

**RESOLUTION NO. 2025- \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
APPROVING THE FINAL SUBDIVISION MAP  
FOR THE ROYAL WOODS ESTATES, PHASE 1  
SUBDIVISION (#5413)**

WHEREAS, a Tentative Subdivision Map for the Royal Woods Estates, Phase 1 Subdivision was approved on June 8, 2022, by the Planning Commission; and,

WHEREAS, a Final Map conforming to the approved Tentative Map has been filed with the City of Merced; and,

WHEREAS, the tentative map was granted extensions by the State of California and the City of Merced extending the life of the tentative map to December 5, 2026; and,

WHEREAS, the City Engineer has reviewed the Final Map and certified that the Final Map substantially conforms to the conditionally approved Vesting Tentative Subdivision Map; and,

WHEREAS, all required certificates on said Final Map have been signed and, where necessary, acknowledged; and,

WHEREAS, the City has determined that the Final Map is statutorily exempt from the California Environmental Quality Act (CEQA) Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps and a Notice of Exemption is attached hereto.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCED  
DOES RESOLVE AS FOLLOWS:**

**SECTION 1. FINDINGS.** The City Council finds and declares that:

1. The Final Map is statutorily exempt from the California Environmental Quality Act (CEQA), Statutory Exemptions,

Title 14 of the California Code of Regulations Section 15268(b)(3) Ministerial Projects, Approval of Final Subdivision Maps.

2. The Final Map is in substantial compliance with the Tentative Map.
3. The discharge of waste from the proposed subdivision into the sewer system will not result in violation of existing requirements of the Water Quality Control Board.
4. The Final Map is consistent with applicable general and specific plans.
5. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
6. The site is physically suitable for the proposed type of development.
7. The site is physically suitable for the proposed density of development.
8. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife of their habitat.
9. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
10. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
11. An agreement has been entered into with the developer satisfactory to guarantee completion of public improvements within the subdivision.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Royal Woods Estates, Phase 1 Subdivision, as shown on the map attached as Exhibit A and incorporated herein by this reference, and does hereby accept on behalf of the public all streets, courts, avenues, public utility easements, public facility easements, and other public areas as shown on the map.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_ day of \_\_\_\_\_ 2025, by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:  
MATTHEW SERRATTO, MAYOR

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Mayor

ATTEST:  
D. SCOTT MCBRIDE, CITY CLERK

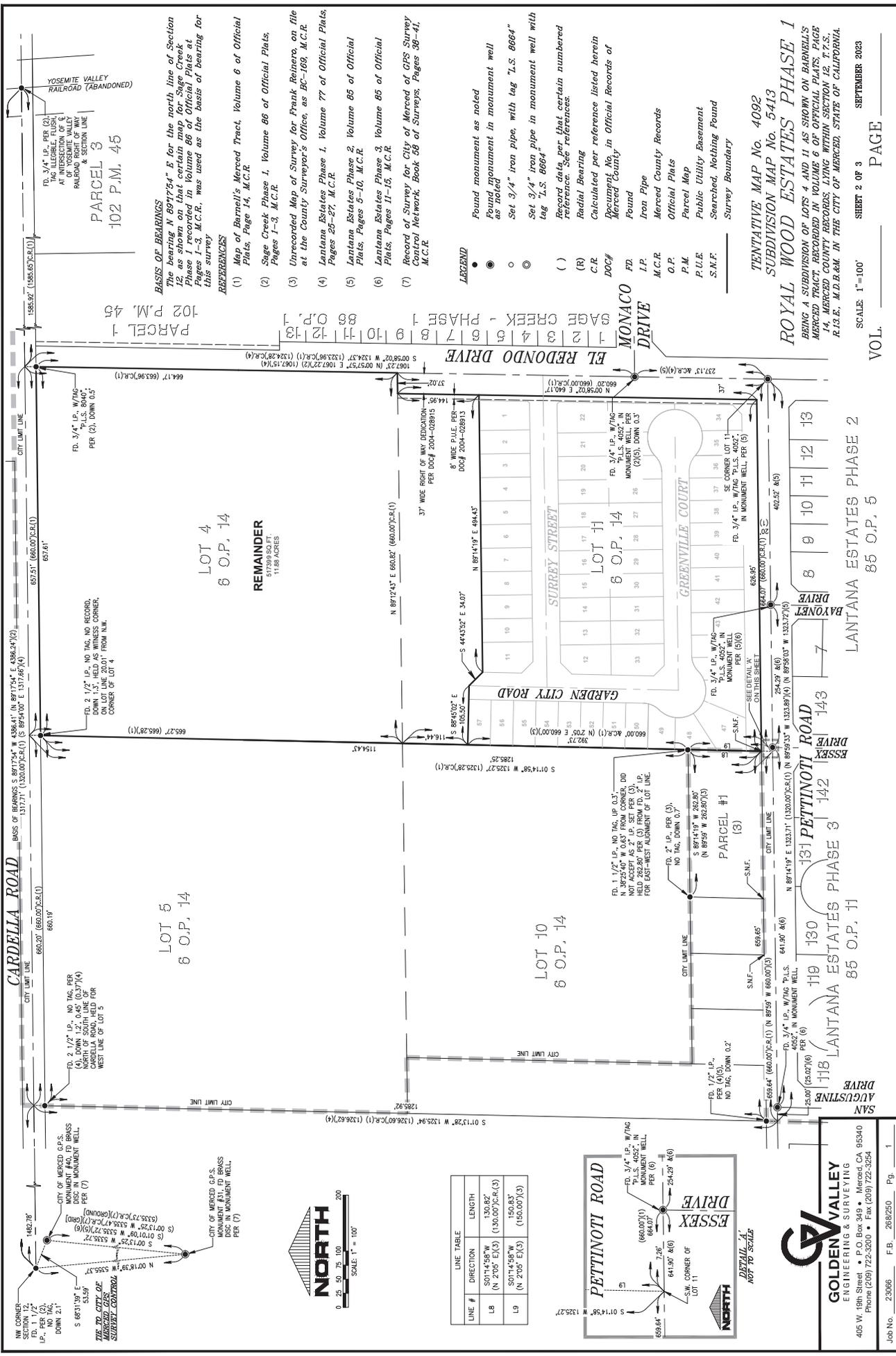
BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:  
CRAIG J. CORNWELL, CITY ATTORNEY

 5/1/2025  
City Attorney      Date





**Yosemite Valley Railroad (Abandoned)**

FB. 3/4" I.P. PER (2) AT INTERSECTION OF RAILROAD WITH SECTION LINE

**PARCEL 3**  
102 P.M. 45

**PARCEL 1**  
102 P.M. 45

FB. 3/4" I.P. W/7/8" P.L.S. 8042' PER (2) DOWN 0.5'

FD. 4 1/2" I.P. NO TAG. NO RECORD. ON LOT LINE 20.01' FROM N.M. CORNER OF LOT 4

FD. 2 1/2" I.P. NO TAG. NO RECORD. DOWN 3.7'. 0.46' (0.37')(4)

FD. 2 1/2" I.P. NO TAG. PER (2) DOWN 3.7'. 0.46' (0.37')(4)

FD. 1 1/2" I.P. NO TAG. DOWN 0.2'

FD. 3/4" I.P. W/7/8" P.L.S. 4052'. IN MONUMENT WELL PER (6)

FD. 3/4" I.P. W/7/8" P.L.S. 4052'. IN MONUMENT WELL PER (6)

**LOT 4**  
8 O.P. 14

**REMAINDER**  
517399 SQ.FT.  
1188 ACRES

**LOT 5**  
6 O.P. 14

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**LEGEND**

- Found monument as noted
- Found monument in monument well as noted
- Set 3/4" iron pipe, with tag "L.S. 8664"
- Set 3/4" iron pipe in monument well with tag "L.S. 8664"
- ( ) Record data, per that certain numbered reference. See references.
- (R) Radial Bearing
- C.R. Calculated per reference listed herein
- DOC# Document No. in Official Records of Merced County
- FD. Found
- I.P. Iron Pipe
- M.C.R. Merced County Records
- O.P. Official Plats
- P.M. Parcel Map
- P.U.E. Public Utility Easement
- S.N.F. Searched, Nothing Found
- Survey Boundary

**FOUND MONUMENTS AS NOTED**

**FOUND MONUMENTS IN MONUMENT WELL AS NOTED**

**SET 3/4" IRON PIPE, WITH TAG "L.S. 8664"**

**SET 3/4" IRON PIPE IN MONUMENT WELL WITH TAG "L.S. 8664"**

**RECORD DATA, PER THAT CERTAIN NUMBERED REFERENCE. SEE REFERENCES.**

**RADIAL BEARING**

**CALCULATED PER REFERENCE LISTED HEREIN**

**DOCUMENT NO. IN OFFICIAL RECORDS OF MERCED COUNTY**

**FOUND**

**IRON PIPE**

**MERCED COUNTY RECORDS**

**OFFICIAL PLATS**

**PARCEL MAP**

**PUBLIC UTILITY EASEMENT**

**SEARCHED, NOTHING FOUND**

**SURVEY BOUNDARY**

**FOUND MONUMENT AS NOTED**

**FOUND MONUMENT IN MONUMENT WELL AS NOTED**

**SET 3/4" IRON PIPE, WITH TAG "L.S. 8664"**

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**SEARCHED, NOTHING FOUND**

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**RADIAL BEARING**

**CALCULATED PER REFERENCE LISTED HEREIN**

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**FOUND**

**IRON PIPE**

**MERCED COUNTY RECORDS**

**OFFICIAL PLATS**

**PARCEL 1**  
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**PARCEL 2**  
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**PARCEL**

