

**NOTICE OF PUBLIC HEARING**  
**Merced County Housing Element 2024-2032**  
**General Plan Amendment No. GPA26-003**  
**Zoning Change No. ZC26-005**  
**Zoning Code Text Amendment No. ZCTA26-002**

NOTICE IS HEREBY GIVEN that on May 19, 2026 at the Regularly Scheduled Board of Supervisors Meeting with a public hearing anticipated to begin at 3:00 PM, or soon thereafter, in the Board Room, Third Floor, County Administration Building, 2222 "M" Street, Merced, California. The Board of Supervisors will conduct Public Hearings to receive public comment and to consider adoption of a General Plan Amendment to update the County's General Plan Housing Element and a General Plan Land Use Map amendment (GPA26-003), a Zone Change (ZC26-005), and a Zoning Code Text Amendment (ZCTA26-002) to implement the Housing Element. The specifics of the request are as follows:

1. A General Plan Amendment to incorporate the updated County of Merced 2024-2032 Housing Element.

2. General Plan Land Use Map amendments to redesignate certain properties, concurrent with adoption of the County's updated Housing Element, to Land Use designations that allow residential development at densities sufficient to accommodate the County's Regional Housing Needs Allocation (RHNA).  
 3. Zoning Map amendments to rezone certain properties, concurrent with adoption of the County's updated Housing Element, to zoning districts that allow residential development at densities sufficient to accommodate the County's Regional Housing Needs Allocation (RHNA).  
 4. An amendment to the County's Zoning Code to add Chapter 18.50, By-Right Development.

The properties proposed for rezoning are as follows:

Site Address/Intersection	Assessor's Parcel Number	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning
16399 Letteau Ave	009-110-022-000	1.5	MDR	R-3	HDR	R-4
Vincent Rd & Shanks Rd	011-030-003-000	8.13	LDR/UR	R-1/R-1-5000	HDR	R-4
S 2nd Ave & South Ave	011-110-003-000	17.8	HD/BP	R-4/M-1	HDR	R-4
W 1st St & Kapor Way	015-100-035-000	2.5	LDR	R-1	HDR	R-4
W 1st St & Kapor Way	015-100-027-000	5.55	LDR	R-1	HDR	R-4
Bloss Ave & Ellington Ave	015-100-026-000	3.4	LDR	R-1	HDR	R-4
McDowell St & Kennedy St	318-050-004-000	5.34	LDR	R-1	HDR	R-4
S Fresno Rd & SE Cook St	318-150-015-000	4.77	LDR	R-1	HDR	R-4
McDowell St & Kennedy St	318-050-005-000	4.127	LDR	R-1	HDR	R-4
Washington St & Jackson St	318-010-009-000	3.012	GC	C-2	HDR	R-4
Washington Ave & Jackson St	318-010-008-000	2.1	LDR	R-1	HDR	R-4
E Childs Ave & Cortez Ave	037-250-001-000	3	MDR	R-3	HDR	R-4
Columbus Ct & Cortez Ave	037-250-015-000	5.44	MDR	R-3	HDR	R-4
E Gerard Ave & Plainsburg Rd	053-144-009-000	1.839	MDR	R-3	HDR	R-4
E Gerard Ave & Plainsburg Rd	053-144-008-000	1.82	MDR	R-3	HDR	R-4
Cody Ave & E Dulcinea St	037-170-042-000	0.905	MDR	R-3	HDR	R-4
Haskell Ave & Merced St	037-080-030-000	3.53	LDR	R-1-5000	HDR	R-4
North Ave & Cabrillo St	037-080-038-000	1.646	LDR	R-1	HDR	R-4
E Gerard Ave & Plainsburg Rd	037-020-003-000	1.01	LDR	R-1	HDR	R-4

The proposed rezoning sites are located in the unincorporated communities of Delhi, Hilmar, Le Grand, and Planada. Maps and tables identifying the proposed rezoning sites are also included in the proposed Housing Element.

The Board of Supervisors will be requested to take the following actions: (a) Open and close the public hearings; (b) Consider the Planning Commission's Findings and adopt the Merced County 2024-2032 Housing Element; (c) Consider the Planning Commission's Findings and adopt two Addenda ("Merced County Mixed-Use Rezone Project and Merced County Housing Element Upzone Project" and the "Merced County Housing Element Update Project") to the 2030 Merced County General Plan Final Program Environmental Impact Report (SCH #2011041067) pursuant to Section 15164 ("Addendum to an EIR") of the CEQA Guidelines (CEQA26-013); and, (d) Consider the Planning Commission's Findings and adopt the proposed ordinance approving General Plan Amendment No. GPA26-003, Zone Change No. ZC26-005 to redesignate and rezone various properties to Multi-Family Residential (R-4) and (e) Consider the Planning Commission's findings, adopt the proposed ordinance approving Zoning Code Text Amendment No. ZCTA26-002 and amending portions of Title 18

(Zoning) of the Merced County Code, and find the project exempt from environmental review pursuant to Section 15061(b)(3) ("Common Sense Exemption") of the CEQA Guidelines.

A full text of the Resolutions and Ordinances is available for review during regular business hours at the Office of the Clerk, Board of Supervisors, Third Floor, County Administration Building, 2222 "M" Street, Merced, California.

All interested persons are invited to attend and will be given an opportunity to be heard. Please refer to the posted agenda (which will be posted at least 72 hours in advance of the meeting) for further details on how to participate.

If you have any questions regarding Merced County Housing Element 2024-2032, General Plan Amendment No. GPA26-003, and Zoning Change No. ZC26-005, Zoning Code Text Amendment No. ZCTA26-002, and California Environmental Quality Act No. CEQA26-013, please call Mark Hamilton, Planner III, Community and Economic Development Department, at (209) 385-7654 x4419. Publish Date: April 29, 2026 (Westside Express) and April 30, 2026 (Merced County Times) Board of Supervisors Office, by Stacy Cooley, Deputy Board Clerk.