

**Notice of Completion & Environmental Document Transmittal**

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

SCH #
-------

**Project Title:** Hoyt Event CenterLead Agency: County of MercedContact Person: Mark Hamilton, Planner IIIMailing Address: 2222 M Street, Merced, CA 95340Phone: (209) 385-7654 ext. 4419City: Unincorporated Merced CountyZip: 95388County: Merced**Project Location:** County: MercedCity/Nearest Community: WintonCross Streets: Eucalyptus Avenue and N. Buhach RoadZip Code: 95388Longitude/Latitude (degrees, minutes and seconds): 37 ° 24 ' 08.82" N / 120 ° 34 ' 44.69" W Total Acres: 3.6Assessor's Parcel No.: 052-110-018Section: 19Twp.: 6SRange: 13EBase: M.D.B. & M.Within 2 Miles: State Hwy #: n/aWaterways: n/aAirports: Castle AirportRailways: n/aSchools: n/a**Document Type:**CEQA:  NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:  NOI EA Draft EIS FONSIOther:  Joint Document Final Document Other: \_\_\_\_\_**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Acres \_\_\_\_\_

Acres \_\_\_\_\_

Acres \_\_\_\_\_

Acres \_\_\_\_\_

 Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: Construction of parking lot**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Residential / General Agricultural (A-1) / Agricultural (A)**Project Description:** *(please use a separate page if necessary)*

Please see attachment for the project description.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5F _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Services</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date March 13, 2025 Ending Date April 14, 2025

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Lee Hoyt</u>
Address: <u>601 Abrego St</u>	Address: <u>P.O. Box 227</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Winton, CA 95388</u>
Contact: <u>Teri Wissler Adam</u>	Phone: <u>209-205-6781</u>
Phone: <u>831-649-1799</u>	

---

Signature of Lead Agency Representative: Mark E. Hamilton Date: March, 10, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Project Description:**

The project site consists of approximately 3.6 acres within a 16-acre parcel, located at 5197 Eucalyptus Avenue. Existing uses on the site include a barn, single-family residence, and ancillary structures, all of which will remain. The proposed project involves repurposing the existing 72-foot by 64-foot barn into a private event center on approximately 1.9 acres. An adjacent area of approximately 1.7 acres will be used for event parking. No new structures are proposed for the project.

Physical improvements include grading and paving 1.7 acres to develop a driveway and an event parking lot to accommodate 60 spaces, including two ADA-compliant spaces. Additionally, the Merced County Department of Public Works Road Division requires the proposed project to dedicate a 10-foot right-of-way along the Eucalyptus Avenue and Buhach Road frontages of the property (Gerardo Elias, Engineering Associate, Department of Public Works, March 11, 2021), although no improvements are currently proposed within that right-of-way.