ITEM NO. 12

STAFF REPORT

CITY OF OCEANSIDE

DATE: February 19, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **FINAL MAP THUNDERBIRD DRIVE SUBDIVISION (T-15-05)**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Thunderbird Drive Subdivision project, a 7-lot residential development located on 1.6 acres northwest of the intersection of Thunderbird Drive and Inverness Drive; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND

Thunderbird Subdivision is a single-family subdivision consisting of 7 residential lots on 1.6 acres of land located northwest of the intersection of Thunderbird Drive and Inverness Drive. The lots will be accessed via a private road which will be maintained by the homeowners. The owner of the property is Thunderbird 683, L.P. of California, a California Corporation.

On November 19, 2007, the Planning Commission adopted Resolution No. 2007-P58 approving the Tentative Subdivision Map with the expiration date of November 19, 2009. The Tentative Subdivision Map expiration date was extended to October 9, 2014, per Subdivision Map Act sections 66452.21 (12 months), 66452.22 (24 months) and 66452.23 (24 months).

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

Development fees, required as a condition of map approval, will be assessed and collected. The fees collected will be deposited into respective business units.

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 the Thunderbird Drive Subdivision project, a 7-lot residential development located on 1.6 acres northwest of the intersection of Thunderbird Drive and Inverness Drive; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

PREPARED BY:

Paul J. Pham
Assistant Engineer

SUBMITTED BY:

Steven R. Jepsen
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 THUNDERBIRD DRIVE SUBDIVISION

WHEREAS, the City staff indicates that the sub-divider of Thunderbird Drive Subdivision (Tentative Map) has substantially satisfied all tentative map requirements and conditions as set forth in Planning Commission Resolution 2007-P58.

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

SECTION 1: That the Final Map of Thunderbird Drive Subdivision 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 _____ , 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
MAYOR OF THE CITY OF OCEANSIDE

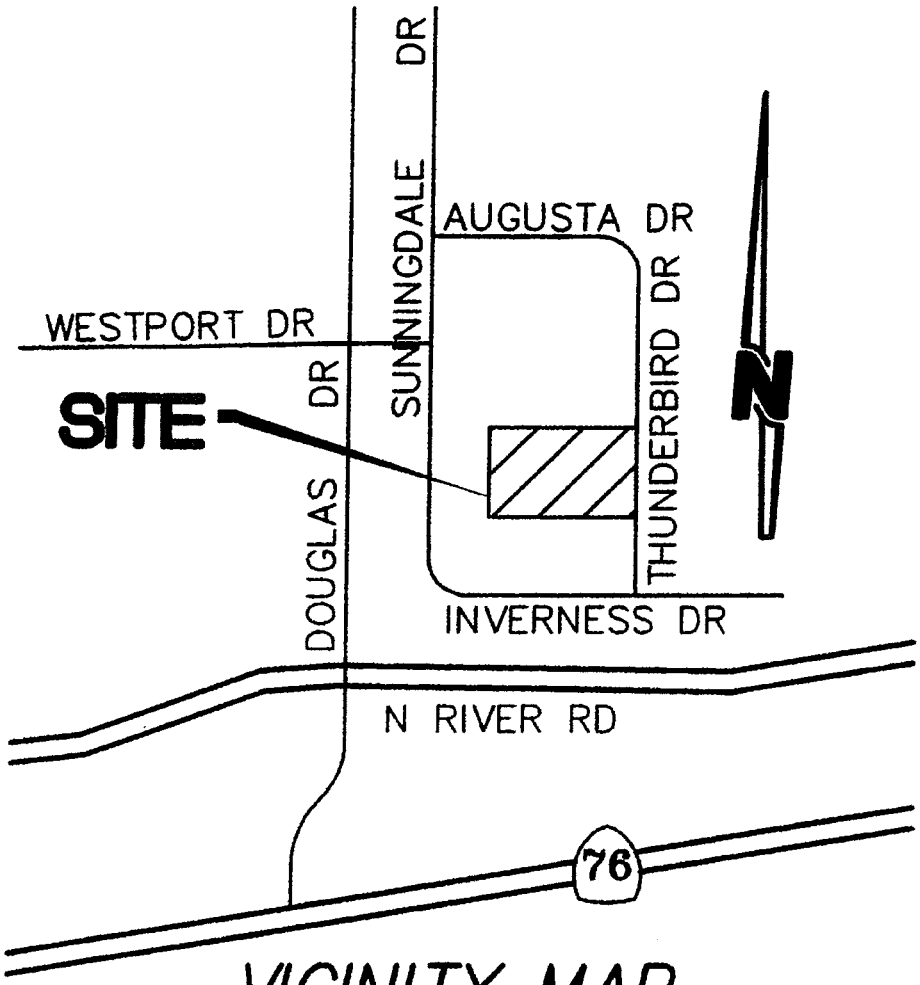
APPROVED AS TO FORM:

_____
CITY ATTORNEY

ATTEST:

_____
CITY CLERK

EXHIBIT "A"



VICINITY MAP

NO SCALE

THOMAS BROS. MAPS 1066, H-7