ITEM NO. 14

STAFF REPORT

CITY OF OCEANSIDE

DATE: June 7, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **FINAL MAP FOR MORRO HILLS VILLAGE J**

SYNOPSIS

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

BACKGROUND

Morro Hills Village J is an 86-lot residential project located on 22.051 acres on the east side of Vandegrift Boulevard and south of Camp Pendleton. The owners of the subject property are Richmond American Homes of California, Incorporated and Southchase, Limited.

On May 30, 2000, the Planning Commission adopted Resolution No. 2000-P40 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 Morro Hills Village J project; and authorize the recordation of the Final Map with the San Diego County Recorder.

PREPARED BY:

Linda J. Evans
Principal Engineering Staff Assistant

SUBMITTED BY:

Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director

Exhibit A

RESOLUTION NO.

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

WHEREAS, the City staff indicates that the subdivider of Morro Hills Village J (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2000-P40.

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

SECTION 1: That the Final Map of Morro Hills Village J 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 _____ , 2006, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

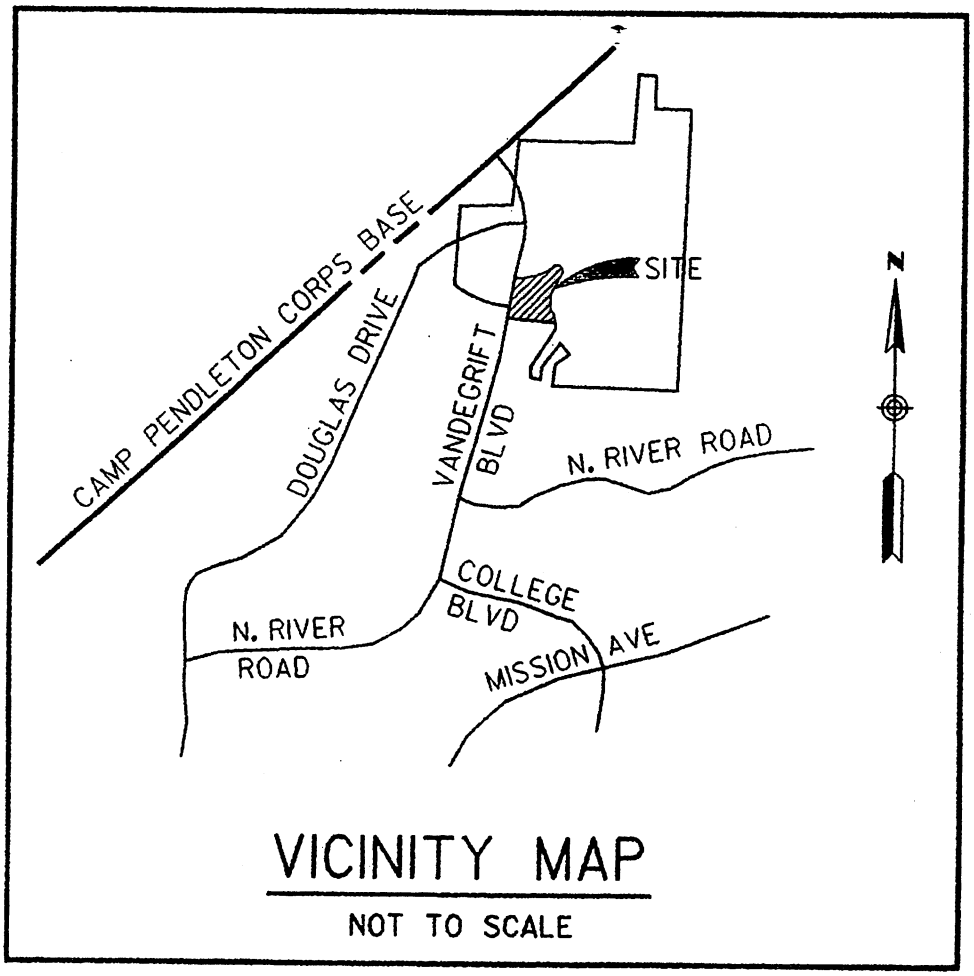
APPROVED AS TO FORM:

_____, DCA
CITY ATTORNEY

ATTEST:

_____
CITY CLERK

MORRO HILLS
VILLAGE J



VICINITY MAP

NOT TO SCALE

CITY OF OCEANSIDE
PUBLIC WORKS DEPARTMENT