

# STAFF REPORT



ITEM NO. **20**  
CITY OF OCEANSIDE

DATE: October 14, 2009  
TO: Honorable Mayor and City Councilmembers  
FROM: Development Services Department  
SUBJECT: **FINAL MAP FOR NORTH RIVER VILLAGE (T-3-04)**

## **SYNOPSIS**

Staff recommends that the City Council adopt a resolution approving the Final Map for North River Village, a four-lot subdivision containing 106 residential condominium units and 26 commercial condominium units located at the southeast corner of North River Road and Vandegrift Boulevard, and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

## **BACKGROUND**

North River Village is a four-lot subdivision containing 106 residential condominium units and 26 commercial condominium units located at the southeast corner of North River Road and Vandegrift Boulevard. The owners of the property are Taylor Morrison of California, LLC, a California limited liability company, and the North County Transit District (NCTD).

On September 20, 2006, the City Council adopted Resolution No. 06-R0596-1 approving the Tentative Map for North River Village.

Exhibit "A" is a Vicinity Map showing the aforementioned property.

## **ANALYSIS**

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the applicant. All grading and drainage comply with City ordinances.

The map is consistent with applicable general and specific plans and the site is physically suitable for the type of development. Conditions and restrictions have been imposed to ensure its compatibility with adjacent areas and the entire City.

NCTD will begin its final engineering drawings for the bus transit center, at the aforementioned location, beginning November 2009 and anticipates construction commencement by early to mid-year 2010.

**FISCAL IMPACT**

The drainage impact fees have been paid. All other development fees, required as a condition of the tentative map approval, will be imposed at issuance of building permits.

**COMMISSION OR COMMITTEE REPORT**

Does not apply.

**CITY ATTORNEY'S ANALYSIS**

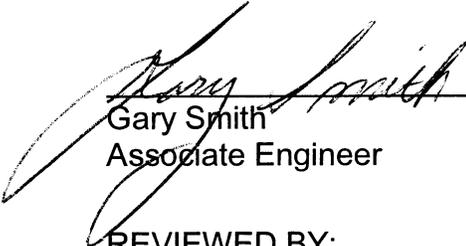
The referenced documents have been reviewed by the City Attorney and approved as to form.

**RECOMMENDATION**

Staff recommends that the City Council adopt a resolution approving the Final Map for North River Village, a four-lot subdivision containing 106 residential condominium units and 26 commercial condominium units located at the southeast corner of North River Road and Vandegrift Boulevard, and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:

  
\_\_\_\_\_  
Gary Smith  
Associate Engineer

  
\_\_\_\_\_  
Peter A. Weiss  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
George Buell, Development Services Director  
Scott O. Smith, City Engineer  
Marty Eslambolchi, City Development Engineer

\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  


Attachment:

- 1. Exhibit "A"
- 2. Resolution

1 **RESOLUTION NO.**

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 OCEANSIDE APPROVING THE FINAL MAP FOR NORTH RIVER  
4 VILLAGE

5 WHEREAS, the City staff indicates that the subdivider of NORTH RIVER VILLAGE  
6 (Tentative Map), located at the southeast corner of North River Road and Vandegrift  
7 Boulevard, has substantially satisfied all tentative map requirements and conditions as set  
8 forth in City Council Resolution No. 06-R0596-1.

9 NOW, THEREFORE, the City Council of the City of Oceanside does resolve the  
10 following:

11 SECTION 1: That the North River Village Final Map is approved and the required  
12 City officials are authorized to execute the appropriate certificates pertaining thereto.

13 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,  
14 this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote:

15 AYES:

16 NAYS:

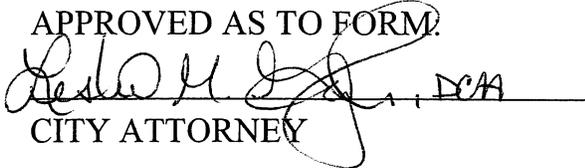
17 ABSENT:

18 ABSTAIN:

19 \_\_\_\_\_  
20 MAYOR OF THE CITY OF OCEANSIDE

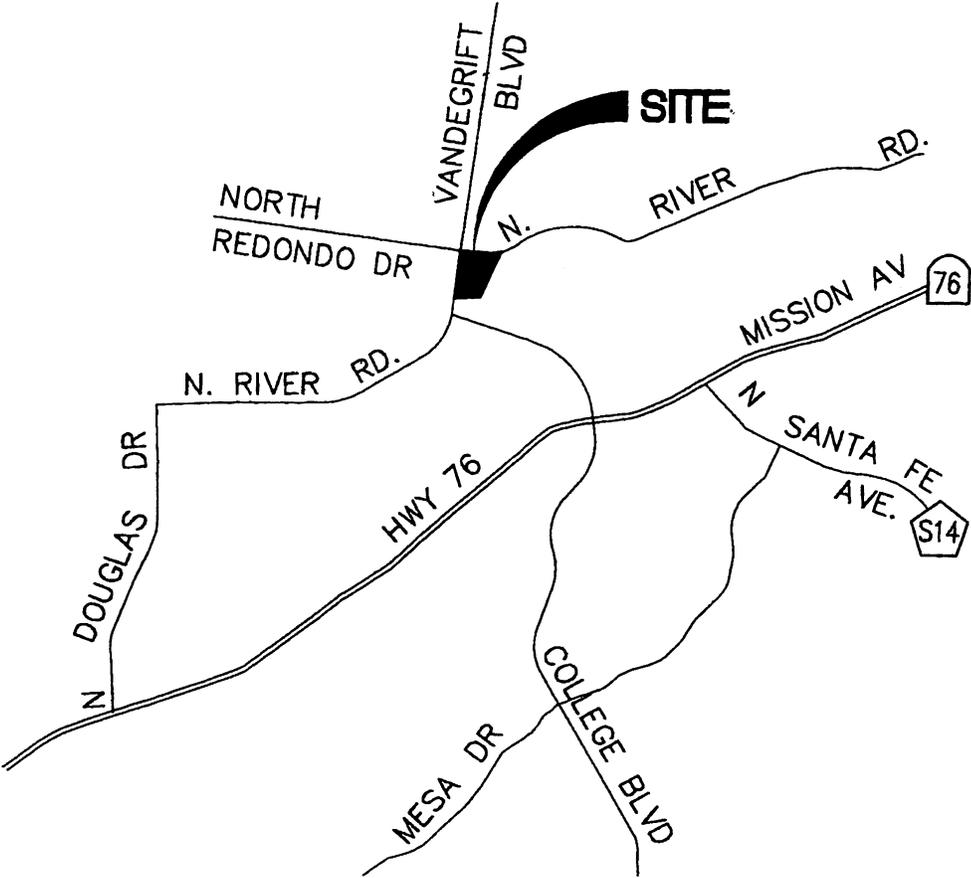
21 APPROVED AS TO FORM.

22 ATTEST:

23   
24 CITY ATTORNEY

25 \_\_\_\_\_  
26 CITY CLERK

# EXHIBIT "A"



**VICINITY MAP**  
**NO SCALE**

