ITEM NO. 17

# STAFF REPORT

# CITY OF OCEANSIDE

DATE: February 23, 2011

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **FINAL MAP MORRO HILLS VILLAGE K**

## SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Morro Hills Village K project, and authorize the recordation of the Final Map with the San Diego County Recorder.

## BACKGROUND

Morro Hills Village K is a 125-lot residential project located on 33.410 acres on Vista Pointe Boulevard & Bellingham Drive. The owner of the property is Toll Land XX Limited Partnership, a California Limited Partnership.

On January 10, 2011, the Planning Commission adopted Resolution No. 2011-P01 approving the Tentative Map.

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.

## FISCAL IMPACT

The development fees, required as a condition of map approval, will be imposed.

## COMMISSION OR COMMITTEE REPORT

Does not apply.

## CITY ATTORNEY'S ANALYSIS

The City Attorney reviewed and approved the resolution as to form.

## RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the Final Map for the Morro Hills Village K project, and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:

Fred Tafaghodi
Associate Engineer

SUBMITTED BY:

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Scott O. Smith, City Engineer

Attachment:
1. Exhibit "A"
2. Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING THE FINAL MAP OF MORRO HILLS VILLAGE "K"

WHEREAS, the City staff indicates that the sub-divider of Morro Hills Village "K" (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2011-P01.

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

SECTION 1: That the Final Map of Morro Hills Village "K" is approved and the required City officials are authorized to execute the appropriate certificates pertaining thereto.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____day of _____ , 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

APPROVED AS TO FORM:

Barbara Hamilton, Asst.
CITY ATTORNEY

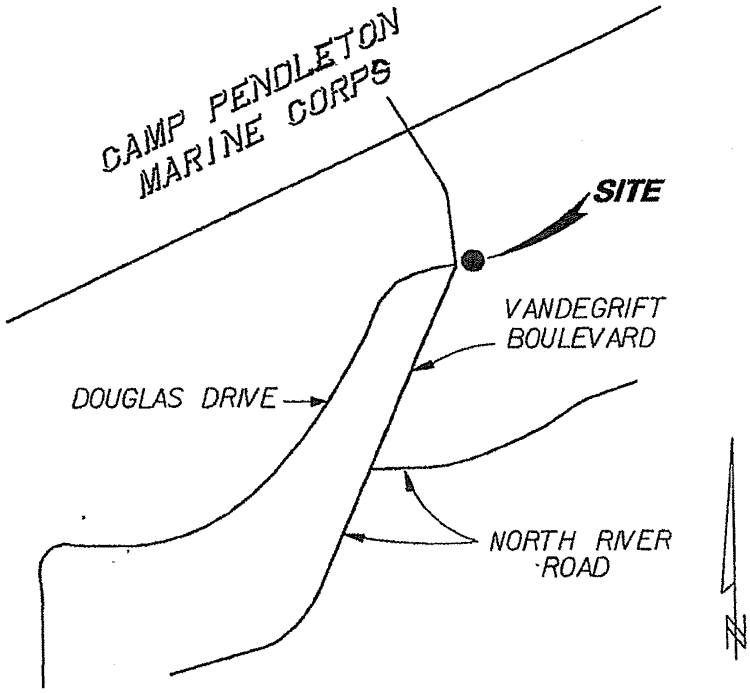
ATTEST:

_____
CITY CLERK

# EXHIBIT A

# *MORRO HILLS VILLAGE "K"*

## *IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO*
## *STATE OF CALIFORNIA*




**VICINITY MAP**

NO SCALE