Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019119020

Project Title: Conditional Use Permit 2019-04 Nivel Restaurant

Lead Agency: City of Turlock | Contact Person: Adrienne Werner
Mailing Address: 156 S Broadway, Suite 120 | Phone: 209-668-5640
City: Turlock | Zip: 95380 | County: Stanislaus

Project Location: County: Stanislaus | City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: Wolfe Ave and Mitchell Ave | Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ____° ____ ' ____ " N / ____° ____ ' ____ " W Total Acres: .333
Assessor's Parcel No.: 061-024-065 | Section: 14 | Twp.: 5S | Range: 10E | Base: MDB&M
Within 2 Miles: State Hwy #: 99 | Waterways:
Airports: | Railways: Union Pacific | Schools: Turlock School District

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

Governor's Office of Planning & Research
NOV 06 2019
STATE CLEARINGHOUSE

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: ____

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. ____ Acres .333 Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Transitional Commercial (TC)

Project Description: *(please use a separate page if necessary)*

See Attached Description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
S	Caltrans District # 10	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	S	Regional WQCB # ____
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 4, 2019 Ending Date December 4, 2019

Lead Agency (Complete if applicable):

Consulting Firm: ____
Address: ____
City/State/Zip: ____
Contact: ____
Phone: ____

Applicant: Jose Pulido
Address: 16680 Meadowlark Dr
City/State/Zip: Sonora CA 95370
Phone: 209-743-0840

Signature of Lead Agency Representative: Adrienne Werner **Date:** 10-4-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

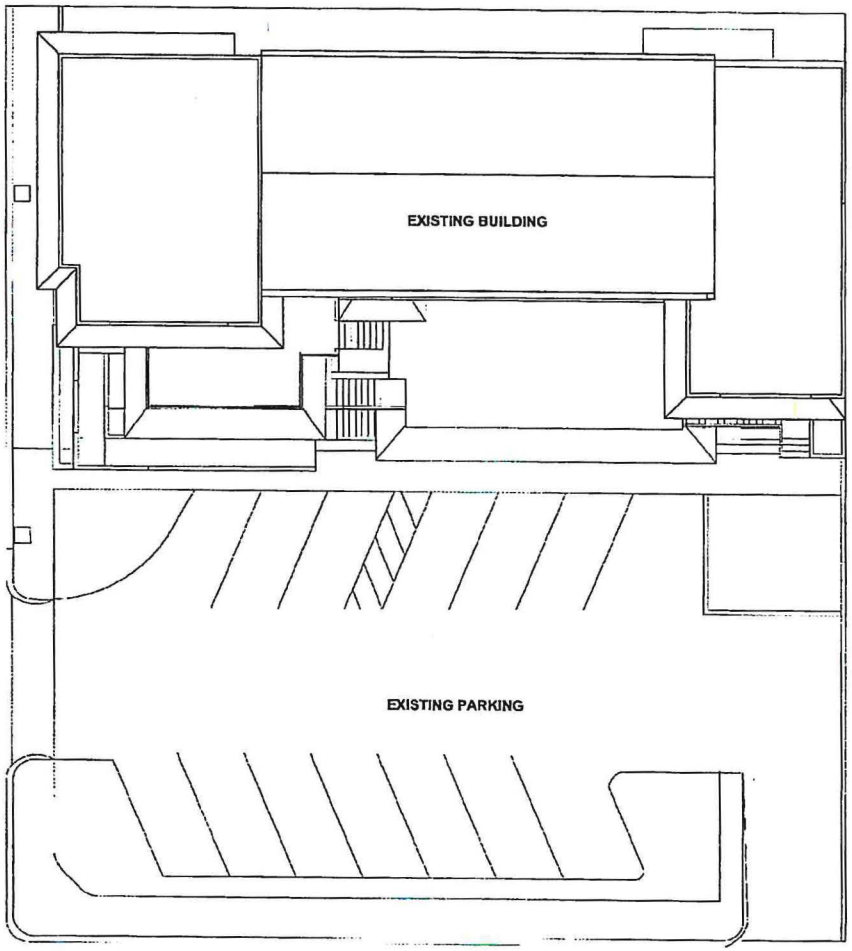
CUP 2019-04 (Nivel Restaurant)

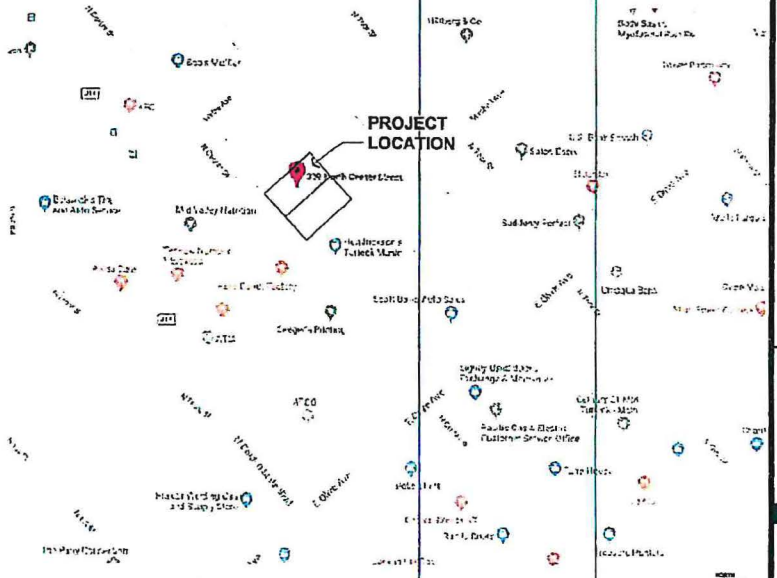
Project Description: The applicant, Jose Pulido, has submitted an application to re-open a restaurant with live entertainment in an existing building located at 309 N. Center Street (Stanislaus County APN 061-024-065). The two-story building is approximately 11,104 square feet in size. The lower and main floors as well as the outdoor patio area are proposed to be used for the restaurant and live entertainment. Approximately 1,000 square feet of the upper floor is used as an office to support the restaurant operations. The existing onsite parking will be paved and striped to meet City standards. On-street parking, adjacent to the project, will also be improved to City standards.

The 5,250 square foot parcel at 311 Mitchell Avenue (Stanislaus County APN 061-024-064) will be improved to provide additional parking for the project. The applicant has proposed two parking options. Option 1 provides 16 parking stalls developed to City standards. Option 2 proposes paving and striping the site and voluntarily using valet parking. The applicant estimates they could accommodate approximately 26 cars with valet parking.

CEQA Determination: A Mitigated Negative Declaration is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.

NIVEL RESTAURANT
309 NORTH CENTER ST.
TURLOCK CA,





PERIMETER VICINITY MAP
TURLOCK, CALIFORNIA

SHEET INDEX:

ARCHITECTURAL

A0.0	TITLE SHEET, (E) OVERALL SITE PLAN, & VICINITY MAP
A0.2	PROJECT DATA, EXISTING BUILDING AREAS, PROPOSED EXIT AND OCCUPANCY LOAD ANALYSIS BASED ON THE PROJECT PROPOSED.
A1.0	EXISTING LOWER FLOOR PLAN.
A1.1	PROPOSED DEMOLITION AT LOWER FLOOR PLAN
A1.2	NEW PROPOSED LOWER FLOOR PLAN
A1.3	EXISTING MAIN FLOOR PLAN.
A1.4	PROPOSED DEMOLITION AT MAIN FLOOR PLAN
A1.5	NEW PROPOSED MAIN FLOOR PLAN.
A1.6	EXISTING UPPER FLOOR PLAN.
A1.7	PROPOSED UPPER FLOOR PLAN.
P1	EXISTING OVERALL BUILDING PERSPECTIVES
P2	EXISTING FRONT AND RIGHT ELEVATION PERSPECTIVES
P3	EXISTING REAR AND LEFT ELEVATION PERSPECTIVES

F5 EXISTING SITE PLAN
SCALE: 1/4"=1'-0"

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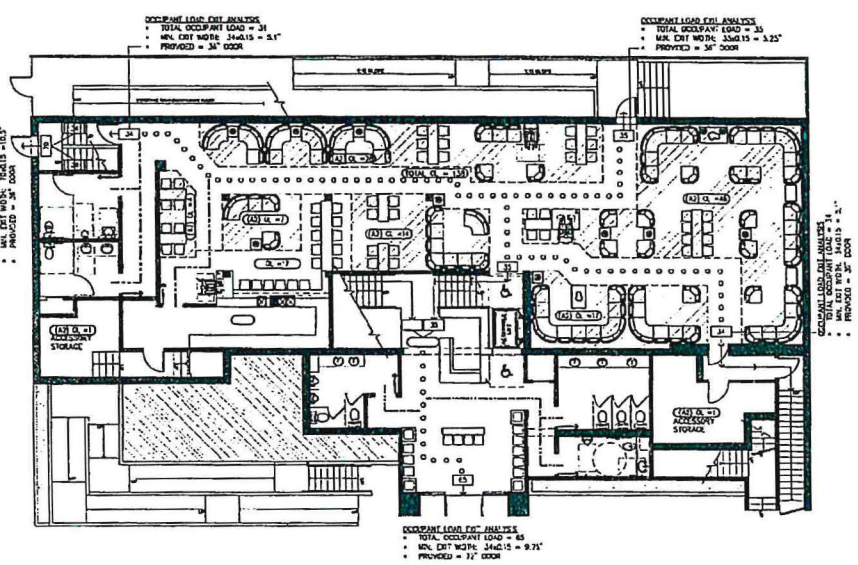
JOB TITLE:

CONSTRUCTION DOCUMENTS FOR:
NIVEL RESTAURANT AND LOUNGE
309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-66

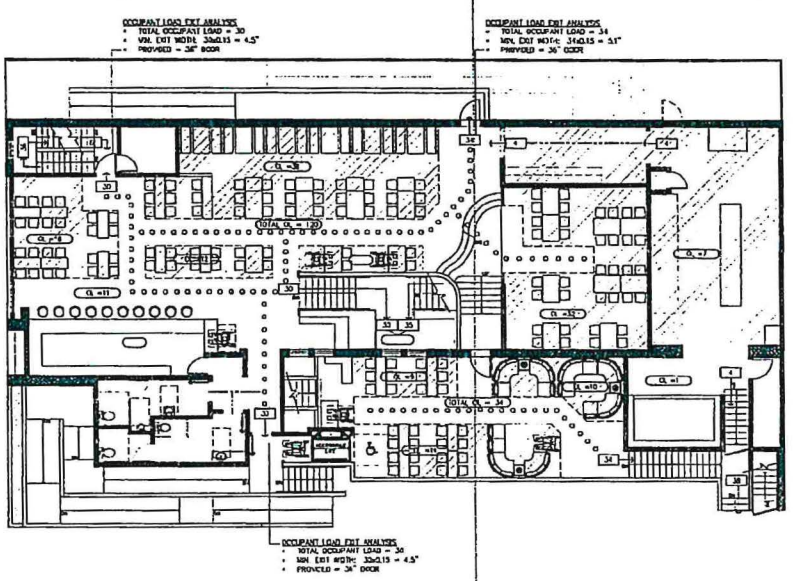
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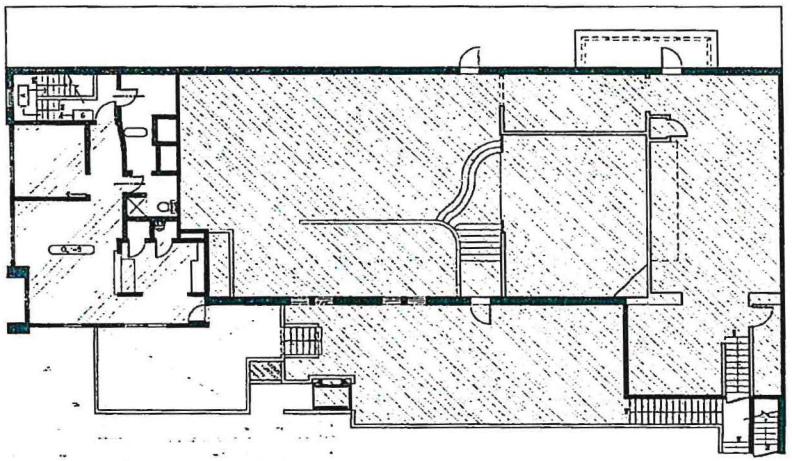
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JOB NO. 19107
SHEET A0.0 SITE PLAN
OF SHEETS



F3 EXISTING LOWER FLOOR PLAN
N.T.S.



C3 EXISTING MAIN FLOOR PLAN
N.T.S.



F5 EXISTING UPPER FLOOR PLAN
N.T.S.

OCCUPANCY GROUP & LOAD

COMBINED OCCUPANT LOAD AT POINT OF EXIT ACCESS

DIRECTION OF EXIT

COMMON AREA OF EGRESS

COMMON PATH OF EGRESS (25' MAX. POINT TO COMMON PATH OF EGRESS TRAVEL)

JOB SITE ADDRESS:	309 NORTH CENTER STREET TURLOCK, CA
BUILDING AREAS:	
EXISTING LOWER CONDITIONED FLOOR PLAN AREA	+/- 5,250 SF.
EXISTING MAIN CONDITIONED FLOOR PLAN AREA	+/- 4,925 SF.
EXISTING UPPER CONDITIONED FLOOR PLAN AREA	1,203 SF.
TOTAL CONDITIONED FLOOR PLAN AREA	11,104 SF
EXISTING MAIN EXTERIOR LOUNGE COVER PATIO AREA	864 SF.
EXISTING MEP NON-PUBLIC ACCESS PATIO AREA	354 SF.
BUILDING HEIGHT AND NUMBER OF STORIES ABOVE GRADE PLANE: EXISTING BLDG. IS EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM	
OCCUPANCY "B" TYPE V-B	BLDG HEIGHT PER TABLE 504.3 2 STORIES MAX. TABLE 504.4
OCCUPANCY "A-2" TYPE V-B	BLDG HEIGHT PER TABLE 504.3 1 STORY MAX. TABLE 504.4
TYPE OF CONSTRUCTION:	TYPE V-B
USE AND OCCUPANCY CLASSIFICATION: 2016 CBC CHAPTER 3	
(E) 1 & 2 BUILDING FLOORS "A-2"	ASSEMBLY GROUP A-2; 2016 CBC SEC 303.3
(E) 3 UPPER FLOOR " "B"	RESIDENTIAL 2016 CBC SEC 310
(E) 1 hr. SEPARATION REQ'D. W/ SPRINKLER PER TABLE 508.4 2016 CBC)	
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANCY: 2016 CBC TABLE 506.2	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
RESIDENTIAL	200 GROSS
KITCHEN COMMERCIAL	200 GROSS
BUILDING OCCUPANCY (SEE FLOOR PLAN GRAPHICS ANALYSIS)	
LOWER FLOOR OCCUPANCY	TOTAL OL = 138
MAIN FLOOR OCCUPANCY	TOTAL OL = 120
UPPER FLOOR OCCUPANCY	TOTAL OL = 34
CDL KITCHEN OCCUPANCY	OL = 8
	TOTAL OCCUPANCY = 300
EXISTING ON SITE PARKING:	
13 REGULAR 9x17 PARKING STALLS 1 ACCESSIBLE PARKING STALL W/ SIDE LOADING SPACE	
PARKING PROVIDED:	
(STREET PARKING AS PER CITY STANDARDS)	

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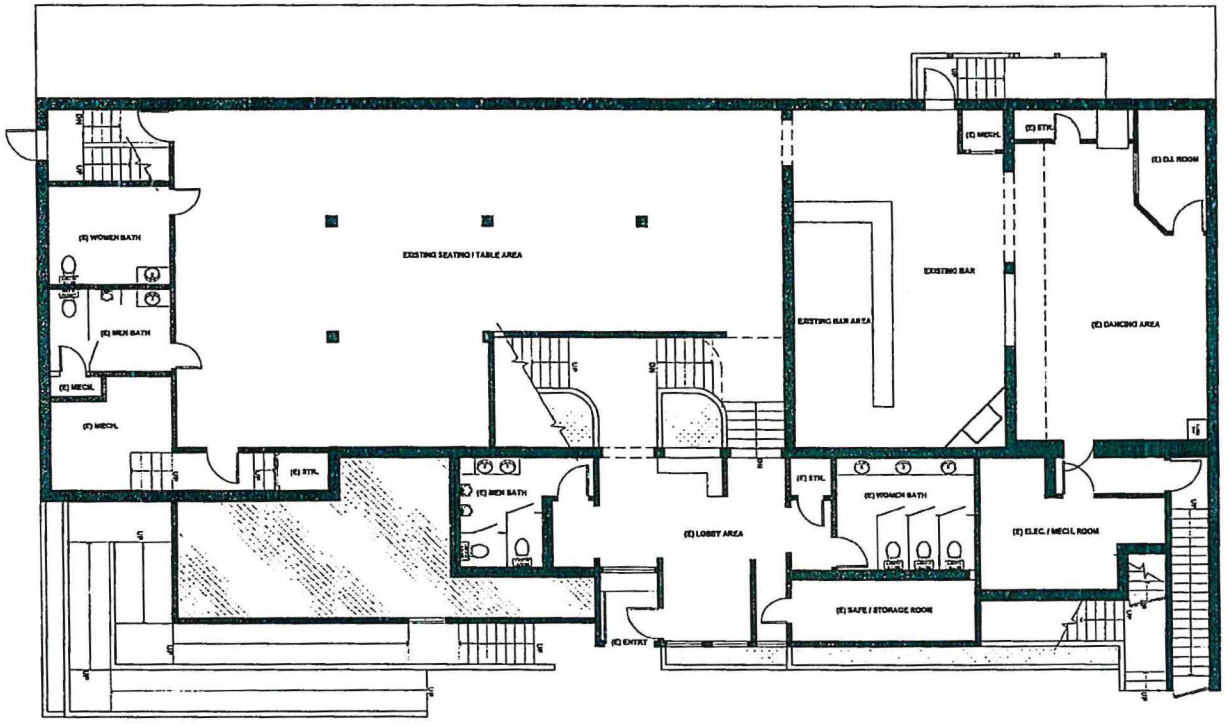
JOB TITLE:

CONSTRUCTION DOCUMENTS FOR:
NIVEL RESTAURANT AND LOUNGE
309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-66

REVISIONS:

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JOB NO. 1907
SHEET A0.2 LOAD & EXIT
OF SHEETS



F5 EXISTING LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

EXISTING WALLS

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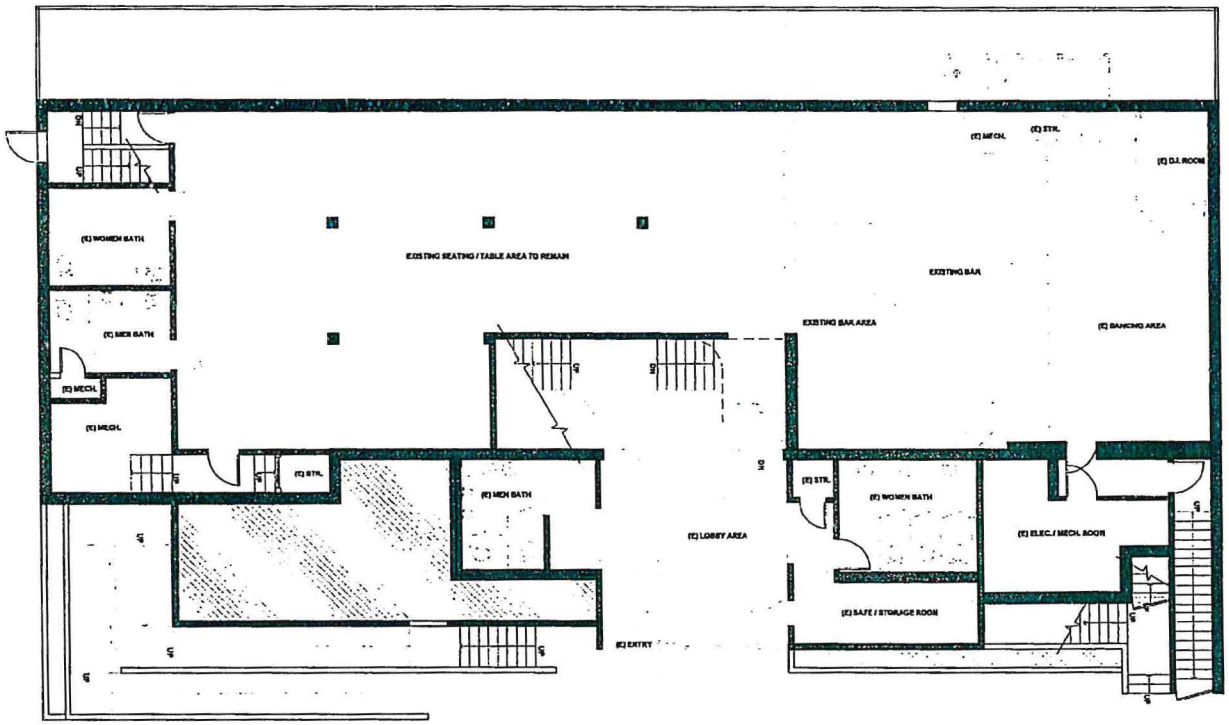
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NIVEL RESTAURANT AND LOUNGE
309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-65

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JOB NO. 19107
SHEET **A2.0**
OF E. LOWER FLOOR PLAN SHEETS



F5 **DEMO LOWER FLOOR PLAN**
SCALE: 1/4"=1'-0"

DEMOLITION FLOOR PLAN GENERAL NOTES

A. WHERE (E) CONSTRUCTION IS TO BE REMOVED OR MODIFIED OR IS DAMAGED DURING CONSTRUCTION, ALL FINISHES (INCLUDING WALLS, FLOORS & CEILINGS) ARE TO BE PATCHED, FINISHED & PAINTED TO MATCH (E) CONSTRUCTION. TAKE NEW FINISH TO NEAREST BREAK POINT. EXPOSED MECH., PLUMB. & ELEC. UTILITIES, CONDUIT OR EQUIPMENT, WHERE OCCURRING, IS TO BE PAINTED TO MATCH ADJACENT WALLS.

B. DAMAGE TO ANY ELEMENT OF THE BUILDING OR SITE MUST BE CORRECTED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION

DEMOLITION WALL LEGEND

WALLS TO BE DEMOLISHED

EXISTING WALLS TO REMAIN

KEYNOTES

1. EXISTING DOORS TO BE DEMOLISHED, SEE DASHED DOORS ONLY.
2. EXISTING WINDOWS TO BE DEMOLISHED
3. EXISTING BATHROOM FIXTURES TO BE DEMOLISHED
4. EXISTING STAIRS TO BE DEMOLISHED
5. EXISTING PORTION OF EXTERIOR WALLS TO BE DEMOLISHED AS INDICATED

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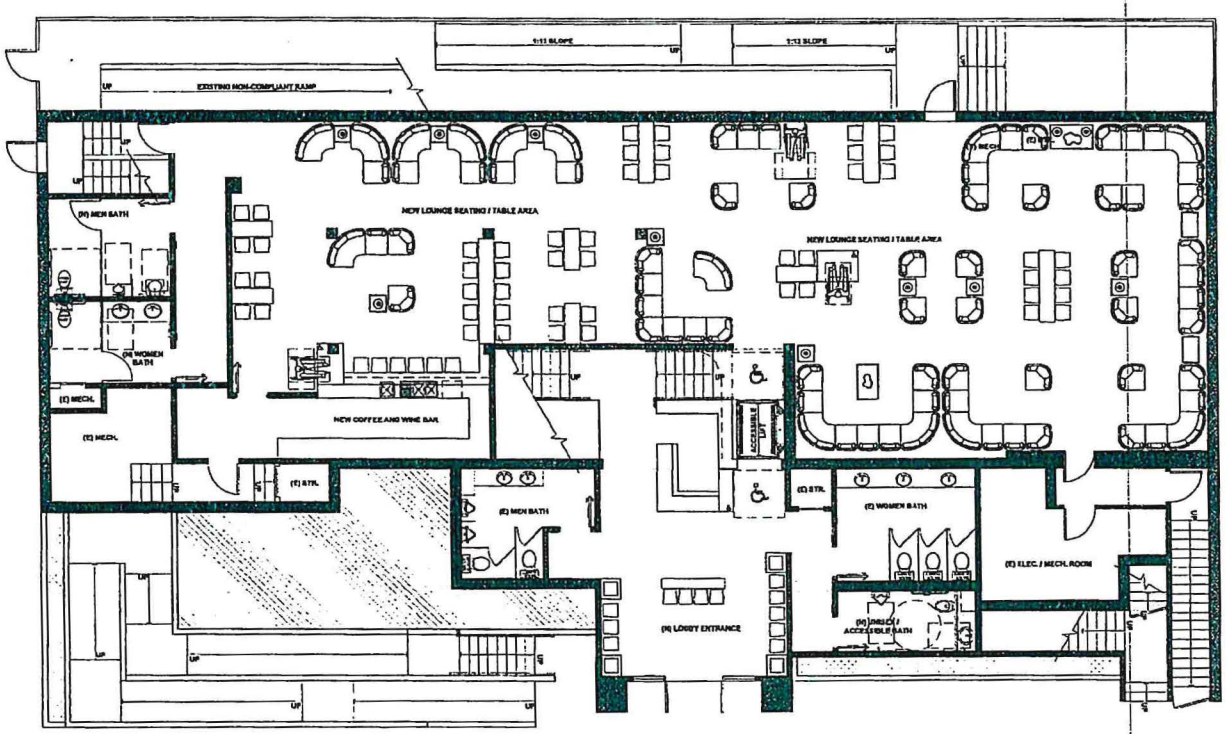
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NIVEL RESTAURANT AND LOUNGE
309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-35

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DATE
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JOB NO. 19107
SHEET **A2.1** DEMO LOWER FLR PLN
OF SHEETS



F5 **PROPOSED LOWER FLOOR PLAN**
SCALE: 1/4"=1'-0"

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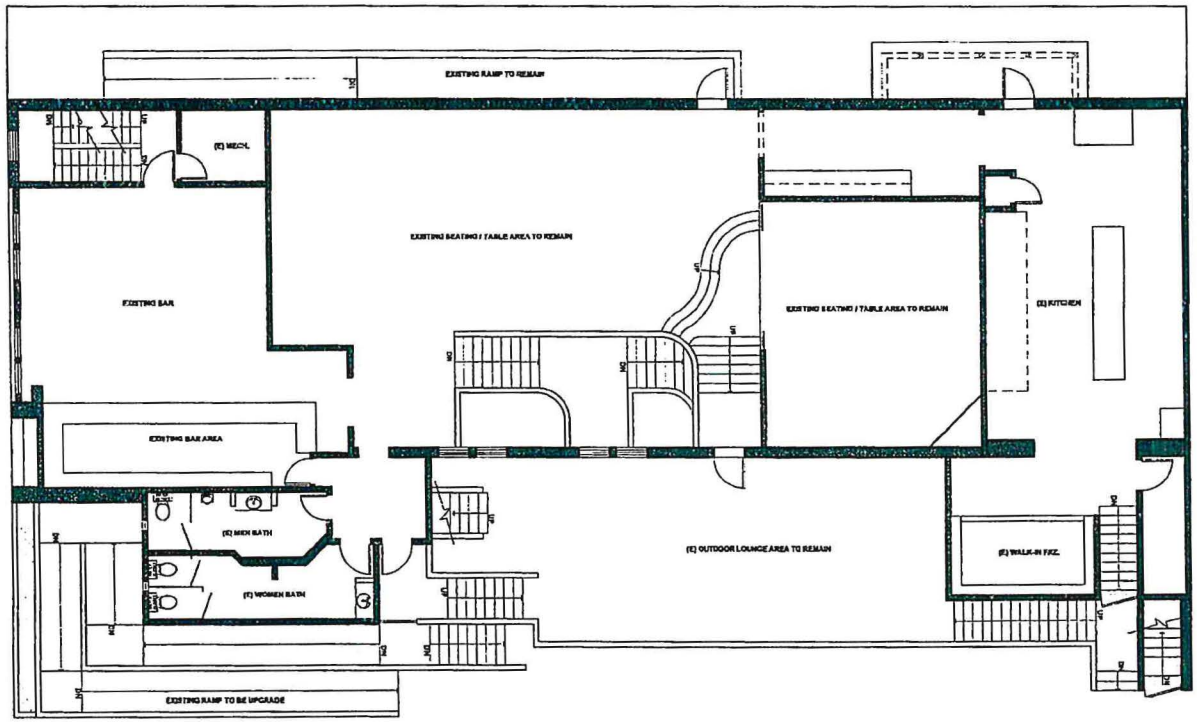
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NIVEL RESTAURANT AND LOUNGE
308 NORTH CENTER STREET
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APN: 61-24-66

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JOB NO. 18107
SHEET **A2.2**
N. LOWER FLOOR PLAN
OF SHEETS



F5 **EXISTING MAIN FLOOR PLAN**
SCALE: 1/4"=1'-0"

WALL LEGEND

EXISTING WALLS

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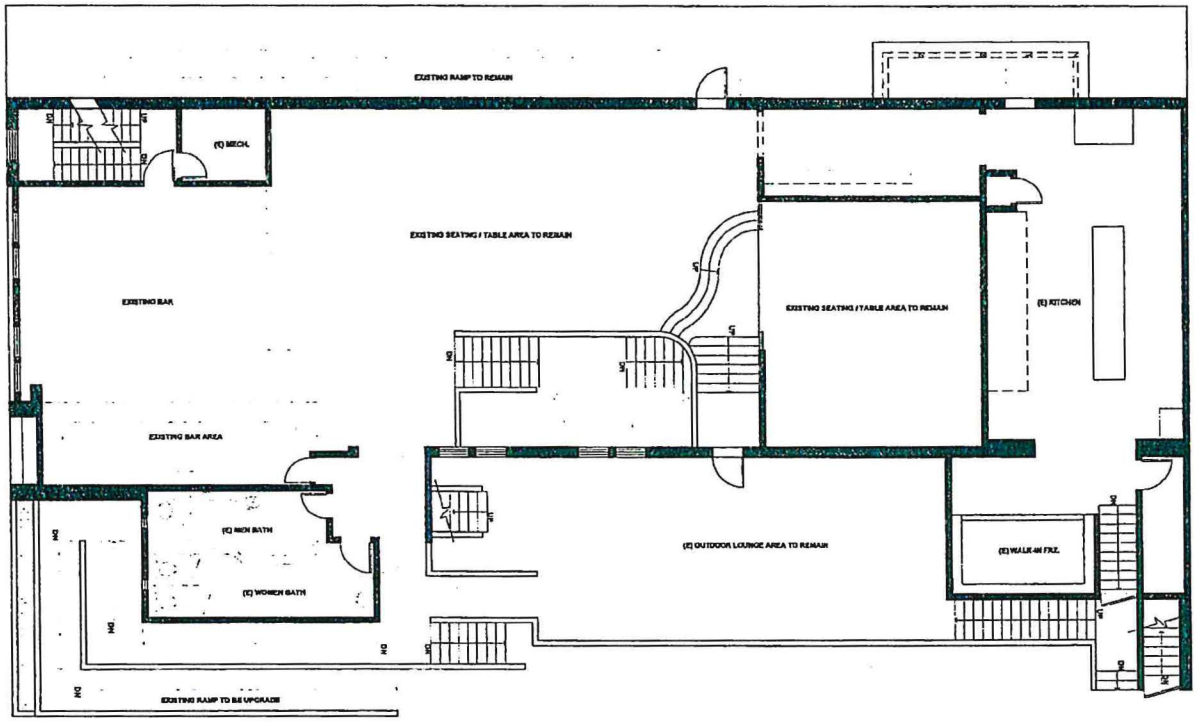
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SHEET **A2.3**
E. MAIN FLOOR PLAN
OF SHEETS



DEMOLITION FLOOR PLAN GENERAL NOTES

A. WHERE (E) CONSTRUCTION IS TO BE REMOVED OR MODIFIED OR IS DAMAGED DURING CONSTRUCTION, ALL FINISHES (INCLUDING WALLS, FLOORS & CEILINGS) ARE TO BE PATCHED, FINISHED & PAINTED TO MATCH (E) CONSTRUCTION. TAKE NEW FINISH TO NEAREST BREAK POINT. EXPOSED MECH., PLUMB. & ELEC. UTILITIES, CONDUIT OR EQUIPMENT, WHERE OCCURRING, IS TO BE PAINTED TO MATCH ADJACENT WALLS.

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DEMOLITION WALL LEGEND

WALLS TO BE DEMOLISHED

EXISTING WALLS TO REMAIN

KEYNOTES

1. EXISTING DOORS TO BE DEMOLISHED. SEE DASHED DOORS ONLY.
2. EXISTING WINDOWS TO BE DEMOLISHED
3. EXISTING BATHROOM FIXTURES TO BE DEMOLISHED
4. EXISTING STAIRS TO BE DEMOLISHED
5. EXISTING PORTION OF EXTERIOR WALLS TO BE DEMOLISHED AS INDICATED.

F5 DEMO MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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NIVEL RESTAURANT AND LOUNGE
309 NORTH CENTER STREET
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APN: 61-24-06

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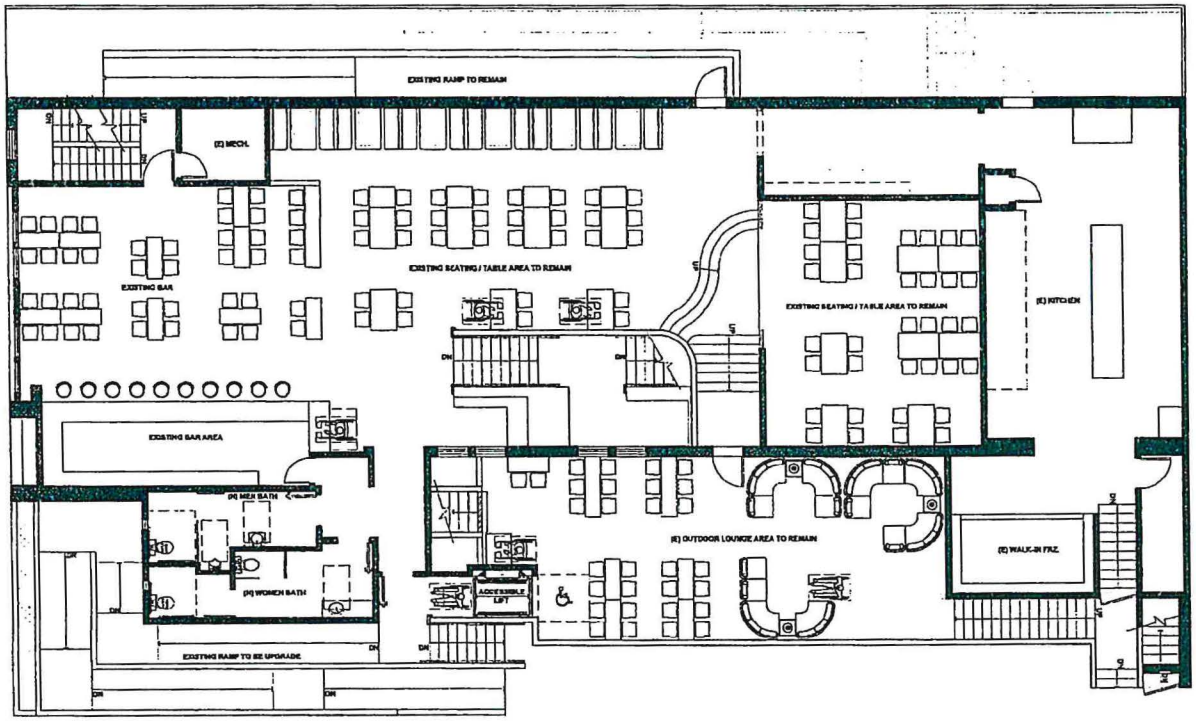
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JOB NO. 1917

SHEET A2.4
DEMO MAIN FLR PLN

OF SHEETS



F5 **PROPOSED MAIN FLOOR PLAN**
SCALE: 1/4"=1'-0"

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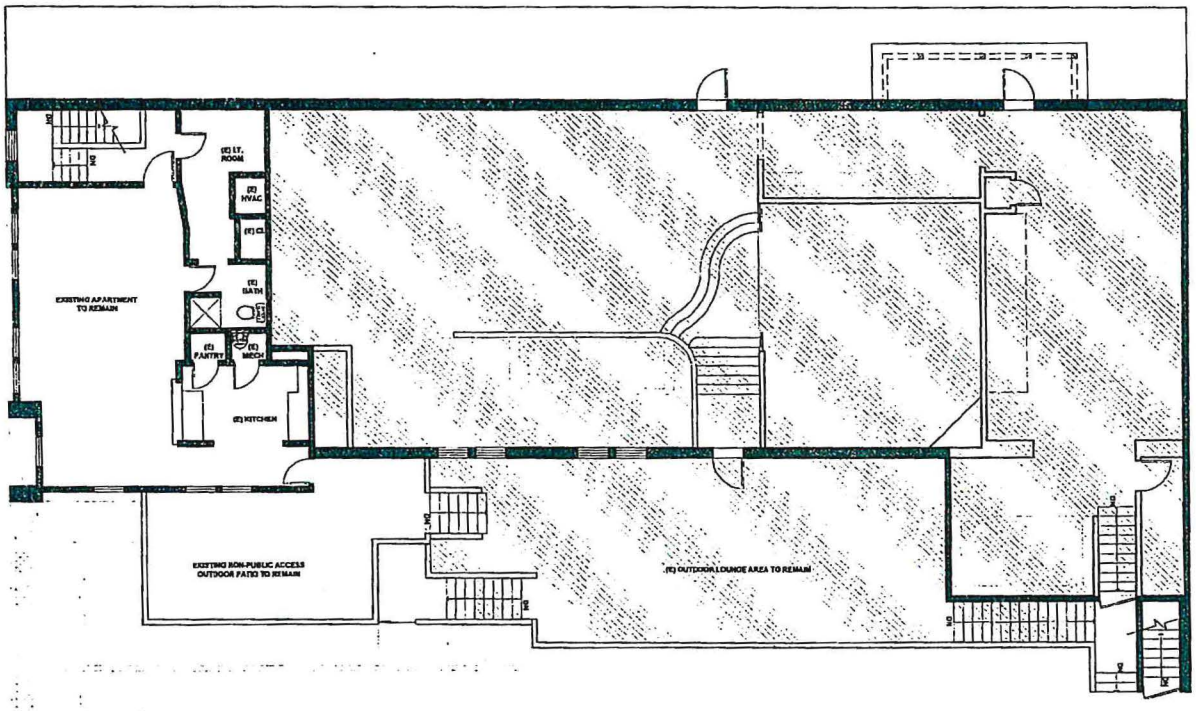
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DATE
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JOB NO. 19107
SHEET **A2.5**
NEW MAIN FLPLN
OF SHEETS



WALL LEGEND

EXISTING WALLS

F5 EXISTING UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

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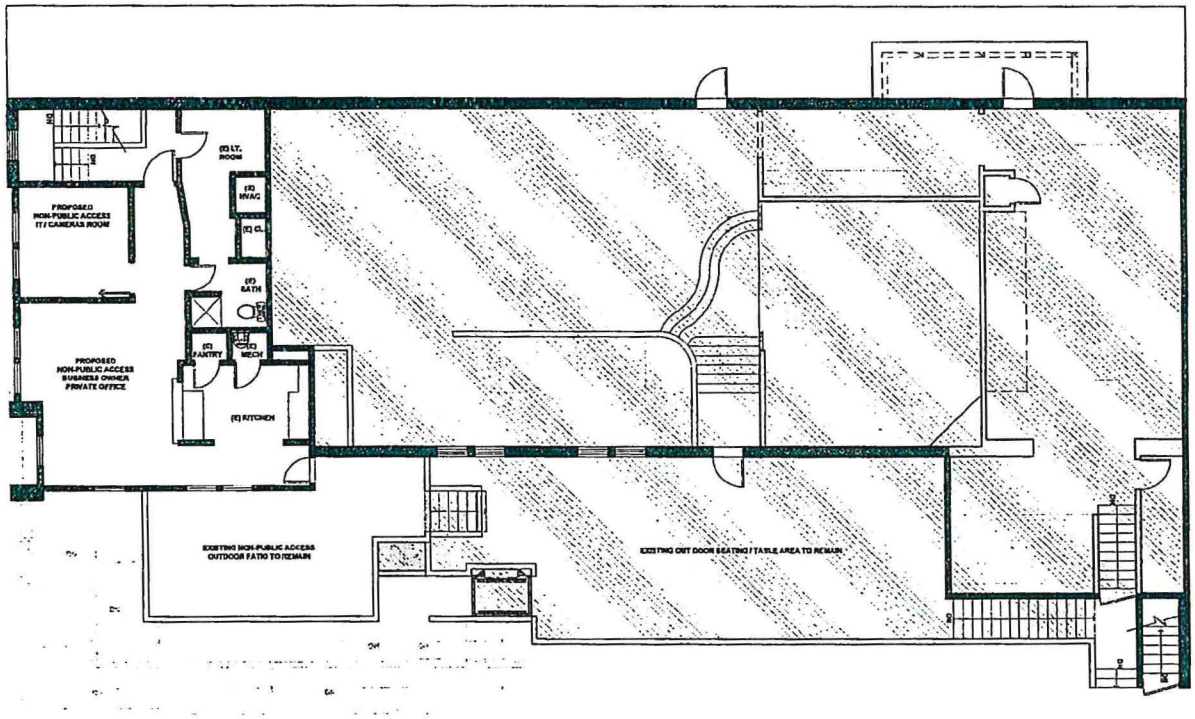
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SHEET **A2.6**
E. UPPER FLOOR PLAN
OF SHEETS



F5 PROPOSED UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

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JOB TITLE:

CONSTRUCTION DOCUMENTS FOR:

NIVEL RESTAURANT AND LOUNGE

309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-66

REVISIONS:

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6		

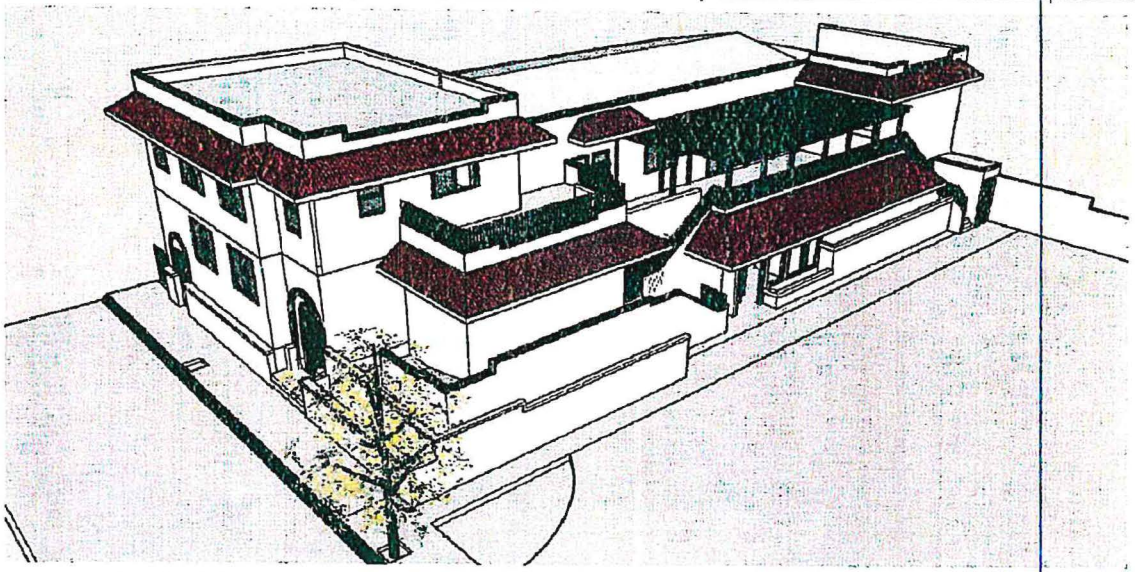
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JOB NO. 12107

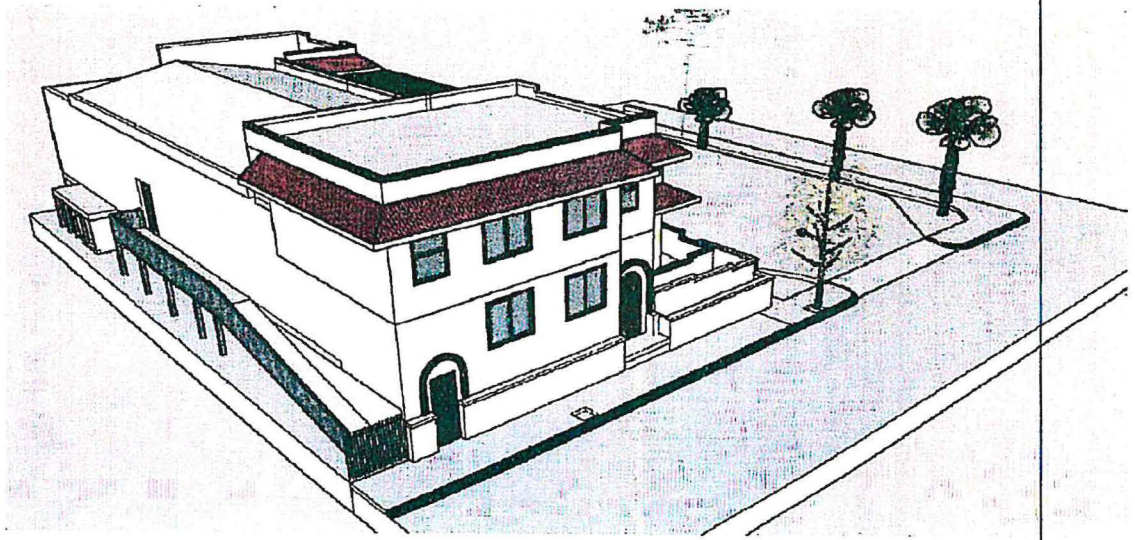
SHEET A2.7
NEW UPPER FLPLN

OF SHEETS



OVERALL PERSPECTIVE

N.T.S.



OVERALL PERSPECTIVE

N.T.S.

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JOB TITLE:

CONSTRUCTION DOCUMENTS FOR:

NIVEL RESTAURANT AND LOUNGE

309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-05

REVISIONS:

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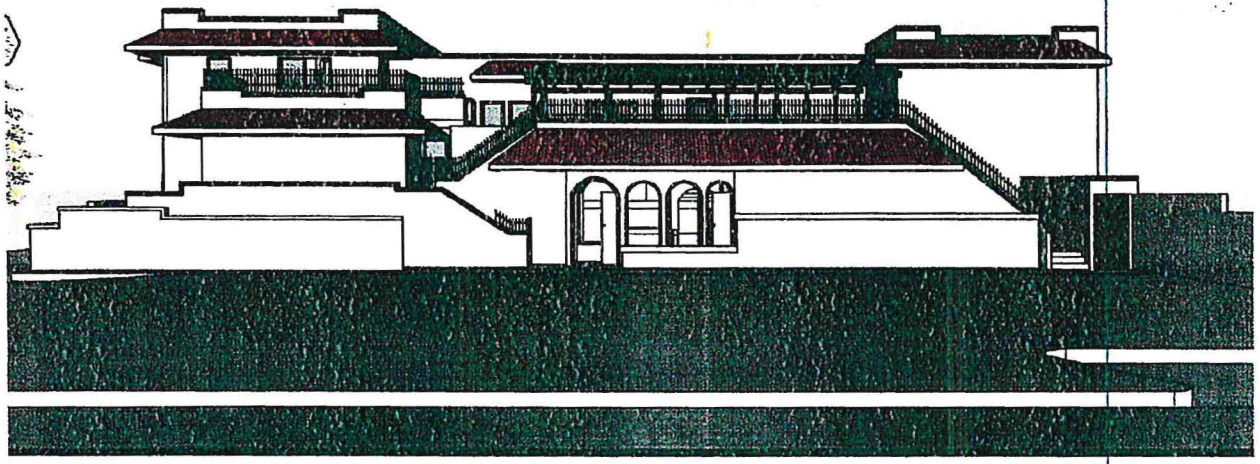
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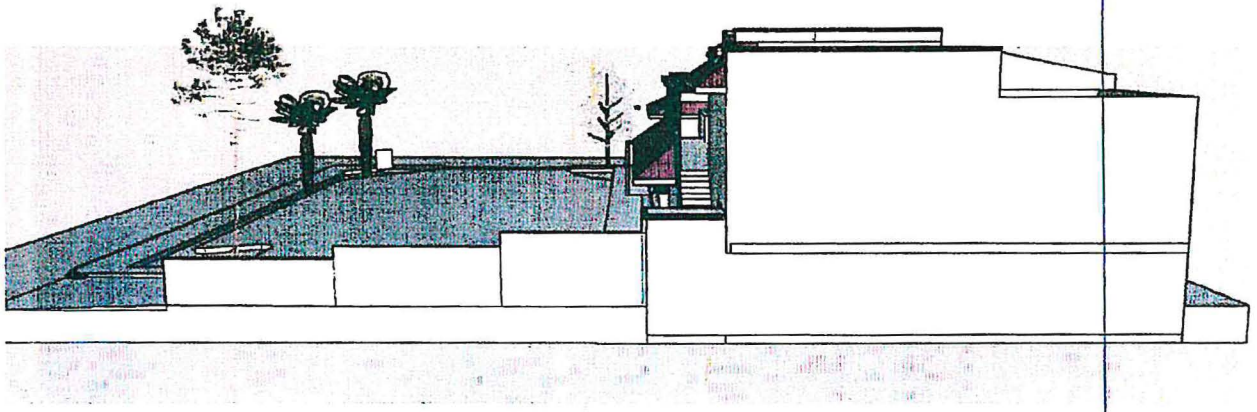
SHEET P4

OF PERSPECTIVES SHEETS



FRONT ELEV. / PERSPECTIVE

N.T.S.



RIGHT ELEV. / PERSPECTIVE

N.T.S.

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JOB TITLE:

CONSTRUCTION DOCUMENTS FOR

NIVEL RESTAURANT AND LOUNGE

309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-66

REVISIONS:

	DATE	DESCRIPTION
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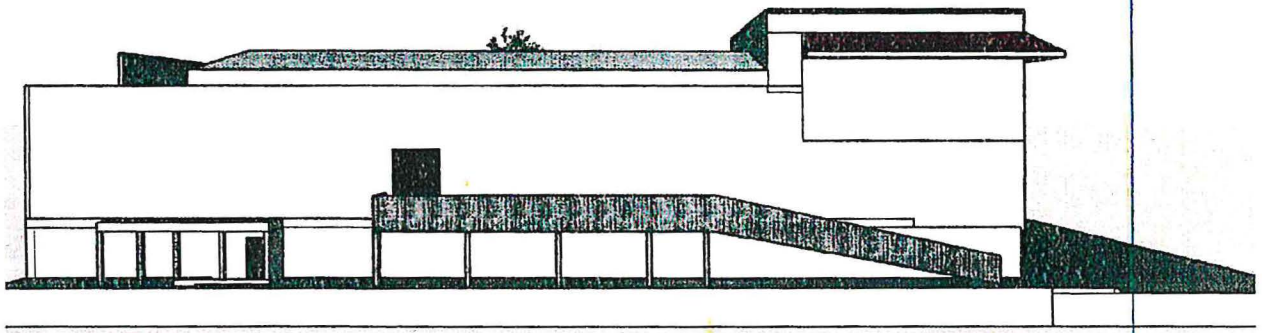
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JOB NO. 19107

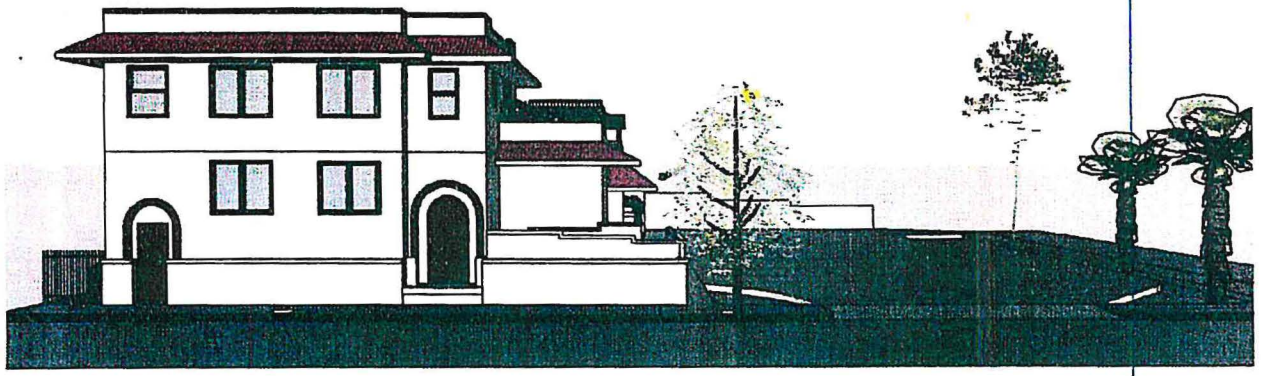
SHEET P5

OF ELEVATIONS SHEETS



REAR ELEV. / PERSPECTIVE

N.T.S.



LEFT ELEV. / PERSPECTIVE

N.T.S.

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JOB TITLE:

CONSTRUCTION DOCUMENTS FOR:

NIVEL RESTAURANT AND LOUNGE

309 NORTH CENTER STREET
TURLOCK, CA
APN: 61-24-06

REVISIONS:

	NOTE	ISSUED FOR
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DATE
DRAWN
JOB NO. 11107
SHEET P6
OF ELEVATIONS SHEETS