



Appendix A

General Plan Amendments

(Approved Since April 1997 Adoption of General Plan)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #95-02	31-101-009 & 31-101-005 (1.5 acres)	Southwest corner of West 18 th Street & "T" Street and Northwest corner of West Main Street & "T" Street	From "Regional Commercial" (RC) to "General Commercial" (CG) <i>[Map shows CT in error]</i>	December 18, 1995 (Res. #95-97)
GPA #96-06	236-245-002 (5.0 acres)	Northwest corner of G Street & El Portal Drive	From "High-Medium Density Residential" (HMD) to "Commercial Office" (CO)	February 18, 1997 (Res. #97-11)
GPA #97-03	58-230-006 (1.9 acres)	Southwest corner of West Olive Ave and R Street	From "Commercial Office" (CO) to "Regional/Community Commercial" (CC)	September 15, 1997 (Res. #97-83)
GPA #97-04	58-220-023 (1.0 acre)	Southwest corner of West Olive Avenue & Loughborough Drive	Curb Cut Allowed (In conflict with General Plan Policy)	February 17, 1998 (Res. #98-16)
GPA #97-02	59-070-032; -033, -034, -035, -042, & -043; and 31-260-023, -030, -031, -033, -034, & -035 (12.5 acres)	North side of Highway 140, West of X Street	From "Low Density Residential" (LD) and "General Commercial" (CG) to "Thoroughfare Commercial" (CT)	March 2, 1998 (Res. #98-23)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #98-01	236-064-026 (3.3 acres)	Southeast corner of Donna Drive & R Street	From "Commercial Office" (CO) to "High-Medium Density Residential" (HMD)	May 4, 1998 (Res. #98-30)
GPA #98-02	Portion of 59-280-030 (6.0 acres)	Northeast corner of South Canal Street and Gerard Avenue	From "High-Medium Density Residential" (HMD) to "Low Density Residential" (LD)	June 15, 1998 (Res. #98-43)
GPA #98-05	6-490-003 (1.0 acre)	Southeast corner of Yosemite Avenue & G Street	Curb Cut Allowed (In conflict with General Plan Policy)	August 3, 1998 (Res. #98-57)
GPA #98-06	7-250-022 (1.0 acre)	Southwest corner of West Olive Avenue & College Green Dr.	From "Thoroughfare Commercial" (CT) to "Neighborhood Commercial" (CN)	January 19, 1999 (Res. #99-05)
GPA #98-08	N/A	Mistwood Drive (Extended) & Santa Fe Railroad tracks between West North Bear Creek Dr. & Highway 59	Eliminate References to Mistwood Drive as a Future, At-Grade Railroad Crossing	March 15, 1999 (Res. #99-16)
GPA #99-01	34-041-027; 34-042-004, -005,-006, -007, & -013; 34-043-037 (6.4 acres)	On the North and South Sides of Barney Street and 23 rd Street between Willow Ave and a line 500 feet east of Willow Avenue	From "Low Density Residential" (LD) to "Low Medium Density Residential" (LMD)	April 5, 1999 (Res. #99-23)
GPA #99-02	6-470-041 & 6-470-042 (4.6 acres)	Southwest Corner of Yosemite Avenue & Cordova Avenue	From "Low Density Residential" (LD) to "Commercial/Professional Office" (CO)	April 5, 1999 (Res. #99-24)
GPA #99-03	60-040-088 (3.86 acres)	Northeast corner of G Street & Cormorant Drive (Extended)	From "Low-Density" (LD) and "High Medium Density Residential" (HMD) to "Commercial/Professional Office" (CO)	April 5, 1999 (Res. #99-22)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #99-05	60-040-004 (163 acres)	Southwest corner of Cardella Road & Gardner Road	20 acres from "Commercial Office (CO)" to "Low Density Residential" (LD) and 16.3 acres from "Low Density Residential" (LD) to "Low Medium Density Residential" (LMD)	November 15, 1999 (Res. #99-87)
GPA #99-06	32-285-016; 32-285-017 32-285-019; 32-285-020; 32-285-021; & 32-285-022 (0.93 acres)	South side of West 1 st Street between S and T Streets	From "Low Density Residential" (LD) to "High Medium Density Residential" (HMD) (To match the existing use of the property)	December 6, 1999 (Res. #99-90)
GPA #99-07	236-220-19; 236-220-20; & 236-220-21 (2.6 acres)	North side of West Olive Avenue, Approx. 143 feet West of M Street	From "Commercial Office" (CO) to "Regional Commercial" (RC)	December 20, 1999 (Res. #99-95)
GPA #99-08	32-082-002 (0.27 acres)	East side of K Street, Approx. 410 feet North of West 8 th Street	From "High Medium Density Residential" (HMD) to "General Commercial" (CG)	December 20, 1999 (Res. #99-96)
GPA #99-09	58-020-018 (4.8 acres)	Southwest corner of Yosemite Avenue & R Street	From "Low Medium Density Residential" (LMD) to "Business Park" (BP)	March 6, 2000 (Res. #00-17)
GPA #00-02	6-050-057 & 6-050-058 (21.3 acres)	Southwest corner of Yosemite Avenue & Parsons Avenue	From "Low Density Residential"(LD) & "Low Medium Density Residential" (LMD) to "Low Density Residential" (LD), "Low Medium Density Residential" (LMD), and "Commercial/Professional Office" (CO) and Eliminating a portion of Cascade Creek Avenue as a Future Collector Street between Yosemite Ave & Donna Dr.	December 4, 2000 (Res. #00-94 & #00-95)

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Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #00-05	APN# 59-290-016 & 59-290-020 (33.85 acres)	Southwest corner of Gerard and South Highway 59	From "General Commercial" (CG) and "Residential-Reserve" (RES-R) to "Industrial" (I)	March 5, 2001 (Res #01-12)
GPA #00-08	APN# 6-450-030 (4.8 acres)	Southeast corner of Yosemite Avenue and Cordova Avenue	From "High Medium Density Residential" (HMD) to "Commercial/Professional Office" (CO)	March 5, 2001 (Res #01-11)
GPA #00-10	APN# 236-180-016 (12.9 acres)	Southwest corner of G Street and El Portal Drive	From "High Medium Density Residential" (HMD) to "Commercial/Professional Office" (CO) and "Thoroughfare Commercial" (CT)	April 16, 2001 (Res #01-22)
GPA #01-01	N/A	Extension of Parsons Avenue southward from Gerard Avenue to Coffee Street	Amend the Circulation Element to designate Parsons Ave south of Childs Ave as a "Collector" and Redesignate Coffee St. as a "Local" (dead-end) street south of Gerard	June 4, 2001 (Res #01-38)
GPA #00-01	APN# 61-250-066; 61-250-068 (27.3 acres)	Northwest corner of Coffee Street & Mission Avenue	From "Residential Mobile Home Park" (RMH) to "Thoroughfare Commercial" (CT)	June 18, 2001 (Res #01-43)
GPA #01-02	APN# 6-490-009; 6-061-009 (2.15 acres)	200 feet north of Donna Drive, approx. 400 feet east of Cordova Avenue	From "Park/Open Space/Recreation" (OS-PK) and "Low Medium Density Residential" (LMD) to "Commercial/Professional Office" (CO) and "Low Medium Density Residential" (LMD)	June 18, 2001 (Res #01-43)
GPA #01-03	APN# 259-130-007 (59.4 acres)	South of Gerard Avenue, 550 feet east of Highway 59	From "Residential Reserve" (Res-R) to "Low Density Residential" (LD)	August 20, 2001 (Res. #01-60)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA #00-09	APN# 57-160-030; 57-160-031; 57-160-081; 57-160-082; 57-160-083; 57-160-084; &57-190-001 (275 acres)	Northwest corner of R Street & Yosemite Ave (extended)	Established the “Fahrens Creek Specific Plan,” consisting of “Low Density Residential,” “Village Residential,” “Neighborhood Commercial,” “Commercial Office,” & “Business Park” uses	December 17, 2001 (Res. #01-103)
GPA #02-01	APN# 58-020-024 (7.5 acres)	Southeast corner of North Highway 59 & Buena Vista Drive (extended)	From “Open Space-Park/Recreation Facility” (OS-PK) to “Low Density Residential” (LD)	April 15, 2002 (Res. #02-26)
GPA #02-03	APN# 60-730-021 (6.5 acres)	Northwest Corner of Yosemite Ave & Paulson Rd	From “Low Density Residential” (LD) to “Neighborhood Commercial” (CN)	November 4, 2002 (Res. #02-95)
GPA #01-04 & #01-06	APN# 57-160-078 & 57-160-088 (152 acres)	South of Cardella Road, West of R Street (extended)	Modifications to the “Fahrens Creek Specific Plan,” including shifting the location of “Village Residential” (VR) portions and elimination of an open space corridor along the Yosemite Valley Railroad right-of-way	December 2, 2002 (Res. #02-105)
GPA 02-02	APN# 8-010-055 & 8-010-056 (28 acres)	South of Yosemite Avenue, West of Lake Road (extended)	Expanded Specific Urban Development Plan (SUDP) boundary by 28 acres by shifting line approximately 640 feet east to Lake Road (extended) and Changed those 28 acres from “Rural Residential” (RR) to “Low Density Residential” (LD)	January 21, 2003 (Res. #03-10)
GPA #02-05	APN# 59-290-020 (28.8 acres)	South of Gerard Avenue, 660 feet West of Highway 59	From “Industrial” (IND) to “Low Density Residential” (LD)	February 18, 2003 (Res. #03-21)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA# 03-01	APN# 035-001-060 (8.13 acres)	Northeast corner of Childs Ave & D Street	From “Professional/ Commercial Office” (CO) to “High Medium Density Residential” (HMD)	March 3, 2003 (Res. #03-28)
GPA# 02-04	APN# 059-240-061 (2.0 acres)	West side of Canal Street, South of Cartmell Drive	From “Low Density Residential” (LD) to “Low Medium Density Residential” (LMD)	April 7, 2003 (Res. #03-44)
GPA# 03-02	APN# 061-025-013 (7.32 acres) & APN# 061-025-011 (5.34 acres)	Northwest Corner of Gerard Ave & Hartley Lateral and Southeast Corner of Coffee Road & Gerard Ave	NW corner of Gerard & Hartley Lateral from “High Medium Density Residential” (HMD) to “Low Density Residential” (LD) and SE corner of Coffee & Gerard from LD to HMD	April 7, 2003 (Res. #03-45)
GPA# 03-03	APN# 259-010-006 (5.34 acres)	North side of Gerard Ave, 600 feet east of Highway 59	From “Residential Reserve” (RR) to “General Commercial” (CG)	April 7, 2003 (Res. #03-46)
GPA# 03-06	APN# 35-001-060 (8.44 acres)	East of D Street, North of 11 th Street extended	From “Professional/ Commercial Office” (CO) to “High Medium Density Residential” (HMD)	June 16, 2003 (Res. #03-78)
GPA# 03-04	APN# 59-051-034, -035, -036, - 037, -038, - 039, -040-, and -041 (20 acres)	Northeast corner of West 16 th Street and Miles Court	From “Industrial” (IND) to “Business Park” (BP)	July 7, 2003 (Res #03-86)
GPA# 03-07	APN# 030-102-003 (1.1 acres)	Northwest corner of Canal Street and the Burlington Northern Santa Fe Railroad	From “Professional/ Commercial Office” (CO) to “General Commercial” (CG)	July 7, 2003 (Res #03-87)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA# 03-08	APN# 57-160-078; 57-160-088; 57-160-089; 57-160-090 (154-acres)	South of Cardella Rd, West of R Street (Extended)	Modifications to the “Fahrens Creek Specific Plan”--Increase the Size of the Low Density Residential (LD) and Reduce the Size of the Neighborhood Commercial (CN)/ Commercial Office (CO)	December 1, 2003 (Res. #03-145)
GPA# 03-09	N/a	City of Merced	Adoption of an Updated Housing Element	December 15, 2003 (Res. #03-154)
GPA# 04-01	APN# 60-041-002 (30 acres)	Southwest corner of Cardella Rd & G Street	Low Density Residential (LD) to Low Medium Density Residential (LMD)	April 5, 2004 (Res #04-50)
GPA# 04-02	APN# 259-120-001 (3.9 acres)	South side of Cone Ave, East of Las Brisas St. (Flanagan Park)	Residential Reserve (RES-R) to Park/Open Space (PK-OS)	April 5, 2004 (Res. #04-47)
GPA# 04-07	N/a	City of Merced	Adoption of Minor Text Revisions to Housing Element	June 21, 2004 (Res. #04-82)
GPA# 04-08	APN# 35-140-019 (0.38 acres)	Northwest corner of Parsons Ave & Childs Ave	Low Medium Density Residential (LMD) to Thoroughfare Commercial (CT)	July 6, 2004 (Res. #04-86)
GPA# 04-11	APN# 206-040-001; 206-040-013 (42.89 acres)	East side of Highway 59, 1,600 ft north of Yosemite Ave	Business Park (BP) to Low Density Residential (LD)	Oct. 18, 2004 (Res. #04-127)
GPA# 04-05	APN# 259-130-008, -009, -018, -019, -020, -021, and -022 (139 acres)	Northeast corner of Mission Avenue & South Highway 59	Residential Reserve (RES-R) to Low Density Residential (LD), Village Residential (VR), General Commercial (CG), and Neighborhood Commercial (CN)	April 4, 2005 (Res. #05-46)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA# 04-04	APN# 59-240-038 & -078; 59-270-006, -007, -008, -011, & -012; & 59-290-019 (55 acres)	West of M Street, North and South of Gerard Avenue	Residential Reserve (RES-R) to Low Density Residential (LD)	April 18, 2005 (Res. #05-53)
GPA# 05-01	APN# 59-581-012 (1 acre)	North of Highway 140, 217 feet East of Massasso	Low Density Residential (LD) to Low Medium Density Residential (LMD)	April 18, 2005 (Res. #05-55)
GPA# 05-03	APN# 006-050-068 (5.72 acres)	South of Yosemite Avenue, 455 feet West of Parsons Avenue	Low Medium Density Residential (LMD) to Professional/Commercial Office (CO)	April 18, 2005 (Res. #05-56)
GPA# 05-05	APN# 058-020-024 (7.5 acres)	Southeast corner of Highway 59 and Buena Vista Drive	Low Density Residential (LD) to Business Park (BP)	July 5, 2005 (Res. #05-83)
GPA# 04-09	APN# 224-030-007 (39.38 acres)	Northeast corner of Cardella Road and M Street	School to Low Density Residential (LD) and Low Medium Density Residential (LMD)	July 18, 2005 (Res. #05-89)
GPA# 05-09	APN# 206-030-013 (11.84 acres)	Northeast corner of LeHigh Drive and Horizons Avenue	School to Low Medium Density Residential (LMD)	January 3, 2006 (Res. #06-01)
GPA# 06-01	N/a	¼ mile east of R Street (extended) on the north side of Bellevue Road	Elimination of a Collector Street Connection to Bellevue Road	March 6, 2006 (Res. #06-21)
GPA# 06-04	APN# 052-380-008 (17.64 acres)	Northeast corner of G Street and Bellevue Road	Low Density Residential (LD) to Low Medium Density Residential (LMD)	July 3, 2006 (Res #06-83)
GPA# 06-03	APN# 30-254-015; 30-254-016; 30-254-017 (0.69 acres)	Northeast corner of 20 th and P Streets	Low Medium Density Residential (LMD) to Professional/Commercial Office (CO)	August 7, 2006 (Res #06-97)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA# 06-07	APN# 60-030-007 (10.0 acres)	477 feet north of Cardella Road on the east side of G Street	Low Density Residential (LD) to Low Medium Density Residential (LMD)	Aug. 21, 2006 (Res #2006-102)
GPA# 06-11	APN# 236-280-006 (0.75 acres)	Southwest corner of G Street and El Portal Drive	Thoroughfare Commercial (CT) to Professional/Commercial Office (CO)	Sept. 5, 2006 (Res #2006-111)
GPA# 04-06	APN# 231-010-007, 231-010-006, & 231-040-003 (30 acres)	Northeast and Southeast corners of Cormorant Drive and G Street	Low Density Residential (LD) and High Medium Density Residential (HMD) to Professional/Commercial Office (CO)	Sept. 5, 2006 (Res #2006-109)
GPA# 06-16	APN# 236-010-010 (3.5 acres)	Southeast corner of Yosemite Avenue and R Street	Low Density Residential (LD) to High Density Residential (HD)	Sept. 18, 2006 (Res #2006-118)
GPA# 06-17	APN# 206-070-002 (7.76 acres)	Northwest corner of Yosemite Avenue and Compass Point Drive	Professional/Commercial Office (CO) to Neighborhood Commercial (CN)	Oct. 2, 2006 (Res #2006-121)
GPA# 06-06	APN# 058-220-042, -043, -044 (17.3 acres)	South side of Devonwood Drive, east of Loughborough Drive	Regional/Community Commercial (RC) to Low Medium Density Residential (LMD)	Nov. 6, 2006 (Res #2006-127)
GPA# 06-18	APN# 032-183-032, -033 and -034 (37,912 SF)	West side of Q Street (between 6 th and 7 th Streets)	Low Density Residential (LD) to Low-Medium Density Residential (LMD)	Dec 18, 2006 (Res #2006-148)
GPA# 09-01	APN# 058-020-058 (2.5 acres)	Southeast corner of Hwy 59 & Buena Vista Drive	Business Park (BP) to Neighborhood Commercial (CN)	May 18, 2009 (Res #2009-37)

Reference No.	APN# and Parcel Size	Location	General Plan Amendment Approved	City Council Approval Date & Resolution #
GPA# 09-02	APN# 058-290-036 (1 acre)	South of Yosemite Avenue east of R Street	Low Density Residential (LD) to Business Park (BP)	Aug 17, 2009 (Res # 2009-60)
GPA# 09-03	APN# 231-010-009 (42 acres)	Southwest corner of Gardner Road and Cardella	Low Density Residential (LD)/Low Medium Density Residential (LMD) to Commercial/Professional Office (CO) & Low Medium Density Residential (LMD)	Nov 16, 2009 (Res #2009-81)
GPA# 10-01	APN# 030-204-007, -008 (15,000 SF)	Southwest corner of W. 24 th and G Streets	High Medium Density Residential (HMD) to General Commercial (CG)	March 15, 2010 (Res #2010-21)
GPA# 10-02	APN# 231-040-004, -005, -006 (11.5 acres)	Northeast corner of Yosemite Avenue and G Street	High Medium Density Residential (HMD) to Commercial/Professional Office (CO)	August 2, 2010 (Res #2010-73)
GPA# 08-03	APN# 224-212-001, -002, -003, -008, -009, -010, -012, -013 (1.7 acres)	Northeast corner of Bancroft and Cardella	Fire Station (PG) to Low Density Residential (LD)	August 2, 2010 (Res #2010-70)
GPA# 07-02	APN# 052-230-083 (58 acres)	Southwest corner of G Street and Farmland	Low Density Residential (LD) to School (SCH)	Nov 15, 2010 (Res #2010-89)
GPA# 10-04	APN# 006-061-005 (14,000 SF)	North of Donna Drive/East of G Street (PD#26)	Low Density Residential (LD) to Commercial/Professional Office (CO)	Nov 15, 2010 (Res #2010-100)

(Revised—8/1/2011)