

RESOLUTION NO. 2019-_____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MERCED, CALIFORNIA,
APPROVING THE FINAL SUBDIVISION MAP
FOR THE BELLEVUE RANCH WEST, VILLAGE
12, LOT A SUBDIVISION (#5371)**

WHEREAS, a Tentative Subdivision Map for the Bellevue Ranch West, Village 12, Lot A Subdivision was approved on August 8, 2018, 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.

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 Bellevue Ranch West, Village 12, Lot A 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 _____ 2019 by the following called vote:

AYES: Council Members:

NOES: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

APPROVED:

Mayor

ATTEST:
STEVE CARRIGAN, CITY CLERK

BY: _____
Deputy City Clerk

(SEAL)

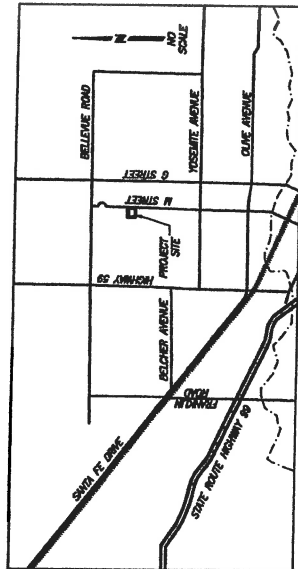
APPROVED AS TO FORM:

BY: Rueda Ce Ntra 4-12-19
City Attorney Date

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, BELIEVING THAT THE DIRECT IMPROVING OF ACCESS OF LOTS 24 THROUGH 43 TO AND FROM M STREET AND ARROW WOOD DRIVE, AND HEREBY PREVIOUSLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, LANKES, AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

DATE _____
GREG HOSTETLER - PRESIDENT

915 17TH STREET, MODESTO, CALIFORNIA 95354



**TRACT NO. xxxx
BELLEVUE RANCH WEST
VILLAGE 12 - LOT A**

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 - PHASE 1, FILED IN VOLUME 80 OF "C" OFFICIAL PLATS, AT PAGES 1 TO 65, MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo BASE AND METROPOLITAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
AUGUST 2018



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBSWAMP MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GREG POSTELER IN JULY 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONTRACTUALLY APPROVED TERRAQUE MAP. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2020, AND THAT THE MONUMENTS SHOWN OR WILL BE SUFFICIENT TO EMULATE THE SURVEY TO BE RETAINED.

2019

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

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HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

08/12/2019

STEVEN S. CARROLL, CITY CLERK OF THE CITY OF MENLO PARK, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF THE CITY OF MENLO PARK, STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20____, AND THAT COUNCIL DID SO IN ACCEPTANCE ON BEHALF OF THE PUBLIC OF THE PUBLIC ALLEYS, COURTS, PUBLIC UTILITY EASEMENTS (PUE), SIDEWALK EASEMENTS (SE), AND LANDSCAPE EASEMENTS (LE), AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

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I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLATS, AT PAGES _____, VOLUME _____, OF _____, COUNTY _____, STATE OF _____, DATED _____, A.C.R.
 THE REQUEST OF BENCHMARK ENGINEERING, INC.
 E: _____
 FRANK J. LEVEY, COUNTY RECORDER DTS: _____

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE POSSESION OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE DISCHARGE OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, FLOWING, SPRINKLING, AND BURNING OF SUCH OCCASIONALLY MAY GENERATE DUST, SMOKE, AND/OR ODOR.

THE COUNTY OF MERCER HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE TO BE USED FOR THE PURPOSE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDU) BOUNDARY, PLANNING RESERVATION CENTER (PRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY. ANY RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT THE CONSEQUENCE OF DISPROPORTIONATE OR DISPROPORTIONATE FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

APR 1 1964

PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME

_____ ON THE DATE WHEN DATED OF WHICH THE PERSON(S) AGED, EXECUTED THE INSTRUMENT.

SIGNATURE _____

UNIVERSAL COUNTY OF BUSINESS _____ MY COMMISSION EXPIRES _____
DATE: 8/15/2019 12:33 PM (GMT-5)
