DATE          October 12, 2016
TO             GCTD Board of Directors
FROM           Reed C. Caldwell  
 Director of Engineering & Construction
SUBJECT        Consider Approval of an Easement to the City of Oxnard for a Traffic Signal Loop on the GCTD Private Access 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 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 traffic signal work at the intersection of Auto Center Drive and Paseo Mercado. In accordance with City of Oxnard policy an easement dedication is required for on-site traffic signal loop equipment.

It is recommended, GCTD grant to the City of Oxnard a perpetual, non-exclusive easement for traffic signal loop purposes upon, across, above, and under 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 a private access drive at the north side of the street intersection of Auto Center Drive and Paseo Mercado. This private access drive will be used by buses and employees to both enter and exit the new facility. The traffic signal loop will activate the traffic signals as vehicles exit the facility and approach the traffic intersection. The signal activation will allow vehicles from the private drive to turn left onto Auto Center Drive for traveling eastward; continue south through the intersection to Paseo Mercado;
or turn right onto Auto Center Drive to travel westward.

The total easement area to be dedicated from GCTD to the City of Oxnard for traffic signal loop purposes is 576 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 a perpetual, non-exclusive easement for traffic signal loop purposes upon, across, above, and under 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 WHEN RECORDED 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

TRAFFIC SIGNAL LOOP 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”), a perpetual, non-exclusive an easement for traffic signal loop purposes (the “Easement”) upon, across, above and under the applicable real property owned in the City of Oxnard, County of Ventura, State of California, more particularly described in Exhibit “A” and depicted in Exhibit “B”, each attached hereto and incorporated herein (the “Easement Area”), together with the rights of ingress and egress to and from said Easement for the purpose of constructing, installing, inspecting, repairing, replacing and maintaining the traffic signal loop improvements related to the Easement therein. Property owner agrees not to unreasonably obstruct, in any way, the City’s rights of access to the Easement. In the event any property owner unreasonably obstructs City’s rights of access to the Easement, all costs incurred by the City associated with removing any such obstruction shall be paid for by such property owner. City may record such costs as a special assessment against such owner’s property or as a lien on such owner’s property if such property owner fails to pay such costs within thirty (30) days of the City providing such property owner with an invoice detailing such costs. This Easement hereby granted by Grantor excepts and reserves unto Grantor the right to landscape (other than deep root trees), pave on, over and across the Easement Area, provided such landscaping, hardscaping or improvements do not unreasonably interfere with the rights of Grantee under the Easement.

The covenants of this Easement shall run with the land and shall constitute benefits and burdens inuring to Grantor and to Grantee and their respective successors, assigns and heirs.

(Signatures appear on following page.)
WITNESS my hand this _______ day of ________, 2016.

GRANTOR:

GOLD COAST TRANSIT DISTRICT,
a California Transit District

By: ___________________________
   STEVEN P. BROWN, General Manager
State of California  
County of ______________  

On _________________________, before me, ____________________________________________,

(insert name and title of the officer)

Notary Public, personally appeared ____________________________________________, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ________________________________ (Seal)

State of California  
County of ______________  

On _________________________, before me, ____________________________________________,

(insert name and title of the officer)

Notary Public, personally appeared ____________________________________________, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ________________________________ (Seal)
EXHIBIT "A"
LEGAL DESCRIPTION
TRAFFIC SIGNAL LOOP EASEMENT

Being a 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 said Westerly line North 13°17'56" East 32.27 feet to the TRUE POINT OF BEGINNING; thence leaving said Westerly line South 76°37'53" East 36.00 feet; thence North 13°22'07" East 16.00 feet; thence North 76°37'53" West 36.02 feet to said Westerly line; thence along said Westerly line South 13°17'56" West 16.00 feet to the TRUE POINT OF BEGINNING.

Containing an area of 576 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. MACKNEY, PLS 8912
(XXX) INDICATES RECORD DATA PER CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT PZ 07-310-09, INST. NO. 20071128-00217773-0, O.R.