

STAFF REPORT*CITY OF OCEANSIDE*

DATE: May 16, 2012
TO: Honorable Mayor and City Councilmembers
FROM: Development Services Department
SUBJECT: **FINAL MAP HI HOPE RANCH**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Hi Hope Ranch project, a 93-lot residential development located on 76 acres at the northwest corner of Highway 76 and Melrose Drive, and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND

Hi Hope Ranch is a single-family subdivision consisting of 93 residential lots and 5 lettered lots on 76.046 acres of land located at the northwest corner of Highway 76 and Melrose Drive. The owner of the property is Meritage Homes of California, a California Corporation.

On October 9, 2006, the Planning Commission adopted Resolution No. 2006-P57 approving the Tentative Map with the expiration date of October 9, 2008. The Tentative Map expiration date has been extended to October 9, 2013, per Subdivision Map Act sections 66452.21 (12 months), 66452.22 (24 months) and 66452.23 (24 months).

On May 7, 2012, the Planning Commission adopted Resolution No. 2012-P21 approving Development Plan D11-00015.

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 owner. 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.

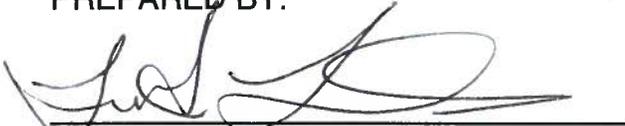
CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATION

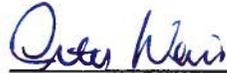
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PREPARED BY:



Fred Tafaghodi
Associate Engineer

SUBMITTED BY:



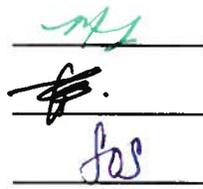
Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Scott O. Smith, City Engineer



Attachment:

- 1. Exhibit "A"
- 2. Resolution

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE FINAL MAP OF HI HOPE
4 RANCH

5 WHEREAS, the City staff indicates that the sub-divider of Hi Hope Ranch (Tentative
6 Map, T-2-2003) has substantially satisfied all tentative map requirements and conditions as set
7 forth in Planning Commission Resolutions 2006-P5.

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

10 SECTION 1: That the Final Map of Hi Hope Ranch is approved and the required City
11 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 _____, 2012, by the following vote:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:
18
19

20 _____
MAYOR OF THE CITY OF OCEANSIDE

21
22 ATTEST:

APPROVED AS TO FORM:

23 _____
24 CITY CLERK

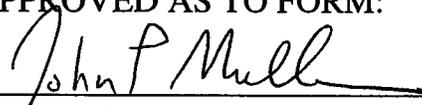
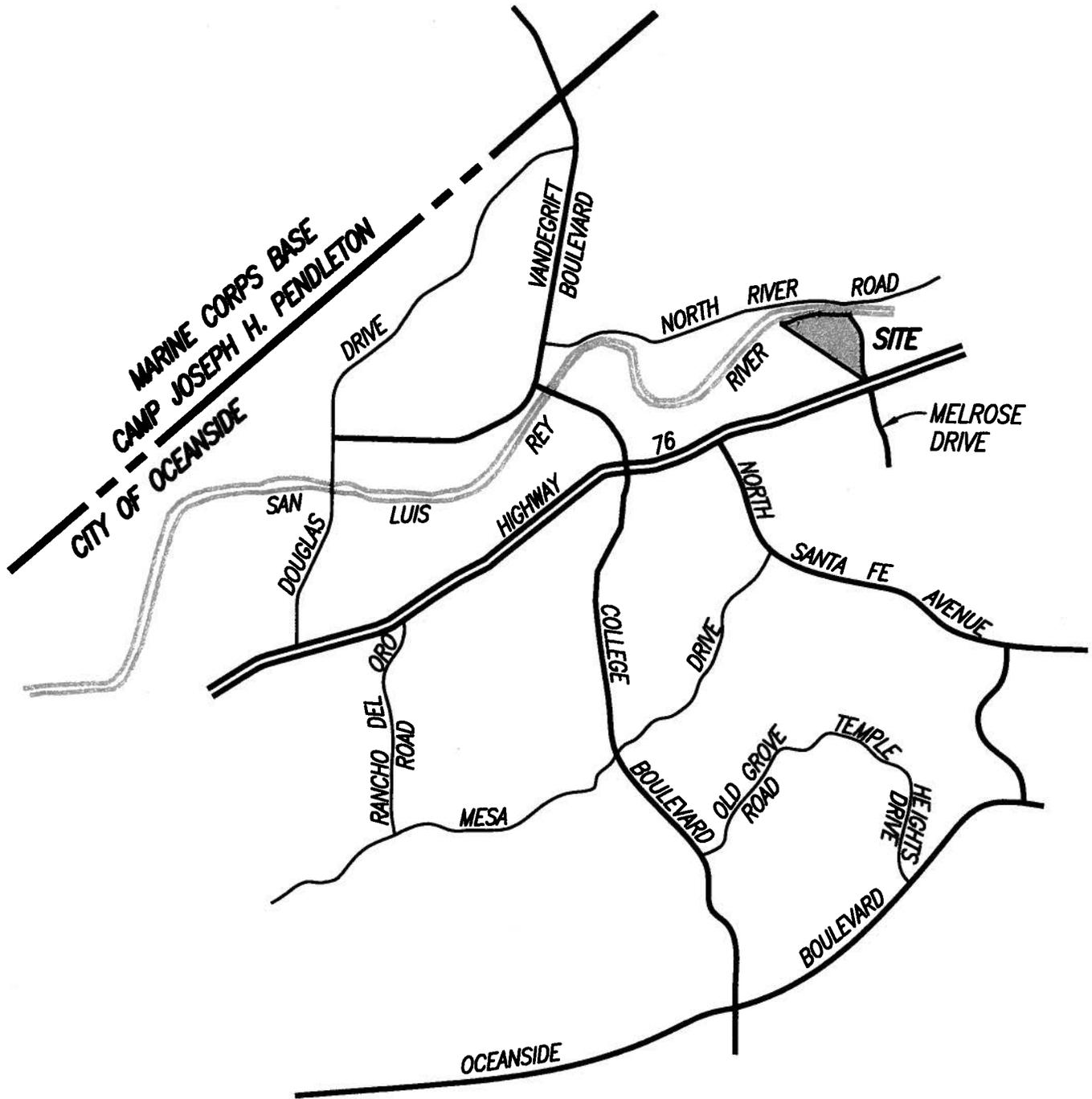

25 _____
26 CITY ATTORNEY
27
28

EXHIBIT A



NOT TO SCALE

VICINITY MAP
FOR
HI HOPE RANCH T-2-03
EXHIBIT "A"