

ORDINANCE NO. 2557

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
AMENDING THE OFFICIAL ZONING MAP BY
PREZONING THE UC MERCED CAMPUS,
GENERALLY LOCATED AT THE NORTHEAST
AND SOUTHEAST CORNERS OF BELLEVUE
AND LAKE ROADS AS PUBLIC FACILITY (P-F)**

**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”, both attached hereto, and by this reference made a part hereof, is hereby prezoned as shown on said map as Public Facility (P-F).

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 copy of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the 16th day of October 2023, and was passed and adopted at a regular meeting of said City Council held on the 6th day of November 2023, by the following called vote:

AYES: 7 **Council Members:** BOYLE, DEANDA, ORNELAS, PEREZ, SERRATTO, SMITH, XIONG

NOES: 0 **Council Members:** NONE

ABSTAIN: 0 **Council Members:** NONE

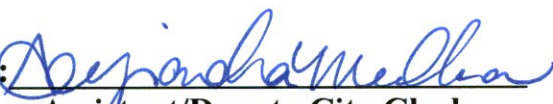
ABSENT: 0 **Council Members:** NONE

APPROVED:



Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: 
Assistant/Deputy City Clerk



(SEAL)

APPROVED AS TO FORM:

 10/5/2023
City Attorney **Date**

Annexation to City of Merced

1,138.91 Acres

That portion of Section 26, Section 27, Section 32, Section 33, Section 34 and Section 35 in Township 6 South, Range 14 East, and that portion of Section 2, Section 3, Section 4 and Section 5 in Township 7 South, Range 14 East, Mount Diablo Base and Meridian, in the unincorporated area of the County of Merced, State of California, described as follows:

COMMENCING at the Southwest Corner of said Section 32; Thence along the South line of the Southwest Quarter of said Section 32, North $89^{\circ}47'18''$ East for a distance of 55.01 feet to a point in the Bellevue Avenue Annexation per the document recorded in Volume 3612, at page 462 and per the document recorded in Volume 4089, at page 118, Merced County Records, said point being the TRUE POINT OF BEGINNING;

- 1) Thence along a line parallel with and distant 55.00 feet East of the West line of the Southwest Quarter of said Section 32, and along said Bellevue Avenue Annexation, North $00^{\circ}40'29''$ East for a distance of 30.00 feet;
- 2) Thence along a line parallel with and distant 30.00 feet North of the South line of the Southwest Quarter of said Section 32, also being the South line of Lot 29 and Lot 30 of Map of the Lands of the Holland California Land Co. filed in Volume 2 of Plats, at page 14, Merced County Records, North $89^{\circ}47'18''$ East for a distance of 2585.82 feet to the East line of the Southwest Quarter of said Section 32;
- 3) Thence along a line parallel with and distant 30.00 feet North of the South line of the Southeast Quarter of said Section 32, North $89^{\circ}48'14''$ East for a distance of 2610.96 feet to the West line of Parcel 1 of the Parcel Map filed in Book 13, at Page 12, Merced County Records;
- 4) Thence along the East line of Parcel 1 of the Parcel Map filed in Book 13, at Page 12, Merced County Records, North $00^{\circ}28'00''$ East for a distance of 42.98 feet;
- 5) Thence South $89^{\circ}32'0''$ East a distance of 60.00 feet to the West line of Parcel 1 of Parcel Map filed in Book 40, at Page 4, Merced County Records.
- 6) Thence along a non-tangent curve, concave northeasterly, having a radius of 25.00 feet, with a radial bearing of North $89^{\circ}32'0''$ West, through a central angle of $90^{\circ}39'20''$ for an arc distance of 39.56 feet to the South line of Parcel 1 of Parcel Map filed in Book 40, at Page 4, Merced County Records

- 7) Thence along the south line of Parcel 1 of the Parcel Map recorded in Book 40 of Parcel Maps, at Page 4, Merced County Records, North 89° 48' 40" East for a distance of 204.97 feet to the southeast corner of Parcel 1 of the Parcel Map recorded in Book 40 of Parcel Maps, at Page 4, Merced County Records;
- 8) Thence along the East line of Parcel 1 of the Parcel Map recorded in Book 40 of Parcel Maps, at Page 4, North 00° 28' 22" East for a distance of 10.00 feet to the southwest corner of Lot 6 of Major Subdivision No. 00007 West Hills Estates recorded in Volume 59, of Official Plats, at Pages 22-23, Merced County Records,
- 9) Thence along the south line of Lot 6 and Lot 7 of Major Subdivision No. 00007 West Hills Estates recorded in Volume 59, of Official Plats, at Pages 22-23, Merced County Records, North 89° 48' 40" East for a distance of 442.60 feet to the southeast corner of Lot 7 of Major Subdivision No. 00007 West Hills Estates per the Map recorded in Book 59 of Official Plats, at Page 22-23, Merced County Records;
- 10) Thence along the northwest line of Parcel A of Parcel Map filed in Volume 33 of Parcel Maps, at Pages 46–47, Merced County Records, South 32° 04' 18" West for a distance of 20.10 feet to the southwest corner of Parcel A of Parcel Map filed in Volume 33 of Parcel Maps, at Pages 46–47, Merced County Records;
- 11) Thence along a line parallel with and distant 40.00 feet North of the South line of said Section 33, also being the South line of Parcel A, Parcel B, and Parcel C of map recorded in Volume 33 of Parcel Maps, at Pages 46–47, Merced County Records, North 89° 48' 40" East for a distance of 628.11 feet to the southeast corner of Parcel C of the Parcel Map recorded in Volume 33 of Parcel Maps, at Pages 46-47, Merced County Records;
- 12) Thence along the west line of Lot 26 of Map of the Lands of the Holland California Land Co. filed in Volume 2 of Plats, at page 14, Merced County Records, South 00° 30' 22" West for a distance of 10.00 feet to the southwest corner of Lot 26 of Map of the Lands of the Holland California Land Co. filed in Volume 2 of Plats, at page 14, Merced County Records;
- 13) Thence along a line parallel with and distant 30.00 feet North of the South line of said Section 33, also being the Southerly line of Parcel 1 of map filed in Book 48 of Parcel Maps, at Page 28, Merced County Records, North 89° 48' 40" East for a distance of 3831.70 feet;
- 14) Thence North 45° 28' 02" East for a distance of 143.03 feet to the Easterly line of Parcel 1 of map filed in Book 48 of Parcel Maps, at Page 28, Merced County Records;

- 15) Thence along a line parallel with and distant 30.00 feet West of the East line of said Section 33, also being the East line of Parcel 1 of map filed in Book 48 of Parcel Maps, at Page 28, Merced County Records, North $01^{\circ} 07' 25''$ East for a distance of 720.57 feet to Northwesternly line of Parcel 1 of the Parcel Map for Merced Community Golf Association, recorded in Book 83 of Parcel Maps, at Pages 9-12, Merced County Records, and its Southwesterly projection;
- 16) Thence along the Northwesternly line of Parcel 1 of the Parcel Map for Merced Community Golf Association, recorded in Book 83 of Parcel Maps, at Pages 9-12, Merced County Records, and its Southwesterly projection, North $55^{\circ} 13' 20''$ East for a distance of 280.40 feet to an angle point in said line;
- 17) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, North $72^{\circ} 47' 08''$ East for a distance of 822.84 feet to an angle point in said line;
- 18) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, North $54^{\circ} 05' 29''$ East for a distance of 159.14 feet to an angle point in said line;
- 19) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, North $35^{\circ} 48' 14''$ East for a distance of 372.64 feet to an angle point in said line;
- 20) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, North $48^{\circ} 18' 27''$ East for a distance of 373.03 feet to an angle point in said line;
- 21) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, South $41^{\circ} 40' 41''$ East for a distance of 52.28 feet to an angle point in said line;
- 22) Thence continuing along the Northwest line of Parcel 1 of said Parcel Map for Merced Community Golf Association, North $48^{\circ} 59' 58''$ East for a distance of 199.98 feet to the Southwest corner of Parcel 2 of said Parcel Map for Merced Community Golf Association;

- 23) Thence along the Northwest line of Parcel 2 of said Parcel Map for Merced Community Golf Association, North $48^{\circ} 59' 58''$ East for a distance of 871.57 feet to an angle point in said line;
- 24) Thence continuing along the Northwest line of Parcel 2 of said Parcel Map for Merced Community Golf Association, North $46^{\circ} 18' 27''$ East for a distance of 148.02 feet to an angle point in said line;
- 25) Thence continuing along the Northwest line of Parcel 2 of said Parcel Map for Merced Community Golf Association, North $46^{\circ} 47' 26''$ East for a distance of 3454.78 feet to an angle point in said line;
- 26) Thence leaving the Northwest line of Parcel 2 of said Parcel Map for Merced Community Golf Association along a random line, North $43^{\circ} 10' 33''$ East for a distance of 481.83 feet;
- 27) Thence, North $52^{\circ} 51' 29''$ East for a distance of 335.51 feet;
- 28) Thence, South $89^{\circ} 57' 48''$ East for a distance of 1613.68 feet;
- 29) Thence, South $00^{\circ} 01' 44''$ West for a distance of 4591.29 feet;
- 30) Thence, South $37^{\circ} 50' 27''$ East for a distance of 1194.20 feet;
- 31) Thence, South $00^{\circ} 12' 02''$ West for a distance of 1016.85 feet;
- 32) Thence, South $12^{\circ} 50' 00''$ West for a distance of 341.52 feet;
- 33) Thence Southeasterly along a non-tangent curve, concave Southwesterly, with a radial bearing North $14^{\circ} 13' 46''$ East, having a radius of 4060.00 feet, through a central angle of $21^{\circ} 36' 44''$ for an arc distance of 1531.46 feet;
- 34) Thence Easterly along a reverse curve, concave Northerly, with a radial bearing of South $35^{\circ} 50' 30''$ West, having a radius of 260.00 feet, through a central angle of $97^{\circ} 24' 41''$ for an arc distance of 442.04 feet;
- 35) Thence Easterly along a reverse curve, concave Southerly, with a radial bearing of North $61^{\circ} 34' 10''$ West, having a radius of 550.00 feet, through a central angle of $98^{\circ} 21' 49''$ for an arc distance of 944.22 feet to the East line of Adjusted Parcel 1 per Deed 2016-035817;

- 36) Thence along the East line of Adjusted Parcel 1 per Deed 2016-035817, South 00° 44' 23" West for a distance of 706.97 feet to the Southeast corner of Adjusted Parcel 1 of Property Line Adjustment No. 16014 as shown on that certain Record of Survey recorded in Book 60 of Surveys, at Pages 22-23, Merced County Records;
- 37) Thence along the South line of said Adjusted Parcel 1, North 89° 48' 29" West for a distance of 3593.12 feet to an angle point in said line;
- 38) Thence continuing along the South line of said Adjusted Parcel 1, South 60° 39' 23" West for a distance of 206.92 feet to an angle point in said line;
- 39) Thence continuing along the South line of said Adjusted Parcel 1, South 89° 24' 25" West for a distance of 1764.31 feet to an angle point in said line;
- 40) Thence continuing along the South line of said Adjusted Parcel 1, South 00° 11' 31" West for a distance of 129.31 feet to an angle point in said line;
- 41) Thence continuing along the South line of said Adjusted Parcel 1 and its Westerly projection, North 89° 48' 29" West for a distance of 5064.82 feet to a point on the East line of the Remainder Parcel in Parcel Map filed in Volume 79, at Page 10, Merced County Records;
- 42) Thence along the East line of the Remainder Parcel in Parcel Map filed in Volume 79, at Page 10, and the East line of Parcel 2 in Parcel Map filed in Volume 113, at pages 4-5, and the East line of Parcel 1 of Parcel Map filed in Volume 2, at page 15, and the East line of Parcel 4 of Parcel Map filed in Volume 26, at page 39, and the East line of Parcel 4 of Parcel Map filed in Volume 20, at page 13, Merced County Records, North 01° 06' 01" East for a distance of 1377.03 feet to the northeasterly corner of Parcel 4 of Parcel Map filed in Volume 26, at page 39, Merced County Records;
- 43) Thence along the northerly line of Parcel 4 of Parcel Map filed in Volume 26, at page 39, Merced County Records, South 89°35'26" West a distance of 17.00 feet to the southeast corner of Parcel 2 of Parcel Map filed in Book 53, at pages 12-13, Merced County Records;
- 44) Thence along a line parallel with and distant 47.00 feet West of the East section line of Section 4, also being the East line of Parcel 1 and Parcel 2 of Parcel map filed in Book 53, at pages 12-13, Merced County Records North 01°06'01" East a distance of 329.98

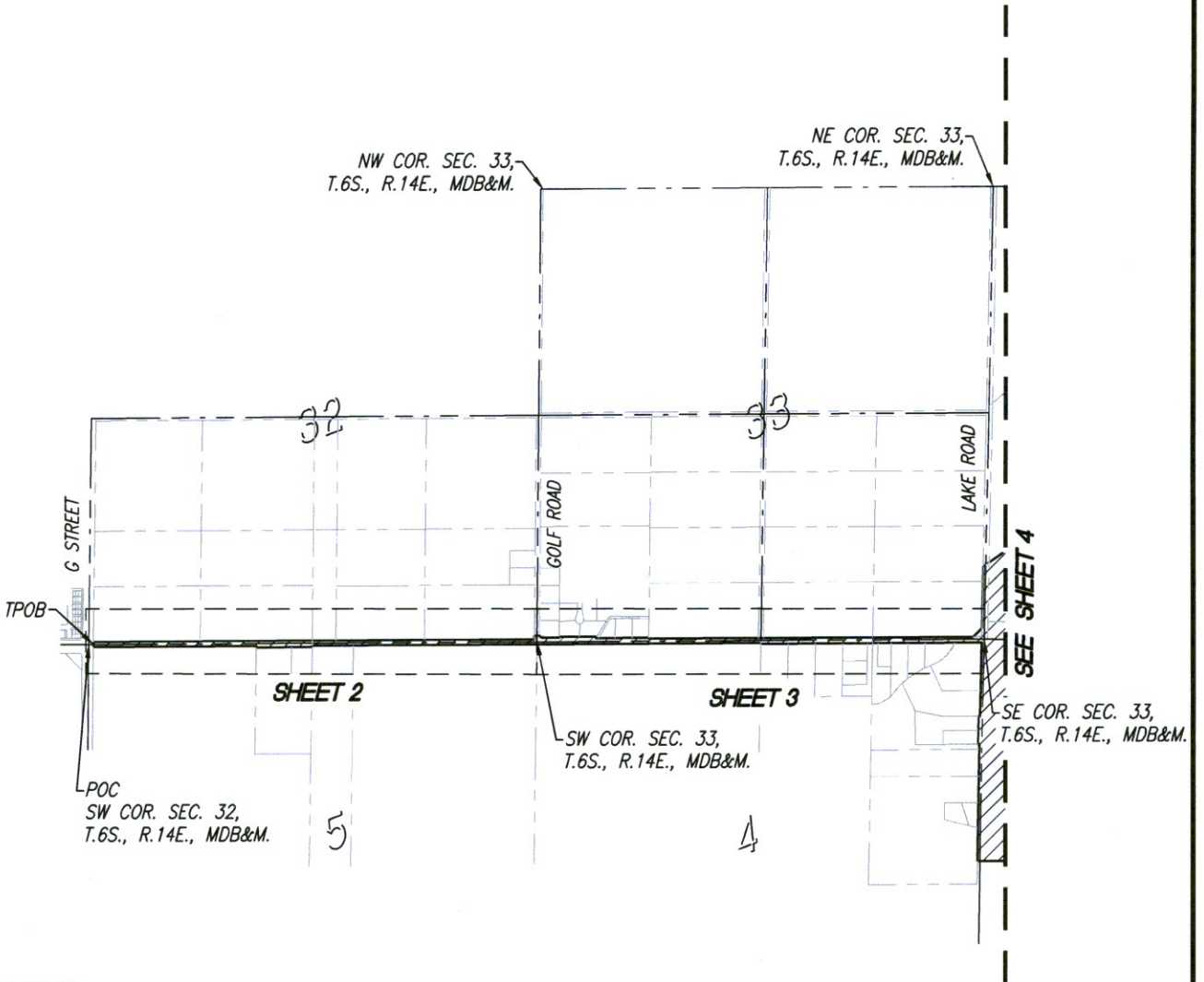
feet to the northeast corner of Parcel 1 of Parcel map filed in Book 53, at pages 12-13, Merced County Records;

- 45) Thence along the South line of Parcel 2 of Parcel map filed in Volume 26, at page 39, Merced County Records, North $89^{\circ}35'26''$ East, a distance of 17.00 feet to the southeast corner of Parcel 2 of Parcel map filed in Volume 26, at page 39, Merced County Records;
- 46) Thence along a line parallel and distant 30.00 feet west of east section line of Section 4, also being the east line of Parcel 1 and Parcel 2 of Parcel map filed in Volume 26, at page 39, Merced County Records, North $01^{\circ}06'01''$ East a distance of 861.16 feet, to the northeast corner of Parcel 1 of Parcel map filed in Volume 26, at page 39, Merced County Records;
- 47) Thence along a line parallel with and distant 40.00 feet South of the South line of said Section 33, also being the North line of Parcel 1 of Parcel map filed in Volume 26, at page 39, the North line of Parcel 3 of Parcel map filed in Book 20, at page 13, North line of Parcel 1 and Parcel 2 of Parcel Map filed in Book 22, at Page 24, the North line of Parcel A and Parcel B of Parcel Map filed in Book 29, at page 39, the North line of Parcel 2 of Parcel Map filed in Book 17, at Page 31, the North line of Parcel 1 of Parcel Map filed in Book 39, at Page 49, the North line Parcel 1, Parcel 2, Parcel 3, and Parcel 4 of Parcel Map filed in Book 16, at Page 15, Merced County Records, South $89^{\circ} 48' 40''$ West for a distance of 2610.44 feet to the West line of the Northeast Quarter of said Section 4, also being the northwest corner of Parcel 1 of Parcel Map filed in Book 16, at Page 15, Merced County Records;
- 48) Thence along the West line of the Northeast Quarter of said Section 4, also being the northerly projection of the West line of Parcel 1 of Parcel Map filed in Book 16, at Page 15, Merced County Records, North $00^{\circ} 00' 00''$ East for a distance of 10.00 feet to a point 30.00 feet south of the North Quarter Corner of Section 4 on the West line of the Northeast Quarter of Section 4;
- 49) Thence along a line parallel with and distant 30.00 feet South of the South line of said Section 33, South $89^{\circ} 48' 40''$ West for a distance of 2640.98 feet to the West line of the Northwest Quarter of said Section 4;
- 50) Thence along a line parallel with and distant 30.00 feet South of the South line of the Southeast Quarter of said Section 32, South $89^{\circ} 48' 14''$ West for a distance of 2641.11 feet to the West line of the Northeast Quarter of said Section 5, also being the northerly prolongation of the East line of Parcel 2 of the Parcel Map filed in Book 69 of Parcel Maps, at Pages 4-5, Merced County Records;



- 51) Thence, along the northerly prolongation of the East line of Parcel 2 of the Parcel Map filed in Book 69, at Pages 4-5, Merced County Records, South $00^{\circ} 46' 05''$ West for a distance of 17.00 feet to the northeast corner of Parcel 2 of the Parcel Map filed in Book 69, at Pages 4-5, Merced County Records;
- 52) Thence along a line parallel with and distant 47.00 feet South of the South line of the Southwest Quarter of said Section 32, also being the North Line of Parcel 1 and Parcel 2 of the Parcel Map filed in Book 69, at Pages 4-5, Merced County Records, South $89^{\circ} 47' 18''$ West for a distance of 660.20 feet to the northwest corner of Parcel 1 of Parcel Map filed in Book 69, at Pages 4-5, Merced County Records;
- 53) Thence along the East line of Parcel 1 of Parcel map filed in Book 45, at page 16, Merced County Records, North $00^{\circ} 45' 16''$ East for a distance of 17.00 feet to the northeast corner of Parcel 1 of Parcel map filed in Book 45, at page 16, Merced County Records;
- 54) Thence along a line parallel with and distant 30.00 feet South of the South line of the Southwest Quarter of said Section 32, also being the north line of Parcel 1 of Parcel map filed in Book 45, at page 16, Merced County Records South $89^{\circ} 47' 18''$ West for a distance of 1925.55 feet to the northwest corner of Parcel 1 of Parcel map filed in Book 45, at page 16, Merced County Records, being on the boundary of said Bellevue Avenue Annexation;
- 55) Thence along a line parallel with and distant 55.00 feet East of the West line of the Northwest Quarter of said Section 5, and also being along the boundary of said Bellevue Avenue Annexation, North $00^{\circ} 42' 14''$ East a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

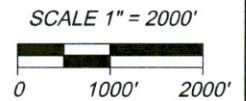
Contains an Area of: 1,138.91 Acres, more or less





LEGEND:

- SECTION LINE
- ANNEXED BOUNDARY
- - - - - EXISTING PROPERTY LINE
-  AREA TO BE ANNEXED TO CITY OF MERCED
AREA: ± 1,134 ACRES
-  SHEETS
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- (R)' RADIAL



P:\CIVIL_3D PROJECTS\2023\22-122 SURVEY AND MAPPING SURVEY\EXHIBIT B\22-122 ANNEX 10.5111.DWG 12/26/2023 10:08:45 AM


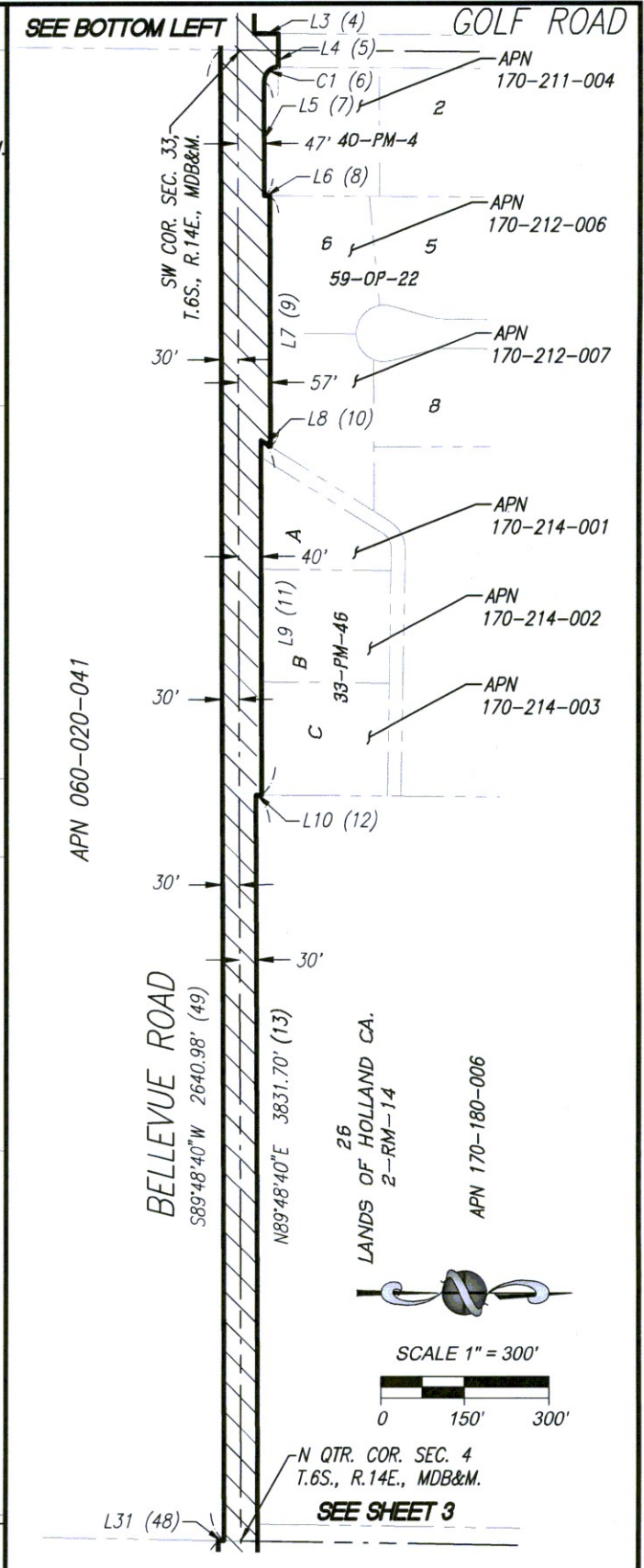
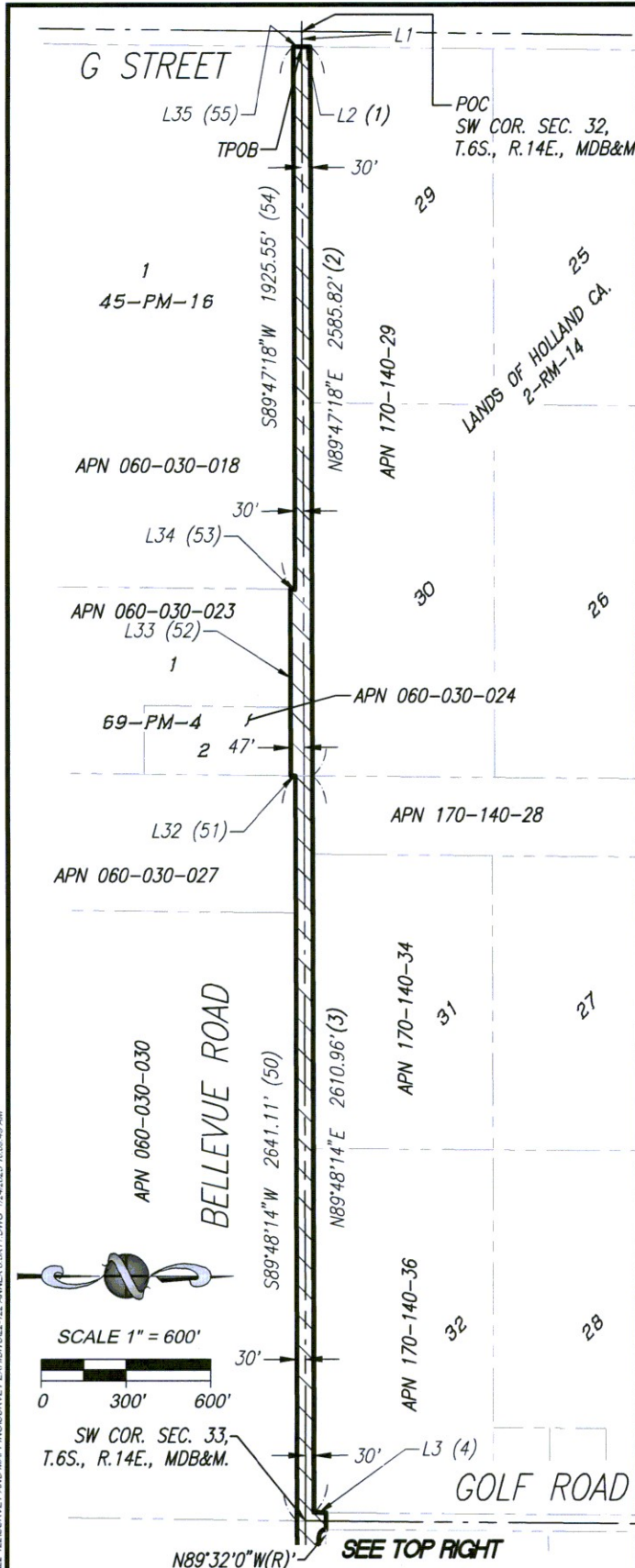
	EXHIBIT	PROJECT NAME:		FIGURE
	DESCRIPTION: ANNEXATION - CITY OF MERCED	UC MERCED		1 OF 5
		01/24/2023	22-122	

EXHIBIT B



P:\CIVIL\3D PROJECTS\2023\22-122 SURVEY AND MAPPING\SURVEY EVIDENCE\2023-12-22 ANEX.06\11.DWG 1/24/2023 10:08:49 AM

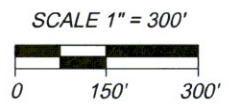
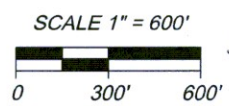


EXHIBIT
 DESCRIPTION:
ANNEXATION - CITY OF MERCED

PROJECT NAME:
UC MERCED
 01/24/2023 22-122

FIGURE
2 OF 5

P:\CIVIL\3D PROJECTS\2022\2022-122\SURVEY AND MAPPING\SURVEY EXHIBITS\2022-122-ANNEXATION.DWG 1/24/2023 10:08:54 AM

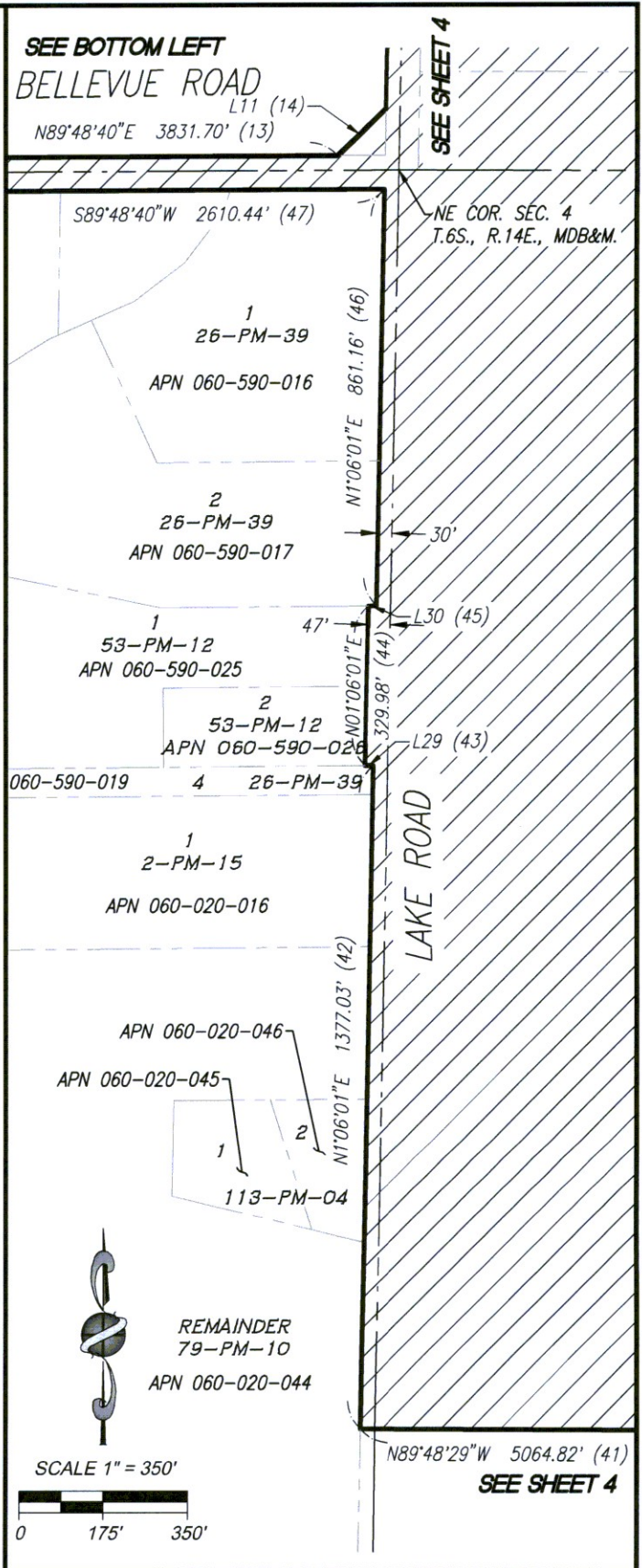
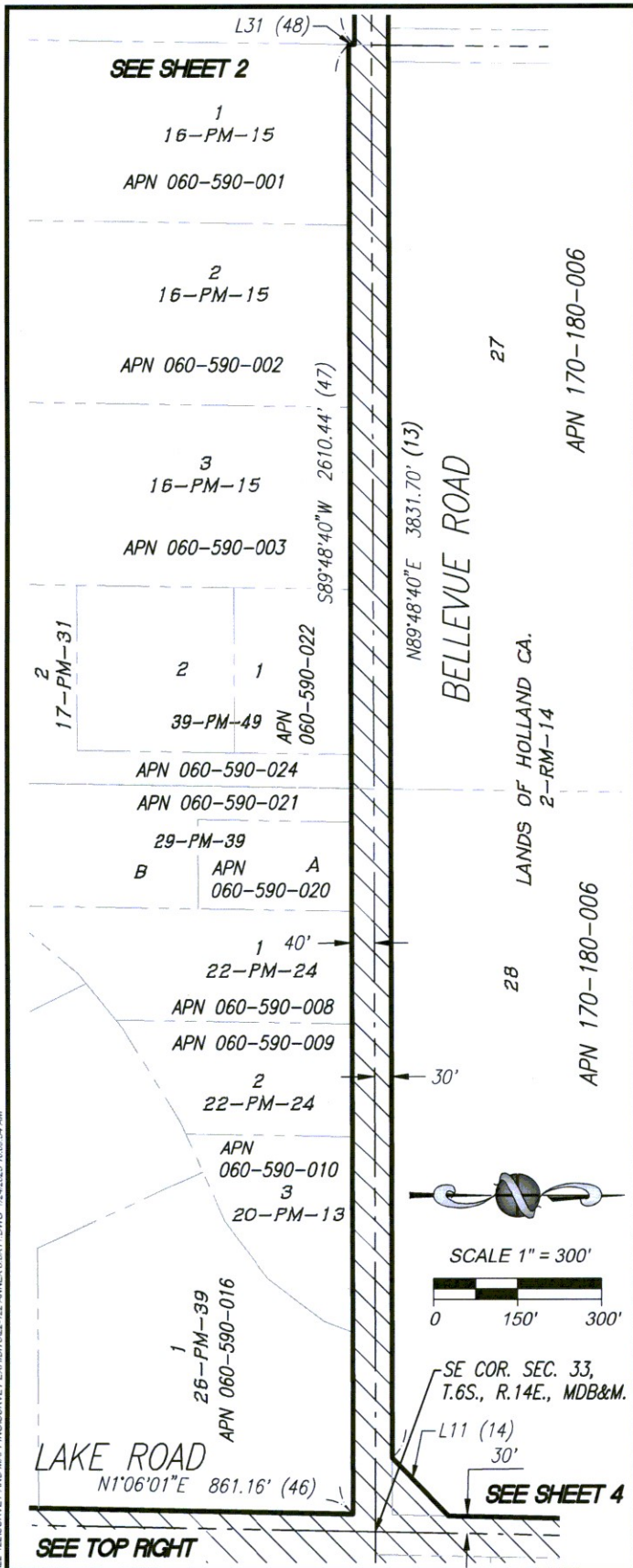


EXHIBIT
 DESCRIPTION:
ANNEXATION - CITY OF MERCED

PROJECT NAME:
UC MERCED
 01/24/2023 22-122

FIGURE
3 OF 5

P:\CIVIL 3D PROJECTS\2022\22-122 SURVEY AND MAPPING\SURVEY EVIDENCE\11.DWG 1/24/2023 10:58:59 AM

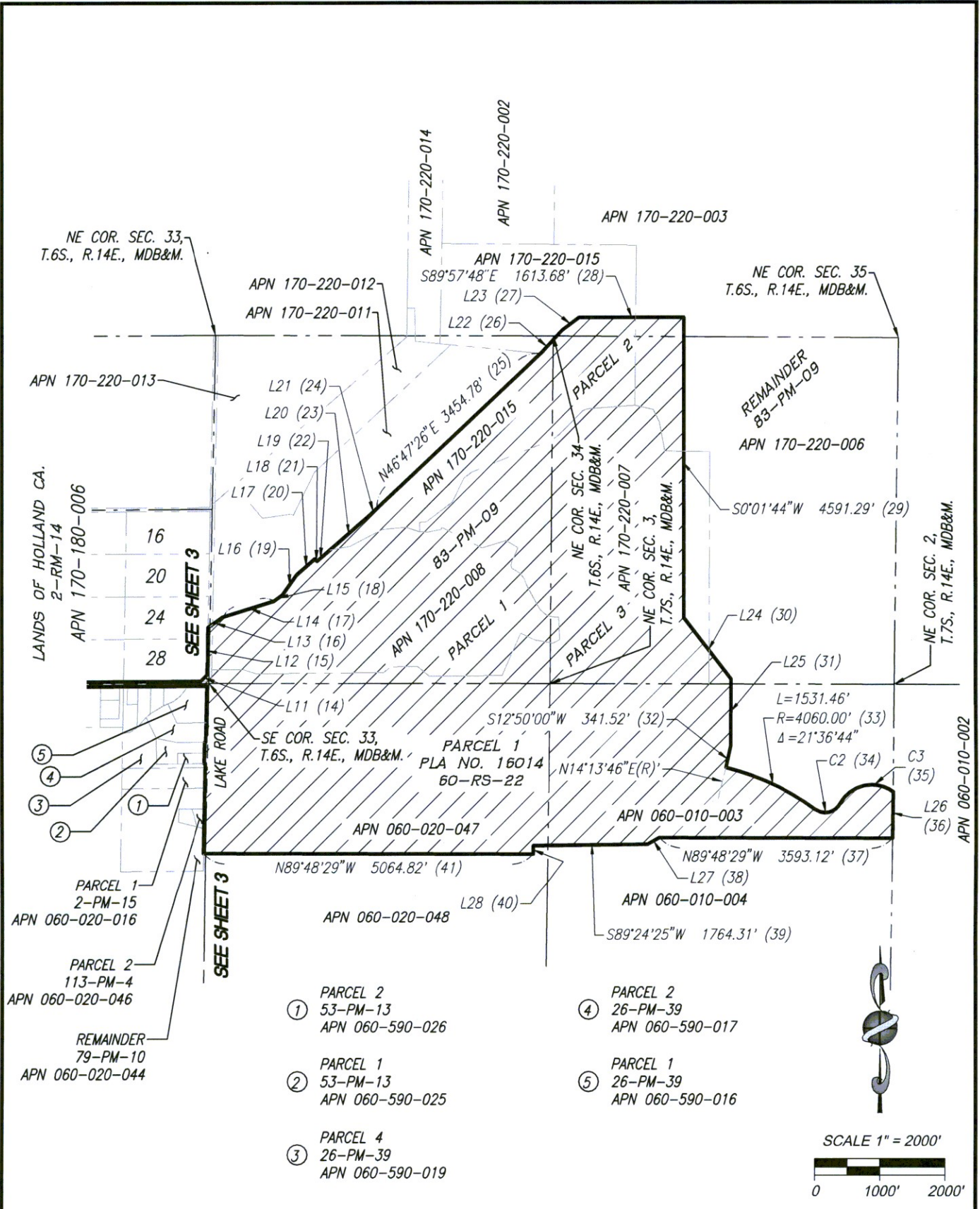


	EXHIBIT	PROJECT NAME:		FIGURE
	DESCRIPTION:	UC MERCED		4 OF 5
	ANNEXATION - CITY OF MERCED	01/24/2023	22-122	

CURVE TABLE

COURSE NO.	CURVE	RADIUS	DELTA	LENGTH
(6)	C1	25.00'	90°39'20"	39.56'
(34)	C2	260.00'	97°24'41"	442.04'
(35)	C3	550.00'	98°21'49"	944.22'

LINE TABLE

COURSE NO.	LINE	BEARING	LENGTH
	L1	N89°47'18"E	55.01'
(1)	L2	N0°40'29"E	30.00'
(4)	L3	N0°28'00"E	42.98'
(5)	L4	S89°32'0"E	60.00'
(7)	L5	N89°48'40"E	204.97'
(8)	L6	N0°28'22"E	10.00'
(9)	L7	N89°48'40"E	442.60'
(10)	L8	S32°04'18"W	20.10'
(11)	L9	N89°48'40"E	628.11'
(12)	L10	S0°30'22"W	10.00'
(14)	L11	N45°28'02"E	143.03'
(15)	L12	N1°07'25"E	720.57'
(16)	L13	N55°13'20"E	280.40'
(17)	L14	N72°47'08"E	822.84'
(18)	L15	N54°05'29"E	159.14'
(19)	L16	N35°48'14"E	372.64'
(20)	L17	N48°18'27"E	373.03'
(21)	L18	S41°40'41"E	52.28'
(22)	L19	N48°59'58"E	199.98'
(23)	L20	N48°59'58"E	871.57'
(24)	L21	N46°18'27"E	148.02'
(26)	L22	N43°10'33"E	481.83'

LINE TABLE

COURSE NO.	LINE	BEARING	LENGTH
(27)	L23	N52°51'29"E	335.51'
(30)	L24	S37°50'27"E	1,194.20'
(31)	L25	S0°12'02"W	1,016.85'
(36)	L26	S0°44'23"W	706.97'
(38)	L27	S60°39'23"W	206.92'
(40)	L28	S0°11'31"W	129.31'
(43)	L29	S89°35'26"W	17.00'
(45)	L30	N89°35'26"E	17.00'
(48)	L31	N00°00'00"E	10.00'
(51)	L32	S0°46'05"W	17.00'
(52)	L33	S89°47'18"W	660.20'
(53)	L34	N0°46'16"E	17.00'
(55)	L35	N0°42'14"E	30.00'



P:\CIVIL 3D\PROJECTS\2023\23-123\SURVEY AND MAPPING\SURVEY EXHIBITS\23-123 ANNEX 6 EXH 1.DWG 1/24/2023 10:10:05 AM



EXHIBIT

DESCRIPTION:
ANNEXATION - CITY OF MERCED

PROJECT NAME:

UC MERCED

01/24/2023

22-122

FIGURE

5 of 5