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**From:** John Neil <jneil@amwc.us>  
**Sent:** Thursday, July 24, 2025 7:16 AM  
**To:** Planning Commission Public Comments  
**Subject:** TPM AT 25-0008, 5455 Bolsa Rd  
**Attachments:** 2025.07.24, 050-321-012, 5455 Bolsa Rd, CORR, map comments.pdf

Planning Department:

We offer the following comments regarding the subject tentative parcel map.

The map shows a well on Parcel 1 connected to Parcel 2. The well is within an area labeled as a "Shared Well Easement for Parcel 2". Atascadero Mutual Water Company (AMWC) policy on private wells does not allow the transfer of water produced from a private well to be transferred across property boundaries to serve other parcels.

State of California cross connection control regulations require that properties with wells have a reduced pressure principal backflow device installed at the meter even if the on-site water system is not connected to the water meter. Currently there is not a backflow device installed on the existing meter that serves the property.

Respectfully,

John B Neil  
General Manager  
Atascadero Mutual Water Company

**ATTENTION:**

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5005 EL CAMINO REAL • P.O. BOX 6075 • ATASCADERO, CA 93423 • (805) 466-2428

# ATASCADERO MUTUAL WATER COMPANY

ESTABLISHED 1913

July 24, 2025

City of Atascadero  
Planning Department  
6500  
Atascadero, CA 93422

Subject: TPM AT 25-0008, 5455 Bolsa Road, APN 050-321-012

Planning Department:

We offer the following comments regarding the subject tentative parcel map.

The map shows a well on Parcel 1 connected to Parcel 2. The well is within an area labeled as a "Shared Well Easement for Parcel 2". Atascadero Mutual Water Company (AMWC) policy on private wells does not allow the transfer of water produced from a private well to be transferred across property boundaries to serve other parcels.

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Respectfully,

  
John B. Neil, General Manager

Digitally signed by John B Neil  
Date: 2025.07.24 07:11:42 -07'00'

John B Neil  
General Manager

**Jessica Applegate**

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**From:**  
**Sent:** Monday, August 4, 2025 9:16 AM  
**To:** Planning Commission Public Comments  
**Cc:** David Simmons  
**Subject:** Agenda Item SBDV25-0026 – Proposed Subdivision of 5455 Bolsa Road

Andre Walker

August 4, 2025

City of Atascadero Planning Commission  
6500 Palma Avenue  
Atascadero, CA 93422

Dear Members of the Planning Commission,

I am writing as a concerned resident of Atascadero regarding Agenda Item SBDV25-0026, the proposed subdivision of the property at 5455 Bolsa Road from a single-family 5.12-acre parcel into two separate 2.56-acre lots.

While I understand that property owners have the right to seek changes to their land use, I want to express my deep disappointment in this proposed action. One of the most

compelling and enduring qualities of this part of Atascadero is its spacious, rural character. The existing lot sizes contribute greatly to the sense of openness, quiet, and natural beauty that have long made this area a uniquely appealing place to live.

Subdividing a parcel of this modest size risks initiating a pattern that, over time, could significantly alter the landscape of the community. With increased density comes the potential for more traffic, additional lighting, greater noise, and the gradual erosion of the rural atmosphere that many of us deeply value. It is not just about one property—it is about the cumulative effect such subdivisions may have on the overall character of the neighborhood.

Please understand this letter is not intended as a categorical opposition, but rather as a heartfelt expression of concern and disappointment. I urge the Commission to consider not only the immediate implications of this proposal, but also the precedent it may set for future development in the area.

Thank you for your service to our community and for considering the perspectives of residents who care deeply about its future.

Respectfully,

Andre Walker

Sent from my iPhone

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