DATE       October 12, 2016
TO         GCTD Board of Directors
FROM       Reed C. Caldwell
           Director of Engineering & Construction
SUBJECT    Consider Approval of Right-of-Way Dedication to the City of Oxnard for a Bus Stop Pull-Out on Auto Center Drive

SUMMARY

On January 8, 2014 the Board authorized the General Manager to execute a contract for design of the new GCTD Administration & Operations Facility. The design of the facility is nearly complete and the final design documents have been drafted and include a bus stop pull-out along Auto Center Drive for a future bus route. In accordance with City of Oxnard policy a right-of-way dedication is required for the bus stop pull-out.

It is recommended, GCTD grant to the City of Oxnard the right-of-way for public streets and public utility purposes over, under, and across the GCTD owned real property to provide a bus pull-out on Auto Center Drive adjacent to the 1901 Auto Center Drive.

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.

From the project’s onset, a bus stop along Auto Center Drive has been included. A bus pull-out was necessitated to accommodate the bus stop that is within 75-feet of the existing traffic signal at Paseo Mercado. The bus bay allows the bus to pull out of the through traffic lane at the bus stop, allowing traffic to flow smoothly along Auto Center Drive during passenger boarding and exiting. The traffic impact of the added new bus stop will be minimized by the new bus pull-out.
The total property area to be dedicated from GCTD to the City of Oxnard for the bus stop pull-out is 562 square-feet.

Attached to this report for reference is the right-of-way dedication instrument accompanied by the legal description and sketch of the dedication.

**RECOMMENDATION**

It is recommended that the Board of Directors grant to the City of Oxnard the right-of-way for public streets and public utility purposes over, under, and across the GCTD owned real property to provide a bus pull-out on Auto Center Drive adjacent to the 1901 Auto Center Drive.

**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

RIGHT-OF-WAY DEDICATION FOR ROADWAY PURPOSES
(Auto Center Drive)

For a valuable consideration, receipt of which is hereby acknowledged, GOLD COAST
TRANSIT, a California Transit District ("Grantor") do hereby grant to the City of Oxnard the
right-of-way for public streets and public utility purposes over, under and across the real property
described in Exhibits “A” and “B”, attached hereto and made a part hereof.

(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 )
) ss.
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____________________________

STATE OF CALIFORNIA )
) ss.
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
RIGHT-OF-WAY DEDICATION
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, described as follows:

Commencing 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" of 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, said beginning also being the TRUE POINT OF BEGINNING; 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 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, having 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, 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 North 76°42'04" West 124.67 feet to the TRUE POINT OF BEGINNING.

Containing an area of 562 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.

[Signature]
DAVID W. MACKEY, PLS 8912

[Seal]
CERTIFICATE OF APPROVAL FOR LOT MERGER PZ 15-310-03

PARCEL 1

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

N76°42'04"W

40.5'

40.5'

AUTO CENTER DRIVE
(FORMERLY VIA DEL NORTE)
N76°42'04"W

562 SQ. FT.

2015°43" R=50.50' L=17.86'

2015°43" R=50.50' L=17.86'

562 SQ. FT.

N76°42'04"W 124.67'

AUTO CENTER DRIVE
(FORMERLY VIA DEL NORTE)
(XXX) INDICATES RECORD DATA PER CERTIFICATE OF APPROVAL FOR LOT MERGER PZ 15-310-03, INST. NO. 20151123-00170772-0, O.R.

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

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION EXHIBIT 'B'
RIGHT OF WAY DEDICATION
(A.P.N. 144-0-141-045,
144-0-141-055 & 144-0-141-075)

APPROVED BY

David W. Mackey
9/12/2016

R: \R30212901\MAPPING\DWG\EX\30212901EX06.DWG

DRAWN BY
DWM

CHECKED BY
JUL

DATE
9/12/2016

JOB NO.
R302129.01