



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454.2123

JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

AGENDA: September 21, 1999

September 15, 1999

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: RIO HIGHLANDS, TRACT 1343

Members of the Board:

We return today with a report related to the final acceptance of the subject development as requested by your Board at its August 24, 1999, meeting. At that time you directed Planning to report back on the issue of landscaping and on the further improvements believed by some neighbors to be constructed outside of the building envelopes; and further directed Planning and Public Works to return with a report on how the tentative map and the final map for the subject subdivision are in substantial compliance.

The tentative map showed the then existing contours of the subdivision parcel, the proposed contours for the new subdivision streets, and a drainage inlet elevation adjacent to the existing homes. It was not until the final map and engineered plans for the subdivision had been approved in 1998, and the site was under construction, that neighbors adjacent to the western perimeter raised questions about the grading on the new site.

Historically, tentative maps have often showed only a schematic or preliminary grading plan, but not a final design. Grading details were shown on the final improvement plans, which were filed with the final map. As a result, the tentative map for Tract 1343 did not provide lot grading details. It should be noted that your Board's new development review requirements now require more complete design details and exhibits prior to tentative map approval.

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As we noted in our August 24, 1999, letter to the Board, we have found the final map and improvement plans for Tract 1343 to be in compliance with the tentative map. Given that the approved tentative map did not provide any details of lot grading other than its reference to the design criteria described within the geotechnical report, we believe the Rio Highlands project was constructed in substantial conformance with the tentative map.

In response to the concerns of the adjacent homeowners, due to the aesthetic concern of placing a solid wood fence above the retaining wall, the Planning Department directed the developer to provide a plan to reduce this visual impact. In response, the developer submitted a plan to construct a 6 foot high wrought iron fence set back from the retaining wall in place of the solid wood fence. The setback was intended to reduce the visual impact of the combined height of the retaining wall and fence. This plan also includes the installation of landscaping in the rear yards of the homes on lots 8 through 15. Plant species consist of 24 inch boxed Monterey cypress (three trees per rear yard and planted 20 feet apart), an under-story of pittosporum shrubs (three to five per rear yard and roughly 15 feet apart), and vines covering the retaining wall. All species are evergreens intended to provide for privacy and soften the appearance of the subdivision. The Planning Department reviewed this plan and requested that the developer consult with neighborhood representatives regarding its acceptability. The developer proceeded to install the fence without consultation. A full copy of this plan is on file with the Planning Department.

While this plan will not provide immediate and complete screening of Rio Highlands from the adjacent neighbors, over time this design should provide optimal screening and will prove to be superior to the original wood fence proposal because of its improved appearance while still insuring the privacy of the neighbors as intended by the Board's action.

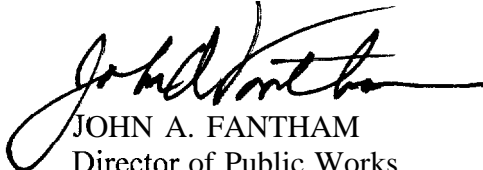
The building envelopes for lots 8 through 17 shown on the final map are consistent with the building envelopes approved by your Board on the tentative map. As you may recall, Rio Highlands is separated from the Aptos Beach Pines subdivision by a 15 foot wide parcel owned by the Rio Highlands homeowners association. Within this parcel is a drainage pipe which conveys storm water from the subdivision to the County-maintained drainage system for the greater Rio del Mar area. Building envelopes for Rio Highlands are set back 15 feet **from** the drainage pipe parcel. This represents the standard setback for the "R-1-6" zone district in which the subdivision is located. The site plans for the building permits for these homes show that six of these homes provide a 30 foot setback for their rear property lines, one home provides a 23 foot setback, and one home a 15 foot setback. Thus, seven of these homes could construct additions to their homes provided the additions were consistent with other Planning Department development standards, such as maximum allowed lot coverage and floor-area-ratio. These homes are near the maximum allowed lot coverage (anywhere between 25.2 and 29.9% where 30% is the maximum allowed).

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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It is therefore recommended that your Board accept this report and take those actions listed in Public Works' August 17, 1999, letter regarding acceptance of the improvements for Tract 1343 and related actions.

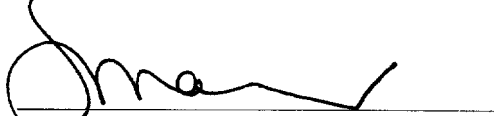
Yours truly, ,


JOHN A. FANTHAM
Director of Public Works


ALVIN JAMES
Planning Director

GG/MJ/rw

RECOMMENDED FOR APPROVAL:


County Administrative Officer

copy to: Planning Department
Public Works



County of Santa Cruz

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JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

AGENDA: AUGUST 24, 1999

August 17, 1999

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

701 Ocean Street
Santa Cruz, California 95060

SUBJECT: TRACT 1343 RIO HIGHLANDS
LOCATED ON THE NORTHWEST SIDE OF RIO DEL MAR BOULEVARD
SOUTH OF HIGHWAY 1, APTOS
ACCEPTANCE OF ROADS INTO THE COUNTY MAINTAINED SYSTEM

Members of the Board:

On August 12, 1997, the Board of Supervisors approved the final map for this subdivision. The Public Works Department inspected the constructed improvements and found they are complete and acceptable. There were some concerns expressed about the retaining wall from the neighbors who live down below the wall. Public Works engineers and the design engineer inspected the wall and have determined that it is structurally sound and built to engineering standards. The developers provided a letter of credit to cover the following:

Faithful Performance Security	\$1,518,000
Labor & Materials Security	\$ 759,000

The Subdivision Agreement provides that at the time the Board of Supervisors accepts the improvements, and coincident with the release of the Faithful Performance Security, a sufficient amount of said security shall be retained to provide for the Guarantee, Warranty, and Maintenance of Work Security (\$759,000).

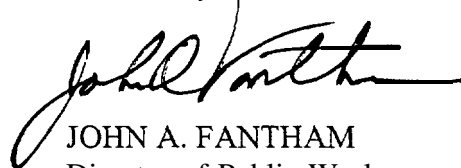
The inspection fee has been paid in full.

Parcels "B" and "C" will be accepted into the County maintained system and are shown on the map entitled Tract 1343, filed for record on August 20, 1997, in Volume 93 of Maps on Page 4, Santa Cruz County Records.

It is therefore recommended that the Board of Supervisors take the following action:

1. Accept the site improvements as complete in accordance with previously approved plans.
2. Adopt the attached resolution accepting Parcels "B" and "C" into the County Maintained System.
3. Direct the Clerk of the Board to release the Faithful Performance Security and retain sufficient funds from the Faithful Performance Security to provide for the Guarantee, Warranty and Maintenance of Work Security.
4. If, at the end of three months, a search of the records by the Auditor-Controller's Office reveals no posted liens against the project, authorize the Clerk of the Board to release the Labor and Materials Security. The Guarantee, Warranty, and Maintenance of Work Security will be released at the end of twelve months provided there are no problems with the improvements.

Yours truly,

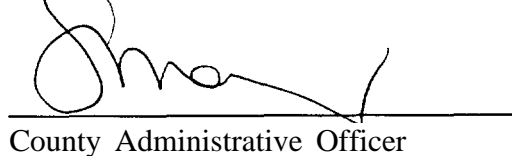


JOHN A. FANTHAM
Director of Public Works

CRG:mg

Attachments

RECOMMENDED FOR APPROVAL:



County Administrative Officer

copy to: Building Inspection
Department of Public Works



JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

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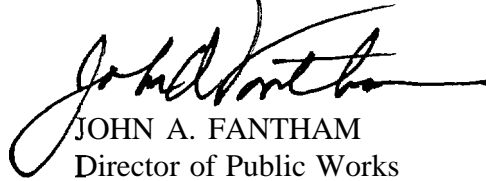
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SANTA CRUZ COUNTY BOARD OF SUPERVISORS

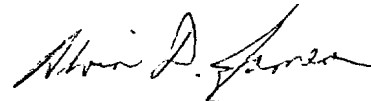
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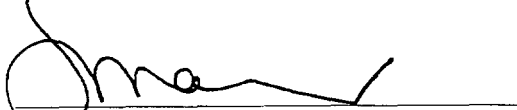
JOHN A. FANTHAM
Director of Public Works



ALVIN JAMES
Planning Director

GG/MJ/rw

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County Administrative Officer

copy to: Planning Department ✓
Public Works