

ITEM 9.B.

MOORPARK CITY COUNCIL AGENDA REPORT

TO: Honorable City Council

FROM: Dave Klotzle, City Engineer/Public Works Director 

DATE: September 23, 2011 (CC Meeting of 10-05-11)

SUBJECT: Consider Finding Proposed Buttercreek I HOA Retaining Wall Replacement Consistent with the PC-3 Mountain Meadows Specific Plan, as Amended

BACKGROUND

On March 21, 2011 the City became aware of the retaining wall and slope failure on Buttercreek I Homeowners Association (Buttercreek I HOA) property along the south side of Mountain Meadows Drive between Chestnut Ridge Street and Walnut Creek Road. The total length of affected wall is approximately 1,800 feet long and includes sections that fell completely over, sections that remain leaning and the approximately 200-foot section that had been repaired several years ago which has not failed.

The City right-of-way line is just behind the curb on the south side of Mountain Meadows Drive, therefore the majority of the sidewalk and all of the trees, landscaping, retaining wall and slope are within Buttercreek I HOA property. This was the standard for the collector streets in the PC-3 Mountain Meadows Planned Community approved by Ventura County prior to incorporation. The public has access to the sidewalk by an easement. The HOA is responsible for the sidewalk and landscape maintenance.

The City directed Buttercreek I HOA to close the sidewalk and failed wall area, and to protect the slope from further erosion due to rain. The City also required a site investigation and submittal of a report ascertaining the extent of retaining wall and slope failure, and any resulting impacts on the adjacent residential properties. Buttercreek I HOA was notified that geotechnical recommendations and engineered grading and retaining wall plans would be required to obtain the necessary permits to repair the failed wall and slope.

DISCUSSION

Buttercreek I HOA has submitted their initial investigation report with general recommendations for the wall replacement and slope repair. The report included the determination that the adjacent residential properties at the top of the slope did not appear to be impacted by the wall and slope failure. Monitoring of the properties will continue throughout the wall and slope reconstruction process.

The proposed repair of the wall includes constructing a new wall located a foot or two in front of the existing wall as shown on the attached sketch (Attachment 1). The top several feet of the existing wall would be removed and soil would be imported and placed behind the new wall and on top of the remaining existing wall. The Buttercreek I HOA prefers this alternative in that the cost of completely removing the existing wall and cutting back the slope during construction would be avoided. The proposed repair includes the installation of proper drainage facilities behind the new wall.

The existing sidewalk location along the subject wall transitions in several locations from immediately behind the curb to just in front of the wall. If the proposed new wall is placed in front of the existing wall, about 1,000 feet of sidewalk that is currently adjacent to the existing wall would be removed and replaced immediately behind the curb. This would require landscaping including several trees to be removed.

Staff recommends that replacement landscaping be installed between the proposed wall and sidewalk including trees at a one-to-one ratio if there is sufficient room based on the final design. If there is not sufficient room between the sidewalk and wall, an alternate location for the replacement trees could be identified within the Buttercreek I HOA boundaries.

Community Development staff has investigated the entitlement documents for the original PC-3 (Mountain Meadows) Specific Plan for the subject area. The plan calls for the sidewalk to meander within the landscaped parkway alternating from one side of the parkway to the other. Under the proposed wall replacement plan, the sidewalk meander may be less than the existing condition; however it would still be overall consistent with the Specific Plan landscape design (Attachment 2). Therefore, it would be appropriate for the City Council to make a Finding of Consistency for the modified location of the sidewalk and landscaping due to the proposed wall replacement design.

FISCAL IMPACT

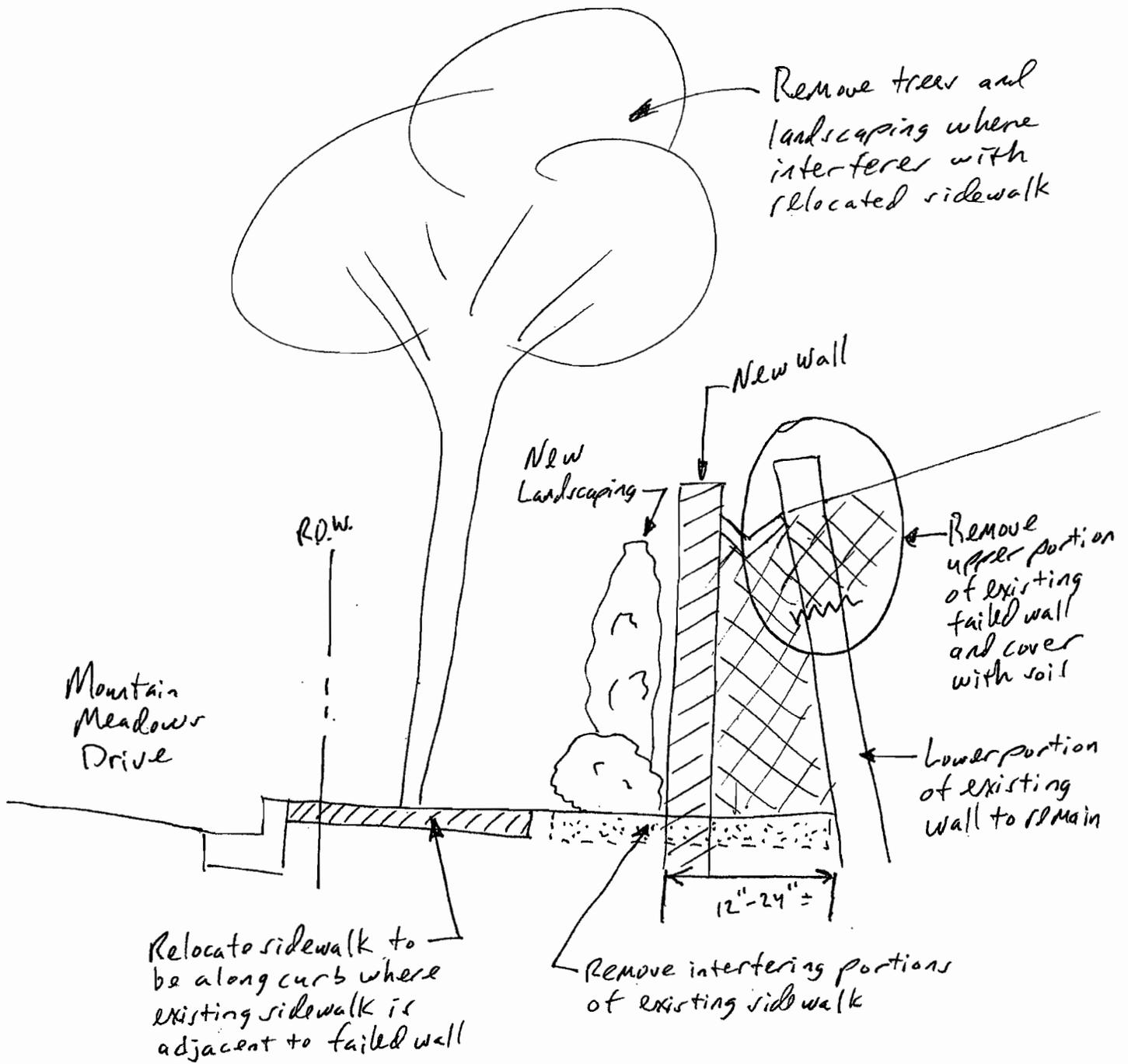
None

STAFF RECOMMENDATION

Find the proposed Buttercreek I HOA retaining wall replacement along the south side of Mountain Meadows Drive between Chestnut Ridge Street and Walnut Creek Road consistent with the design set forth in the PC-3 Mountain Meadows Specific Plan as most recently amended.

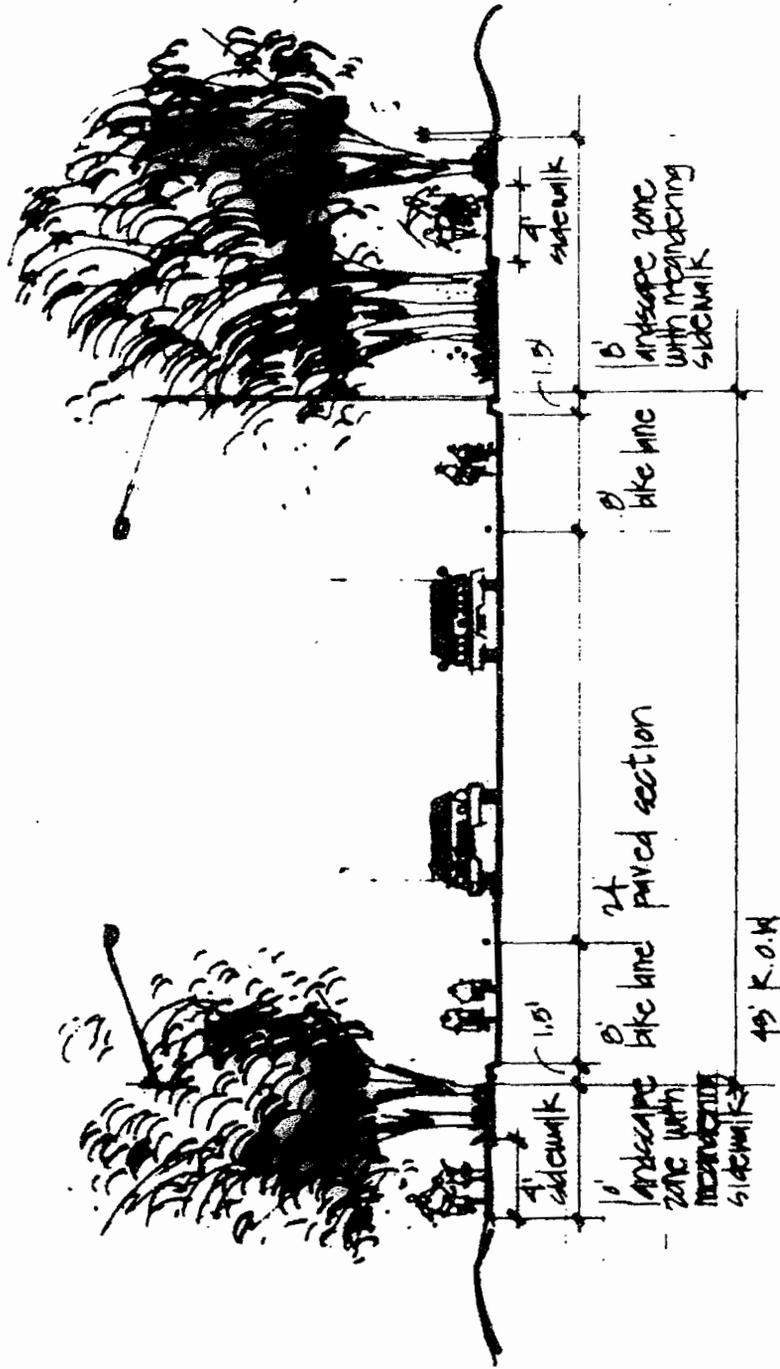
Attachments:

1. Proposed retaining wall
2. Landscape Character for streets in Mountain Meadows Specific Plan



Proposed Buttercreek I HOA Retaining Wall Replacement

Not to Scale



G. COLLECTOR