



**CITY OF TURLOCK DEVELOPMENT SERVICES  
PLANNING DIVISION  
156 SOUTH BROADWAY, SUITE 120  
TURLOCK, CA 95380-5456 (209)668-5640**

**UNIFORM APPLICATION FORM**

*(PLEASE PRINT OR TYPE)*

Project Information

PROJECT ADDRESS: 2218 West Main Street, Turlock, CA ~~95355~~ <sup>2250 W. Main St</sup> 95380

ASSESSOR'S PARCEL NUMBER: 044- 007 024/025 <sup>040</sup> AREA OF PROPERTY (ACRES OR SQUARE FEET): 7.03 Acres

EXISTING ZONING: CC

GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL

DESCRIBE THE PROJECT REQUEST: We are proposing 2 parcel at proposed site. In parcel- 1 we are proposing a Banquet hall building with 2 assembly halls seating capacity of 750 (500+250) guests and Retail shell building. In parcel-2 we are proposing dual brand hotel Fairfield inn & Towneplace suites hotel from MARRIOTT

Applicant Information

**NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.**

APPLICANT Kiranjit Kaur PHONE NO. 916-865-6659 E-MAIL: rajasingh68@yahoo.com

\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_

ADDRESS OF APPLICANT: 4080 Kingsbarns Drive Roseville CA 95747

CONTACT PERSON (If different than applicant): \_\_\_\_\_

\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in writing.

	<u>Kiranjit Kaur</u>	<u>12-26-2023</u>
SIGNATURE OF APPLICANT	PRINT NAME	DATE


This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials

Property Owner Info

PROPERTY OWNER: KDU, Inc PHONE NO. 916-865-6659 E-MAIL: rajasingh68@yahoo.com

ADDRESS OF PROPERTY OWNER: 4080 Kingsbarns Drive Roseville CA 95747

**Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.**

	<u>Kiranjit Kaur</u>	<u>12-26-2023</u>
SIGNATURE OF PROPERTY OWNER	PRINT NAME	DATE

Office Use Only

APPLICATION TYPE & NO.: Cup 24-02 DATE RECEIVED: 1/2/24

CASH \_\_\_\_\_ OR CHECK NO. 3103 / \$ 7409 CHECKED BY: JF

PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_

PLANNER'S NOTES: \_\_\_\_\_

# APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

**PROJECT NAME:** Mirage Banquet Hall & Dual Brand Hotel

**APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):**

We are proposing a Banquet hall building with 2 assembly halls with the seating capacity for 750 guests in which 500 for big hall and 250 for small hall and Dual Brand hotel from Marriott (Fairfield Inn & Towneplace suites). The site is accessible with 2 driveways One from West Main street and other from S kilroy Rd. and one shared driveway with existing convenience store. We have provided total 405 parking spaces for entire Site. Site developed in such a way to increase excellency of the environment by providing front and side Lawn spaces for open events and landscaping.

**PROPERTY OWNER'S NAME:** Kiranjit Kaur

Mailing Address: 4080 Kingsbarns Drive Roseville CA 95747

Telephone: Business ( 916)865-6659 Home (      )

E-Mail Address: rajasingh68@yahoo.com

**APPLICANT'S NAME:** Kiranjit Kaur

Phone ( 916)865-6659

Address: 4080 Kingsbarns Drive Roseville CA 95747

Telephone: Business (916)865-6659 Home (      )

E-Mail Address: rajasingh68@yahoo.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 2218 West Main Street, Turlock, CA 95355

Property Assessor's Parcel Number: 044 - 007 - 024/025

Property Dimensions: A=278'-3", B=626', C=607'-8", D=416', E=278'-11", F=51'-6", G=317', H=210'

Property Area: Square Footage 306410.97 SF. Acreage 7.03 AC.

Site Land Use: Undeveloped/Vacant NONE Developed FULL SITE

If developed, give building(s) square footage 43300 SF APPROX.

**LAND USE DESIGNATIONS:**

ZONING:	Current:	<u>CC</u>
	Proposed (If applicable):	<u>CC (SAME)</u>
GENERAL PLAN	Current:	<u>COMMUNITY COMMERCIAL</u>
	Proposed (If applicable)	<u>COMMUNITY COMMERCIAL (SAME)</u>

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**

**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North COMMUNITY COMMERCIAL

---

South INDUSTRIAL

---

East COMMUNITY COMMERCIAL

---

West INDUSTRIAL

---

**PROJECT CHARACTERISTICS**

**Site Conditions**

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

In the present conditions, the whole site has a flat gradient from 0 to 1 and is sloping from Northeast to Southwest. The storm water drains towards the existing curb inlet through the existing curb & gutter in S Kilroy Road. The site has negligible vegetation in the existing conditions. Per NRCS soil report, the site has Hydrologic Soil Group C, with Hilmar loamy sand:

The project site is a vacant land. i.e., no existing improvements or structures are there. No wildlife habitat or species are found.  
Apart from that the site has no historical or scenic aspects.

Are there any trees, bushes or shrubs on the project site? \_\_\_\_\_ if yes, are any to be removed? \_\_\_\_\_  
If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal. Only negligible vegetation is there

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?  
No If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) No existing structures are there.

Proposed Use of Existing Structure(s) Not applicable

Are any structures to be moved or demolished? No If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? NA if yes, contract number: \_\_\_\_\_

If yes, has a Notice of Nonrenewal been filed? \_\_\_\_\_ If yes, date filed: \_\_\_\_\_

Are there any agriculture, conservation, open space or similar easements affecting the use of the project? site? \_\_\_\_\_ If yes, please describe and provide a copy of the recorded easement. \_\_\_\_\_

No

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Not applicable, no existing on-site structures are there.

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. Refer to attached sheet A1.0.0 for building characteristics.

Building height in feet (measured from ground to highest point): \_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

All other appurtenances (mechanical equipment, Antennas, light poles etc) height will be below the Roof tower.

Project site coverage: Building Coverage: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Refer to attached sheet A1.0.0 Landscaped Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %  
for building characteristics.

Paved Surface Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Total: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ 100%

Exterior building materials: Please refer to attached Colored Exterior Elevations for building material.

Exterior building colors: Please refer to attached Colored Exterior Elevations for building colors

Roof materials: TPO Roofing

Total number of off-street parking spaces provided: 405 spaces (INCLUDING BANQUET & HOTEL)  
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: WALL SCONCE- Height-8' AFF, Lumen-2103

Parking: POLE LIGHT- Height-24' AFF, Lumen-15518

Estimated Construction Starting Date TBD Estimated Completion Date TBD

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:  
Site will be developed in 2 phases. Parcel 1- for Banquet Building and Parcel 2 for Hotel.

**Residential Projects**  
 (As applicable to proposal)

Total Lots \_\_\_\_\_ Total Dwelling Units \_\_\_\_\_ Total Acreage \_\_\_\_\_

Net Density/Acre \_\_\_\_\_ Gross Density/Acre \_\_\_\_\_

Will the project include affordable or senior housing provisions? \_\_\_\_\_ If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+Bedroom				

**Commercial, Industrial, Manufacturing, or Other Project**  
(As applicable to proposal)

Type of use(s) BANQUET-A-2,S-2(Non Separated), RETAIL- M, HOTEL- R1,B,A-2.

Expected influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_

Days and hours of operation: \_\_\_\_\_

Total occupancy/capacity of building(s): 750 seating capacity

Total number of fixed seats: NA Total number of employees: 7-8 For Banquet & 4-5 for Hotel

Anticipated number of employees per shift: \_\_\_\_\_

Square footage of:

Office area \_\_\_\_\_ Warehouse area \_\_\_\_\_

Sales area \_\_\_\_\_ Storage area 2997 SF for Banquet

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

Total number of visitors/customers on site at any one time: 750 for banquet 120 for hotel.

Other occupants (If Applicable) \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): NA  
\_\_\_\_\_  
\_\_\_\_\_

List any permits or approvals required for the project by state or federal agencies:

NA  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT IMPACTS**

**(Please compute each specific impact issue per the following criteria)**

**TRAFFIC**

We will provide traffic study separately

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): \_\_\_\_\_

Projected number of truck deliveries/loadings per day: \_\_\_\_\_

Approximate hours of truck deliveries/loadings each day: \_\_\_\_\_

What are the nearest major streets? West main street

Distance from project? 278'-11"

Amount of off-street parking provided: \_\_\_\_\_

If new paved surfaces are involved, describe them and give amount of square feet involved:

Not applicable

**WATER**

Land Use

Single-Family Residential  
Multi-Family Residential  
Offices  
Retail Commercial  
Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day  
800/3 bd unit; 533/2 bd unit; 267/1 bd unit  
100 gallons/day/1,000 s.f. floor area  
100 gallons/day/1,000 s.f. floor area  
Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Project area = 23,723 SF+3986 (retail)+120rooms (Hotel)

Water usage = 3856 gpd+398 (retail)+9825 (120 Rooms) = 14079

Estimated gallons per day (using information above): \_\_\_\_\_

Source of Water: Existing Public water mains

**SEWAGE**

Land Use

Single-Family Residential  
Multi-Family Residential  
Commercial  
Office  
Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit  
200 gallons/day/unit or 100 gallons/day/resident  
100 gallons/day/1,000 s.f. floor area  
100 gallons/day/1,000 s.f. floor area  
Variable-[Please describe the sewage requirements for any industrial uses in your project.]  
(General projection = 2,500 gallons/day/acre)

Seating capacity= 750. Assume 80% capacity and 2day occupancy in a week.

Waste water generation rates as per uniform Plumbing code for kitchen waste, disposal, cocktail lounge & Kitchen waste disposal service =18gpd.

Estimate the amount (gallons/day) sewage to be generated (using information above):

$750 \times 80\% = 600 \times 13 \text{GPD} = 7800 \text{ GPD}$ . With 2 day occupancy in a week, average waste water generation =  $7800 \times 2/7 = 3085$   
 $\text{GPD} + 7860 \text{ (120 rooms hotel)} + 398 \text{ (retail store)} = 11,343 \text{ GPD}$

Describe the type of sewage to be generated: Source of effluents will be from restrooms, kitchen, laundry, washing of utensils, sink basins, etc. Majority of the waste will be biodegradable (like food, vegetables and other kitchen waste) from banquet hall

Will any special or unique sewage wastes be generated by this development?

No



**SOLID WASTE**

Land Use

Single-Family Residential  
 Multi-Family Residential  
 Commercial  
 Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.  
 7.37 lbs./day/unit  
 50 lbs. /500 s.f. floor area  
 Variable-[Please describe the projected solid waste to be generated by your project.]  
 Floor area of project = 32,367sf  
 Solid waste generation rate=  $32,367 \times 50 / 500 = 3237$ lbs

Type: \_\_\_\_\_ Amount: 3237 lbs

**AIR QUALITY**

*Construction Schedule:*

Activity

Approximate Dates

Demolition

\_\_\_\_\_

Trenching

\_\_\_\_\_

Grading

\_\_\_\_\_

Paving

\_\_\_\_\_

Building Construction

\_\_\_\_\_

Architectural Coatings (includes painting)

\_\_\_\_\_

*Total Volume of all Building(s) to be Demolished* \_\_\_\_\_

*Max Daily Volume of Building(s) to be Demolished* \_\_\_\_\_

*Total Acreage to be Graded* 7.03 acres

*Amount of Soil to Import/Export?* The existing conditions of the site shows a flat gradient with an existing drainage course from Northeast to Southwest. In the proposed conditions, the existing drainage pattern will be followed with minimum cut/fill. The exact amount of the soil to be imported or exported will be determined per civil Grading plan at a later stage.

**HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE**  
**PURSUANT TO**  
**CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)**

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

**Note:** You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:  
1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases to determine whether there are any known or potential hazards on the property:

- EPA: <https://enviro.epa.gov>
- NEPAssist: <https://epa.gov/nepa/nepassist>
- California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
- California Geotracker: <http://geotracker.waterboards.ca.gov/>

**I HEREBY CERTIFY THAT:**

\_\_\_\_\_ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

X THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_

Signature of Applicant/Agent

1-8-2024

\_\_\_\_\_ Date

Kiranjit Kaur & Owner

\_\_\_\_\_ Print Name and Title of Applicant/Agent

916 865-6659

\_\_\_\_\_ Phone Number

**THIS PAGE INTENTIONALLY LEFT BLANK**

## ACKNOWLEDGMENTS/AUTHORIZATIONS/WAIVERS

### **SENATE BILL 18 COMPLIANCE:**

Senate Bill 18 requires the City to contact and consult with California Native American Tribes when adopting or amending a General Plan or Specific Plan or when designating land as open space. The purpose of the consultation is to protect Native American cultural places that may be impacted by the proposed action. The tribes have 90 days to respond and request a consultation. If a consultation is requested, additional studies or surveys may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if additional consultation with the Tribes is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

### **CULTURAL RESOURCES REVIEW:**

The City of Turlock may refer this application to the Central California Information Center (CCIC) to determine whether a records search or focused study addressing cultural resources will need to be conducted by a cultural resource consultant. Should this referral occur, the applicant(s) understand that further study by a cultural resources consultant may be required. If a records search or further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Records Search or Archaeological study is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

### **BIOLOGICAL RESOURCES REVIEW:**

The City of Turlock includes areas of "Critical Habitat" as defined by the US Fish and Wildlife Service for specific federally listed threatened and endangered species. Other sensitive biological resources are also present within the County as shown on the California Natural Diversity Data Base maps. Your application will be forwarded to various resource agencies for review and comment. The applicant(s) understand that further study by a biological resources consultant may be required. If further study is required, the applicant(s) will be responsible for any additional costs. **Your application may not be considered complete if a Biological study is required.** The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

### **CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS:**

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality. You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicant's responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

**ASSESSOR'S INFORMATION WAIVER:**

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information concerning the property involved as part of the application available to the City of Turlock.

**DEED RESTRICTIONS & COVENANTS, CONDITIONS & RESTRICTIONS (CC&RS):**

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs) or a variety of private easements or other deed restrictions which may restrict the property's use and development. These deed restrictions are private agreements and are **NOT** enforced by the City of Turlock. Consequently, development standards specified in such deed restrictions are **NOT** considered by the City when granting permits. You are advised to determine if the property is subject to deed restrictions and if so, contact the appropriate homeowner's association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

**TECHNICAL STUDIES:**

If the project site is on or near a historical site, archaeological site, landfill site, river, floodplain, state highway, freeway, railroad, or airport, or if the project is identified by a resource agency or the City as potentially impacting sensitive agricultural, biological, hydrological, geological, mineral or other resources, or if specific environmental impacts are identified throughout the course of the project review, then specific technical studies may be required. Applicants are encouraged to contact the Turlock Planning Division at the earliest possible opportunity to determine the possible need and scope of such studies.

**DISCLOSURE OF INFORMATION:**

The information contained in this application, including, but not limited to, supporting documents, maps, drawings, illustrations, special studies and reports, is public information and subject to disclosure under the California Public Records Act. Applicants should be aware that this information is provided to the public, businesses, public and private organizations, the news media, and any other person upon request. Only that information which is necessary to properly describe and assess the impacts of the project is required to be submitted with the application.

## **INDEMNIFICATION**

In consideration of the City's processing and consideration of this application for approval of the land use project being applied for (the "Project"), and the related California Environmental Quality Act (CEQA) consideration by the City, the Owner and Applicant, jointly and severally, agree to indemnify the City of Turlock ("City") from liability or loss connected with the Project approvals as follows:

1. The Owner and Applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the City or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, including any claim for private attorney general fees claimed by or awarded to any party from City. The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The City will promptly notify Owner and Applicant of any such claim, action, or proceedings that is or may be subject to this Indemnification and, will cooperate fully in the defense.
3. The City may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the City defends the claim, actions, or proceeding in good faith. To the extent that City uses any of its resources responding to such claim, action, or proceeding, Owner and Applicant will reimburse City upon demand. Such resources include, but are not limited to, staff time, court costs, City Attorney's time at their regular rate for external or non-City agencies, and any other direct or indirect cost associated with responding to the claim, action, or proceedings.
4. The Owner and Applicant shall not be required to pay or perform any settlement by the City of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.
5. The Owner and Applicant shall pay all court ordered costs and attorney fees.
6. This Indemnification represents the complete understanding between the Owner and Applicant and the City with respect to matters set forth herein.

## **CEQA FILING FEES**

Most, if not all, development projects submitted to the City of Turlock require some level of review under the California Environmental Quality Act, or CEQA. CEQA is a State law that requires an analysis and public report on the potential environmental effects of any project that is carried out, or approved, by a local agency, like the City of Turlock. Three types of reports are typically prepared for development projects: 1) a CEQA Exemption; 2) a Negative Declaration (or Mitigated Negative Declaration); or 3) an Environmental Impact Report. The most common form of report required for a project is either the Exemption or the Mitigated Negative Declaration. The City of Turlock Planning Division staff will tell you what type of document is required based upon the type of project you are submitting, the characteristics of the property and its surrounding environment, and other factors that are spelled out in CEQA.

### **EXEMPTION**

Pursuant to CEQA Guidelines Section 15061, the City of Turlock is responsible for reviewing the project to determine whether or not it is exempt from CEQA review. A CEQA Exemption is applied when a development project falls into either one of two categories: 1) statutory exemptions; or 2) categorical exemptions. These exemptions are defined in State Law and in the CEQA Guidelines. Statutory exemptions are very specific project categories that the State Legislature chose to exempt from CEQA by adopting specific State laws. Categorical exemptions are categories of projects that the Secretary for Resources has determined do not have a significant effect on the environment. If staff has determined that your project is exempt, the project will be circulated to the public with that designation noted in the referral documents. Other agencies and individuals may disagree with this determination. If your project is subject to Planning Commission or City Council approval, the determination will ultimately be made by one of those governing bodies. If your project is not subject to their approval, staff will make this determination.

Once the project is approved, CEQA allows either the agency or the applicant to file a Notice of Exemption. The Notice must be filed with either the Office of Planning and Research or the Stanislaus County Clerk/Recorder for 30 days and starts a 35-day statute of limitations on legal challenges. Typically, these notices are filed within five (5) days of approval of the project by the City of Turlock. The City of Turlock does not automatically file these documents on behalf of the applicant. The applicant may choose to file the notice directly or ask the Planning Division to file it on his/her behalf. If the City is asked to file the Notice of Exemption, an additional fee will be charged for this service in addition to the fee charged by the County to post the Notice. You must submit a written request with the fee, if you choose to have the City of Turlock file this notice on your behalf. If the notice is not filed, the statute of limitations will increase from 35 days to 180 days.

### **MITIGATED NEGATIVE DECLARATION**

If a project is not exempt from CEQA review, the project is most likely to require a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15070 (although, on very rare occasions, an Environmental Impact Report may be required). A Mitigated Negative Declaration is required when the project has the potential to create an environmental effect but it has been determined that the effect can be reduced or eliminated by modifying the project in some manner. These modifications are known as "mitigation measures". Staff will prepare an Initial Study that describes the project, the potential environmental effects, and any mitigation measures required to reduce or eliminate any potential environmental effect. A separate "environmental review" fee is charged to the applicant for this additional work.

Upon approval by the City of Turlock, the City of Turlock is required file a Notice of Determination pursuant to California Public Resources Code Section 21152 with either the Office of Planning and Research or the Stanislaus County Clerk/Recorder for 30 days. In order to begin the 30-day statute of limitations on legal challenges, the notice MUST be filed within 5 days of approving the project. The City of Turlock automatically files this document and the staff costs to file the notice are included in the separate environmental review fee.

## DEPARTMENT OF FISH AND WILDLIFE CEQA FILING FEES

Pursuant to California Fish & Wildlife Code §711.4, the City of Turlock is required to collect the following filing fees for the Stanislaus County Clerk, on behalf of the California Department of Fish & Wildlife, for the following projects. The statute was amended last year. Under the amended statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no effect* on fish and wildlife should contact the Department of Fish and Wildlife. If the Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov). Pursuant to California Fish & Game Code §711.4(e)(3), the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally, California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code. Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the City, thus increasing exposure to legal challenge. The type of environmental determination to be made by the City may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

1. **Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$2,548.00 [Fish & Game Code §711.4(d)(2)] plus a \$57.00 County document handling fee.**
2. **Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$3,539.25 [Fish & Game Code §711.4(d)(3)], plus a \$57.00 County document handling fee.**

Upon an environmental determination concerning your project/application by the City of Turlock Planning Division, a check made payable to the Stanislaus County Clerk in the appropriate amount (i.e., \$2,605.00 or \$3,596.25) will be required of you before your application will be further processed.

***YOUR PROJECT WILL NOT BE SCHEDULED FOR PUBLIC HEARING BEFORE THE PLANNING COMMISSION OR CITY COUNCIL UNTIL THIS FEE HAS BEEN SUBMITTED TO THE PLANNING DIVISION.***



**PROPERTY OWNER/APPLICANT SIGNATURE:**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Wildlife CEQA Review Filing Fees on page 26.

**Property Owner(s): (Attach additional sheets. as necessary)**

  
 \_\_\_\_\_  
 Signature of Property Owner

12-26-2023  
 \_\_\_\_\_  
 Date

Kiranjit Kaur  
 \_\_\_\_\_  
 Print Name and Title of Property Owner

916 865-6659  
 \_\_\_\_\_  
 Phone Number

**Applicant(s): (If different than above)**

\_\_\_\_\_  
 Signature of Applicant/Agent

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Name and Title of Applicant/Agent

\_\_\_\_\_  
 Phone Number

**THIS PAGE INTENTIONALLY LEFT BLANK**

## **PUBLIC NOTIFICATION REQUIREMENTS**

Any project that requires a public hearing before the Planning Commission requires public noticing to adjacent neighbors. The Zoning Ordinance requires the following:

- Posting of a Notification Sign - *Applicant's responsibility*
- Notification of all Property Owners of Record located within 500 feet of the Proposed Project - *City's responsibility*

In addition to the notification of property owners within 500 feet of the proposed project, a sign must also be posted at the site. Attached is a copy of the On-Site Posting Requirement and Certification of Posting. It is the applicant's responsibility to post and remove this public notice sign.

If you have any questions regarding these requirements, please contact the Planning Division at (209) 668-5640.

**TO: City of Turlock Development Services Department – Planning Division**

**APPLICANT:** Kiranjit Kaur

**PROJECT NAME:** MIRAGE BANQUET HALL & DUAL BRAND HOTEL

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney’s fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

**CERTIFICATION OF POSTING**

I, \_\_\_\_\_ say that I **posted** a true copy of the required on-site sign,

**“NOTICE OF PLANNING PERMIT APPLICATION”**

for application \_\_\_\_\_

on the subject property located at: \_\_\_\_\_ Turlock, CA

at \_\_\_\_\_ **AM / PM** on \_\_\_\_\_  
**Time** **Date**

I declare under penalty of perjury that the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

\_\_\_\_\_  
APPLICANT’S SIGNATURE

\_\_\_\_\_  
APPLICANT’S PRINTED NAME

*Attachment: Photo of project sign*

# ON-SITE POSTING INSTRUCTIONS

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on each street frontage carrying pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. **The sign must be removed by the applicant or property owner within 10 days of the project decision.**

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("NOTICE OF PLANNING PERMIT APPLICATION") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

M

## NOTICE OF PLANNING PERMIT APPLICATION

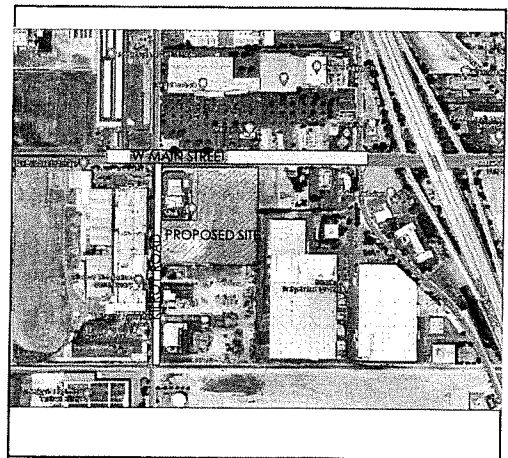
**NOTICE IS HEREBY GIVEN** that an application for a development permit for this property has been filed with the **CITY OF TURLOCK**

Application No.: \_\_\_\_\_

Property Location: 2218 West Main Street, Turlock, CA 95355

APN: 044-007-024/025

Description of Project: This project consist Banquet building with 750 seating capacity and Dual brand hotel with 120 rooms.



You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

**6:00 p.m. on \_\_\_\_\_ (Tentative Date of Planning Commission Public Hearing)**

You may obtain a copy of the above subject application from the City of Turlock Planning Division located at 156 S. Broadway or calling (209) 668-5640.

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. **Please attach a photograph of the sign to the Certification.**