DATE          October 12, 2016
TO             GCTD Board of Directors
FROM           Reed C. Caldwell  
               Director of Engineering & Construction
SUBJECT        Consider Approval of a Sidewalk Easement to the City of Oxnard along Auto Center Drive and Paseo Mercado

SUMMARY

On January 8, 2014 the Board authorized the General Manager to execute a contract for design of the new GCTD Administration & Operations Facility located at 1901 Auto Center Drive in Oxnard, CA. The design of the facility is nearly complete and the final design documents have been drafted and include public sidewalk along both Auto Center Drive and Paseo Mercado. In accordance with City of Oxnard policy an easement dedication is required for on-site public sidewalks in the Rose-Santa Clara Corridor.

It is recommended, GCTD grant to the City of Oxnard an easement along Auto Center Drive and Paseo Mercado for sidewalk purposes upon, across, and above the GCTD owned real property located at 1901 Auto Center Drive, Oxnard, CA 93036.

BACKGROUND

The new GCTD Administration & Operation Facility is in the final stage of design and currently in the permitting review process with the City of Oxnard. Approval from the regulatory authority, the City of Oxnard, is anticipated in the fall of 2016. Upon receipt of the approval for permit issuance GCTD will issue an IFB to the eleven prequalified contractors; bidding is expected to take four to six weeks. Once the project completes the bidding process, staff will recommend an award of the construction contract to the Board. Subsequent to Board approval of the construction contract, a Notice to Proceed will be issued, and construction will begin. The project cost estimate remains at $52.1 million which was established in June 2014.

The project includes public sidewalks along both Auto Center Drive and Paseo Mercado. The Auto Center Drive sidewalk aligns with existing sidewalks along Auto Center Drive. The sidewalk along Paseo Mercado is a continuation of the sidewalk system and connects pedestrians and bus passengers to the new facility. All sidewalks will be in compliant with the Americans with Disabilities Act of 1990.

GOLD COAST TRANSIT DISTRICT
CITY OF OJAI | CITY OF OXNARD | CITY OF PORT HUENEME | CITY OF VENTURA | COUNTY OF VENTURA
301 EAST THIRD STREET, OXNARD, CA 93030 | P 805.483.3959 | F 805.487.0925 | GOLDCOASTTRANSIT.ORG
The total easement area to be dedicated from GCTD to the City of Oxnard for sidewalks purposes is 14,815 square-feet.

Attached to this report for reference is the sidewalk easement dedication instrument accompanied by the legal descriptions and sketches of the easements.

RECOMMENDATION

It is recommended that the Board of Directors grant to the City of Oxnard an easement along Auto Center Drive and Paseo Mercado for sidewalk purposes upon, across, and above the GCTD owned real property located at 1901 Auto Center Drive, Oxnard, CA 93036.

GENERAL MANAGER’S CONCURRENCE

Steven P. Brown
General Manager
RECORDING REQUESTED BY
AND RETURN TO:

City of Oxnard
City Clerk's Office
305 West Third Street
Oxnard, California 93030

No Recording Fee Due Per
Government Code §6103

APNS: 144-0-141-045, 144-0-141-055, 144-0-141-075

SIDEWALK EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, GOLD COAST TRANSIT, a California Transit District ("Grantor"), does hereby grant to the CITY OF OXNARD, a municipal corporation ("City"), an easement for sidewalk purposes upon, across and above the real property described in Exhibits "A" and "B", attached hereto and made a part hereof, together with the rights of ingress and egress to and from said easement for the purpose of constructing, installing, inspecting, repairing, replacing and maintaining improvements therein.

(Signatures appear on the following page.)
Executed this ________ day of ________, 2013.

GRANTOR:

GOLD COAST TRANSIT,
a California Transit District

By: ____________________________
    Steven P. Brown, General Manager
STATE OF CALIFORNIA

COUNTY OF ________________

On ______________________, before me, ____________________________, a notary public, personally appeared ____________________________, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature________________________
EXHIBIT "A"
LEGAL DESCRIPTION
SIDEWALK EASEMENT
A.P.N. 144-141-045, 144-0-141-055 & 144-0-141-075

All that portion of Parcel 1 of Certificate of Approval for Lot Merger, in the City of Oxnard, County of Ventura, State of California, recorded November 23, 2015 as Instrument No. 20151123-00170772-0, of Official Records, in the office of the County Recorder of said County, lying Southerly, Southeasterly and Easterly of the following described line:

Beginning at the Southerly terminus of that certain course on the Westerly line of said Parcel 1, shown as having a bearing and distance of "N 13°17'56" E 202.42' " on said Certificate of Approval for Lot Merger; thence along the Southerly line of said Parcel 1 South 76°42'04" East 109.66 feet to the beginning of a curve concave Northerly, having a radius of 50.50 feet; thence leaving said Southerly line Easterly 17.86 feet along said curve through a central angle of 20°15'43" to the beginning of a reverse curve concave Southerly, having a radius of 50.50 feet, the Easterly terminus of said curve being on a line parallel with and 6.25 feet Northerly of said Southerly line; thence Easterly 17.86 feet along said curve through a central angle of 20°15'43" to said parallel line; thence along said parallel line South 76°42'04" East 55.52 feet to the beginning of a curve concave Southerly with a radius of 47.00 feet; thence Southeasterly 17.01 feet along said curve through a central angle of 20°44'03" to the beginning of a reverse curve concave Northerly, having a radius of 49.50 feet, the Easterly terminus of said curve being tangent to said Southerly line; thence Southeasterly 17.91 feet along said curve through a central angle of 20°44'03" to said Southerly line; thence along said Southerly line, the Southeasterly line, and the Easterly line of said Parcel 1, the following seven (7) courses: South 76°42'04" East 50.41 feet to the beginning of a curve concave Northwesterly, having a radius of 34.50 feet, Easterly, Northeasterly and Northerly 54.19 feet along said curve through a central angle of 90°00'00", North 13°17'56" East 111.20 feet to the beginning of a curve concave Southeasterly, having a radius of 1023.50 feet, Northerly and Northeasternly 481.22 feet along said curve through a central angle of 26°56'20", North 40°14'16" East 333.83 feet to the beginning of a curve concave Easterly, having a radius of 99.50 feet, Northeasternly and Northerly 97.52 feet along said curve through a central angle of 56°09'11" to the beginning of a reverse curve concave Easterly, having a radius of 58.50 feet, and Northerly 19.76 feet along said curve through a central angle of 19°21'08" to the Northeasternly line of said Parcel 1; thence leaving said Easterly line, along said Northeasternly line North 49°47'04" West 7.90 feet to the beginning of a non-tangent curve having a radius of 65.00 feet, said curve being concentric with and
6.50 feet Westerly of said Easterly line, a radial line of said curve to said beginning bears North 82°23'24" West; thence leaving said Northeasterly line, Southerly 26.69 feet along said curve through a central angle of 23°31'31" to the beginning of a reverse curve concave Southwesterly, having a radius of 93.00 feet, said reverse curve being concentric with and 6.50 feet Westerly of said Easterly line; thence Southerly 19.33 feet along said curve through a central angle of 11°54'39" to the beginning of a compound curve concave Westerly, having a radius of 15.00 feet;

thence Southeasterly and Southerly 10.59 feet through a central angle of 40°26'33" to the beginning of a reverse curve concave Southeasterly, having a radius of 35.00 feet; thence Southerly 15.17 feet along said curve through a central angle of 24°49'41" to the beginning of a reverse curve concave Westerly, having a radius of 85.50 feet, said curve being concentric with and 14.00 feet Westerly of said Easterly line, the Southerly terminus of said curve being on a line parallel with and 14.00 feet Northeasterly of said Easterly line; thence Southerly and Southwesterly 42.72 feet along said curve through a central angle of 28°37'40" to said parallel line; thence along said parallel line South 40°14'16" West 30.04 feet to the beginning of a curve concave Easterly, having a radius of 35.00 feet; thence leaving said parallel line Southwesterly and Southerly 19.42 feet along said curve through a central angle of 31°47'18" to the beginning of a reverse curve concave Westerly, having a radius of 15.00 feet, the Southerly terminus of said curve being on a line parallel with and 6.50 feet Northwesterly of said Easterly line; thence Southerly and Southwesterly 8.32 feet along said curve through a central angle of 31°47'18" to said parallel line; thence along said parallel line South 40°14'16" West 120.93 feet to the beginning of a curve concave Northwesterly, having a radius of 15.00 feet; thence leaving said parallel line Southwesterly 8.32 feet along said curve through a central angle of 31°47'33" to the beginning of a reverse curve concave Southeasterly, having a radius of 35.00 feet, the Southerly terminus of said curve being on a line parallel with and 14.00 feet Northwesterly of said Easterly line; thence Southwesterly 19.42 feet along said curve through a central angle of 31°47'33" to said parallel line; thence along said parallel line South 40°14'16" West 56.47 feet to the beginning of a curve concave Easterly, having a radius of 35.00 feet; thence leaving said parallel line Southwesterly and Southerly 19.42 feet along said curve through a central angle of 31°47'33" to the beginning of a reverse curve concave Westerly, having a radius of 15.00 feet, the Southerly terminus of said curve being on a line parallel with and 6.50 feet Northwesterly of said Easterly line; thence along said parallel line South 40°14'16" West 47.37 feet to the beginning of a curve concave Southeasterly, having a radius of 1030.00 feet, said curve being concentric with and 6.50 feet Northwesterly of said Easterly line; thence Southwesterly 78.31 feet along said curve through a central angle of 04°21'21" to the beginning of a reverse curve concave Northwesterly, having a radius of 15.00 feet; thence Southwesterly and Westerly 11.15 feet along said curve through a central angle of 42°35'51" to the beginning of a reverse curve concave Southeasterly, having a radius of
35.00 feet; thence Southwesterly 26.37 feet along said curve through a central angle of 43°10'35"; thence South 35°18'11" West 23.03 feet; thence South 30°41'22" West 27.16 feet; thence South 31°30'06" West 10.58 feet to the beginning of a curve concave Easterly, having a radius of 30.00 feet; thence Southerly 25.26 feet along said curve through a central angle of 48°14'49" to the beginning of a reverse curve concave Westerly, having a radius of 15.00 feet, the Southerly terminus of said curve being the beginning of a reverse curve being concentric with and 6.50 feet Westerly of said Easterly line; thence Southerly 11.93 feet along said curve through a central angle of 45°34'33" to said beginning of said reverse curve concave Easterly, having a radius of 1030.00 feet; thence Southerly 229.71 feet along said curve through a central angle of 12°46'41" to the beginning of a reverse curve concave Northwesterly, having a radius of 15.00 feet; thence Southerly and Southwesterly 8.13 feet along said curve through a central angle of 31°03'31" to the beginning of a reverse curve concave Southeasterly, having a radius of 35.00 feet, the Southerly terminus of said curve being the beginning of a compound curve being parallel with and 14.00 feet Westerly of said Easterly line; thence Southwesterly and Southerly 19.87 feet along said curve through a central angle of 32°32'00" to said beginning of said compound curve concave Southeasterly, having a radius of 1037.50 feet, the Southerly terminus of said curve being on a line parallel with and 14.00 feet Westerly of said Easterly line; thence Southerly 23.16 feet along said curve through a central angle of 01°16'45" to said parallel line; thence along said parallel line South 13°17'56" West 41.25 feet to the beginning of a curve concave Easterly, having a radius of 35.00 feet; thence Southerly 19.42 feet along said curve through a central angle of 31°47'18" to the beginning of a reverse curve concave Westerly, having a radius of 15.00 feet, the Southerly terminus of said curve being on a line parallel with and 6.50 feet Westerly of said Easterly line; thence Southerly 8.32 feet along said curve through a central angle of 31°47'18" to said parallel line; thence along said parallel line South 13°17'56" West 43.61 feet to the beginning of a curve concave Westerly, having a radius of 28.00 feet, said curve being concentric with and 6.50 feet Westerly of said Easterly line; thence Southerly 5.01 feet along said curve through a central angle of 10°14'44"; thence non-tangent South 59°00'23" West 32.17 feet to the beginning of a non-tangent curve concave Northerly, having a radius of 28.00 feet, said curve being concentric with and 6.50 feet Northerly of said Southerly line, the Westerly terminus of said curve being on a line parallel with and 6.50 feet Northerly of said Southerly line, a radial line of said curve to said beginning bears South 03°56'14" West; thence Westerly 4.66 feet along said curve through a central angle of 09°31'56" to said parallel line; thence along said parallel line North 76°42'04" West 41.36 feet to the beginning of a curve concave Northerly, having a radius of 43.00 feet; thence Westerly 15.87 feet along said curve through a central angle of 21°08'58" to the beginning of a reverse curve concave Southerly, having a radius of 53.50 feet, the Westerly terminus of said curve being on a line parallel with and 13.00 feet Northerly of said Southerly line; thence Westerly 19.75 feet along said curve through a central angle of 21°08'58" to said parallel line; thence along said parallel line North 76°42'04" West 12.11 feet; thence leaving said
parallel line North 13°17'56" East 4.00 feet to a line parallel with and 17.00 feet Northerly of said Southerly line; thence along said parallel line North 76°42'04" West 30.00 feet; thence leaving said parallel line South 13°17'56" West 4.00 feet to a line parallel with and 13.00 feet Northerly of said Southerly line; thence along said parallel line North 76°42'04" West 12.09 feet to the beginning of a curve concave Southerly, having a radius of 57.00 feet; thence leaving said parallel line Westerly 19.85 feet along said curve through a central angle of 19°56'54" to the beginning of a reverse curve concave Northerly, having a radius of 43.00 feet, the Westerly terminus of said curve being on a line parallel with and 7.00 feet Northerly of said Southerly line; thence Westerly 14.97 feet along said curve through a central angle of 19°56'54" to said parallel line; thence along said parallel line North 76°42'04" West 15.61 feet; thence leaving said parallel line North 38°01'09" West 40.31 feet; thence North 76°37'53" West 64.12 feet to said Westerly line of said Parcel 1; thence along said Westerly line South 13°17'56" West 32.27 feet to the Point of Beginning.

Containing an area of 14,815 square feet, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.
CERTIFICATE OF APPROVAL FOR LOT MERGER
PZ 15-310-03

PARCEL 1

INST. NO.
20151123-00170772-0, O.R.

SHEET 1 OF 5

N76°37'53"W 64.12'
N76°42'04"W 109.66'

14,815 SQ. FT.
P.O.B.

N76°42'04"W 6.27'

40.5'

N76°42'04"W 109.66'

N76°57'50"W 15.61'
N76°37'53"W 64.12'

15.61'

N76°37'53"W 64.12'

40.5'

40.5'

40.5'

N76°37'53"W 64.12'

Q AUTO CENTER DRIVE
(FORMERLY VIA DEL NORTE)

CURVE & COURSE DATA:
(THIS SHEET ONLY)

1 N76°42'04"W 55.52'

(XXX) INDICATES RECORD DATA PER CERTIFICATE OF APPROVAL FOR LOT MERGER PZ 15-310-03, INST. NO. 20151123-00170772-0, O.R.

REVISED:
9/15/2016

HUITT-ZOLLARS
Huitz-Zollars, Inc.
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY
David W. Mackey 9/15/2016

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
EXHIBIT 'B'
STREET & SIDEWALK EASEMENT
(A.P.N. 144-0-141-045, 144-0-141-055 & 144-0-141-075)

SCALE 1"=30'

DRAWN BY DWM
CHECKED BY JL
DATE 6/8/2016
JOB NO. R302129.01

R: \R30212901\MAPPING\DWG\EX\30212901\EX01.DWG
CERTIFICATE OF APPROVAL FOR LOT MERGER PZ 15-310-03

PARCEL 1

INSTR. NO. 20151123-0017077-0, O.R.

CURVE DATA:
(THIS SHEET ONLY)

1. $\Delta=23'31''31''$ $R=65.00' L=26.69'$
2. $\Delta=11'54'39''$ $R=93.00' L=19.33'$
3. $\Delta=40'26'33''$ $R=15.00' L=10.59'$
4. $\Delta=24'49'41''$ $R=35.00' L=15.17'$
5. $\Delta=31'47'18''$ $R=35.00' L=19.42'$
6. $\Delta=31'47'18''$ $R=15.00' L=8.32'$