RESOLUTION NO. 2011-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MERCED, CALIFORNIA, ADOPTING THE MERCED VISION 2030 GENERAL PLAN

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

SECTION 1. Having been considered by the City Council following a public hearing on September 19, 2011, October 17, 2011 and November 7, 2011, the following elements of the General Plan of the City of Merced are hereby amended: Urban Expansion, Land Use, Transportation and Circulation, Public Services and Facilities, Urban Design, Open Space, Conservation, Recreation, Sustainable Development, Noise, and Safety.

SECTION 2. Said amendments and additions to the General Plan as described in Section 1 hereof shall read as set forth in Exhibit A attached hereto with changes as described in Exhibits B and C attached hereto.

SECTION 3. The *Merced Vision 2030 General Plan* Land Use Diagram (Modified Figure 3.1 of Exhibit A) as divided into the nine sectors outlined in Exhibit D and with the changes as outlined in Exhibit C is hereby adopted.

At a regular meeting held on November 7, 2011, the City Council passed and adopted the *Merced Vision 2030 General Plan* Land Use Diagram by the following called vote:

Sector I – South of Highway 99 and Highway 140, East of R Street (south of Childs Ave) and Q Street (north of Childs Ave):

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members: RAWLING
ABSENT:	Council Members:

Sector II – North of Highway 99 and Highway 140, East of Q Street, and South of North Bear Creek Drive from Q Street to Oleander Drive, South of

ATTACHMENT 12

Alexander Avenue from Oleander to McKee Road, and South of East Olive Avenue, East of McKee

AYES:	Council Members:	
NOES:	Council Members:	
ABSTAIN:	Council Members:	SPRIGGS
ABSENT:	Council Members:	

Sector III – East of G Street and North of North Bear Creek Drive from G Street to Oleander Drive, North of Alexander Avenue from Oleander to McKee, and North of East Olive Avenue, East of McKee

AYES:	Council Members:	
NOES:	Council Members:	
ABSTAIN:	Council Members:	CARLISLE
ABSENT:	Council Members:	

Sector IV – North of Highway 99 between T Street and Q Street, North of North Bear Creek Drive from R Street to G Street, and North of Loughborough Drive from M Street to G Street

AYES:	Council Members:	
NOES:	Council Members:	
ABSTAIN:	Council Members:	GABRIAULT-ACOSTA
ABSENT:	Council Members:	

Sector V – South of Santa Fe Road/West Olive Avenue and West of R Street from Olive to North Bear Creek Drive, West of T Street from North Bear Creek Drive to Highway 99, and South of Highway 99, West of Q Street (from Highway 99 to Childs) and West of South Highway 59, South of Childs

AYES:	Council Members:	
NOES:	Council Members:	
ABSTAIN:	Council Members:	BLAKE
ABSENT:	Council Members:	

Sector VI – North of Santa Fe Road/West Olive Avenue from North Highway 59 to R Street, East of North Highway 59 from Olive to Buena Vista Drive, East of Sarasota Avenue from Buena Vista to El Redondo Drive, and East of San Augustine Ave, North of El Redondo

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members: LOR
ABSENT:	Council Members:

Sector VII – North of Santa Fe Road/West Olive Avenue, West of North Highway from Olive to Buena Vista Drive, West of Sarasota Avenue from Buena Vista to El Redondo Drive, and West of San Augustine Ave, North of El Redondo (except Section VIII)

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members: PEDROZO
ABSENT:	Council Members:

SECTION 4. The current General Plan, to the extent that it is consistent with Exhibit A, is hereby superseded.

///

///

///

///

///

///

///

///

///

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2011, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:

_____
Mayor

ATTEST:
JOHN M. BRAMBLE, CITY CLERK

BY:_____
Assistant/Deputy City Clerk

(SEAL)

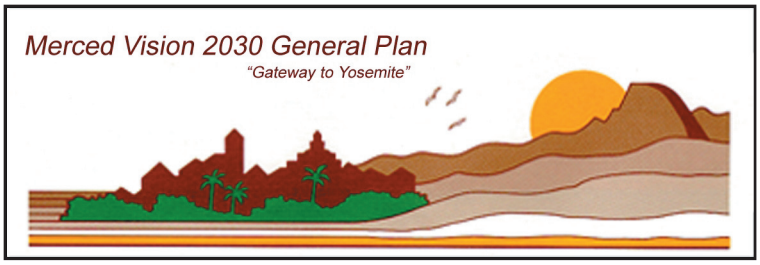
APPROVED AS TO FORM:

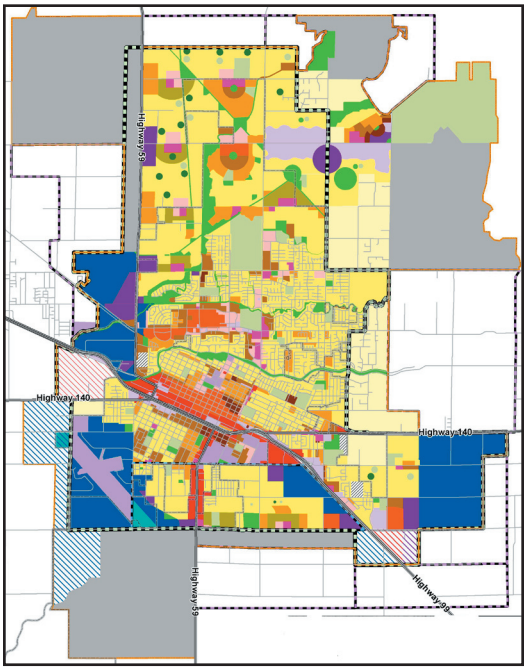
Ken Rozell 10/25/11
City Attorney Date

N:\SHARED\Attorney\Resolutions\2011\Planning\Adopting Merced Vision 2030 General Plan-Option 2 - v2.doc

DRAFT

Merced Vision 2030 General Plan





August 2010

EXHIBIT A OF ATTACHMENT 12

MERCED VISION 2030 GENERAL PLAN
OPTION 2

Proposed Changes Since August 2010 Public Review Draft

*(*Revised--10/4/2011)*

Abbreviations:

Pg	=	Page #
¶	=	Paragraph #
Col.	=	Column
R	=	Right Column
L	=	Left Column

Sources:

BAC	=	Bicycle Advisory Committee
BIA	=	Building Industry Association
CC	=	City Council
CL	=	Citizen Letter (Various)
CO	=	County Planning Staff
CS	=	City Staff (Planning, City Attorney, etc.)
EDAC	=	Economic Development Advisory Committee
EIR	=	Changes proposed in Final EIR for the General Plan
FC	=	Fire Chief (Appointed in 2011)
GP LU Map	=	General Plan Land Use Diagram (Fig. 3.1)
GPA	=	General Plan Amendment (approved since GP LU Map was drafted)
LF	=	LAFCO Staff
PC	=	Planning Commission
TYPO	=	Typographic Error
UC	=	University of California Staff

Entire Document

#	Pg.	¶	Col.	Change	Source
1	--	--	--	Various Figures, Maps, and Table throughout the General Plan document will be modified to reflect the 2009 UC Merced and University Community North boundaries as adopted by the UC Board of Regents in 2009. This will include changes to the Land Use Diagram and SUDP/SOI boundary for those areas only. See Exhibit 1 for the 2009 UC/UCP boundaries.	CS/UC

Executive Summary

#	Pg.	¶	Col.	Change	Source
2	I-ii	2	L	2nd sentence should read: "The seven required elements are land use, ~~transportation,~~ circulation, open space, conservation, housing, noise, and safety."	CS
3	I-ii	4	L	Last sentence should read: "It presents the general distribution of the uses of land within the City of Merced and its Specific Urban Development Plan/Sphere of Influence (SUDP/SOI), or growth boundary."	CS
4	I-v	1	R	1st sentence should read: "The *Merced Vision 2030~~5~~ General Plan* is organized…"	TYPO
5	I-xi	9	R	The italics should be removed from the entire sentence.	TYPO
6	II-xiii	--	--	Under Goal Area S-3: Flooding, Policy S-3.1 should read: "S-3.1—Implement Protective Measures for Areas in the City and the SUDP/SOI Within the 100-Year and 200-Year Floodplains." (Needs to match text on pg. 11-33).	CS

Chapter 1--Introduction

#	Pg.	¶	Col.	Change	Source
7	1-3	1	R	Text in 1st sentence noted in ALL CAPS "67 OPS.CAL.ATTY. GEN.75" should read "67.Ops.Cal.Att.Gen.75" instead.	CS

Chapter 2--Urban Expansion

#	Pg.	¶	Col	Change	Source
8	2-1	1	L	Last sentence should read: "County policies ~~that~~ also affect the rural and suburban areas immediately outside the City's incorporated limits."	CS
9	2-6	4	R	The 1st sentence of the 4th paragraph should read: "The Land Use Diagram will accommodate a population larger than what is projected in ***Table 2.1.a***, which reflects projections done by the Merced County Association of Governments in 2004, and includes the projected population for the City of Merced and its SUDP/SOI along with the UC Merced campus and University Community. MCAG provides separate population projections for the UC area, which are included in the City's SUDP/SOI numbers in Table 2.1. (The 2030 population number was subsequently reduced from 154, 961 to 137,779 by MCAG in July 2010 when new population projections were adopted. A 2035 population projection of 152,100 was also added. A new Table 2.1.b has been added to show the July 2010 population projections for both the City and UC Merced/University Community as well as Merced County.)"	CS

#	Pg.	¶	Col	Change	Source
10	2-7	--	--	Under Table 2.1.a, "City of Merced Population Projections (2000 to 2030)", which has been re-titled "Table 2.1.a, "the following should be added: "Source: Merced County Association of Governments, 2004"	CS
11	2-7	--	--	Under Table 2.1.a, a new Table 2.1.b, *"City of Merced Population Projections (2010-2035)"* should be added (see Exhibit 2).	CS
12	2-27	--	--	Implementing Action UE-1.2.c should read as follows: **"Continue to limit expansion of City utilities to only those areas within ~~an~~ the established urban boundary."**	CL
13	2-27	--	--	Under the explanation under Implementing Action UE-1.2.c, after the 3rd sentence, the following should be added: "If it is necessary for technical/economic reasons to allow utilities to cross unincorporated territory (i.e. water/sewer main extensions), actual access to such utility services will be restricted to those inside the City limits until such time as annexation occurs."	CL
14	2-27	--	--	Under the explanation for Implementing Action UE-1.2.d, the 2nd sentence should read as follows: "The highest densities should, in general, be directed toward central areas of the City and not along the urban fringes unless they are in Community Plan areas, where higher densities may be justified."	CL
15	2-29	--	--	Under Implementing Action UE-1.3.g, in the "explanation" section following the Action itself, should read: "a) Urban Expansion Policies—UE 1.1, UE 1.2, and UE 1.3.~~, and UE 1.7~~."	CS
16	2-33	--	--	In the explanation under Implementing Action UE-1.5.d, the following should be added after the 2nd sentence: "The City will consider establishing a 'Rural Residential' (R-R) zoning district, which can be used in these areas upon annexation. The R-R district would address standards for existing private wells and septic systems, the keeping of animals and livestock, the level of public improvements in such areas (i.e. the possible omission of sidewalks, etc.), and other issues that often arise when such developed areas are proposed for annexation."	CS

Chapter 3--Land Use

#	Pg.	¶	Col.	Change	Source
17	3-4	2	L	Text in the 3rd sentence noted in ALL CAPS "67 OPS.CAL.ATTY. GEN.75" should read "67.Ops.Cal.Att.Gen.75" instead.	CS
18	3-5	--	--	Table 2.1—Merced Planned Land Use Summary will be modified as shown in Exhibit 3	CS
19	3-6	1	R	In the 1st sentence, "*duplexes*" should NOT be italicized.	TYPO
20	3-9	2	L	The title above the 2nd paragraph should read: "P/G <u>or SCH</u> (Public/Government <u>or School).</u>"	CS
21	3-9	3	L	The 2nd sentence shall be revised to read: "OS-PK areas may be designated in areas containing public parks, golf courses, greens, commons, playgrounds, landscape areas and similar types of public and ~~public~~ <u>private</u> open spaces."	TYPO
22	3-13	2	L	Last sentence should read "The *City of Merced Housing Element* (Chapter 9) was ~~adopted~~ <u>last revised</u> in 2004 and will be updated in ~~2010~~ <u>2011</u>."	CS
23	3-19	--	--	Under Implementing Action L-1.4.b, the 1st sentence of the explanation under the Action should read: "In 2010, the City of Merced currently has a significant inventory of over ~~2,000~~ <u>2,500</u> lots, which are within approved subdivisions but have not yet been built on."	CS
24	3-19	--	--	Under Implementing Action L-1.4.b, the 2nd sentence of the explanation under the Action should read: "In addition, the City has significant numbers of foreclosed homes. ~~(i.e. Merced has for the last few years, consistently lead the nation in the number of foreclosures)~~." *{Note: The information in "( )" was somewhat misleading as the foreclosure stats refer to Merced County and not the City of Merced, so staff recommends deleting it since the first part of the sentence makes the point on its own.}*	CS
25	3-19	--	--	Under Implementing Action L-1.4.b, the 3rd sentence of the explanation under the Action should read: "The City should consider developing incentives to spur the development of these <u>undeveloped</u> lots, including reduced development fees for "in-fill" areas and <u>expedited processing of development applications for construction on "in-fill" lots</u> in addition to reviewing the City's current annexation policies to make sure such "in-fill" development is favored over new "Greenfield" development in outlying areas." *(The above was suggested by Commissioner Colby at the Joint PC/CC Study Session on 1/10/11. Not all of his suggested language was supported by the other members, but there seemed to be agreement on the additions above.)*	PC

#	Pg.	¶	Col	Change	Source
26	3-44	--	--	Under Implementing Action L-2.2.d, last sentence of explanation following the Action should read: "Special attention should be given to areas within the ~~northwestern~~ northeastern portion of the City as job centers for businesses seeking a location near UC Merced."	TYPO
27	3-49 3-50	--	--	The 1st sentence of the 3rd paragraph of the explanation under Implementing Action L-2.7.a should read: "Although the City believes that new commercial centers should not ideally be located at the corner of two arterials, the City ~~might~~ will consider extremely limited exceptions for large-scale (minimum 20 acres), high quality projects which agree to abide by strict access and land use restrictions in proximity to the intersection…(rest of sentence remains the same)"	EDAC
28	3-53	--	--	Implementing Action L-2.9.a should read: **"Plan for job centers in the ~~northwestern~~ northeastern portion of the City capitalizing on the proximity of a research university, UC Merced."** 1st sentence of explanation under L-2.9.a should read: "As part of the development of the ~~northwestern~~ northeastern area, research and development campuses should be encouraged."	TYPO
29	3-53	--	--	After the last sentence of the explanation under Implementing Action L-2.9.a, the following should be added: "Business parks to accommodate research and development, technology, light industry, and business uses complimentary of the UC Merced Campus research could also be located on appropriately-designated properties along the Bellevue Corridor and other transportation corridors in the vicinity of the UC Merced Campus if the market exists for such uses."	CL
30	3-64	--	--	In the explanation under Implementing Action L-3.6.b, No. 2 should read: "2) Community Plans which include or are adjacent to established neighborhoods will address the needs of those ~~neighbor-hoods~~ neighborhoods and potential adverse impacts resulting from plan implementation."	TYPO
31	3-64	--	--	In the explanation under Implementing Action L-3.6.b, No. 4 should read: "4) Community Plan areas need connectivity with existing and planned urban areas. This includes all modes of transportation, including vehicles, bicycles, public transit, etc."	BAC
32	3-64	--	--	In the explanation under Implementing Action L-3.6.b, the last paragraph should read as follows: "The City ~~shall~~ may undertake the development of these Community Plans subsequent to the adoption of the General Plan or require developers to complete such plans. The costs of developing the plans may be assessed to those property owners, builders, and developers who will benefit from the plans as development takes place."	CS

#	Pg.	¶	Col	Change	Source
33	3-66	2	L	The 1st sentence should read: "The 'Specific Plans' ~~do not necessarily conform with the requirements of~~ may or may not be a 'specific plan' as contemplated by Government Code Section 65450 *et seq*."	CS
34	3-69	2	L	1st sentence should read: "As envisioned in this plan, a 'Community Plan' may or may not ~~conform with~~ meet the requirements of a 'specific plan' contemplated by Government Code Section 65450 *et seq.* ~~for 'Specific Plans."~~	CS
35	3-69	8	R	The 2nd sentence of No. 6 of "Community Plan Guiding Principles" should read: "These elements may include but not be limited to Land Use, Circulation (including all modes of transportation), Open Space, and infrastructure phasing."	BAC
36	3-71	1	L	The 1st and 2nd sentences should read: "The City ~~shall~~ may undertake the development of these Community Plans subsequent to the adoption of the General Plan or require developers to complete such plans. The costs of developing the plans may be assessed to those property owners, builders, and developers who will benefit from the plans as development takes place."	CS/CL
37	3-71	3	L	The 3rd paragraph shall read as follows: "Unlike the other Community Plans discussed in this Section, the University Community Plan (UCP) has already been adopted by Merced County. The City's 1997 Sphere of Influence ~~currently~~ includes the UC Merced Campus, although the Campus' footprint has been revised since 1997. ~~and t~~The City of Merced assumes implementation of ~~the~~ a Revised ~~University Community Plan~~ UCP at some future date."	UC/ EIR
38	3-71	2	R	The 2nd paragraph should read as follows: "In ~~2004~~ 2002, the Merced County Board of Supervisors adopted the ~~University Community Plan~~ UCP (also called a "Specific Urban Development Plan" or "SUDP") and associated environmental impact report for the development of an adjacent university community. In 2004, when the SUDP was adopted by the County of Merced, the ~~University Community Plan~~ UCP covered 2,133 acres and consisted of high-, medium-, and low-density housing; commercial buildings; buildings to house research and development; and parking, parks, schools, and open space."	UC/ EIR
39	3-71	3	R	The 1st sentence of the 3rd paragraph should read: "The 2004 ~~University Community Plan~~ ~~(~~UCP~~)~~ has been adopted as part of the Merced County General Plan and includes goals, objectives, policies, and implementation programs to address the development of the University Community. "	UC/ EIR

#	Pg.	¶	Col	Change	Source
40	3-71 & 3-72	4 & 1	R & L	The paragraph that follows the header "Current Revisions Under Consideration" should read as follows and the header should be modified to read "2009 Revisions": "After the 2002 adoption of the LRDP, UC Merced applied for a CWA Section 404 permit to fill approximately 86 acres of wetlands on the campus site. During discussions with various federal agencies, the University ~~is proposing~~ proposed an alternative to reduce the Campus' impacts on wetlands by reducing the size of the developed portion of the Campus from 910 acres to 810 acres and shifting the Campus boundary south into an area that was to be occupied by the University Community and shifting the Community boundary east. This proposed change brought about the need to revise the UC Merced LRDP and the University Community Plan, for which UC Merced officials prepared applications and an associated EIR, adopted by the University of California Board of Regents in 2009. ~~Now Merced County will review the proposed change to the University Community Plan based on principles and objectives of the University Community Plan adopted in 2004~~. After that adoption, the University Board of Regents had indicated that it intended to submit an application for a University Community Plan Update to Merced County, which has land use jurisdiction over the University Community. Although this application has not yet been submitted to the County, the City of Merced has chosen to acknowledge the revised 2009 boundaries for the University and the University Community North within the *Merced Vision 2030 General Plan* since the environmental impacts of those boundaries have been fully analyzed in UC's EIR, which involved the participation of the University, the County of Merced, and the City of Merced."	CS
41	3-73	2	L	After the 1st bullet under the heading "Economics/Market", the following paragraph should be added: "Project specific market studies may be provided by individual landowners in support of development proposals as an adjunct to and in support of the overall Bellevue Corridor market study. Individual landowners providing a "project" level market study showing support for planned land uses/activities may not be required to participate in the overall Bellevue Corridor market study after an evaluation of the project level study is completed by staff and deemed to be adequate to substitute for the overall Bellevue Corridor market study."	CL

#	Pg.	¶	Col	Change	Source
42	3-74	3	L	After the two bullets at the top of the page under "Character/Design," the following paragraph should be added under a new heading entitled "Timing": "Development projects may proceed in advance of the Bellevue Corridor Community Plan if all of the following findings can be made, as determined by the City Council upon recommendation by the Planning Commission: • There is an immediate or near term need for the facilities or uses proposed by the plan; • That the project is supportable by a project specific market study; • That the project is designed consistent with the "Urban Village Policies and Design Guidelines" as defined in Chapter 6 of the Merced Vision 2030 General Plan; • That the project is designed to be compatible with adjacent land uses as illustrated in the General Plan; and, • The owner consents that the development project, at the City's discretion, may be required to be consistent with the plans and specifications approved as part of the Bellevue Corridor Community Plan."	CL
43	3-89 to 3-97	--	--	The following note, which already appears on p. 3-89, shall appear on each subsequent page with a Conceptual Land Use Plan: "Note: Plans are included here for illustrative purposes only. These are, with the exception of the 2004 University Community Plan, NOT adopted plans and no land use entitlements are granted by including these plans here."	CS

Chapter 4--Transportation & Circulation

#	Pg.	¶	Col.	Change	Source
44	4-5	--	--	*Figure 4.1-Circulation Plan* should be modified to remove Kibby Road as a collector between Childs & Gerard per General Plan Amendment #06-01, approved on Sept. 28, 2009, and to change the designation for Yosemite Avenue, east of Parsons/Gardner to a "Special Arterial" with a right-of-way of 94 feet and a cross section as shown in added Figure 4.27f (see Item #60 below).	CS/CL
45	4-7	2	L	1st sentence should read: "It will be ~~extremely~~ important for the City to continue to work closely with Caltrans, the County, and MCAG in the future regarding several important regional circulation issues which are discussed in more detail later in this chapter:"	CS
46	4-22	3	R	Last sentence should read: "Construction efforts are anticipated to begin ~~by as early as 2011~~ within the next few years."	CS
47	4-26	1	L	The 3rd sentence should read: "Details of the existing and planned system are presented in the Merced Bicycle Plan, adopted in 2008 (Figure 4.9), an implementing action of the General Plan, which is updated every four years. The alignments shown are conceptual and subject to further refinement prior to actual construction."	BAC/ CL
48	4-27	2	R	The 2nd sentence is revised to read as follows: "The airport is the only ~~"regionally significant"~~ "General Aviation Airport" ~~airport~~ in the County according to criteria used by the ~~Civil Aeronautics Board~~ Federal Aviation Administration. A "General Aviation Airport" is one used for both private and commercial air transport."	CL
49	4-28	2	L	3rd and 4th sentences should read: "The subsidy ~~would expire~~ which was due to expire on August 31, 2010 ~~and at this time it is not known whether EAS would be~~ has since been renewed. If ~~not~~ the subsidy was ever eliminated, Merced would need to obtain alternative funding or seek other solutions in order to maintain this air service."	CS
50	4-56	--	--	After the 2nd sentence of the explanation under Implementing Action T-2.1.f, the following should be added: "The City/County Revenue Sharing Agreement could be one method of coordinating bicycle facility planning between the City, the County, and UC Merced."	BAC
51	4-57	--	--	After the 1st sentence of the explanation under Implementing Action T-2.2.f, the following should be added: "One such location could be the future Downtown High Speed Rail Station, where bike-friendly routes to the station and short/long term bike parking facilities could be incorporated into the station design to assist bicycle commuting."	BAC

#	Pg.	¶	Col.	Change	Source
52	4-59	--	--	After the 2nd sentence of the explanation under Implementing Action T-2.4.b, the following should be added: "The City should also pursue partnerships with local cycling advocacy groups, such as the Merced Bike Coalition and the UC Cycling Alliance, and local bike shops in efforts to promote cycling in Merced."	BAC
53	4-60	--	--	After the last sentence of the explanation under Implementing Action T-2.5.a, the following should be added: "Bicycle parking guidelines from the Association of Pedestrian and Bicycle Professionals (APBP) should be considered as a resource for developing such a bike parking ordinance. The City should also encourage employers to provide end-of-trip facilities, such as bike lockers, bike rooms, and shower facilities, to encourage bicycle commuting. "	BAC
54	4-60	--	--	The 1st sentence of the explanation under Implementing Action T-2.5.c should read: "Although the City does not operate the Bus system so it cannot mandate such, the City should encourage the transit provider to continue to provide ~~the provision of~~ bicycle racks on buses, which has proven to be an effective tool for promoting bicycle and transit use."	BAC
55	4-61	--	--	The 4th sentence of the explanation under Implementing Action T-2.6.a should read: "Coordinating bicycle planning with the University is, therefore, critical, and should be incorporated into the development of the University's Long Range Development Plan, the University Community Plan, the Regional Bike Plan, and Merced Bicycle Plan."	BAC
56	4-61	--	--	In the explanation under Implementing Action T-2.6.a, the 4th sentence should read: "The City should update the Bicycle Master Plan, an implementing action of the General Plan, every ~~five~~ four years to remain eligible for state funding."	BAC
57	4-61	--	--	The last sentence of the explanation under Implementing Action T-2.6.a should read: "The South Merced Community Plan, as an implementing action of the General Plan, also includes various bicycle-related improvements, which should be incorporated into the Bicycle Master Plan for implementation. Through the South Merced Community Plan and the Bicycle Master Plan, the City will focus on adding and improving bicycle facilities in South Merced for recreation and commuting.	BAC

#	Pg.	¶	Col.	Change	Source
58	4-66	--	--	Under Policy T-3.1, the following new Implementing Action T-3.1.d and its associated explanation should be added: **"3.1.d Work with the County of Merced on land use and master planning issues in the vicinity of Castle Airport and its Land Use Compatibility Zones."** "The City of Merced recognizes that Castle Airport is a County asset with the potential to generate job growth within the County of Merced. Merced County is currently in the process of developing a new Castle Airport Master Plan, which would outline Castle's proposed development over the next 20 years. Merced County has expressed an interest in expanding Castle's current role as mostly a general aviation airport (the County's website in 2011 indicates that general aviation uses are 99% of current operations) to include air cargo, military exercises, and commercial air service. If such a Master Plan was approved, the Land Use Compatibility Zones for Castle Airport would need to be modified to reflect those changes. If modified, Castle Airport's Land Use Compatibility Zones could affect development within the existing City and the proposed SUDP/SOI. (Long time residents will remember the significant noise impacts of Castle's military operations until Castle Air Force Base closed in 1995.) Therefore, the City wants to continue to work with the County on ensuring that any adopted Castle Airport Master Plan contains realistic aircraft operation projections that do not hinder both existing and future development within the City."	CS/CO
59	4-73	2	--	After the 3rd sentence of the 1st paragraph under "Expressways" section, the following should be added: "Expressways should be designed to include separated Class I bike paths if feasible to provide a safe avenue for bike commuters."	BAC
60	4-73	4	--	After the 4th sentence of the 3rd paragraph under "Expressways", the following should be added: "The Campus Parkway north of Yosemite Avenue has not yet been designed in detail and may require modified access spacing, right-of-way, and/or alignment. Standards for the design of Campus Parkway north of Yosemite Avenue will need to be defined in the University Community Plan and any subsequent modifications."	CL
61	4-83	--	--	A new cross-section (Figure 4.27f) for Yosemite Avenue, east of Parsons/Gardner will be added as shown in Exhibit 4.	CL
62	4-86 & 4-87	--	--	Add Note #3 as follows to Figures 4.28 and 4.29: "3. Bike lanes shall be added to the extent safe and feasible within the proposed right-of-way at these intersections."	BAC

#	Pg.	¶	Col.	Change	Source
63	5-2	3 1 2 3 4	L R R R R	The section under "Merced Fire Department" should be amended to read as follows: "The City of Merced Fire Department provides fire protection, rescue, and emergency medical services from five fire stations strategically located throughout the ~~urban area~~ City. The Department's ~~Central Fire Station and~~ Headquarters (Station 51) is located near the intersection of East 16th and G Streets. Station 52 is located at Merced Regional Airport on Falcon Way; Station 53 is on Loughborough Drive ~~behind~~ adjacent to the Merced Mall; Station 54 is on East 21st Street; and Station 55 is ~~near~~ at the intersection of Parsons and Silverado within Carpenter Park. The Fire Department call volume continues to increase on an annual basis. Some of the increase is a result of a larger population base, others significant factors that affect the call volume are socioeconomic factors and access to services. In 2010, the Department responded to 6325 incidents: 6% of which were to fires and 57% were emergency medical or rescue incidents. The remaining 37% of incidents were comprised of good intent calls, false alarms, service calls, and other special types of incidents. Fire Department personnel are typically assigned ~~on~~ to a three-shift ~~platoon~~ work schedule, which provides the City coverage 24 hours a day, seven days a week. The Department equipment includes ~~first line~~ engine companies ~~(carry and pump water)~~ (water, hose, and pump), and ladder companies (ladders, rescue tools, and rescue equipment), ~~reserve engines and ladder trucks, airport emergency vehicles,~~ aircraft rescue firefighting (ARFF) vehicle, medium rescue trailer, mass decontamination trailer, personnel rehabilitation unit, and other ~~miscellaneous~~ support vehicles. ~~Merced's fire protection system operates according to a central station concept. Under this concept, a central station can respond to calls from within its own service area or district, and can provide back-up response to other districts as well. From 1990 to 2010, response activity doubled. "~~ ~~"~~The Department is regularly evaluated and rated ~~under the auspices~~ of by the Insurance Services ~~Office~~ Organization (ISO). The ISO utilizes the Fire Protection Rating System (FPRS) to assess the Department and to provide a final score ~~, which.~~ The score defines the level of fire protection services on a scale of 1 to 10; with 1 representing the best level of protection and 10 indicating no protection at all. The Department's ~~2009~~ current rating is Class 2, which is considered to be well above average. ~~, despite manning levels~~	FC

				~~below national averages.~~ The Class 2 rating ~~helps keep the costs of~~ is used to determine the fire insurance premiums ~~low~~ for ~~City~~ businesses and residences within the City."	
64	5-4	1 2	L L	The above section under "Merced Fire Department" continues on the following page and should read as follows: "Fire stations are strategically located, fixed facilities that are developed to house personnel and equipment to provide the identified level of service to a specific geographic area or district. The ~~City's~~ Fire Department Facilities Master ~~Facilities~~ Plan is developed using the approach previously outlined and is used in the planning of stations ~~that will~~ to provide protection within a primary service area. The Department has a goal of maintaining a response time of four to six minutes for the first crew to arrive at a fire or medical emergency within an assigned district. This goal was chosen on the basis of proven factors affecting property damage and, more importantly, life. As the City continues to grow in population and area, the fire protection system will ~~have to change if it is~~ need to evolve to meet this response time standard. This would require the potential relocation of existing facilities and the development of new stations ~~two existing stations to be relocated and five new facilities~~ with personnel and equipment to be added to the system. ***Figure 5.1*** shows tentative fire station locations within the Area of Interest. ~~A fewer number of stations may needed to just serve the proposed SUDP/SOI."~~	FC
65	5-10	3	L	Last sentence should read: "The State of California has enacted legislation requiring communities to prepare flood damage control ordinances based on a 200-year event, ~~requiring~~ which may require the City to update this ordinance for certain areas of the City."	CS
66	5-12	--	--	Figure 5.4 incorrectly shows the "Franklin-Beachwood" area inside the City limits. The Figure will be modified to show the correct City limit boundary.	CS
67	5-13	3	L	The last sentence should read: "However, the City in recognizing ~~t~~ the importance of public education to the well-balanced community we desire…" (rest of sentence unchanged)	TYPO
68	5-14	1	R	The 2nd & 3rd sentences should read: "The first phase of the campus opened in Fall 2005 with 870 students. Development of the campus has advanced significantly with approximately ~~3,500~~ 4,300 attending the Fall 2010 session."	CS
69	5-17	3	L	The 2nd sentence should read: "The first phase of the hospital consists of an 8-story, 260,000-square-foot hospital with 185 beds, a power ~~plan~~ plant, a helipad, and approximately 950 parking spaces."	TYPO

#	Pg.	¶	Col.	Change	Source
70	5-24	--	--	Implementing Action P-1.3.f should read as follows: **"Consider changes to the Public Facilities Financing Plan and Public Facilities Impact Fee program, under applicable provisions of law, to reflect lower fees for "in-fill" development, transit-oriented development, and new development within the 2015 SUDP vs. areas being added to the SUDP/SOI in the *Merced Vision 2030 General Plan*."**	BIA/ CL
71	5-25	--	--	Implementing Action P-2.1.a should be amended to read as follows: "**Periodically review existing and potential station facilities, equipment and staffing levels ~~manpower~~ in light of protection service needs."**	FC
72	5-25	--	--	1st sentence of explanation under P-2.1.b should read: "Subject to the resource constraints of the City, fire stations should be located so that no development within the City is located outside of the primary response ~~areas~~ time objectives (4 to 6 minutes, at least 90 percent of the time) ~~of~~ for at least one fire station ~~within the resource constraints of the City~~."	CS/ FC
73	5-26	--	--	Implementing Action P-2.1.f and the explanation under it should be amended to read as follows: "**Provide fire facilities and related resources to support the Fire Department Facilities Master Plan and any subsequent updates ~~"central station concept"~~.** In order to maintain ~~above average~~ fire insurance ratings and to plan for additional stations, fire facilities should be provided and sited to support the ~~"central station concept" described in Section 5.2.1 of this chapter~~ current Fire Department Facilities Master Plan and any subsequent updates."	FC
74	5-26	--	--	The explanation under Implementing Action P-2.1.g should read as follows: "The City should continue participation in and support community level crime prevention programs such as the Neighborhood Watch, ~~and~~ VIP (Volunteer In Police), and Community Emergency Response Team (CERT) programs."	FC
75	5-32	--	--	Implementing Action P-5.1.d should read as follows: **"Installation or design of facilities necessary to provide services to development projects will be based on the full build-out scenario."**	BIA

#	Pg.	¶	Col.	Change	Source
76	5-36	--	--	The 2nd paragraph, 2nd sentence of the explanation under Implementing Action P-7.1.a should read as follows: "However, the City in recognizing the importance of public education to the well balanced community we desire, will look to those seeking entitlements from the City to be good trustees of the future and to go beyond the statutory minimums to address the impacts of their development on schools by entering into voluntary agreements with the relevant public school districts to the extent permitted by law."	BIA
77	5-44	--	--	The 1st sentence of the explanation under Implementing Action P-9.1.a should read: "The City would develop plans and standards for the installation of telecommunications infrastructure."	BIA
78	5-47	2	R	2nd sentence should read: "This fee program is administered by the Merced County Association of Governments and ~~all the~~ most cities in Merced County and the County participate."	CS

Chapter 6--Urban Design

#	Pg.	¶	Col.	Change	Source
79	6-11	--	--	The 1st sentence of the 2nd paragraph of the explanation under Implementing Action UD-1.1.f should read: "Similarly, light industrial uses should not generally be permitted in Villages except that those business park/research & development type uses may be appropriate in those Villages in the ~~northwestern~~ northeastern portion of the City near UC Merced."	TYPO

Chapter 7--Open Space, Conservation, & Recreation

#	Pg.	¶	Col.	Change	Source
80	7-13	4	L	1st sentence should read: "Two ~~Three~~ other sites of ~~significant~~ groundwater contamination are located on the former Castle Air Force Base property northwest of the City and the GE Kendall plant in the southeast portion of the City's planning area. ~~, and at the site of the former wood treatment facility in the Franklin Beachwood area west of the City.~~"	CS
81	7-31	--	--	In the explanation under Implementing Action OS-3.2.h, after the 2nd sentence, the following should be added: "Where feasible, bike paths should be designed so that at least one side is open to a public street. Situations where bike paths are located along the back sides of homes with limited visibility should be avoided as much as possible."	CL

Chapter 8--Sustainable Development

#	Pg.	¶	Col.	Change	Source
82	8-27	--	--	Periods need to be added to the end of the last sentences of the explanations under both Implementing Actions SD-1.3.e and SD-1.4.a.	TYPO
83	8-32	--	--	Section C-1 of Implementing Action SD-1.7.d should read: "1. The City shall ~~utilize~~ consider guidance from the Institute for Local Government…" (rest of sentence remains unchanged).	CS
84	8-31	--	--	Implementing Action SD-1.7.d should read as follows: **"In addition to the measures described in ~~SD-1.7.d~~ SD-1.7.c, … (rest of sentence remains the same)"**	TYPO
85	8-40	--	--	Implementing Action SD-3.2.d should read as follows: **"Encourage builders to develop "green" and/or LEED-Certified (or other similar programs) buildings."**	BIA
86	8-41	--	--	After the last sentence of the explanation under Implementing Action SD-4.2.b, the following should be added: "On December 6, 2010, the City Council adopted Resolution #2010-101 supporting the City of Merced becoming a Healthy Eating Active Living (HEAL) City."	CS

Chapter 9—Housing [Adopted Separately—May 16, 2011]

#	Pg.	¶	Col.	Change	Source
87	All			The Housing Element, adopted separately on May 16, 2011, will be incorporated into the final adopted General Plan document.	CS

Chapter 10--Noise

#	Pg.	¶	Col.	Change	Source
88	10-24	2	L	After the 1st sentence of the paragraph, the following should be added: "(Pepsi Beverage Co. subsequently closed the plant on December 8, 2010.)"	CS

#	Pg.	¶	Col	Change	Source
89	11-1	2	R	Section "11.1.2—City of Merced Emergency Response/Disaster Plan" should read as follows: "In ~~2003~~ 2011, the City of Merced updated its Emergency ~~Response/Disaster~~ Operations Plan ~~and a countywide plan was also adopted~~. ~~Both~~ The plan~~s~~ is ~~are~~ updated ~~as needed~~ on a regular basis to ~~respond to~~ meet the evolving emergency response needs and to address new hazards. The Plan addresses mitigation, planning, response, and recovery activities for various emergency situations. The Plan consists of: ~~1) general information; 2) initial response operations; 3) extended operations; and 4) recovery.~~ a) Purpose, scope, situations, and assumptions; b) concept of operations; c) organization and assignment of responsibility; d) direction, control, and coordination; e) information collection and dissemination; f) communications; g) administration, logistics, and finance; h) preparedness, training and exercises; i) plan development and maintenance; j) authorities; and k) supporting documents and annexes. The purpose of the plan is to provide emergency planning, organization, ~~and~~ response, mitigation, and recovery guidance. The Plan ~~deals~~ is compliant with the emergency management requirements of ~~through~~ the Standardized Emergency Management System (SEMS), the Incident Command System (ICS), and the National Incident Management System (NIMS). Further, the Plan supports law enforcement, ~~traffic~~ access control, fire, medical, rescue, ~~and radiological~~ hazardous materials, care and shelter, ~~and~~ support, and resources. The plan is designed to prepare the community for responding to an emergency situation in a highly organized and efficient manner ~~way so chaotic situations are avoided~~."	FC
90	11-16	5 1	L R	The 2nd and 3rd paragraphs under "Risk Factors and Mitigations" should read as follows: "Urban fire risks include personal safety practices, construction materials and methods, built-in fire protection systems, site planning, and overall land use. In order to mitigate the risk and impact of fire within Merced, the City ~~has adopted the concepts of Community Fire Protection Master Planning (C.F.P.M.P.)~~ uses a master planning process that identifies potential risks and/or hazards and then proposes methods to address those risks ~~As a system with many components, C.F.P.M.P. received a commitment from the City Council~~ This master planning process has been used since 1982 to provide fire protection planning with a goal of a "fire safe community." ~~As a system, C.F.P.M.P. states that~~ Fire protection planning requires involvement of all City agencies, individuals, and organizations that have input and support community health, safety, development, and stability."	FC

#	Pg.	¶	Col	Change	Source
91	11-16	3	R	The paragraph under "Personal Safety Practices" should read: "~~Merced's current~~ The number one cause of residential fires is cooking. Kitchen safety revolves mainly around an individual's safety practices. For this reason, the Fire Department has developed and is conducting several public education programs. These programs stress emphasis on children and senior citizens who have been identified by the National Fire Protection Agency as high-risk groups for fire death and injuries. Within the scope of the *Merced Vision 2030 General Plan*, the Fire Department will be committing resources toward educating the adult population about the risks of fire."	FC
92	11-16 11-17	4 1	R L	The paragraph under "Construction Materials, Methods, and Site Planning" should read: "The California Building Code and the California Fire Codes work together to regulate building construction and related items such as the care of vacant lots and the storage of flammable liquids. On average, each ~~Each~~ year, the Fire Department ~~and engine companies~~ conducts in excess of 4,000 inspections and eliminated approximately 8,000 Fire Code violations which could attribute to the cause and severity of a fire. The inspection program primarily targets the high and medium hazard occupancies identified in the ~~"Land Use"~~ "Hazards and Risks" section on the following pages. To provide effective fire prevention activities for low hazard ~~land uses~~ occupancies, the Fire Department conducts ~~year-round~~ seasonal hazard removal programs (primarily weed abatement)."	FC
93	11-17	3 4	L L	The 2nd and 3rd paragraphs under "Vacant Lots" should read: "The City of Merced ~~currently has a~~ employs a weed ~~control~~ abatement program, which requires ~~weed abatement during the year~~ property owners to eliminate flammable vegetation and rubbish from their properties. Each property within the City is ~~served annually~~ surveyed each spring ~~with~~ and notices are sent ~~for removal of weeds, etc.~~ to the owners of property that has been identified to pose a fire risk. Since inception of this program in 1992, grass or brush related fires within the City have ~~fallen dramatically~~ been greatly reduced. The City ~~Fire, Police, and Public Works Departments~~ also picks up abandoned vehicles, and a "Spring Clean-up" conducted annually allows people to have bulky refuse picked up at transfer stations without charge. Naturally, the use of built-in protection such as fire resistant materials and automatic sprinklers in all new structures ~~above that~~ as required by the Building and Fire Codes significantly reduces the risk of urban fires and may reduce the City's reliance upon fire suppression crews."	FC

#	Pg.	¶	Col	Change	Source
94	11-17 11-19	2 3 4 1 2	R R R L L	The "Land Use" section should be re-titled "Hazards and Risks" and should read as follows: "Merced has a variety of ~~land use~~ occupancy types. Some ~~Many~~ of these require tailored fire protection considerations. These ~~land uses~~ occupancies are included as follows: • Special Risk ~~High Hazard~~ Occupancies (schools, hospitals, nursing homes, and other high life hazard or large fire potential occupancies) • High Risk ~~Medium Hazard~~ Occupancies (apartments, offices, mercantile and industrial occupancies) • Medium Risk ~~Low Risk~~ Occupancies (one-, two-, or three-family dwellings and scattered small businesses) • Low Risk Occupancies ~~Rural Operations~~ (vehicles, vacant land, storage shed, and outbuildings ~~scattered dwellings, outbuildings, vacant lots~~) ~~Each of these land use types requires somewhat different fire suppression resources (e.g., emergency medical services, hazardous materials response, and heavy rescue).~~ ~~Merced's current policy~~ The Fire Department's response objective is to ~~provide~~ arrive at the scene of an emergency ~~response~~ within 4 to 6 minutes 90-percent of the time within the resource constraints of the City. ~~and~~ The Merced Fire Department also strives to provide adequate resources to ~~combat fires in these occupancies~~ mitigate emergency incidents within ~~the financial constraints of~~ the City. ~~The target of this response is to place a fire unit on scene at 90 percent of the incidents in five minutes.~~ Therefore, it is important that ~~those~~ industries using hazardous materials, large facilities, or ~~requiring special fire hazard considerations going into~~ special or high risk occupancies being developed in new areas of the City ~~not currently occupied by these types of businesses~~ be accompanied by additional fire department facilities, equipment, and/or personnel. The current ~~response practice provides for a~~ structure fire first-alarm assignment consists of ~~two pumpers~~ three engines, one ~~ladder~~ truck, ~~one mini pumper,~~ and ~~a~~ one chief officer ~~for all structure fires~~. The increased awareness and use of hazardous materials, and the need for heavy, confined space, and water rescue services,~~;~~ however, have led the Fire Department to develop programs to provide expanded services."	FC

#	Pg.	¶	Col	Change	Source
95	11-19	3 4	L L	The "Wildland Fires" section should be re-titled "Wildland and Vegetation Fires" and should read as follows: "Wildland and vegetation fire hazards exist in ~~varying degrees over approximately 90 percent of~~ Merced County, mostly outside urban areas. The Valley's long, hot, dry summers and extensive vegetation ~~makes for~~ creates a fire season that extends from late spring to early fall. ~~Approximately fifty to~~ More than one hundred wildland fires can occur in Merced County ~~in any one year~~ on an annual basis. Irrigated agricultural land, however, is less susceptible to wildland fires than grazing areas. As the City has ~~increasingly~~ annexed large blocks of undeveloped land, the potential for wildland and vegetation fires ~~(mainly grassland fires)~~ within the City has increased. The City Fire Department ~~is typically called~~ responds to ~~6 to 10 significant grassland~~ 50-75 vegetation fires per year ~~which occur in County fringe areas adjacent to the City limits~~. The Fire Department is also frequently called to provide mutual aid to the Merced County Fire Department for ~~grassland~~ vegetation fires in the wider Merced area ~~due to increasingly strained fire fighting resources within the County over the last decade~~."	FC
96	11-19 11-21	2 3 1	R R L	The 1st and 2nd paragraphs under "Hazard Response—Urban and Wildland Fires: Access" should read as follows: "Access, as it relates to urban fires, is promoted or restricted based on three factors: (1) the geographical proximity of ~~the proper equipment~~ fire resources, (2) the location of physical boundaries in relationship to the station and fire, and (3) the road system. ~~The proximity of the proper equipment is discussed in the land use portion of the "Risks Factors and Mitigations" section of this chapter.~~ The location of the physical boundaries in relationship to the station and fire is addressed in a station service area plan (see ***Figure 11.6***) ~~that is found in the "Fire Department Service Level Report." The plan~~ Fire station location planning allows for the distribution of stations and resources to provide protection for areas geographically separated by physical boundaries, such as creeks and railways, and also protects against the elimination of all of the fire response resources by an earthquake, flood, or other disaster. A well-defined system of local streets and roads is also important to provide emergency access for firefighting equipment and evacuation routes for the public. The circulation system is a critical part of the Fire Department's ability to maintain a desired response time of four to six minutes ~~minute response time~~ to any area of the City, 90-percent of the time. To provide adequate access and room for firefighting operations, the National Fire Protection Association standards recommend minimum roadway widths of 28 feet with parking on one side only and 36 feet if parking is allowed on both sides. Provision of bridges over creeks and grade separated railroad crossings are also critical elements in meeting response times." (Note: the 3rd paragraph under this section remains the same.)	FC

#	Pg.	¶	Col	Change	Source
97	11-21	3	L	The 2nd sentence of the 1st paragraph under "Water Supply" should read: "This is especially important in large commercial and industrial ~~buildings~~ occupancies."	FC
98	11-21	4	L	The 2nd sentence of the 2nd paragraph under "Water Supply" should read: "In addition to providing water supplies for fire suppression ~~forces~~ operations, the effectiveness of automatic fire sprinkler systems is dependent upon the water service."	FC
99	11-21	2 3 4 5	R R R R	The "City of Merced Fire Department" section should read as follows: "As of ~~2009~~ 2011, the City of Merced Fire Department's ~~fire control equipment~~ resources consisted of five first-line engine companies ~~(carry and pump water)~~ ~~at five stations throughout the City~~, one ladder company (85 feet), two reserve engines, one reserve truck, technical rescue and mass decontamination trailers, and ~~several miscellaneous~~ command and support vehicles, that respond out of five fire stations within the City. The Fire Department personnel, as of ~~2009~~ 2011, totals ~~81~~ 64.5 personnel ~~employees~~, all of whom are paid professionals, ~~which~~ who provide City coverage 24 hours a day, seven days a week. The City of Merced Fire Department has a mutual aid agreement with the Atwater and Merced County Fire Departments. Moreover, the Fire Department is a member of the California Master Mutual Aid Plan. These ~~This~~ agreements enable the different jurisdictions to request aid from ~~another~~ each other when necessary. ~~At present,~~ The Merced Fire Department holds a Class II ISO rating. ~~This ration schedule~~ The Fire Protection Rating Schedule is used by the Insurance Service ~~Office~~ Organization (ISO) to measure a fire department's capabilities, which are used to establish insurance rates for commercial and residential properties. "	FC
100	11-22	3	R	The 3rd paragraph under "Evacuation Routes" should read: "The ~~*Merced City Emergency Plan*~~ *City of Merced Emergency Operations Plan* addresses various emergency situations ~~designates the Police Chief as~~ and identifies a Care and Shelter Branch Director ~~Evacuation Coordinator (in case of a wider emergency, the County Sheriff is designated)~~ who is responsible for supporting and coordinating the evacuation efforts in the field. At the time of an emergency, ~~the Evacuation Coordinator~~ the Care and Shelter Branch Director will evaluate the situation, access various routes ~~(many of which will have been planned out in advance)~~, determine the best routes, alert the public via radio and/or TV of evacuation routes and procedures, and coordinate the evacuation with state and local officials, such as the Highway Patrol, Caltrans, etc. Evacuation routes for most emergencies can be seen in ***Figure 11.8***."	FC

#	Pg.	¶	Col	Change	Source
101	11-22	2 3	R R	The "Hazard Response—Wildland and Vegetation Fires" should read as follows: "The City's response to fighting wildland and vegetation fires is much the same as the response to urban fires. Typically, the Fire Department will dispatch two ~~trucks~~ engines and one chief officer to ~~such~~ vegetation fires and evaluate whether there is a need for additional ~~apparatus~~ resources.~~,~~ ~~especially if there is a threat to nearby structures.~~ The Fire Department ~~is also in the process of redesigning their fire apparatus (adding larger water tanks, adding four-wheel drive, etc.)~~ needs to consider obtaining fire apparatus that are designed for off-road operations in order to better combat ~~grassland~~ vegetation fires, where water supply can be limited and off-road response may be necessary. Most wildland fires outside the City limits are responded to by Merced County or the California Department of Forestry and Fire Protection (~~CDF~~ CalFIRE) ~~although the City Fire Department is often called upon to provide mutual aid when needed~~. In order to prevent wildland fires before they start, the City's weed abatement program requires that flammable vegetation ~~on vacant lots~~ be plowed under or mowed down ~~if it is not irrigated agricultural land~~. The Police, Fire, and Inspection Services Departments combine to make sure that abandoned vehicles or building (potential fire hazards) are removed."	FC
102	11-26	1	R	The paragraph under "Hazard Response—Airport Ground Safety" should read: "Merced County's Airport Land Use Compatibility Plan calls for approach protection through land use restrictions in Zone A areas, a maximum occupancy level for commercial/ industrial uses, and density restrictions on residential uses in Zone C ~~Zones B1 and B2~~, and the retention of existing agricultural uses and the discouragement of residential land uses in Zones B1 and B2 ~~the entire referral area (Zones A, B1, B2, and C)~~."	CL
103	11-30	--	--	Under Policy S-1.1, add new Implementing Action 1.1.g as follows: **"1.1.g—Complete preparation and implementation (and updates as needed) of a Local Hazard Mitigation Plan for the City per the requirements of the Federal Emergency Management Agency (FEMA)."**	CS
104	11-33	--	--	The 1st sentence of the explanation after Implementing Action S-3.1.d should read: "In 2008, the State of California adopted new legislation that requires jurisdictions to prepare certain floodplain regulations based on the 200-year flood event, instead of the previously used 100-year flood event."	CS

#	Pg.	¶	Col	Change	Source
105	11-34	--	--	Implementing Action S-4.1.a should read as follows: "**Provide additional fire station locations as expansion of the City occurs in order to maintain a response <u>time</u> objective of 4 to 6 minutes citywide <u>90 percent of the time</u>, within the financial constraints of the City."**	FC
106	11-35	--	--	Implementing Action S-4.2.d should read as follows: **"Continue close collaboration between Inspection Services, Fire Prevention, and Fire Suppression support personnel to ensure public safety and improve construction safety through the building permit and life safety inspections process."** Replaces the following: **"~~Expand the inspection program to include the following recommendations by the Insurance Services Office:~~ ~~a. Perform fire prevention inspections of all buildings other than dwellings once a year, except hazardous occupancies which should be inspected twice a year.~~ ~~b. Establish a program of adequate reinspection of electrical wiring and equipment.~~ ~~c. Perform fire inspections on residential rental properties on a change in tenants."~~**	FC
107	11-36	--	--	Under Policy S-5.1, the following new Implementing Action S-5.1.d and its associated explanation should be added: **<u>"5.1.d Work with the County of Merced on land use and master planning issues in the vicinity of Castle Airport and its Land Use Compatibility Zones."</u>** <u>"The City of Merced recognizes that Castle Airport is a County asset with the potential to generate job growth within the County of Merced. Merced County is currently in the process of developing a new Castle Airport Master Plan, which would outline Castle's proposed development over the next 20 years. Merced County has expressed an interest in expanding Castle's current role as mostly a general aviation airport (the County's website in 2011 indicates that general aviation uses are 99% of current operations) to include air cargo, military exercises, and commercial air service. If such a Master Plan was approved, the Land Use Compatibility Zones for Castle Airport would need to be modified to reflect those changes. If modified, Castle Airport's Land Use Compatibility Zones could affect development within the existing City and the proposed SUDP/SOI. (Long time residents will remember the significant noise impacts of Castle's military operations until Castle Air Force Base closed in 1995.) Therefore, the City wants to continue to work with the County on ensuring that any adopted Castle Airport Master Plan contains realistic aircraft operation projections that do not hinder both existing and future development within the City."</u>	CS/CO

ADDITIONAL CHANGES TO GENERAL PLAN DRAFT BASED ON OPTION 2 (EIR ALTERNATIVE #2—REMOVAL OF CASTLE FARMS & MISSION LAKES)

Executive Summary

#	Pg.	¶	Col	Change	Source
108	I-v	--	R	Figure entitled "Specific Urban Development Plan and Sphere of Influence" at top of right-hand column will be amended to reflect the adopted SUDP/SOI by City Council.	CC
109	I-v	2	R	1st sentence should read as follows: "The *Merced Vision 2030 General Plan* proposes an expansion of the City's SUDP/SOI by approximately 7,900 ~~12,900~~ acres to accommodate the City's projected growth over the next 20 years."	CC
110	I-vii	2	R	2nd sentence of paragraph under "4) Community Plans" should read as follows: "The City has six adopted Plans and five ~~seven~~ proposed plans."	CC

Chapter 2—Urban Expansion

#	Pg.	¶	Col	Change	Source
111	2-7	2	L	4th and 5th sentences under #1 shall be deleted as follows: "~~There is a proposal for a new Planned Community ("Mission Lakes") south of the Airport. While the property is significantly impacted by airport land use policies, there may be sufficient land to accommodate some residential development, but specific land uses will need to be determined through the Community Plan process, which will follow the adoption of the General Plan.~~"	CC
112	2-7	3	R	3rd sentence under #4 shall be deleted as follows: ~~"There is a proposal for a large development at the extreme northwest corner of the SUDP/SOI, which contains a significant amount of land with relatively little conflict with airport land use restrictions."~~	CC
113	2-13	--	--	Figure 2.3 "Merced 2030 Specific Urban Development Plan Boundary (SUDP)/Sphere of Influence (SOI)" will be updated to reflect the adopted SUDP/SOI by City Council.	CC
114	2-15	4 1	L R	2nd and 3rd sentences of the 1st paragraph under "Proposed SUDP/SOI Changes" shall be amended as follows: "The 1997 SUDP has been expanded to include some areas within the 1997 SOI (i.e., the Rural Residential Centers between Gardner and Lake, the UC Merced Campus, etc.), but also adding other areas outside the 1997 SOI (such as the University Community~~, Castle Farms, and Mission Lakes~~) and deleting some areas that were inside the 1997 SOI (much of the Smith Trust lands north of the UC Merced Campus). However, the net change in absolute size is minimal (Figure 2.3) with the proposed SUDP/SOI being 28,576 ~~33,463~~ acres while the SOI in 1997 was approximately 33,700 acres."	CC

#	Pg.	¶	Col	Change	Source
115	2-15	1	R	Last sentence of the top paragraph continued from the previous column should be deleted as follows: ~~"A corresponding increase is proposed for the northwest (Castle Farms) and southwest (Mission Lakes) for master planned communities."~~	CC
116	2-16	2	L	1st sentence should be amended to read: "An outline of the areas proposed for inclusion in the Draft SUDP/SOI, which is approximately 28,576 ~~33,463~~ acres, can be found below."	CC
117	2-16	1	R	The first two bullets should be deleted as follows: • ~~Area 8 (Mission Lakes)~~ • ~~Area 12 (Castle Farms)~~	CC
118	2-18	2	L	The first bullet would be amended as follows: "Portion of Area 11 North: A portion of this area, approximately ¼ mile west of the Highway 59 corridor, is already included in the 1997 SUDP as is a similar 1/4-mile wide portion of Castle Farms (Area 12). The rest of the area would likely open for development if Castle Farms (Area 12) were to extend a sewer line through the area down to the City's WWTP in order to serve the Castle Farms area. As such, it depends on the development of Area 12, the majority of which is included in the Area of Interest and not in the SUDP/SOI. This area is also heavily influenced by Castle Airport and a Community Plan would not be adopted until the County completes an update to the Airport Land Use Compatibility Plan. The rest of Area 11 North has been included in the Area of Interest (Section 2.2.3) as is the portion of Area 12 (Castle Farms) which is not within the 1997 SUDP nor the 2011 SUDP/SOI."	CC
119	2-18	2	R	Under the two columns entitled "Short-Term Development" and "Long-Term Development," the following changes should be made (the rest will remain the same): Short-Term Development • ~~Area 8 (phased from north to south)~~ • ~~Area 12 (phased from south to north)~~ Long-Term Development • ~~Area 8 (south portion)~~ • Portion of Area 12 (~~north~~ portion within SUDP/SOI only)	CC
120	2-20	--	--	Figure 2.4.b "City of Merced Area of Interest (AOI)" shall be amended to show the AOI (including areas that might have been removed from the SUDP/SOI) as adopted by the City Council.	CC

#	Pg.	¶	Col	Change	Source
121	3-0	--	--	Section 3.7.5 "Castle Farms Community Plan" and Section 3.7.7 "Mission Lakes Community Plan" will be deleted and other sections will be renumbered to accommodate those deletions.	CC
122	3-2	1	L	The 1st and 2nd sentences will be amended as follows: "The Merced City Specific Urban Development Plan (SUDP)/ Sphere of Influence (SOI) area established by the *Merced Vision 2030 General Plan* encompasses approximately 28,500 ~~33,500~~ acres (or 44 ~~53~~ square miles.) (***Figure 3.2*** illustrates the City's SUDP/SOI.)"	CC
123	3-3	--	--	Figure 3.2 "Proposed Sphere of Influence/Specific Urban Development Plan" will be amended to reflect the boundary as adopted by the City Council.	CC
124	3-5	--	--	Table 3.1 "Merced Planned Land Use Summary" will be amended as follows: • The Column entitled "2030 GP SUDP/SOI—Percent of Total" will be updated to reflect the new numbers for each land use category based on the new SUDP/SOI size of 28,576. (Calculations to be done later.) • "Community Plan Areas" under "2030 GP SUDP/SOI—Acres" will be changed from ~~8,115~~ to 3,115. • "Community Plan Areas" under "2030 GP SUDP/SOI—Percent of Total" will be changed from ~~24.25~~ to 10.90. • "Total SUDP/SOI Area" under "2030 GP SUDP/SOI—Acres" will be changed from ~~33,463~~ to 28,576.	CC
125	3-31	1	L	The last sentence under "d" shall be amended as follows: "d) commercial sites within other Community Plans~~, such as Castle Farms and Mission Lakes~~."	CC
126	3-38	--	--	Figure 3.5 "Merced Regional Enterprise Zone" will be amended to show the SUDP/SOI as adopted by the City Council.	CC
127	3-39	--	--	Figure 3.6 "Commercial and Industrial Corridors" will be amended to show the SUDP/SOI as adopted by the City Council.	CC
128	3-64	--	--	The 2nd paragraph of the explanation under Implementing Action L-3.6.a will be amended as follows: "The Land Use Diagram proposes the establishment of five ~~seven~~ new Community Plan areas (Figure 3.9). These areas are as follows: 1) The University Community Plan *(Section 3.7.3);* 2) The Bellevue Corridor Community Plan *(Section 3.7.4);* ~~3) Castle Farms Community Plan *(Section 3.7.5);*~~ ~~4)~~ 3) South Thornton (or "Five Bridges") Community Plan *(Section 3.7.5 ~~6~~);* ~~5) Mission Lakes Community Plan *(Section 3.7.7);*~~ ~~6)~~ 4) South Mission Community Plan *(Section 3.7.6 ~~8~~)*; ~~7)~~ 5) Yosemite Lakes Community Plan *(Section 3.7.7 ~~9~~)."*	CC

Chapter 3—Land Use (Cont.)

#	Pg.	¶	Col	Change	Source
129	3-69	3	L	The 3rd paragraph will be amended as follows: "The Land Use Diagram proposes the establishment of five ~~seven~~ new Community Plan areas (Figure 3.9) as follows: 1) The University Community Plan *(Section 3.7.3);* 2) The Bellevue Corridor Community Plan *(Section 3.7.4);* ~~3) Castle Farms Community Plan *(Section 3.7.5);*~~ ~~4)~~ 3) South Thornton (or "Five Bridges") Community Plan *(Section 3.7.5 ~~6~~);* ~~5) Mission Lakes Community Plan *(Section 3.7.7);*~~ ~~6)~~ 4) South Mission Community Plan *(Section 3.7.6 ~~8~~)*; ~~7)~~ 5) Yosemite Lakes Community Plan *(Section 3.7.7 ~~9~~)."*	CC
130	3-70	--	--	Figure 3.9 "Proposed Community Plans" shall be amended to remove the Castle Farms and Mission Lakes Community Plan areas.	CC
131	3-74 to 3-75	--	--	Section 3.7.5 "Castle Farms Community Plan" in its entirety shall be deleted and Section 3.7.6 "South Thornton (or "Five Bridges") Community Plan" will be renumbered to Section 3.7.5.	CC
132	3-75 to 3-76	--	--	Section 3.7.7 "Mission Lakes Community Plan" in its entirety shall be deleted, and Section 3.7.8 "South Mission Community Plan" and Section 3.7.9 "Yosemite Lakes Community Plan" will be renumbered to Sections 3.7.6 and 3.7.7 respectively.	CC
133	3-94	--	--	The Figure illustrating the conceptual "Castle Farms Community Plan" shall be deleted.	CC
134	3-96	--	--	The Figure illustrating the conceptual "Mission Lakes Community Plan" shall be deleted.	CC

Chapter 4—Transportation and Circulation

#	Pg.	¶	Col	Change	Source
135	4-5	--	--	Figure 4.1 "City of Merced Circulation Plan" shall be amended to reflect the SUDP/SOI as adopted by City Council.	CC
136	4-8	--	--	Figure 4.2 "Major Regional Routes" shall be amended to reflect the SUDP/SOI as adopted by City Council.	CC
137	4-23	--	--	Figure 4.8 "Railroads Through Merced" shall be amended to reflect the SUDP/SOI as adopted by City Council.	CC
138	4-88	--	--	Table 4.4 "Merced SUDP/SOI Arterial Street System Traffic Volume and Level of Service" in the 6th and 7th lines under "North SR 59" shall be amended to read: "Old Lake to ~~Castle Farms~~ Northern SUDP/SOI" and "~~Castle Farms~~ Northern SUDP/SOI to Oakdale Rd"	CC

Chapter 5—Public Services and Facilities

#	Pg.	¶	Col	Change	Source
139	5-3	--	--	Figure 5.1 "Existing and Proposed Fire Station Locations" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC

Chapter 7—Open Space, Conservation & Recreation

#	Pg.	¶	Col	Change	Source
140	7-4	--	--	Figure 7.1 "Merced Parks and Open Space Master Plan" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC

Chapter 8—Sustainable Development

#	Pg.	¶	Col	Change	Source
141	8-8	--	--	Figure 8.2 "Planning Area Wetlands Inventory" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
142	8-46	--	--	Figure 8.4 "Merced Area Soil Capability Groups" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
143	8-49	--	--	Figure 8.5 "Merced Area Soil Association Map" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
144	8-51	--	--	Figure 8.6 "Merced Area Important Farmland Map" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC

Chapter 10-- Noise

#	Pg.	¶	Col	Change	Source
145	10-8	--	--	On Table 10.2 "Existing and Projected General Plan Build Out Traffic Noise Levels," the 6th and 12th lines under "SR 59" should be amended to read as follows: "Old Lake to ~~Castle Farms~~ Northern SUDP/SOI" and "North of ~~Castle Farms Rd~~ SUDP/SOI Boundary"	CC

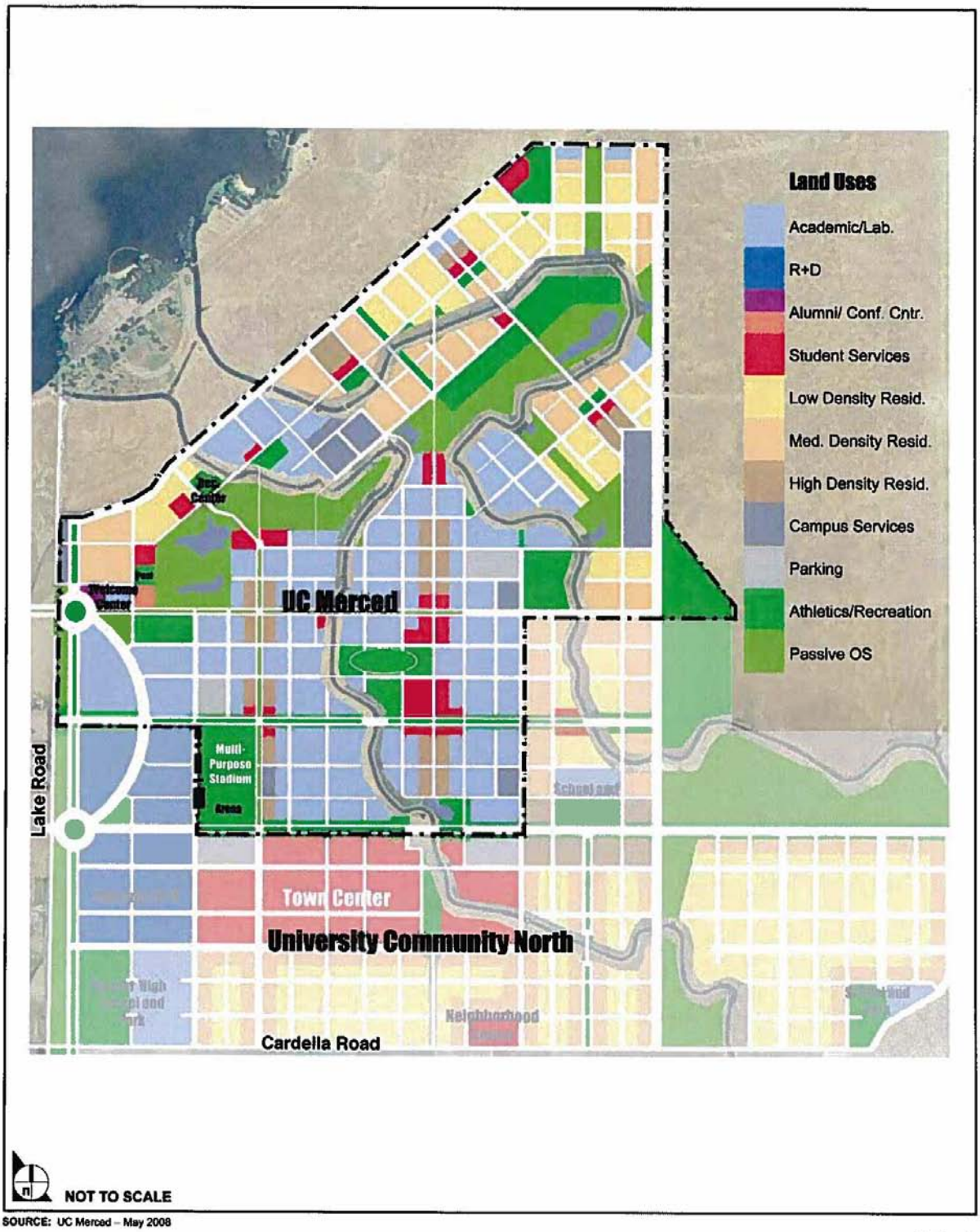
Chapter 11-- Safety

#	Pg.	¶	Col	Change	Source
146	11-8	1	R	The last sentence of the 1st paragraph should read: "The UC Merced Campus and proposed University Community are outside the inundation area ~~as is the Castle Farms area~~."	CC
147	11-9	--	--	Figure 11.3 "Dam Failure Inundation Areas" shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC

#	Pg.	¶	Col	Change	Source
148	11-13	--	--	Figure 11.5 “Flood Prone Areas” shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
149	11-18	--	--	Figure 11.6 “Fire Station Service Areas” shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
150	11-25	--	--	Figure 11.9 “Merced Regional Airport & Castle Airport Land Use Compatibility Zones” shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC
151	11-28	--	--	Figure 11.10 “Police Districts” shall be amended to reflect the SUDP/SOI as adopted by the City Council.	CC

Note: City staff reserves the right to correct any additional typographical errors found in the document after adoption as long as they don’t change the substance of the text. If there are any conflicts between the additional changes required with Options 2 and 3 and the changes outlined in the earlier pages which correspond to Option 1, City staff will choose the change which best reflects final City Council action.

EXHIBIT 1



SOURCE: UC Merced – May 2008

FIGURE 2.0-4

2009 LRDP Campus Land Use Map

974-001-10/08

EXHIBIT 2

(Note: This entire table is new and will be inserted after Table 2.1.a on page 2-7.)

Table 2.1.b
City of Merced Population Projections (2010-2035)

Year	*City of Merced*	*UC Merced/ University Community*	*Merced + UC Merced/Univ. Community*	*County of Merced*	*Percentage of County (Merced & UC)*
2010	81,500	1,900	**83,400**	260,000	32.1%
2015	91,500	4,700	**96,200**	287,000	33.5%
2020	107,600	9,400	**117,000**	331,000	35.3%
2025	121,800	15,600	**137,400**	372,000	36.9%
2030	137,400	22,500	**159,900**	417,500	38.3%
2035	152,100	31,300	**183,400**	465,500	39.4%

Source: Merced County Association of Governments, July 2010

EXHIBIT 3

Table 3.1
Merced Planned Land Use Summary

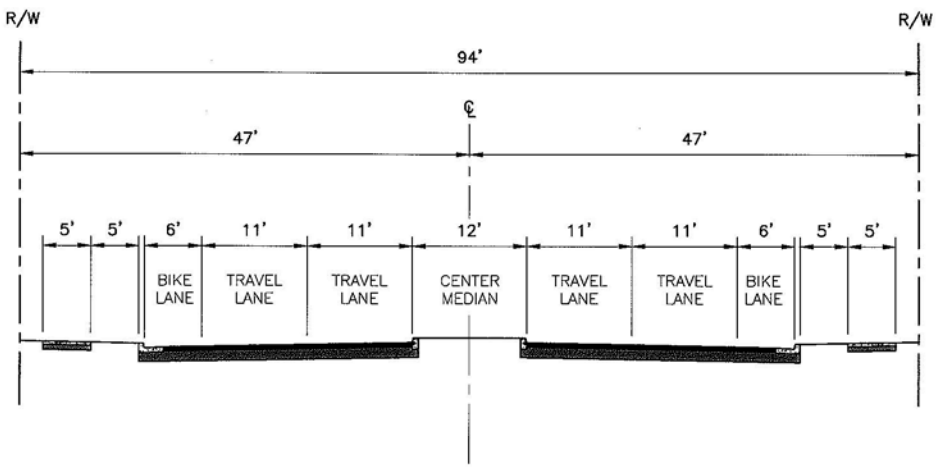
(2015 General Plan SUDP vs. 2030 General Plan SUDP/SOI)

	2015 GP SUDP		*2030 GP SUDP/SOI*		
Land Use Classification	*Acres*	*Percent of Total*	*Acres*	*Percent of Total*	*Percent Change*
RR (Rural Residential)	~~296~~ 280	~~1.44~~ 1.35	~~2,301~~ 2,285	~~6.88~~ 6.80	~~677~~ 816
AG (Agriculture)	~~114~~ 149	~~0.55~~ 0.72	~~114~~ 149	~~0.34~~ 0.45	0
Total Agricultural Residential	*~~410~~ 429*	*~~1.99~~ 2.07*	*~~2,415~~ 2,434*	*~~7.22~~ 7.25*	*~~489~~ 566*
LD (Low-Density Residential)	~~8,497~~ 7,792	~~41.25~~ 37.62	~~8,771~~ 8,066	~~26.21~~ 24.02	~~3~~ 3.5
LMD (Low-Medium Density)	~~1130~~ 1,209	~~5.49~~ 5.84	~~1,177~~ 1,256	~~3.52~~ 3.74	~~4~~ 3.8
Total Single-Family Residential	*~~9,627~~ 9,001*	*~~46.74~~ 43.46*	*~~9,948~~ 9,322*	*~~29.73~~ 27.76*	*~~3~~ 3.5*
HMD (High-Medium Density)	~~807~~ 775	~~3.92~~ 3.74	~~833~~ 800	~~2.49~~ 2.38	~~3~~ 3.2
HD (High Density Residential)	92	~~0.45~~ 0.44	116	~~0.35~~ 0.34	~~26~~ 25.5
RMH (Residential Mobile Home)	80	~~0.39~~ 0.38	~~80~~ 79	0.24	0
Total Multi-Family	*~~979~~ 947*	*~~4.75~~ 4.56*	*~~1,029~~ 995*	*~~3.08~~ 2.96*	*~~5~~ 5.1*
P/G (Public/Government)	~~538~~ 535	~~2.61~~ 2.59	~~578~~ 576	~~1.73~~ 1.71	~~7~~ 7.5
CO (Commercial Office)	~~474~~ 713	~~2.30~~ 3.44	~~474~~ 713	~~1.42~~ 2.12	0
Total Office	*~~1,012~~ 1,248*	*~~4.91~~ 6.03*	*~~1,052~~ 1,289*	*~~3.14~~ 3.83*	*~~4~~ 3.1*
IND (Industrial)	~~2,877~~ 2,542	~~13.97~~ 12.27	~~2,877~~ 2,542	~~8.60~~ 7.57	0
IND-R (Industrial Reserve)	150	0.73	1,223	~~3.65~~ 3.64	~~715~~ 813
Total Industrial	*~~3,027~~ 2,692*	*~~14.70~~ 13.00*	*~~4,100~~ 3,765*	*~~12.25~~ 11.21*	*~~35~~ 39.8*
BP (Business Park)	~~582~~ 631	~~2.83~~ 3.05	~~659~~ 709	~~1.97~~ 2.11	~~13~~ 12.2
BP-R (Business Park Reserve)	~~88~~ 328	~~0.43~~ 1.59	~~88~~ 328	~~0.26~~ 0.98	0
Total Business Park	*~~670~~ 959*	*~~3.25~~ 4.64*	*~~747~~ 1,037*	*~~2.23~~ 3.09*	*~~11~~ 8.0*
CG (General Commercial)	~~494~~ 566	~~2.40~~ 2.73	~~494~~ 566	~~1.48~~ 1.69	~~0~~
CN (Neighborhood Commercial)	~~252~~ 268	~~1.22~~ 1.30	~~275~~ 291	~~0.82~~ 0.87	~~9~~ 8.5
CT (Thoroughfare Commercial)	~~505~~ 219	~~2.45~~ 1.05	~~679~~ 392	~~2.03~~ 1.17	~~34~~ 79
RC (Regional/Community)	~~518~~ 706	~~2.51~~ 3.41	~~518~~ 707	~~1.55~~ 2.10	0
Total Commercial	*~~1,769~~ 1,759*	*~~8.59~~ 8.49*	*~~1,966~~ 1,956*	*~~5.88~~ 5.83*	*~~11~~*
OS-PK (Open Space/Park)	~~954~~ 870	~~4.63~~ 4.20	~~1,107~~ 1,022	~~3.31~~ 3.04	16
Total Open Space	*~~954~~ 870*	*~~4.63~~ 4.20*	*~~1,107~~ 1,022*	*~~3.31~~ 3.04*	*16*
Total School	*~~746~~ 731*	*~~3.62~~ 3.53*	*~~1,740~~ 1,725*	*~~5.20~~ 5.14*	*~~133~~ 236*
*Total Other Lands**	*~~1,404~~ 2,075*	*~~6.82~~ 10.02*	*~~1,244~~ 2,074*	*~~3.72~~ 6.18*	*~~-11~~ 0*
Community Plan Areas	*0*	*0.00*	*~~8,115~~ 7,957*	*~~24.25~~ 23.71*	*N/A*
TOTAL SUDP/SOI AREA	**~~20,598~~ 20,711**	**100.00**	**~~33,463~~ 33,576**	**100.00**	**62**

Note: Open Space Inventory for the 2030 SUDP/SOI includes arterial street rights-of-way
*"Other Lands" includes "Village Residential," "Residential Reserve," "Commercial Reserve," "Future School," "Future Park"
Source: Figure 3.1-Land Use Diagram as calculated by Quad Knopf, Inc., 2011

EXHIBIT 4

Figure 4.27f
Yosemite Avenue (East of Parsons/Gardner) Special Section



RECEIVED
JUL 22 2011
CITY OF MERCED
PLANNING DEPT.

NOTES:

1. THIS CROSS SECTION IS APPLICABLE FOR YOSEMITE AVENUE BETWEEN LAKE ROAD AND PARSONS/GARDNER.
2. ACTUAL RIGHT-OF-WAY WIDTHS MAY VARY TO REFLECT EXISTING ROADWAY IMPROVEMENTS ALREADY CONSTRUCTED IN GENERAL CONFORMANCE WITH THIS STANDARD.
3. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY AT APPROACHES TO INTERSECTIONS TO ACCOMMODATE RIGHT TURN LANES.

N.T.S.

CITY OF MERCED

SPECIAL ARTERIAL - YOSEMITE AVENUE	PROPOSED

C:\temp\Yosemite Avenue.dwg

DRAFT: 7/21/2011

MERCED VISION 2030 GENERAL PLAN
OPTION 2

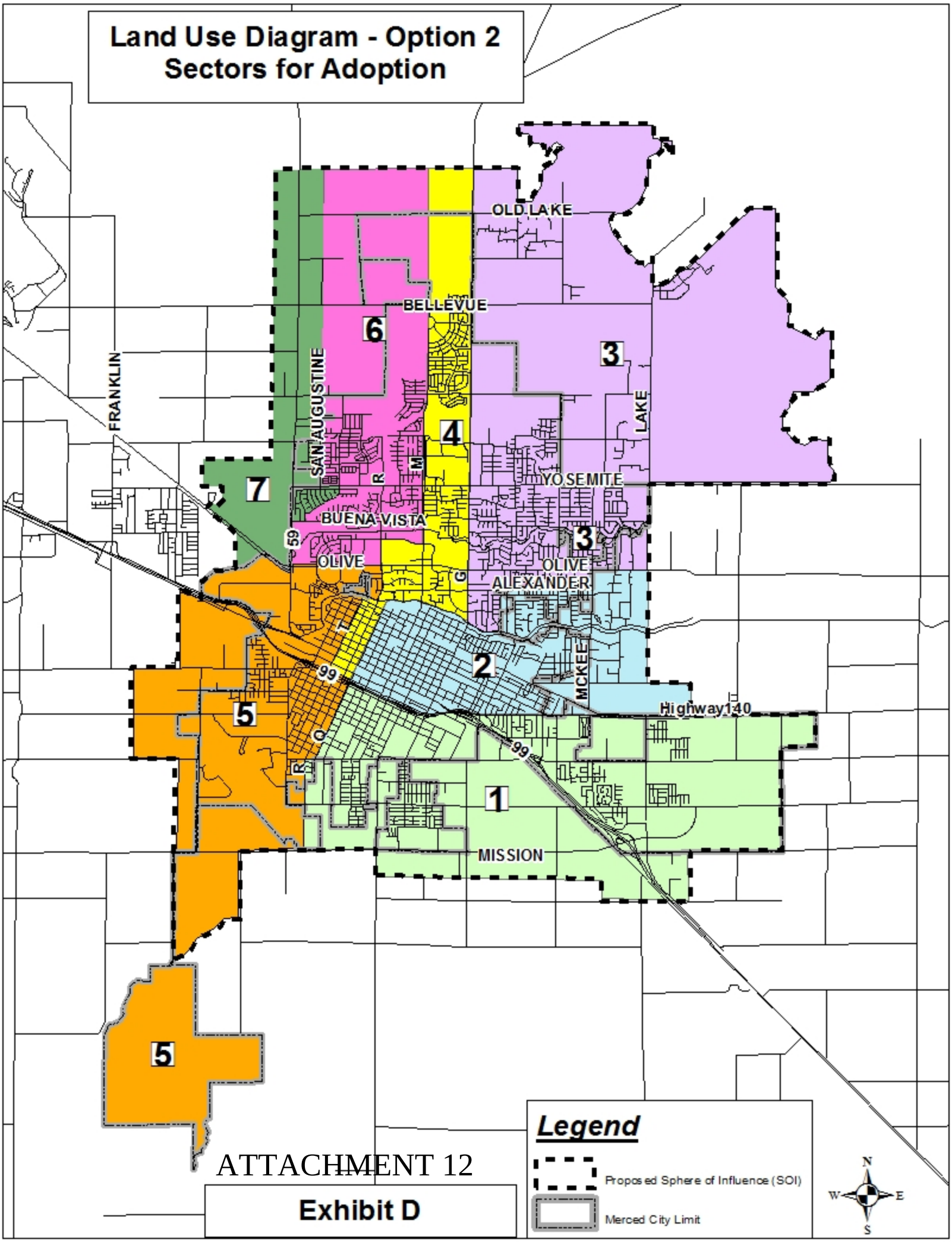
Recommended Changes Since August 2010 Draft
(Modified 9/23/11)

Land Use Diagram

#	APN#	Location	Designation on Land Use Diagram (8/24/10)	Corrected Designation	Source
1	52-300-021 52-300-024 52-300-26 60-010-001 60-020-007 (UC 815 acres & Univ Comm North 833 acres)	Northeast and Southeast corners of Bellevue Rd & Lake Rd (UC Merced Campus & University Community)	School and Community Plan	Designations of School (SCH) and Community Plan (CP) remain but the boundaries change per Exhibit 1	The UC Board of Regents adopted an EIR for the revised boundaries for the UC Merced Campus & University Community North on March 25, 2009.
2	057-200-076 (40 acres)	West of Highway 59, north of Santa Fe Drive	Business Park (BP)	Regional/ Community Commercial (RC)	Property owner request to retain 1997 General Plan land use designation
3	052-230-083 (58 acres)	Southwest corner of G and Farmland	Low Density Residential (LD)	School (SCH)	GPA #07-02 11-15-2010 CC Res# 2010-89
4	224-212-001, -002, -003, -8, -009, -010, -012, -013 (1.7 acres)	Northeast corner of Bancroft and Cardella	Fire Station (PG)	Low Density Residential (LD)	GPA #08-03 8-2-2010 CC Res #2010-71
5	058-020-058 (2.5 acres)	Southeast corner of Hwy 59 & Buena Vista	Business Park (BP)	Neighborhood Commercial (CN)	GPA #09-01 5-18-2009 CC Res #2009-37
6	058-290-036 (1 acre)	South of Yosemite, east of R Street	Low Density Residential (LD)	Business Park (BP)	GPA #09-02 8-17-2009 CC Res #2009-60
7	231-010-009 (42 acres)	Southwest corner of Gardner and Cardella	Low Density Residential (LD)/Low Medium Density Residential (LMD)	Commercial/ Professional Office (CO) & Low Medium Density Residential (LMD)	GPA #09-03 11-16-2009 CC Res #2009-81

#	APN#	Location	Designation on Land Use Diagram (8/24/10)	Corrected Designation	Source
8	030-204-007, & -008 (15,000 SF)	Southwest corner of W 24th and G Streets	High Medium Density Residential (HMD)	General Commercial (CG)	GPA #10-01 3-15-2010 CC Res #2010-21
9	231-040-004, -005, -006 (11.5 acres)	Northeast corner of Yosemite & G	High Medium Density Residential (HMD)	Commercial/ Professional Office (CO)	GPA #10-02 8-2-2010 CC Res #2010-73
10	006-061-005 (14,000 SF)	North of Donna/East of G Street (PD #26)	Low Density Residential (LD)	Commercial/ Professional Office (CO)	GPA #10-04 11-15-2010 CC Res #2010-100
11	Not Applicable	Kibby Road (between Childs & Gerard Ave)	Collector Street shown from Childs to Gerard	Kibby Road has been vacated from Childs to Gerard	GPA #06-01/ Vacation #06-01 9-28-2009 CC Res #2009-69/ CC Res #2009-70
12	007-350-005, -006, & -007 (8.8 acres)	Southwest corner of West Olive Ave & G Street	Neighborhood Commercial (CN)	Regional/ Community Commercial (RC)	GPA #11-01 9-6-2011 CC Res #2011-59
13	065-080-020, -021, -022, -029, -035, -036, -048, -049, -052 thru -058, -060, -062, & -063; 065-090-003, -004, -006, 008, -009, 012 thru -024 (Approx. 2,500 acres)	Southwest corner of South Highway 59 & Mission Ave (Mission Lakes)	Community Plan (CP), within SUDP/SOI boundary	Area of Interest (AOI), outside of SUDP/SOI boundary	City Council Direction on 9-19-2011
14	052-480-001 through -007 (Approx. 2,500 acres)	Northwest corner of North Highway 59 & Bellevue Road (west of current SUDP boundary) (Castle Farms)	Community Plan (CP), within SUDP/SOI boundary	Area of Interest (AOI), outside of SUDP/SOI boundary	City Council Direction on 9-19-2011

Land Use Diagram - Option 2
Sectors for Adoption



ATTACHMENT 12

Exhibit D