

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF
UNION SANITARY DISTRICT
June 3, 2019**

CALL TO ORDER

President Lathi called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Anjali Lathi, President
Manny Fernandez, Vice President
Jennifer Toy, Secretary
Tom Handley, Director
Pat Kite, Director

STAFF: Paul Eldredge, General Manager
Karen Murphy, District Counsel
Sami Ghossain, Technical Services Manager
Armando Lopez, Treatment and Disposal Services Manager
Robert Simonich, Fabrication, Maintenance, and Construction Manager
James Schofield, Collection Services Manager
Gene Boucher, Human Resources Manager
Laurie Brenner, Business Services Coach
Karoline Terrazas, Organizational Performance Manager
Danielle Lemos, Administrative Specialist

VISITORS: Alice Johnson, League of Women Voters

APPROVAL OF THE MINUTES OF THE BOARD WORKSHOP OF MAY 8, 2019

It was moved by Director Handley, seconded by Director Kite, to approve the Minutes of the Board Workshop of May 8, 2019. Motion carried unanimously.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 13, 2019

It was moved by Vice President Fernandez, seconded by Secretary Toy, to approve the Minutes of the Regular Meeting of May 13, 2019. Motion carried unanimously.

APPROVAL OF THE MINUTES OF THE BOARD WORKSHOP OF MAY 20, 2019

It was moved by Secretary Toy, seconded by Director Handley, to approve the Minutes of the Board Workshop of May 20, 2019. Motion carried unanimously.

APPROVAL OF THE MINUTES OF THE SPECIAL MEETING OF MAY 23, 2019

It was moved by Director Handley, seconded by Vice President Fernandez, to approve the Minutes of the Special Meeting of May 23, 2019. Motion carried unanimously.

BALANCED SCORECARD

This item was reviewed by the Legal and Community Affairs Committee.

- a. Third Quarter FY 19 District-wide Balanced Scorecard Measures – Organizational Performance Manager Terrazas provided an overview of the third quarter Fiscal Year 2019 Balanced Scorecard included in the Board meeting packet.
- b. Balanced Scorecard Report for the Technical Services Work Group – Technical Services Manager Ghossain presented the following:

The summary of objectives and measures remained unchanged from the prior year's report.

- Capital Improvements Projects (CIP) Team measures focus on internal and external customer satisfaction, management of District funds, and successful quality control of capital projects.
 - All customer perspective surveys regarding communication and responsiveness of project managers exceeded the target of 90%.
 - The Newark Pump Station Wet Well Improvements Project was the only project to exceed the 20% target for percent of design and construction management costs to construction cost. Due to the relative low project construction cost, the consultant's fees, in terms of percentage, are higher than those for the common construction project.
 - Details regarding Projects that exceeded the goal for percentage of total contract change order amounts to construction costs were included in the Board meeting packet.
- Customer Service (CST) Team measures focus on timely return of plan reviews, dispatching trouble calls, collection of fees, providing quality construction inspection of sewer facilities, and providing high-quality customer service to both external and internal customers.
 - The goal of less than five refunds issued per year was attained with three refunds issued in the past 12 months.
 - The goal of checking 90% of plans within 10 working days was exceeded in all four quarters. The average review time was 7.3 days in the past 12 months.
 - The goal of dispatching a minimum of 90% of trouble calls within 10 minutes was exceeded in all four quarters. The longest relay time was 14 minutes.
- Environmental Compliance (EC) Team measures are related to the protection of District workers, facilities, and the Plant from potentially harmful discharges; compliance with Local, State, and Federal regulations and requirements; and developing constructive and professional relationships with our Industrial and Commercial users.
 - All Public Outreach surveys returned indicated 100% positive feedback. Targets were exceeded in all four quarters.
 - EC staff were successful in meeting the target of 90%-100% expenditures for the City of Fremont Clean Water Program Contract. A total of 75% was spent and invoiced by end of quarter three, and the Team projects 90% of the annual budget will be utilized by the end of FY19.

- o EC inspectors exceeded all quarterly targets for the number of samples taken.

Director Handley requested that, for future reports, the scale used for some of the bar graphs is selected such that the data shown is more clear. General Manager Eldredge acknowledged the request.

WRITTEN COMMUNICATIONS

There were no written communications.

ORAL COMMUNICATIONS

There were no written communications.

SELECT BOARD MEMBERS TO REPRESENT UNION SANITARY DISTRICT ON EXTERNAL COMMITTEES FOR FISCAL YEAR 2020

General Manager Eldredge stated Policy No. 3070 calls for the Board to annually select representatives and alternates for the four following External Committees: Alameda County Water District Financing Authority, East Bay Dischargers Authority Commission, Alameda County California Special District Association, and Southern Alameda County Geographic Information System Joint Powers Authority. Current Board representatives and alternates for external committees and a table showing Boardmember preferences for external committee assignments were included in the Board meeting packet. Staff recommended the Board select members to serve the Fiscal Year 2020 term as USD representatives on the Alameda County Water District Finance Authority, East Bay Dischargers Authority Commission, Alameda County Chapter of the California Special District Association, and the Southern Alameda County Geographic Information System Joint Powers Authority.

It was moved by Director Handley, seconded by Director Kite, to Accept the Following External Committee Assignments for Fiscal Year 2020:

Organization	Representative	Alternate
Alameda County Water District Financing Authority (ACWDFA)	Pat Kite	Jennifer Toy
East Bay Dischargers Authority (EBDA) Commission	Anjali Lathi	Tom Handley
Alameda County Special Districts Association (ACSDA)	Jennifer Toy	Tom Handley
Southern Alameda County Geographic Information System (SACGIS)	Manny Fernandez	Jennifer Toy

Motion carried unanimously.

BOARD MEMBER COMPENSATION FOR FISCAL YEAR 2020

This item was reviewed by the Legal/Community Affairs Committee. General Manager Eldredge stated the Board adopted Ordinance 44 in 2000 which stated that on January 1 of each year Boardmember compensation would be increased by the amount of increase for classified employees' wages for the year. The Ordinance also provided for the Board to review the compensation prior to it going into effect on January 1. In March 2018, the Board reviewed and revised Ordinance 44 and Board Policy No. 3040 to modify the effective date of any increase in Boardmember compensation from January 1 to July 1 to correspond with the District's fiscal year budget cycle. Boardmembers have voted not to increase their meeting stipend since 2003. A Board compensation survey was completed by District Staff in April 2019 and was included in the Board meeting packet. Staff recommended the Legal/Community Affairs Committee present their recommendation to the Board for consideration.

The Legal/Community Affairs Committee recommended the Board make no changes to its compensation for Fiscal Year 2020.

It was moved by Vice President Fernandez, seconded by Director Kite, to Make No Changes to Board Compensation for Fiscal Year 2020. Motion carried unanimously.

BOARD MEMBER HEALTH AND WELFARE AND OTHER BENEFITS – POLICY NO. 3090

This item was reviewed by the Legal/Community Affairs Committee. General Manager Eldredge stated Policy No. 3090 was up for periodic review having previously been reviewed in February 2012. Staff reviewed the Policy and suggested minor edits consisting of the removal of outdated language, the addition of applicable Government Code language, and updating the format for consistency. A question was posed and General Manager Eldredge confirmed that Policy No. 3090 applies to employees and Boardmembers. Staff recommended the Board review and consider approval of proposed revisions to Policy No. 3090, Board Member Health and Welfare and Other Benefits.

It was moved by Secretary Toy, seconded by Director Handley, to Approved Policy No. 3090, Board Member Health and Welfare and Other Benefits. Motion carried unanimously.

SCHEDULING PUBLIC HEARING TO CONSIDER COLLECTION OF SEWER SERVICE CHARGES ON THE TAX ROLL FOR FISCAL YEAR 2020

This item was reviewed by the Budget and Finance Committee. Business Services Coach Brenner stated the Board approved sewer service charge rates for fiscal years 2017 through 2021 on January 25, 2016. The collection of sewer service charges on the tax rolls requires an annual hearing and consideration by the Board. Staff prepared the report to be considered at the public hearing and published the Public Hearing Notice in The Argus Newspaper and the Tri-City Voice. Staff recommended the Board set the time for holding the public hearing to consider collection of sewer service charges on the tax roll for fiscal year 2020 for 7:00 p.m., or as soon thereafter as the matter may be heard, on June 24, 2019, in the Boardroom at 5072 Benson Road, Union City, California.

It was moved by Vice President Fernandez, seconded by Director Handley, to Set the Time for Holding the Public Hearing to Consider Collection of Sewer Service Charges on

the Tax Roll for Fiscal Year 2020 at 7:00 p.m. on June 24, 2019, in the Boardroom at 5072 Benson Road, Union City, California. Motion carried unanimously.

SCHEDULING PUBLIC HEARING TO ADOPT ORDINANCE NO. 34.08, AN ORDINANCE PROVIDING FOR THE GENERAL REGULATION OF PRIVATE AND PUBLIC SEWERS, PLAN REVIEW, ISSUANCE OF CONSTRUCTION PERMITS, INSPECTION OF SEWER INSTALLATION, AND THE COLLECTION OF FEES FOR THESE SERVICES, AND TO REPEAL ORDINANCE NO. 34.07

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated Ordinance 34.07 provides for plan review, issuance of construction permits, inspection of sewer installation, and the collection of fees for these services. Fees for these services have not been updated in over three years. Due to economic inflation, some fees no longer cover the minimum effort associated with performing these services. Staff recommended repealing Ordinance 34.07 and the adoption of Ordinance 34.08 to incorporate the current schedule of construction costs used for calculating plan review and inspection fees and updates to the material and services fees. A summary of proposed changes was included in the Board meeting packet. Staff prepared the report to be considered at the public hearing and published the Public Hearing Notice in the Tri-City Voice. Staff recommended the Board set the time for holding the public hearing to adopt ordinance 34.08 and repeal ordinance 34.07 for 7:00 p.m., or as soon thereafter as the matter may be heard, on July 22, 2019, in the Boardroom at 5072 Benson Road, Union City, California.

It was moved by Vice President Fernandez, seconded by Secretary Toy, to Set the Time for Holding the Public Hearing to Adopt Ordinance 34.08, and Ordinance Providing for the General Regulation of Private and Public Sewers, Plan Review, Issuance of Construction Permits, Inspection of Sewer Installation, and the Collection of Fees for these Services, and to Repeal Ordinance 34.07. Motion carried unanimously.

CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 8208 – PRIMA NEWARK, LOCATED AT CEDAR BOULEVARD AND CEDAR COURT, IN THE CITY OF NEWARK

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated Developer DR Horton, Inc. has constructed 42 single-family residences, 147 townhomes, and 92 condominiums for Tract 8208, located at Cedar Boulevard and Cedar Court, in the City of Newark. The roadways of the development do not meet the City of Newark's street dimensions and structure setback requirements for public streets and were, therefore, designated as private streets. DR Horton, Inc. has constructed the new sewer mains and Prima Homeowners Association, Inc., has granted the District sanitary sewer easements to provide for access, maintenance, and service of the new sewer main in the private roadway. Staff recommended the Board consider a resolution to accept a sanitary sewer easement for Tract 8208 – Prima Newark, located at Cedar Boulevard and Cedar Court in the City of Newark.

It was moved by Secretary Toy, seconded by Director Handley, to Adopt Resolution 2861 to Accept a Sanitary Sewer Easement for Tract 8208 – Prima Newark, Located at Cedar Boulevard and Cedar Court, in the City of Newark. Motion carried unanimously.

####

RESOLUTION NO. 2861

**ACCEPT A SANITARY SEWER EASEMENT FOR
TRACT 8208 – PRIMA NEWARK, LOCATED AT CEDAR BOULEVARD AND
CEDAR COURT IN THE CITY OF NEWARK, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, that it hereby accepts the Grant of Easement from Prima Homowners Association, Inc., executed on May 13, 2019, as described in the Grant of Easement for Sanitary Sewer Purposes and by the legal description and plat map, attached Exhibit A and Exhibit B, respectively.

FURTHER RESOLVED by the Board of Directors of UNION SANITARY DISTRICT that it hereby authorizes the General Manager/District Engineer, or his designee, to attend to the recordation thereof.

On motion duly made and seconded, this resolution was adopted by the following vote on June 3, 2019:

AYES:	Fernandez, Handley, Kite, Lathi, Toy
NOES:	None
ABSENT:	None
ABSTAIN:	None



ANJALI LATHI
President, Board of Directors
Union Sanitary District

Attest:



JENNIFER TOY
Secretary, Board of Directors
Union Sanitary District

GRANT OF EASEMENT
FOR SANITARY SEWER PURPOSES

THIS INDENTURE, made this 13 day of MAY 2019, by and between PRIMA HOMEOWNERS ASSOCIATION, the Party/Parties of the First Part, and UNION SANITARY DISTRICT, the Party of the Second Part,

WITNESSETH:

That said Party/Parties of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the use and purposes herein stated, the rights of way and easements hereinafter described, located in the city of Newark, county of Alameda, state of California:

See Exhibit "A" and Exhibit "B"

together with the right and privilege of constructing, reconstructing, cleaning, repairing and maintaining at any time, a sanitary sewer and appurtenances along, upon, over, in, through and across the above described property; together with free ingress and egress to and for the said Party of the Second Part, its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools, along, upon, over, in, through and across said right of way; together with the right of access by its successors and assigns, its agents and employees, workmen, contractors, equipment, vehicles and tools to said right of way from the nearest public street, over and across the adjoining property, if such there be; otherwise by such route or routes across said adjoining property as shall occasion the least practicable damage and inconvenience to the Party/Parties of the First Part, for constructing, cleaning, repairing and maintaining said sanitary sewer and appurtenances; together with free ingress and egress over the land immediately adjoining for maintenance, repair and replacement as well as the initial construction of said sewer.

IN WITNESS WHEREOF the said Party/Parties of the First Part have executed this indenture the day and year first above written.



Signature

By: TRACEY FERGUSON, VICE PRESIDENT
(Print or type name and title of signatory)
PRIMA HOMEOWNERS ASSOCIATION

(Notarize)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California) SS
COUNTY OF Alameda)

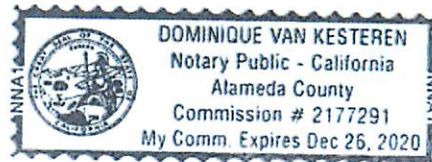
On May 13th 2019, before me, Dominique Van Kesteren, Notary Public, personally appeared Waley Ferguson

, 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 D. Van Kesteren



This area for official notarial seal

My Commission Expires: 12.26.20
Notary Name: Dominique Van Kesteren
Notary Registration Number: # 2177291

Notary Phone: 925-225-7404
County of Principal Place of Business: Alameda

**EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT
TRACT 8208
NEWARK, CALIFORNIA**

ALL THAT REAL PROPERTY SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF NEWARK, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS B, C, D, F, G, H, I, J, K, L, M, N, P, Q, R, S, T, U, V, W, X, Y, Z, AND AA AND A PORTION OF LOTS 190, 191, 192, 193, AND 194, LABELED AS SSE - SANITARY SEWER EASEMENT, OF TRACT 8208 RECORDED DECEMBER 22, 2015, FILED IN BOOK 337 OF MAPS AT PAGES 22-37, ALAMEDA COUNTY RECORDS AND SHOWN ON EXHIBIT B - PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO UNION SANITARY DISTRICT.

CONTAINING 212,912 SQUARE FEET OF LAND, MORE OR LESS.

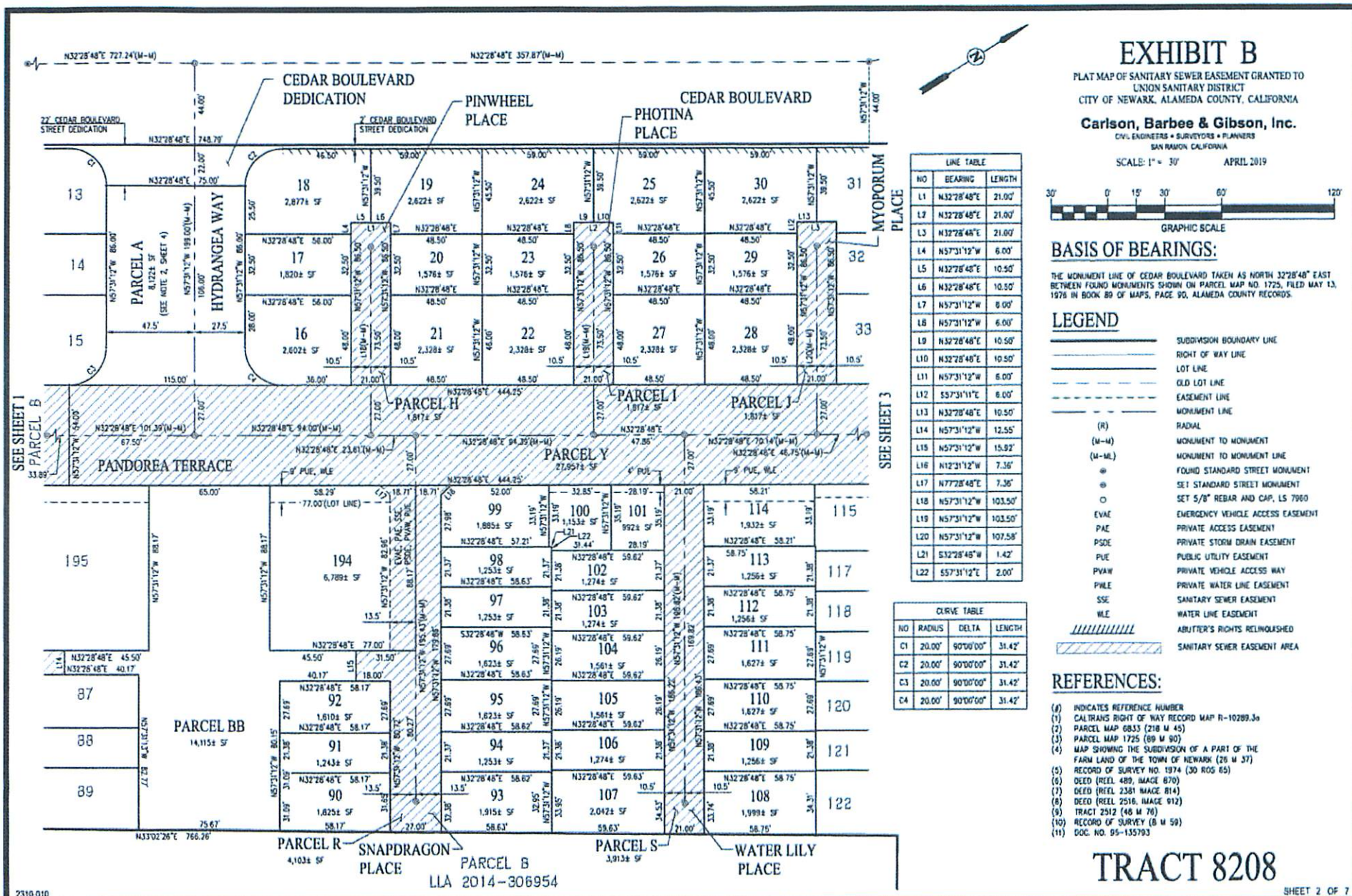
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION



Mark H. Wehber 4/15/19

MARK H. WEHBER, P.L.S.
L.S. NO. 7960



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	N32°28'48"E	10.50'	L12	N09°07'59"E	21.00'	L23	N08°34'23"E	20.78'	L34	N26°37'45"E	38.32'
L2	N57°31'12"W	8.00'	L13	N30°21'09"E	23.81'	L24	N14°34'00"E	20.60'	L35	N75°15'54"E	44.23'
L3	N66°24'33"W	6.00'	L14	N39°50'51"W	1.42'	L25	N56°57'34"W	1.17'	L36	N39°50'51"W	36.41'
L4	N23°35'27"E	10.50'	L15	N39°50'51"W	1.42'	L26	N39°50'51"W	27.00'	L37	N00°28'23"W	34.45'
L5	N23°35'27"E	10.50'	L16	N59°37'48"W	3.99'	L27	N39°50'51"W	9.41'	L38	N89°31'37"E	290.70'
L6	N66°24'33"W	8.00'	L17	N59°37'48"W	3.99'	L28	N59°38'51"W	8.73'	L39	N32°28'48"E	0.54'
L7	N23°35'27"E	21.00'	L18	N32°28'48"E	15.32'	L29	N30°21'09"E	10.50'	L40	N57°31'12"W	2.45'
L8	N80°52'01"W	1.25'	L19	N00°28'23"W	8.60'	L30	N57°31'12"W	160.69'	L41	N83°24'20"E	16.49'
L9	N09°07'59"E	10.50'	L20	N06°34'23"E	1.87'	L31	N61°57'53"W	39.53'	L42	N00°28'23"W	13.14'
L10	N09°07'59"E	10.50'	L21	N14°34'00"E	7.76'	L32	N66°24'33"W	102.37'	L43	N83°25'37"W	9.03'
L11	N80°52'01"W	1.81'	L22	N14°34'00"E	12.85'	L33	N80°52'01"W	97.12'			

CURVE TABLE		
NO	RADIUS	DELTA
C1	490.00'	3°35'19"
C2	573.00'	1°30'53"
C3	490.00'	6°42'16"
C4	490.00'	6°36'19"
C5	490.00'	6°26'57"
C6	490.00'	10°05'49"
C7	490.00'	6°06'43"
C8	289.50'	0°56'13"
C9	573.00'	2°08'00"
C10	573.00'	2°08'00"
C11	75.00'	1°55'49"
C12	39.50'	19°48'00"
C13	50.50'	14°31'36"
C14	627.00'	1°09'02"
C15	189.50'	2°08'36"
C16	627.00'	1°55'09"
C17	210.50'	2°08'36"
C18	627.00'	2°38'38"
C19	627.00'	1°20'08"
C20	21.00'	85°36'26"
C21	173.00'	1°58'07"
C22	227.00'	5°49'03"
C23	21.00'	79°40'03"
C24	627.00'	1°36'54"
C25	627.00'	1°57'12"
C26	627.00'	2°28'10"
C27	627.00'	2°28'40"
C28	627.00'	1°57'13"
C29	627.00'	1°57'14"
C30	627.00'	1°20'33"
C31	21.00'	88°25'16"
C32	289.50'	6°33'37"
C33	289.50'	0°29'09"
C34	694.50'	1°36'34"
C35	694.50'	2°39'04"
C36	694.50'	2°36'34"
C37	694.50'	1°07'25"
C38	139.50'	16°44'55"
C39	289.50'	7°02'45"
C40	75.00'	16°05'14"
C41	34.50'	89°07'06"
C42	30.00'	90°55'40"
C43	75.00'	8°02'52"

EXHIBIT B

PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO
UNION SANITARY DISTRICT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 30' APRIL 2019



BASIS OF BEARINGS:

THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 32°28'48" EAST
BETWEEN FOUND MONUMENTS SHOWN ON PARCEL MAP NO. 1725, FILED MAY 13,
1978 IN BOOK 89 OF MAPS, PAGE 90, ALAMEDA COUNTY RECORDS.

LEGEND

—	SUBDIVISION BOUNDARY LINE
—	RIGHT OF WAY LINE
—	LOT LINE
—	OLD LOT LINE
—	EASEMENT LINE
—	MONUMENT LINE
(R)	RADIAL
(M-M)	MOVEMENT TO MONUMENT
(M-M)	MOVEMENT TO MONUMENT LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	SET 5/8" REBAR AND CAP, LS 7960
⊙	EVAE
⊙	PAE
⊙	PSDE
⊙	PUE
⊙	PVAV
⊙	PWLE
⊙	SSE
⊙	WLE
⊙	ABUTTER'S RIGHTS RELINQUISHED
⊙	SANITARY SEWER EASEMENT AREA

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (2) CALTRANS RIGHT OF WAY RECORD MAP R-10289.3a
- (3) PARCEL MAP 6833 (218 M 45)
- (4) PARCEL MAP 1725 (89 M 90)
- (5) MAP SHOWING THE SUBDIVISION OF A PART OF THE
FARM LAND OF THE TOWN OF NEWARK (26 M 37)
- (6) RECORD OF SURVEY NO. 1974 (30 ROS 65)
- (7) DEED (REEL 489, IMAGE 870)
- (8) DEED (REEL 2381, IMAGE 814)
- (9) DEED (REEL 2516, IMAGE 912)
- (10) TRACT 2512 (46 M 76)
- (11) RECORD OF SURVEY (8 M 59)
- (12) DOC. NO. 55-135793

TRACT 8208

SHEET 3 OF 7

2310 010

Original map may be found at USD, 5072 Benson Rd., Union City, CA 94587

EXHIBIT B

PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO
UNION SANITARY DISTRICT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

APRIL 2019

SCALE: 1" = 30'



BASIS OF BEARINGS:

THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 37°28'45" EAST
BETWEEN TRIM MONUMENTS SHOWN ON PARCEL MAP NO. 1775, FILED MAY 13,
1978 IN BOOK 89 OF MAPS, PAGE 30, ALAMEDA COUNTY RECORDS.

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (2) CALTRANS RIGHT OF WAY RECORD MAP R-10289-3a
- (3) PARCEL MAP 8833 (218 U 45)
- (4) PARCEL MAP 1775 (89 U 90)
- (5) MAP SHOWING THE SUBDIVISION OF A PART OF THE
SECTION 20 OF SURVEY NO. 1974 (30 805 65)
- (6) DEED (REEL 488, PAGE 870)
- (7) DEED (REEL 238, PAGE 814)
- (8) DEED (REEL 251, PAGE 912)
- (9) TRACT 2512 (48 U 78)
- (10) RECORD OF SURVEY (6 U 59)
- (11) DOC. NO. 95-135793

LEGEND

SEE SHEET 1

NO	RADIUS	DELTA	LENGTH
C1	60.50'	143°1'30"	15.34'
C2	9.50'	97°02'45"	16.09'
C3	21.00'	90°00'00"	22.93'
C4	21.00'	90°00'00"	32.93'
C5	21.00'	90°00'00"	33.11'
C6	5.00'	50°31'48"	4.41'
C7	75.00'	71°58'35"	94.23'
C8	75.00'	35°23'35"	5.06'
C9	127.00'	37°22'30"	82.85'
C10	127.00'	37°22'30"	16.81'
C11	200.00'	49°00'00"	16.81'
C12	2.50'	78°12'00"	3.44'
C13	73.00'	97°02'45"	11.60'

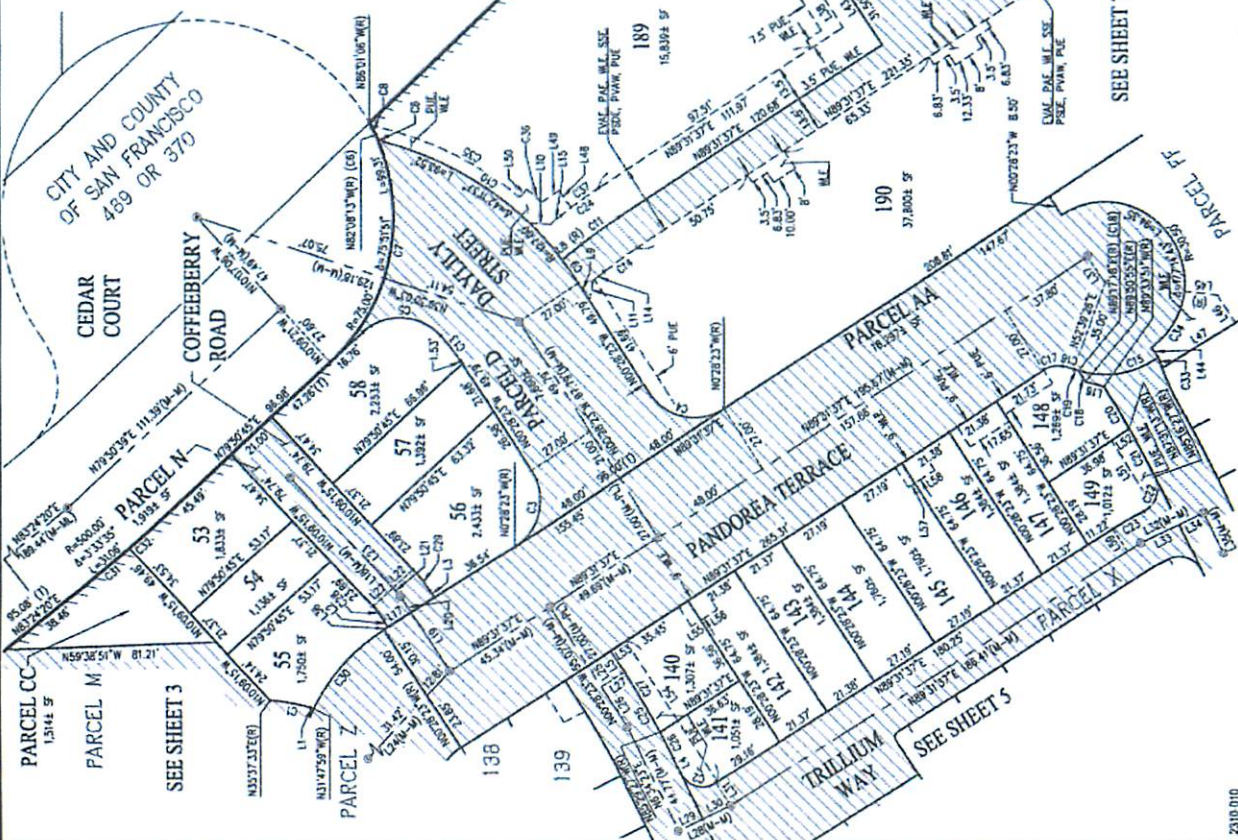
NO	RADIUS	DELTA	LENGTH
C14	185.50'	4°48'01"	15.66'
C15	35.00'	52°53'08"	32.30'
C16	25.00'	197°14'48"	4.48'
C17	10.00'	47°50'03"	7.48'
C18	518.50'	0°33'37"	5.07'
C19	35.00'	37°00'00"	1.83'
C20	523.50'	2°02'37"	16.87'
C21	523.50'	2°02'37"	20.52'
C22	9.50'	91°54'24"	15.34'
C23	110.50'	77°05'10"	13.70'
C24	213.50'	44°00'00"	17.85'
C25	310.50'	7°02'45"	38.16'
C26	310.50'	7°02'45"	11.16'

NO	RADIUS	DELTA	LENGTH
C27	310.50'	4°58'58"	27.00'
C28	38.50'	9°40'52"	6.67'
C29	60.50'	9°40'52"	10.22'
C30	75.00'	31°19'30"	41.01'
C31	500.00'	2°40'46"	22.38'
C32	500.00'	0°52'49"	7.68'
C33	68.50'	2°49'17"	4.41'
C34	30.50'	47°58'11"	25.34'
C35	132.00'	27°41'14"	63.78'
C36	138.00'	3°09'03"	7.48'
C37	213.50'	3°32'00"	13.17'

TRACT 8208

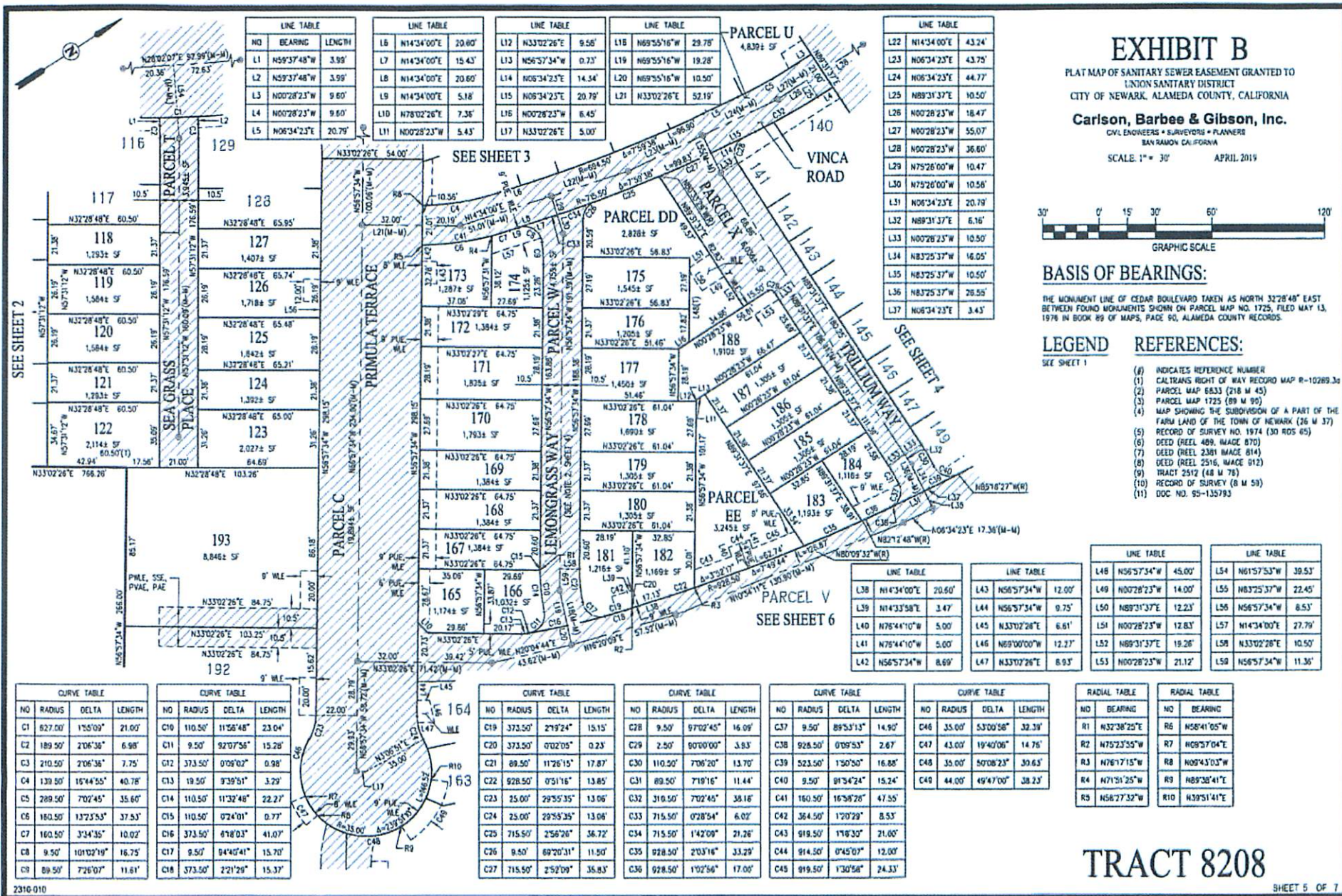
SHEET 4 OF 7

NO	BEARING	LENGTH
L1	N 89°50'15"W	62.19'
L2	N 07°28'23"W	21.00'
L3	N 07°28'23"W	7.45'
L4	N 07°28'23"W	4.23'
L5	N 07°28'23"W	10.50'
L6	N 07°28'23"W	57.85'
L7	N 07°28'23"W	44.23'
L8	N 07°28'23"W	9.60'
L9	N 07°28'23"W	16.47'
L10	N 07°28'23"W	10.50'
L11	N 07°28'23"W	22.45'
L12	N 07°28'23"W	10.45'
L13	N 07°28'23"W	11.87'
L14	N 07°28'23"W	8.00'
L15	N 07°28'23"W	8.23'
L16	N 07°28'23"W	4.00'
L17	N 07°28'23"W	28.69'
L18	N 07°28'23"W	8.12'
L19	N 07°28'23"W	7.00'
L20	N 07°28'23"W	64.75'
L21	N 07°28'23"W	4.36'
L22	N 07°28'23"W	7.74'
L23	N 07°28'23"W	2.87'
L24	N 07°28'23"W	9.11'
L25	N 07°28'23"W	10.50'



2310 D10

Original map may be found at USD, 5072 Benson Rd., Union City, CA 94587



REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) CALTRANS RIGHT OF WAY RECORD MAP R-10289.36
- (2) PARCEL MAP 6833 (219 M 45)
- (3) PARCEL MAP 1725 (89 M 90)
- (4) MAP SHOWING THE SUBDIVISION OF A PART OF THE FARM LAND OF THE TOWN OF NEWARK (26 M 37)
- (5) RECORD OF SURVEY NO. 1974 (30 ROS 65)
- (6) DEED (REEL 489, IMAGE 870)
- (7) DEED (REEL 2381, IMAGE 814)
- (8) DEED (REEL 2516, IMAGE 912)
- (9) TRACT 2512 (48 M 76)
- (10) RECORD OF SURVEY (B M 59)
- (11) DOC. NO. 35-135793

BASIS OF BEARINGS:

THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 32°28'48" EAST BETWEEN FOUND MONUMENTS SHOWN ON PARCEL MAP NO. 1725, FILED MAY 13, 1976 IN BOOK 89 OF MAPS, PAGE 90, ALAMEDA COUNTY RECORDS.

LEGEND

SEE SHEET 1

NO	BEARING	LENGTH
L1	N56°25'29"W	16.58'
L2	N43°38'05"W	5.62'
L3	N43°38'05"W	5.62'
L4	S56°46'36"W	10.00'
L5	N89°00'00"W	2.71'
L6	N33°02'28"E	50.02'
L7	N20°04'44"E	43.62'
L8	N69°55'16"W	29.78'
L9	N69°55'16"W	19.28'
L10	N69°55'16"W	10.50'
L11	N06°34'23"E	17.36'
L12	N06°34'23"E	20.75'

NO	BEARING	LENGTH
L13	N42°58'25"W	7.32'
L14	N00°25'53"W	5.07'
L15	N08°34'23"E	20.71'
L16	N08°56'48"E	3.81'
L17	N12°51'23"E	7.11'
L18	N14°34'00"E	20.60'
L19	N88°56'18"W	3.57'
L20	N65°50'01"W	23.18'
L21	N52°39'22"E	10.71'
L22	N05°14'17"W	3.57'
L23	N67°32'28"W	8.76'
L24	N22°27'32"E	11.05'

NO	BEARING	LENGTH
L25	N71°31'31"W	4.82'
L26	N73°33'16"W	8.63'
L27	N18°26'44"E	11.13'
L28	N76°27'22"W	4.92'
L29	N14°34'00"E	9.58'
L30	N67°48'38"W	8.40'
L31	N33°02'28"E	5.00'
L32	N18°28'29"E	8.00'
L33	N71°31'31"W	3.55'
L34	N13°32'38"E	8.00'
L35	N76°27'22"W	3.56'
L36	N05°57'45"W	5.66'

NO	BEARING	LENGTH
L37	N09°02'15"E	8.50'
L38	N80°57'45"W	3.59'
L39	N85°33'03"W	7.52'
L40	N04°36'57"E	10.84'
L41	N85°09'40"W	4.55'
L42	N04°30'20"E	8.00'
L43	N85°09'40"W	3.81'
L44	N78°02'26"E	7.36'
L45	N06°34'23"E	8.00'

NO	BEARING
R1	N62°26'28"W
R2	N65°33'28"W
R3	N66°39'17"W
R4	N71°46'11"W
R5	N75°58'36"W
R6	N77°15'59"W

NO	BEARING
R7	N78°50'57"W
R8	N80°24'30"W
R9	N81°41'53"W
R10	N83°18'21"W
R11	N84°01'02"W
R12	N86°15'55"W

NO	BEARING
R13	N40°12'36"W
R14	N11°52'38"E
R15	N87°17'22"W

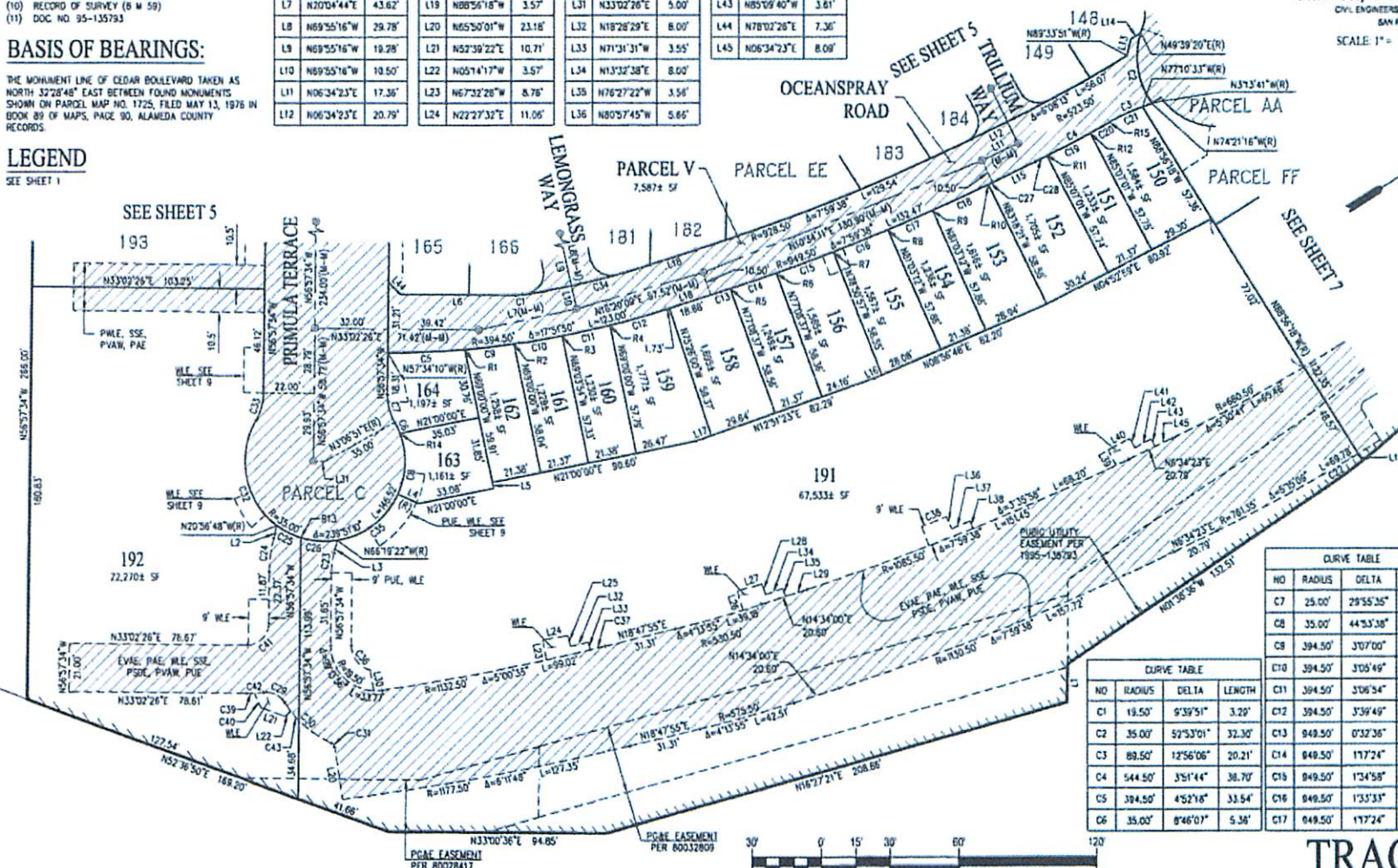
EXHIBIT B

PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO UNION SANITARY DISTRICT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 30' APRIL 2019



NO	RADIUS	DELTA	LENGTH
C18	949.50'	136°28'	26.64'
C19	544.50'	274°58'	21.38'
C20	544.50'	101°22'	9.72'
C21	89.50'	107°04'	15.80'
C22	314.02'	411°32'	22.98'
C23	38.50'	137°29'	8.49'
C24	63.50'	131°52'	14.77'
C25	35.00'	197°08'	11.77'
C26	35.00'	28°06'	15.85'
C27	949.50'	00°16'	2.91'
C28	544.50'	03°52'	5.81'
C29	9.50'	64°41'	10.73'
C30	46.50'	332°49'	27.24'
C31	2.50'	57°16'	2.50'

NO	RADIUS	DELTA	LENGTH
C7	25.00'	29°55'36"	13.06'
C8	35.00'	44°53'38"	27.42'
C9	394.50'	370°00'	21.46'
C10	394.50'	305°49'	21.32'
C11	394.50'	306°54'	21.45'
C12	394.50'	339°49'	25.22'
C13	949.50'	07°32'36"	9.00'
C14	949.50'	177°24'	21.38'
C15	949.50'	173°58'	25.84'
C16	949.50'	173°33'	25.84'
C17	949.50'	177°24'	21.38'

NO	RADIUS	DELTA	LENGTH
C1	19.50'	5°39'51"	3.29'
C2	35.00'	52°53'01"	32.30'
C3	89.50'	12°56'06"	20.21'
C4	544.50'	3°51'44"	38.70'
C5	394.50'	4°52'18"	33.54'
C6	35.00'	8°46'07"	5.38'



TRACT 8208

SHEET 6 OF 7

EXHIBIT B

PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO
UNION SANITARY DISTRICT
CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA
SCALE: 1" = 30'
APRIL 2019



BASIS OF BEARINGS:

THE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 37°26'47" EAST
BETWEEN CORNER MONUMENTS SHOWN ON PARCEL MAP NO. 1723, FILED MAY 15,
1978 IN BOOK 89 OF MAPS, PAGE 30, ALAMEDA COUNTY RECORDS.

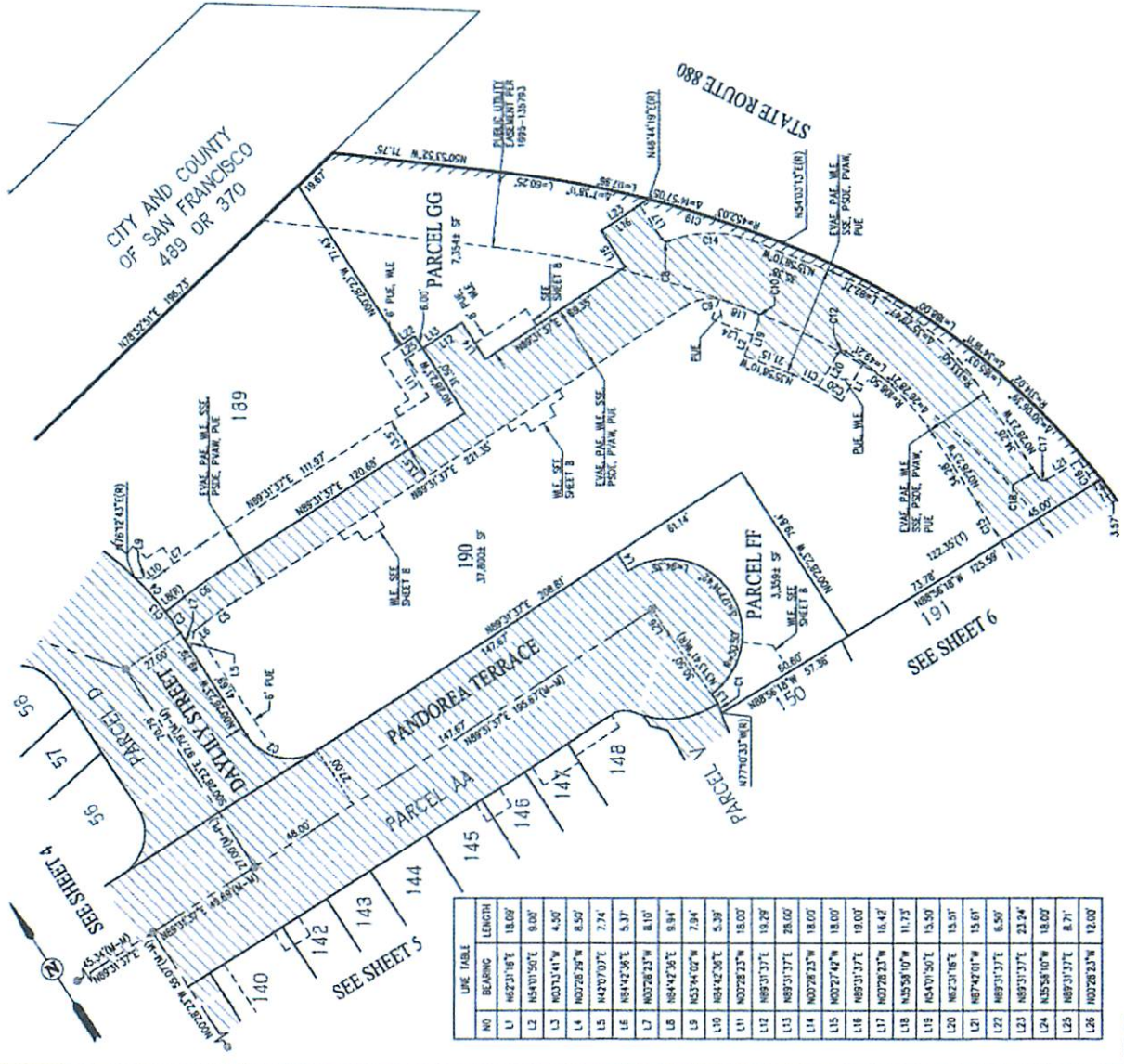
LEGEND

—	SUBDIVISION BOUNDARY LINE
—	RIGHT OF WAY LINE
—	LOT LINE
—	OLD LOT LINE
—	EASEMENT LINE
—	MONUMENT LINE
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-M)	MONUMENT TO MONUMENT LINE
—	FOUND STANDARD STREET MONUMENT
—	SET STANDARD STREET MONUMENT
—	SET 5/8" REBAR AND CAP, 15" DIA
—	EMERGENCY VEHICLE ACCESS EASEMENT
—	PRIVATE ACCESS EASEMENT
—	PRIVATE STORM DRAIN EASEMENT
—	PUBLIC UTILITY EASEMENT
—	PRIVATE VEHICLE ACCESS WAY
—	PRIVATE WATER LINE EASEMENT
—	SANITARY SEWER EASEMENT
—	WATER LINE EASEMENT
—	ADJUTER'S RIGHTS RELINQUISHED
—	SANITARY SEWER EASEMENT AREA

NO	RADIUS	DELTA	LENGTH
C1	89.50'	2°49'17"	4.41'
C2	21.00'	90°00'00"	32.99'
C3	127.00'	4°49'01"	10.68'
C4	127.00'	8°58'53"	18.84'
C5	186.50'	4°49'01"	15.68'
C6	200.00'	4°49'01"	15.68'
C7	213.50'	4°49'01"	17.95'
C8	2.50'	78°31'20"	3.44'
C9	18.50'	54°50'13"	18.55'
C10	2.50'	90°00'00"	3.93'
C11	88.50'	7°59'55"	11.96'
C12	2.50'	69°22'00"	3.95'
C13	127.00'	1°18'55"	28.51'
C14	46.50'	4°27'33"	26.19'
C15	860.50'	1°32'04"	18.23'
C16	725.50'	0°53'38"	11.31'
C17	2.50'	87°37'12"	3.82'
C18	707.50'	0°33'34"	4.80'
C19	452.00'	7°18'54"	57.71'
C20	88.50'	7°08'50"	11.02'

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (2) SANITARY SEWER EASEMENT MAP R-10283.34
- (3) PARCEL MAP 8833 (218 M 45)
- (4) PARCEL MAP 1725 (89 M 80)
- (5) MAP SHOWING THE SUBDIVISION OF A PART OF THE
- (6) RECORD OF SURVEY NO. 1974 (20 RDS 63)
- (7) DEED (REEL 488, IMAGE 870)
- (8) DEED (REEL 2381, IMAGE 814)
- (9) DEED (REEL 2516, IMAGE 912)
- (10) TRACT 2512 (46 M 70)
- (11) RECORD OF SURVEY (8 M 59)
- (12) DOC. NO. 95-135793

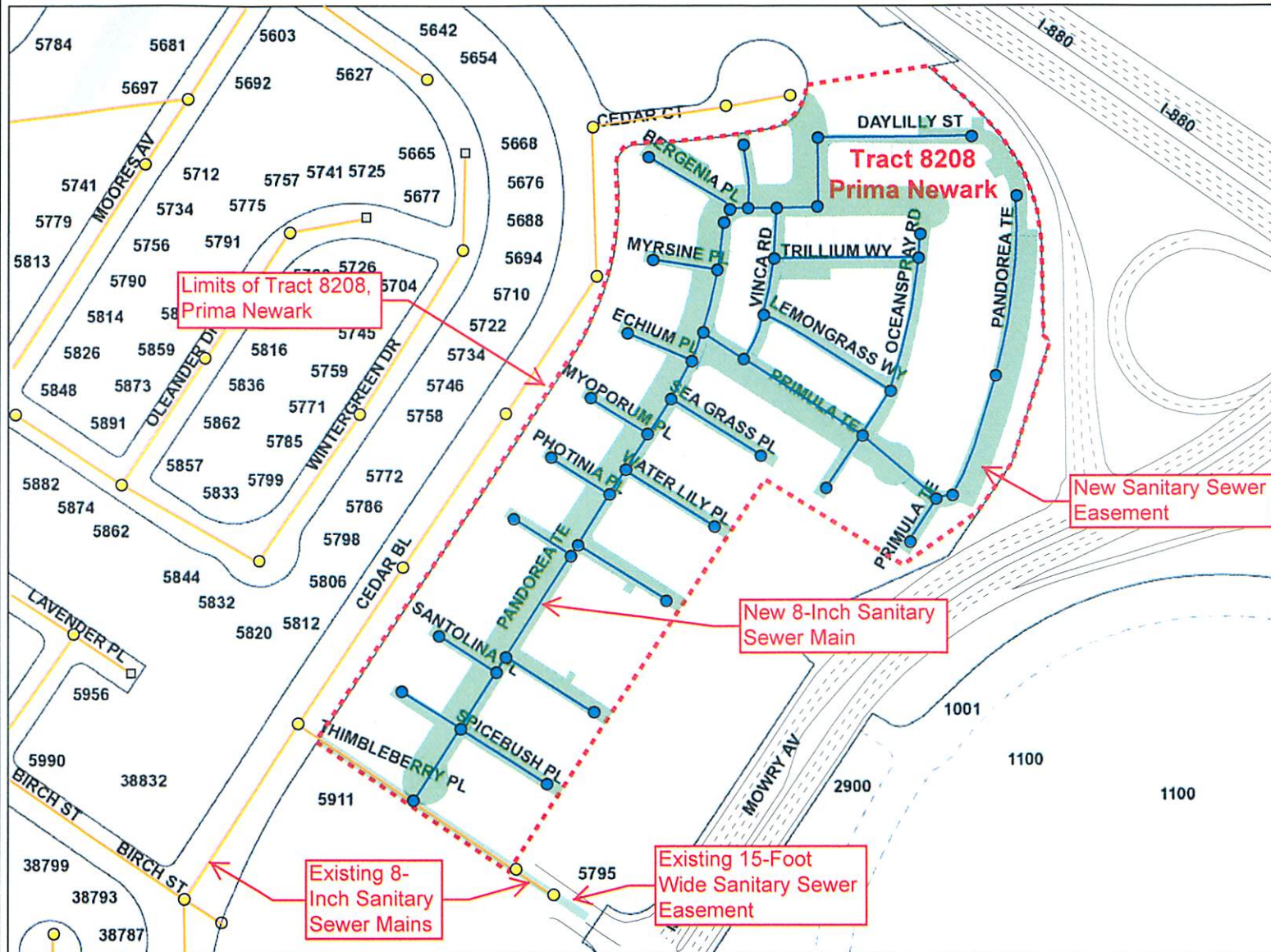


NO	BEARING	LENGTH
L1	N62°31'16"E	18.09'
L2	N54°01'50"E	9.00'
L3	N63°13'41"W	4.50'
L4	N60°28'39"W	8.50'
L5	N42°07'07"E	7.74'
L6	N54°42'56"E	5.37'
L7	N60°28'23"W	8.10'
L8	N64°42'36"E	9.94'
L9	N53°54'07"W	7.94'
L10	N64°42'30"E	5.39'
L11	N60°28'23"W	18.00'
L12	N69°31'37"E	13.28'
L13	N69°31'37"E	28.00'
L14	N60°28'23"W	18.00'
L15	N60°27'47"W	18.00'
L16	N69°31'37"E	19.00'
L17	N60°28'23"W	16.42'
L18	N55°58'10"W	11.23'
L19	N54°01'50"E	15.50'
L20	N62°31'16"E	15.51'
L21	N67°42'01"W	15.61'
L22	N69°31'37"E	6.50'
L23	N69°31'37"E	23.24'
L24	N55°58'10"W	18.00'
L25	N69°31'37"E	8.71'
L26	N60°28'23"W	12.00'

TRACT 8208



Vicinity Map: Grant of SSE, TR 8208 - Prima Newark



Legend

Sewer Manholes

- Drop manhole
- End Cap
- Junction structure
- Lamp pole
- Lift station
- Manhole
- New Manhole
- Riser

Sewer Mains

- New Gravity Main
- EBDA outfall
- Force main
- Gravity main
- Overflow main
- Siphons
- Trunk Main

Railroad / BART

- <all other values>
- BART

- Public Right of Way
- Private Right of Way

Sewer Easements

- <all other values>

Parcels

- <all other values>

Alameda Cnty Flood Cntrl

250.0 0 125.0 250.0 Feet

1:3,000

Printed: 5/16/2019 1:01 PM



For USD use only

The information on this map is provided by Union Sanitary District (USD) for internal use only. Such information is derived from multiple sources which may not be current, be outside the control of USD, and may be of indeterminate accuracy. The information provided hereon may be inaccurate or out of date and any person or entity who relies on said information for any purpose whatsoever does so solely at their own risk.

Notes

REVIEW AND CONSIDER APPROVAL OF PROPOSED REVISIONS TO POLICY NO. 2090, RESERVES, ALLOCATIONS, AND FUND BALANCE

This item was reviewed by the Legal/Community Affairs Committee. General Manager Eldredge stated in April 2018 the Board directed staff to explore options to increase the funding level for the Emergency Reserve. The proposed policy update was reviewed by the Board during the Budget Workshop in May 2019. Proposed revisions to Policy No. 2090 were included in the Board meeting packet. Staff recommended the Board Approve the Proposed Revisions to Policy No. 2090, Reserves, Allocations, and Fund Balance.

It was moved by Vice President Fernandez, seconded by Director Kite, to Approve Policy No. 2090, Reserves, Allocations, and Fund Balance. Motion carried unanimously.

PROPOSED OPERATING AND CIP BUDGET FOR FISCAL YEAR 2020

This item was reviewed by the Budget and Finance Committee. Business Services Coach Brenner stated the proposed operating and CIP budget for Fiscal Year 2020 was presented at the Budget workshop held on May 20, 2019. A summary of changes made to the proposed budget since the workshop was included in the Board meeting packet. Staff will present the Fiscal Year 2020 Operating and CIP Budget for Board consideration and adoption at the June 24, 2019, Board meeting.

The Fiscal Year 2020 Budget Summary reflects:

- An increase in Total Revenues of 1.8%
- An increase in Total Expenditures of 29.4% (includes the CIP budget)
- An increase in the Operating Budget of 9.5%

Changes of note since the May 20, 2019, Budget workshop included the following:

- Changes to the Special Projects listing and budgeted values (addition of Capacity Fee Study and Cost of Service Analysis project and changes to budgeted values)
- Changes to the Reserves (increase to the Emergency Reserve Fund and addition of the new Industrial Customer Stabilization Reserve Fund)
- Updated Salaries and Benefits costs associated with Unclassified merit increase

INFORMATION ITEMS:

Check Register:

There were no questions regarding the Check Register.

COMMITTEE MEETING REPORTS:

The Budget & Finance and Legal/Community Affairs Committees met. Secretary Toy attended the Legal/Community Affairs Committee on behalf of Director Handley.

GENERAL MANAGER'S REPORT:

General Manager Eldredge reported the following:

- The Plant Master Plan Financial Planning Workshop will be held in the Alvarado Conference Room at 6:00 p.m. on Wednesday, June 5, 2019.

- President Lathi requested General Manager Eldredge share additional information regarding alkaline hydrolysis.
 - General Manager Eldredge summarized the discussion that occurred at the May 13, 2019, Board meeting regarding liquified cremation. Staff has since researched the process and discovered that no one in the District's service area is currently using or proposing to use this process. Should a proposal arise, Staff would work to develop appropriate procedures. There is no concern of the Plant's ability to handle the process and the process poses no harm to the public or staff. There is no regulatory reason to prohibit alkaline hydrolysis as it is already permitted across the county. Staff will be discussing a proactive approach to this subject and will consider dialog with local veterinary clinics and funeral homes to request notification if this process becomes a viable option for their business.

OTHER BUSINESS:

General Manager Eldredge stated staff recommended the Board consider combining the Written and Oral Communications sections on the Board agenda. It is not typical to have a separate written comment section. President Lathi, Secretary Toy, and Director Kite opposed this option and stated their preference to continue the current practice of having Written Communications appear on the Board agenda. General Manager Eldredge also expressed staff's recommendation to change Oral Communications to Public Comment and move the box from the end of the agenda to a placement adjacent to the Public Comment section. Boardmembers unanimously agree to this recommendation.

ADJOURNMENT:

The meeting was adjourned at 7:45 p.m. to a Board Workshop in the Alvarado Conference Room on Wednesday, June 5, 2019, at 6:00 p.m.

The Board will then adjourn to the next Regular Meeting in the Boardroom on Monday, June 24, 2019, at 7:00 p.m.

SUBMITTED:



DANIELLE LEMOS
ADMINISTRATIVE SPECIALIST

ATTEST:



JENNIFER TOY
SECRETARY

APPROVED:



ANJALI LATHI
PRESIDENT

Adopted this 24th day of June 2019