



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 1, 2009

SUBJECT: Grant Two Access Easements to Foundation for Excellence at
Woodland Christian School

Report in Brief

On June 23, 2009, the Foundation for Excellence at Woodland Christian School contacted the City regarding legalizing the existing two easements that bridge the Woodland Christian School's two properties (APN 41-070-039 & APN 41-080-013), located at the southern end of Matmor Road (See Exhibits 1 and 2). The two properties are separated by the City of Woodland's property called Farmer's Central Ditch. The Foundation was at the time in the process of purchasing the two properties from First Baptist Church of Woodland. The title company for the sale of the school site noted that the southern parcel is landlocked with no public road access. City staff responded to the Foundation's request by indicating that City staff would seek to officially record the two access easements which were previously granted verbally to the School by the previous owners of Farmer's Central Ditch. As of July 1, 2009, the Foundation is the legal owner of the Woodland Christian School properties.

Staff recommends that the City Council grant the two access easements to the Foundation for Excellence at Woodland Christian School as described herein and summarized in Exhibit 3.

Background

On May 19, 1999, the Yolo County Flood Control District (YCFCD) granted an encroachment permit to the First Baptist Church of Woodland to install a 48" diameter drainage pipe and fill in the ditch at two locations along Farmer's Central Ditch (Yolo County Recorder Document 99-0015614). The encroachment permit was granted to allow the School to construct maintenance access points to their southern parcel which did not (and still does not) have vehicular access due to lack of paved roads. The intention was for YCFCD to grant an access easement to the School after construction of the fill and drainage pipe. However for unknown reasons the access easement paperwork was never completed.

For the past 10 years, the School has used the filled in portions of Farmer's Central Ditch for access to their southern property for maintenance purposes. The northern portion of the access road is fenced off to allow for only authorized access over Farmer's Central Ditch.

Farmer's Central Ditch has and continues to serve as a drainage ditch to take storm runoff from the west side of Woodland to the east. In preparation for future Spring Lake development, portions of Farmer's Central Ditch were quitclaimed by the Yolo County Flood Control and Water Conservation District to the City of Woodland on February 20, 2009.

Discussion

The School has been using the two 20-foot wide and 33-foot long access roads over the Farmer's Central Ditch for the past 10 years to access their southern parcel. As the current owner of Farmer's Central Ditch, the City can either allow or not allow the School access. Staff is recommending that the City should officially grant the School access to the 2 crossings at Farmer's Central Ditch. Should the City not grant the access easement, then the School will no longer have access to their southern property.

Granting the access easements to the Foundation of Excellence at Woodland Christian School will have no material impact on the City or interfere with City operations. However, this action will favorably impact the Foundation by allowing access to the School's southern property. Staff believes this action is consistent with the City's collaborative values.

Fiscal Impact

The Foundation has paid the City fees totaling \$1,440.60 for the access easement. The cost for the easement was \$765.60 (based on the County Assessor's value of the land of \$0.29/sf) and they paid \$675 in processing fees.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Grant the two access easements to the Foundation for Excellence at Woodland Christian School as described herein and summarized in Exhibit 3.
2. Do not grant the two ingress/egress access easement to the Foundation for Excellence at Woodland Christian School.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Christopher Fong, P.E.
Associate Civil Engineer

Reviewed by: Brent Meyer, P.E., S.E., T.E.
Principal Civil Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

Attachments: Exhibit 1 – Vicinity Map
Exhibit 2 – Aerial Image of the Site Showing Easements
Exhibit 3 – Grant Deed document for 20' Wide Access Easements

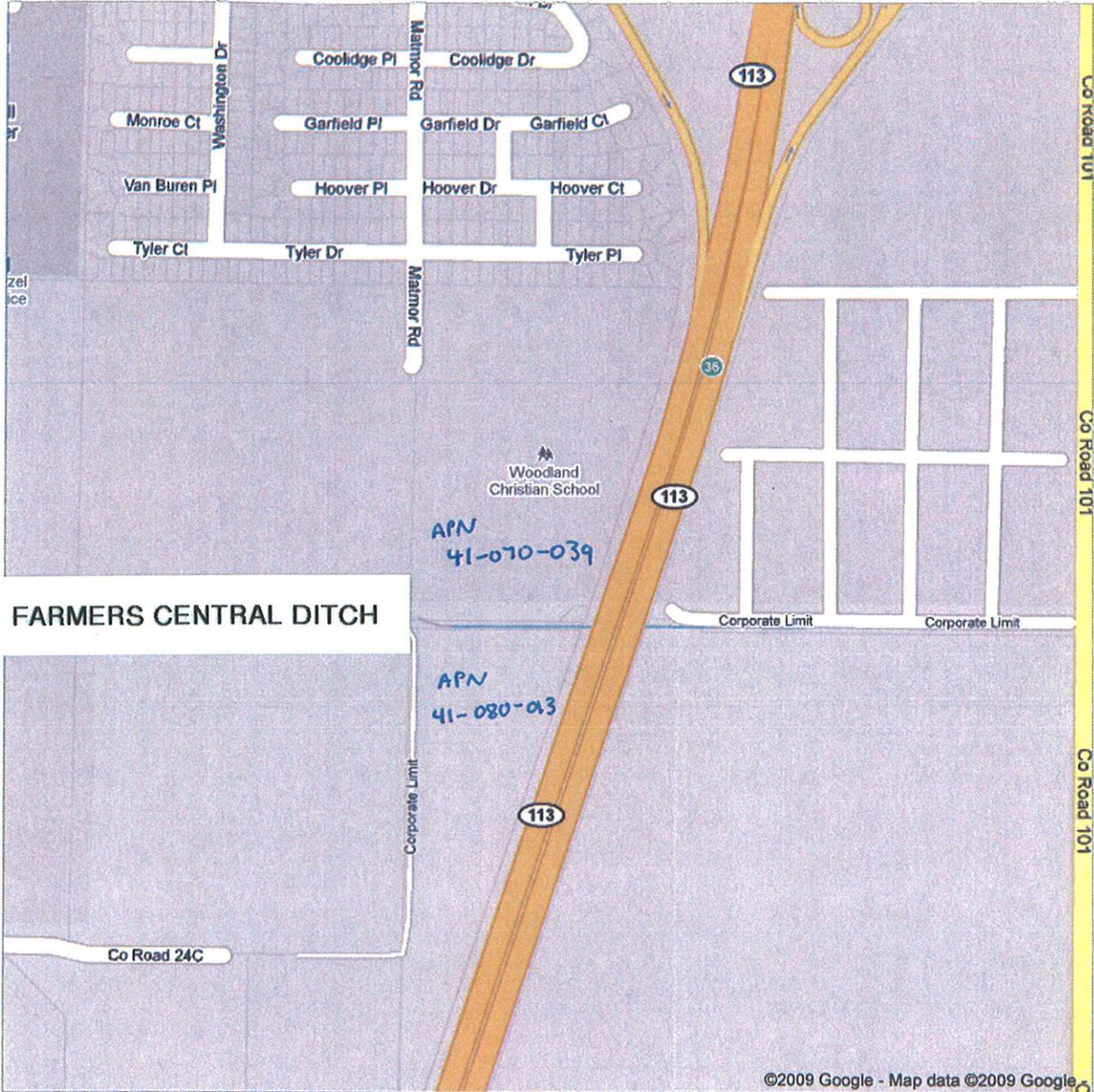


EXHIBIT 1



EXHIBIT 2

20' ACCESS EASEMENTS

City of Woodland - County of Yolo - California

October 20, 2009



N.T.S.

EXHIBIT 3

**Grant Deed document for 20' Wide
Access Easements**

RECORDING REQUESTED BY:
CITY OF WOODLAND

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

WHEN RECORDED MAIL
TO:

DOCUMENT TRANSFER TAX \$ _____

City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

Signature of declarant determining tax

2 0 ' W I D E A C C E S S E A S E M E N T S

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The CITY OF WOODLAND, A Municipal Corporation

GRANT(S) TO FOUNDATION FOR EXCELLENCE AT WOODLAND CHRISTIAN SCHOOL, ingress/egress access easements situate in the County of Yolo, State of California, described as follows:

Two (2) 20' wide ingress/egress access easements;

Said easements more particularly described in Exhibits A and A-1 attached hereto and made a part hereof.

Dated this _____ day of _____, 2009

By: _____
Marlin H. (Skip) Davies, Mayor

By: _____

"This conveyance is accepted by the undersigned on behalf of the City of Woodland pursuant to City Council Resolution 1457, adopted by City Council on October 15, 1959."

Dated: _____

Signed: _____
Susan L. Vannucci, City Clerk

EXHIBIT "A"
20' ACCESS EASEMENTS
TO THE BENEFIT OF
APN's 41-070-039 and 41-080-013

Description of ingress/egress over and across that portion of the Southeast Quarter of Section 4, Township 9 North, Range 2 East, Mount Diablo Base and Meridian, situated in the County of Yolo, State of California as recorded October 22, 1986, in Book 1806 of Official Records, Page 483 being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 4; thence South 89°41'23" East, a distance of 19.00 feet to the point of beginning; thence from the TRUE POINT OF BEGINNING continuing along said line; thence South 89°41'23" East, a distance of 20.00 feet; thence leaving said line, South 00°18'37" West distance of 33.00 feet; thence leaving said line, North 89°41'23" West a distance of 20.00 feet; thence leaving said line, North 00°18'37" East a distance of 33.00 feet to the point of beginning.

Together with:

Commencing at the Northwest corner of the Southeast Quarter of said Section 4; thence South 89°41'23" East, a distance of 232.00 feet to the point of beginning; thence from the TRUE POINT OF BEGINNING continuing along said line; thence South 89°41'23" East, a distance of 20.00 feet; thence leaving said line, South 00°18'37" West distance of 33.00 feet; thence leaving said line, North 89°41'23" West a distance of 20.00 feet; thence leaving said line, North 00°18'37" East a distance of 33.00 feet to the point of beginning.

Containing 1320 Sq Ft, more or less.

See Exhibit "A-1", plat to accompany legal description attached hereto and made a part hereof.

End of Description

This description was prepared by me or under my direction pursuant to the Professional Land Surveyors Act.



James A. Morrow, PLS 7555
License Expiration Date: 12-31-09

Date: 12-31-2009

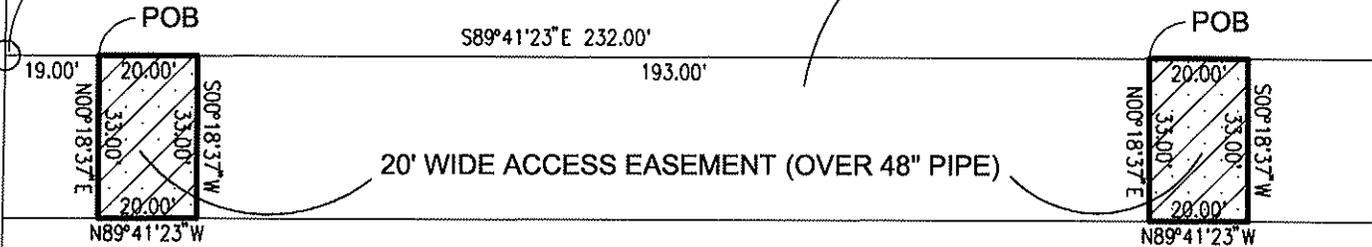


FUTURE MATMOR ROAD

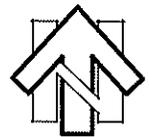
WOODLAND CHRISTIAN SCHOOL PROPERTY - 26 ACRES
APN 41-070-039

CITY OF WOODLAND - 33' WIDE DRAINAGE DITCH
APN 41-080-015

NW Corner Section 4



WOODLAND CHRISTIAN SCHOOL PROPERTY - 17 ACRES
APN 41-080-013



N.T.S.

EXHIBIT "A-1"

20' ACCESS EASEMENTS

City of Woodland - County of Yolo - California

October 20, 2009