



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

**Mark J. Mimms II**  
*Director*

2222 "M" Street  
Merced, CA 95340  
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(209) 726-1710 Fax  
[www.countyofmerced.com](http://www.countyofmerced.com)

DATE: March 13, 2025

Equal Opportunity Employer

TO: County Clerk, Responsible and Trustee Agencies, Interested Person, and  
Property Owners within 300 feet of Project Site

FROM: Mark Hamilton, Planner III  
Mark.Hamilton@countyofmerced.com  
(209) 385-7654 ext. 4419

**SUBJECT: Notice of Intent for Conditional Use Permit No. CUP21-004  
("Hoyt Event Center located at Ortega Ranch")  
Initial Study/Mitigated Negative Declaration**

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**NOTICE IS HEREBY GIVEN** that the County of Merced intent to adopt a Mitigated Negative Declaration (MND) and supporting Initial Study (IS) for Conditional Use Permit No. CUP21-004 ("Hoyt Event Center located at Ortega Ranch"), described below, prepared in accordance with the California Environmental Quality Act (CEQA).

**LEAD AGENCY:** County of Merced, Community & Economic Development Department  
2222 "M" Street, 2nd Floor, Merced CA 95340

**CONTACT PERSON:** Mark Hamilton, Planner III (209) 385-7654 ext. 4419  
Mark.Hamilton@countyofmerced.com

**PROJECT DESCRIPTION & LOCATION:** A request to establish an event venue for a maximum of 200 people using an existing 72-foot by 64-foot barn, outdoor open space areas, parking area, and restrooms. The project site is located on the west side of a 16.5-acre property, located on the southwest corner of West Eucalyptus Avenue and North Buhach Road in the Winton area, identified as Assessor's Parcel Number (APN) 052-110-018. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural).

**PUBLIC REVIEW & COMMENTS:** March 13, 2025 to April 14, 2025

The IS/MND is being circulated for a 30-day public review and comment period. Any written comments on the IS/MND must be received at the above address or above email no later than 5:00 PM on the end date of the public review period.

Copies of the IS/MND are available to review at the above address Monday through Friday, between the hours of 8:30 AM and 4:30 PM and on the County's website at [www.countyofmerced.com/414/Environmental-Documents](http://www.countyofmerced.com/414/Environmental-Documents).

The Merced County Planning Commission will conduct a public hearing to consider adoption of the MND at a future date to be determined. This meeting will be separately noticed when the date and time are determined.

**Buildings and Safety Division**  
Robert Lindsey, Deputy

**Economic and Castle Airport  
Development Division**  
Mark J. Mimms II, Interim  
Deputy

**Environmental Health  
Division**  
Amanda Duran, Deputy

**Planning Division**  
Tiffany Ho, Deputy

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