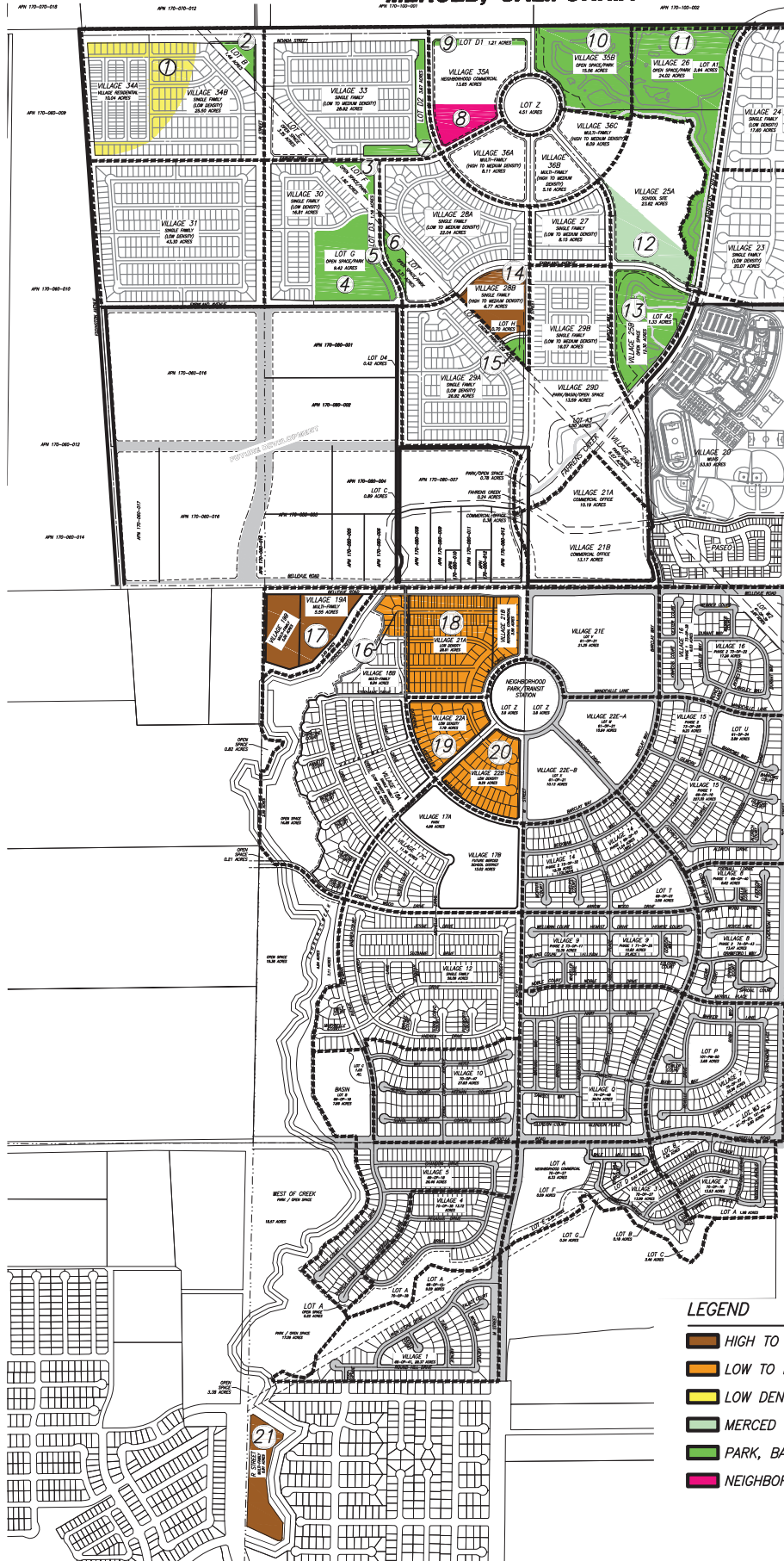


PROPOSED GENERAL PLAN AMENDMENT BELLEVUE RANCH MERCED, CALIFORNIA



LAND USE REVISION

- ① V-34A/B
VR TO LD 9.42 Ac
- ② LOT B
LD TO P/OS 1.46 Ac
- ③ LOT F
LMD TO P/OS 1.92 Ac
- ④ LOT G
LD TO P/OS 9.42 Ac
- ⑤ LOT D3
LD TO P/OS 1.16 Ac
- ⑥ LOT J
LD TO P/OS 1.45 Ac
- ⑦ LOT D2
LMD TO P/OS 3.67 Ac
- ⑧ V-35A
HMD TO NC 3.73 Ac
- ⑨ LOT D1
NC TO P/OS 1.21 Ac
- ⑩ V-35B
NC TO P/OS 15.55 Ac
- ⑪ V-26
LMD TO P/OS 24.02 Ac
- ⑫ V-25A
LMD TO SCH 7.26 Ac
- ⑬ V-25B
LMD TO P/OS 12.30 Ac
- ⑭ V-28B
LMD TO HMD 6.77 Ac
- ⑮ LOT H
LMD TO P/OS 0.70 Ac
- ⑯ V-18B
OS TO LMD 2.05 Ac
- ⑰ V-19A&B
P/OS TO HMD 10.55 Ac
- ⑱ V-21A & V-21B
RC TO LMD 20.35 Ac
- ⑲ V-22A
HMD TO LMD 7.78 Ac
- ⑳ V-22B
HMD TO LMD 9.29 Ac
- ㉑ R STREET
P/OS TO HMD 5.81 Ac

LEGEND

- HIGH TO MEDIUM DENSITY RESIDENTIAL (HMD)
- LOW TO MEDIUM DENSITY RESIDENTIAL (LMD)
- LOW DENSITY RESIDENTIAL (LD)
- MERCED CITY SCHOOL DISTRICT (SCH)
- PARK, BASIN, OR OPEN SPACE (P/OS)
- NEIGHBORHOOD COMMERCIAL (NC)



DATE: 11/21/2023 12:14 FILE: BELLEVUE_RANCH.dwg USER: J. H. 18, 19, 20 & 21 (V-2023-11-18) PROPOSED GENERAL PLAN AMENDMENT ADOPTED EXHIBIT 4a

Village/Lot	Acres	Current General Plan Land Use Designation	Proposed General Plan Land Use Designation	Proposed Site Utilization Plan Designation
<i>Bellevue Ranch West (BRW)</i>				
18B	2.05	Park/Open Space	Low-Medium Density Residential	Single-family, including duplexes, and townhomes
19A & 19B	10.55	Park/Open Space	High Medium Density Residential	Multi-family
21A & 21B	20.35	Regional/Community Commercial	Low Medium Density Residential	Single-family, including duplexes, and townhomes
22A	7.78	High Medium Density Residential	Low Medium Density Residential	Single-family, including duplexes, and townhomes
22B	9.29	High Medium Density Residential	Low Medium Density Residential	Single-family, including duplexes, and townhomes
R Street Multi- Family	5.81	Park/Open Space	High Medium Density Residential	Multi-family
<i>Bellevue Ranch North (BRN)</i>				
25A	7.26	School/Low Medium Density Residential	School	School
25B	12.30	Low Medium Density Residential	Park/Open Space	Park/Open Space

Village/Lot	Acres	Current General Plan Land Use Designation	Proposed General Plan Land Use Designation	Proposed Site Utilization Plan Designation
26	24.02	Low Medium Density Residential	Park/Open Space	Park/Open Space
28B	6.77	Low Medium Density Residential	High Medium Density Residential	Multi-family
Lot B	1.46	Low Density Residential	Park/Open Space	Park/Open Space
Lot D1	1.21	Neighborhood Commercial	Park/Open Space	Park/Open Space
Lot D2	3.67	Low-Medium Density Residential	Park/Open Space	Park/Open Space
Lot D3	1.16	Low Density Residential	Park/Open Space	Park/Open Space
Lot F	1.92	Low Density Residential	Park/Open Space	Park/Open Space
Lot G	9.42	Low Density Residential	Park/Open Space	Park/Open Space
Lot H	.70	Low-Medium Density Residential	Park/Open Space	Park/Open Space
Lot J	1.45	Low Density Residential	Park/Open Space	Park/Open Space
34A & B	9.42	Village Residential	Low Density Residential	Single-family, including duplexes and townhomes or Multi- family (Reconfigured)
35A	3.73	High-Medium Density Residential	Neighborhood Commercial	Neighborhood Commercial
35B	15.55	Neighborhood Commercial	Park/Open Space	Park/Open Space