

Filing Requested By:
City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:
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CITY OF TURLOCK

Proposed Mitigated Negative Declaration

City of Turlock
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640
Project located in Stanislaus County.
Time period provided for review: 30 days.

November 4, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: **CONDITIONAL USE PERMIT 2019-04
(NIVEL RESTAURANT)**

PROJECT APPLICANT: **JOSE PULIDO**

PROJECT DESCRIPTION: The applicant is requesting to re-open a restaurant with live entertainment in an existing building. 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.

An adjacent 5,250 square foot parcel 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.

PROJECT LOCATION: 309 N. Center Street
 311 Mitchell Avenue
 Stanislaus County APNs 061-024-065 & 061-024-065

RESPONSE PERIOD STARTS: November 4, 2019
RESPONSE PERIOD ENDS: December 5, 2019 at 5:00 PM

PUBLIC HEARING: December 5, 2019

RECOMMENDED FINDINGS: Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings: