

**RESOLUTION NO. 2025-**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
ADOPTING THE ADDENDUM TO THE MERCED  
VISION 2030 GENERAL PLAN EIR (ERC #24-42)  
FOR GENERAL PLAN AMENDMENT GPA #24-17  
SITE UTILIZATION PLAN REVISION #19 TO  
PLANNED DEVELOPMENT (P-D) #4, SITE  
UTILIZATION PLAN REVISION #14 TO  
PLANNED DEVELOPMENT (P-D) #42, AND SITE  
UTILIZATION PLAN REVISION #8 TO PLANNED  
DEVELOPMENT (P-D) #46 TO AMEND THE  
LAND USE DESIGNATION FOR  
APPROXIMATELY 95 ACRES OF LAND IN THE  
CITY AND TO DENY THE REDESIGNATION OF  
LAND USE FOR APPROXIMATELY SIX (6)  
ACRES OF LAND IN THE CITY**

WHEREAS, Section 200 of the City of Merced (“City”) Charter vests the City Council with the authority to make and enforce all laws, rules and regulation with respect to municipal affairs subject only to the restrictions and limitations contained in the Charter and the State of California (“State”) Constitution, and the power to exercise, or act pursuant to any and all rights, powers and privileges, or procedures granted or prescribed by any law of the State; and,

WHEREAS, California Government Code Section 65580 *et seq.* (“State Housing Element Law”) requires each city and county adopt a housing element that identifies and analyses existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs, and quantified objectives to further the development, improvement, and preservation of housing; and,

WHEREAS, the City General Plan Land Use Element is a mandatory element that governs the ultimate pattern of development and requires updating as necessary for consistency with other General Plan elements; and,

WHEREAS, every eight years, State Housing Element Law requires the City to update its General Plan Housing Element to identify and analyze existing and projected housing needs for the City along with a housing plan that provides adequate land use capacity to meet those needs; and,

WHEREAS, the Merced County Association of Governments has facilitated the creation of a Multi-jurisdictional Housing Element to take a regional approach to address housing needs and support the communities within the County of Merced; and,

WHEREAS, as part of the regional needs analysis, the City was assigned a Regional Housing Needs Assessment ("RHNA") allocation of 10,517 new units as its projected housing need for the planning period covering 2024-2032 and, as a result, the City has been working diligently to prepare its 6<sup>th</sup> Cycle Housing Element in compliance with state law; and,

WHEREAS, due to the City's current non-compliant housing element the State Department of Housing and Community Development ("HCD") has, as a condition of approving the City's draft Housing Element, required the City to identify opportunity sites and rezone those sites to accommodate the City's RHNA allocation; and,

WHEREAS, the City is processing a General Plan Amendment and Site Utilization Plan Revisions for 27 sites adding up to approximately 95 acres of land within the City of Merced boundaries to support the development of units to satisfy the RHNA allocation; and,

WHEREAS, the Planning Commission of the City of Merced held a duly noticed public hearing on February 5, 2025, at which time all those interested in the matter were provided the opportunity to speak or provide written or oral testimony regarding the application; and,

WHEREAS, after hearing all the evidence and testimony, the Planning Commission adopted Resolution #4149, attached hereto as Exhibit C and incorporated herein by this reference, recommending that the City Council approve the General Plan Amendment for Sites A-F, H-Q and T-DD, the Site Utilization Plan Revisions and the Environmental Review (an Addendum to the Merced Vision 2030 General Plan EIR); and,

WHEREAS, after hearing all the evidence and testimony, the Planning Commission recommended that the City Council deny the General Plan Amendment for Sites G, R and D; and,



WHEREAS, the City Council held a duly noticed public hearing on April 7, 2025, at which time all those interested parties were provided an opportunity to speak or provide written or oral testimony regarding the application.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. Based upon the evidence and testimony in the record at the City Council public hearing, the City Council exercising its independent judgement and review, hereby adopts and approves the Addendum to the Merced Vision 2030 General Plan EIR (Environmental Review # 24-42) pursuant to the provisions of the California Environmental Quality Act.

SECTION 2. GENERAL PLAN AMENDMENT ADOPTION. The General Plan of the City of Merced is hereby amended by approving General Plan Amendment # 24-17, which changes the General Plan land use designation for approximately 27 sites totaling approximately 95 acres of land within the City of Merced Sites A-F, H-Q and T-DD as described in Exhibit A, shown on the Table in Exhibit B and shown on the maps of Sites A-F, H-Q and T-DD in Exhibit D, attached hereto and incorporated herein by this reference.

SECTION 3. GENERAL PLAN AMENDMENT DENIAL. The City Council also does hereby deny the change in the General Plan land use designation for Sites G, R and S totaling approximately 6 acres of land within the City of Merced as described in Exhibit A, shown on the Table in Exhibit B and shown on the maps of Sites G, R and S in Exhibit D, attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the 7th day of April 2025, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR


\_\_\_\_\_  
Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

 4/1/2025  
City Attorney Date