

STAFF REPORT



ITEM NO. **11**
CITY OF OCEANSIDE

DATE: March 1, 2006
TO: Honorable Mayor and City Councilmembers
FROM: Community Development and Transportation Department
SUBJECT: **FINAL MAP FOR THE CASITAS AT SPRING CREEK**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for The Casitas at Spring Creek project and order the recordation of the Final Map with the San Diego County Recorder.

BACKGROUND

The Casitas at Spring Creek is a 4-lot, 53-unit multi-family condominium project located on 13.847 acres south of State Highway 76, west of The Depot Road and north of Old Ranch Road. The owner is Ord & Rodgers Homes – The Casitas, L.L.C.

On January 24, 2005, the Planning Commission adopted Resolution No. 2005-P02 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.

The Final Map is in substantial conformance with the Tentative Map, and in conformance with the Subdivision Map Act and the City Subdivision Ordinance.

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

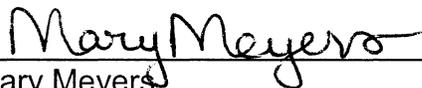
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt the resolution approving the Final Map for The Casitas at Spring Creek project; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



Mary Meyers
Engineering Assistant I



Steven R. Jepsen
City Manager

REVIEWED BY:

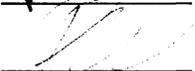
Linda J. Evans, Principal Engineering Staff Assistant

Michelle Skaggs Lawrence, Assistant to the City Manager

Frank Watanabe, Community Development and Transportation Director







1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE FINAL MAP OF THE CASITAS
4 AT SPRING CREEK

5 WHEREAS, the City staff indicates that the subdivider of The Casitas At Spring Creek
6 (Tentative Map T-4-03) has substantially satisfied all tentative map requirements and
7 conditions as set forth in Planning Commission Resolution No. 2005-P02.

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

10 SECTION 1: That the Final Map of The Casitas At Spring Creek is approved and the
11 required City officials are authorized to execute the appropriate certificates pertaining thereto.

12 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
13 this _____ day of _____, 2006, by the following vote:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18
19 _____
20 MAYOR OF THE CITY OF OCEANSIDE

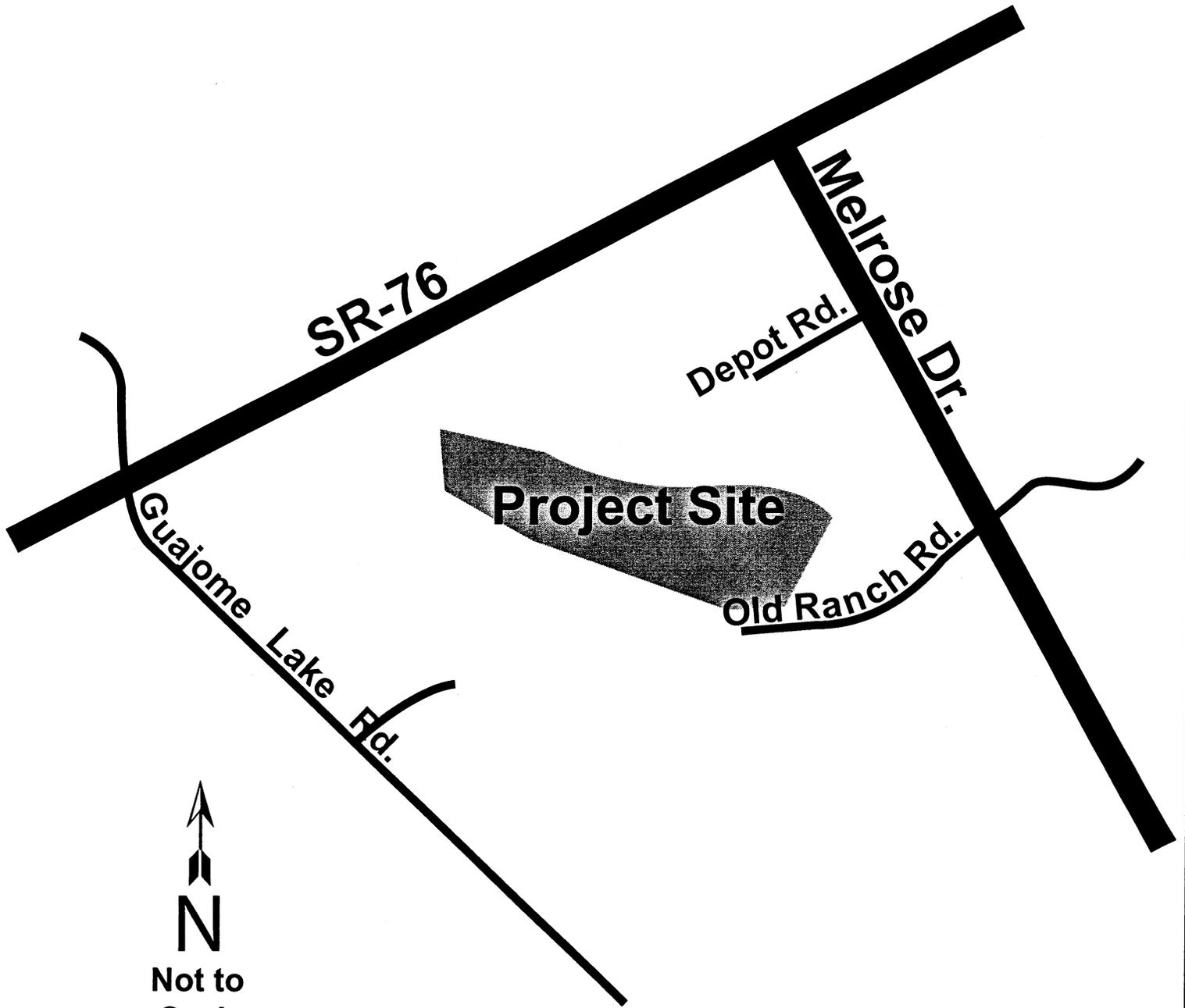
21 APPROVED AS TO FORM:

21 ATTEST:

22 
23 CITY ATTORNEY

22 _____
23 CITY CLERK

24
25 H:\council\03-01-06Rfinalmapcasitas@springcreek-lje
26
27
28



N
Not to
Scale

VICINITY MAP
Casitas at Spring Creek
T-4-03

