

**ORDINANCE NO. 2031  
ZONE CHANGE NO. ZC21-003**

**AN ORDINANCE CHANGING THE BOUNDARIES AND THE CLASSIFICATION OF  
PROPERTY USES WITHIN ZONES ESTABLISHED BY MERCED COUNTY CODE  
TITLE 18, ENTITLED "ZONING CODE"**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF MERCED, STATE OF  
CALIFORNIA, ORDAINS AS FOLLOWS:**

**SECTION 1: ZONE CHANGE**

The zoning of all that real property identified as Assessor's Parcel Numbers 060-020-048 and 060-010-004 is amended as depicted in attached Exhibit A.

RECLASSIFICATION PROPOSAL NO. \_\_\_\_\_ ZONE CHANGE NO. ZC21-003

**SECTION 2: ENACTMENT**

This ordinance shall become effective and be in full force on and after thirty (30) days of its passage and adoption, and prior to the expiration of fifteen (15) days from the passage and adoption thereof, shall be published in a newspaper of general circulation printed and published in the County of Merced, State of California, together with the names of the members of the Board of Supervisors of the County of Merced, voting for or against the same.

**SECTION 3: VALIDITY**

If any section, subsection, sentence, clause, word, or phrase of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Board of Supervisors hereby declare that it would have passed this ordinance, and each section, subsection, sentence, clause, word or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, words, or phrases be declared invalid or unconstitutional.

The foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Merced, State of California at a regular meeting thereof held on the 17<sup>th</sup> day of October, 2023, by the following vote:

SUPERVISORS

AYES: Scott M. Silveira, Rodrigo Espinosa, Josh Pedrozo, Daron McDaniel, Lloyd Pareira, Jr.

NOES: None

ABSENT: None



Scott M. Silveira  
Chairman, Board of Supervisors

ATTEST:

RAUL LOMELI MENDEZ  
Clerk of the Board of Supervisors

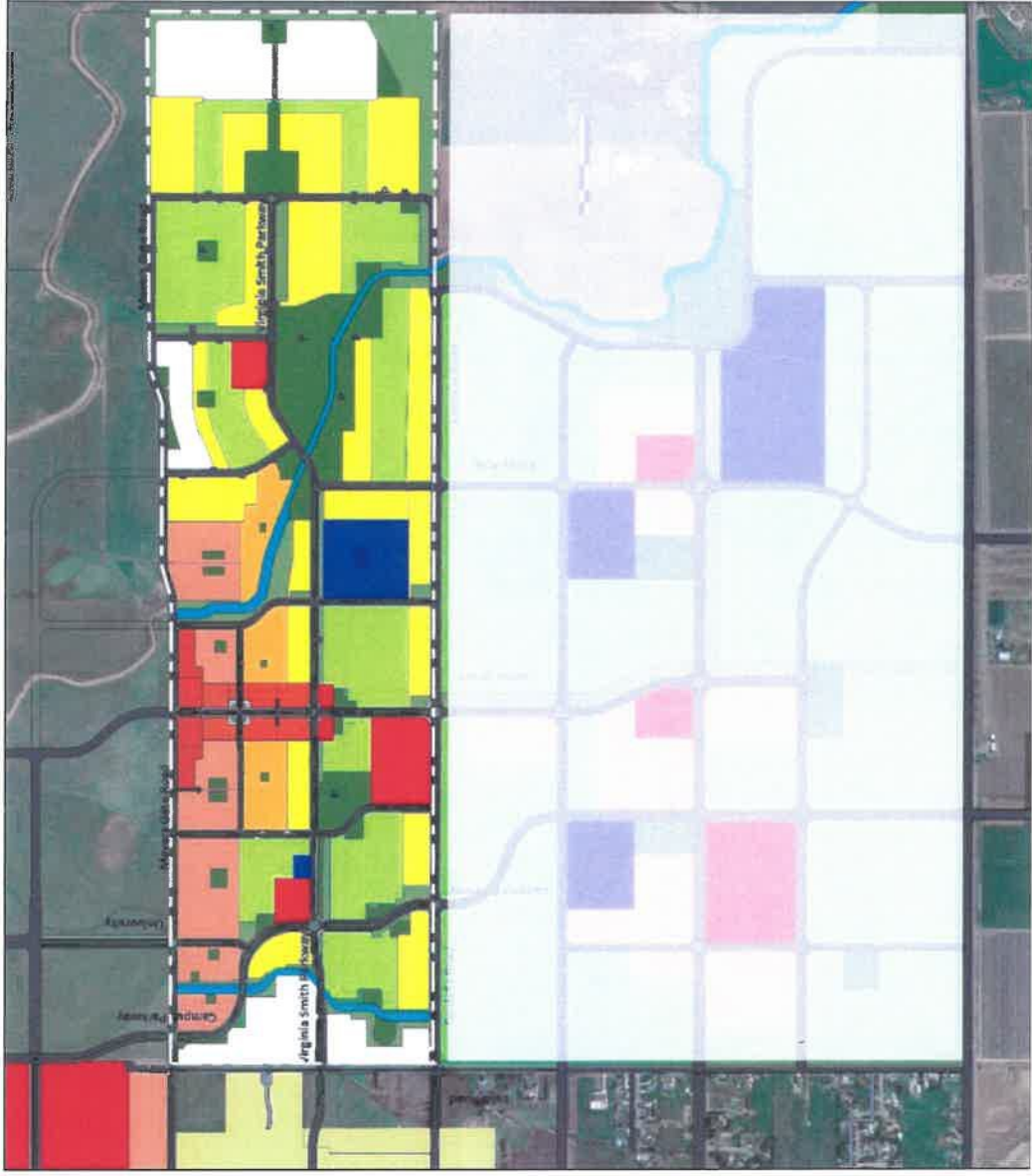
By  Deputy



APPROVED AS TO LEGAL FORM AND EFFECT:  
MERCED COUNTY COUNSEL

BY:  Michael E. Profant, Deputy

# EXHIBIT "A"



## University Community Plan and Specific Plan Land Use and Circulation Diagram

R-1 Low (12,500 SF)
R-1 Low Medium (7,000 SF)
R-1 Medium (5,000 SF)
R-2 (Cluster)
R-3 Medium High
R-4 High
CR Commercial Retail
C-MUS Commercial Mixed/Services
C-MU Commercial Mixed Office
C-MUR Commercial Mixed Residential
Parks
Open Space
Water
Schools/Public