



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: January 23, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 1-17-2025 at City Hall, SV Public Works, SV Senior Center and online at www.scottsvalley.gov .
COMMISSIONERS		CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner		Taylor Bateman, Community Development Director Jordan Taylor, Administrative Secretary/Analyst II Sarah Wikle, Senior Planner Gabby Cortez, Associate Planner
MEETING NOTICE AND AGENDA PACKET MATERIALS		
Notice regarding Planning Commission Meetings: The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.		
Agenda and Agenda Packet Materials: The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City’s website: https://www.scottsvalley.gov/129/Agendas-Minutes		
Public Participation: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298		
You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.		
How to comment via Zoom:		
1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce		

that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve Planning Commission/Cultural Resources Preservation Commission meeting minutes of 9-12-2024
2. Approve Planning Commission meeting minutes of 10-10-2024

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Minor Land Division application (MLD23-002) to subdivide an existing ±24,068 square foot parcel into two parcels in the R-1-10 zoning district.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



MINUTES

Meeting of the Scotts Valley Planning Commission and Cultural Resources Preservation Commission

Date: September 12, 2024

Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 9-6-2024 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.gov .

CALL TO ORDER 6:00 PM

The Planning Commission/Cultural Resources Preservation Commission meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PRESENT:

Lori Gentile, Chair
Chuck Maffia, Vice Chair
David Hodgin, Commissioner
Shawn Mosley, Commissioner
Steve Simonovich, Commissioner

CULTURAL RESOURCES PRESERVATION COMMISSIONER PRESENT:

Wayne Thompson, Commissioner

CULTURAL RESOURCES PRESERVATION COMMISSIONER ABSENT:

Eric Taylor, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development Director
Susie Pineda, Consulting Planner
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO REGULAR AGENDA

None.

REGULAR AGENDA

1. Consideration of a Cultural Resources Alteration Permit (CRA23-001) to allow for the demolition of an existing commercial building and construction of two new buildings totaling 52,250 sf in size within areas of moderate and high sensitivity for cultural resources located at 125 Bethany Drive (APN 023-102-15).

Community Development Director Bateman introduced Wayne Thompson, Archeologist and member of the Cultural Resources Preservation Commission.

Commissioner Simonovich recused himself from this item due to the proximity of his residence to this project.

Consulting Planner Susie Pineda presented this item and responded to questions from the Commissioners.

M/S: Maffia/Hodgin

To approve the Cultural Resources Permit (CRA23-001) to allow for the demolition of an existing commercial building and construction of two new buildings totaling 52,250 sf in size within areas of moderate and high sensitivity for cultural resources located at 125 Bethany Drive (APN 023-102-15).

Carried 4/0/0/1 (AYES: Gentile, Maffia, Hodgin, Mosely, Thompson; NOES: None; ABSENT: Taylor; RECUSE: Simonovich)

Cultural Resources Preservation Commissioner Thompson left the meeting after this item.

ALTERATIONS TO PUBLIC HEARING AGENDA

None.

PUBLIC HEARING AGENDA

1. Consideration of a Use Permit (U24-001), Design Review Permit (DR24-001), and Environmental Assessment (EA24-001) to change the use of buildings 6 and 9 from manufacturing to mini storage, located on a 29.62-acre site in the Light Industrial (I-L) Zoning District at 440 Kings Village Drive (APNs 022-221-

01, -02, -03, -04, -05 and 033-611-01).

Commissioner Hodgkin recused himself from this item due to the proximity of his residence to this project.

Consulting Planner Susie Pineda presented this item and responded to questions from the Commissioners.

Chair Gentile opened the Public Hearing at 6:19 PM.

The applicant/co-owner John Shank, and the architect Sylvester Ramirez (Devcon) thanked the Commission and staff for their time and effort on this project, and they answered questions from the Commissioners.

Commissioner Maffia expressed concern that the construction would disturb the soil, and he requested that a Condition of Approval be added to state that if any soil is disturbed it will be analyzed for toxins. Mr. Ramirez confirmed that the soil disturbance will be minimal, with only the addition of a small restroom and a small trash enclosure.

A written public comment in opposition to this project was received from Don Hutchison (attached).

Chair Gentile closed the Public Hearing at 6:22 PM.

M/S: Maffia/Simonovich

To adopt Resolution No. 1801 approving Use Permit U24-001, Design Review Permit DR24-001, and Environmental Assessment EA24-001 to change the use of buildings 6 and 9 from manufacturing to mini storage, located on a 29.62-acre site in the Light Industrial (I-L) Zoning District at 440 Kings Village Drive (APNs 022-221-01, -02, -03, -04, -05 and 033-611-01) with a Condition of Approval added to indicate that any soil disturbance will be analyzed for toxins.

Carried 4/0/0/1 (AYES: Gentile, Maffia, Mosely, Simonovich; NOES: None; ABSENT: None; RECUSE: Hodgkin)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

**WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES**

None.

ADJOURNMENT

The meeting adjourned at 6:25 PM.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: October 10, 2024
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 10-4-2024 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The Planning Commission meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS PRESENT:

Lori Gentile, Chair
 Chuck Maffia, Vice Chair
 David Hodgin, Commissioner
 Shawn Mosley, Commissioner
 (arrived at 6:04 PM)
 Steve Simonovich, Commissioner

CITY STAFF MEMBERS PRESENT:

Taylor Bateman, Community Development Director
 Sarah Wikle, Senior Planner
 Ben Noble, Contract Planner
 Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO CONSENT AGENDA

None.

CONSENT AGENDA

1. Approve Planning Commission minutes of 08-08-2024.

M/S: Hodgin/Simonovich

To approve the Consent Agenda.

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

ALTERATIONS TO PUBLIC HEARING AGENDA

Community Development Director Bateman requested that the Regular Agenda item be moved prior to the Public Hearing.

M/S: Simonovich/Maffia

To approve the Public Hearing Agenda with the amendment of moving the Regular Agenda item prior to the Public Hearing.

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

PUBLIC HEARING AGENDA

1. Consideration of an amendment to the Scotts Valley Municipal Code Title 17 (Zoning) to implement Housing Element programs

Community Development Director Bateman introduced this item and Contract Planner Ben Noble gave the presentation and responded to questions and comments from the Commissioners.

Chair Gentile opened the Public Hearing at 6:39 PM.

Ryan Meckel, a lead with Santa Cruz YIMBY, spoke in support of the amendments to the Municipal Code.

John Lewis, a resident of Scotts Valley and a member of the Santa Cruz YIMBY organization, spoke in support of the amendments to the Municipal Code.

Chair Gentile closed the Public Hearing at 6:40 PM.

M/S: Maffia/Hodgin

To adopt Resolution No. 1802 recommending the City Council approve General Plan Amendment No. GPA24-001 and Zoning Code Amendment No. AZO24-001 to implement the 2023-2031 Housing Element of the General Plan

Carried 5/0 (AYES: Gentile, Maffia, Hodgin, Mosley, Simonovich)

ALTERATIONS TO REGULAR AGENDA

As noted above, Community Development Director Bateman requested that the Regular Agenda item be moved prior to the Public Hearing.

REGULAR AGENDA

1. Informational Presentation on Status of Use Permit Amendment U22-004.1 to allow for live music entertainment on a property in the C-S Zoning District located at 75 Mount Hermon Road, Unit C (APN: 021-271-04).

Commissioner Maffia recused himself from this item.

Senior Planner Wikle gave an update on the status of Use Permit Amendment U22-004.1 and responded to questions from the Commissioners.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

Community Development Director Bateman announced that the next meeting will be on November 14, 2024.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 6:43 PM.

STAFF REPORT

Applicant: John Endsley, Property Owner

Application: Minor Land Division (MLD23-002)
Environmental Assessment (EA23-006)

Location: 315 South Navarra
APN 024-172-02

General Plan/Zoning: R-1-10 (Low Density Residential)

Environmental Status: CEQA Categorical Exemption, Class 15
Section 15315, Minor Land Divisions

Request: Consideration of a Minor Land Division application to
subdivide an existing ±24,068 square foot parcel into two
parcels in the R-1-10 zoning district.

Staff Planner: Gabriela Cortez, Associate Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission recommend approval of the Minor Land Division Application (MLD23-002, EA23-006) to the City Council by adoption of the attached resolution, subject to the Conditions of Approval in Exhibit A.

PROJECT DESCRIPTION

The project site is located at 315 South Navarra Drive, at the corner of South Navarra Drive and Blue Hills Court (Attachment 1 - Location Map). The existing lot is approximately ±24,068 square feet and located in the R-1-10 Zoning District. The applicant is proposing to subdivide the lot into two parcels. Parcel 1 would be ±14,039 square feet and Parcel 2 would be ±10,004 square feet. The two parcels meet the minimum 10,000 square foot minimum lot size for the R-1-10 zoning district (Attachment 2 - Tentative Map).

DISCUSSION

Below is a discussion of the project's compliance with the City's General Plan and Zoning Regulations.

Existing Single-Family Residence Located on Proposed Parcel 1

The applicant proposes to demolish the existing 1,344 single-family residence and construct a new single-family residence at 315 South Navarra Drive (Proposed Parcel 1). Per Scotts Valley Municipal Code requirements, the existing single-family residence would be non-conforming with the R-1-10 zoning district development standards with the proposed land division. Therefore, a condition of approval requires the existing single-family residence be demolished prior to approval of the Final Map. As conditioned, the project will comply with the zoning district standards of the R-1-10 Zoning District for the new residence proposed on Parcel 1.

Site Access

The existing ±24,068 square foot lot is in a R-1-10 Zoning District on the corner of South Navarra Drive and Blue Hills Court. Parcel 1 fronts South Navarra and the proposed Parcel 2 fronts Blue Hills Court. In order to preserve site access for Parcel 1 and to limit additional driveway access on Blue Hills Court, a condition of approval requires a Building Envelope be shown on the Final Map that notes the proposed front, exterior, and rear yard setbacks that meet the requirements of the R-1-10 Zoning District with South Navarra Drive noted as the access point for Parcel 1. Parcel 2 would be accessed from Blue Hills Court.

Future Development

As noted above, the applicant is proposing to demolish and construct a new single-family home on Parcel 1. The orientation of the proposed home, driveway approach, and the 20-foot front yard setback facing South Navarra Drive, with Blue Hills Court functioning as the exterior side yard setback of Parcel 1. As conditioned, the proposed single-family home on Parcel 1 would meet the R-1-10 zoning district development standards. See Table 1 for additional information.

No development plans are proposed with this application for Parcel 2. The R-1-10 zoning district would allow for a new single-family residence. Any future development would be subject to all applicable zoning requirements. The applicant has noted that the intention is to develop Parcel 2 with a single-family residence.

Table 1		
R-1-10 Development Standards SVMC 17.14.040	Parcel 1	Parcel 2
Minimum Lot size: 10,000 square-feet	14,039.07 square-feet	10,028.98 square feet
Front: 20ft	Proposing 20ft	A condition of approval requires future development to comply with this standard
Interior Side: 10% of the lot width with a maximum of 10ft.	Proposing 10ft	A condition of approval requires future development to comply with this standard
Exterior Side: 10ft Per SVMC17.46.070	Proposing 10ft	A condition of approval requires future development to comply with this standard
Rear: 15ft	Proposing 15ft	A condition of approval requires future development to comply with this standard

Trees

No trees are proposed for removal currently. All future tree removals will be subject to the City's Tree Protection Regulations.

ATTACHMENTS

1. Resolution No. _____ - Recommendation to City Council to approve MLD23-002 and EA23-006
2. Location Map
3. Tentative Map

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MINOR LAND DIVISION NO. MLD23-002 AND EA23-006 TO SUBDIVIDE AN EXISTING, ±24,068 SQUARE FOOT LOT INTO TWO PARCELS IN THE R-1-10 ZONING DISTRICT LOCATED AT 315 SOUTH NAVARRA DRIVE (APN 024-172-02)

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15315]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, January 23, 2025.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15315] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, January 23, 2025:

1. **The Minor Land Division will meet the design standards for the City of Scotts Valley, because the design was developed considering the City’s General Plan and related zoning ordinances.** The land division will create two parcels, each conforming to the General Plan designation of Low Density Residential, and the development standards of the R-1-10 zoning district.
2. **The Minor Land Division will be carried out in a manner which is not detrimental to the surrounding uses and will be consistent with the overall planning goals of the City.** The Minor Land Division will create two parcels for a potential single family dwelling unit. The density of development will remain consistent with the General Plan.
3. **The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.** The project site is developed with a single-family home. It is not within any known critical fish or wildlife habitat. The surrounding parcels have also

been developed; therefore, the project site is not expanding the boundaries of urban development.

4. **The design of the subdivision will not cause serious public health problems.** The use proposed for the new parcel is single family residential, which would not have adverse health effects on the surrounding single family residential uses.
5. **The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the subdivision.** All necessary easements shall be obtained prior to issuance of a Final Map.
6. **The proposed road is adequate for the use of the subdivision.** No roads are proposed with the subdivision. Parcel 1 would be accessed from South Navarra Drive and Parcel 2 would be accessed from Blue Hills Court. The existing roadways (South Navarra Drive and Blue Hills Court) are adequate to service the new parcels. Conditions require future residential development to comply with City standards effective at the time of permit issuance.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby recommend approval to the City Council of Minor Land Division No. MLD23-002 and EA23-006 to subdivide an existing, ±24,068 21,875 square foot lot into two parcels in the R-1-10 zoning district located at 223 Sunset Terrace (APN 024-081-16), subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 23th day of January 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Vice Chair

Taylor Bateman, Community Development Director

EXHIBIT A
CONDITIONS OF APPROVAL
(Nos. 1-11)

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City) recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.
3. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

4. The design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission or City Council at the discretion of the Community Development Director.
5. Building permit approval shall be required for the proposed single-family home, and the existing single-family home shall be demolished prior to approval of a Final Map.
6. Future residential development on Parcel 2 shall comply with the R-1-10 Zoning District requirements and other applicable Scotts Valley Municipal Code standards prior to issuance of any permits.
7. All required permits shall be obtained prior to the removal of any protected trees.
8. Prior to any development, the applicant shall obtain all necessary approvals, including an address assignment.

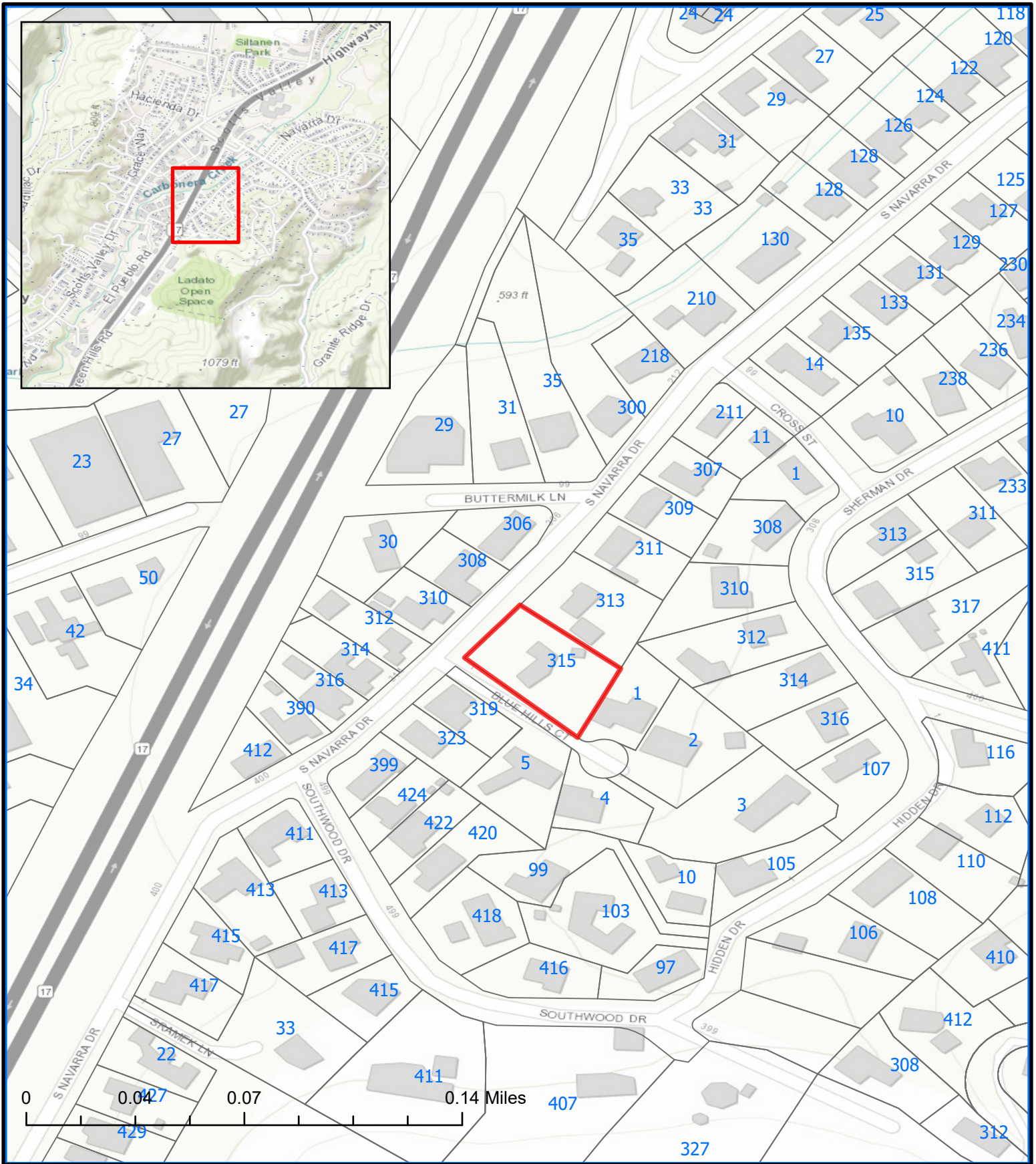
DEPARTMENT OF PUBLIC WORKS

9. Applicant shall provide a 6' Public Utility Easement (PUE) from property line per City of Scotts Valley's Standard Details.
10. A final parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions

of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2025 LT or earlier electronic version prior to recording. Applicant should be advised that officials of Santa Cruz County, such as the Auditor--Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the Final Map.

11. Any developments on either site shall submit engineered improvement plans for all on-site and off-site work and will be approved by the Public Works Director/City Engineer. Improvement plans shall include, but are not limited to, any necessary grading, drainage, utilities, erosion control and retaining wall information. Developments shall also refer to the City of Scotts Valley Stormwater Technical Guide for stormwater requirements and provide any supporting documents, as required, by the Stormwater Technical Guide.
12. Any new utility connections to City facilities or activity/work within the public right of way will require an encroachment permit. Encroachment permit application can be found on the City website or via the Public Works Department. All public improvements shall conform to the latest version of the City of Scotts Valley's Standard Details and Specifications.

Property Owner Signature



Location Map

315 S Navarra Drive
APN 024-172-02



BENCH MARK:
COUNTY OF SANTA CRUZ BENCH MARK #285, A
BRASS CAP ON GRANITE CREEK ROAD AT 2923
GRANITE CREEK ROAD IN DEADWALL OF CULVERT
35 FEET NORTHERLY OF THE CENTERLINE.
ELEVATION = 726.750' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN
FOUND MONUMENTS AND THE BEARING OF THE NORTH SIDE
OF BLUE HILLS COURT AS SHOWN ON THAT CERTAIN
PARCEL MAP, RECORDED JULY 26, 1978 IN VOLUME 30 OF
PARCEL MAPS, PAGE 3, SANTA CRUZ COUNTY RECORDS.
BEARING= SOUTH 48°39'03" EAST

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE
PROPERTY LINES ARE TO THE FACE OF SIDING AND WOOD TRIM.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS
OF THE SITE AT THE TIME THE SURVEY WORK WAS
COMPLETED AND SHOWS SURFACE OBJECTS ONLY.
SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT
LIMITED TO FOUNDATIONS, PILING, UNDERGROUND
TANKS AND UNDERGROUND UTILITY LINES MAY NOT
BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE
DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL
WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED
TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT
THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT
MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT
SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY
MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE,
OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

LANDS OF BERTSCH
APN 024-172-02
DOC. NO. 2003-0089385

LANDS OF ENDSLEY
APN 024-172-02
DOC. NO. 2020-0041693
AREA=24,068.05± S.F.

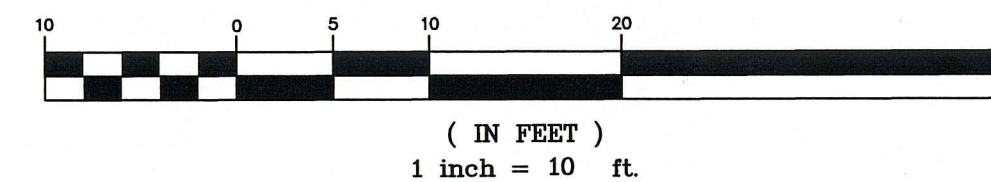
PROPOSED PARCEL 1
AREA=14,039.07± S.F.

PROPOSED PARCEL 2
AREA=10,028.98± S.F.

LANDS OF MAHOUEAU
APN 024-172-30
DOC. NO. 2012-0000454

LANDS OF BORKOWSKI
APN 024-172-19
DOC. NO. 2013-0010249

GRAPHIC SCALE



LEGEND

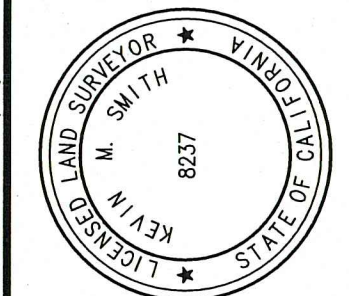
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/RIGHT OF WAY LINE
- BUILDING FOOTPRINT
- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- FF FINISH FLOOR
- GFS GARAGE FINISH SLAB
- AD AREA DRAIN
- WM WATER METER

30 PM 3
LOT 1

TENTATIVE MAP
FOR: MINOR LAND DIVISION
FOR: TAMMY AND JOHN ENDSLEY
315 SOUTH NAVARRA DRIVE, CA 95066
APN 024-172-02

**KEVIN SMITH
LAND SURVEYING**
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154

SHEET
1
OF
1
DATE
DECEMBER 2020
JOB NO.
K20048



DATE
KEVIN M. SMITH, P.L.S. 8237