

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Charolais Trail – Neighbor's Alternate Request
DATE: March 5, 2013

NEEDS: For City Council to consider a neighbor's request to modify the block wall on the north side of this trail.

FACTS:

1. In 2010 the City received a grant (\$350,000) from the State Natural Resources Agency to address restoration of the Charolais corridor between south River Road and Riverbank Lane cul-de-sac. This area had severely degraded due to the amount of storm water runoff flowing through unimproved water ways. Consequently debris and soil was being deposited into the cul-de-sac.
2. As the City prepared the design for the project, two neighborhood meetings were held to inform the properties that back onto the Charolais corridor of the upcoming project. Property owners on both sides of the corridor were invited to the meetings.
3. While all but a few of the properties on the south side attended the meetings, only one resident from the Riverbank Tract attended (the property at the east side of Charolais closest to South River Road). At the meetings this property owner requested that the trail be located as far away from the block wall as possible.
4. The County property owners on the south side requested that the City consider installing a block wall along their property line.
5. The County residents' requests to install a block wall were not included in the final design because of cost. The City however designed landscaping mounds and created a drainage channel that would provide a geographic barrier from users of the trail to get too close to the County residents' back yards.
6. In November 2012, the City received a request from a resident whose property is on the north side of the trail second from South River Road. The request was for the City to vertically extend the existing block wall an additional two feet, because he felt he has lost his privacy and "waiting for the vegetation to grow is not an acceptable solution." Attached are photos of the existing conditions.
7. The existing block wall is approximately 1800 lineal feet and has a rounded cap. Installing additional blocks on top of it cannot easily be done. To remove the cap and add blocks would cost approximately \$200,000 to \$250,000.
8. The City contacted the California Conservation Corps to ask if their crew could undertake a project to bore into the top of the block wall, set posts 18 inches below and 24-inches above, and install lattice boards to the posts. The cost for this work would be approximately \$35,000 to \$40,000.

ANALYSIS &
CONCLUSION: Should City Council wish to accept the proposal from the California Conservation Corps, it would require an additional allocation of \$40,000 to the project budget.

POLICY
REFERENCE: Meeting Minutes of February 21, 2012 in which City Council adopted the final design of the Charolais Trail and Restoration Project.

FISCAL
IMPACT: Costs to extend the block wall would need to be appropriated from General Fund Reserves.

OPTIONS:

- a. Deny resident's request to extend the block wall.
- b. Accept the proposal from the California Conservation Corps and allocate \$40,000 to Budget No. 216.910.5452.695 from General Fund Reserves.
- c. Amend, modify, or reject the above option.

Prepared by: Ditas Esperanza, P.E., Capital Projects Engineer

Attachments: Photos

Charolais Trail

View of two easterly residents' back yards from the trail

