

**Posting Requested By:**

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June 25, 2024

**CITY OF TURLOCK**

**Proposed Mitigated Negative Declaration**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** Conditional Use Permit 2024-02 (Mirage Banquet Hall)

**PROJECT APPLICANT:** Kiranjit Kaur

**PROJECT DESCRIPTION:** 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.

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.

**PROJECT LOCATION:** 2218 and 2250 W. Main Street  
Stanislaus County APNs 044-007-024 & 044-007-040

**RESPONSE PERIOD STARTS:** June 26, 2024  
**RESPONSE PERIOD ENDS:** July 18, 2024 at 5:00 PM

**PUBLIC HEARING:** August 1, 2024

**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:**

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR and the WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP EIR and Addendum have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR or WISP EIR and Addendum, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR and WISP EIR and Addendum are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR (City Council Resolution 2012-156). As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.

**Pursuant to Section 15164 of the California Environmental Quality Act Guidelines the lead agency prepared an addendum to a previously certified Environmental Impact Report if some changes or additions to the project are necessary but none of the conditions described in Section 15162 have occurred.**

7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR and Westside Industrial Specific Plan MEIR, the City of Turlock finds and determines that:
  - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR and WISP MEIR were certified, and
  - b. That there is no new available information which was not and could not have been known at the time the General Plan EIR and WISP MEIR were certified.
8. Whereas, on September, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master Environmental Impact Report for the Westside Industrial Specific Plan and certified an Addendum to the Final EIR demonstrating that the preparation of a

Subsequent Environmental Impact Report (EIR) was not required, pursuant to Section 15162 of the California Environmental Quality Act, because none of the following findings could be made:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

City of Turlock, City Hall  
Planning Division  
156 South Broadway, Suite 120  
Turlock, CA 95380  
Telephone: (209) 668-5640

You can view the Initial Study Checklist and any related documents for this project on our website at:  
<https://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: \_\_\_\_\_  
ADRIENNE WERNER  
PLANNING MANAGER  
ENVIRONMENTAL REVIEW

Enclosure: Initial Study  
Site Plan