## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 SCH# For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814 Project Title: CONDITIONAL USE PERMIT 2024-02 (MIRAGE BANQUET HALL) Lead Agency: CITY OF TURLOCK Contact Person: ADRIENNE WERNER Phone: (209) 668-5640 Mailing Address: 156 S BROADWAY, SUITE 120 City: TURLOCK County: STANISLAUS Project Location: County: STANISLAUS Zip Code: 95380 Cross Streets: W MAIN ST AND S KILKOY RU Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_o \_\_\_\_' \_\_\_\_'N / ° 'W T" o t a l Acres: / Assessor's Parcel No.: 044-007-024 & 044-007-040 Twp.: 5S Range: 10E Section: 21 State H wy#: 99 Within 2 Miles: Waterways: Schools: TURLOCKUNIFIED SCHOOL DISTRCT Railways: UNION PACIFIC Airports: **Document Type:** CEQA: NOP ☐ DraftEIR NEPA: ■ NOI Other: Joint Document Early Cons ☐ Supplement/Subsequent EIR Final Document ☐ EA Other: ☐ Draft EIS ☐ Neg Dec (Prior SCH No.) Other: INITIAL STUDY Mit Neg Dec FONSI Local Action Type: General Plan Update Specific Plan ☐ Rezone ☐ Annexation General Plan Amendment Master Plan ☐ Redevelopment ☐ Prezone Planned Unit Development ☐ Coastal Permit Use Permit General Plan Element ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: Community Plan Development Type: Residential: Units \_\_\_\_ Acres \_\_ \_\_\_\_ Acres \_\_\_\_ Employees\_ Office: Sq.ft. Transportation: Type Employees 13 Commercial:Sq.fit. 43388 Acres 7 ☐ Mining: Mineral Power: Type Industrial: Sq.ft. Waste Treatment:Type MGD Educational: Hazardous Waste:Type Water Facilities: Type : a construction in MGD: construction Other: **Project Issues Discussed in Document:** Fiscal Vegetation Aesthetic/Visual ☐ Recreation/Parks Flood Plain/Flooding ☐ Schools/Universities Agricultural Land Water Quality Septic Systems
Sewer Capacity ☐ Water Supply/Groundwater Air Quality Forest Land/Fire Hazard Wetland/Riparian
Growth Inducement ☐ Archeological/Historical Geologic/Seismic Sewer Capacity Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading Coastal Zone Noise Solid Waste \_\_\_ Land Use Cumulative Effects ☐ Drainage/Absorption Populati on/Housing Balance Toxic/Hazardous Public Services/Facilities Other: Economic/Jobs ■ Traffic/Circulation Present Land Use/Zoning/General Plan Designation: COMMUNITY COMMERCIAL Project Description: (place use a separaterptique if necessary;

The applicant is requesting approval to develop two properties, totaling approximately 7-acres, with a 2-story 23,723 square foot banquet half-event center, 5-story 120-room hotel, and a 4,040 square foot commercial building.

The Mirage Banquet Hall measures 46' 11" tall from grade to the top of the tower element. The building includes two event halls measuring 4,701 square feet and 8,596 square feet, respectively, an approximately 17,668 square foot outdoor space, a full-service catering kitchen, offices, guest changing rooms, and storage. The banquet hall/event center specializes in full-service catering and event planning. The majority of events occur Thursday, Friday, Saturday, and Sunday and include weddings & receptions, corporate events, conventions, birthday parties, proms, quinceañeras, and other similar events. During scheduled events the Mirage Banquet Hall will be able to accommodate between 500-1,000 guests between the two reception halls.

The Mirage Banquet Hall includes an outdoor space that is approximately 17,668 square feet and will be decorated with landscaping, walkways, gazebos, trellis', water features and an open plaza area. The outdoor spaces are accessory to the banquet hall and are intended for photo shoots and to provide an area of outdoor amenities for the guest attending the indoor events.

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☐ Water Facilities:Type \_\_\_\_\_\_MGD \_\_\_\_ Hazardous Waste:Type Project Issues Discussed in Document: ☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities Water Quality ☐ Air Quality ☐ Forest Land/Fire Hazard Septic Systems ☐ Water Supply/Groundwater Geologic/Seismic Sewer Capacity Archeological/Historical ☐ Wetland/Riparian Soil Erosion/Compaction/Grading Growth Inducement ☐ Biological Resources ☐ Minerals ☐ Noise ☐ Solid Waste ☐ Population/Housing Balance ☐ Toxic/Hazardous Land Use Coastal Zone Cumulative Effects ☐ Drainage/Absorption ☐ Economic/Jobs Public Services/Facilities Traffic/Circulation Present Land Use/Zoning/General Plan Designation:

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A 4,040 square foot commercial building is proposed on a vacant area in front of the banquet hall. At this time specific tenants and uses have not been identified. The future commercial building will be subject to design review through the Minor Discretionary Permit Process prior to construction. All proposed uses will be required to comply with the uses established in the Community Commercial zoning district and the Westside Industrial Specific Plan.

A 5-story, 120 room dual/brand hotel is also included in the overall development of the project. The 5-story hotel measures 60° tall from grade to the top of the parapet.

Access to the project sites will be from a new driveway on S. Kilroy, and two existing driveways from W. Main Street, including the shared driveway with parcel 044-007-041. Curb, gutters, and sidewalks are already installed along the W. Main Street frontage and are proposed to be installed along S. Kilroy. Onsite improvements include, paving, landscaping, parking and trash enclosures

The subject properties are located at 2218 and 2250 W. Main Street, Stanislaus County APNs 044-007-024 and 044-007-040, respectively.

Note: The State Clearinghouse will assign identification numbers fix all new projects. If a SCH number already exists fix 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 Caltrans District# 10 Public Utilities Commission Caltrans Division of Aeronautics S Regional WQCB# 5 \_\_\_ 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 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: Native American Heritage Commission Local Public Review Period (to be filled in by lead agency) Starting Date JUNE 26,2024 Ending Date JULY 18, 2024 Lead Agency (Complete if applicable): Applicant: KIRANJIT KAUR Consulting Firm: CITY OF TURLOCK Address: 156 S BROADWAY, SUITE 120 Address: 4080 KINGSBARNS DR City/State/Zip: TURLOCK, CA 95380 City/State/Zip: ROSEVILLE, CA 95747 Contact: ADRIENNE WERNER, PLANNING MANAGER Phone: 916-865-6659 Phone: 209-668-5640 \_\_\_ Date: 4.24.24

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

Signature of Lead Agency Representative: \_\_\_\_\_\_\_\_\_