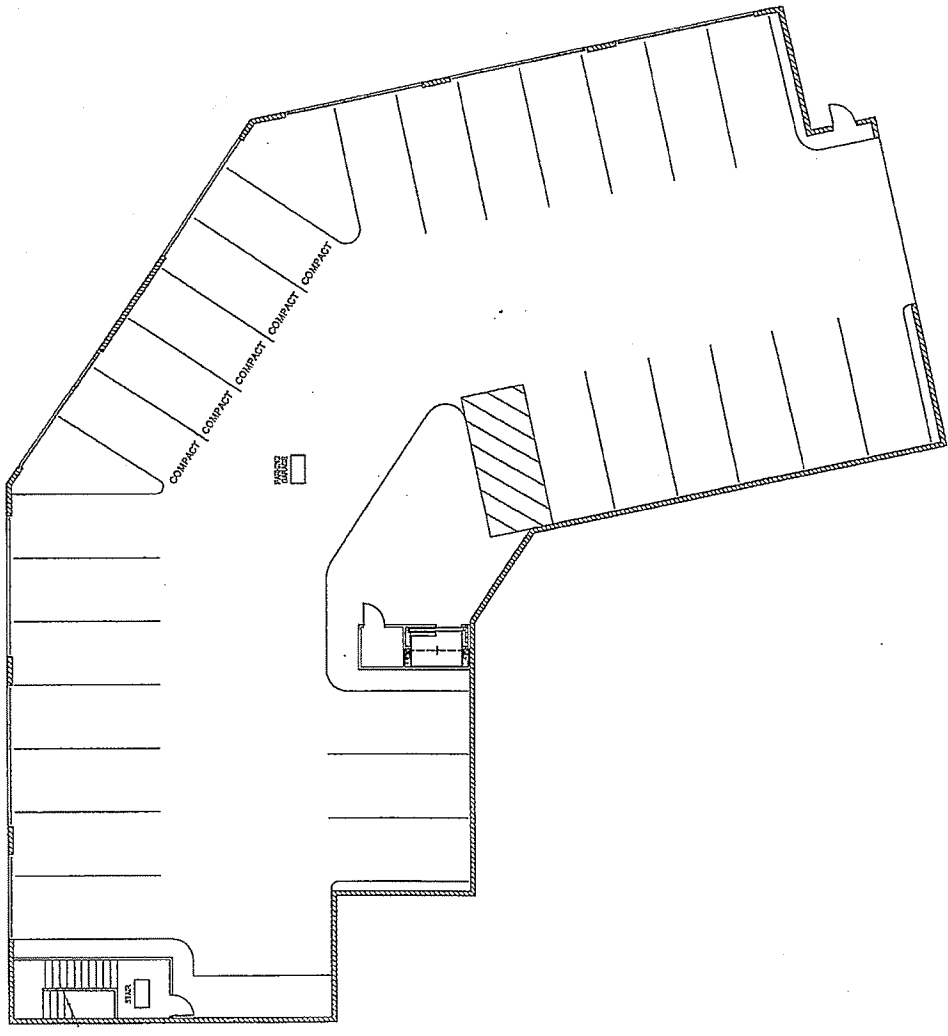
PROPOSED
 PARKING
 GARAGE PLAN

A2.1

SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES
 THE NOTES THAT FOLLOW APPLY TO THE DIMENSIONS ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DIMENSIONS.

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PROPOSED PARKING GARAGE PLAN
 SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES

IF KEY NOTES THAT FOLLOW APPLY TO THE DRAWING, THEY MUST BE NOTED FIRST ONLY. REFER TO THE DRAWING FOR DETAILS AND ANY CHANGES TO THESE NOTES.

□ x

W&R D
WAD BUNNICK & DOOST ARCHITECTS LLP
2445 CANTON ROAD, SUITE 102
MONTEREY, CALIFORNIA 93940
PHONE: 831.428.4642
FAX: 831.428.3333
WWW.WADDOOST.COM

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PLANNING DIVISION

013-321-010

DUNNION OFFICE BUILDING

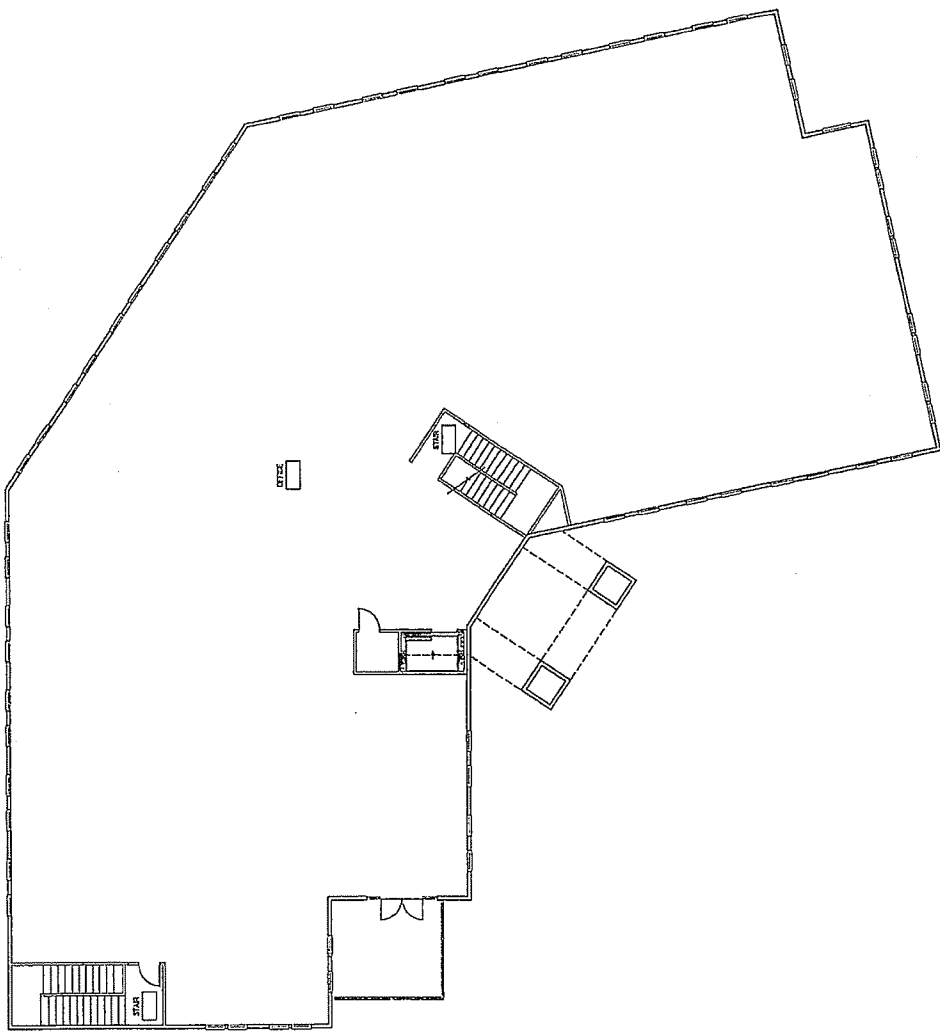
TOM DUNNION
2715 GARDEN ROAD
SALINAS, CALIFORNIA 93901

DATE: 05/10/06
PROJECT: 11.03.06
DRAWN BY: GO
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SHEET NUMBER:
**PROPOSED
SECOND
FLOOR PLAN**
SHEET NO.:

A2.3

FILE NAME: J2006A



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES

1. REFER TO THE ELEVATION KEY FOR THE CORRESPONDING ELEVATION. REFER TO THE ELEVATION KEY FOR THE CORRESPONDING ELEVATION.

2. INDICATES TYPED TYPEFACE INSIDE CLAY TILE ROOF

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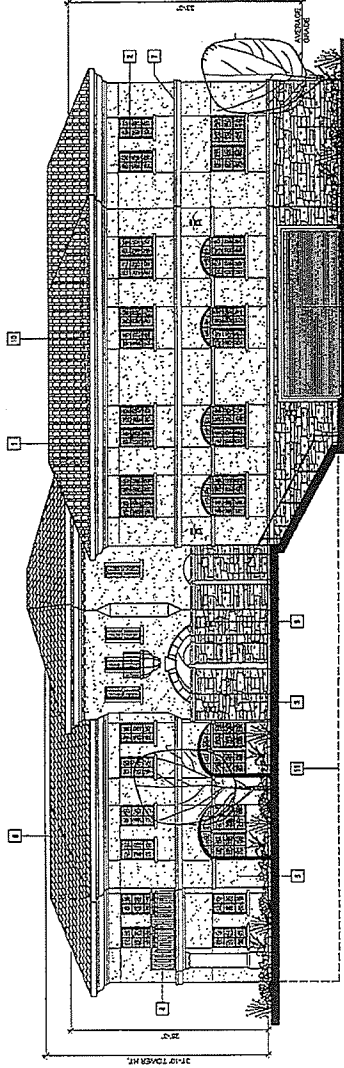
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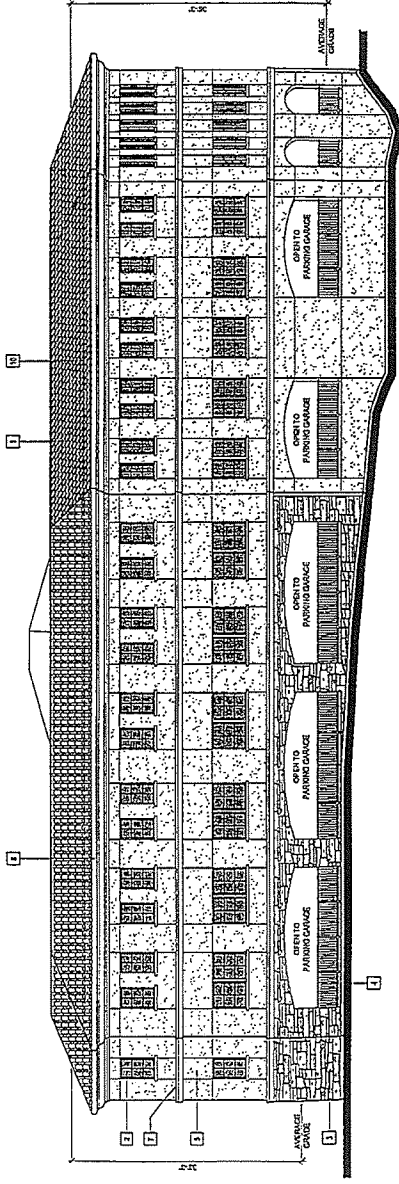
99. INDICATES TYPED TYPEFACE INSIDE CLAY TILE ROOF

100. INDICATES TYPED TYPEFACE INSIDE CLAY TILE ROOF

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PROPOSED SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION
 SCALE: 1/8"=1'-0"

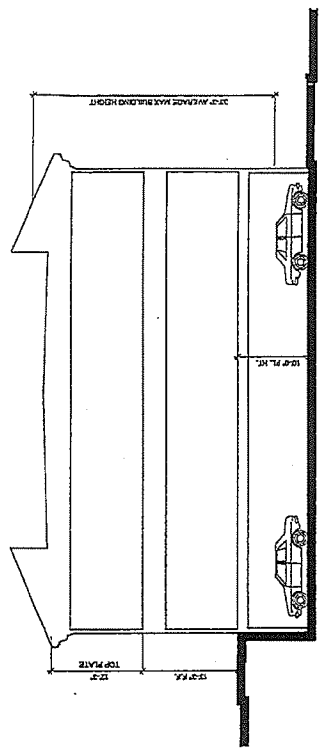
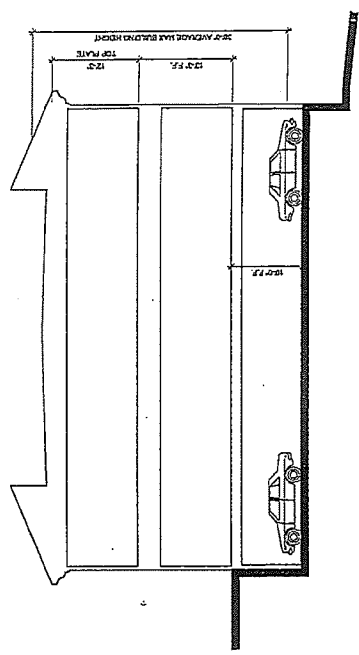
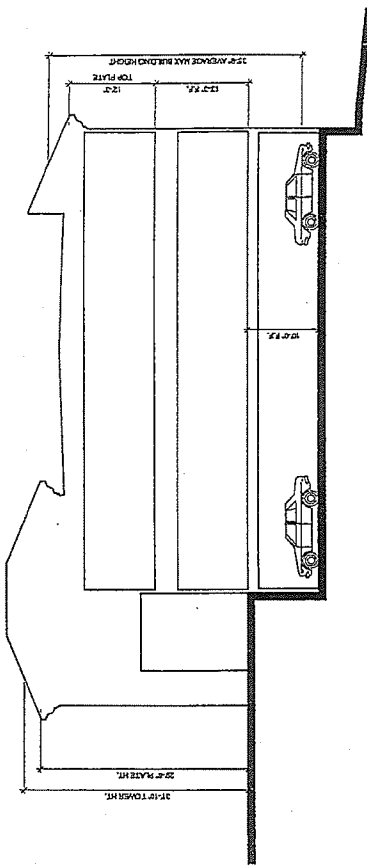


DUNNION OFFICE BUILDING
 TOM DUNNION
 2711 GARDEN ROAD
 SALINAS, CALIFORNIA 93901
 013-221-010

SHEET NO. 05102
 PRINT DATE: 11/11/2006
 PLOT DATE: 11/11/2006
 DRAWN BY: SK
 CHECKED BY: BR
 EST. 1581402

SHEET NAME:
 BUILDING SECTIONS
 SECTION:

A3.3
 FILE NAME: 3102A2D



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 PLANNING DIVISION



013-21-010

DUNNION OFFICE BUILDING

104 DUNNION
2711 GARDEN ROAD
SALINAS, CALIFORNIA 95071

DATE: 05/10/06
PROJECT: 05
JOB NO: 111328
DRAWN BY: SA
CHECKED BY: SA
DATE TESTED: SA

RECEIVED
NOV 13 2006
CITY OF MONTEREY
PLANNING DIVISION

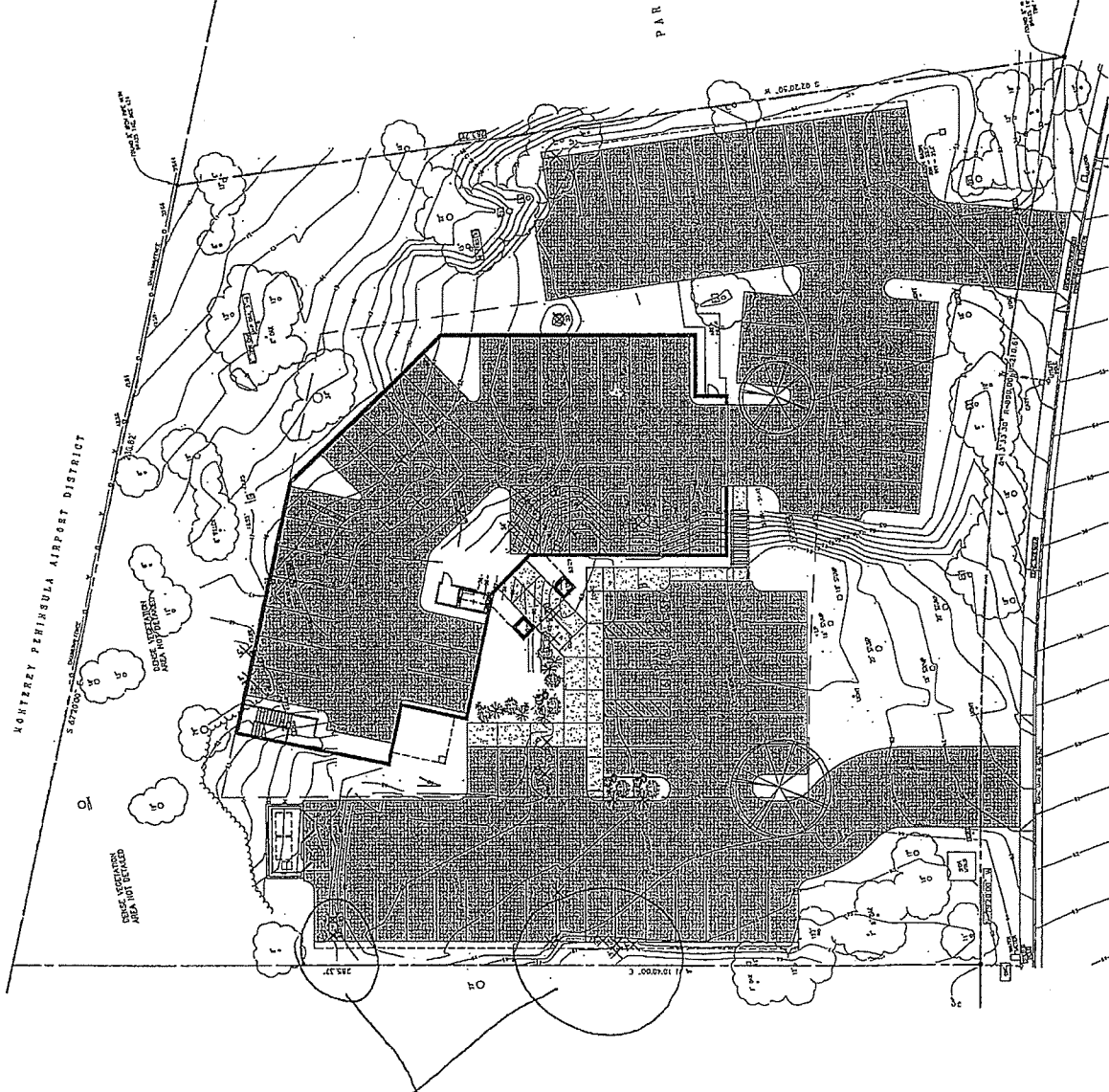
T-1

FILE NAME: 31037

SHEET NAME:
TREE
REMOVAL
PLAN
SHEET NO.:

TREE REMOVAL LEGEND

✕ INDICATES TREES TO BE REMOVED



TREE REMOVAL PLAN
SCALE: 1/8" = 1'-0"

Keep
These
Trees