

**RESOLUTION NO. 2019- 25**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MERCED, CALIFORNIA,  
APPROVING GENERAL PLAN  
AMENDMENT #19-01 TO AMEND THE  
MERCED GENERAL PLAN  
TRANSPORTATION AND CIRCULATION  
ELEMENT, WHICH WOULD MODIFY THE  
CITY OF MERCED'S CIRCULATION PLAN  
(FIGURES 4.1 AND 4.2) AND ALL  
ASSOCIATED MAPS AND DESCRIPTIONS  
THROUGHOUT THE GENERAL PLAN, TO  
ELIMINATE MISSION AVENUE, BETWEEN  
COFFEE STREET AND STATE HIGHWAY 99  
AND ADOPTING A CEQA CATEGORICAL  
EXEMPTION PURSUANT TO SECTION  
15061(b)(3) OF THE CEQA GUIDELINES**

WHEREAS, the City is processing an application for a General Plan Amendment to amend the Merced General Plan Transportation and Circulation Element, which would modify the City of Merced Circulation Plan [Figures 4.1 (Exhibit "C") and 4.2 (Exhibit "D")] and all associated maps and descriptions throughout the General Plan, to eliminate Mission Avenue, between Coffee Street and State Highway 99. The area of interest is shown at Exhibit "B" and described at Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Planning Commission of the City of Merced held a noticed public hearing on April 3, 2019, 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, in accordance with the California Environmental Quality Act (CEQA), Staff recommended the adoption of a Categorical Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, after hearing all of the evidence and testimony and after exercising its independent judgment and review, the Planning Commission adopted Resolution #4019, attached hereto as Exhibit "E," and incorporated herein by reference, recommending that the City Council adopt a CEQA Categorical



APPROVED:

  
\_\_\_\_\_  
Mayor

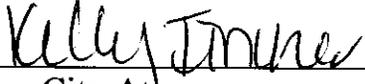
ATTEST:  
STEVE CARRIGAN, CITY CLERK

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



(SEAL)

APPROVED AS TO FORM:

 5-9-19  
\_\_\_\_\_  
City Attorney Date

## **EXHIBIT A**

### **SUMMARY VACATION OF EXCESS RIGHT OF WAY AND EASEMENTS ALONG MISSION AVENUE BETWEEN COFFEE STREET AND STATE HIGHWAY 99**

#### **LEGAL DESCRIPTION**

All that certain real property being portions of Mission Avenue as shown on the Map of Merced Colony, recorded in Volume 4 of Official Plats at Page 24, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian, as shown on the Map of Smith's Merced Tract recorded in Volume 5 of Official Plats at Page 4, Merced County Records, lying in the northeast quarter of Section 4, Township 8 South, Range 14 East, Mount Diablo Base and Meridian, as shown on the Parcel Map for L. J. Steiner, LLC recorded in Volume 99 of Parcel Maps at Pages 25-27, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian and Record of Survey for Department of Transportation recorded Volume 49 of Record of Surveys at Pages 45-50, Merced County Records, in the City of Merced and the County of Merced, State of California, described as follows:

**COMMENCING** at the southeast corner of said Section 33, thence along the south line of said Section 33 and the center line of Mission Avenue as shown on said Map of Smith's Merced Tract, North 89° 57' 17" West a distance of 55.00' to the **TRUE POINT OF BEGINNING** of this description; thence to a point on the south line of Mission Avenue as shown on said Map of Smith's Merced Tract, South 0° 15' 23" East a distance of 30.00'; thence along the south line of said Mission Avenue to point on the east line of State Highway 99, North 89° 57' 17" West a distance of 379.09'; thence along the east line of State Highway 99 to the southwest corner of Parcel 4 of said Parcel Map for L. J. Steiner, LLC, North 20° 42' 03" West a distance of 71.65'; thence along the south line of said Parcel 4 to the southerly southeast corner of said Parcel 4, South 89° 57' 17" East a distance of 391.97'; thence along the southeasterly diagonal line of said Parcel 4, North 44° 53' 52" East a distance of 12.90'; thence to the **TRUE POINT OF BEGINNING**, South 0° 15' 23" East a distance of 46.15'.

Containing 26,078 square feet, more or less.

As shown on Exhibit B attached hereto.

Subject to rights of record, if any.

All that certain easements defined as Public Utility Easement, Landscaping Strip Easement, Tree Planting Easement and Sidewalk Easement, 5.486 in width, northerly and adjacent to the south line of Parcel 4 as shown on the Parcel Map for L. J. Steiner, LLC recorded in Volume 99 of Parcel Maps at Pages 25-27, Merced County Records, lying in the southeast quarter of Section 33, Township 7 South, Range 14 East, Mount Diablo Base and Meridian, in the City of Merced and the County of Merced, State of California, described as follows:

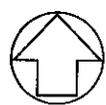
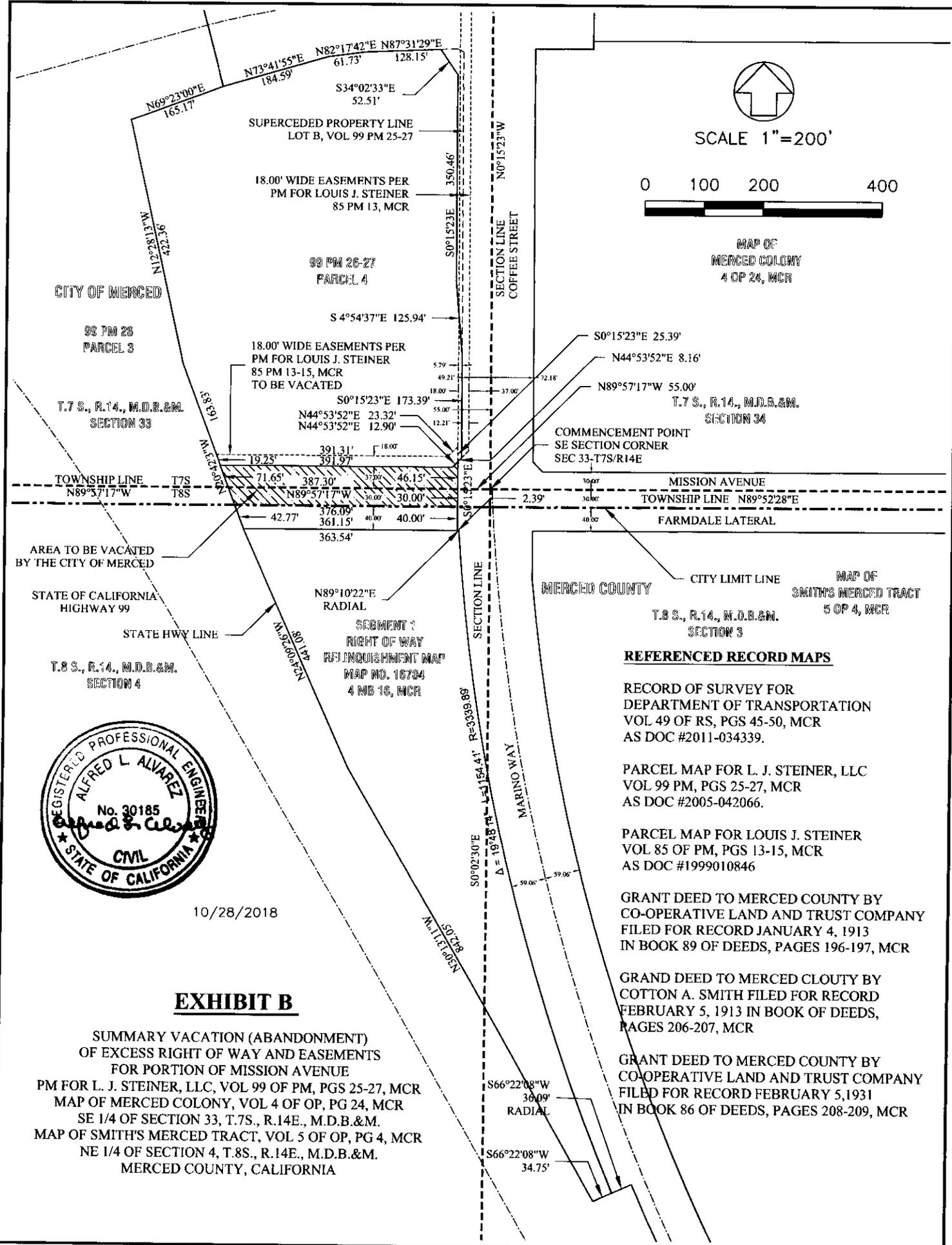
**COMMENCING** at the southeast corner of said Section 33, thence along the south line of said Section 33 and the center line of Mission Avenue as shown on the Map of Smith's Merced Tract recorded in Volume 5 of Official Plats at Page 4, Merced County Records, North 89° 57' 17" West a distance of 55.00'; thence to the **TRUE POINT OF BEGINNING** of this description, a point on the southeasterly diagonal line of said Parcel 4 of said Parcel Map for L. J. Steiner, LLC, North 0° 15' 23" West a distance of 46.15'; thence along the southeast diagonal line of said Parcel 4 to the southerly southeast corner of said Parcel 4 and a point on the north line of Mission Avenue, South 44° 53' 52" West a distance of

12.90'; thence along the south line of said Parcel 4 to the southwest corner of said Parcel 4 and a point on the east line of State Highway 99, North 89° 57' 17" West a distance of 391.97'; thence along the west line of said Parcel 4 and the east line of State Highway 99, North 20° 42' 03" West a distance of 19.25'; thence parallel and offset 18.00' northerly with the south line of said Parcel 4, South 89° 57' 17" East a distance of 391.31'; thence along a diagonal parallel and offset 18.00' northwesterly with the southeast diagonal of said Parcel 4 to a point on the west line of 18.00' wide easements as shown as shown on said Parcel 4, North 44° 53' 52" East a distance of 23.32'; thence to the **TRUE POINT OF BEGINNING**, along the west line extension of said 18.00' wide easement as shown on said Parcel Map for L. J. Steiner, LLC, South 0° 15' 23" East a distance of 25.39'.

Containing 7,375 square feet, more or less.  
As shown on Exhibit B attached hereto.  
Subject to rights of record, if any.



REV 10/28/2018



SCALE 1"=200'



MAP OF  
MERCED COLONY  
4 OF 24, MCR

COMMENCEMENT POINT  
SE SECTION CORNER  
SEC 33-T7S/R14E

MISSION AVENUE  
TOWNSHIP LINE N89°52'28"E  
FARMDALE LATERAL

MERCED COUNTY  
CITY LIMIT LINE  
MAP OF  
SMITH'S MERCED TRACT  
5 OF 4, MCR  
T.8 S., R.14., M.D.B.&M.  
SECTION 3

**REFERENCED RECORD MAPS**

RECORD OF SURVEY FOR  
DEPARTMENT OF TRANSPORTATION  
VOL 49 OF RS, PGS 45-50, MCR  
AS DOC #2011-034339.

PARCEL MAP FOR L. J. STEINER, LLC  
VOL 99 PM, PGS 25-27, MCR  
AS DOC #2005-042066.

PARCEL MAP FOR LOUIS J. STEINER  
VOL 85 OF PM, PGS 13-15, MCR  
AS DOC #1999010846

GRANT DEED TO MERCED COUNTY BY  
CO-OPERATIVE LAND AND TRUST COMPANY  
FILED FOR RECORD JANUARY 4, 1913  
IN BOOK 89 OF DEEDS, PAGES 196-197, MCR

GRAND DEED TO MERCED CLOUTY BY  
COTTON A. SMITH FILED FOR RECORD  
FEBRUARY 5, 1913 IN BOOK OF DEEDS,  
PAGES 206-207, MCR

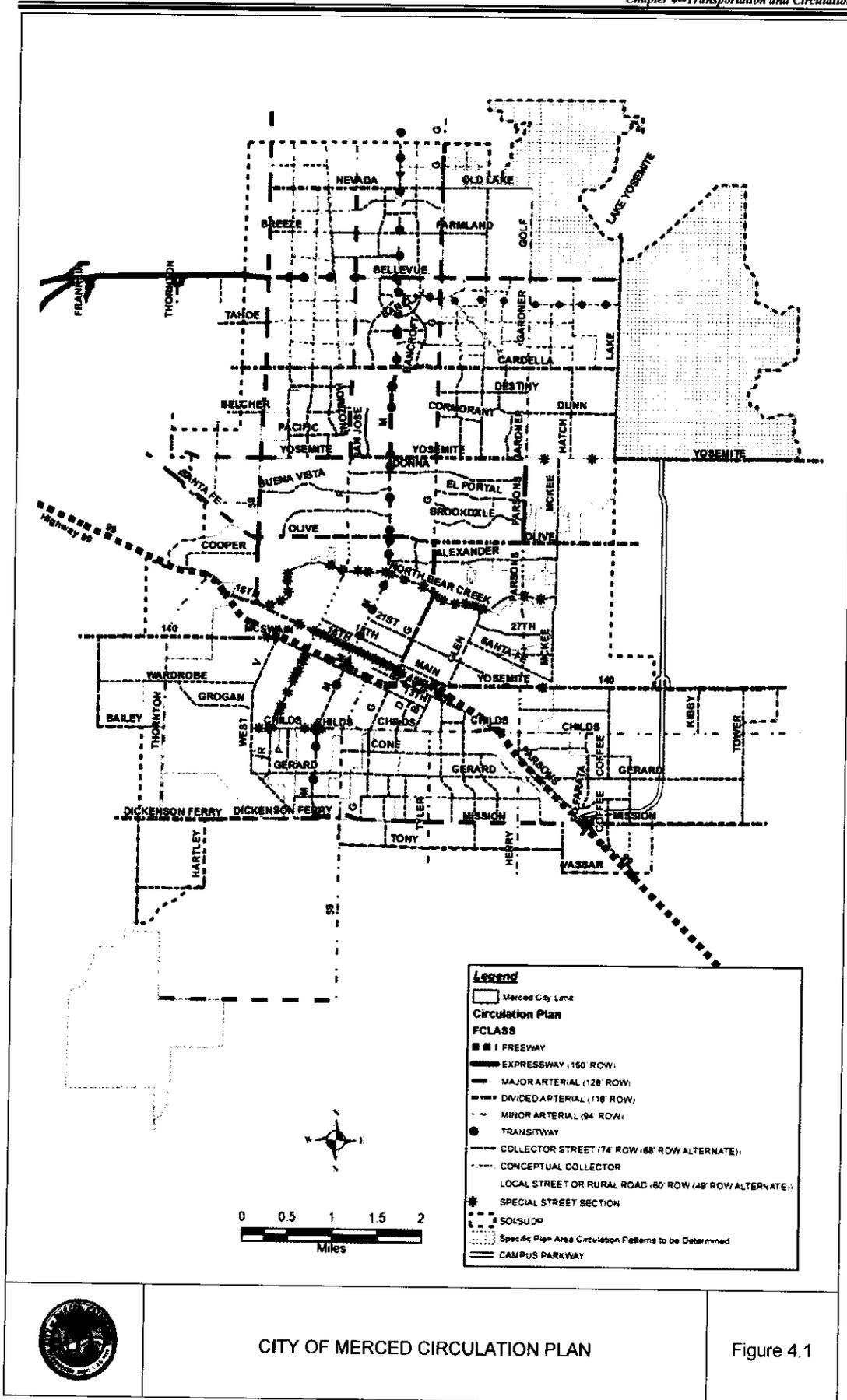
GRANT DEED TO MERCED COUNTY BY  
CO-OPERATIVE LAND AND TRUST COMPANY  
FILED FOR RECORD FEBRUARY 5, 1931  
IN BOOK 86 OF DEEDS, PAGES 208-209, MCR



10/28/2018

**EXHIBIT B**

SUMMARY VACATION (ABANDONMENT)  
OF EXCESS RIGHT OF WAY AND EASEMENTS  
FOR PORTION OF MISSION AVENUE  
PM FOR L. J. STEINER, LLC, VOL 99 OF PM, PGS 25-27, MCR  
MAP OF MERCED COLONY, VOL 4 OF OP, PG 24, MCR  
SE 1/4 OF SECTION 33, T.7S., R.14E., M.D.B.&M.  
MAP OF SMITH'S MERCED TRACT, VOL 5 OF OP, PG 4, MCR  
NE 1/4 OF SECTION 4, T.8S., R.14E., M.D.B.&M.  
MERCED COUNTY, CALIFORNIA



CITY OF MERCED CIRCULATION PLAN

Figure 4.1

EXHIBIT C

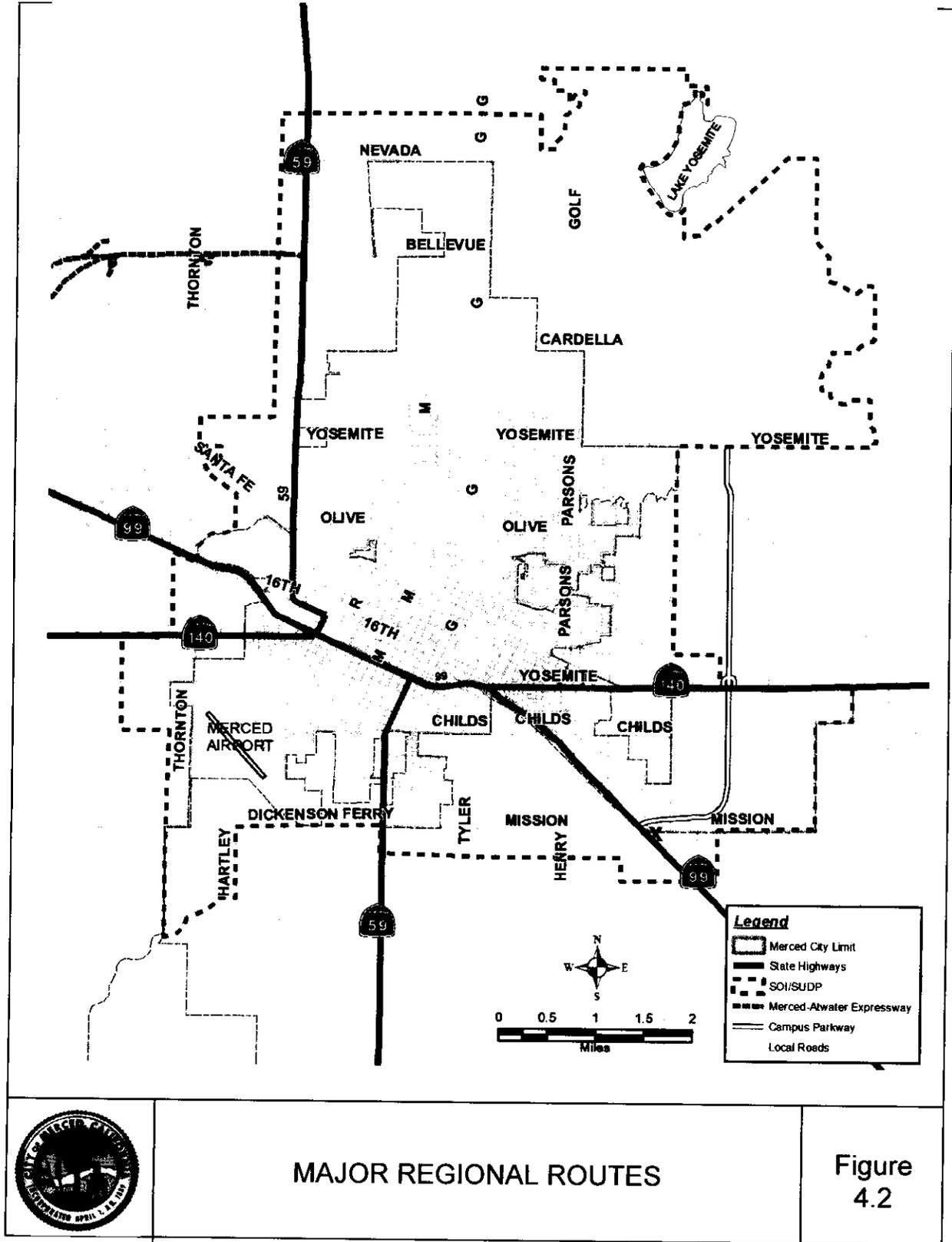


Figure 4.2

EXHIBIT D



**CITY OF MERCED**  
**Planning Commission**

**Resolution #4019**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of April 3, 2019, held a public hearing and considered **General Plan Amendment #19-01**, initiated by the City of Merced. This application involves the review and recommendation to the City Council for a request to modify the City of Merced Circulation Plan (Figures 4.1 and 4.2) and all associated maps and descriptions throughout the General Plan, to vacate excess right-of-way and easements along Mission Avenue, between Coffee Street and State Highway 99; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through D of Staff Report #19-09; and,

**NOW THEREFORE**, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Categorical Exemption regarding Environmental Review #19-07, and approval of General Plan Amendment #19-01.

Upon motion by Commissioner HARRIS, seconded by Commissioner DREXEL, and carried by the following vote:

**AYES:** Commissioners Drexel, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina  
**NOES:** None  
**ABSENT:** Commissioner Camper  
**ABSTAIN:** None

PLANNING COMMISSION RESOLUTION #4019 \_\_\_\_\_

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April 3, 2019

Adopted this 3<sup>rd</sup> day of April 2019



\_\_\_\_\_  
Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:



\_\_\_\_\_  
Secretary