

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

754A



FROM: TLMA - Planning Department

SUBMITTAL DATE:


April 2, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2 (FTA-2014-07) – Intent to Adopt Mitigated Negative Declaration – Applicant: KSC & Son Corporation, Inc. – Fourth Supervisorial District – Mecca Zoning District – **REQUEST:** The project proposes to add a freestanding 24-hour 4,500 square foot sit down restaurant up to 24 feet in height with a full bar (ABC License Type 47) and approximately 52 additional parking spaces, along with revised truck parking totaling 33 truck spaces and restaurant signage on approximately one (1) acre of the existing 10.6 acre commercial site. The revised permit also consists of two (2) new water supply options including option for on-site treatment between the existing on-site well and existing on-site storage, and, second option to connect to existing Coachella Valley Water District system in Mecca by constructing a 4,200 foot water pipeline extension along Singh Road (private street) then easterly along 66th Avenue (State Highway 195). This revised permit addition is to a permitted existing automobile and truck travel center with a convenience store and vehicle fuel sales containing separate fuel islands and canopies, that is permitted for beer and wine sales for off-premises consumption (ABC License Type 20), and various retail stores/restaurants, separate freestanding fast food restaurant with drive-thru, truck scale, above ground 10,000 gallon fuel tank, propane tank, RV waste station, and water tanks/electrical units on an approximate 10.6 acre portion of an 37 acre site.

Departmental Concurrence


Steve Weiss, AICP
Planning Director
JCP:jo

(continued on next page)


Juan C. Perez, TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: _____ District: 4th Agenda Number: **16-3**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Conditional Use Permit No. 3309, Revised Permit No. 2**

DATE: April 2, 2015

PAGE: 2

RECOMMENDATIONS:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42748** and the **MITIGATION MEASURES** set forth based on the findings incorporated in the attached initial study, the attached staff report, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project as an existing automobile and truck travel center proposing to add a 4,500 square foot freestanding sit down restaurant was submitted on December 2, 2014. Truck parking, water supply, and drainage have been key project issues.

Truck parking has been resolved based on staff review and the Truck Parking Analysis by Kunzman Associates, Inc. dated March 10, 2015 which would maintain 33 truck parking spaces at the travel center. The maximum number of occupied parking spaces measured at the site during peak periods based on the truck parking analysis was 29 parked trucks, which is below 33 spaces provided.

Water supply issues have also been addressed based on recommended conditions from the Department of Environmental Health and Coachella Valley Water District letter dated December 12, 2014. A key condition is for submittal of potable water plans for centralized well head treatment which subject plans are to be approved by both Environmental Health Department and State Water Resources Control Board (Drinking Water Program). A second water supply option is also available for the developer to construct a 4,200 foot water pipeline extension along Singh Road (private) then easterly along 66th Avenue (State Highway 195) to tie into existing Coachella Valley Water District facilities.

Drainage and water quality management studies have also been completed and reviewed by the Transportation Department who has conditioned the project to address these issues.

The overall site also contains an existing freestanding restaurant previously approved under Plot Plan No. 21841 (Starbucks) and existing wireless communications facility previously approved under Plot Plan No. 19695 which plot plans are not part of this revised permit.

Project issues have been resolved based on findings/conclusions in the attached staff report. No public comments have been received as of this writing. Therefore, staff recommends approval.

Impact on Citizens and Businesses

This project will provide enhanced restaurant and commercial services to the community of Mecca. The impact on the local citizens and businesses is a potential economic benefit since the proposed project is adding new business to the region located within an existing automobile and truck travel center. The project is estimated to provide 80 full-time jobs and 160 temporary construction jobs with approximately \$1.73 million in capital investment and an estimated \$2.4 million in annual taxable sales. Additionally, Environmental Assessment No. 42748 studied the project and its impacts, as described in the attached staff report and initial study with appropriate mitigation measures

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Conditional Use Permit No. 3309, Revised Permit No. 2

DATE: April 2, 2015

PAGE: 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: April 9, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2 (FTA-2014 – 07) – MITIGATED NEGATIVE DECLARATION – 20 DAY NOTICE OF HEARING
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

*Reminded,
Advertisement has already been created and sent.
(see attached)
BOS Date: April 28, 2015*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 2, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 2 (FTA-2014-07) – Intent to Adopt Mitigated Negative Declaration – Applicant: KSC & Son Corporation, Inc. – Fourth Supervisorial District – Mecca Zoning District – **REQUEST:** The project proposes to add a freestanding 24-hour 4,500 square foot sit down restaurant up to 24 feet in height with a full bar (ABC License Type 47) and approximately 52 additional parking spaces, along with revised truck parking totaling 33 truck spaces and restaurant signage on approximately one (1) acre of the existing 10.6 acre commercial site. The revised permit also consists of two (2) new water supply options including option for on-site treatment between the existing on-site well and existing on-site storage, and, second option to connect to existing Coachella Valley Water District system in Mecca by constructing a 4,200 foot water pipeline extension along Singh Road (private street) then easterly along 66th Avenue (State Highway 195). This revised permit addition is to a permitted existing automobile and truck travel center with a convenience store and vehicle fuel sales containing separate fuel islands and canopies, that is permitted for beer and wine sales for off-premises consumption (ABC License Type 20), and various retail stores/restaurants, separate freestanding fast food restaurant with drive-thru, truck scale, above ground 10,000 gallon fuel tank, propane tank, RV waste station, and water tanks/electrical units on an approximate 10.6 acre portion of an 37 acre site.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director
JCP:jo

(continued on next page)

Juan C. Perez

Juan C. Perez, TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: | **District: 4th** | **Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Conditional Use Permit No. 3309, Revised Permit No. 2**

DATE: April 2, 2015

PAGE: 2 of 2

RECOMMENDATIONS:

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Truck parking has been resolved based on staff review and the Truck Parking Analysis by Kunzman Associates, Inc. dated March 10, 2015 which would maintain 33 truck parking spaces at the travel center. The maximum number of occupied parking spaces measured at the site during peak periods based on the truck parking analysis was 29 parked trucks, which is below 33 spaces provided.

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SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

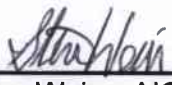
FORM 11: Conditional Use Permit No. 3309, Revised Permit No. 2

DATE: April 2, 2015

PAGE: 3 of 2

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth
Project Planner: Jay Olivas
Board of Supervisors: April 28, 2015

CONDITIONAL USE PERMIT NO. 3309,
REVISED PERMIT NO. 2
E.A. Number: 42748
Applicant: KSC & Son Corporation, Inc.
Representative: Marks Architects



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3309, Revised Permit No. 2 proposes to add a freestanding 24-hour 4,500 square foot sit down restaurant up to 24 feet in height with a full bar (ABC License Type 47) and approximately 52 additional parking spaces, along with revised truck parking totaling 33 truck spaces and restaurant signage on an approximate one (1) acre portion of an existing 10.6 acre commercial site. The revised permit also consists of two (2) new water supply options including option for on-site treatment between the existing on-site well and existing on-site storage, and, second option to connect to existing Coachella Valley Water District system in Mecca by constructing a 4,200 foot water pipeline extension along Singh Road (private street) then easterly along 66th Avenue (State Highway 195) to Hammond Road. This revised permit addition is to an existing permitted 10.6 acre automobile and truck travel center with a convenience store and vehicle fuel sales containing separate fuel islands and canopies, that is permitted for beer and wine sales for off-premises consumption (ABC License Type 20), and various retail stores/restaurants, separate freestanding fast food restaurant with drive-thru, truck scale, above ground 10,000 gallon fuel tank, propane tank, RV waste station, and water tanks/electrical units.

Off-site access is along 66th Avenue (State Highway 195). The project site is located northerly of 66th Avenue (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86 in the Eastern Coachella Valley.

ISSUE OF POTENTIAL CONCERN:

Issues of potential concern consist of revised truck parking, water supply options, and drainage.

These issues have been resolved as the result of required studies and clearances obtained along with recommended conditions of approval.

There are currently two (2) water supply options for the project as follows:

Water Pipeline option:

Connect to an existing Coachella Valley Water District system in Mecca. The connection would be made to an existing 16" diameter pipeline in Hammond Road. The new pipeline will be jack and bored under the existing railroad track. The pipeline will either be open cut or jack and bored (based on Caltrans and/or County of Riverside requirements) under Highway 111 to existing right of way of 66th Avenue. The pipeline will then be installed by open cut methods in 66th Avenue from Highway 111 to

the project site. Depending on existing utility locations and County of Riverside requirements, the pipe will be located either within the roadbed or graded shoulder.

On-site Treatment option:

Install treatment facilities between the existing on-site well and existing on-site storage. Treatment facilities would consist of approximately two filter vessels, a reaction vessel, a backwash reclaim system, chemical storage (including enclosures in accordance with current codes) and feed equipment, controls, miscellaneous valves and piping and a backwash system. Existing well, storage and pumping equipment would be modified to incorporate new treatment facilities.

BACKGROUND:

The project site is currently developed as an automobile and truck travel center with associated amenities. Previous planning review for the site consisted of CUP 3309 in 2000 for the original auto and truck travel center and CUP 3309R1 in 2004 for fast food restaurant (Del Taco), retail store, truck scale, and above ground fuel tank. Additionally, Plot Plan No. 21841 was previously approved for a Starbucks building and Plot Plan No. 19695 was previously approved for a wireless communication facility both of which are not part of this revised permit.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Commercial Retail (.20-.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Tourist, Rural Residential, Agriculture, Very High Density Residential |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S), Light Agriculture – 5 Acre Minimum (A-1-5) |
| 5. Existing Land Use (Ex. #1): | Automobile and Truck Travel Center |
| 6. Surrounding Land Use (Ex. #1): | Vacant land |
| 7. Project Data: | Total Acreage: 10.6 acres (which includes 1 acre addition site for site down restaurant)
Total Building Square Footage: 29,000 SF
Total Auto/Truck Parking Spaces: 205 |
| 8. Environmental Concerns: | See attached environmental assessment |

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The General Plan land use designation for the project site is Community Development: Commercial Retail (CD: CR) (.20 - .35 Floor Area Ratio) within the Eastern Coachella Valley Area Plan.
2. The proposed use, a travel center/truck center with associated buildings, is consistent with the Community Development: Commercial Retail (CD: CR) (.20 - .35 Floor Area Ratio) land use designation in that the travel center is a tourist-related commercial development where

automobile and truck travelers along the adjacent State Highway 86 and Avenue 66 (State Highway 195) frequent the site.

3. The project site is surrounded by properties which are designated Rural: Rural Residential (RR: RR) to the north, south, and east and Community Development: Commercial Tourist (CD: CT) (.20 -.35 Floor Area Ratio) to the west.
4. The existing zoning for the 10.6 acre project site is Scenic Highway Commercial (C-P-S). The Light Agriculture (A-1-5) zones also exists on the overall 37 acre property to the north and east of the project site which A-1-5 zone is vacant and not part of the 10.6 acre automobile and truck travel center.
5. The existing automobile and truck travel center consists of the following uses: convenience store with vehicle fuel sales and associated restaurants and amenities which are further described in the project description. The existing automobile and truck travel center with fuel sales is a permitted use with an approved conditional use permit in the existing C-P-S zone, Section 9.50.b. of Ordinance No. 348.
6. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5; A-1-10).
7. The proposed use, existing automobile and truck travel center with 4,500 square foot freestanding sit down restaurant building addition and revised truck parking, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in the following ways:
 - a. The proposed project's building heights are allowed up to 50 feet in this zone and the maximum height of the existing convenience store building does not exceed 35 feet and the proposed restaurant building addition is up to approximately 24 feet in height, below the height limits allowed by the C-P-S zone, as indicated in Section 9.53c. of Zoning Ordinance No. 348.
 - b. The proposed project's travel center buildings are not subject to yard requirements (setbacks) since the buildings do not exceed 35 feet in height in accordance with Section 9.53b. of Zoning Ordinance No. 348.
 - c. Automobile storage spaces are provided in accordance with Section 18.12 of Zoning Ordinance No. 348 in that the proposed project provides 120 existing vehicle parking spaces, 33 revised truck parking spaces, and approximately 52 new parking spaces for the sit down restaurant addition.
 - d. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Zoning Ordinance No. 348.
 - e. Signage is proposed with the project within the size limits in compliance with Section 19.4e of Zoning Ordinance No. 348.
8. Within the vicinity of the proposed project site there is an approved but unbuilt (CUP 3623) automobile and truck travel center immediately to the west across State Highway 86, along with vacant and agriculture land to north, south, and east.

9. A truck parking analysis dated March 10, 2015 was prepared by Kunzman Associates, Inc. to analyze reduction of current truck parking from 55 spaces to 33 spaces. Based on review and analysis of the parking data, a maximum of 29 trucks were parked during peak parking periods, below 33 truck spaces to be provided.
10. A drainage study and water quality management plan was prepared to analyze potential drainage and water quality impacts. Based on review of the reports, mitigation measures and conditions were added to the proposed project to resolve these impacts.
11. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale licensing requirements for the existing convenience store and Type 47 – for the proposed sit down restaurant (Alcoholic Beverage Control Act: California Business and Professions Code).
12. Per the Email received March 17, 2015 from ABC, there are 11 on-sale liquor licenses allowed and only four currently active currently in Census Tract 456.04.
13. Per communication with the ABC, a Public Necessity and Convenience finding is not required since there is no over concentration of alcohol licenses in Census Tract 456.04.
14. The proposed project site is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The proposed project site is not located within 1,000 feet of any school, public park or playground, or established place of religious worship.
16. The project site is adjacent to State Highway 86 and 66th Avenue (State Highway 195), which are designated state highways under jurisdiction of CALTRANS. The project will be in compliance with the requirements of the circulation element of the General Plan.
17. The proposed project site is approximately three miles from a fire station. The project provides appropriate fire protection measures in conformance with the fire services policies of the General Plan.
18. Domestic sewer shall be provided by the Coachella Valley Water District. Domestic water shall be provided in accordance with the County Department of Environmental Health, State of California, and Coachella Valley Water District requirements, in conformance with the water and sewer land uses standards of the General Plan.
19. Visual impacts have been addressed with existing and new project landscaping, existing and proposed building setbacks, walls/fences, and existing and proposed varied rooflines.
20. The project site is located within the boundaries of the Mecca Community Council and was brought to the January 14, 2015 community council meeting for informational purposes.
21. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.

22. Environmental Assessment No. 42748 identified the following potentially significant impacts:

- a) Hydrology/Water Quality
- b) Transportation/Traffic
- c) Utilities/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

- 1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (.20 - .35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the existing Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety and general welfare are protected through project design.
- 4. The proposed project is compatible with the present and future logical development of the area.
- 5. Based on the whole record, the proposed project will not have a significant effect on the environment and the mitigated negative declaration reflects the County's independent judgment and analysis.

INFORMATIONAL ITEMS:

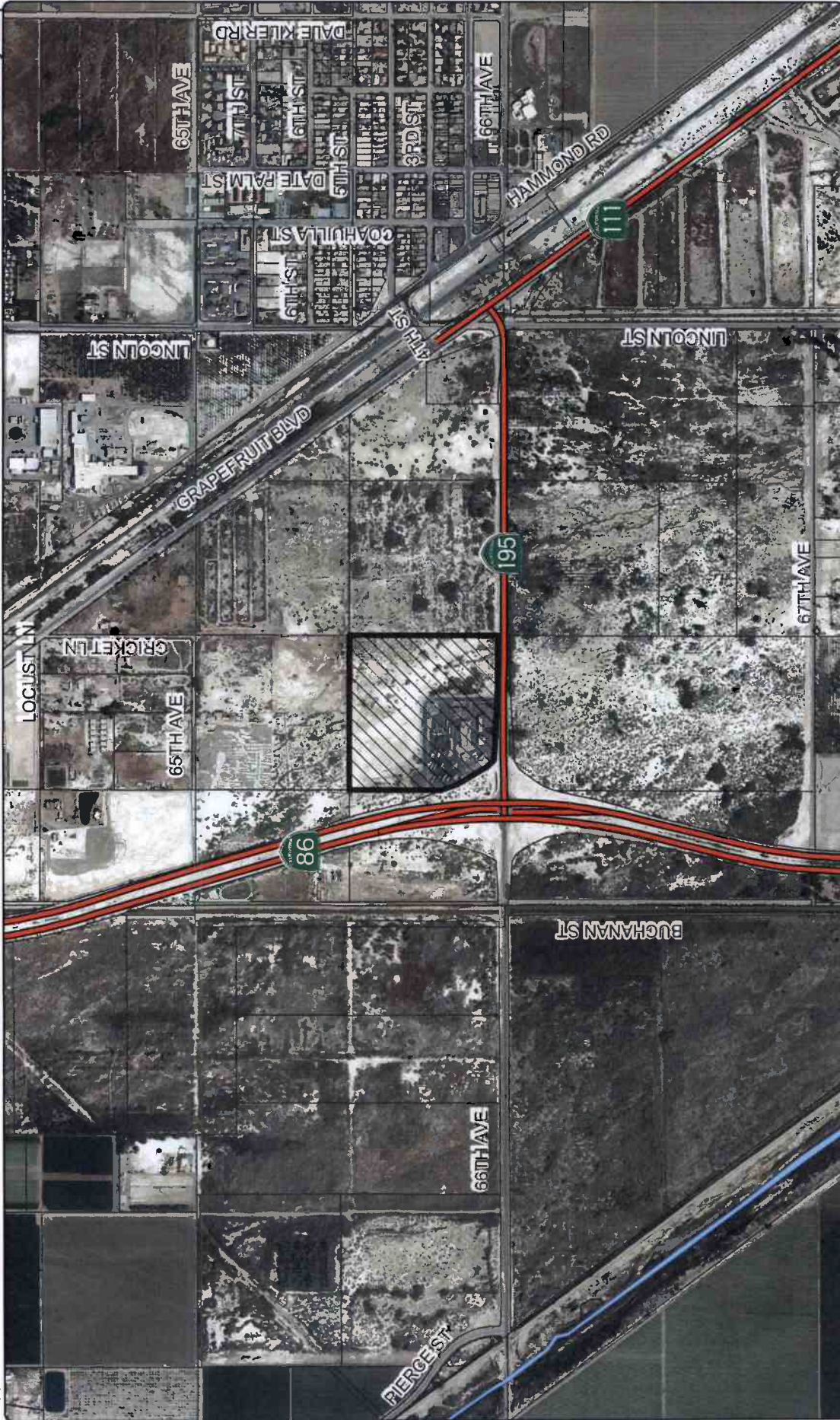
- 1. As of this writing (4/9/15), no public letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. An Airport Influence Area;
 - e. A Conservation Area.
- 3. The project site is located within:
 - a. An Area of Liquefaction Potential (High);
 - b. An Area Susceptible to Subsidence;
 - c. A High Paleontological Sensitivity Area;
 - d. The boundaries of the Coachella Valley Unified School District; and
 - e. The Coachella Valley Multiple Species Habitat Conservation Plan area.
- 4. The subject site is currently designated as Assessor's Parcel Number 727-100-020.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03309R2

Supervisor Benoit
District 4

Date Drawn: 03/17/2015
Vicinity Map

VICINITY/POLICY AREAS



Zoning District: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan is a long-term, comprehensive statement of public policy that provides a framework for future development and growth. The County of Riverside is providing this information for informational purposes only. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3000 (Western County) or in Palm Desert at (760)324-4277 (Eastern County) or website: <http://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03309R2

LAND USE

Supervisor Benoit
District 4

Date Drawn: 03/17/2015

Exhibit 1



Zoning District: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcsopa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

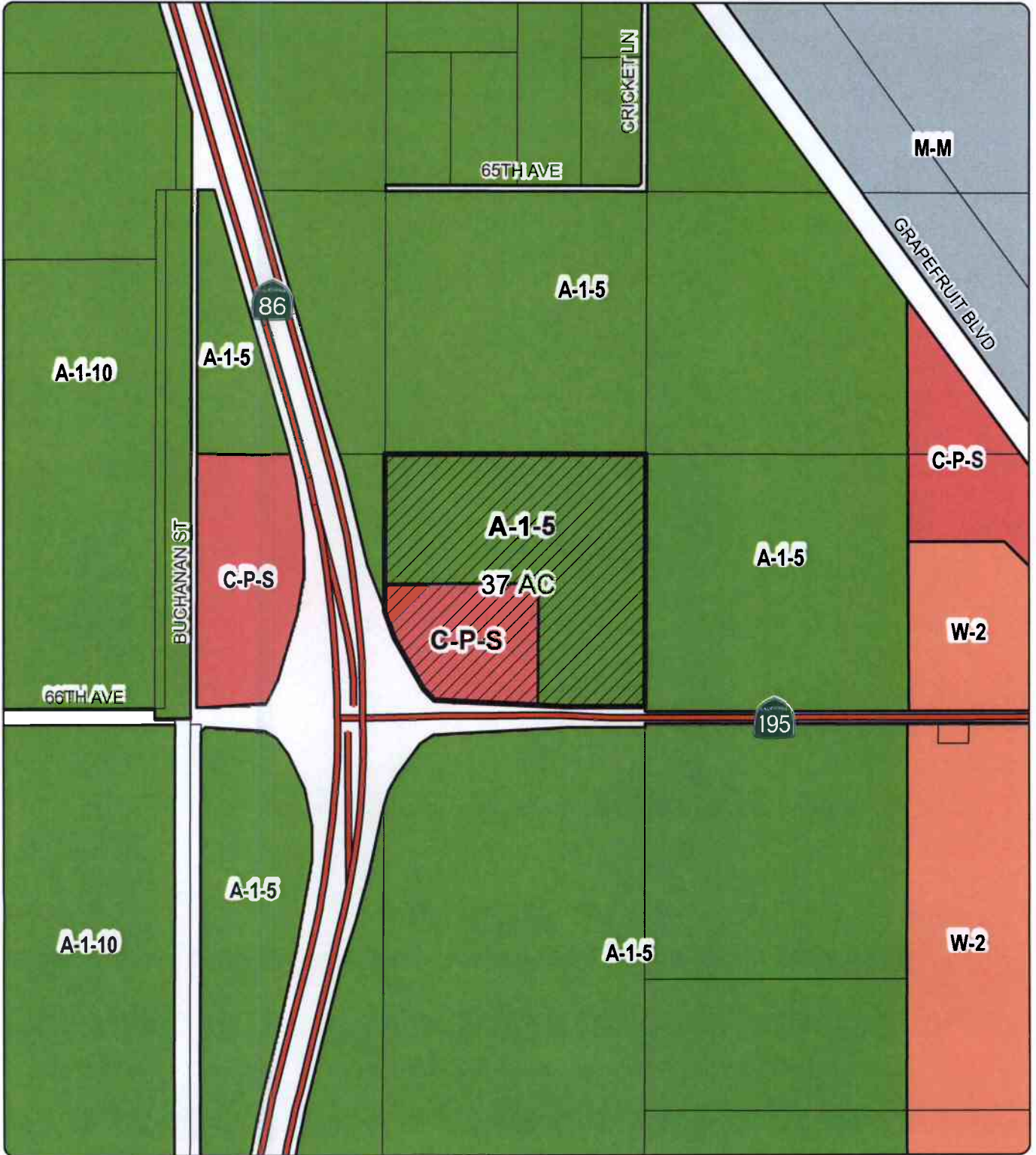
CUP03309R2

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 03/17, 2015

Exhibit 2



Zoning District: Mecca

Author: Vinnie Nguyen



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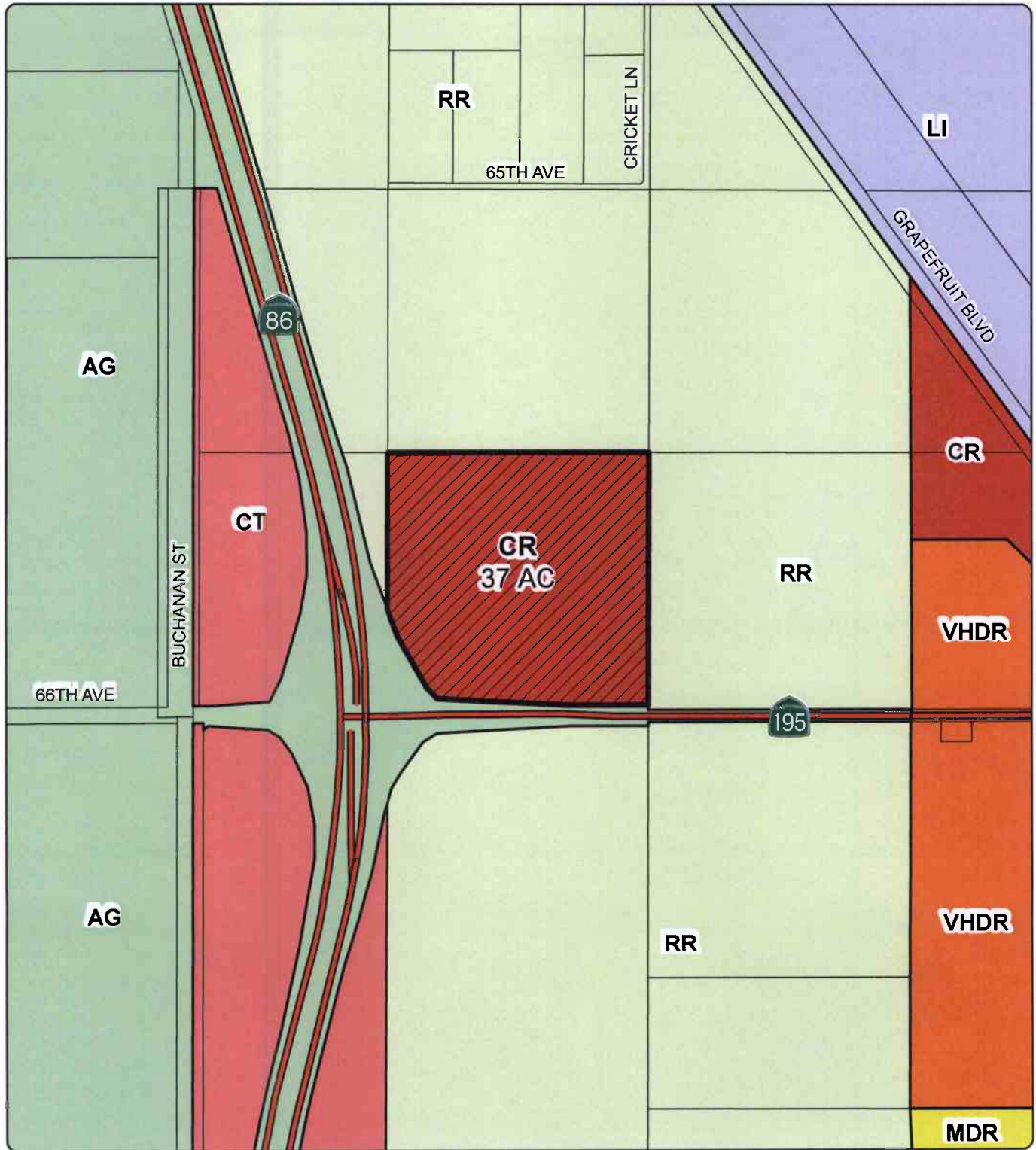
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03309R2

EXISTING GENERAL PLAN

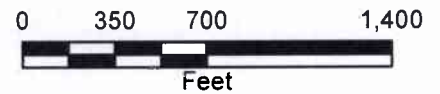
Supervisor Benoit
District 4

Date Drawn: 03/17/2015
Exhibit 5



Zoning District: Mecca

Author: Vinnie Nguyen



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Mark A. Marks
 Mechanical
 License No. 62378
 State of Texas
 Expires 12/31/2014



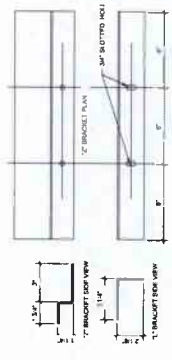
Room No.	Room Name	Area (sq ft)	Volume (cu ft)	Notes
117	Breakfast Room	117		
118	Breakfast Room	118		
119	Breakfast Room	119		
120	Breakfast Room	120		
121	Breakfast Room	121		
122	Breakfast Room	122		
123	Breakfast Room	123		
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179	Breakfast Room	179		
180	Breakfast Room	180		

A1.6 GENERAL NOTES

1. ROOMS AND/OR AREAS SHALL BE DIMENSIONED AND FINISHED BY THE ARCHITECT.
2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES NOT SHOWN SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES NOT SHOWN SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
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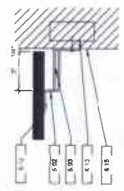
KEYNOTES

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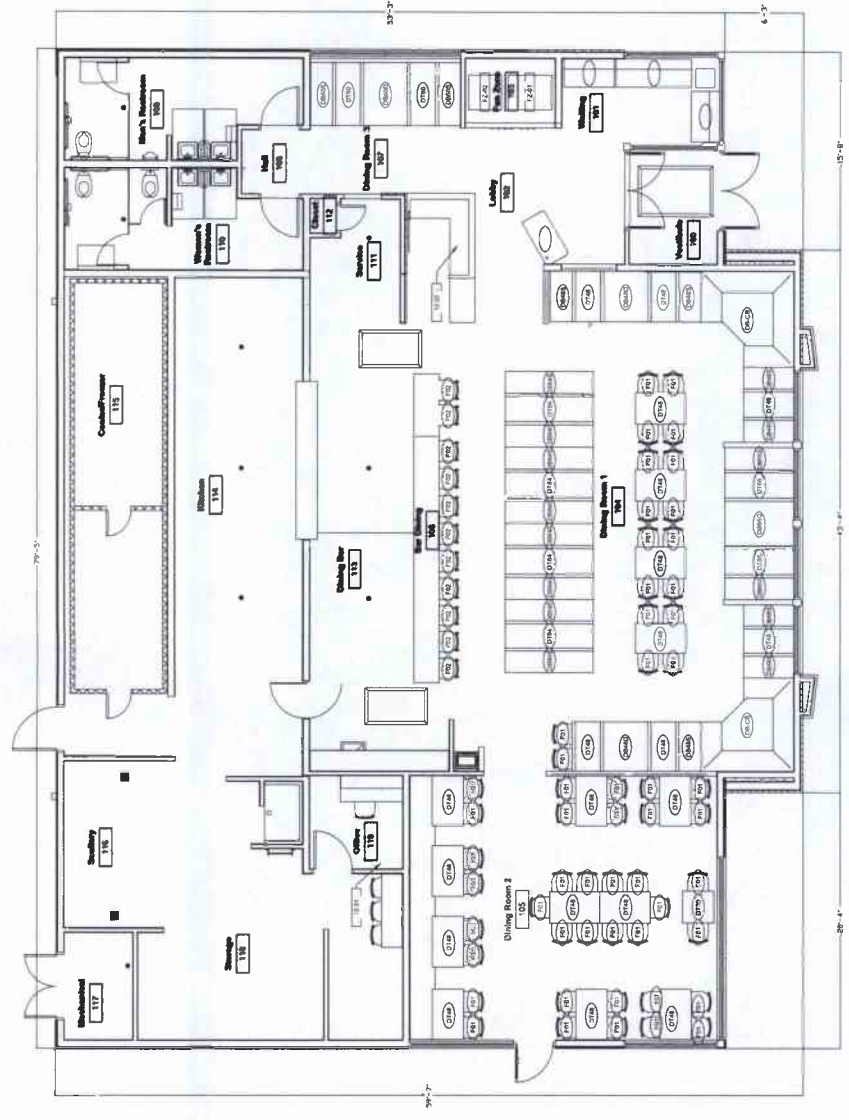


NOTE: BRACKET AND ANCHOR SHALL BE CONSTRUCTION OF BRASS ALUMINUM

1 Table Anchor Detail



1 Table Anchor Section



1 Floor Plan



Project No. 150100001001
 Date: 06/20/2015
 Project Name: 150100001001
 Project Location: 150100001001
 Project Description: 150100001001



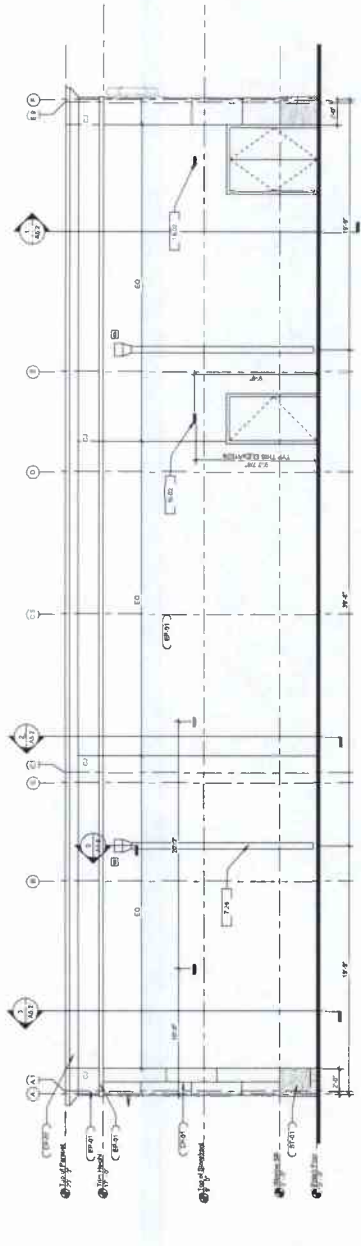
- A4 SERIES GENERAL NOTES**
- 1. PROVIDE BLOCKING PER ALL LATTICE-BALANCED SHADING
 - 2. CONFORM TO EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL (ELECTRICAL, MECHANICAL, PLUMBING, MECHANICAL, COOLING, ETC.)
 - 3. PROVIDE BLOCKING PER ALL LATTICE-BALANCED SHADING
 - 4. ALL LUTHER BOARDS (TECHNICAL PANELS) CAN BE PERMITTED TO BE USED WITH THE LUTHER BOARD SYSTEM
 - 5. CONFORMANCE AND TESTING TO BE PERFORMED AND APPROVED BEFORE INSTALLATION
 - 6. ALL LUTHER BOARDS (TECHNICAL PANELS) CAN BE PERMITTED TO BE USED WITH THE LUTHER BOARD SYSTEM
 - 7. CHALK LINE AROUND WINDOWS AND DOORS SHALL BE 3/16" WIDE
 - 8. EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
 - 9. INSTALL FINISH PERMANENTLY PER MANUFACTURER'S INSTRUCTIONS AND ALL FINISHES ARE REQUIRED TO BE PERMANENT
 - 10. CONTACT MANUFACTURER FOR CONTACT INFORMATION ON FINISHES
 - 11. CONTACT MANUFACTURER FOR CONTACT INFORMATION ON FINISHES
 - 12. CONTACT MANUFACTURER FOR CONTACT INFORMATION ON FINISHES
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 - 20. CONTACT MANUFACTURER FOR CONTACT INFORMATION ON FINISHES

NOTE
 Signs under a recessed lighting panel

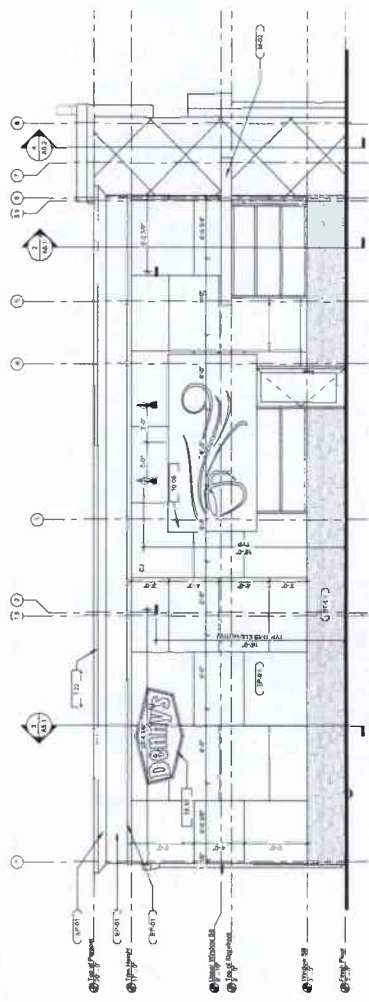
NOTE
 Roof top equipment not to exceed height of parapet

- KEYNOTES**
- 1. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 2. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 3. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 4. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
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 - 16. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 17. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 18. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 19. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION
 - 20. SEE THE ARCHITECTURE FOR THE EXTERIOR ELEVATION

ITEM	Description	Manufacturer	Notes
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1. Rear Elevation
 A4.1



2. Right Elevation
 A4.1

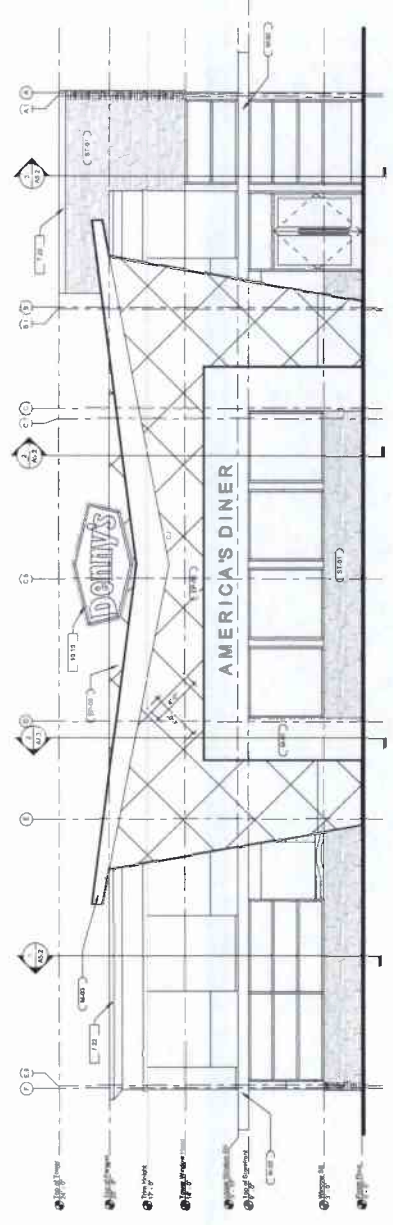


A4 SERIES GENERAL NOTES

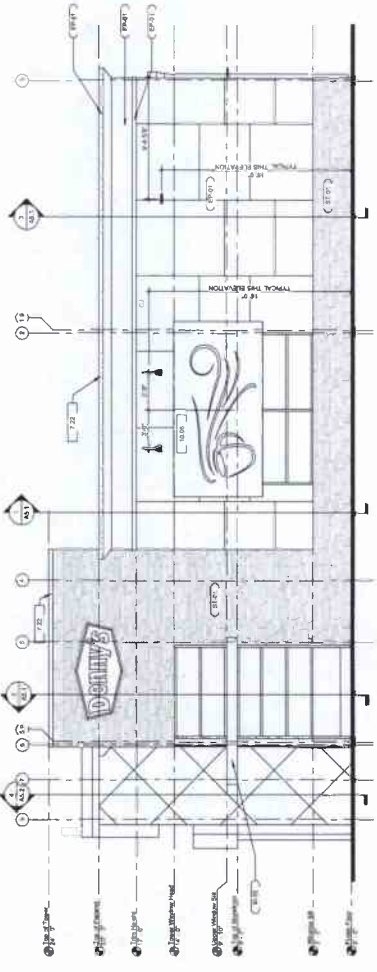
1. PROVIDE ELEVATION REFERENCE TO ALL ATTACHED BUILDING DRAWINGS.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

KEYNOTES

- 722 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 723 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 724 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 725 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 726 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 727 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 728 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 729 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 730 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 731 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 732 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 733 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 734 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 735 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 736 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 737 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 738 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 739 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.
- 740 2x4x8 STUDS TO BE USED TO PROVIDE SUPPORT FOR ROOF.



1 Front Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"

NOTE
Refer to response building permit.

NOTE
Refer to response building permit.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	2x4x8 STUDS	100	LF	1.50
2	2x4x8 STUDS	100	LF	1.50
3	2x4x8 STUDS	100	LF	1.50
4	2x4x8 STUDS	100	LF	1.50
5	2x4x8 STUDS	100	LF	1.50
6	2x4x8 STUDS	100	LF	1.50
7	2x4x8 STUDS	100	LF	1.50
8	2x4x8 STUDS	100	LF	1.50
9	2x4x8 STUDS	100	LF	1.50
10	2x4x8 STUDS	100	LF	1.50

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Exterior Elevations

A4.2



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 NEW YORK, NY 10004

DENNYS
 6040 WEBB AVENUE E
 MEDINA, CA



PROJECT

PRELIMINARY GRADING PLAN

PRELIMINARY GRADING PLAN

11/20/20

A

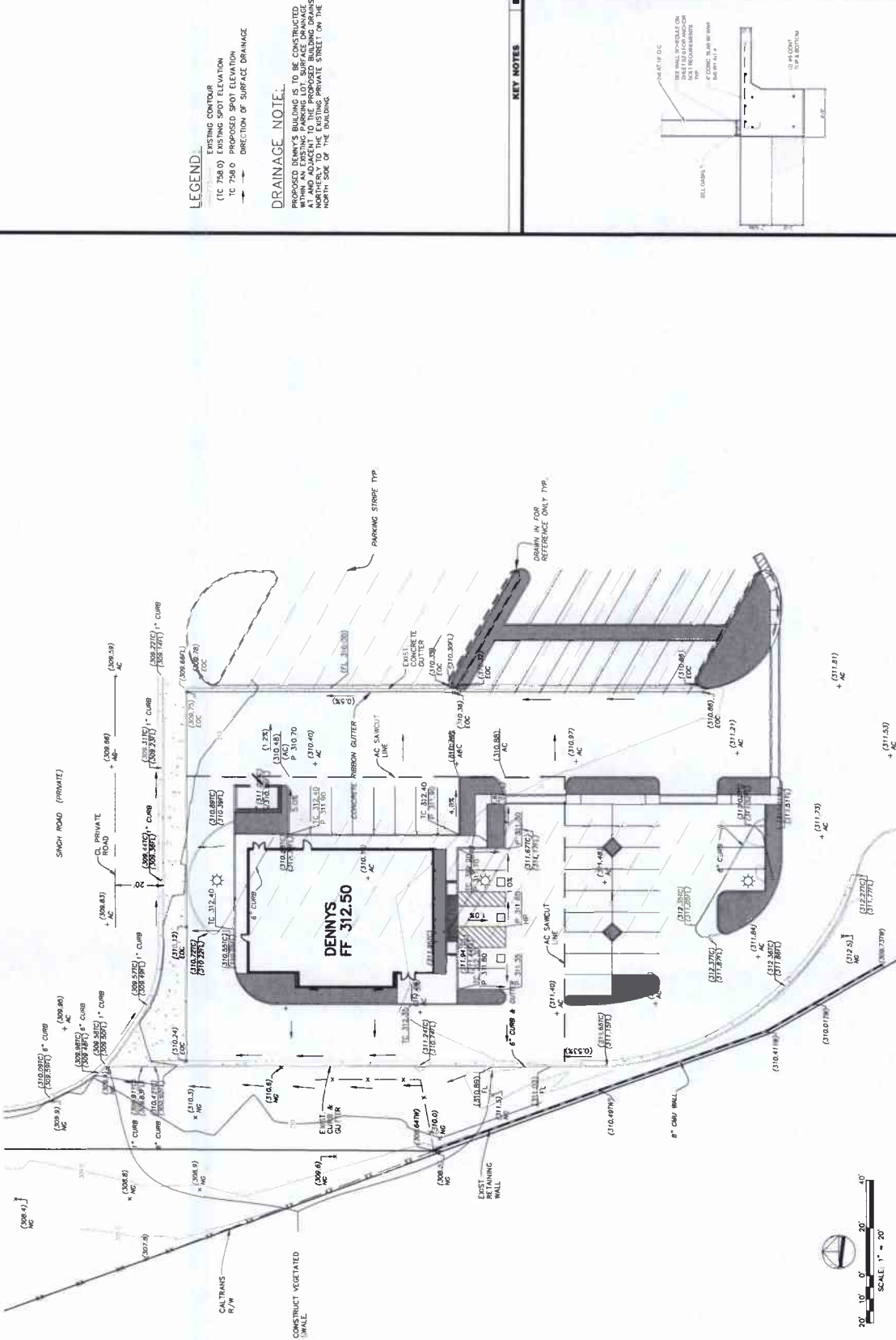
PRELIMINARY GRADING PLAN

11/20/20

B

POOTING DETAIL

2



LEGEND:
 (IC 798.0) EXISTING SPOT ELEVATION
 (IC 798.0) PROPOSED SPOT ELEVATION
 → DIRECTION OF SURFACE DRAINAGE

DRAINAGE NOTE:
 PROPOSED DENNY'S BUILDING IS TO BE CONSTRUCTED WITHIN AN EXISTING PARKING LOT SURFACE DRAINAGE SYSTEM. ALL SURFACE DRAINAGE SHALL BE NORTHWEST TO THE EXISTING PRIVATE STREET ON THE NORTH SIDE OF THE BUILDING.

KEY NOTES

