

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
AMENDING THE OFFICIAL ZONING MAP BY  
REZONING TWO PARCELS TOTALING  
APPROXIMATELY 71.135 ACRES LOCATED  
APPROXIMATELY 1,300 FEET EAST OF COFFEE  
DRIVE ALONG THE NORTH AND SOUTH SIDES  
OF CAMPUS PARKWAY TO APPROXIMATELY  
264 FEET WEST OF THE INTERSECTION OF  
GERARD AVENUE AND CAMPUS PARKWAY,  
BETWEEN GERARD AVENUE AND MISSION  
DRIVE FROM AGRICULTURAL (A-1-20) TO  
CONDITIONAL BUSINESS PARK (B-P)**

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

SECTION 1. AMENDMENT TO CODE. The property described in Exhibit "A," and shown on the map at Exhibit "B," attached hereto, and by this reference made a part hereof, is hereby rezoned as shown on said map from Agricultural (A-1-20) to Conditional Business Park (B-P).

SECTION 2. CHANGE OF MAP. The Director of Development Services is hereby directed to make the appropriate markings on the Official Zoning Map 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 \_\_\_\_\_ 2018, and was passed and adopted at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_ 2018, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:


\_\_\_\_\_  
Mayor

ATTEST:  
STEVE CARRIGAN, CITY CLERK

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

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

5-25-2018  
\_\_\_\_\_  
Date

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A:

Lot 171 of "Merced Colony" as per map filed February 3, 1910 in Volume 4 of Maps, Page 24, Merced County Records.

EXCEPTING THEREFROM the property rights reserved in deed recorded June 30, 1938 in Volume 578 of Official Records, Page 211 and in deed recorded June 4, 1954 in Volume 1158 of Official Records, Page 520, Merced County Records, and by document recorded July 20, 1985 in Volume 2489, Page 709, Merced County Records.

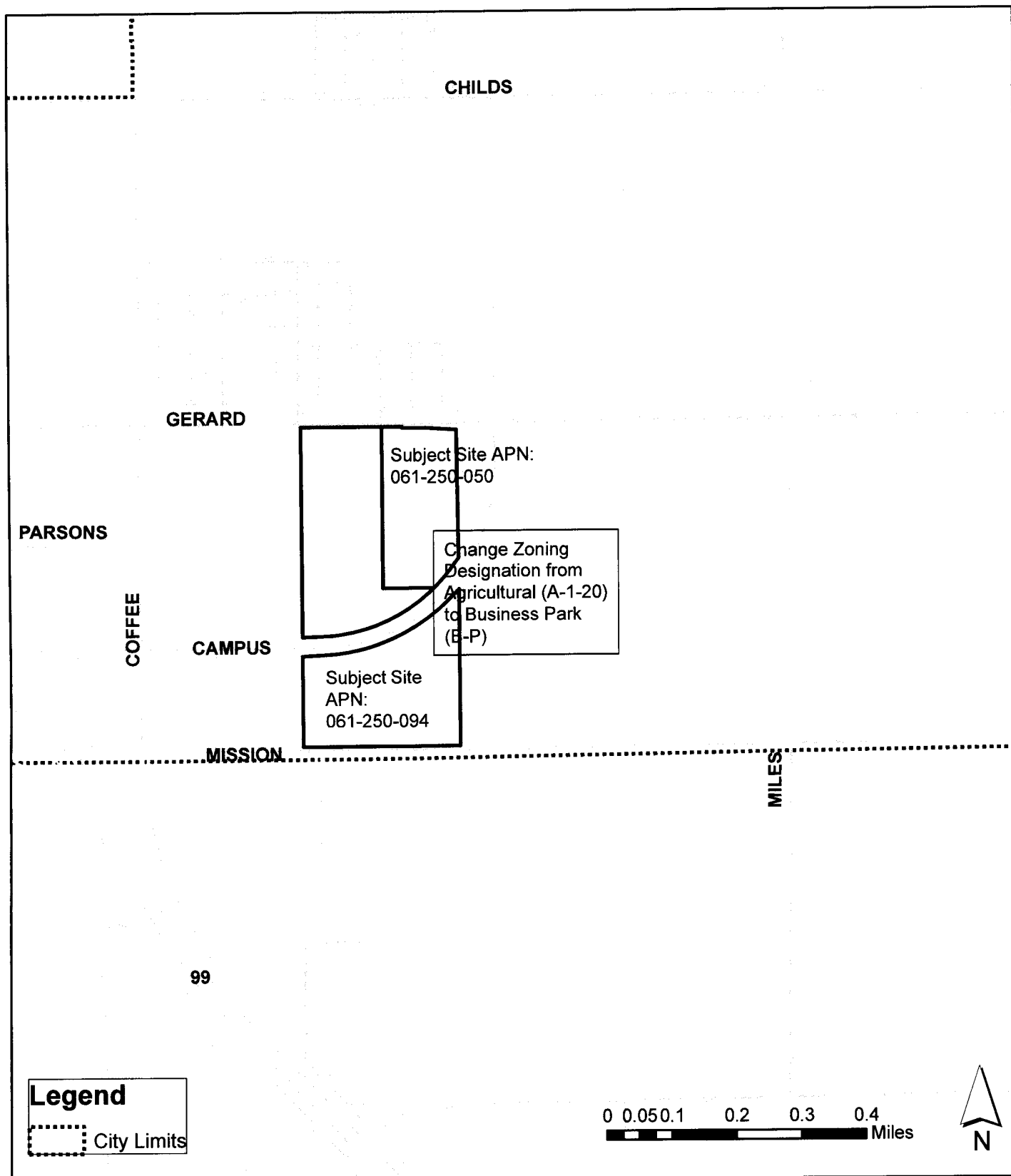
ALSO EXCEPTING THEREFROM that portion thereof granted to County of Merced, a body politic and corporate, in Grant Deed recorded July 30, 2008 as Document No. 2008-040849, Official Records of Merced County.

Parcel B:

Lots 231 and 232 of "Merced Colony" as per map filed February 3, 1910 in Volume 4 of Maps, Page 24, Merced County Records.

EXCEPTING THEREFROM the property rights reserved in deed recorded June 4, 1954 in Volume 1158 of Official Records, Page 520, Merced County Records.

ALSO EXCEPTING THEREFROM that portion thereof granted to County of Merced, a body politic and corporate, in Grant Deed recorded July 30, 2008 as Document No. 2008-040850, Official Records of Merced County.



**Disclaimer:** This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City documents.

## Zone Change #425 and Environmental Review #18-11

