

CITY OF YUBA CITY
STAFF REPORT

Date: April 7, 2009
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presented by: George Musallam, Public Works Director

Summary

Subject: Walnut Glen Estate East Unit 2- Repair of Cracked Sidewalks

Recommendation: Approve the City accepting responsibility for the sidewalks deficiencies within Walnut Glen Estates East Unit 2 subdivision for a 10 year period. Direct the Public Works Department to forward record of cracked sidewalks to affected property owners.

Fiscal Impact: It is anticipated that the future repairs, if required, will be picked up through the City's streets and sidewalks maintenance accounts.

Background:

The matter of the cracked sidewalks and gutters in the subject subdivision was raised in a complaint filed by Mr. Mike Short who is a resident in the subdivision. The Public Works Department investigated the issues raised and the purpose of this report is to provide your Council with the findings and recommendation on dealing with the complaint.

Analysis:

The Public Works Department entered into a contract with Laughlin and Spence Engineering for the purpose of providing an independent opinion regarding the structural integrity of the cracked sidewalks and gutters within the subject subdivision. The consultant was also asked to provide an opinion regarding the possible existence of tripping hazards to pedestrians caused by the separation of the concrete.

The consultant has concluded that, although the concrete has cracked at several locations within the subdivision, it has not separated or shifted to a degree that will significantly reduce the service life of the concrete. The consultant also concluded that except for two locations within the subdivision, he does not believe that the separation of the concrete causes a tripping hazard. City maintenance crews have repaired the two areas to eliminate the hazard. I have attached a copy of the consultant's letter outlining his conclusions.

The builder of Walnut Glen Estates East Unit 2 Subdivision is responsible for all repairs to the cracked concrete prior to the acceptance of the subdivision. The builder has filed for bankruptcy. Also, the security which was posted with the City for the purpose of ensuring the completion of the repairs has been released. In retrospect, the release of the bonds appears to have been premature.

The City's Municipal Code requires each property owner to be responsible for repairing damaged sidewalks in front of their property. Since the City released the posted security prior to the repair of the sidewalks, I am recommending the City assume the responsibility to perform any warranted repairs caused by the cracks for a ten year period. This waiver will apply only to the identified locations within the subdivision which has existing cracks and will not apply to any future damage at other locations within the subdivision. The Public Works Department will ensure that the location of the existing cracked concrete is properly documented in this regard.

A notice has been mailed to each affected property owner to inform them of your Council agenda item pertaining to the subject matter.

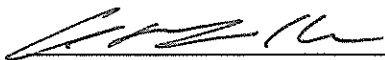
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Prepared by:



George L. Musallam
Public Works Director

Submitted by:



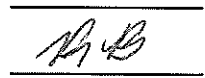
Steven R. Jepsen
City Manager

Reviewed by:

Department Head

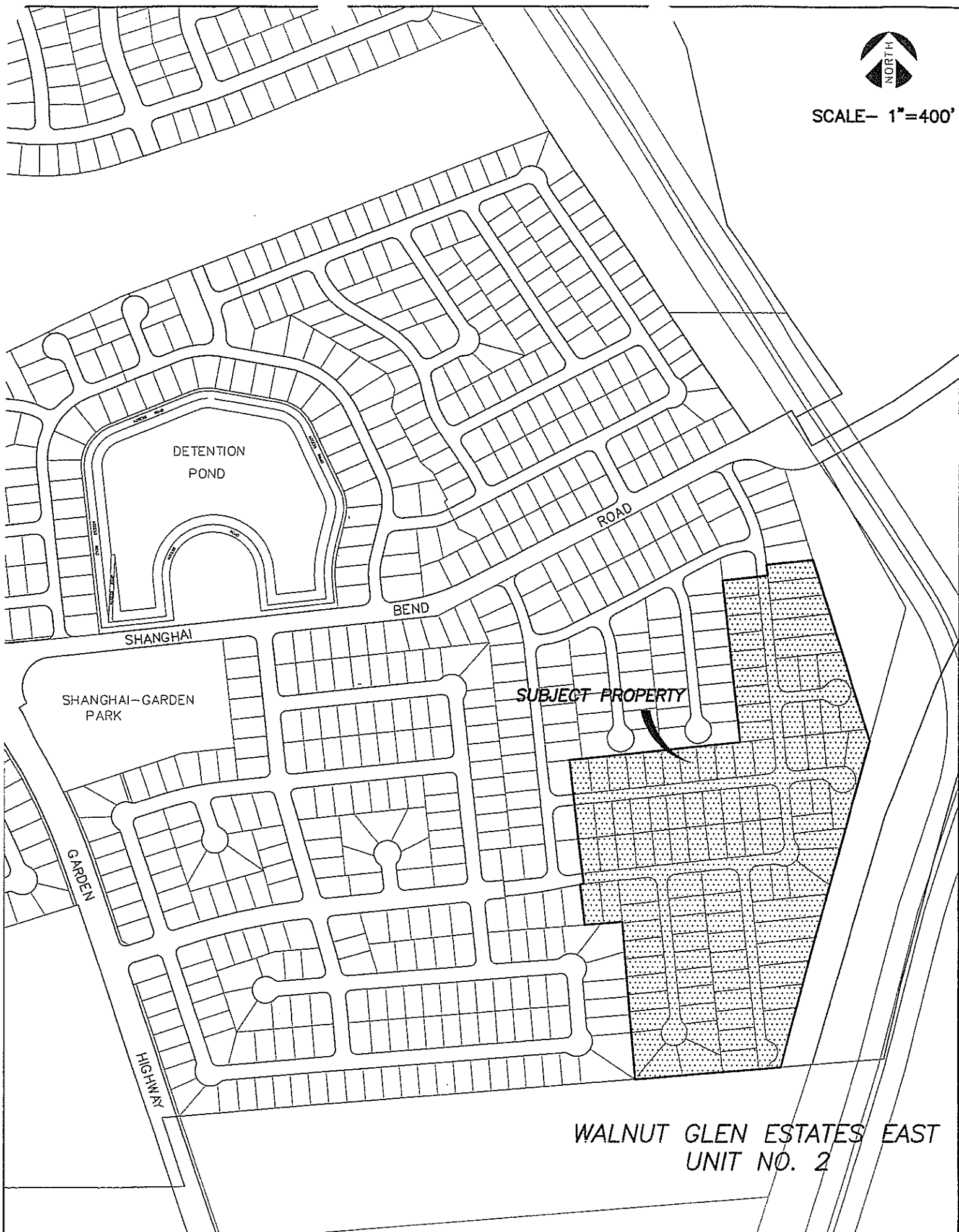
Finance

City Attorney

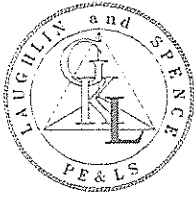




SCALE- 1"=400'



WALNUT GLEN ESTATES EAST
UNIT NO. 2



LAUGHLIN and SPENCE

CIVIL ENGINEERS and SURVEYORS

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February 11, 2009

Yuba City Public Works
George Musallam
1201 Civic Center Blvd.
Yuba City, CA 95993

Re: Walnut Glen Subdivision
Concrete cracking

Dear George:

I have inspected the concrete cracking within the curbs, gutters, sidewalks and driveways within the City right-of-way for the Walnut Glen Subdivision located off of Shanghai Bend Road. A small percentage of the concrete area has structural and shrinkage cracks within individual crack control or expansion joints. While the concrete has failed in these areas, it has not excessively separated and believe there is a significant amount of service life remaining even though it isn't visually pleasant.

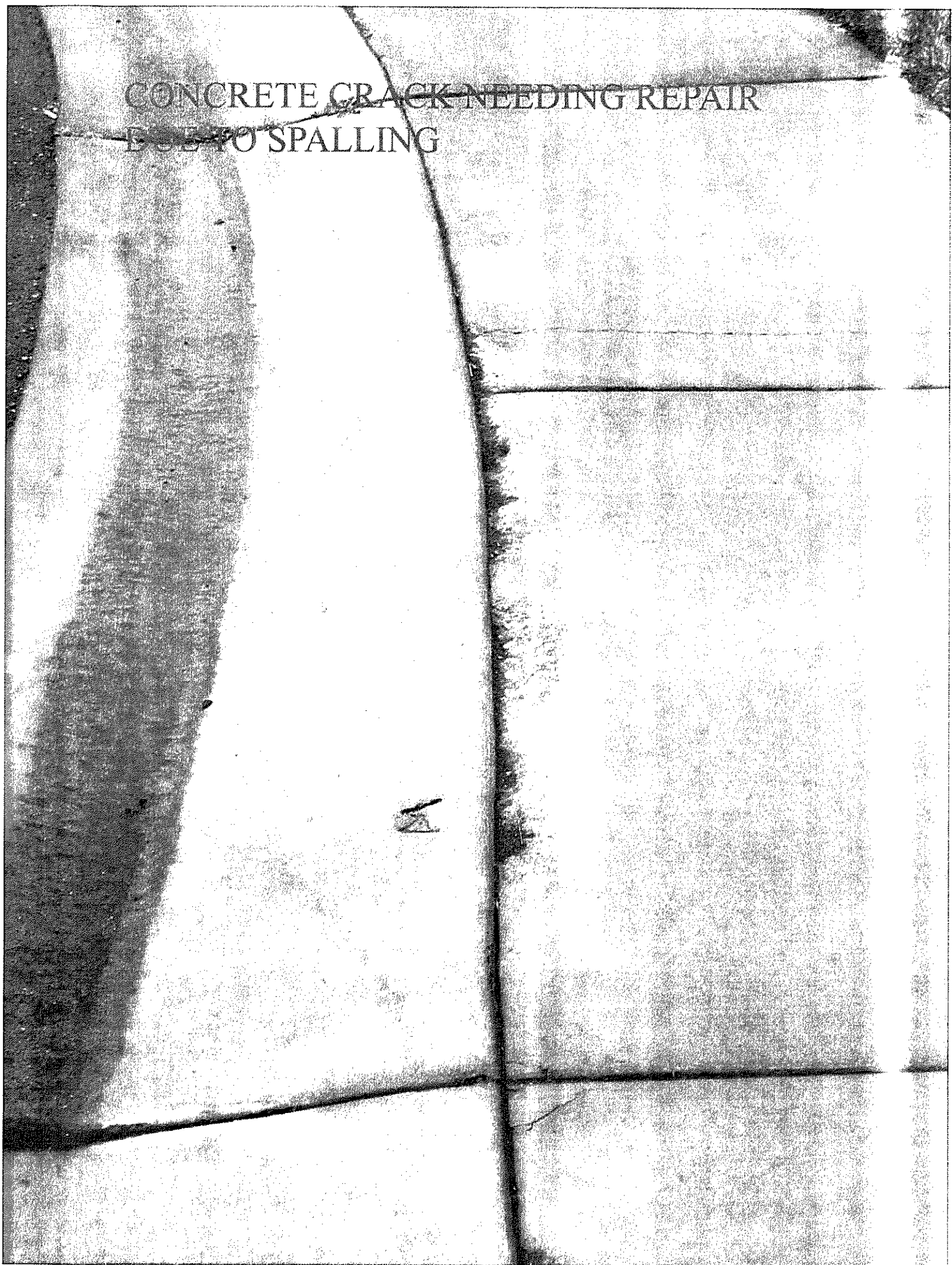
The California Building Code allows for a quarter inch vertical separation without any edge treatment along a path of travel. There were two areas within the subdivision that exceeded this dimension and should be replaced or repaired. They were located near the cul-de-sac at the South end of Utah Drive and have attached pictures. The remainder of the cracks were within the tolerance to provide a safe path of travel along the sidewalk and driveway areas and have also included a photograph of a typical crack. The City should periodically observe these cracks and repair if they become a tripping hazard.

Please call if you need any additional information.

Sincerely,

Jeff Spence
Civil Engineer

CONCRETE CRACK NEEDING REPAIR
DUE TO SPALLING



TYPICAL CONCRETE
CRACKS WITH NO
SIGNIFICANT SEPARATION

