

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING SITE UTILIZATION PLAN REVISION
#4 TO PLANNED DEVELOPMENT (P-D) #72 TO
INCLUDE A CAR WASH, ADDITIONAL RETAIL
BUILDINGS AND 52 ADDITIONAL MULTI-
FAMILY UNITS, AS WELL AS RECONFIGURING
THE LOCATION OF VARIOUS BUILDING ON THE
SITE**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN
AS FOLLOWS:**

SECTION 1. AMENDMENT TO CODE. The Site Utilization Plan for the property located within Planned Development (P-D) #72 described in Exhibit "A" and shown on the Map at Exhibit "B," attached hereto and by reference made a part of this Ordinance is hereby modified as shown on the Site Plan shown at Exhibit "C," attached hereto and by reference made a part of this Ordinance.

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Site Utilization Plan for Planned Development #72 in conformance with this Ordinance and the provisions of Title 20 of the Merced Municipal Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. PUBLICATION. The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the ___ day of _____, 2021, and was passed and adopted at a regular meeting of said City Council held on the ___ day of _____, 2021, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

Kimberly C. Maday 9/9/21
City Attorney Date

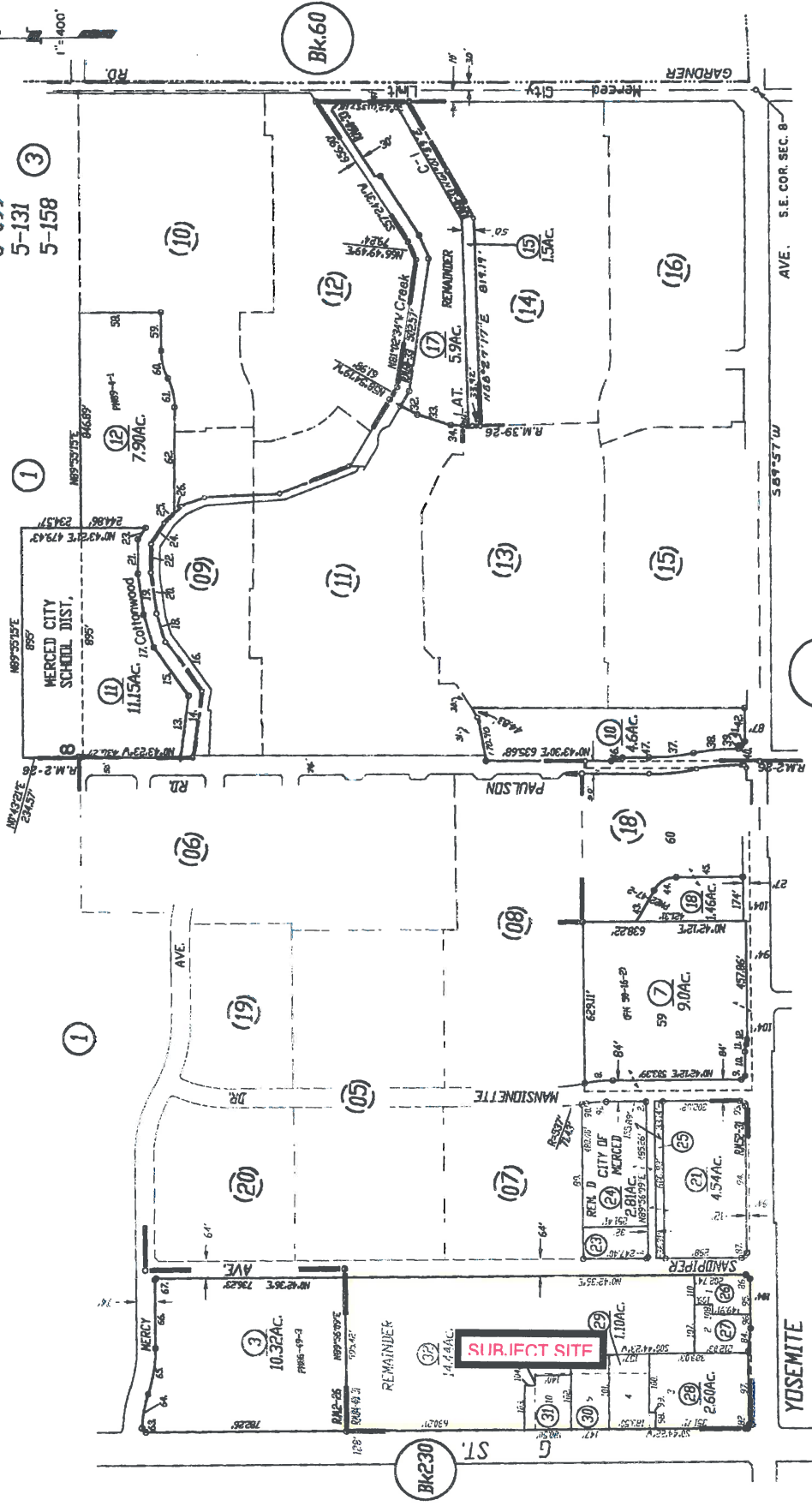
EXHIBIT A
LEGAL DESCRIPTION

"Remainder C" of Final Map No. 5233, amended map for Mansionette Estates Unit 1, according to the map filed July 13, 2000 in Book 52, Pages 31, 32, and 33 of Official Plats, Merced County Records.

APN: 231-04-026, 231-04-027, 231-04-028, 231-04-029, 231-04-030, 231-04-031, and 231-04-032

It is not to be construed as partitioning legal ownership or divisions of land for purposes of zoning or subdivision lot

POR. S1/2 SEC. 8, T.7S., R.14E., M.D.B.&M. Tax Rate Area 5-000 231-04
 5-099 ③
 5-131
 5-158



Towne Subdivision Yosemite Colony, R.M. Vol. 2, Pg. 26
 Yosemite Meadows No.1, R.M. Vol. 39, Pg. 26
 Mansionette Estates Unit 1 (Amended), R.M. Vol. 52, Pg. 31
 Big Valley Enterprises, R.M. Vol. 60, Pg. 33
 Yosemite Crossing Phase 1, R.M. Vol. 84, Pg. 38

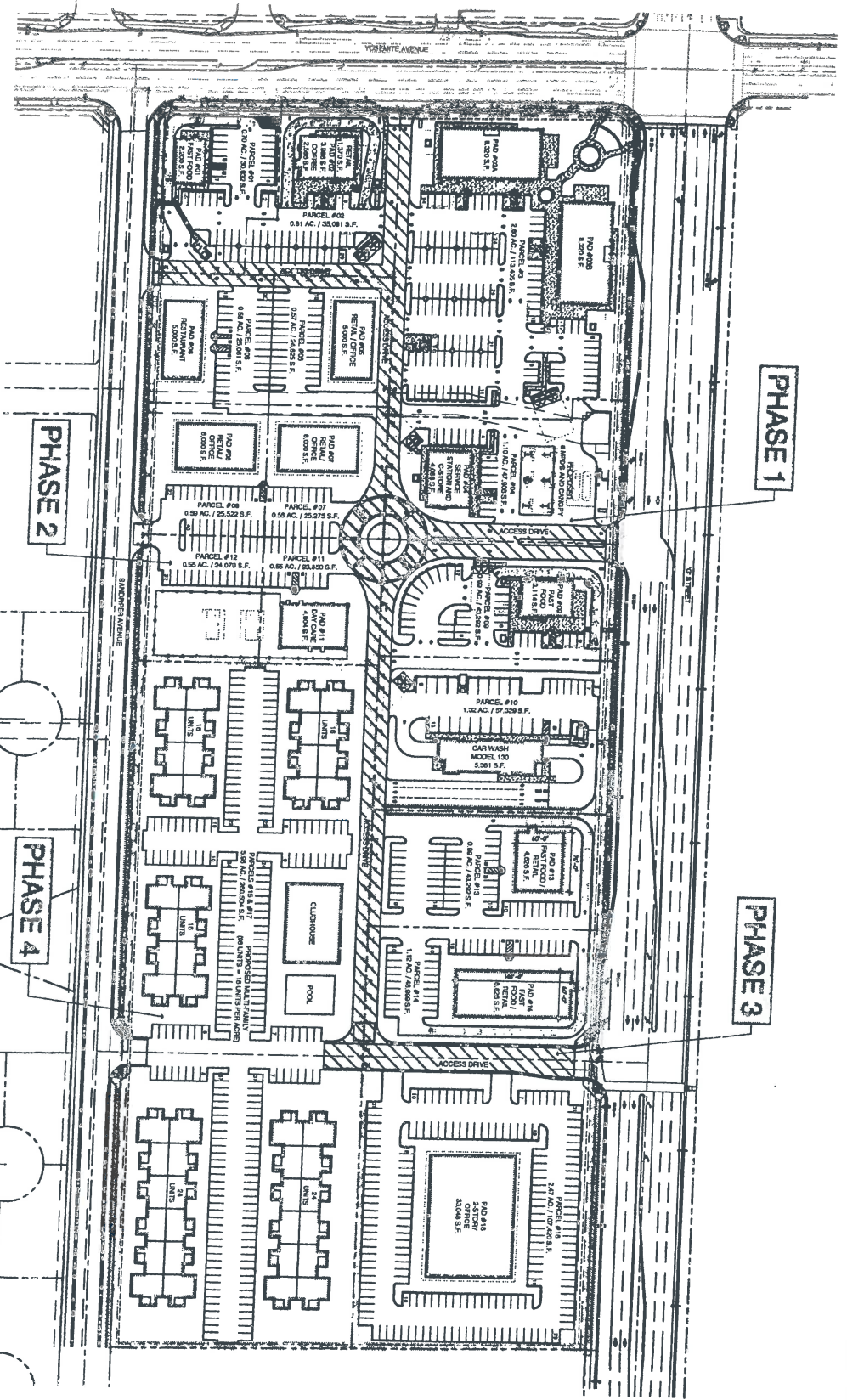
Assessor's Map Bk. 231-Pg.04
 County of Merced, Calif.
 2002

NOTE- Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

EXHIBIT B

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 09-05-17
 03-03-21



PHASE 1

PHASE 2

PHASE 3

PHASE 4

OVERALL PROPOSED SITE PLAN - SCHEME 3.0



1. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

VICINITY MAP



PROJECT
 PROPOSED COMMERCIAL DEVELOPMENT FOR:
 YOSEMITE CROSSING
 YOSEMITE AVENUE AND G STREET
 MERCED, CALIFORNIA 95340

STATUS	DESIGN INCLUDED DATE
REVISIONS	DATE
IDENTIFICATION	DATE
DESIGNER	DATE
CHECKED	DATE
APPROVED	DATE
SCALE	DATE
PROJECT NO.	DATE
CLIENT	DATE
DATE	DATE
A-0.0	

CENTERLINE DESIGN, INC.
 1111 N. GARDEN STREET
 SUITE 100
 MERCED, CA 95340
 (209) 938-1111

EXHIBIT C