

CITY OF CLAYTON
OAKHURST GEOLOGIC HAZARD ABATEMENT DISTRICT

NEWSLETTER

MAY 1, 2000

It has been approximately one year since our last newsletter and the issuance of bills for the Fiscal Year 1999-00 GHAD assessment seemed an appropriate time for publishing an update.

Background

There were several areas of your development that were affected by the storms of February, 1998. These areas included:

1. Windmill Canyon Drive – overflow of a debris basin in the open space above Windmill Canyon drive between Golden Eagle and Molluk.
2. Crow Place – overflow of a debris basin in open space near the end of Crow Place;
3. Keller Ridge Drive – small slide in open space slope;
4. Obsidian Way – landslides in open space slopes;
5. Antelope and Tushytak Courts – movement in large hillside;
6. Golf Course – large landslide below PG&E towers;
7. Clayton Road – large landslides in open space south of Peacock Creek Drive;
8. Community Park – three small landslides in open space slopes;
9. Saclan Terrace – landslide below Oakhurst Drive (repaired by the Black Diamond HOA).

Some progress has been made. The Windmill Canyon Drive debris basin was reconstructed and performed its job over this past winter. The basin required one clean-out in February and will have to be cleaned out again this summer to prepare for next winter's storms. The landslides on Clayton Road were repaired primarily through the availability of a \$1,250,000 grant from the State. In addition, American Golf spent over \$3,000,000 repairing the large landslide below the power lines.

The Board of Directors proposed raising the annual assessments to allow the sale of bonds which would raise \$1,600,000 to cover the cost of repairs not able to be funded from any other source. The first election was declared invalid and the proposal was defeated in the second election. The lower assessment recently approved will be used for the routine maintenance duties of the GHAD (such as, cleaning and repairing of concrete ditches, checking subdrains, etc.) but is inadequate for any significant repair work.

Special Area of Concern

The primary reason for this newsletter is to alert the GHAD residents regarding information that has recently come to light concerning the unrepaired earth movement that evidenced itself during the February, 1998 storms..

As noted in items 4 and 5 above, the 1998 storms produced landslides above Obsidian Court and movement in the hillside above Antelope and Tushytak Courts. It was originally thought that the movement in the hillside was a local phenomenon limited to the ends of the cul-de-sacs. However, over time, there is evidence to indicate that the problem is more expansive. We performed several surveys in the Eagle Peak subdivisions and documented both horizontal and vertical movement of several inches throughout the subdivision. Visual evidence of the movement has been provided by fences pushing into houses, pavement separating from the curb and gutter, pavement pushing up along the edge of the gutter, sidewalk panels popping, driveways heaving or separating from garage slabs or sidewalks.

Unfortunately, the survey data has proved inconclusive as far as determining the limits of the movement and in defining the exact problem. Further, there has been evidence of movement outside of the Eagle Peak subdivision limits. Windmill Canyon Place, Hummingbird Place and Raven Place have all shown distortions in their pavement, primarily heaving along the lips of gutter, though there have also been reports of sidewalk panels popping.

What does all this mean??

We have evidence of movement over most of the area of the Eagle Peak Subdivisions. Furthermore, the area of movement may go all the way to Keller Ridge Drive or even slightly beyond. Among the unknowns at this point are the true extent of the problem, the actual depth of the movement, and the cause or causes for the movement. Even more important is whether the movement has reached a state of equilibrium or if there will continue to be movement in the future.

To assist us in obtaining more information, we have performed a baseline survey throughout Oakhurst that will allow us to monitor any future movement. In addition, the Board has authorized the installation of 8 inclinometers in both the Eagle Peak area and along Keller Ridge Drive to monitor any deep-seated movements. There is a lot we don't know and we are using our limited resources as best we can to find answers.

We will continue to monitor Oakhurst for future movement and will undertake remedial work as may be required within the GHAD's limited budget. The City will be filing a lawsuit against Presley and other potentially responsible parties seeking damages to repair *City* property. This suit will be filed before June 15, 2000. **We cannot advise you as to what you should do, however, you may wish to consult a lawyer promptly with regard to preserving your legal rights.**

As more information is developed over the coming year or two, we will try to keep you informed.