

MINUTES
REGULAR MEETING
OAKHURST GEOLOGICAL HAZARD ABATEMENT DISTRICT (GHAD)

August 19, 2014

1. **CALL TO ORDER AND ROLL CALL** – the meeting was called to order at 8:19 p.m. by Chairman Diaz. Boardmembers present: Chairman Diaz, Vice Chair Geller, Boardmembers Pierce, Shuey and Stratford. Boardmembers absent: None. Staff present: District Manager Rick Angrisani, City Manager Gary Napper, Assistant General Legal Counsel Christopher Diaz, and Secretary Janet Brown.

2. **PUBLIC COMMENTS**

Joseph Partansky asked for clarification about Consent Calendar Item 3(a) Information Only and Consent Calendar Item 3(b) Approve the Minutes. Consent Calendar items seek approval of items, rather than presentation of a report such as the geotechnical monitoring report.

City Manager Napper affirmed the transmittal of a technical report to the Board as an Information Only item under Consent Calendar is entirely proper particularly when the report is self-explanatory and requires no presentation by staff. The Agenda is set up under the Consent Calendar that should someone on the Board or in the audience desire more information or questions about an item on the Consent Calendar, it can be pulled for separate action.

Mr. Patansky then asked if the District Manager would be willing to provide a verbal report anyway on Consent Calendar Item 3(a) as he has concerns of the movement that has occurred in the Oakhurst Development. Chairman Diaz requested the District Manager to provide a summary of the report.

District Manager Rick Angrisani presented a brief report on Consent Calendar Item 3 (a) June 2014 geotechnical monitoring and inspection services regarding the existing inclinometers, piezometers and de-watering wells in Kelok Way/North Valley Park in the Oakhurst Development. Noted in the report is no action necessary at this time as the geotechnical expert desires additional time to monitor any further movement.

3. **CONSENT CALENDAR** – It was moved by Boardmember Pierce, seconded by Boardmember Stratford, to approve the Consent Calendar as submitted. (Passed; 5-0 vote).

(a) Information Only

1. Submittal of the June 2014 geotechnical monitoring and inspection services report by Stevens, Ferrone & Bailey Engineering Company regarding the existing inclinometers, piezometers and de-watering wells in Kelok Way/North Valley Park in the Oakhurst Development.

- (b) Approved the Board of Directors' minutes for its regular meeting of June 15, 2014.

4. **PUBLIC HEARINGS** - None

5. **ACTION ITEMS**

- (a) Consider a request by the residential property owner of 1027 Pebble Beach Drive for the District to procure an updated field monitoring report on the existing two (2) inclinometers on and below Pebble Beach Drive.
(District Manager)

District Manager Rick Angrisani presented the staff report providing background regarding movement issues of the slope and soils found on the property located at 1027 Pebble Beach Drive. The property was listed for sale; a potential buyer had the property inspected for soil movements and as a result of their findings, the property did not sell.

Mr. Angrisani informed the property owner not enough funds are available in the GHAD budget to undertake any significant repairs or mitigations land movements in this area and other areas of GHAD. Previously, GHAD property owners overall have not voted for any increase in their real property assessments (unless their property is directly affected, then they are favorable but in the minority) to fund repairs or agree with increased annual assessments to pay for issuance of capital improvement bonds to make any repairs. The property owner of 1027 Pebble Beach Drive is willing talk to his neighbors and encourage their supportive vote to increase their property assessments if the District provided current information regarding the slope movement. At the request of this property owner, the District Manager and the geotechnical consultant conducted a cursory field inspection of the real property and did note additional movement seems to have occurred over the past 6 years.

Performing updated inclinometer readings to determine any amount of movement during this time period will impose an unbudgeted cost of \$2,040.00, which expense must come from either GHAD reserves or the Presley Lawsuit Settlement Funds.

Chairman Diaz remarked inclinometer readings to be a good expenditure for homeowner's knowledge and potential property owners' votes to increase their annual GHAD assessments to make repairs.

Boardmember Pierce also finds a new inclinometer reading important to perform and provide information to the homeowners.

Vice Chair Geller added the extended drought currently happening may be contribute to the land movement; as groundwater disappears, more cracks will appear.

Boardmember Stratford also finds an updated inclinometer report is a great use of funds since the last reporting was 6 years ago.

Vice Chair Geller likes these reports available for homeowners and realtors for distribution to potential buyers as it provides historical GHAD monitoring information. The GHAD's annual collection of funds is not substantial; homeowners of land in the flatter Oakhurst areas are not in favor of contributing further to land assessments benefiting owners of homes located on the slopes.

Chairman Diaz opened the agenda item to receive public comments; no public comments were offered.

It was moved by Boardmember Stratford, seconded by Vice Chair Geller, to authorize the expenditure of \$2,040 from GHAD reserves to obtain an updated monitoring report on the Peacock Creek subdivision hillside. (Passed; 5-0 vote).

6. **BOARD ITEMS** – limited to requests and directives for future meetings.
None.

7. **ADJOURNMENT** - on call by Chairman Diaz the meeting adjourned at 8:23 p.m.

Respectfully submitted,



Janet Brown, Secretary

Approved by the Board of Directors
Oakhurst Geological Hazard Abatement District



Jim Diaz, Chairman

11/7/14