Atascadero City Council
Staff Report – Public Works Department

Final Map 2004-0079 (Parcel Map AT 01-091)
9230 Vista Bonita (TPM 2002-0028)
(Fredrick)

(Tentative Parcel Map approved the division of 4.33 acres into two lots of 1.87 and 2.46 acres.)

RECOMMENDATIONS:

Council:

1. Adopt and Approve Final Map 2004-0079 (Parcel Map AT 01-091); and,
2. Order the abandonment of Vista Bonita Avenue (formerly El Dorado Avenue) as shown on the Map of Tract 5 in accordance with Government Code Section 66445j, with the filing of Parcel Map AT 01-091, and reserving the easements so designated on Parcel Map AT 01-091 as:
   a. For Private Access and Public Drainage Purposes and all uses incidental thereto for the use and benefit of the present or future owners of the lots affected by such easements, and
   b. For Public use and the benefit of the several Public Utility Companies and Atascadero Mutual Water Company (“AMWC”) which are authorized to serve in said subdivision, easements for public utility purposes, delineated on said map as “public Utility Easement” or “P.U.E.”
3. Authorize and direct City Clerk to endorse the City Council’s approval on the Map and Certify that the City Council ordered the abandonment of Vista Bonita Avenue as shown on the map.

DISCUSSION:

Tentative Parcel Map 2002-0028 was approved by the City Council on February 24, 2004. The Tentative Parcel Map approved the division of 4.33 acres into two lots of 1.87 and 2.46 acres.

Staff has determined that the Parcel Map is in substantial conformance with approved Tentative Parcel Map. Pursuant to California Government Code Section 66474.1 the approving legislative body (City Council) cannot deny a parcel map that is in substantial conformance with the previously approved tentative map. Also, Pursuant to California
Government Code Section 66477.1(a), at the time the legislative body approves a parcel map, the legislative body shall also accept, accept subject to improvement, or reject any offer of dedication.

FISCAL IMPACT:

None.

ATTACHMENTS:

Exhibit A: Final Map 2004-0079 (Parcel Map AT 01-091) Sheet 2
Exhibit B: Final Map 2004-0079 (Parcel Map AT 01-091) Sheet 3
Exhibit B, Sheet 3
Final Map 2004-0079 (Parcel Map AT 01-091)
9230 Vista Bonita Avenue
Michael Fredrick