

RESOLUTION NO. 2022-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE SAGE CREEK, PHASE 1 SUBDIVISION
(#5396)**

WHEREAS, a Tentative Subdivision Map for the Sage Creek Subdivision was approved on April 19, 2020, 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 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 Sage Creek, Phase 1 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 _____ 2022 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEPHANIE R. DIETZ, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

BY: Kimberly C. Maday 1/25/22
City Attorney Date

TENTATIVE MAP NO. 1313 **SUBDIVISION NO. 5396** **SAGE CREEK - PHASE 1**

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON THE PARCEL MAP FOR YCH, FILED FOR RECORD IN BOOK 102 OF PARCEL MAPS, AT PAGES 45 AND 46, MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
 MARCH 2022



BENCHMARK ENGINEERING, INC.
 915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - FOUND MONUMENT IN MONUMENT WELL, AS NOTED
 - FOUND GPS MONUMENT, AS SHOWN ON REF. A.
 - 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
 - SET 3/4" x 24" IRON PIPE WITH PLASTIC PLUG STAMPED LS 8040 AT ALL REAR LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
 - 3"WC ○ RESTRICTED ACCESS
 - CL CENTERLINE
 - D.N. DOCUMENT NUMBER
 - R.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - O.P. OFFICIAL PLATS
 - (M) MEASURED ON THIS SURVEY
 - (R) RADIAL BEARING
 - SPN SEARCHED, FOUND NOTHING
 - PUE PUBLIC UTILITY EASEMENT
 - C42 CURVE TABLE REFERENCE
 - * CALCULATED FROM RECORD



NOTES

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

BASIS OF BEARINGS

A BEARING OF S88°32'06"W WAS MEASURED FOR THE LINE BETWEEN GPS MONUMENT 109 AND GPS MONUMENT 40 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILED IN VOLUME 58 OF SURVEYS, AT PAGES 38-41, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES

- (A) RECORD OF SURVEY FOR GPS CONTROL, VOLUME 58 OF SURVEYS, AT PAGE 38-41, M.C.R.
- (B) PARCEL MAP FOR YCH, BOOK 102 OF PARCEL MAPS, AT PAGES 45-46, M.C.R.
- (C) PROVISIONAL PHASE 1, VOLUME 67 OF OFFICIAL PLATS, PAGE 11-12, M.C.R.
- (D) PARCEL MAP FOR CUITONE & BARD, BOOK 96 OF PARCEL MAPS, PAGES 23-24, M.C.R.
- (E) LANTANA ESTATES PHASE 2, VOLUME 85 OF OFFICIAL PLATS, PAGES 5-10, M.C.R.
- (F) GRANT DEED 2021-024894, M.C.R.



