

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#

Project Title: CONDITIONAL USE PERMIT 2024-02 (MIRAGE BANQUET HALL)**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: STANISLAUSCity/Nearest Community: TURLOCKCross Streets: W MAIN ST AND S KILROY RDZip Code: 95380Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 7Assessor's Parcel No.: 044-007-024 & 044-007-040Section: 21Twp.: 5SRange: 10EBase: MDB&MWithin 2 Miles: State Hwy #: 99

Waterways: _____

Airports: _____

Railways: UNION PACIFICSchools: TURLOCK UNIFIED SCHOOL DISTRICT**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☒ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg DecOther: INITIAL STUDY☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 43388 Acres 7 Employees 13☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MGD _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**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☐ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:****COMMUNITY COMMERCIAL****Project Description:** (please use a separate page if necessary)

The applicant is requesting approval to develop two properties, totaling approximately 7-acres, with a 2-story 23,723 square foot banquet hall/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.

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.

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Project Title: _____

Lead Agency: _____

Contact Person: _____

Mailing Address: _____

Phone: _____

City: _____

Zip: _____

County: _____

Project Location: County: _____

City/Nearest Community: _____

CrossStreets: _____

ZipCode: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: _____

State Hwy#: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ DraftEIRNEPA: ☐ NOIOther: ☐ Joint Document☐ EarlyCons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ NegDec

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Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**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☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:** _____**Project Description (please use a separate page if too large):**

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.

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

_____ Office of Historic Preservation
 _____ Office of Public School Construction
 _____ Parks & Recreation, Department of
 _____ Pesticide Regulation, Department of
 _____ Public Utilities Commission
 S _____ Regional WQCB# 5 _____
 _____ Resources Agency
 _____ Resources Recycling and Recovery, Department of
 _____ S.F. Bay Conservation & Development Comm.
 _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 _____ San Joaquin River Conservancy
 _____ Santa Monica Mtns. Conservancy
 _____ State Lands Commission
 _____ SWRCB: Clean Water Grants
 _____ SWRCB: Water Quality
 _____ SWRCB: Water Rights
 _____ Tahoe Regional Planning Agency
 _____ Toxic Substances Control, Department of
 _____ Water Resources, Department of

 _____ Other: _____
 _____ Other: _____

Ending Date JULY 18, 2024

Applicant: KIRANJIT KAUR
Address: 4080 KINGSBARN DR
City/State/Zip: ROSEVILLE, CA 95747
Phone: 916-865-6659

Date: 6-26-24

Revised 2010