### Appendix C

## **Notice of Completion & Environmental Document Transmittal**

Mixil to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 For Hand Delivery/Streat Address: 1400 Tenth Streat Sacramento, CA 95814	0.011#
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814	SCH#

Project Title: CONDITIONAL USE PERMIT 2024-02 (MIRAGE I	3ANQUET 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: STANSLAUS Cross Streets: W MAIN ST AND S KILROY RUC 10101010101010101010101010101010101010	City/Nearest Community: TORLOCK		
-	_''N /' W T" o t a l Acres: 7		
Assessor's Parcel No.: 044-007-024 & 044-007-040 Within 2 Miles: State H wy#: 99	Section: 21 Twp.: 5S Range: 10E Base: MDB&M		
Airports:	Waterways:         Railways:       UNION PACIFIC         Schools:       TURLOCKUNIFIED SCHOOL DISTRCT		
Document Type:	· · ·		
CEQA: NOP DraftEIR	NEPA: NOI Other: Doint Document		
Early Cons       Supplement/Subsequent EII         Neg Dec       (Prior SCH No.)	R EA Final Document Draft EIS Other:		
Neg Dec       (Prior SCH No.)         Mit Neg Dec       Other:			
Local Action Type:			
General Plan Update Specific Plan	Rezone Annexation		
General Plan Amendment Master Plan General Plan Element Planned Unit Developme:	nt I Use Permit Coastal Permit		
Community Plan Site Plan	nt Use Permit Coastal Permit Land Division (Subdivision, etc.) Other.		
Development Type:			
Residential: Units Acres			
Office: Sq.ft. Acres Employees	Transportation: Type		
Commercial:Sq.fit. 43388 Acres 7 Employees 13	3     Mining:     Mineral       Power:     Type     144W		
Industrial: Sq.ft Acres Employees_     Educational:	If ower: If w Waste Treatment:Type MGD		
Recreational 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		
<ul> <li>Biological Resources</li> <li>Minerals</li> <li>Coastal Zone</li> <li>Noise</li> </ul>	□ Soil Erosion/Compaction/G <sup>r</sup> ading □ Growth Inducement □ Solid Waste □ Land Use		
<ul> <li>Coastal Zone</li> <li>Drainage/Absorption</li> <li>Population/Housing Balan</li> </ul>			
Economic/Jobs Public Services/Facilities	Traffic/Circulation		
Present Land Use/Zoning/General Plan Designation:			
COMMUNITY COMMERCIAL Project Description: (phase use a separation of necessary;			
Project Description: (produce use a separative or neurosarry)			

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" tail 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', waler 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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## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, C For Hand Delivery//Street Address: 1400 Tenth Street, Sacra		SCH#	
Project Title:			
Lead Agency:			
Mailing Address:			
City:			
Project Location: County: City/Nearest Community:			
CrossStreets:		ZipCode:	
Longitude/Latitude (degrees, minutes and seconds):°	<u>'</u> "N/ ° '"W	Total Acres:	
Assessor's Parcel No.:	Section: Twp.: 1		
Within 2 Miles: State Hwy#:	Waterways:		
Airports:	Railways: S	Schools:	
Document Type:         CEQA:       NOP       DraftEIR         EarlyCons       Supplement/Subsequent EIR         NegDec       (Prior SCH No.)         MitNegDec       Other:	DraftEIS	r: Joint Document Final Document Other:	
Local Action Type:         General Plan Update       Specific Plan         General Plan Amendment       Master Plan         General Plan Element       Planned Unit Developmen         Community Plan       Site Plan	<ul> <li>Rezone</li> <li>Prezone</li> <li>Use Permit</li> <li>Land Division (Subdivision, et al.)</li> </ul>	Annexation Redevelopment Coastal Permit Other:	
Development Type:         Residential: Units       Acres         Office:       Sq.ft.         Commercial:Sq.ft.       Acres         Industrial:       Sq.ft.         Acres       Employees         Industrial:       Sq.ft.         Recreational:       Employees         Water Facilities:Type       MGD	Mining: Mineral Power: Type	MW MGD	
Project Issues Discussed in Document:	tera diana binan banan katara angan angan panan panan panan panan panan kenah binan binan banan ang	س همین کاری این این این این این این این این این ای	
Aesthetic/Visual       Fiscal         Agricultural Land       Flood Plain/Flooding         Air Quality       Forest Land/Fire Hazard         Archeological/Historical       Geologic/Seismic         Biological Resources       Minerals         Coastal Zone       Noise         Drainage/Absorption       Population/Housing Balance         Economic/Jobs       Public Services/Facilities	<ul> <li>Recreation/Parks</li> <li>Schools/Universities</li> <li>Septic Systems</li> <li>Sewer Capacity</li> <li>Soil Erosion/Compaction/Gradin</li> <li>Solid Waste</li> <li>Toxic/Hazardous</li> <li>Traffic/Circulation</li> </ul>	<ul> <li>Vegetation</li> <li>Water Quality</li> <li>Water Supply/Groundwater</li> <li>Wetland/Riparian</li> <li>Growth Inducement</li> <li>Land Use</li> <li>Cumulative Effects</li> <li>Other:</li> </ul>	

Present Land Use/Zoning/General Plan Designation:

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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# Reviewing Agencies Checklist

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Lead Agencies may recommend State Clearinghouse distribution If you have already sent your document to the agency please		
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	
S 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:	
S Native American Heritage Commission		
Local Public Review Period (to be filled in by lead agency Starting Date JUNE 26,2024		
Lead Agency (Complete if applicable):		
Consulting Firm: CITY OF TURLOCK	Applicant: KIRANJIT KAUR	
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		
Signature of Lead Agency Representative: Aducial, Weiner Date: 6.26.24		
Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.		