



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

Steve Maxey
Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.countyofmerced.com

DATE: February 2, 2024

Equal Opportunity Employer

TO: County Clerk, State Clearinghouse, Responsible and
Trustee Agencies, and Interested Persons

FROM: Valeria Renteria, Planner I
valeria.renteria@countyofmerced.com
(209) 385-7654 ext. 4422

**SUBJECT: Notice of Intent for Major Subdivision No. MAS21-002 ("Cimarron Country Estates")
Initial Study/Mitigated Negative Declaration**

NOTICE IS HEREBY GIVEN that the County of Merced intent to adopt a Mitigated Negative Declaration (MND) and supporting Initial Study (IS) for Major Subdivision No. MAS21-002 ("Cimarron Country Estates"), 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: Valeria Renteria, Planner I (209) 385-7654 ext. 4422
Valeria.Renteria@countyofmerced.com

PROJECT DESCRIPTION & LOCATION: The project is a request to subdivide three parcels totaling 52.42 acres into 40 one-acre residential lots. The project site is located near the northwest corner of North Leeds Road and East Olive Avenue, identified as Assessor's Parcel Numbers (APNs) 238-020-007, 238-020-001, and 108-070-005. The project site is designated Merced Rural Residential Center - Agricultural-Residential land use and zoned R-R (Rural Residential).

PUBLIC REVIEW & COMMENTS: February 2, 20234 to March 4, 2024

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.

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 Mimms, Deputy

**Environmental Health
Division**
Larry Fay, Interim Deputy

Planning Division
Tiffany Ho, Deputy

STRIVING FOR EXCELLENCE