

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: PLANNED DEVELOPMENT 09-003 (MAYAN HARDWOOD)**  
**DATE: SEPTEMBER 8, 2009**

**Needs:** For the Planning Commission to consider a Development Plan (PD) application to construct a new commercial/industrial building with an accessory warehouse building for Mayan Hardwood.

- Facts:**
1. The project is located at the southern end of Danley Court, Lot 5 of Tract 2269, see attached Vicinity Map (Attachment 1).
  2. The proposed project would include the construction of two buildings, where the primary building would be 21,347 square feet and the warehouse building would be 6,462 square feet.
  3. The proposed project complies with the City Zoning Ordinance, development standards for setbacks, building height, and other on-site requirements.
  4. The project has been designed to provide 61 parking spaces which exceed the zoning code requirement of 50, based on the warehouse and office uses.
  5. The project is also consistent with the Golden Hills Business Park tract Design Guidelines.
  6. Surface drainage is proposed to be conveyed to a detention system that will ultimately be metered out to the storm drain system installed in the tract. Storm water collected from this parcel will flow eastward to the Huer Huero and not to the west where historic drainage problems have been a concern.
  7. The project is consistent with the BP (Business Park) General Plan designation, and the zoning which is PM (Planned Industrial), including compliance with all applicable development standards.
  8. The Development Review Committee (DRC) reviewed the project at their meeting on August 24, 2009. The Committee was in favor of the project and recommended that the Planning Commission approve the project.

9. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

**Analysis  
and**

**Conclusions:**

The proposed commercial/light industrial project is consistent with the requirements for development in this business park including compliance with the Golden Hills Industrial/Business Park Guidelines. It would appear that the architecture and proposed landscaping plan would be appropriate for this location. There are no site development constraints such as trees or other features on the property.

The Mayan Hardwood project would meet the intent of the Planned Industrial (PM) zoning district, and Business Park (BP) General Plan land use designation, since it provides for clean attractive businesses and industries in which all activities are conducted in doors. Additionally, the construction of the new facility would be consistent with the Economic Strategy, since it helps promote local industry, products, services and destinations. Additionally, in this case it promotes business retention.

**Reference:**

Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, 2006 Paso Robles Economic Strategy and CEQA, Golden Hill Industrial Park Design Guidelines.

**Fiscal  
Impact:**

None.

**Options:**

After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

By separate motions:

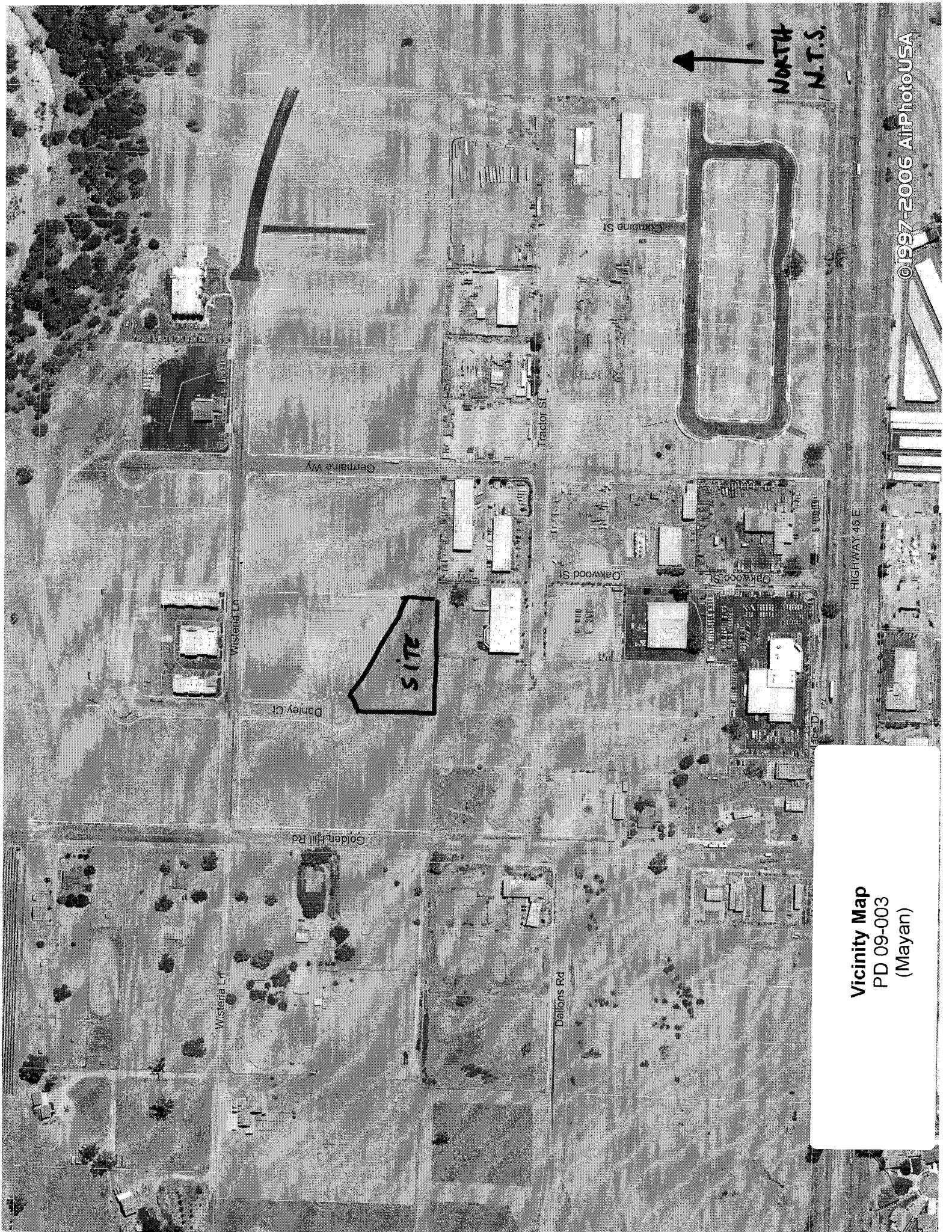
- a. Adopt the attached Resolution approving Planned Development 09-003.
- b. Amend, modify, or reject the above-listed action.
- c. Request additional information and analysis.

Prepared by:

Darren Nash  
Associate Planner

**Attachments:**

1. Vicinity Map
2. City Engineer Memo
3. Resolution to Approve the Planned Development 09-004
4. Newspaper and Mail Notice Affidavits



NORTH  
N.T.S.

SITE

Vicinity Map  
PD 09-003  
(Mayan)

©1997-2006 AirPhotoUSA

## MEMORANDUM

**TO:** Darren Nash  
**FROM:** John Falkenstien  
**SUBJECT:** PD 09-003, Mayan Hardwood  
**DATE:** August 28, 2009

### Streets

The subject property is Lot 5, in Tract 2269, located at the south end of Danley Court, east of Golden Hill Road. Danley Court was improved with the development of Tract 2269.

### Sewer and Water

All utilities were made available to the property with the development of Tract 2269.

### Drainage

An 18-inch storm drain serves the subdivision at Wisteria Lane. The storm drain is not sized to handle increased run-off associated with the development of the lots. Storm drain detention facilities must be provided.

The 18-inch storm drain discharges directly to the Huer Huero Creek. Low impact development best management practices must be applied to improve storm water quality.

The developed site will be greater than one-acre. A Storm Water Pollution Prevention Plan will be required prior to issuance of a grading permit.

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### Recommended Site Specific Conditions

Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off to the streets in Tract 2269.

Low impact development best management practices must be applied to improve storm water runoff quality.

A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

**RESOLUTION NO.**

**A RESOLUTION OF  
THE PLANNING COMMISSION OF THE CITY OF PASO ROBLES  
APPROVING PLANNED DEVELOPMENT 09-003  
LOCATED ON LOT 5, AT THE SOUTH END OF DANLEY COURT  
GOLDEN HILL BUSINESS PARK, APN: 025-421-032  
APPLICANT – DARRYL PAUL/MAYAN HARDWOOD**

**WHEREAS**, Planned Development 09-003 has been filed by Pults & Associates on behalf of Darryl Paul; and

**WHEREAS**, Planned Development 09-003 is a proposal to construct two buildings for Mayan Hardwood, where the primary building would be 21,347 square feet and the accessory warehouse building would be 6,462 square feet; and

**WHEREAS**, the project complies with the guidelines and standards of the Zoning Ordinance and the Conditions of Approval of Tract 2269; and

**WHEREAS**, the project complies with the BP (Business Park) General Plan land use designation and the Zoning Ordinance PM (Planned Manufacturing) zoning district, and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on September 8, 2009 on this project to accept public testimony on the Planned Development application PD 09-004; and

**WHEREAS**, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

**WHEREAS**, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and
4. The proposed development is consistent with the Golden Hill Industrial/Business Park Design Guidelines; and
5. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
6. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and

7. The proposed development plan contributes to the orderly development of the City as a whole.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of El Paso de Robles does hereby approve Planned Development 09-003, subject to the following conditions:

**PLANNING CONDITIONS:**

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Title Sheet
B	Grading/Drainage Plan
C	Conceptual Landscape Plan
D	Site Plan
E	Floor Plan
F	Future Floor Plan
G	Architectural Elevations
H	Perspectives
I	Roof Plan
J	Warehouse Floor & Roof Plan
K	Warehouse Elevations

2. This PD 09-003 allows the construction of two buildings for Mayan Hardwood, where the primary building would be 21,347 square feet and the accessory warehouse building would be 6,462 square feet.
3. This project approval shall expire on September 8 , 2011 unless a building or grading permit has been issued for the project or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The project shall be designed and constructed to be in substantial conformance with the site plan and elevations approved with this resolution.
5. Prior to the issuance of a building permit, the following final details shall be reviewed with staff:
  - a. Landscape and irrigation plan;
  - b. Fencing plan, chain link shown on plans should be coated chain link;
  - c. Placement of equipment such as transformers, back flow devices and any other equipment;
6. Prior to issuance of certificates of use and occupancy, the property-owner or authorized agent is required to pay the City's Development Impact Fees.
7. Temporary construction noise levels in excess of 60 decibels shall be restricted to the daylight hours of 7am to 6pm. Noise levels shall be measured or monitored from site boundaries or the nearest adjoining residential use to determine compliance.
8. Use and operation of the project and its appurtenances shall be conducted in compliance with the City's General Performance Standards for all uses (Section 21.21.040 of Chapter 21.21 Performance Standards of the City's Zoning Ordinance).

9. Per Tract 2269 Conditions of Approval the following additional conditions shall apply:
  - a. Since this property is located in Area 3, Approach and Departure Zone of the Airport Land Use Plan (ALUP), the following conditions shall apply: (1) soundproofing where appropriate to reduce noise to acceptable levels in accordance with State guidelines; (2) no electro-magnetic transmissions which would interfere with operation of aircraft; (3) all bulk storage of volatile or flammable liquid be underground; (4) an avigational easement shall be required for uses; and (5) the number of persons using the facility kept to a minimum, in compliance with the ALUP.
  - b. Use of tree species such as London Plane with rapid growth characteristics and spread, shall be utilized in parking areas.
  - c. Provide one (1) fifteen (15) gallon size tree per five parking stalls shall be provided.

**ENGINEERING CONDITIONS:**

10. Storm water detention facilities must be provided with the development to mitigate the impact of increased storm water run-off to the streets in Tract 2269.
11. Low impact development best management practices must be applied to improve storm water runoff quality.
12. A Storm Water Pollution Prevention Plan must be provided prior to issuance of a grading permit.

**EMERGENCY SERVICES CONDITIONS:**

13. Prior to the start of construction:
  - a. Plans shall be reviewed, approved and permits issued by Emergency Services for underground fire lines.
  - b. Applicant shall provide documentation to Emergency Services that required fire flows can be provided to meet project demands.
  - c. Fire hydrants shall be installed and operative to current, adopted edition of the California Fire Code.
  - d. A based access road sufficient to support the department's fire apparatus (HS-20 truck loading) shall be constructed and maintained for the duration of the construction phase of the project.
  - e. Access road shall be at least twenty (20) feet in width with at least thirteen (13) feet, six (6) inches of vertical clearance.
15. Provide central station monitored fire sprinkler system for all residential, commercial and industrial buildings that require fire sprinklers in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
  - a. Plans shall be reviewed, approved and permits issued by Emergency Services for the installation of fire sprinkler systems.
16. Provide central station monitored fire alarm system for all residential, commercial and industrial buildings that require fire alarm system in current, adopted edition of the California Building Code, California Fire Code and Paso Robles Municipal Code.
17. If required by the Fire Chief, provide on the address side of the building if applicable:
  - a. Fire alarm annunciator panel in weatherproof case.
  - b. Knox box key entry box or system.
  - c. Fire department connection to fire sprinkler system.
18. Provide temporary turn-around to current City Engineering Standard for phased construction streets that exceed 150 feet in length.
19. Project shall comply with all requirements in current, adopted edition of California Fire Code and Paso Robles Municipal Code.



20. Prior to the issuance of Certificate of Occupancy:

- a. Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
- b. Final inspections shall be completed on all buildings.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of September, 2009 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHARLES E. TREATCH, CHAIRMAN

ATTEST:

---

RON WHISENAND, PLANNING COMMISSION SECRETARY

Project:  
 Golden Hill  
 Business Park  
 Mayan Hardwood  
 Inc.

GOLDEN HILL  
 BUSINESS PARK  
 MAYAN  
 HARDWOOD, INC.

LOT 8, TRACT 2269  
 P.C.A. 8246

Client:  
 DARRYL & CYNTHIA  
 PAUL

4277 ASSEN LANE  
 SOMERS  
 CA 95066  
 (805) 881-4555

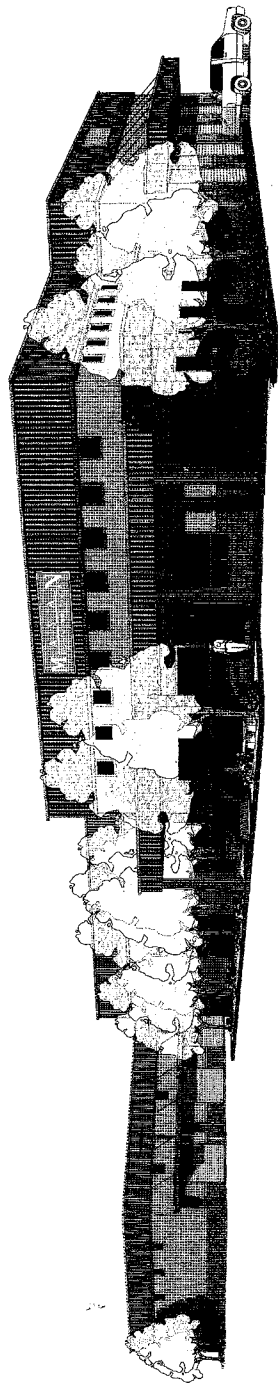
Sheet Count:  
 TITLE SHEET



Date: JULY 08  
 Revised:

Job No: 9821  
 Sheet:

T-1  
 of



# MAYAN HARDWOOD PASO ROBLES

**SHEET INDEX**

T-1	TITLE SHEET
C-01	GRADING PLAN
L-1	LANDSCAPE
A-1.1	ARCHITECTURAL
A-1.2	FLOOR PLAN
A-1.3	FUTURE SECOND FLOOR PLAN
A-2	MECHANICAL
A-3	ELECTRICAL
A-4	ROOF PLAN
A-5	MECHANICAL CORE & ROOF PLAN
A-6	WAREHOUSE ELEVATIONS
TOTAL 11 SHEETS	

**PROJECT SUMMARY**

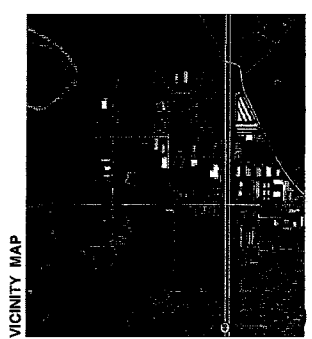
LEGAL:	LOT 8, TRACT 2269
ZONING:	INDUSTRIAL (C-3)
APN:	028 421 092
SITE:	1.8 ACRES
BUILDING:	WAREHOUSE BUILDING
OFFICE/ADMIN:	3,216
MECHANICAL:	1,500
ELECTRICAL/SCHEMATIC:	2,218
TOTAL SF:	21,547
WAREHOUSE BUILDING:	6,462
WAREHOUSE:	21,507
GRAND TOTAL SF:	27,969

**GENERAL NOTES**

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances, regulations and applicable administrative authorities, 2009 CBC, CMC, CPC and CEC, and all applicable local, state and federal laws, rules and regulations, including Statewide, and the Americans with Disabilities Act (Title II).
- The building described on the following pages is subject to a fire sprinkler system. Shop drawings shall be submitted and approved by the City Building and Fire Department prior to fabrication and installation. The fire sprinkler system shall be installed in accordance with the requirements of the 2009 CBC, CMC, CPC and CEC, and all applicable local, state and federal laws, rules and regulations, including Statewide, and the Americans with Disabilities Act (Title II).
- No work shall be done for spaces shown in red on the drawings.
- Shop drawings shall be submitted to the Building Department for approval. All shop drawings shall be submitted to the Building Department for approval. All shop drawings shall be submitted to the Building Department for approval.
- No hazardous materials will be stored and/or used within the building which exceed the quantities listed in USC, Table B3.4.3E.

**DIRECTORY**

ARCHITECT	PUTTS, ANTHONY & ASSOCIATES, LLP 5180 BALBOA STREET, SUITE 100 SAN JOSE, CA 95128 (408) 931-1804
CIVIL ENGINEERING	PUTTS, ANTHONY & ASSOCIATES, LLP 5180 BALBOA STREET, SUITE 100 SAN JOSE, CA 95128 (408) 931-1804
MECHANICAL ENGINEERING	PUTTS, ANTHONY & ASSOCIATES, LLP 5180 BALBOA STREET, SUITE 100 SAN JOSE, CA 95128 (408) 931-1804
ELECTRICAL ENGINEERING	PUTTS, ANTHONY & ASSOCIATES, LLP 5180 BALBOA STREET, SUITE 100 SAN JOSE, CA 95128 (408) 931-1804
LANDSCAPE ARCHITECT	PUTTS, ANTHONY & ASSOCIATES, LLP 5180 BALBOA STREET, SUITE 100 SAN JOSE, CA 95128 (408) 931-1804



**Paso Robles**  
 AUG 21 2009  
 Planning Division

**CONST TYPE:**

OFFICE	2,216	14 SPACES
MECHANICAL	1,500	14 SPACES
ELECTRICAL	2,218	14 SPACES
TOTAL REQUIRED	6,462	50 SPACES
PROVIDED	6,462	50 SPACES
TOTAL PROVIDED	6,462	50 SPACES

**PARKING:**

REQUIRED	14 SPACES
PROVIDED	14 SPACES
TOTAL PROVIDED	14 SPACES

**CONST TYPE:**

V-S	SPRINKLERS
B-D	ALLOWED
Z-F	PROPOSED (above finished floor)
B 15-1	

**SYMBOLS**

①	DIMENSIONAL GRID LINE
②	DOOR MARK
③	REFER TO DOOR SCHEDULE
④	WINDOW MARK
⑤	REFER TO WINDOW SCHEDULE
⑥	WINDOW ABOVE
⑦	REFER TO WINDOW SCHEDULE
⑧	REFERENCE NOTE
⑨	DETAIL NUMBER
⑩	SHEET SHOWN ON SECTION
⑪	SHEET SHOWN ON SECTION

**Exhibit A**  
 Title Sheet  
 PD 09-004  
 (Mayan Hardwood)

**ABOVE GRADE ENGINEERING**  
 778 Old Street, Suite 101  
 San Francisco, CA 94102  
 Phone: (415) 440-5152  
 Fax: (415) 440-5116  
 www.abovegrade.com

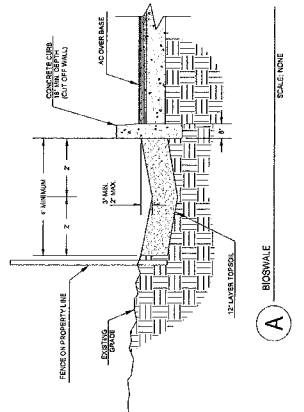
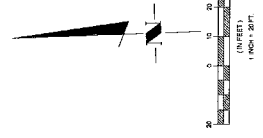
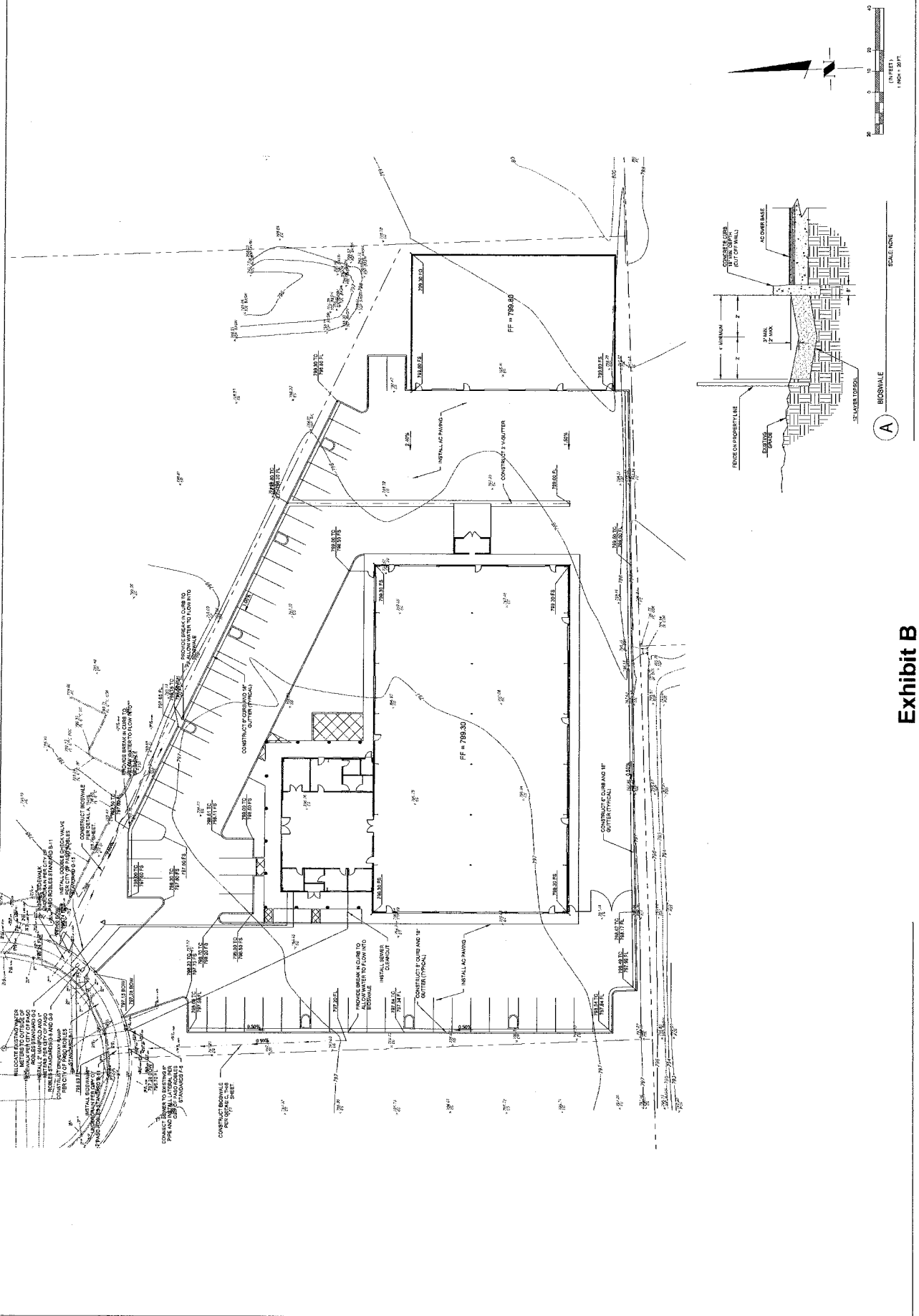


ENGINEER OF RECORD  
 DATE

**MAYAN HARDWOOD, INC.**  
 LOT 5 TRACT 2269  
 PASO ROBLES, CA  
**PRELIMINARY GRADING,  
 DRAINAGE, AND UTILITY PLAN**

NO.	REVISION	DATE

DESIGNED: J.S.B.  
 DRAWN: J.S.B.  
 CHECKED: J.S.B.  
 SHEET: **C-1**  
 DATE: AUGUST 4, 2009

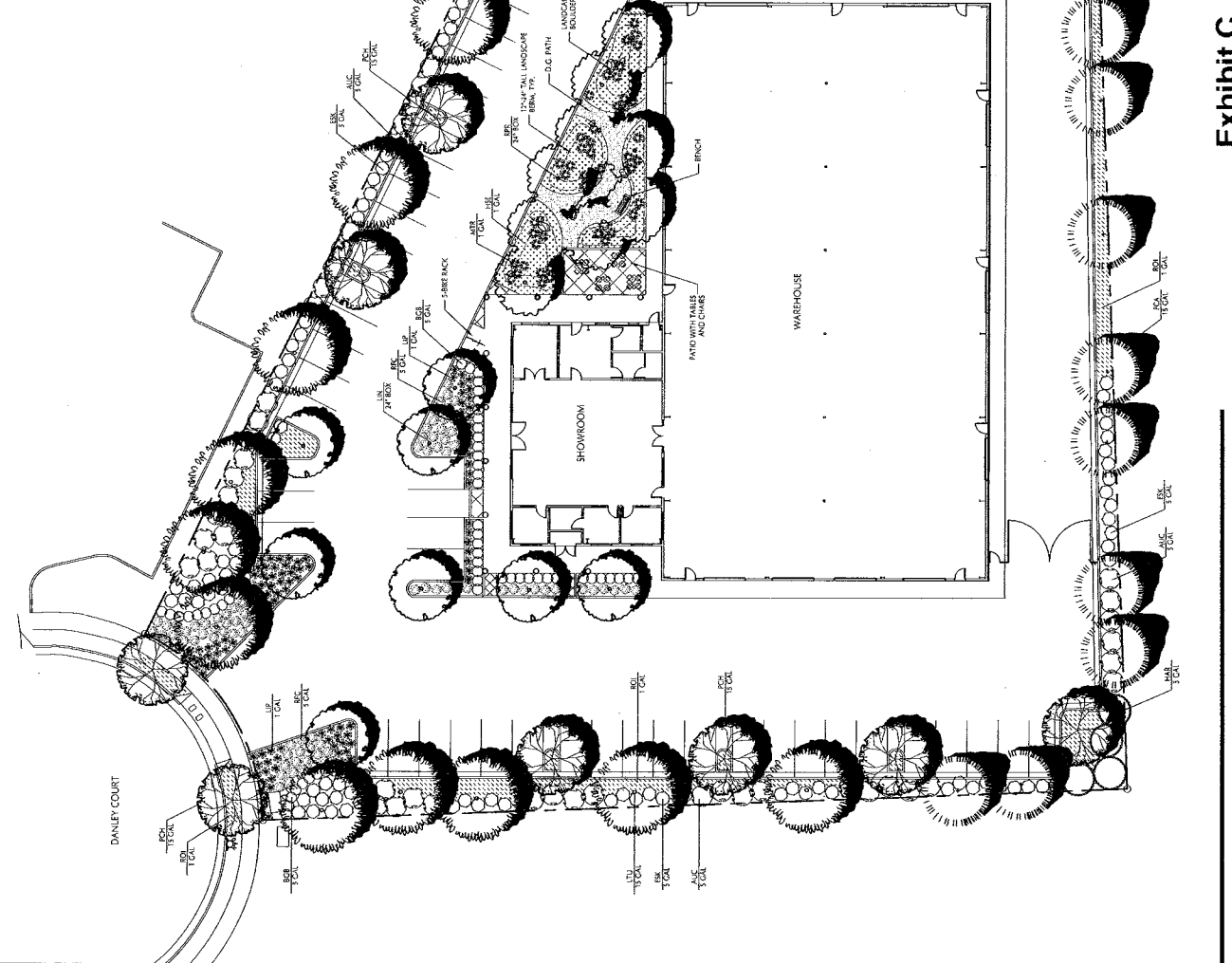


**Exhibit B**  
**Grading & Drainage Plan**  
 PD 09-004  
 (Mayan Hardwood)

TREES		SHRUBS / WINES / PERENNIALS	
BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE
LN <i>Lagotis arida</i> 'Nashley'	24" BOX	ALC <i>Abies concolor</i>	5 GAL
LTU <i>Liriodendron tulipifera</i>	15 CAL	BCF <i>Buxus microphylla</i> var. 'Green Beauty'	5 GAL
PCA <i>Pinus caroliniana</i>	15 CAL	EK <i>Eucalyptus japonica</i> 'Silver King'	5 GAL
PCH <i>Pinus strobus</i>	15 CAL	VAR <i>Variegated Elymus</i>	5 GAL
PRF <i>Prinos pinnatifidus</i>	24" BOX	HER <i>Hemerocallis</i>	5 GAL
GROUND COVER		LAV <i>Lavandula</i>	5 GAL
RTI <i>Rosa 'Flower Carpet'</i>	1 GAL	ORC <i>Ornamental Grass</i>	5 GAL
TRF <i>Trifolium</i>	1 GAL	RCR <i>Rosa 'Flower Carpet'</i>	5 GAL
SPR <i>Spiraea</i>	1 GAL	FCR <i>Flower Carpet Rose</i>	5 GAL

**CONCEPT NOTES**

- PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE CLIMATE, SOILS, WIND, TOLERANCE OF DROUGHT CONDITIONS, LONGEVITY, SCREENING CAPABILITIES, AND OVERALL ATTRACTIVENESS.
- IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND LOW-GALVANOIC HEADS FOR TURTLE AND LARGE GROUND COVER AREAS. A DRAIN-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON A 3-4" CYCLE.
- PLANT MATERIAL, TREE NARRATIVE SPECIFICATIONS, SITE OFFERS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



**Exhibit C**  
 Conceptual Landscape Plan  
 PD 09-004  
 (Mayan Hardwood)

Architects, Planning & Graphics  
4500 Provenance  
San Jose, California 95136  
800.911.0601  
800.911.0511  
www.pullits.com

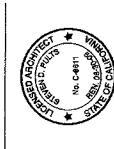
Project:  
GOLDEN HILL  
BUSINESS PARK  
MAYAN  
HARDWOOD, INC.

Client:  
LOT 6, TRACT 2289  
MAYAN  
HARDWOOD, INC.  
P.O. BOX 59445  
SAN JOSE, CA 95145

Architect:  
DARRYL & CYNTHIA  
PAUL

4277 ASPEN LANE  
SUITE 100  
SAN JOSE, CA 95135  
(408) 981-4555

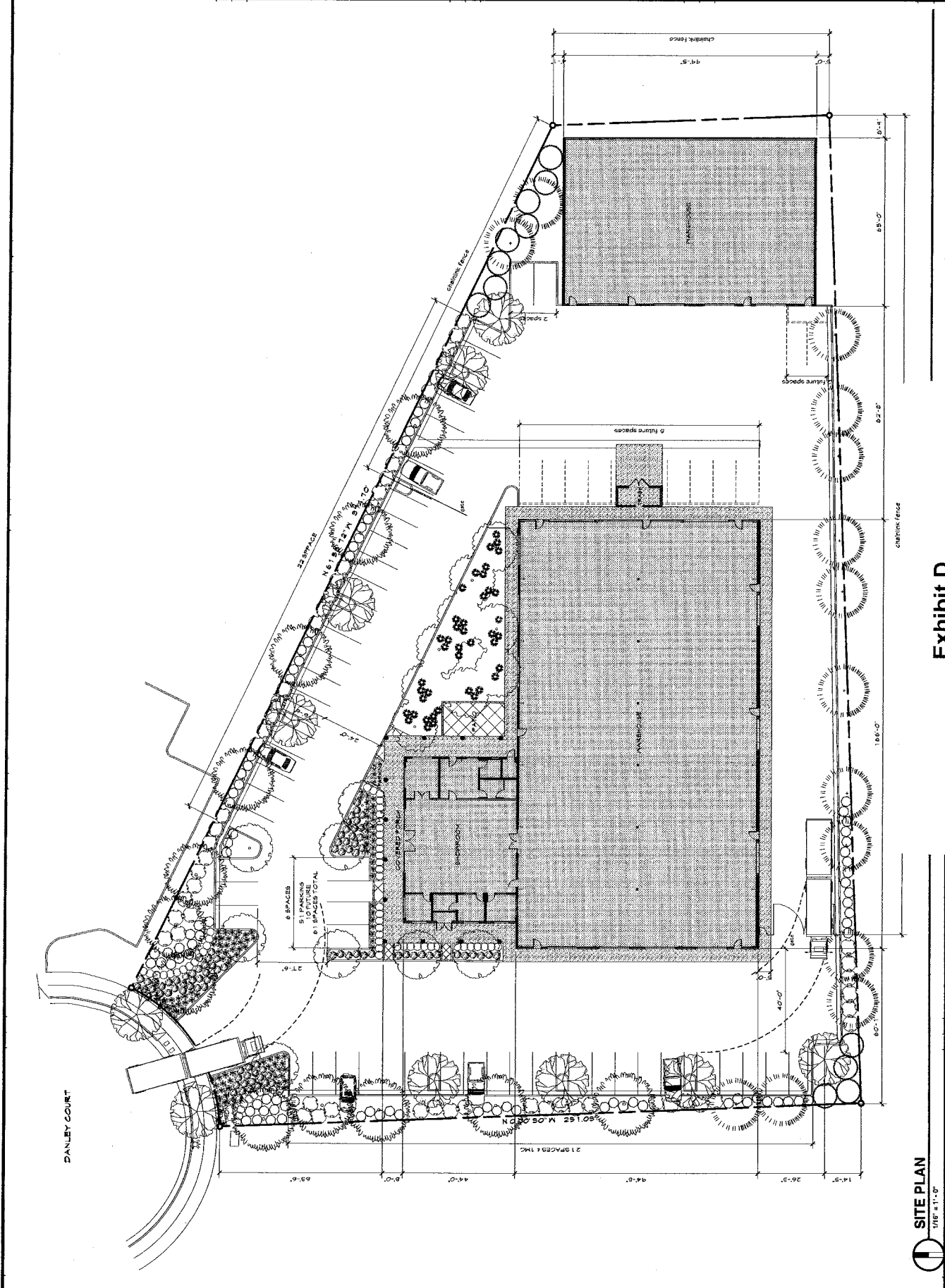
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Date: JULY 07  
Prepared:

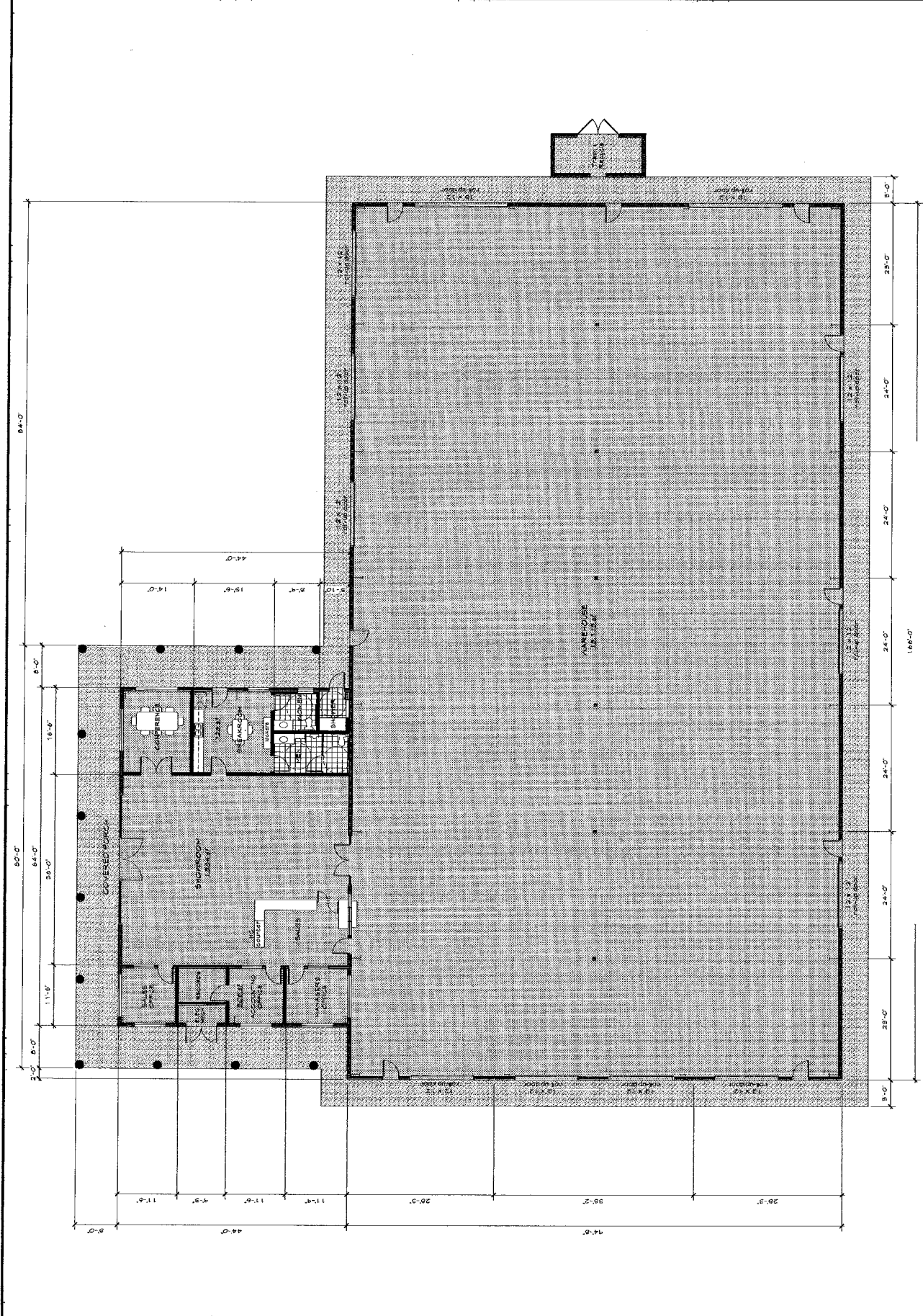
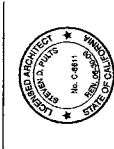
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Sheet: 0821

AC-1  
of



**SITE PLAN**  
1/8" = 1'-0"

**Exhibit D**  
Site Plan  
PD 09-004  
(Mayan Hardwood)



**FLOOR PLAN**  
 1/8" = 1'-0"

**Exhibit E**  
 Floor Plan  
 PD 09-004  
 (Mayan Hardwood)

Architectural, Planning & Graphic  
 1500 J Street, Suite 105  
 San Jose, CA 95128  
 (408) 291-1111  
 www.pullts.com

**GOLDEN HILL  
 BUSINESS PARK  
 MAYAN  
 HARDWOOD, INC.**

LOT 5, TRACT 1409  
 PASO ROBLES  
 CA 93448

Client:  
 DARRYL & CYNTHIA  
 PAUL

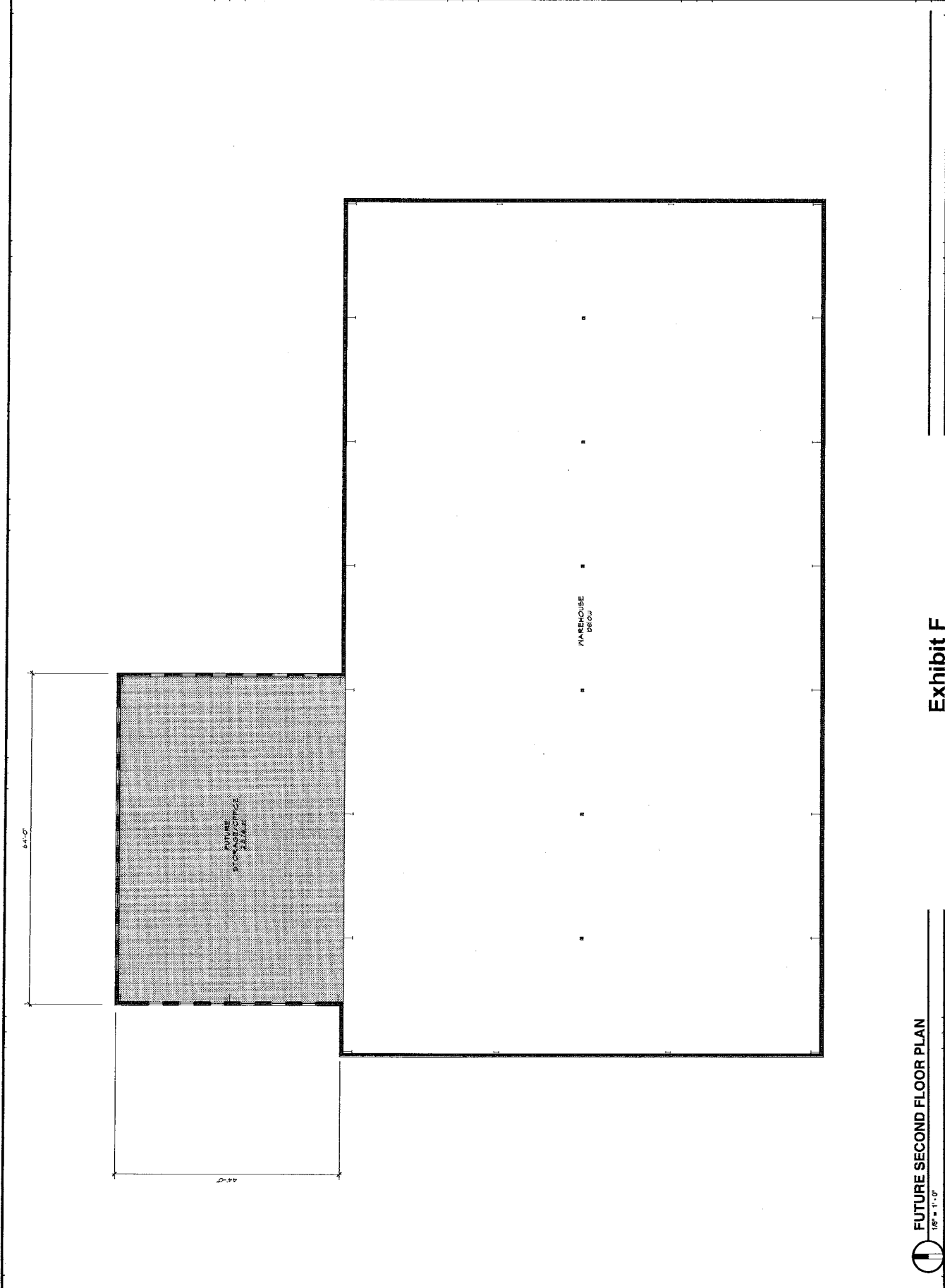
4277 ASPEN LANE  
 PASO ROBLES  
 CA 93448  
 (805) 881-4555

Sheet Contents:  
 FUTURE  
 SECOND FLOOR PLAN



Date: JULY 04  
 Revised:

Job No: 0821  
 Sheet: A-1.1  
 of 1



**FUTURE SECOND FLOOR PLAN**  
 1/8" = 1'-0"

**Exhibit F**  
 Future Floor Plan  
 PD 09-004  
 (Mayan Hardwood)

Architectural, Planning & Construction  
 1601 J Street, Suite 200  
 San Jose, California 95126  
 (408) 291-8888  
 (408) 291-8889  
 (408) 291-8890  
 Fax: (408) 291-8891

OWNER:  
**COLUMBI HILL  
 INDUSTRIAL PARK  
 MAYAN  
 HARDWOOD, INC.**

LOT 6, TRACT 2090  
 PULLS INDUSTRIAL PARK  
 SAN JOSE, CA 95128

CLIENT:  
**DARRYL & CYNTHIA  
 PAUL**

4877 ASPENLANE  
 SAN JOSE  
 CA 95086  
 (408) 861-4826

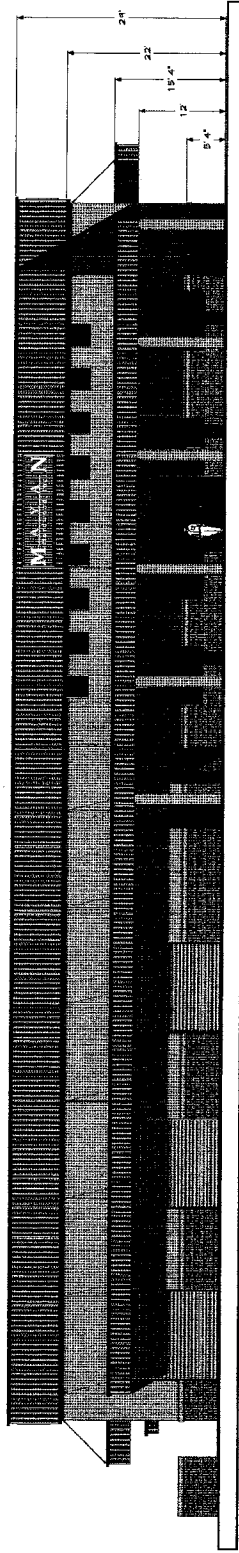
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**ELEVATIONS**



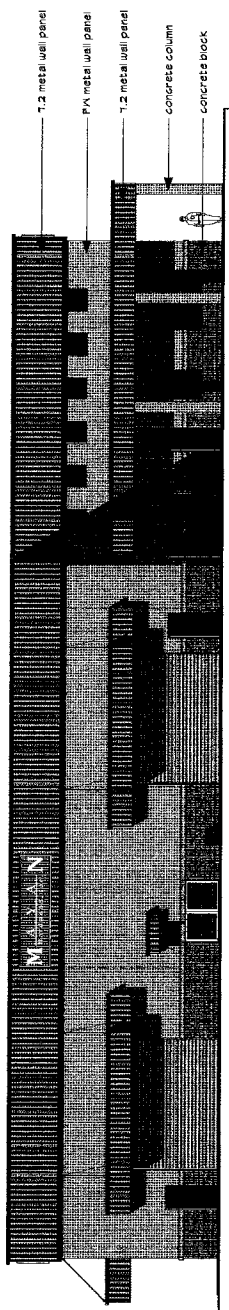
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JOB NO:  
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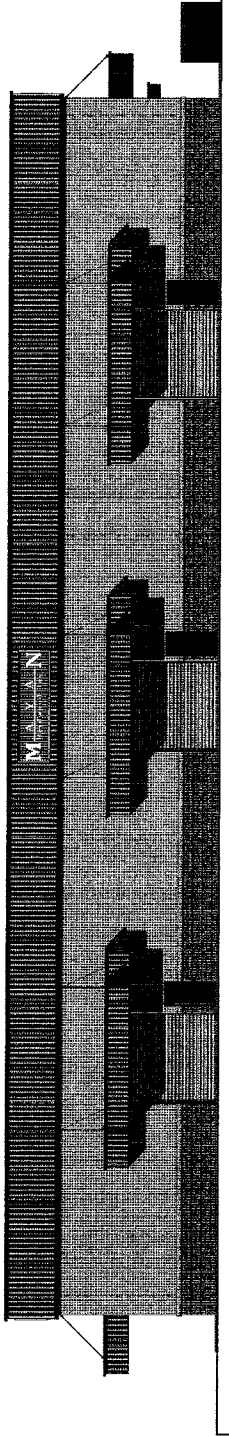
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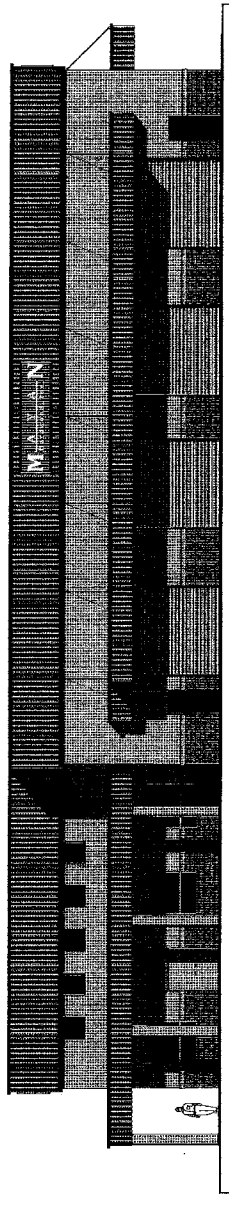
FRONT



LEFT



REAR



RIGHT

**Exhibit G**  
 Architectural Elevations  
 PD 09-004  
 (Mayan Hardwood)



Architectural, Planning & Consulting  
 4000 Project Street  
 San Jose, California 95128-1501  
 (408) 941-0000  
 (408) 941-0001  
 (408) 941-0002

Project:  
 400 JEN HILL  
 BURLINGAME PARK  
**MAYAN**  
**HARDWOOD, INC.**

Client:  
 4277 ASPERLANE  
 SUITE 200  
 PALM BEACH  
 PALM BEACH, FL 33480

Architect:  
 DANNY & SYBETHA  
 PAUL

Job No. 0021  
 Date: JULY 04  
 Job No. 0021  
 Date: JULY 04

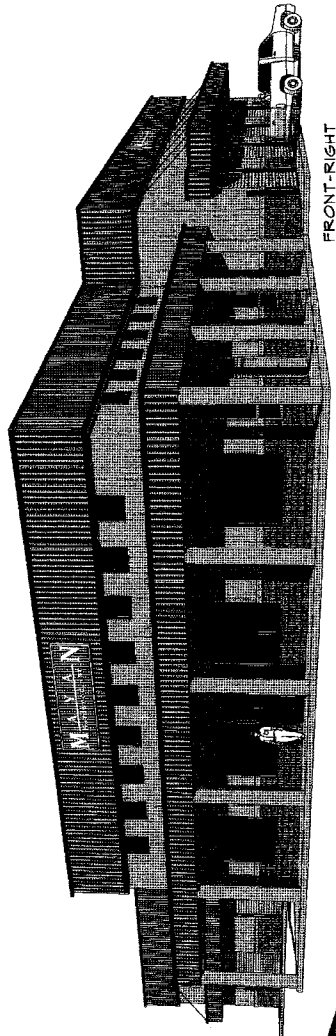
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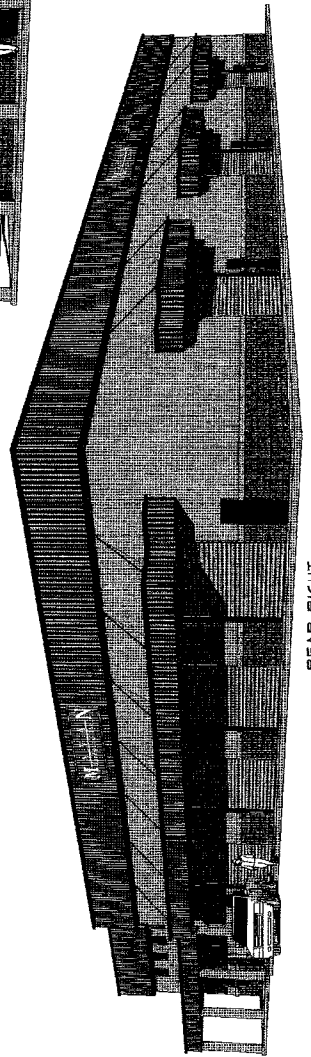
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Job No. 0021  
 Date: JULY 04

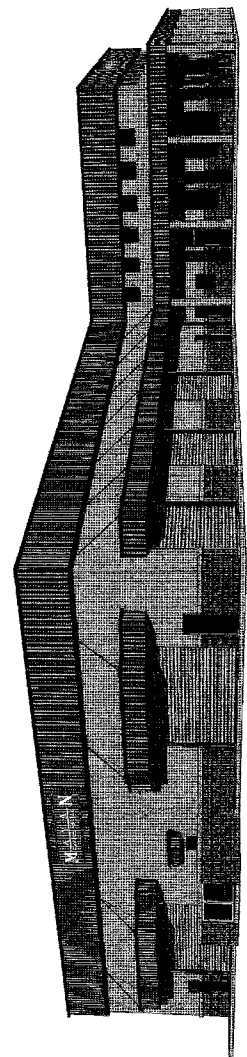
Job No. 0021  
 Date: JULY 04



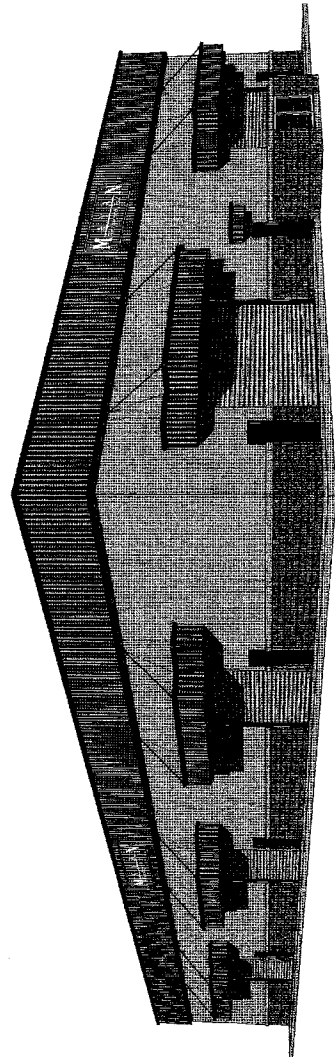
FRONT-RIGHT CORNER



REAR-RIGHT CORNER



FRONT-LEFT CORNER



REAR-LEFT CORNER

**Exhibit H**  
 Perspectives  
 PD 09-004  
 (Mayan Hardwood)

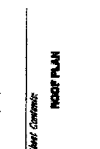
**COLLEEN HILL**  
 BUILDINGS PARK  
**MAYAN**  
**HARDWOOD, INC.**

**LET'S TRAVEL TOGETHER**  
 THE WAY TO THE FUTURE  
 IS TOGETHER

**DANRYLA & CYNTHIA PAUL**

4877 ASSELANE  
 SUITE 200  
 CA 95008  
 (909) 961-4566

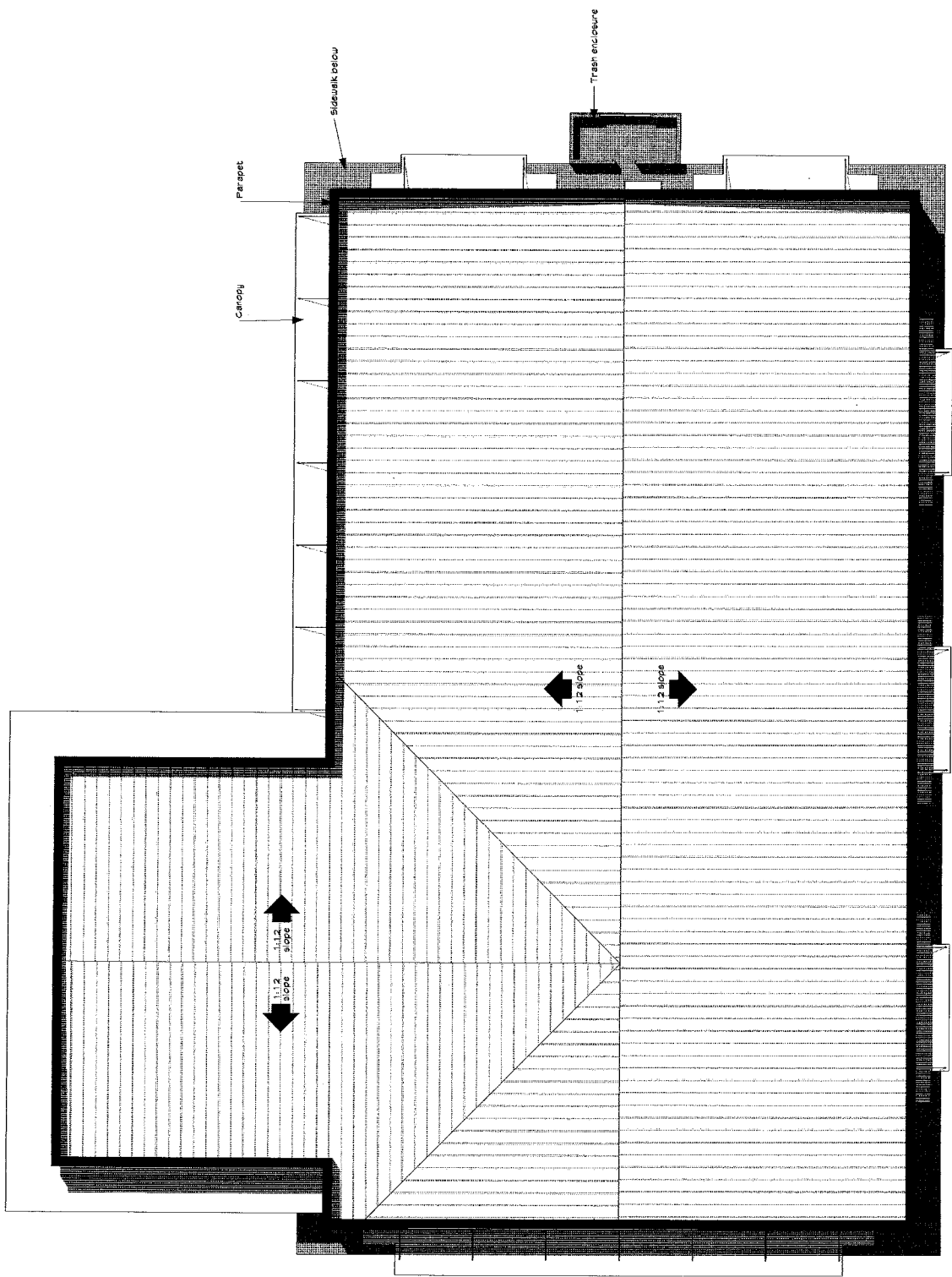
**ROOF PLAN**



**DATE:** JULY 01  
**PROJECT:**

**DATE:** 0621

**NO.:** A-4



**Exhibit I**  
**Roof Plan**  
**PD 09-004**  
**(Mayan Hardwood)**

This drawing is the property of Steven D. Pults, AIA & Associates, LLP. It is to be used only for the project and site shown. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Steven D. Pults, AIA & Associates, LLP.  
 PVP/BJR

GOLDEN HILL  
 BUSINESS PARK  
**MAYAN  
 HARDWOOD, INC.**

LOT 5, TRACT 2289  
 PASO ROBLES  
 CA 93449

Client:  
**DARRYL & CYNTHIA  
 PAUL**

4277 ASSEL LANE  
 PASO ROBLES  
 CA 93449  
 (805) 981-4555

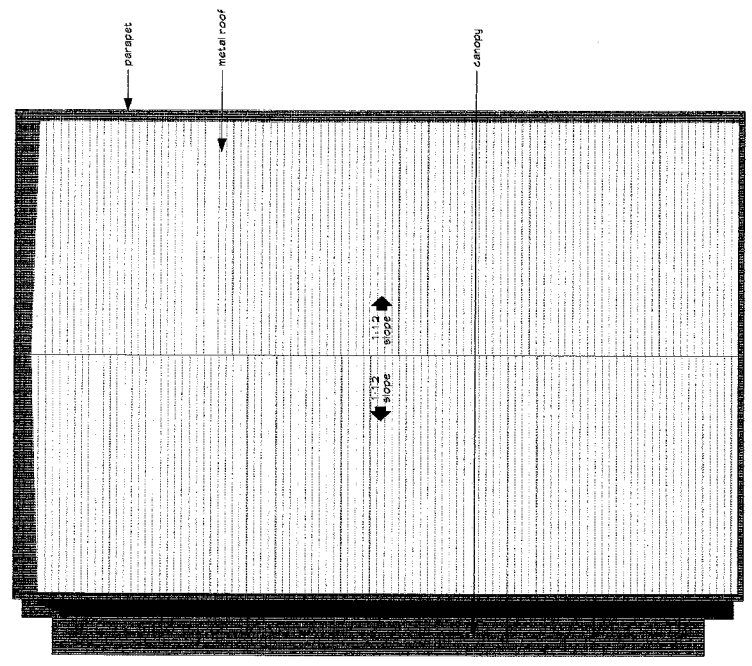
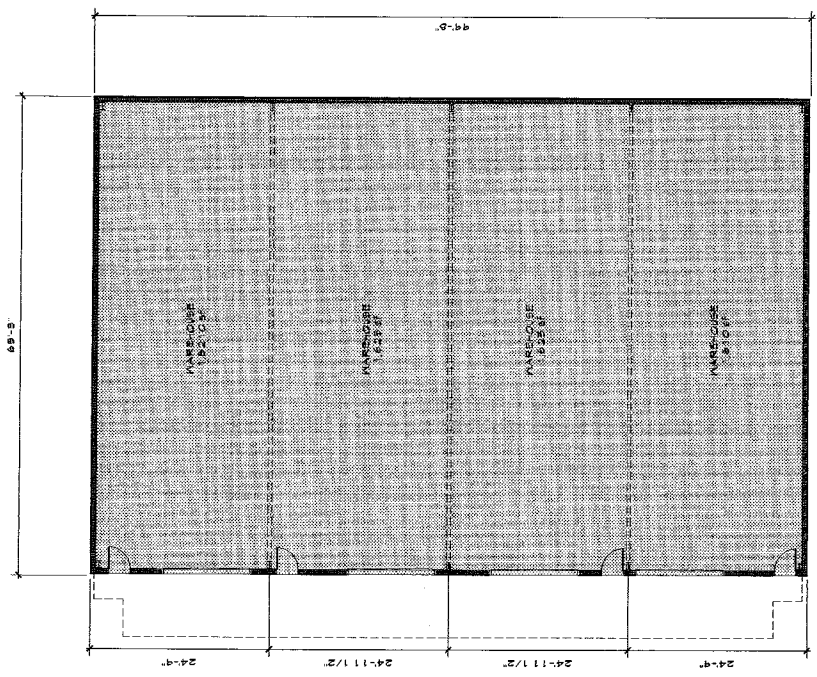
Sheet Contents:  
**WAREHOUSE  
 FLOOR PLAN AND  
 ROOF PLAN**



Date: 3-27-09  
 Revised:

Job No: 0821  
 Sheet:

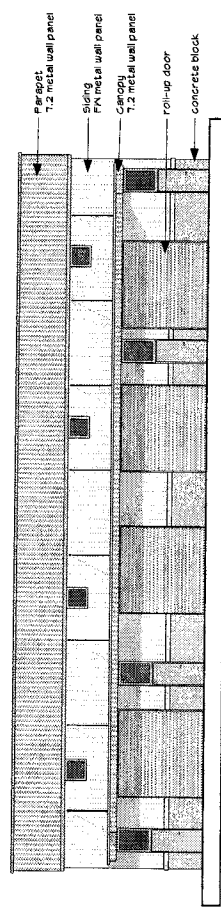
**A - 5**  
 of 6



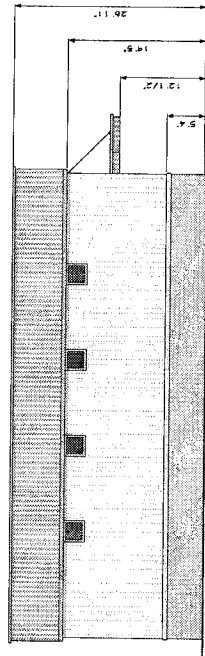
**Exhibit J**  
**Warehouse Floor & Roof Plan**  
 PD 09-004  
 (Mayan Hardwood)

**FLOOR PLAN**  
 1/8" = 1'-0"

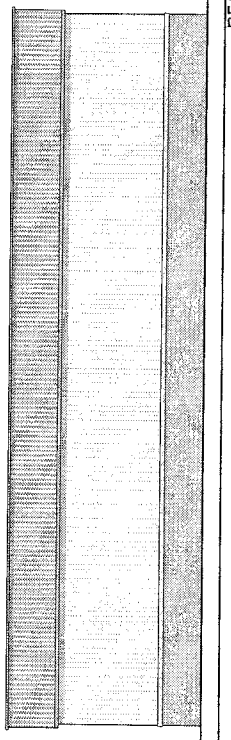
**ROOF PLAN**  
 1/8" = 1'-0"



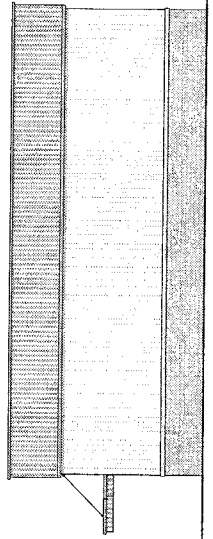
FRONT



LEFT

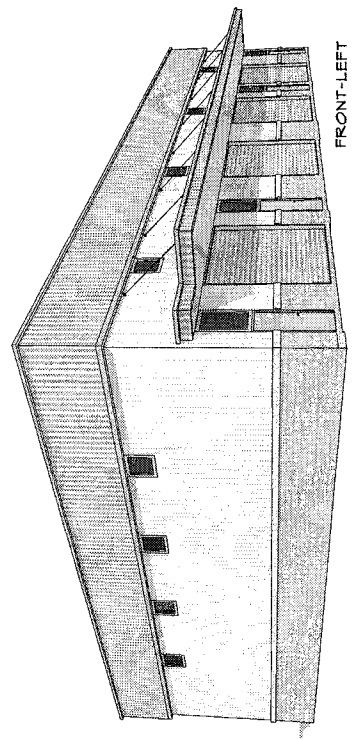


REAR

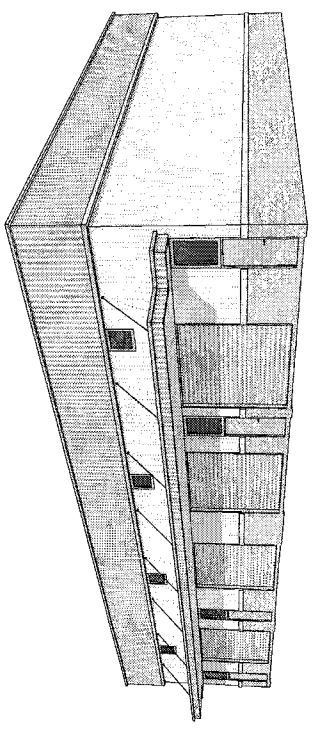


RIGHT

**WAREHOUSE ELEVATIONS AND PERSPECTIVES**  
 1/8" = 1'-0"



FRONT-LEFT  
 no scale



FRONT-RIGHT  
 no scale

**Exhibit K**  
 Warehouse Elevations  
 PD 09-004  
 (Mayan Hardwood)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

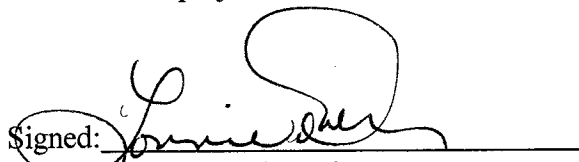
Newspaper: Tribune

Date of Publication: August 28, 2009

Hearing Date: September 8, 2009  
(Planning Commission)

Project: Planned Development 09-003 (Pults & Assoc/Darryl Paul/Mayan Hardwood)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider the following application:

Planned Development 09-003: a development plan filed by Pults and Associates on behalf of Darryl Paul, to construct a new commercial/light industrial building along with a separate warehouse building, totaling 27,809 square feet. The project would be located on Darley Court within the Golden Hill Industrial Park (Lot 5 of Tract 2269).

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, September 8, 2009, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Comments on the proposed project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

The proposed project will be available for review at the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, on the Thursday before the scheduled date of this hearing.

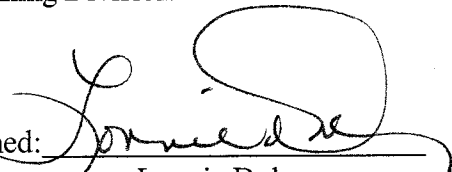
If you challenge the planned development application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren Nash, Associate Planner  
August 28, 2009 0640356

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Planned Development 09-003 (Darryl Paul/ Mayan Hardwood) on this 27th day of August, 2009.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Lonnie Dolan

forms\mailaffi.691