

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE BELLEVUE RANCH NORTH
VILLAGES 21-36 (FINAL MAP #5408)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch North, Villages 21-36 Subdivision (also known as the Large Lot Mapping of Bellevue Ranch Phases 3 and 4) was approved on February 8, 2006, 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 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, a Site Plan Review Permit was approved to modify the Tentative Map on October 13, 2022, by the Site Plan Review Committee; 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 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.
8. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
9. 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.
10. No improvements are required with this Large Lot Subdivision. All improvements will be installed with the subsequent small lot subdivisions and the Bellevue Ranch Master Plan and any alterations thereof.

SECTION 2. APPROVAL OF MAP. The City Council hereby approves the Final Map for the Bellevue Ranch North Villages 21-36 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to

Subdivision improvements), all Public Utilities Easements (PUE), Sidewalk Easements (SE), Landscape Easements (LE), and accepted on behalf of the public, in fee, Lot B, Lot E and Lot Z, as shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the ____ day of _____ 2024 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:
MATTHEW SERRATTO, MAYOR

Mayor

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

(SEAL)

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

 5-24-2024
City Attorney Date

TENTATIVE MAP NO. 1280
TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A AND PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024



OMITTED SIGNATURE STATEMENT

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

TYPE OF INTEREST: RIGHTS, PRIVILEGES, AND EASEMENTS, IF ANY
DEED REFERENCE: BOOK 12 OF OFFICIAL RECORDS, PAGE 1, M.C.R. RECORDED FEBRUARY 1, 1922.

TYPE OF INTEREST: EASEMENT FOR TELEPHONE AND TELEGRAPH LINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES
DEED REFERENCE: BOOK 64 OF OFFICIAL RECORDS, PAGE 96, M.C.R. RECORDED JANUARY 7, 1924.

TYPE OF INTEREST: EASEMENT FOR ELECTRICAL TRANSMISSION LINES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES
DEED REFERENCE: BOOK 130 OF OFFICIAL RECORDS, PAGE 282, M.C.R. RECORDED OCTOBER 31, 1925.

TYPE OF INTEREST: EASEMENT FOR UNDERGROUND AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS FOR COMMUNICATION PURPOSES
DEED REFERENCE: BOOK 830 OF OFFICIAL RECORDS, PAGE 460, M.C.R. RECORDED APRIL 11, 1946.

TYPE OF INTEREST: EASEMENT FOR CONSTRUCTION, MAINTAINING, REPAIRING AND USING CANALS FLUMES AND IRRIGATION PIPE LINES AND INCIDENTAL PURPOSES
DEED REFERENCE: BOOK 1754 OF OFFICIAL RECORDS, PAGE 976, M.C.R. RECORDED OCTOBER 23, 1967.

TYPE OF INTEREST: EASEMENT FOR ELECTRICAL TRANSMISSION LINES, INGRESS AND EGRESS, AND INCIDENTAL PURPOSES
DEED REFERENCE: BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R. RECORDED MAY 9, 1928.

TYPE OF INTEREST: EASEMENT FOR CANALS, DITCHES, PIPELINES AND OTHER CONDUITS, AND INCIDENTAL PURPOSES
DEED REFERENCE: MERCED IRRIGATION DISTRICT, AN IRRIGATION DISTRICT
DEED REFERENCE: DOCUMENT NO. 2004-004598, OF OFFICIAL RECORDS, M.C.R. RECORDED JANUARY 23, 2004.

TYPE OF INTEREST: EASEMENT FOR RIGHT OF WAY PURPOSES
DEED REFERENCE: CITY OF MERCED, A CALIFORNIA CHARTER MUNICIPAL CORPORATION
DEED REFERENCE: DOCUMENT NO. 2007-025024, OF OFFICIAL RECORDS, M.C.R. RECORDED APRIL 25, 2007.

RIGHT TO FARM STATEMENT

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND THE PROPERTY OWNER HAS TAKEN REASONABLE PRECAUTIONS TO PREVENT THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL ZONE (RRZ) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO PROVISIONS OF GOVERNMENT CODE SECTION 66477.5, THE CITY OF MERCED SHALL RECONVEY TO THE SUBDIVIDER OR THE SUCCESSOR IN INTEREST, IF THE CITY OF MERCED MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH LOT 14 AND LOT 2 BEING DEDICATED HEREON NO LONGER EXISTS, OR THE PROPERTY OR ANY PORTIONS THEREOF ARE NOT NEEDED FOR THE SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

OWNER: BELLEVUE MERCED LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 923 E PACHECO BLVD, SUITE C, LOS BANOS, CA, 93635

TENTATIVE MAP NO. 1280
TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

BEING A SUBDIVISION OF PARCEL A, PARCEL B, AND PARCEL D AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 29TH, 2006, IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, AND LYING IN A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024



BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4306 SPRINGS WAY, SUITE A, MODOesto, CALIFORNIA, 95368 (209) 646-0300

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND 3/4" IRON PIPE TAGGED PLS 4914, PER REF (A), UNLESS NOTED OTHERWISE
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF (C).
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SPN SEARCHED, FOUND NOTHING
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- * CALCULATED FROM RECORD REFERENCE
- M.C.R. MERCED COUNTY RECORDS
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PLU/ PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT
- LE/SE

NOTES

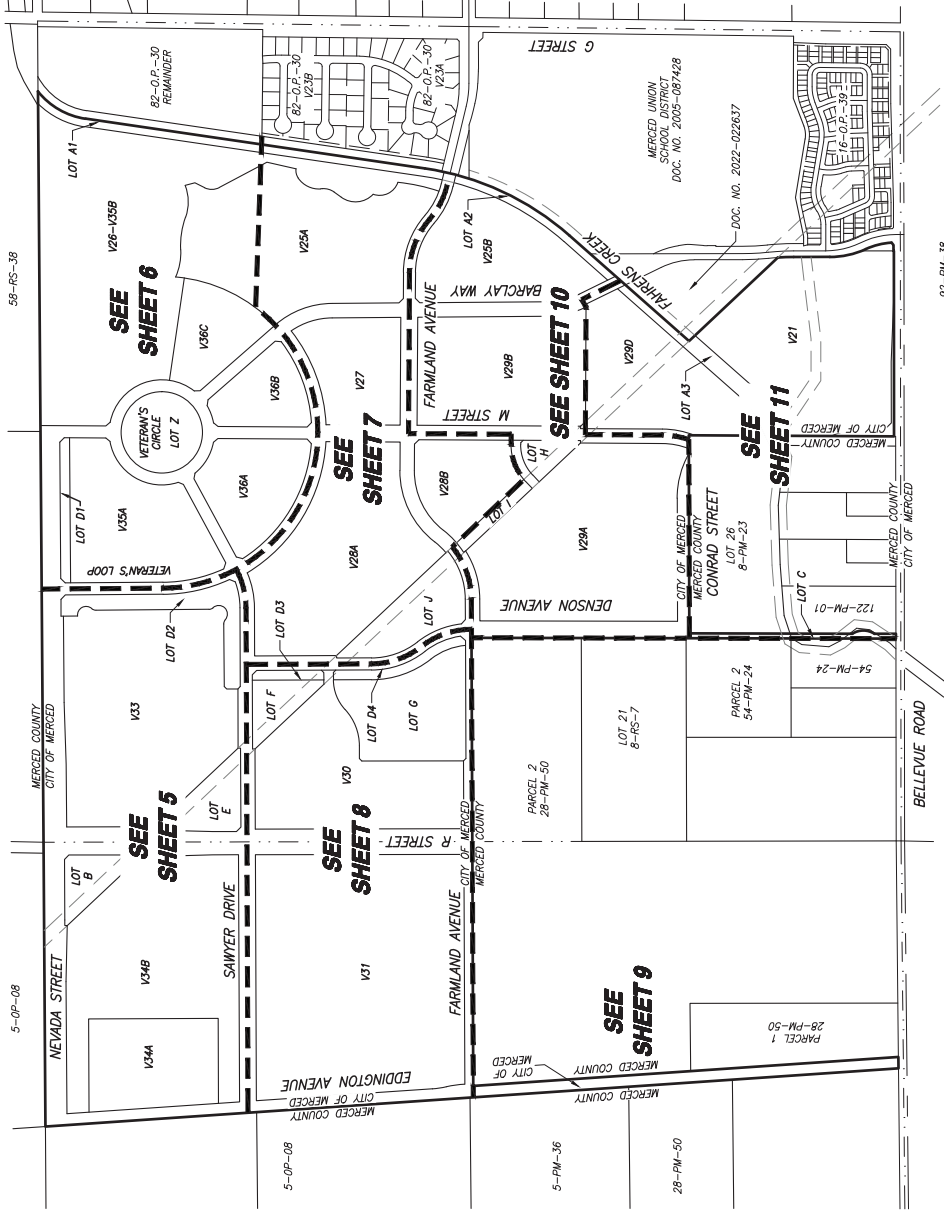
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- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
- SEE SHEET 9 FOR LINE AND CURVE DATA TABLES.

REFERENCES

- PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
- FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 58 OF SURVEYS, PAGES 38 TO 41, M.C.R.
- FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

BASIS OF BEARINGS

A BEARING OF N17°03'05"E FOR THE LINE BETWEEN GPS/GIS MONUMENT 1065 AND GPS/GIS MONUMENT 1066 WAS OBTAINED FROM THE RECORDS OF THE SURVEYS, AT PAGES 38 TO 41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



LEGEND

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- L99 LINE TABLE REFERENCE
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- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE/ LE/SE PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SIDEWALK EASEMENT

NOTES

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- (B) FINAL MAP OF BELLEVUE RANCH, BOOK 92 OF PARCEL MAPS, AT PAGES 38-42, M.C.R.
- (C) PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
- (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

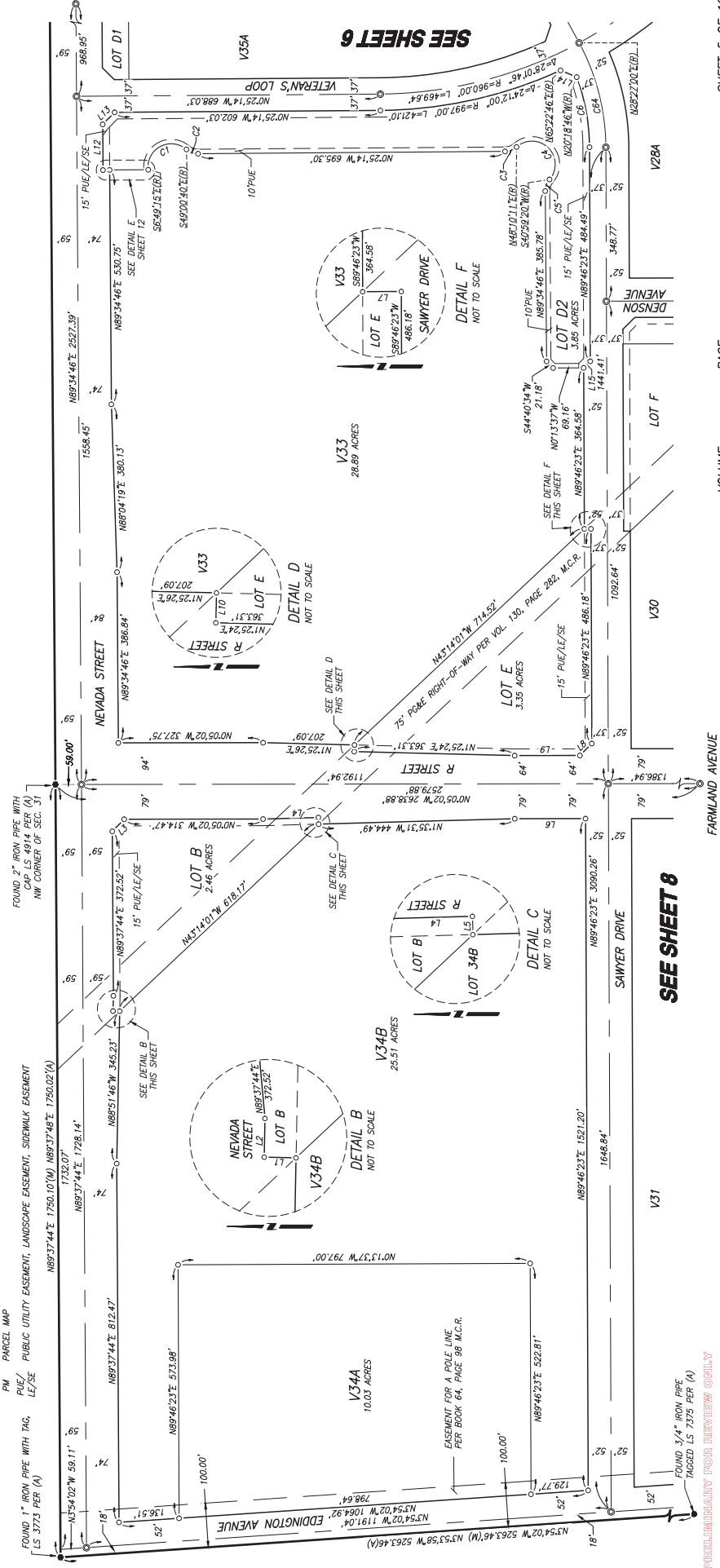
TENTATIVE MAP NO. 1280
TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

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MARCH 2024

B **BENCHMARK ENGINEERING**
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4208 SYPTESS WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 649-6000



LEGEND

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- FOUND GPS MONUMENT, AS SHOWN ON REF (C), SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
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C42	CURVE TABLE REFERENCE
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*	CALCULATED FROM REFERENCE
M.C.R.	MERGED COUNTY RECORDS
OP	OFFICIAL PLATS
PM	PARCEL MAP
PUE/LE	PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, SUELNACK EASEMENT

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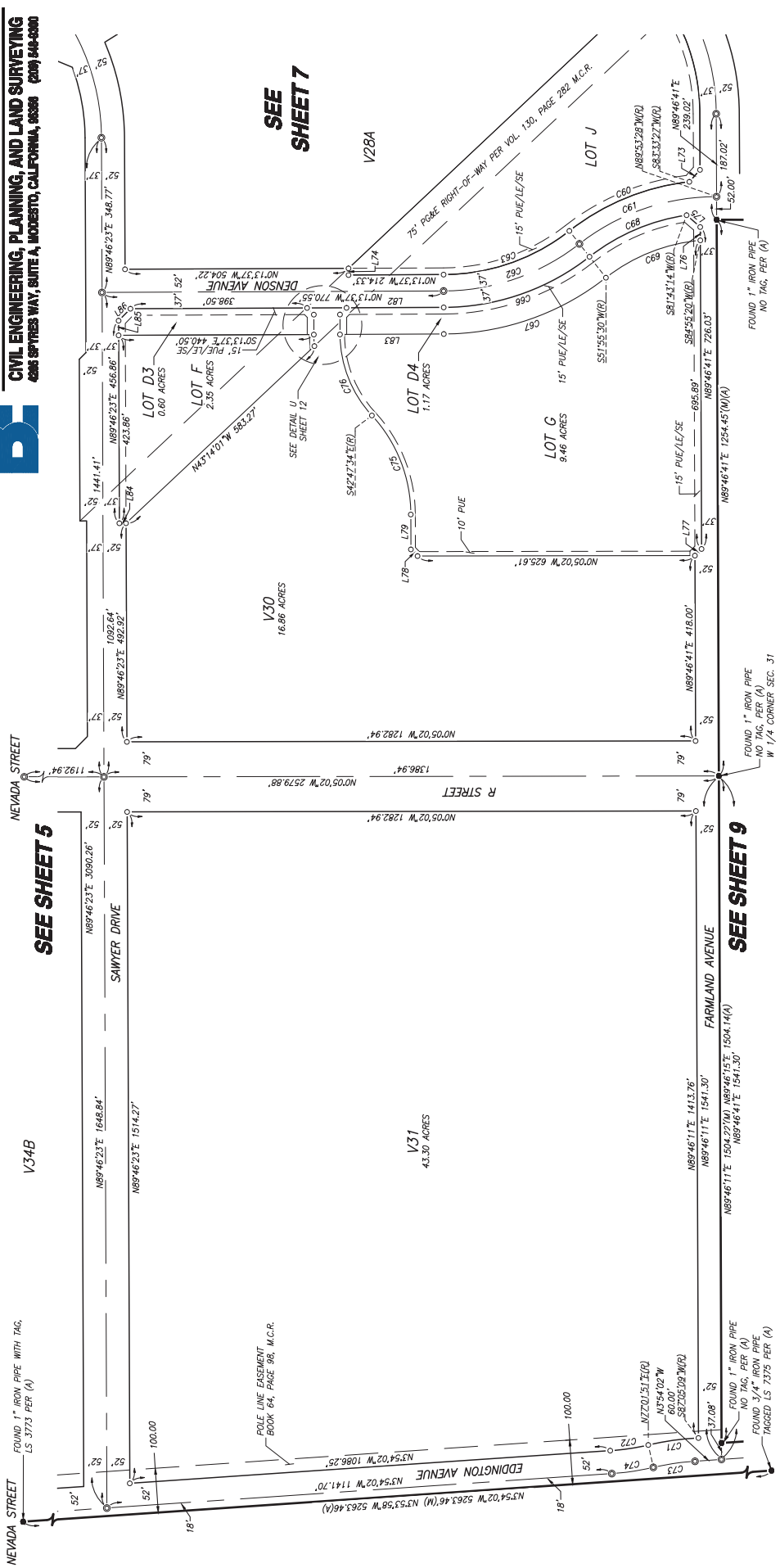
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4208 SEPTEMBER WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 644-0300

SCALE
1" = 150'



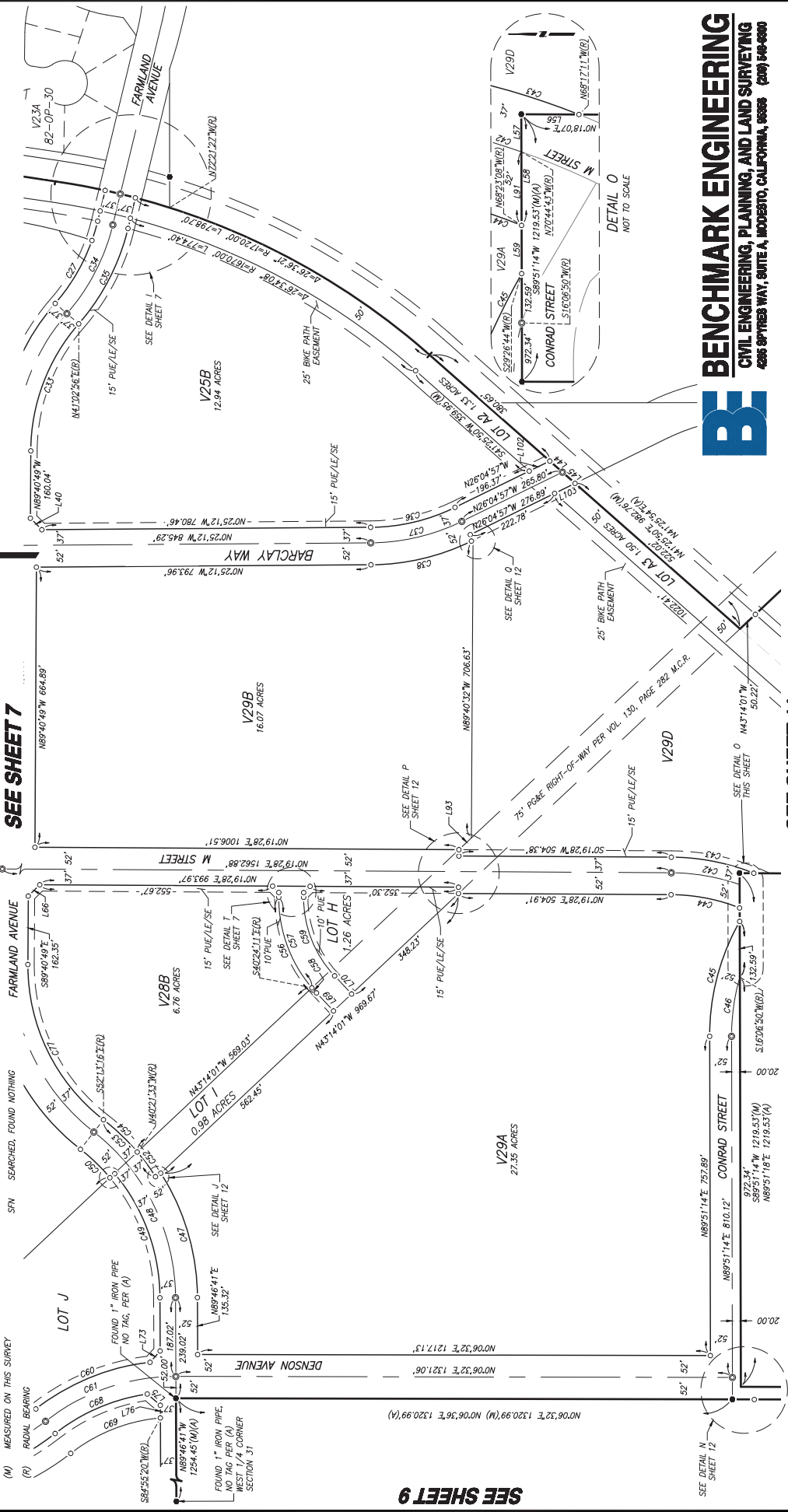
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 MARCH 2024

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 - (B) PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 53-57, M.C.R.
 - (C) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
 - (D) FINAL MAP FOR PASEO, VOLUME 76 OF OFFICIAL PLATS, PAGES 39-44, M.C.R.

LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER	CURVE TABLE REFERENCE
• FOUND 3/4" x 24" IRON PIPE TAGGED PL 4914, PER REF (A), UNLESS NOTED OTHERWISE	C42
• FOUND MONUMENT IN MONUMENT WELL, AS NOTED	L99
• FOUND GPS MONUMENT, AS SHOWN ON REF (C).	• CALCULATED FROM REFERENCE
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• SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	OP
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• SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	PUE/
• SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	LE/
• SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	SE
• SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL	SPN
(M) MEASURED ON THIS SURVEY	
(R) RADIAL BEARING	



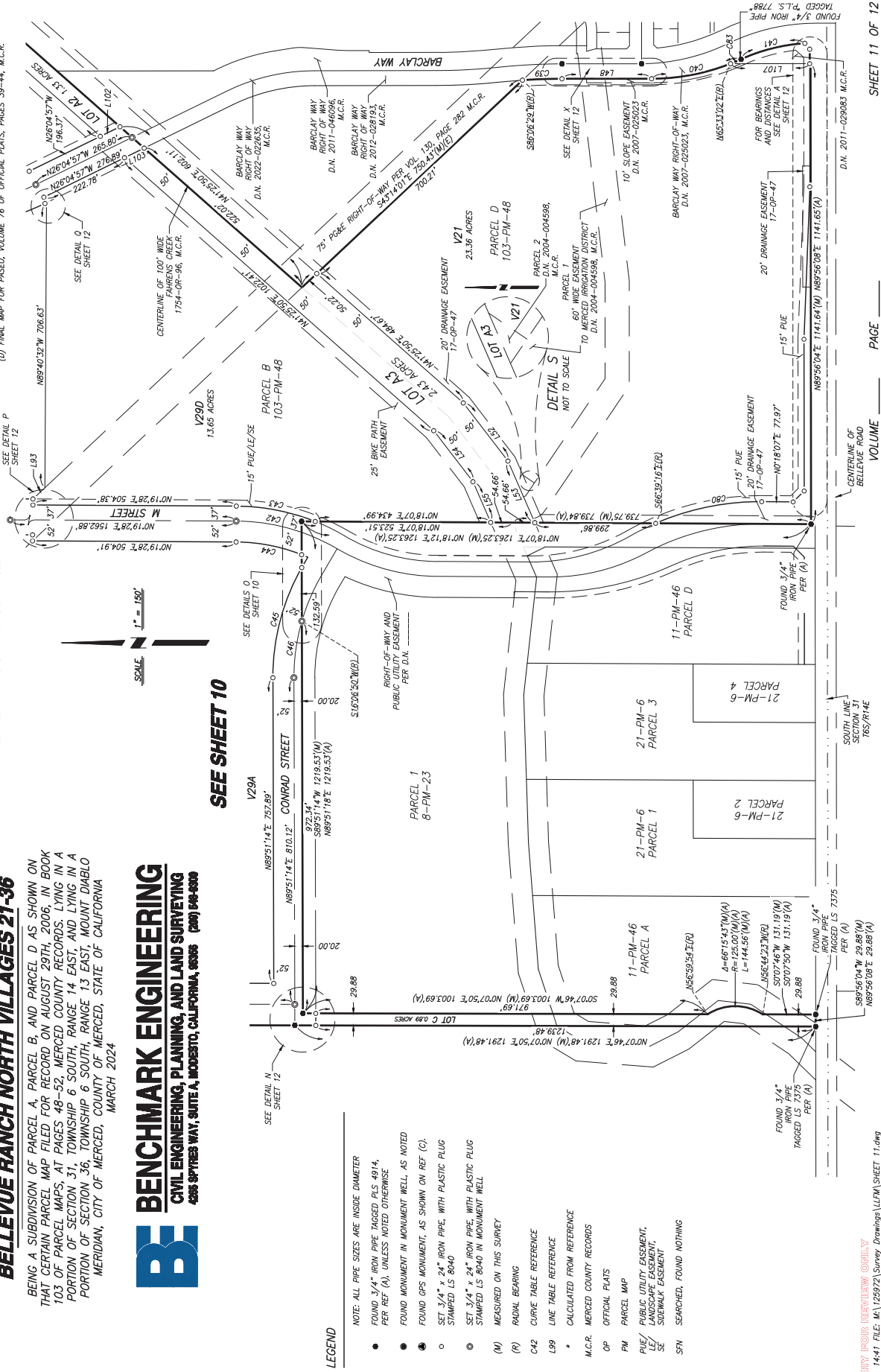
BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4266 9TH ST WAT, SUITE A, MODOBRO, CALIFORNIA, 95866 (209) 546-6660

BELLEVUE RANCH NORTH VILLAGES 21-36

B=
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4266 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA 95366 (209) 648-4300

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LEGEND

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 M.C.R., MERGED COUNTY RECORDS
 OP OFFICIAL PLATS
 FM PARCEL MAP
 PUE/ PUBLIC UTILITY EASEMENT,
 SEE LINES FOR EASEMENT,
 SIDEWALK EASEMENT
 SPN SEARCHED, FOUND NOTHING

TENTATIVE MAP NO. 1280 TRACT NO. 5408

BELLEVUE RANCH NORTH VILLAGES 21-36

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BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4366 89TH STREET, SUITE A, MODESTO, CALIFORNIA, 95366 (209) 646-8000

NOTES

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- ALL RECORDS AND PLATS SHOWN ARE FROM THE MERCED COUNTY RECORDS.
- SEE RECORDS AND PLATS FOR THE DATA AND MEASUREMENTS FOR THE EASEMENTS.
- STREET EASEMENT PER (A) TO BE VACATED BY THIS MAP. SEE DETAIL V ON SHEET 12.

REFERENCES

- PARCEL MAP FILED IN BOOK 103 OF PARCEL MAPS, AT PAGES 48-52, M.C.R.
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