

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE RENAISSANCE 154, PHASE 5
SUBDIVISION (#5415)**

WHEREAS, a Tentative Subdivision Map for the Sage Creek Subdivision was approved on April 5, 2023, 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, 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. 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 Renaissance 154, Phase 5 Subdivision and hereby accepts on behalf of the public all Streets, Courts, and Avenues (subject to Subdivision improvements), and all easements and dedications as shown on the map as shown on the map at Exhibit "A" attached hereto 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

BY: Craig Cornwell 4/15/24
City Attorney Date

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE
 - FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B)
 - FOUND 3/4" IRON PIPE IN MONUMENT WELL TAGGED L.S. 8944 PER (A)
 - FOUND GPS MONUMENT PER (C)
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040
 - SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040 IN MONUMENT WELL
 - OP OFFICIAL PLATS
 - PUE PUBLIC UTILITY EASEMENT
 - (M) MEASURED ON THIS SURVEY
 - M.C.R. MERCED COUNTY RECORDS
 - (R) ADJUDICATED
 - C42 CURVE TABLE REFERENCE
 - L89 LINE TABLE REFERENCE
 - * CALCULATED FROM RECORD

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

A BEARING OF S46°59'E MEASURED FOR THE LINE BETWEEN BM-3 AND BM-7 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN BOOK 38 OF SURVEYS, PAGES 38-41, MERCED COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) RENAISSANCE I, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- (B) RENAISSANCE I54 - PHASE 4, VOLUME 86 OF OFFICIAL PLATS, PAGES 38-41, M.C.R.
- (C) TUSCANY EAST, VOLUME 73 OF OFFICIAL PLATS, PAGES 9-12, M.C.R.

SUBDIVISION SUMMARY

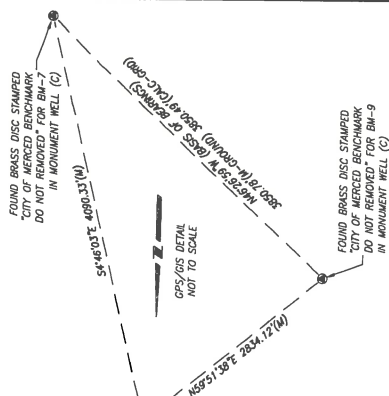
32 LOTS	3.88 ACRES
LOT B	0.83 ACRES
STREETS	1.16 ACRES
TOTAL	5.97 ACRES

TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5415 RENAISSANCE I54 - PHASE 5

BEING A SUBDIVISION OF LOT 5 AS SHOWN ON THE MAP OF RENAISSANCE II, FILED IN VOLUME 86 OF OFFICIAL PLATS, AT PAGES 37 TO 39, MERCED COUNTY RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF CALIFORNIA
MARCH 2024

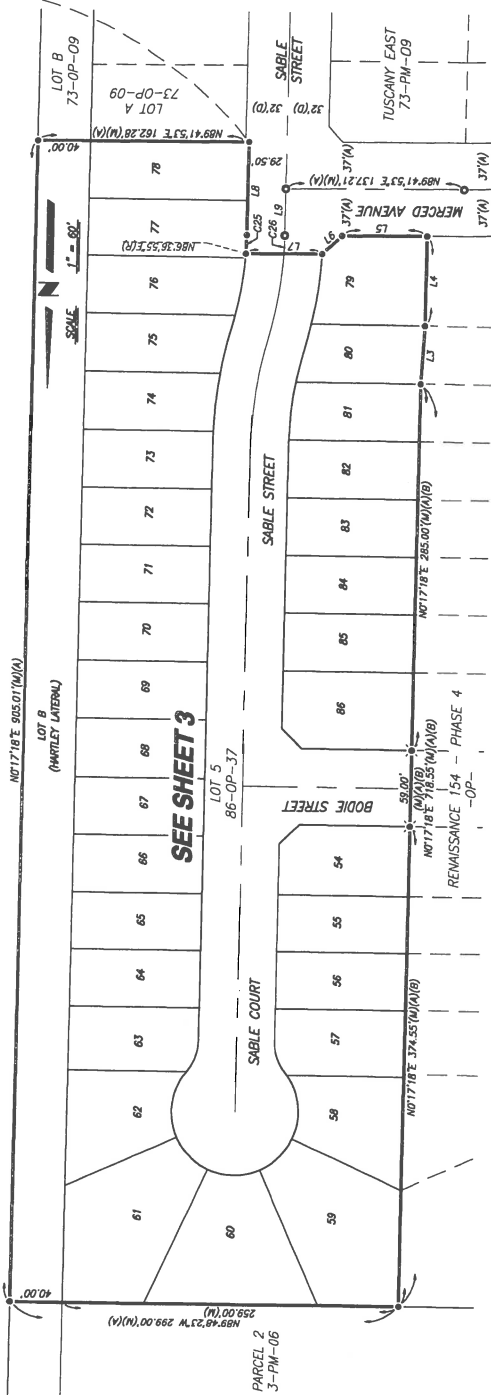


BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4085 SPRING WAY, SUITE A, MODESTO, CALIFORNIA, 95358 (209) 548-0000



CURVE	DELTA	RADIUS	LENGTH
C25	370°42'	270.50'	14.53'
C26	2°42'55"	300.00'	14.22'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L3	N37°1'25"E	45.05'
L4	N67°1'18"E	70.06'
L5	S89°41'53"W	65.37'
L6	N46°12'39"E	20.65'
L7	S89°41'53"W	59.10'
L8	S01°18'23"W	73.69'
L9	S01°18'23"W	37.00'



LEGEND

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

● FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (A) UNLESS NOTED OTHERWISE

● FOUND 3/4" IRON PIPE TAGGED L.S. 8040 PER (B)

● FOUND 3/4" IRON PIPE IN MONUMENT WELL TAGGED L.S. 6944 PER (A)

● FOUND GPS MONUMENT PER (C)

○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040

○ SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 8040 IN MONUMENT WELL

OP OFFICIAL PLATS

PUE PUBLIC UTILITY EASEMENT

(M) MEASURED ON THIS SURVEY

M.C.R. MERCED COUNTY RECORDS

(R) RAILROAD BEARING

C42 CURVE TABLE REFERENCE

L89 LINE TABLE REFERENCE

* CALCULATED FROM RECORD

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

REFERENCES

- RENAISSANCE II, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- RENAISSANCE 154 - PHASE 5, VOLUME 86 OF OFFICIAL PLATS, PAGES 37-39, M.C.R.
- GPS SURVEY CONTROL NETWORK, BOOK 50 OF OFFICIAL PLATS, PAGES 34-41, M.C.R.
- TUSCANY EAST, VOLUME 71 OF OFFICIAL PLATS, PAGES 9-12, M.C.R.

TENTATIVE MAP NO. 1322 SUBDIVISION NO. 5415 RENAISSANCE 154 - PHASE 5

BEING A SUBDIVISION OF LOT 5 AS SHOWN ON THE MAP OF RENAISSANCE II,
FILED IN VOLUME 86 OF OFFICIAL PLATS, AT PAGES 37 TO 39, MERCED COUNTY
RECORDS, LYING IN A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH,
RANGE 14 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
MARCH 2024



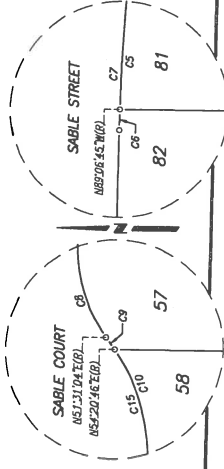
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4285 SPRYNG WAY, SUITE A, MODESTO, CALIFORNIA, 95368 (209) 540-0800

LINE	BEARING	DISTANCE
L1	N45°17'18"E	21.21'
L2	N44°42'42"W	21.21'
L3	N3°01'25"E	45.00'
L4	N07°17'18"E	70.06'
L5	N08°41'53"E	65.37'
L6	N46°12'39"E	20.65'
L7	S08°41'53"W	59.10'
L8	S07°18'52"W	71.69'
L9	S07°55'13"W	37.00'

CURVE	DELTA	RADIUS	LENGTH
C21	2°10'33"	270.50'	10.27'
C22	9°39'10"	270.50'	45.57'
C23	0°43'32"	270.50'	3.43'
C24	12°33'14"	270.50'	59.27'
C25	3°04'42"	270.50'	14.53'
C26	1°59'01"	300.00'	81.94'
C27	1°25'01"	300.00'	67.63'
C28	2°42'55"	300.00'	14.22'

CURVE	DELTA	RADIUS	LENGTH
C11	41°25'33"	49.00'	38.43'
C12	48°34'36"	49.00'	41.54'
C13	41°25'25"	49.00'	35.43'
C14	6°02'27"	49.00'	53.83'
C15	25°32'27"	49.00'	220.25'
C16	3°46'14"	39.50'	26.73'
C17	1°32'06"	329.50'	8.83'
C18	7°52'01"	329.50'	45.24'
C19	6°14'53"	329.50'	35.93'
C20	15°39'01"	329.50'	90.00'

CURVE	DELTA	RADIUS	LENGTH
C1	9°39'27"	329.50'	55.54'
C2	5°33'28"	329.50'	20.46'
C3	1°12'53"	329.50'	76.00'
C4	5°27'57"	270.50'	25.00'
C5	9°35'07"	270.50'	45.25'
C6	0°35'57"	270.50'	2.83'
C7	15°39'01"	270.50'	71.69'
C8	3°46'14"	39.50'	26.73'
C9	2°49'41"	49.00'	2.42'
C10	6°13'45"	49.00'	51.51'



LOT B
36,207 S.F.
(HAWLEY LATERAL)

LOT A
36,207 S.F.
(HAWLEY LATERAL)

LOT C
36,207 S.F.
(HAWLEY LATERAL)

LOT D
36,207 S.F.
(HAWLEY LATERAL)

LOT E
36,207 S.F.
(HAWLEY LATERAL)

LOT F
36,207 S.F.
(HAWLEY LATERAL)

LOT G
36,207 S.F.
(HAWLEY LATERAL)

LOT H
36,207 S.F.
(HAWLEY LATERAL)

LOT I
36,207 S.F.
(HAWLEY LATERAL)

LOT J
36,207 S.F.
(HAWLEY LATERAL)

LOT K
36,207 S.F.
(HAWLEY LATERAL)

LOT L
36,207 S.F.
(HAWLEY LATERAL)

LOT M
36,207 S.F.
(HAWLEY LATERAL)

LOT N
36,207 S.F.
(HAWLEY LATERAL)

LOT O
36,207 S.F.
(HAWLEY LATERAL)

LOT P
36,207 S.F.
(HAWLEY LATERAL)

LOT Q
36,207 S.F.
(HAWLEY LATERAL)

LOT R
36,207 S.F.
(HAWLEY LATERAL)

LOT S
36,207 S.F.
(HAWLEY LATERAL)

LOT T
36,207 S.F.
(HAWLEY LATERAL)

LOT U
36,207 S.F.
(HAWLEY LATERAL)

LOT V
36,207 S.F.
(HAWLEY LATERAL)

LOT W
36,207 S.F.
(HAWLEY LATERAL)

LOT X
36,207 S.F.
(HAWLEY LATERAL)

LOT Y
36,207 S.F.
(HAWLEY LATERAL)

LOT Z
36,207 S.F.
(HAWLEY LATERAL)

LOT AA
36,207 S.F.
(HAWLEY LATERAL)

LOT AB
36,207 S.F.
(HAWLEY LATERAL)

LOT AC
36,207 S.F.
(HAWLEY LATERAL)

LOT AD
36,207 S.F.
(HAWLEY LATERAL)

LOT AE
36,207 S.F.
(HAWLEY LATERAL)

LOT AF
36,207 S.F.
(HAWLEY LATERAL)

LOT AG
36,207 S.F.
(HAWLEY LATERAL)

LOT AH
36,207 S.F.
(HAWLEY LATERAL)

LOT AI
36,207 S.F.
(HAWLEY LATERAL)

LOT AJ
36,207 S.F.
(HAWLEY LATERAL)

LOT AK
36,207 S.F.
(HAWLEY LATERAL)

LOT AL
36,207 S.F.
(HAWLEY LATERAL)

LOT AM
36,207 S.F.
(HAWLEY LATERAL)

LOT AN
36,207 S.F.
(HAWLEY LATERAL)

LOT AO
36,207 S.F.
(HAWLEY LATERAL)

LOT AP
36,207 S.F.
(HAWLEY LATERAL)

LOT AQ
36,207 S.F.
(HAWLEY LATERAL)

LOT AR
36,207 S.F.
(HAWLEY LATERAL)

LOT AS
36,207 S.F.
(HAWLEY LATERAL)

LOT AT
36,207 S.F.
(HAWLEY LATERAL)

LOT AU
36,207 S.F.
(HAWLEY LATERAL)

LOT AV
36,207 S.F.
(HAWLEY LATERAL)

LOT AW
36,207 S.F.
(HAWLEY LATERAL)

LOT AX
36,207 S.F.
(HAWLEY LATERAL)

LOT AY
36,207 S.F.
(HAWLEY LATERAL)

LOT AZ
36,207 S.F.
(HAWLEY LATERAL)

LOT BA
36,207 S.F.
(HAWLEY LATERAL)

LOT BB
36,207 S.F.
(HAWLEY LATERAL)

LOT BC
36,207 S.F.
(HAWLEY LATERAL)

LOT BD
36,207 S.F.
(HAWLEY LATERAL)

LOT BE
36,207 S.F.
(HAWLEY LATERAL)

LOT BF
36,207 S.F.
(HAWLEY LATERAL)

LOT BG
36,207 S.F.
(HAWLEY LATERAL)

LOT BH
36,207 S.F.
(HAWLEY LATERAL)

LOT BI
36,207 S.F.
(HAWLEY LATERAL)

LOT BJ
36,207 S.F.
(HAWLEY LATERAL)

LOT BK
36,207 S.F.
(HAWLEY LATERAL)

LOT BL
36,207 S.F.
(HAWLEY LATERAL)

LOT BM
36,207 S.F.
(HAWLEY LATERAL)

LOT BN
36,207 S.F.
(HAWLEY LATERAL)

LOT BO
36,207 S.F.
(HAWLEY LATERAL)

LOT BP
36,207 S.F.
(HAWLEY LATERAL)

LOT BQ
36,207 S.F.
(HAWLEY LATERAL)

LOT BR
36,207 S.F.
(HAWLEY LATERAL)

LOT BS
36,207 S.F.
(HAWLEY LATERAL)

LOT BT
36,207 S.F.
(HAWLEY LATERAL)

LOT BU
36,207 S.F.
(HAWLEY LATERAL)

LOT BV
36,207 S.F.
(HAWLEY LATERAL)

LOT BW
36,207 S.F.
(HAWLEY LATERAL)

LOT BX
36,207 S.F.
(HAWLEY LATERAL)

LOT BY
36,207 S.F.
(HAWLEY LATERAL)

LOT BZ
36,207 S.F.
(HAWLEY LATERAL)

LOT CA
36,207 S.F.
(HAWLEY LATERAL)

LOT CB
36,207 S.F.
(HAWLEY LATERAL)

LOT CC
36,207 S.F.
(HAWLEY LATERAL)

LOT CD
36,207 S.F.
(HAWLEY LATERAL)

LOT CE
36,207 S.F.
(HAWLEY LATERAL)

LOT CF
36,207 S.F.
(HAWLEY LATERAL)

LOT CG
36,207 S.F.
(HAWLEY LATERAL)

LOT CH
36,207 S.F.
(HAWLEY LATERAL)

LOT CI
36,207 S.F.
(HAWLEY LATERAL)

LOT CJ
36,207 S.F.
(HAWLEY LATERAL)

LOT CK
36,207 S.F.
(HAWLEY LATERAL)

LOT CL
36,207 S.F.
(HAWLEY LATERAL)

LOT CM
36,207 S.F.
(HAWLEY LATERAL)

LOT CN
36,207 S.F.
(HAWLEY LATERAL)

LOT CO
36,207 S.F.
(HAWLEY LATERAL)

LOT CP
36,207 S.F.
(HAWLEY LATERAL)

LOT CQ
36,207 S.F.
(HAWLEY LATERAL)

LOT CR
36,207 S.F.
(HAWLEY LATERAL)

LOT CS
36,207 S.F.
(HAWLEY LATERAL)

LOT CT
36,207 S.F.
(HAWLEY LATERAL)

LOT CU
36,207 S.F.
(HAWLEY LATERAL)

LOT CV
36,207 S.F.
(HAWLEY LATERAL)

LOT CW
36,207 S.F.
(HAWLEY LATERAL)

LOT CX
36,207 S.F.
(HAWLEY LATERAL)

LOT CY
36,207 S.F.
(HAWLEY LATERAL)

LOT CZ
36,207 S.F.
(HAWLEY LATERAL)

LOT DA
36,207 S.F.
(HAWLEY LATERAL)

LOT DB
36,207 S.F.
(HAWLEY LATERAL)

LOT DC
36,207 S.F.
(HAWLEY LATERAL)

LOT DD
36,207 S.F.
(HAWLEY LATERAL)

LOT DE
36,207 S.F.
(HAWLEY LATERAL)

LOT DF
36,207 S.F.
(HAWLEY LATERAL)

LOT DG
36,207 S.F.
(HAWLEY LATERAL)

LOT DH
36,207 S.F.
(HAWLEY LATERAL)

LOT DI
36,207 S.F.
(HAWLEY LATERAL)

LOT DJ
36,207 S.F.
(HAWLEY LATERAL)

LOT DK
36,207 S.F.
(HAWLEY LATERAL)

LOT DL
36,207 S.F.
(HAWLEY LATERAL)

LOT DM
36,207 S.F.
(HAWLEY LATERAL)

LOT DN
36,207 S.F.
(HAWLEY LATERAL)

LOT DO
36,207 S.F.
(HAWLEY LATERAL)

LOT DP
36,207 S.F.
(HAWLEY LATERAL)

LOT DQ
36,207 S.F.
(HAWLEY LATERAL)

LOT DR
36,207 S.F.
(HAWLEY LATERAL)

LOT DS
36,207 S.F.
(HAWLEY LATERAL)

LOT DT
36,207 S.F.
(HAWLEY LATERAL)

LOT DU
36,207 S.F.
(HAWLEY LATERAL)

LOT DV
36,207 S.F.
(HAWLEY LATERAL)

LOT DW
36,207 S.F.
(HAWLEY LATERAL)

LOT DX
36,207 S.F.
(HAWLEY LATERAL)

LOT DY
36,207 S.F.
(HAWLEY LATERAL)

LOT DZ
36,207 S.F.
(HAWLEY LATERAL)

LOT EA
36,207 S.F.
(HAWLEY LATERAL)

LOT EB
36,207 S.F.
(HAWLEY LATERAL)

LOT EC
36,207 S.F.
(HAWLEY LATERAL)

LOT ED
36,207 S.F.
(HAWLEY LATERAL)

LOT EE
36,207 S.F.
(HAWLEY LATERAL)

LOT EF
36,207 S.F.
(HAWLEY LATERAL)

LOT EG
36,207 S.F.
(HAWLEY LATERAL)

LOT EH
36,207 S.F.
(HAWLEY LATERAL)

LOT EI
36,207 S.F.
(HAWLEY LATERAL)

LOT EJ
36,207 S.F.
(HAWLEY LATERAL)

LOT EK
36,207 S.F.
(HAWLEY LATERAL)

LOT EL
36,207 S.F.
(HAWLEY LATERAL)

LOT EM
36,207 S.F.
(HAWLEY LATERAL)

LOT EN
36,207 S.F.
(HAWLEY LATERAL)