

FEATHER RIVER RAIL SOCIETY – AGENDA REPORT

DATE: July 8, 2014
FROM: Eugene Vicknair - Director
ITEM: New Business Item 1
SUBJECT: **Alterations to Fence Line vs. Property Line**

We are still on track to perform the fence installation starting at the end of July. I will be in Portola July 19-20 to do preliminary planning and set-up, then from July 29 until August 3 working with the CCC crew on the installation.

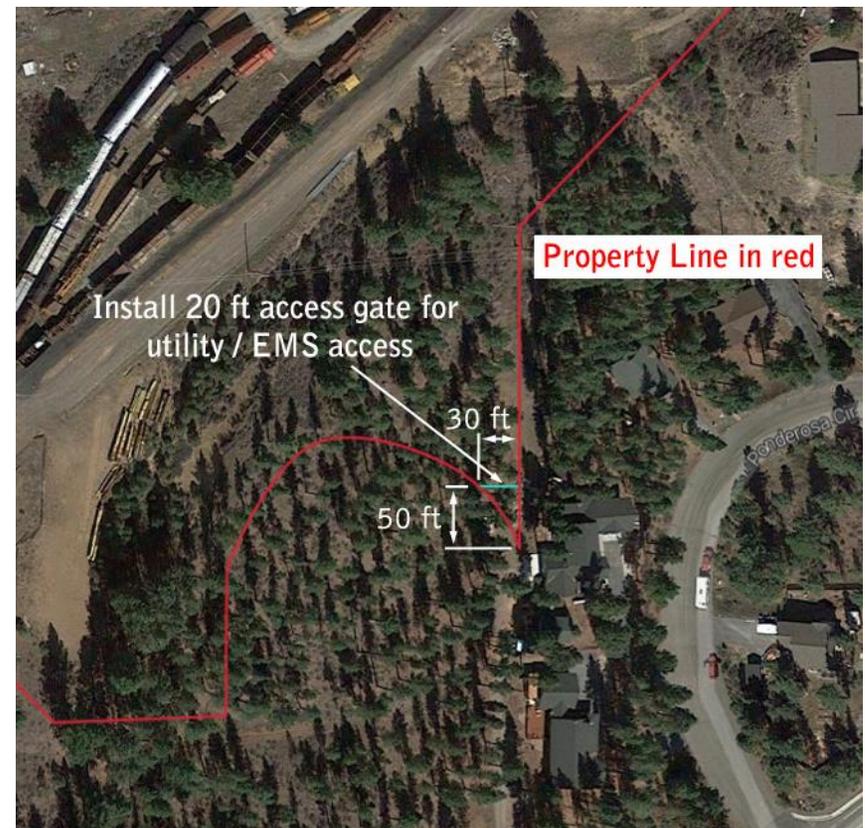
In planning the project, two situations have arisen that require deviation from the property line for the fencing. One is a very simple issue and solution, the other more complex and I would like guidance from the Board.

Situation 1:

In the image at right, you can see that the property line forms a sharp point behind one of the houses on Ponderosa Circle. Director Kirk Baer and I walked this area after the last meeting and found that the end of the triangular point is mere feet from the house. Moreover, the angle of the triangle cuts across a road that would be advisable to gate for EMS and utility easement access.

This little triangle is useless at the current time (although if we were to acquire the property west of the road, could become useful) and the angled crossing of the road with the property line would require a large, awkwardly placed gate.

In talking to the homeowners, they are agreeable to signing an easement document stating that this section of land is owned by the FRRS, even if we do not fence it. This document would be filed with their deed. Director Baer and I thus recommend that we set the fence back approximately 50' from this corner and run the fence



perpendicular until it meets the angled section of property line. This would allow an easier gate placement, create goodwill with our neighbors and save us potential hassle, while still protecting our property lines.

Situation 2:

The intent for a long time has been to relocate the main gate to a place on the entry road where it is visible as soon as visitors come down Western Pacific Way. This would effectively create a cul de sac and county EMS access requirements dictate that there must be a turnaround for emergency vehicles fully on our property before such a gate. One possible solution is shown below, although I just learned that the required dimensions may need to set the gate back a bit further. However there is another issue that has cropped up in this area.



Note the small triangle of land on the west end of the City Corporation Yard. This section, which extends about 90' from the east side of our property line and is set back 30' from the surveyed centerline of Western Pacific Way, is used by the city for vehicle storage.

We are required to keep a 10' setback from the pavement, so fencing this area would form an awkward 12' – 18' wide X 90' long rectangular box. The city engineer would like us not to fence along this common property line, but instead come off the existing fence on the north side of the Corp Yard and then into our gate (shown in the illustration as the small dash blue line).

I have concerns that this would allow the city's materials to encroach into our area. Also, I will note that the Master Plan eventually calls for a display track in this location which would allow us to display a piece of equipment as a "gate guard".

My suggestion would be to run the fence as suggested by the city, but to add a 3' high barrier fence for about 60' starting at the west most corner of the Corp Yard property and then running east along the property line. This would still give the city access to their area, but would define our property. I also suggest we place a pole at the property corner (just above where the Entry Sign is indicated) to not only mark the property corner, but also as a future mounting for security camera and lights.

I would welcome other suggestions here.

REQUESTED ACTION: Approve alteration to fence line as outlined in Situation 1, cutting the corner behind the house, and authorize Director Vicknair to have FRRS legal draft the appropriate easement documents. Provide suggestions for handling Situation 2 and authorize Directors Vicknair and Baer to discuss with the city and finalize an agreement.