

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH#: _____

Project Title: Conditional Use Permit 2024-02 (Mirage Banquet Hall)

Lead Agency: City of Turlock

Contact Name: Adrienne Werner

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Phone Number: 209-668-5640

Project Location: 2218 & 2250 W. Main St, Turlock, CA 95380

Stanislaus

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached Initial Study

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

City of Turlock