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: Castle Air Museum Aviation Pavilion Project (RSO 0272-25, SP 25-10-0200, AR 25-10-0300)

Lead Agency: City of Atwater | Contact Person: Chris Hoem

Mailing Address: 1350 Broadway Avenue | Phone: (209) 357-6300

City: Atwater | Zip: 95301 | County: Merced County

Project Location: County: Merced | City/Nearest Community: Atwater

Cross Streets: Santa Fe Drive | Zip Code: 95301

Longitude/Latitude (degrees, minutes and seconds): 37 ° 21 ′ 54.2016 ″ N / -120 ° 34 ′ 40.188 ″ W Total Acres: 31.14

Assessor's Parcel No.: 051-030-006 | Section: 31 | Twp.: 6S | Range: 13E | Base: MDB

Within 2 Miles: State Hwy #: None | Waterways: irrigation canal onsite

Airports: Merced Castle Airport | Railways: Santa Fe Railroad | Schools: Bellevue Elementary and Middle School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ 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: Architectural Review

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 ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other: Air Museum - 31.14 acres

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:

Castle Air Museum / Commercial, Path, and Institutional / General Commercial

Project Description: *(please use a separate page if necessary)*

See attached

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.

Reviewing Agencies Checklist

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

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

_____ Other: _____
_____ Other: _____

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

Starting Date October 29, 2025 Ending Date November 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Precision Civil Engineering, Inc
Address: 1234 O Street
City/State/Zip: Fresno, CA 93721
Contact: Bonique Emerson
Phone: (559) 449-4500

Applicant: Span Construction and Engineering Inc.
Address: 3353 Yeager Drive
City/State/Zip: Madera, CA 93637
Phone: (559) 474-7947

Signature of Lead Agency Representative: Christopher Boen **Date:** 10/28/25

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

Project Description
Castle Air Museum Aviation Pavilion Project
RSO 0272-25 / SP 25-10-0200 / AR 25-10-0300

Span Construction and Engineering, Inc (Applicant) requests Resolution (RSO) No. 0272-25, Site Plan Review (SP) No. 25-10-0200, and Architectural Review (AR) No. 25-10-0300 pertaining to one (1) parcel totaling 31.14 acres, located on the northwest corner of Santa Fe Drive at 5050 Santa Fe Drive, Atwater, CA 95301 (APN 051-030-006). The Project would facilitate the multi-phased development consisting of new construction buildings, relocation of an existing pre-engineering metal building from Beale Air Force Base, and site improvements, described as follows.

Phase 1

- Pavilion Building 1: 60,000 square feet
- Roof Covered Area: 28,000 square feet
- SR-71 Hanger (Relocation): 9,600 square feet

Phase 2

- Pavilion Building 2: 50,000 square feet
- Café/Gift Shop Building: 10,000 square feet
- Roof Covered Area: 30,000 square feet
- Parking Lot: 177 vehicle parking stalls

Phase 3

- Pavilion Building 3: 80,000 square feet