



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

MEETING INFORMATION:

The Planning Commission meeting will be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:

To observe remotely, residents can livestream the meeting on [Zoom](#). The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

<https://us02web.zoom.us/j/83250238111>

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at pc-comments@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Planning Commission and made a part of the administrative record. ***To ensure distribution to the Planning Commission before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.*** All correspondence will be distributed to the Planning Commission, posted on the City's website, and be made part of the official public record of the meeting. ***Please note, comments will not be read into the record.*** Please be aware that communications sent to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

California Government Code section 84308 ("Levine Act") requires a party to or participant in a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, to disclose any contribution of more than \$500 that the party or participant (or their agent) has made to a member of the Planning Commission within the prior 12 months. The Planning Commission Member(s) who receive such a contribution are disqualified and not able to participate in the proceedings and are also required to disclose that fact for the official record of the subject proceedings. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Commission Member and may be made either in writing to the City Clerk before the agenda item or by verbal disclosure during consideration. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party to or participant in (or their agent) a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, from making a contribution of more than \$500 to any member of the Planning Commission or anyone running for City Council.

Planning Commission agendas and minutes may be viewed on the City's website:

www.atascadero.org/agendas

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection on our website, www.atascadero.org. Resolutions will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Commission meetings that are made a part of the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

Tuesday, August 5, 2025, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

Pages

A. CALL TO ORDER

1. Pledge of Allegiance

B. ROLL CALL

Chairperson Tori Keen
Vice Chairperson Jason Anderson
Commissioner Victoria Carranza
Commissioner Greg Heath

Commissioner Maggie O'Malley
Commissioner Eric Pennachio

Commissioner Vacant

C. PUBLIC COMMENT

(This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

D. CONSENT CALENDAR

(All items on the consent calendar are considered to be routine and non-controversial by City staff and will be acted upon by a single action of the Commission unless otherwise requested by an individual Commission member for separate consideration. Public comment on Consent Calendar items will be invited prior to action on the calendar.)

1. Approval of the Draft Planning Commission Minutes of May 20, 2025

Recommendation: Commission approve the May 20, 2025 Planning Commission Draft Minutes.

3

E. PLANNING COMMISSION BUSINESS

None

F. COMMUNITY DEVELOPMENT STAFF REPORTS

None

G. PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak.)

After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

8

1. Tentative Parcel Map at 5455 Bolsa Road

This project is a request for a Tentative Parcel Map on APN 050-321-012 allowing a subdivision of an existing 5.12-acre single-family lot into two lots of 2.56-acres each. (SBDV25-0026)

- CEQA: The proposed project qualifies for a statutory exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000 et. seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000 et. seq.), pursuant to CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning."
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Tentative Parcel Map 25-0008, subject to findings and conditions of approval.

H. COMMISSIONER COMMENTS AND REPORTS

On their own initiative, Commissioners may make a brief announcement or a brief report on their own activities.

I. DIRECTOR'S REPORT

J. ADJOURNMENT



CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Tuesday, May 20, 2025

**City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero**

Planning Commission Regular Session:

6:00 P.M.

REGULAR SESSION - CALL TO ORDER - 6:00 p.m.

Vice Chairperson Anderson called the meeting to order at 6:00 p.m. and Commissioner Carranza led the Pledge of Allegiance.

ROLL CALL

Present: Vice Chairperson Anderson, Commissioners Carranza, David, Heath, O'Malley, and Pennachio

Absent: Chairperson Keen

Vacant: None

Others Present: None

Staff Present: Public Works Director Nick DeBar, Planning Manager Kelly Gleason, Associate Planner Erick Gomez, Assistant City Attorney Taylor Foland, Recording Secretary Annette Manier

APPROVAL OF AGENDA

MOTION BY: Heath
SECOND BY: O'Malley

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio
ABSENT (1): Keen

Passed 6-0

CONSENT CALENDAR

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following persons spoke on this item: None

Vice Chairperson Anderson closed the Public Comment period.

1. APPROVAL OF THE DRAFT MINUTES OF MAY 6, 2025

- Recommendation: Commission approve the May 6, 2025 Minutes.

MOTION BY: Carranza

SECOND BY: David

1. Approve Consent Calendar (#1)

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio

ABSENT (1): Keen

Passed 6-0

PLANNING COMMISSION BUSINESS

None

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT AMENDMENT AT 2605 TRAFFIC WAY

The project is a request to consider an Amendment to Conditional Use Permit CUP24-0014 (APN 049-063-003) allowing expansion of the approved 585 SF lease area for a telecommunications facility to a total of 1,000 SF, subject to findings and conditions of approval. (AMND25-0019).

CEQA: This project qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§21000, et. seq. "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§15000 et. seq.) pursuant to CEQA Guidelines Section 15303, which exempts new construction or conversion of small structures.

Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving an Amendment to CUP USE24-0014 allowing an expansion of the lease area for a telecommunications facility at 2605 Traffic Way for a total of 1,000 SF, subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

Planner Gomez provided the presentation, and answered questions from the Commission.

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following person spoke on this item: Pete Shuman (Sequoia Deployment Services).

Vice Chairperson Anderson closed the Public Comment period.

Planner Gomez and Pete Shuman answered questions from the Commission.

2. Adopt PC Resolution 2025-0003 (#2)

MOTION BY: Anderson
SECONDED BY: Pennachio

1. Adopt PC Resolution 2025-0003 approving an Amendment to Conditional Use Permit USE24-0014 (AMND25-0019), allowing an expansion of the lease area for a telecommunications facility located at 2605 Traffic Way (APN 049-063-003) to a total of 1,000 SF, subject to findings and conditions of approval.

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio
ABSENT (1): Keen

Passed 6-0

3. VESTING TENTATIVE PARCEL MAP AT 5400 TECOLOTE ROAD

The project is a request to consider a Vesting Tentative Parcel Map 24-0047 located on APN 054-251-007. (SBDV24-0096)

CEQA: A Negative Declaration and Initial Study (Environmental Document # 2025-0001) was prepared for the project and circulated for public review. The Initial

Study identified no significant impacts from this project that would require mitigation, as current codes mitigate impacts from new single-family residential development.

Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Vesting Tentative Parcel Map 24-0047, subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

Planner Gomez gave the presentation, and stated that on Page 61, Item 4. under Public Works, he is recommending a modification to the condition of approval that removes the following sentence: ~~This shall include installation of fiber optic cable or conduit for such as appropriate.~~

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following persons spoke on this item: Brent Keast, Eric Smith, and Mathew Moore (Civil Design Studios).

Vice Chairperson Anderson closed the Public Comment period.

Staff and the applicant answered questions from the Commission.

3. Adopt PC Resolution 2025-0003 (#3)

MOTION BY: Carranza

SECONDED BY: Heath

- 1. Adopt PC Resolution 2025-0004 adopting negative declaration (Environmental Document No. 2025-0001) and approving Vesting Tentative Parcel Map 24-0047 (SBDV24-0096), subject to findings and conditions of approval.**
- 2. Modify the Public Works Condition of Approval to state Public utilities shall be installed in all public rights-of-way to the satisfaction of the City Engineer. ~~This shall include the installation of fiber optic cable or conduit for such as appropriate.~~**

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio

ABSENT (1): Keen

Passed 6-0

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Planning Manager Gleason stated that there are no items ready for the June 3rd meeting, so that meeting may be cancelled, and asked the Commission to provide any absences for future meetings to Recording Secretary Manier.

ADJOURNMENT

Vice Chairperson Anderson adjourned the meeting at 7:06 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

APPROVED:



CITY OF ATASCADERO

PLANNING COMMISSION STAFF REPORT

Item G1

Department: Community Development
Date: 8/5/2025
Placement: Public Hearing

TO: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
FROM: KELLY GLEASON, PLANNING MANAGER
PREPARED BY: SAM MOUNTAIN, ASSISTANT PLANNER

SUBJECT: Bolsa Road Subdivision

RECOMMENDATION:

Planning Commission adopt Draft Resolution approving Tentative Parcel Map 25-0008 (SBDV25-0026), subject to findings and conditions of approval.

DISCUSSION:

Juan Viveros proposes a Tentative Parcel Map to subdivide a 5.12-acre lot in the Residential Suburban (RS) zoning district, located at 5455 Bolsa Road (APN 050-321-012), into two lots. The existing lot contains a primary and secondary residence in addition to various accessory structures. There is an average slope of approximately 1.5% across the entire project site. The properties are or will be served by an on-site wastewater system. Access to the proposed parcels will be from Santa Lucia Road and Bolsa Road.



ANALYSIS

The subject property is a 5.12-acre lot in the RS zone. The minimum lot size in this zone ranges from 2.5 - 10 acres depending on lot characteristics such as septic suitability and slope. Based on the specific lot characteristics for this parcel, the minimum lot size is 2.5 acres. The applicant proposes two lots of 2.56 acres each, consistent with the determined minimum lot size.

Proposed Parcel 1 is a corner lot with frontage on Bolsa Road and Santa Lucia Road. This lot contains a well that currently provides water to the residences located on proposed Parcel 2. Atascadero Mutual Water Company prohibits water from private wells from crossing property lines. A condition has been added to sever this connection prior to Final Map recordation.

Proposed Parcel 2 fronts Bolsa Road and abuts Graves Creek to the north. The lot currently contains two single-family residences and associated accessory structures. These residences currently take access off of a driveway that extends from Santa Lucia Road to Bolsa Road. The applicants are proposing to abandon access from Santa Lucia Road for Parcel 2 and maintain access from Bolsa Road only. An easement will be maintained on Parcel 1 for the existing driveway that serves 13405 Santa Lucia Road. Conditions are included to ensure that easements are recorded on the map, consistent with emergency access standards.

ENVIRONMENTAL DETERMINATION:

The Project qualifies for a statutory exemption from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) per Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning."

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications, including conditions of approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

REVIEWED BY OTHERS:

The Project has been reviewed by Fire and Emergency Services, Planning, and Public Works.

REVIEWED AND APPROVED FOR PLANNING COMMISSION AGENDA:

Phil Dunsmore, Community Development Director

ATTACHMENTS:

1. Draft Resolution

DRAFT PC RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ATASCADERO, CALIFORNIA,
APPROVING TENTATIVE PARCEL MAP AT 25-0008 TO
SUBDIVIDE AN EXISTING LOT LOCATED AT
5455 BOLSA ROAD (APN 050-321-012) INTO A
TOTAL OF TWO LOTS**

**Viveros
SBDV25-0026**

WHEREAS, an application has been received from Juan Viveros (Property Owner) to consider Tentative Parcel Map AT 25-0008 to subdivide a 5.12-acre lot located at 5455 Bolsa Road (APN 050-321-012) into a total of two (2) lots; and

WHEREAS, the site has a General Plan Designation of Residential Estates (RE); and

WHEREAS, the site is in the Residential Suburban (RS) zoning district; and

WHEREAS, the minimum lot size in the RS zoning district ranges between 2.5 and 10 gross acres based on performance factors; and,

WHEREAS, the minimum lot size for this parcel was determined to be 2.5 acres based on those specified factors; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the state and local guidelines for implementation of the California Environmental Quality Act (CEQA), have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Tentative Parcel Map application was held by the Planning Commission of the City of Atascadero, at which hearing evidence, oral and documentary, was admitted on behalf of said application; and

NOW, THEREFORE, the Planning Commission of the City of Atascadero, California, hereby finds, resolves, and determines as follows:

SECTION 1. Recitals: The above recitals are true and correct and incorporated herein as if set forth in full.

SECTION 2. Public Hearings. The Planning Commission held a duly noticed public hearing to consider the project on August 5, 2025, and considered testimony and reports from staff, the applicants, and the public.

SECTION 3. Facts and Findings. The Planning Commission finds as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)).

Fact: The General Plan designation for the site is Rural Estate (RE) with minimum lot size between 2.5 and 10 gross acres for properties in the Residential Suburban (RS) zoning district, based on performance factors specific to the property. Based on those factors, the minimum lot size was determined to be 2.5 acres. The subject property is a vacant, 5.12 acre site in the RS zone with an RE land use designation. The project will result in two new legal lots of 2.56 acres each.

2. The site is physically suitable for the type of development (Government Code § 66474(c)).

Fact: Sufficient area exists on the proposed lots to allow for viable residential development. The proposed lots are both relatively flat, can accommodate on-site septic systems, and do not contain any known physical factors that would preclude the development of single-family residences and associated accessory uses.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).

Fact: The Project will result in a potential density of 0.4 units per acre, as anticipated by the General Plan. The proposed lots provide sufficient developable area to accommodate single-family residences and associated accessory uses typical of the RS zone.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)).

Fact: No site-specific environmental concerns have been identified. Future development will need to comply with the City's native tree protection ordinance, hillside grading policies, and watercourse- and wetland-adjacent development policies as applicable.

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and

Fact: The subdivision is proposed in an area that is currently developed with single-family homes and does not contain any identified site-specific health hazards. The proposed lot sizes meet the standards of the Atascadero Municipal Code and any proposed septic system(s) will be evaluated against applicable standards.

6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)), and

Fact: As proposed, the Project does not conflict with any existing easements. An existing access easement benefiting a neighbor adjacent to the Project will be maintained. An unused 1933 easement of indeterminate width for an overhead electrical line remains over a portion of Parcel 1 but is unaffected by this subdivision.

7. The subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code Sections 4290 and 4291 or consistent with local ordinances certified by the State Board of Fire Protection as meeting or exceeding the state regulations.

Fact: The Project will result in the creation of two parcels within in a high fire hazard severity zone. Each property will be allowed to develop with individual single-family homes and any accessory structure allowed within the RS zone. Development will be required to comply with all applicable fire access, defensible space, weed abatement, water supply, and fire suppression requirements of the State Fire Code as adopted and implemented by the City of Atascadero.

8. Structural fire protection and suppression services will be available for the subdivision through the City of Atascadero Fire and Emergency Services.

Fact: No development is proposed at this time. However, residential development is anticipated to occur on the site after the subdivision. The proposed lots are sized and designed to meet required fire code regulations for residential development.

SECTION 4. CEQA. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15183 (“Projects Consistent with a Community Plan or Zoning”) of the CEQA Guidelines.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 5, 2025, resolves to approve SBDV25-0026, subject to the following:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Tentative Parcel Map 25-0008

On motion by Commissioner _____, and seconded by Commissioner _____ the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES:	()
NOES:	()
ABSTAIN:	()
ABSENT:	()
ADOPTED:	

CITY OF ATASCADERO, CA

Tori Keen
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

Conditions of Approval SBDV25-0026 Tentative Parcel Map 25-0008 APN 050-321-012	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy FM: Final Map	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
PLANNING DIVISION		
1. This approval is for Tentative Parcel Map AT 25-0008 (SBDV25-0026) allowing for the subdivision of a 5.12-acre lot in the Residential Suburban (RS) Zoning District located at 5455 Bolsa Road (APN 050-321-012) into a total of two (2) lots, as depicted and described on the attached exhibits. The approval of this entitlement project runs with the land, regardless of the owner.	Ongoing	PS
2. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months, consistent with Section 66452.6(a)(1) of the California Subdivision Map Act. The approved Tentative Parcel Map may be extended consistent with Section 66452.6(e) of the California Subdivision Map Act. Any requested map extension shall be consistent with Section 11-4.23 of the Atascadero Municipal Code.	FM	PS/CE
3. The approval of this Tentative Parcel Map shall become final and effective for the purposes of recording the map fourteen (14) days after the Planning Commission hearing unless an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Atascadero Municipal Code.	Ongoing	PS
4. A Final Map drawn in substantial conformance with the approved Tentative Parcel Map, and in compliance with all conditions set forth herein, shall be submitted for review and approval in accordance with the Subdivision Map Act and the City's Subdivision Ordinance	FM	PS/CE
5. In accordance with the Atascadero Municipal Code Section 9-8.105, any violation of any of the conditions of approval may be cause for revocation of this entitlement and subject the applicant and/or future property owners to the penalties set for in the Atascadero Municipal Code, as well as any other available legal remedies.	Ongoing	Ongoing
6. The Community Development Director and/or City Engineer shall have the authority to make modifications to the final map that remain in substantial conformance with the approved Tentative Parcel Map.	FM	PS, CE
7. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, elected and appointed officials, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	PS
8. The subdivision shall be subject to additional fees for park or recreation purposes (QUIMBY Act) as required by City Ordinance during subsequent permitting.	FO	PS
9. Prior to recordation of the Final Map, a portion of the existing driveway along the northwesterly edge of the project site, extending into Parcel 2 from the proposed property line separating Parcel 1 and	FM	PS

Conditions of Approval SBDV25-0026 Tentative Parcel Map 25-0008 APN 050-321-012	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy FM: Final Map	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Parcel 2, shall be demolished unless the easement includes legal access to parcel 2 through Parcel 1.		
10. Prior to Final Map recordation, the well connection to the existing residences on Parcel 1 shall be severed to the satisfaction of the City and the Atascadero Mutual Water Company. Associated easements shall be removed from the final map.	FM	PS
PUBLIC WORKS		
1. Prior to the final Public Works inspection of the first parcel to develop, the applicant shall submit a written certification from a registered civil engineer or land surveyor that all survey monuments have been set as shown on the final map.	BP / GP	CE
2. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: easements not shown on the map, common driveway agreements, etc.) shall be listed on the certificate sheet of the map.	FM	CE
3. Each lot shall be served with separate services for water, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standards and Standard Specifications.	BP	CE
4. The applicant shall be responsible for the relocation and/or alteration of existing utilities as applicable.	BP	CE
5. The proposed 20' access easement along the northwesterly property line of Parcel 1 shown on the tentative parcel map shall be revised on the Final Map to include provisions to accommodate private utilities and other incidental uses as needed.	FM	CE

