

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
(831) 454-2580

**NOTICE OF PENDING ACTION**

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

**APPLICATION NUMBER: 241290      APN: 049-252-31 & 03**  
**SITUS: 533 Buena Vista Dr. & 10 Landen Ln. Watsonville, CA 95076**

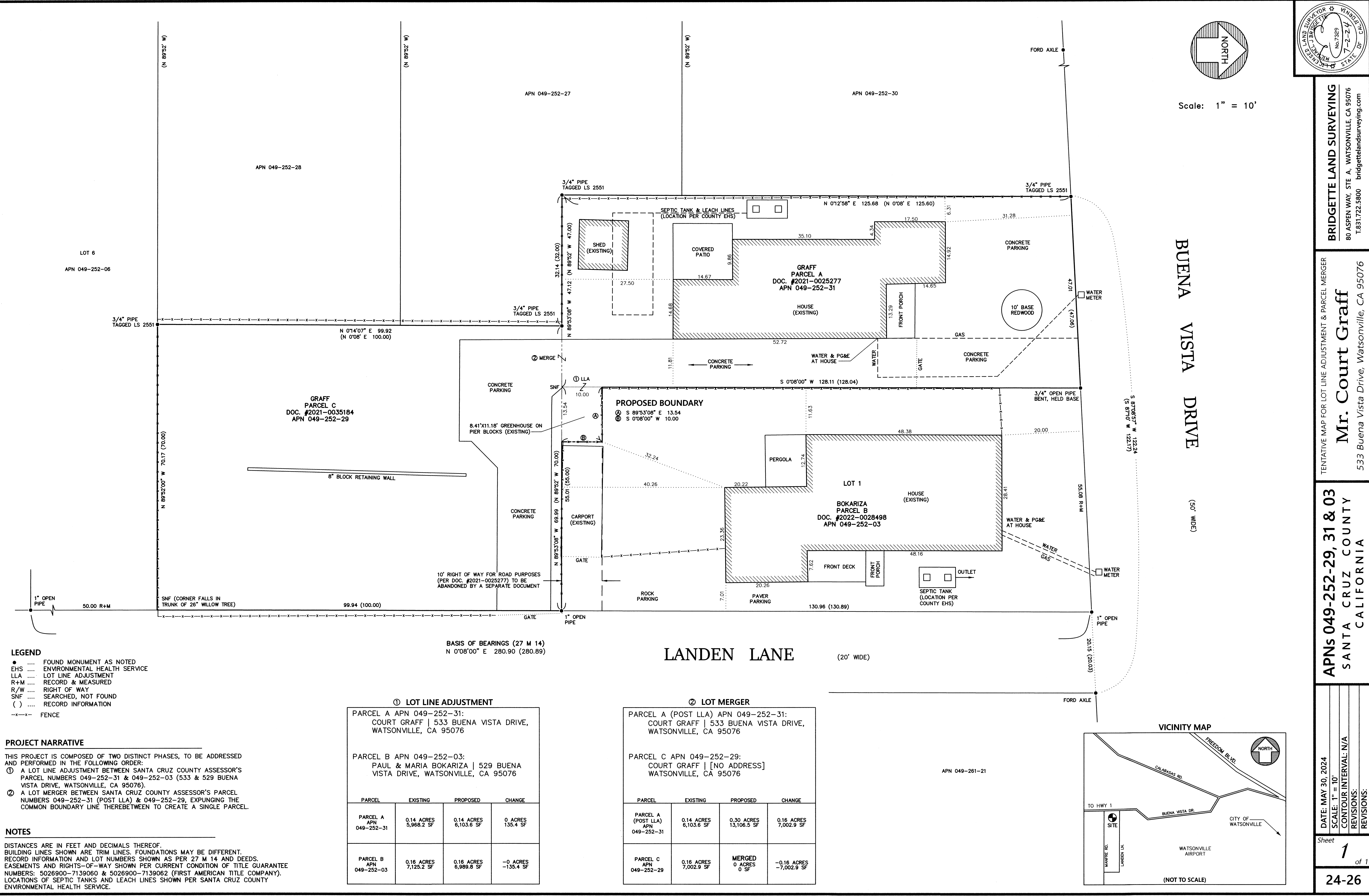
Proposal to transfer 135.4 square feet from APN 049-252-03 to APN 049-252-31, resulting in 2 parcels of 6,989 square feet and 6,103 square feet in size, respectively. Requires a Lot Line Adjustment. Properties are located on the southern side of Buena Vista Drive (533 Buena Vista Drive & 10 Landen Lane), between Manfre Road and Landen Lane in Watsonville.

**OWNER: Court and Krista Graff**  
**APPLICANT: Court Graff**  
**SUPERVISORIAL DISTRICT: 2**  
**PLANNER: Michael Lam, (831) 454-3371**  
**EMAIL: Michael.lam @santacruzcountyca.gov**

**Public comments must be received by 5:00 p.m. 12/6/2024. A decision will be made on or shortly after 12/9/2024.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



- LEGEND**
- FOUND MONUMENT AS NOTED
  - EHS ENVIRONMENTAL HEALTH SERVICE
  - LLA LOT LINE ADJUSTMENT
  - R+M RECORD & MEASURED
  - R/W RIGHT OF WAY
  - SNF SEARCHED, NOT FOUND
  - ( ) RECORD INFORMATION
  - x-x- FENCE

**PROJECT NARRATIVE**

THIS PROJECT IS COMPOSED OF TWO DISTINCT PHASES, TO BE ADDRESSED AND PERFORMED IN THE FOLLOWING ORDER:

① A LOT LINE ADJUSTMENT BETWEEN SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBERS 049-252-31 & 049-252-03 (533 & 529 BUENA VISTA DRIVE, WATSONVILLE, CA 95076).

② A LOT MERGER BETWEEN SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBERS 049-252-31 (POST LLA) & 049-252-29, EXPUNGING THE COMMON BOUNDARY LINE THEREBETWEEN TO CREATE A SINGLE PARCEL.

**NOTES**

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BUILDING LINES SHOWN ARE TRIM LINES. FOUNDATIONS MAY BE DIFFERENT.

RECORD INFORMATION AND LOT NUMBERS SHOWN AS PER 27 M 14 AND DEEDS.

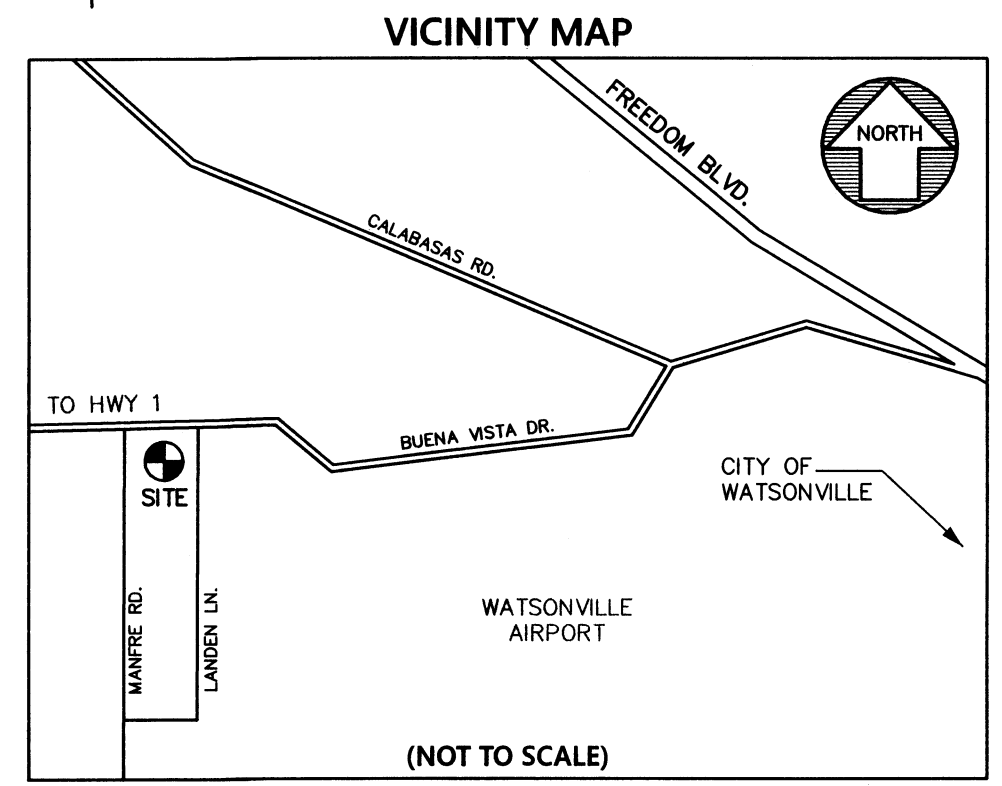
EASEMENTS AND RIGHTS-OF-WAY SHOWN PER CURRENT CONDITION OF TITLE GUARANTEE.

NUMBERS: 5026900-7139060 & 5026900-7139062 (FIRST AMERICAN TITLE COMPANY).

LOCATIONS OF SEPTIC TANKS AND LEACH LINES SHOWN PER SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH SERVICE.

① LOT LINE ADJUSTMENT				
PARCEL A APN 049-252-31: COURT GRAFF   533 BUENA VISTA DRIVE, WATSONVILLE, CA 95076				
PARCEL B APN 049-252-03: PAUL & MARIA BOKARIZA   529 BUENA VISTA DRIVE, WATSONVILLE, CA 95076				
PARCEL	EXISTING	PROPOSED	CHANGE	
PARCEL A APN 049-252-31	0.14 ACRES 5,968.2 SF	0.14 ACRES 6,103.6 SF	0 ACRES 135.4 SF	
PARCEL B APN 049-252-03	0.16 ACRES 7,125.2 SF	0.16 ACRES 6,989.8 SF	-0 ACRES -135.4 SF	

② LOT MERGER				
PARCEL A (POST LLA) APN 049-252-31: COURT GRAFF   533 BUENA VISTA DRIVE, WATSONVILLE, CA 95076				
PARCEL C APN 049-252-29: COURT GRAFF   [NO ADDRESS] WATSONVILLE, CA 95076				
PARCEL	EXISTING	PROPOSED	CHANGE	
PARCEL A (POST LLA) APN 049-252-31	0.14 ACRES 6,103.6 SF	0.30 ACRES 13,106.5 SF	0.16 ACRES 7,002.9 SF	
PARCEL C APN 049-252-29	0.16 ACRES 7,002.9 SF	MERGED 0 ACRES 0 SF	-0.16 ACRES -7,002.9 SF	



BRIDGETTE LAND SURVEYING

80 ASPEN WAY, STE A, WATSONVILLE, CA 95076

T.831.722.5800    bridgettelandsurveying.com

TENTATIVE MAP FOR LOT LINE ADJUSTMENT & PARCEL MERGER

Mr. Court Graff

533 Buena Vista Drive, Watsonville, CA 95076

APNs 049-252-29, 31 & 03

SANTA CRUZ COUNTY

CALIFORNIA

DATE: MAY 30, 2024

SCALE: 1" = 10'

CONTOUR INTERVAL: N/A

REVISIONS:

REVISIONS:

Sheet

1

of 1

24-26

# Exhibit A

**Legal description for an existing right of way to be abandoned**  
(over a portion of Santa Cruz County Assessor's Parcel Number 049-252-03)

**SITUATE** in the County of Santa Cruz, State of California.

**BEING** a right of way for road purposes, ten feet in width over a portion of the lands of Paul Mitchell Bokariza and Maria Guadalupe Bokariza as described in that Trust Transfer Deed recorded in Document 2022-0028498, Santa Cruz County Records of which its southerly boundary is more particularly described as follows:

**BEGINNING** at the southeast corner of Lot 2 as shown on that map recorded in Map Book 27 at Page 14, Santa Cruz County Records, thence running along the southerly boundary of Lot 1 as shown on said Map Book 27, Page 14, S 89°52' E 55.00 feet to the southeasterly corner of said Lot 1.

End of description

Prepared by:



Michael J. Bridgette, PLS  
Bridgette Land Surveying  
June 18, 2024





# Exhibit B

## **Legal description for a Lot Line Adjustment** (portion of Santa Cruz County Assessor's Parcel Number 049-252-03)


**SITUATE** in the County of Santa Cruz, State of California.

**BEING** a portion of the lands of Paul Mitchell Bokariza and Maria Guadalupe Bokariza as described in that Trust Transfer Deed recorded in Document 2022-0028498, Santa Cruz County Records and more particularly described as follows:

**BEGINNING** at the southwest corner of the lands of Paul Mitchell Bokariza and Maria Guadalupe Bokariza as described in that Trust Transfer Deed recorded in Document 2022-0028498, Santa Cruz County Records, thence running along the west boundary of said lands of Bokariza N 0°08'00" E 10.00 feet; thence leaving said west boundary of the lands of Bokariza S 89°53'08" E 13.54 feet; thence S 0°08'00" W 10.00 feet to a point on the south boundary of the said lands of Bokariza; thence along said south boundary N 89°53'08" W 13.54 feet to the Point of Beginning.

End of description

Prepared by:

  
Michael J. Bridgette, PLS  
Bridgette Land Surveying  
June 18, 2024

