DATE: October 12, 2016

TO: GCTD Board of Directors

FROM: Reed C. Caldwell  
Director of Engineering & Construction

SUBJECT: Consider Approval of a Water Pipeline Easement to the City of Oxnard for Firelines on GCTD Property at 1901 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 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 domestic water lines within the GCTD Administration & Operations Facility property boundaries that support fire suppression appurtenances. In accordance with City of Oxnard policy an easement dedication is required for on-site domestic water pipelines that support fire hydrants and fire sprinkler systems.

It is recommended, GCTD grant to the City of Oxnard a perpetual, non-exclusive easement for domestic water line 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.

In providing fire suppression related appurtenances within the facility, the project includes a fire pipeline loop through the property. This pipeline will provide domestic water to the building fire sprinklers in an emergency and water to onsite fire hydrants.
The total easement area to be dedicated from GCTD to the City of Oxnard for the domestic water pipeline is 42,729 square-feet.

Attached to this report for reference is the water pipeline 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 a perpetual, non-exclusive easement for domestic water line purposes upon, across, above, and under the GCTD owned real property located at 1901 Auto Center Drive, Oxnard, CA 93036.

**GENERAL MANAGER’S CONCURRENCE**

[Signature]

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

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WATER PIPELINE 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 domestic water line 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 water line 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
WATERLINE 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 in parcels as follows:

Parcel A:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Commencing at the Southerly terminus of that certain course on the Easterly line of said Parcel 1, shown as having a bearing and distance of "N 13°17'56" E 111.20'" of said Certificate of Approval for Lot Merger; thence along said Easterly line of Parcel 1 North 13°17'56" East 81.49 feet to a point hereinafter referred to as Point "A", said point being the TRUE POINT OF BEGINNING; thence leaving said Easterly line North 76°42'04" West 26.77 feet.

The sidelines of said strip of land lying 5.00 feet Southerly and 10.00 feet Northerly of said reference line.

The sidelines of Parcel A to be lengthened or shortened to originate on said Easterly line of Parcel 1.

Containing an area of 402 square feet, more or less.

Parcel B:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Commencing at Point "A" as described in Parcel A above; thence continuing along said Easterly line of Parcel 1 North 13°17'56" East 29.71 feet to the beginning of a curve concave Southeasterly having a radius of 1023.50 feet; thence Northeasterly 75.86 feet along said curve through a central angle of 04°14'47" to a point hereinafter referred to as Point "B", said point being the TRUE POINT OF BEGINNING; thence leaving said
Easterly line of Parcel 1 North 72°27'18" West 49.85 feet; thence North 50°00'05" West 111.60 feet to a point hereinafter referred to as Point "C"; thence continuing North 50°00'05" West 5.00 feet.

The sidelines of said strip of land lying 5.00 feet Northeasterly and 10.00 feet Southwesterly of said reference line.

The sidelines of Parcel B to be lengthened or shortened to originate on said Easterly line of Parcel 1.

Containing an area of 2,512 square feet, more or less.

Parcel C:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "C" as described in Parcel B above; thence North 39°59'55" East 19.22 feet.

The sidelines of said strip of land lying 5.00 feet Northwesterly and 10.00 feet Southeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel B as described above.

Containing an area of 213 square feet, more or less.

Parcel D:

Being a strip of land, 15.00 feet in width, the reference line of said strip of land being described as follows:

Commencing at Point "B" as described in Parcel B above; thence continuing along said Easterly line of Parcel 1 Northerly 260.91 feet along said curve through a central angle of 14°36'21" to a point hereinafter referred to as Point "D", said point also being the TRUE POINT OF BEGINNING; thence leaving said Easterly line of Parcel 1 North 50°00'05" West 15.60 feet to a point hereinafter referred to as Point "E"; thence continuing North 50°00'05" West 15.75 feet to a point hereinafter referred to as Point "F"; thence continuing North 50°00'05" West 215.97 feet to a point hereinafter referred to as Point "G"; thence continuing North 50°00'05" West 29.31 feet; thence North 14°37'47" East 75.64 feet to a point hereinafter referred to as Point "H"; thence continuing North 14°37'47" East 36.87 feet to a point hereinafter referred to as Point "I"; thence continuing North 14°37'47" East 57.30 feet to a point hereinafter referred to as Point "J"; thence North 50°00'13" West 4.18 feet to a point hereinafter referred to as Point "K"; thence
continuing North 50°00'13" West 27.13 feet to a point hereinafter referred to as Point "L"; thence continuing North 50°00'13" West 111.94 feet to a point hereinafter referred to as Point "M"; thence continuing North 50°00'13" West 19.87 feet to a point hereinafter referred to as Point "N"; thence continuing North 50°00'13" West 86.02 feet to a point hereinafter referred to as Point "O"; thence continuing North 50°00'13" West 97.50 feet to a point hereinafter referred to as Point "Z"; thence North 39°59'47" East 5.00 feet to a point hereinafter referred to as Point "P"; thence continuing North 39°59'47" East 187.50 feet to a point hereinafter referred to as Point "Q"; thence continuing North 39°59'47" East 126.02 feet; thence North 84°59'47" East 18.35 feet; thence South 50°00'13" East 122.59 feet to a point hereinafter referred to as Point "R"; thence continuing South 50°00'13" East 241.54 feet to a point hereinafter referred to as Point "S"; thence continuing South 50°00'13" East 33.57 feet to a point hereinafter referred to as Point "T"; thence continuing South 50°00'13" East 194.17 feet to a point hereinafter referred to as Point "U"; thence continuing South 50°00'13" East 30.79 feet to a point hereinafter referred to as Point "V"; thence continuing South 50°00'13" East 51.99 feet to a point hereinafter referred to as Point "W", said point being on said Easterly line of Parcel 1.

The sidelines of said strip lying 10.00 feet Southwesterly and Westerly and 5.00 feet Northeasterly and Easterly of said reference line between Points "D" and "Z" and lying 10.00 feet Northwesterly, Northerly and Northeasterly and 5.00 feet Southeasterly, Southerly and Southwesterly of said reference line between Points "Z" and "W".

The sidelines of Parcel D to be lengthened or shortened to originate and to terminate on said Easterly line of Parcel 1.

Containing an area of 27,207 square feet, more or less.

Parcel E:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "E" as described in Parcel D above; thence South 84°59'35" West 34.76 feet.

The sidelines of said strip of land lying 5.00 feet Southerly and 10.00 feet Northerly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 272 square feet, more or less.
Parcel F:

A strip of land, 19.50 feet in width, the centerline of which being described as follows:

Beginning at Point "F" as described in Parcel D above; thence North 39°59'55" East 21.05 feet.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 313 square feet, more or less.

Parcel G:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "G" as described in Parcel D above; thence North 39°59'55" East 17.02 feet.

The sidelines of said strip of land lying 5.00 feet Northwesterly and 10.00 feet Southeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 180 square feet, more or less.

Parcel H:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "H" as described in Parcel D above; thence North 75°22'13" West 33.23 feet.

The sidelines of said strip of land lying 5.00 feet Northerly and 10.00 feet Southerly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 348 square feet, more or less.
Parcel I:

Being a strip of land, 15.00 feet in width, the reference line of said strip of land being described as follows:

Beginning at Point "I" as described in Parcel D above; thence South 75°00'13" East 15.83 feet; thence North 82°22'12" East 6.82 feet; thence North 39°59'47" East 50.67 feet; thence South 50°52'13" East 23.17 feet.

The sidelines of said strip lying 10.00 feet Southerly, Southeasterly and Southwesterly and 5.00 feet Northerly, Northwesterly and Northeasterly of said reference line

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 1,342 square feet, more or less.

Parcel J:

Being a strip of land, 15.00 feet in width, the reference line of said strip of land being described as follows:

Beginning at Point "J" as described in Parcel D above; thence South 50°52'13" East 62.87 feet.

The sidelines of said strip lying 10.00 feet Southeasterly and 5.00 feet Northeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel D and Parcel I as described above.

Containing an area of 571 square feet, more or less.

Parcel K:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "K" as described in Parcel D above; thence North 39°44'07" East 34.03 feet; thence South 50°15'53" East 65.72 feet.

The sidelines of said strip of land lying 5.00 feet Northeasterly and Northwesterly and 10.00 feet Southeasterly and Southwesterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.
Containing an area of 1,346 square feet, more or less.

Parcel L:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "L" as described in Parcel D above; hence South 39°59'47" West 100.42 feet.

The sidelines of said strip of land lying 5.00 feet Southeasterly and 10.00 feet Northwesterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 1,356 square feet, more or less.

Parcel M:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "M" as described in Parcel D above; hence South 39°59'47" West 98.92 feet.

The sidelines of said strip of land lying 5.00 feet Northwesterly and 10.00 feet Southeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 1,334 square feet, more or less.

Parcel N:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "N" as described in Parcel D above; hence South 39°59'47" West 77.99 feet.

The sidelines of said strip of land lying 5.00 feet Southeasterly and 10.00 feet Northwesterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.
Containing an area of 1,020 square feet, more or less.

Parcel O:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "O" as described in Parcel D above; thence North 39°59'47" East 16.22 feet.

The sidelines of said strip of land lying 5.00 feet Northerly and 10.00 feet Southerly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 168 square feet, more or less.

Parcel P:

A strip of land, 34.00 feet in width, the reference line of which being described as follows:

Beginning at Point "P" as described in Parcel D above; thence South 39°59'47" West 42.00 feet.

The sidelines of said strip lying 15.00 feet Southerly and 19.00 feet Northerly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 1,053 square feet, more or less.

Parcel Q:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "Q" as described in Parcel D above; thence North 50°00'13" West 19.04 feet.

The sidelines of said strip of land lying 5.00 feet Northerly and 10.00 feet Southerly of said reference line.
EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 136 square feet, more or less.

Parcel R:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "R" as described in Parcel D above; thence North 39°59'47" East 19.50 feet.

The sidelines of said strip of land lying 5.00 feet Southeasterly and 10.00 feet Northwesterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 143 square feet, more or less.

Parcel S:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "S" as described in Parcel D above; thence North 39°59'47" East 22.50 feet.

The sidelines of said strip of land lying 5.00 feet Southeasterly and 10.00 feet Northwesterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 188 square feet, more or less.

Parcel T:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "T" as described in Parcel D above; thence North 39°59'47" East 18.02 feet.

The sidelines of said strip of land lying 5.00 feet Southeasterly and 10.00 feet Northwesterly of said reference line.
EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 120 square feet, more or less.

Parcel U:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "U" as described in Parcel D above; thence South 39°59'47" West 39.54 feet.

The sidelines of said strip of land lying 5.00 feet Northwesterly and 10.00 feet Southeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 518 square feet, more or less.

Parcel V:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Beginning at Point "V" as described in Parcel D above; thence North 39°59'47" East 18.65 feet.

The sidelines of said strip of land lying 5.00 feet Northwesterly and 10.00 feet Southeasterly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above.

Containing an area of 130 square feet, more or less.

Parcel W:

A strip of land, 15.00 feet in width, the reference line of which being described as follows:

Commencing at Point "W" as described in Parcel D above, said point being on said Easterly line of Parcel 1, said Easterly line of Parcel 1 being a curve concave Westerly having a radius of 99.50 feet; thence Northeasterly 1.77 feet along said curve through a
EXHIBIT "A"
LEGAL DESCRIPTION-CONTINUED
WATERLINE EASEMENT
PAGE 10

central angle of 01°01'04"; thence leaving said Easterly line of Parcel 1 non-tangent North 05°00'13" West 34.78 feet.

The sidelines of said strip of land lying 5.00 feet Easterly and 10.00 feet Westerly of said reference line.

EXCEPTING therefrom that portion of Parcel D as described above and all that portion lying Southeasterly of said Easterly line of Parcel 1.

Containing an area of 309 square feet, more or less.

Parcel X:

Commencing at the Northeasterly terminus of that certain course on said Easterly line of Parcel 1, shown as having a bearing and distance of "N 40°14'16" E 333.83' " of said Certificate of Approval for Lot Merger; thence along said Easterly line of Parcel 1 South 40°14'16" West 162.79 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly line of Parcel 1 North 49°45'44" West 7.90 feet; thence North 40°11'18" East 6.10 feet; thence North 50°00'05" West 10.00 feet; thence South 40°11'18" West 22.17 feet; thence South 50°00'05" East 10.00 feet; thence North 40°11'18" East 6.07 feet; thence South 49°45'44" East 7.90 feet to said Easterly line of Parcel 1; thence along said Easterly line of Parcel 1 North 40°14'16" East 10.00 feet to the TRUE POINT OF BEGINNING.

Containing an area of 301 square feet, more or less.

Parcel Y:

Commencing at the Northeasterly terminus of that certain course on said Easterly line of Parcel 1, shown as having a bearing and distance of "N 40°14'16" E 333.83' " of said Certificate of Approval for Lot Merger; thence along said Easterly line of Parcel 1 South 40°14'16" West 199.02 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly line of Parcel 1 North 49°45'44" West 45.25 feet; thence South 40°14'16" West 15.00 feet; thence South 04°45'44" East 21.28 feet; thence South 49°45'44" East 30.20 feet to said Easterly line of Parcel 1; thence along said Easterly line of Parcel 1 North 40°14'16" East 30.05 feet to the TRUE POINT OF BEGINNING.

Containing an area of 1,247 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.
PARCEL 1

CERTIFICATE OF APPROVAL FOR
LOT MERGER PZ 15-310-03

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

REVISED: 8/05/16

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

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CERTIFICATE OF APPROVAL FOR
LOT MERGER PZ 15-310-03

PARCEL 1

PARCEL D
15' WIDE EASEMENT
27,207 SQ. FT.

PARCEL E
15' WIDE EASEMENT
272 SQ. FT.

POINT 'E'
P.O.B. PARCEL E

POINT 'D'
P.O.B. PARCEL D

SCALE IN FEET
0 20 40 80

SCALE: 1" = 40'

COURSE DATA:
(This Sheet Only)

1. N50°00'05"W 15.60'
2. N50°00'05"W 15.75'
3. N84°59'35"E 34.76'
4. N39°59'55"E 21.05'
5. N50°00'05"W 29.31'
6. N14°37'47"E 36.87'
7. N75°22'13"W 33.23'

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

SEE SHEET 1
CERTIFICATE OF APPROVAL FOR LOT MERGER PZ 15-310-03

COURSE DATA:
(THIS SHEET ONLY)
1. N50'00'13"W 19.04'
2. N39'59'47"E 19.50'
3. N50'00'13"W 33.57'
4. N39'59'47"E 22.50'
5. N39'59'47"E 18.02'

PARCEL Q
15' WIDE EASEMENT
1.36 SQ. FT.
G.L. N39'59'47"E 197.50'

PARCEL D
15' WIDE EASEMENT
27.207 SQ. FT.

PARCEL T
15' WIDE EASEMENT
120 SQ. FT.

PARCEL S
15' WIDE EASEMENT
188 SQ. FT.

POINT 'Q'
P.O.B. PARCEL Q

POINT 'R'
P.O.B. PARCEL R

POINT 'S'
P.O.B. PARCEL S

POINT 'T'
P.O.B. PARCEL T

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

SEE SHEET 4

SCALE IN FEET

SCALE: 1" = 40'

SEE ABOVE RIGHT

SEE SHEET 6