

**MINUTES OF THE MEETING OF THE  
BOARD OF DIRECTORS OF  
UNION SANITARY DISTRICT  
October 28, 2019**

**CALL TO ORDER**

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

**SALUTE TO THE FLAG**

**ROLL CALL**

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

STAFF: Paul Eldredge, General Manager/District Engineer  
Karen Murphy, District Counsel  
Sami Ghossain, Technical Services Manager  
Armando Lopez, Treatment and Disposal Services Manager  
James Schofield, Collection Services Manager  
Robert Simonich, Fabrication, Maintenance, and Construction Manager  
Laurie Brenner, Business Services Coach  
Mike Marzano, Environmental Health and Safety Program Manager  
Michelle Powell, Communications and Intergovernmental Relations Coordinator  
May Bautista, Administrative Specialist

VISITORS: Roelle Balan, Tri-City Voice Newspaper  
Monique Spyke, PFM Asset Management, LLC

**APPROVE MINUTES OF THE BOARD MEETING OF OCTOBER 14, 2019**

It was moved by Secretary Kite, seconded by Vice President Handley, to Approve Minutes of the Board Meeting of October 14, 2019. Motion carried unanimously.

**APPROVE MINUTES OF THE BOARD WORKSHOP OF OCTOBER 15, 2019**

It was moved by Vice President Handley, seconded by Director Lathi, to Approve Minutes of the Board Meeting of October 15, 2019. Motion carried unanimously.

## **SEPTEMBER 2019 MONTHLY OPERATIONS REPORT**

This item was reviewed by the Budget & Finance and Legal/Community Affairs Committees. General Manager Eldredge provided details regarding two odor reports, and an overview of the September 2019 Monthly Operations Report included in the Board meeting packet. Business Services Coach Brenner provided an overview of the financial reports included in the Board packet.

## **FISCAL YEAR 2020 1ST QUARTER MANAGED INVESTMENT PORTFOLIO REPORT**

This item was reviewed by the Budget & Finance Committee. General Manager Eldredge introduced Monique Spyke from PFM Asset Management, LLC. Monique presented information included in the Board Packet and the prepared Investment Performance Review for the Quarter ended September 30, 2019. Monique responded to Boardmember questions.

## **WRITTEN COMMUNICATIONS**

There were no written communications.

## **PUBLIC COMMENT**

There was no public comment.

## **CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 8229 – APEX (FORMERLY KNOWN AS MISSION STEVENSON), LOCATED AT MISSION BOULEVARD AND STEVENSON BOULEVARD, IN THE CITY OF FREMONT**

This was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated the developer, Tri Pointe Homes, Inc., is constructing 77 multi-family townhome units in 14 three-story units for Tract 8229 – Apex (formerly known as Mission Stevenson), located at Mission Boulevard and Stevenson Boulevard, in the city of Fremont. The roadways have been designated as private streets by the City of Fremont. Tri Pointe Homes, Inc., has constructed the new 8-inch sewer mains and has granted the District sanitary sewer easements that provide for access, maintenance, and service of the new sewer mains in the private roadways of the development. Staff recommended the board consider a resolution to accept a sanitary sewer easement for Tract 8229 – Apex (formerly known as Mission Stevenson), located at Mission Boulevard and Stevenson Boulevard, in the City of Fremont

It was moved by Secretary Kite, seconded by Director Fernandez, to Adopt Resolution No. 2870 to Accept a Sanitary Sewer Easement for Tract 8229 – Apex (formerly known as Mission Stevenson), Located at Mission Boulevard and Stevenson Boulevard, in the City of Fremont. Motion carried unanimously.

####

**RESOLUTION NO. 2870**

**ACCEPT A SANITARY SEWER EASEMENT FOR  
TRACT 8229 – APEX, LOCATED AT MISSION BOULEVARD AND  
STEVENSON BOULEVARD IN THE CITY OF FREMONT, CALIFORNIA**

RESOLVED by the Board of Directors of UNION SANITARY DISTRICT, that it hereby accepts the Grant of Easement from TRI POINTE HOMES, INC., executed on May 3, 2017, 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 October 28, 2019:

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

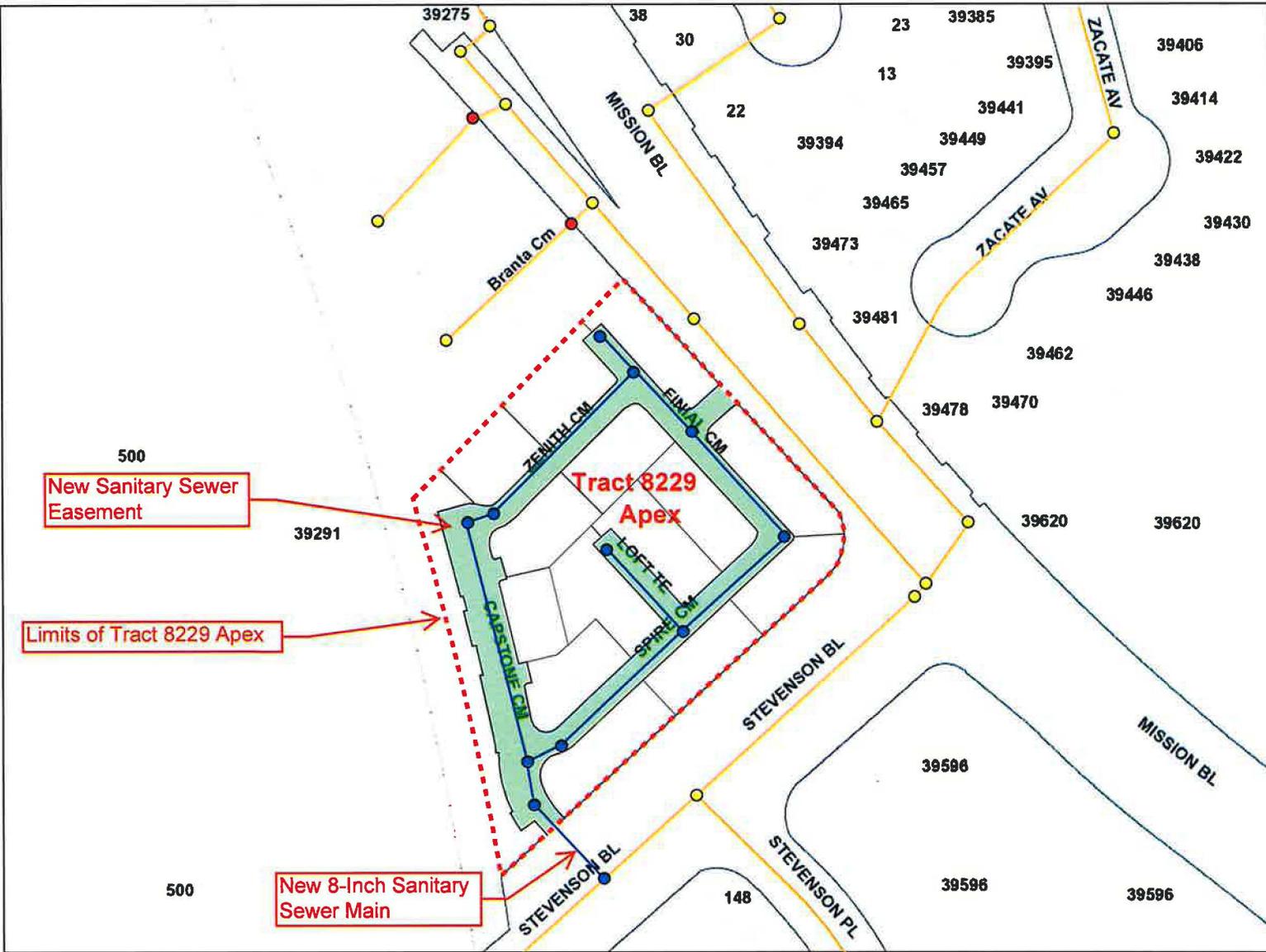
  
\_\_\_\_\_  
JENNIFER TOY  
President, Board of Directors  
Union Sanitary District

Attest:

  
\_\_\_\_\_  
PAT KITE  
Secretary, Board of Directors  
Union Sanitary District



# Vicinity Map: Grant of SSE, TR 8229 - Apex



### Legend

**Sewer Manholes**

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

**Sewer Mains**

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

**Railroad / BART**

- <all other values>
- BART

**Public Right of Way**

- Public Right of Way
- Private Right of Way

**Sewer Easements**

- Sewer Easements

**Parcels**

- <all other values>
- Alameda Cnty Flood Cntrl

151.2 0 75.59 151.2 Feet

1: 1,814

Printed: 10/14/2019 9:48 AM

**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

**GRANT OF EASEMENT**

**FOR SANITARY SEWER PURPOSES**

THIS INDENTURE, made this 3<sup>rd</sup> day of May 2017, by and between TRI POINTE HOMES, INC., the Party/~~Parties~~ of the First Part, and Union Sanitary District, the Party of the Second Part,

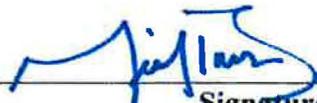
**WITNESSETH:**

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 Fremont, 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: MICHAEL BOWES, ASSISTANT SECRETARY  
(Print or type name and title of signatory)  
**TRI POINTE HOMES, INC.**

(Notarize)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 )  
County of Contra Costa )

On May 3, 2017 before me, Tiffany Grubbs, Notary Public ,  
Date Name and Title of Officer  
personally appeared Michael Bowes ,  
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Place Notary Seal Above

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: Tiffany Grubbs  
Signature of Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT  
TRACT 8229 MISSION STEVENSON  
FREMONT, CALIFORNIA**

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

BEING ALL OF PARCEL D, PARCEL E, PARCEL F, PARCEL G, AND PARCEL H TOGETHER WITH A PORTION OF LOTS 1 THROUGH 14 ALL LABELED AS SSE "SANITARY SEWER EASEMENT" AS SHOWN ON TRACT 8229 MISSION STEVENSON FILED FOR RECORD ON JUNE 8<sup>TH</sup>, 2017 IN BOOK 347 OF MAPS AT PAGES 41-48, ALAMEDA COUNTY RECORDS AND SHOWN ON EXHIBIT B - PLAT MAP OF SANITARY SEWER EASEMENT TO UNION SANITARY DISTRICT.

CONTAINING 44,574 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**

 5/3/17

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



# TRACT 8229 MISSION STEVENSON

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF GRANT DEED  
2016-04150, OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA  
**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SUNNYVALE, CALIFORNIA

SCALE: 1" = 20' MAY 2017



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND CALTRANS MONUMENTS A-507 AND A-506 SHOWN HEREON. THE BEARING BEING N35°20'25"W PER PARCEL MAP 4845 (165 M 54).

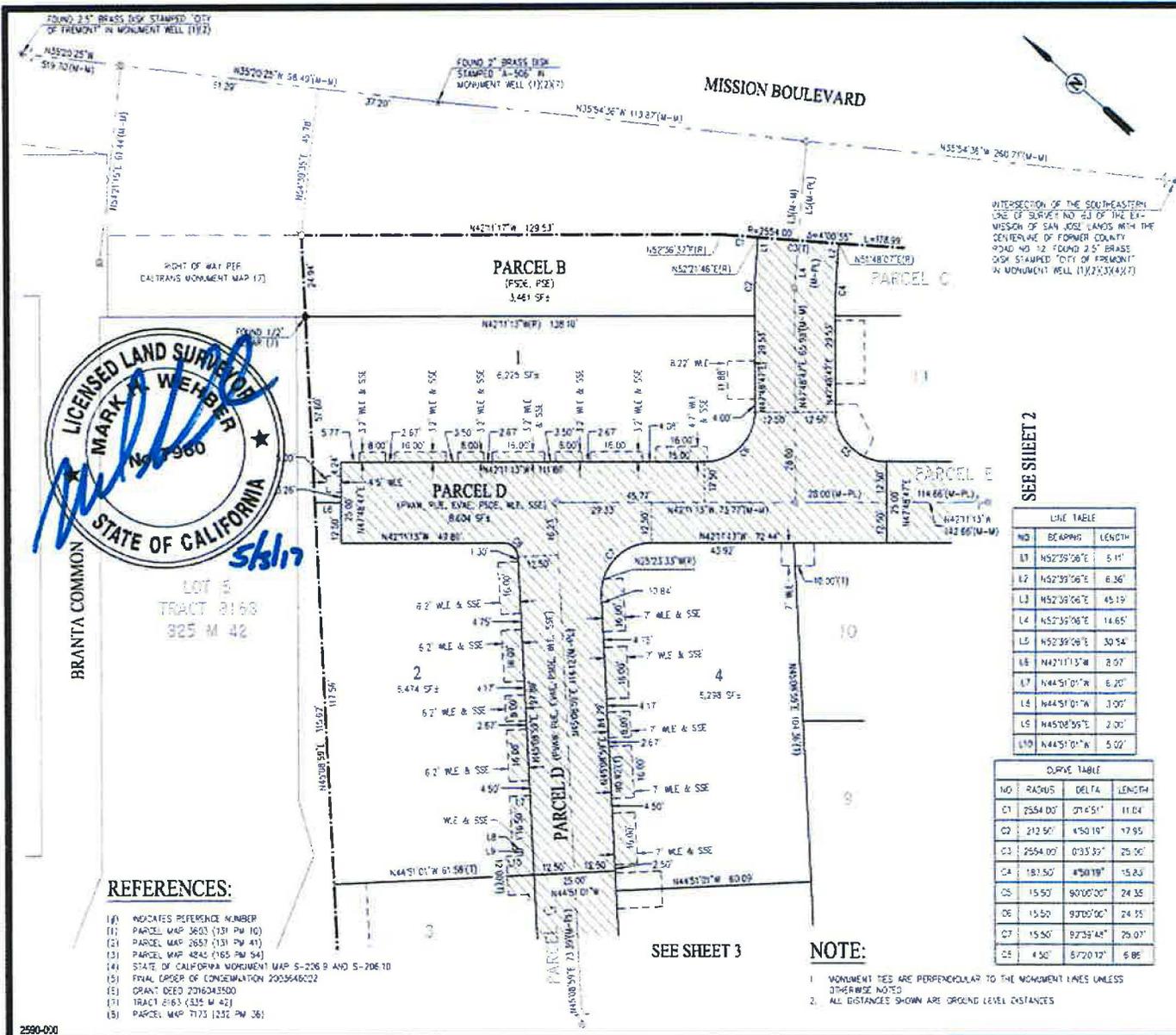
## LEGEND

	SUBDIVISION BOUNDARY LINE
	CALTRANS RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TRAIL LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	FOUND REBAR, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP LS 7960 OR NAIL AND TAG LS 7960
	STANDARD STREET MONUMENT LS 7960 TO BE SET PER (7)
	REBAR AND CAP LS 7960 OR NAIL AND TAG LS 7960 TO BE SET PER (7)
	MONUMENT TO MONUMENT
	MONUMENT TO MONUMENT LINE
	MONUMENT TO PROPERTY LINE
	RADIAL
	TOTAL
	EMERGENCY VEHICLE ACCESS (EASEMENT)
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC SERVICE EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE VEHICLE ACCESSWAY
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT
	SANITARY SEWER EASEMENT AREA

## EXHIBIT B

FLAT MAP OF SANITARY SEWER EASEMENT TO  
UNION SANITARY DISTRICT  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

SHEET 1 OF 4



SEE SHEET 2

NO.	BEARING	LENGTH
L1	N52°35'06"E	5.11'
L2	N52°35'06"E	6.26'
L3	N52°35'06"E	45.19'
L4	N52°35'06"E	14.65'
L5	N52°38'08"E	30.54'
L6	N42°11'13"W	8.57'
L7	N44°51'01"W	6.20'
L8	N44°51'01"W	3.00'
L9	N45°08'56"E	2.00'
L10	N44°51'01"W	5.02'

NO.	RADIUS	DELTA	LENGTH
C1	2554.00'	97°45'11"	11.04'
C2	212.50'	4°50'19"	17.95'
C3	2554.00'	0°35'35"	25.50'
C4	181.50'	4°50'19"	15.83'
C5	15.50'	90°00'00"	24.35'
C6	15.50'	90°00'00"	24.35'
C7	15.50'	87°39'48"	20.07'
C8	4.50'	87°20'12"	6.86'

## REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (2) PARCEL MAP 3603 (131 PM 10)
- (3) PARCEL MAP 2657 (131 PM 41)
- (4) PARCEL MAP 4242 (165 PM 54)
- (5) STATE OF CALIFORNIA MONUMENT MAP S-206 B AND S-206 T
- (6) FINAL ORDER OF CONDEMNATION 2009648202
- (7) GRANT DEED 2016-041500
- (8) TRACT 8163 (325 M 42)
- (9) PARCEL MAP 7173 (232 PM 36)

2590-000

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

# TRACT 8229 MISSION STEVENSON

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF GRANT DEED  
2015-043500, OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA  
**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SACRAMENTO, CALIFORNIA

SCALE: 1" = 20'      MAY 2017



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND CALIFORNIA MONUMENTS A-507 AND A-508 SHOWN HEREON. THE BEARING BEING N45°02'25"W PER PARCEL MAP 4845 (165 W 54).

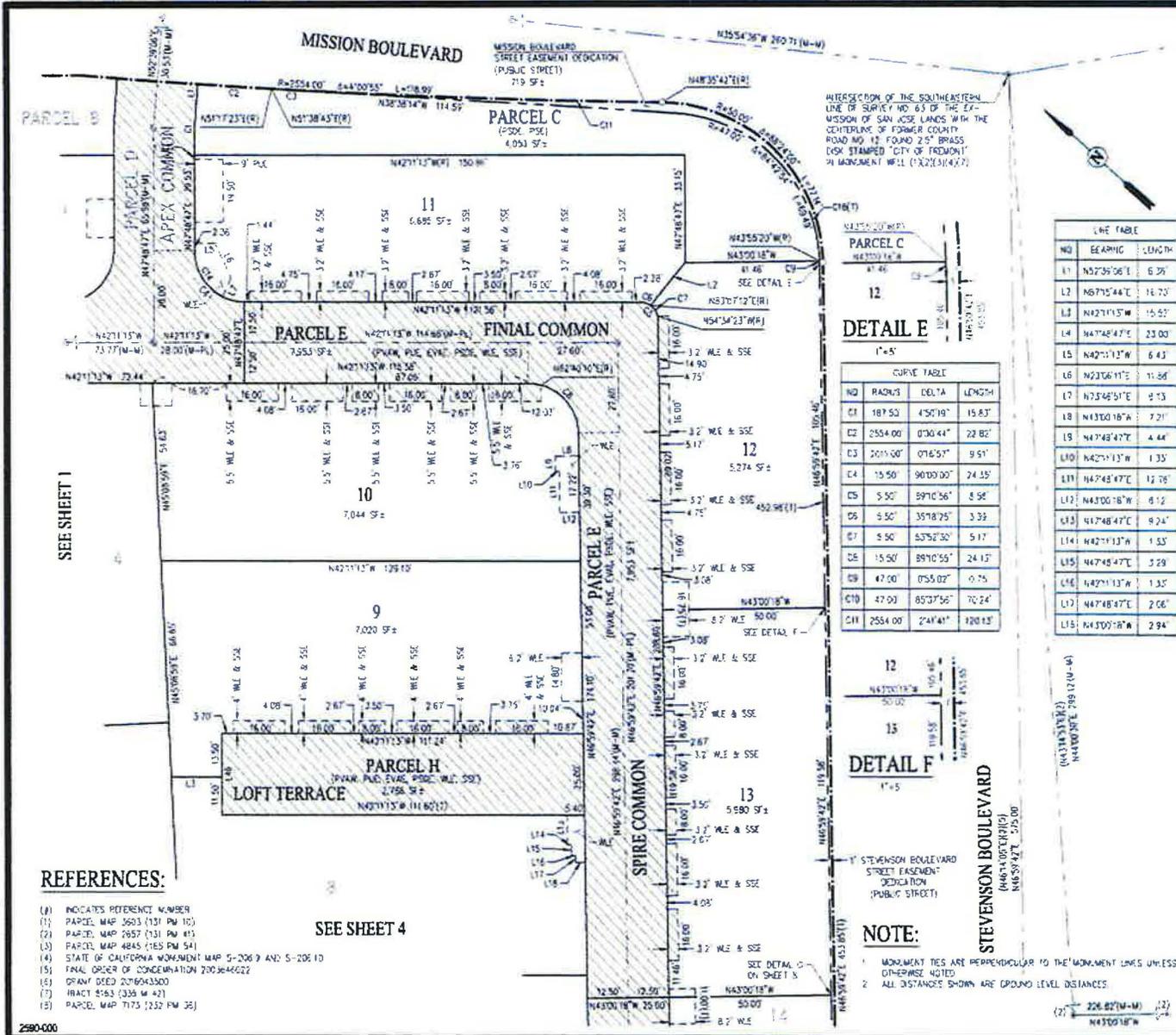
## LEGEND

- SUBDIVISION BOUNDARY LINE
- CALTRANS RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- LOT OF LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TIE LINE
- FOUND STANDARD STREET MONUMENT AS NOTED
- FOUND REBAR, AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- SET 5/8" REBAR AND CAP LS 7960 OR NAL AND TAG LS 7960 TO BE SET PER (7)
- REBAR AND CAP LS 7960 OR NAL AND TAG LS 7960 TO BE SET PER (7)
- MONUMENT TO MONUMENT
- MONUMENT TO MONUMENT LINE
- MONUMENT TO PROPERTY LINE
- RADIAL
- TOTAL
- EMERGENCY VEHICLE ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC SERVICE EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE VEHICLE ACCESSWAY
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- SANITARY SEWER EASEMENT AREA

## EXHIBIT B

FLAT MAP OF SANITARY SEWER EASEMENT TO  
UNION SANITARY DISTRICT  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

SHEET 2 OF 4



INTERSECTION OF THE SOUTHEASTERN LINE OF SURVEY NO. 63 OF THE EX-MISSION OF SAN JOSE LANDS WITH THE CENTERLINE OF FORMER COUNTY ROAD NO. 13 FOUND 2" ST BRASS C&G STAMPED "CITY OF FREMONT" IN MONUMENT WELL (132)(14)(7)



NO	RADIUS	DELTA	LENGTH
C1	187.50	45°01'00"	15.83'
C2	2554.00	0°30'44"	22.82'
C3	2051.00	0°16'57"	9.51'
C4	15.50	90°00'00"	24.35'
C5	5.50	89°02'56"	8.96'
C6	5.50	35°18'25"	3.39'
C7	5.50	65°52'30"	5.17'
C8	15.50	89°02'56"	24.12'
C9	47.00	0°55'02"	0.75'
C10	47.00	85°37'56"	70.24'
C11	2554.00	2°41'41"	120.12'



NOTE:  
1. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.  
2. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

- REFERENCES:
- (A) INDICATES REFERENCE NUMBER
  - (1) PARCEL MAP 3603 (131 PM 10)
  - (2) PARCEL MAP 2957 (131 PM 41)
  - (3) PARCEL MAP 4845 (165 PM 54)
  - (4) STATE OF CALIFORNIA MONUMENT MAP 5-2067 AND 5-20610
  - (5) FINAL ORDER OF CONCERNMENT 2003646622
  - (6) GRANT DEED 2016043300
  - (7) TRACT 8163 (338 W 42)
  - (8) PARCEL MAP 7173 (132 PM 36)

# TRACT 8229 MISSION STEVENSON

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF GRANT DEED  
2016-041500, OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA  
**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN FRANCISCO, CALIFORNIA

SCALE: 1" = 20' MAY 2017



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND CALTRANS MONUMENTS A-537 AND A-506 SHOWN HEREON, THE BEARING BEING N45°20'25"W PER PARCEL MAP 4843 (165 M 54)

## LEGEND

	SUBDIVISION BOUNDARY LINE
	CALTRANS RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTRILINE
	MONUMENT LINE
	THE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	FOUND REBAR, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7950
	SET 3/8" REBAR AND CAP LS 7960 OR NAIL AND TAG LS 7960
	STANDARD STREET MONUMENT LS 7960 TO BE SET PER (17)
	REBAR AND CAP LS 7950 OR NAIL AND TAG LS 7950 TO BE SET PER (17)
	MONUMENT TO MONUMENT
	MONUMENT TO MONUMENT LINE
	MONUMENT TO PROPERTY LINE
	RADIAL
	TOTAL
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC SERVICE EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE VEHICLE ACCESSWAY
	SEWAGE SANITARY SEWER EASEMENT
	WATER LINE EASEMENT
	SEWAGE SANITARY SEWER EASEMENT AREA

## REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 5003 (131 PM 12)
- (2) PARCEL MAP 2657 (131 PM 41)
- (3) PARCEL MAP 4843 (165 PM 54)
- (4) STATE OF CALIFORNIA MONUMENT MAP 5-206 9 AND 5-206 10
- (5) FINAL ORDER OF CONDEMNATION 2003646022
- (6) GRANT DEED 20160241500
- (7) TRACT 8163 (326 M 42)
- (8) PARCEL MAP 7173 (222 PM 36)

## NOTE:

1. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED
2. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES

NO	BEARING	LENGTH
L1	N43°25'07"W	13.91'
L2	N77°10'22"E	3.00'
L3	N76°41'34"E	3.00'
L4	N76°36'56"E	3.00'
L5	N75°53'39"E	3.00'
L6	N60°01'06"E	14.37'
L7	N74°53'17"E	25.58'
L8	N44°51'01"W	4.81'
L9	N44°51'01"W	6.00'
L10	N44°51'01"W	8.88'
L11	N75°30'51"E	6.00'
L12	N75°53'09"E	5.00'
L13	N47°48'47"E	11.50'
L14	N42°11'31"W	15.52'
L15	N75°25'38"E	8.00'
L16	N77°26'14"E	5.50'
L17	N75°17'40"E	13.20'
L18	N44°51'01"W	6.72'
L19	N45°08'59"E	2.00'
L20	N44°51'01"W	3.00'
L21	N44°51'01"W	11.36'
L22	N45°08'59"E	9.83'
L23	N45°08'59"E	2.67'
L24	N70°09'59"E	13.73'
L25	N77°45'06"E	7.96'
L26	N43°03'18"W	8.87'

NO	RADIUS	DELTA	LENGTH
C1	3063.50'	0°27'35"	31.00'
C2	3063.50'	0°32'36"	37.00'
C3	3063.50'	0°33°11"	15.00'
C4	20.50'	34°46'57"	18.52'
C5	15.50'	64°33'26"	17.37'
C6	30.50'	2°55'19"	11.65'
C7	30.50'	1°25'32"	8.86'
C8	40.50'	25°43'29"	16.18'
C9	15.50'	42°54'06"	11.61'
C10	3902.50'	0°30'33"	11.97'
C11	2.50'	89°57'22"	3.93'
C12	3911.85'	0°20'15"	23.01'
C13	2.50'	89°57'22"	3.93'
C14	15.50'	55°34'48"	23.15'
C15	3910.50'	0°19'26"	22.70'
C16	2.50'	89°57'21"	3.93'
C17	3902.50'	0°28'05"	9.11'

NO	RADIUS	DELTA	LENGTH
C18	3902.50'	0°03'36"	4.05'
C19	3902.50'	0°03'21"	2.86'
C20	3902.50'	0°03'40"	4.16'
C21	3902.50'	0°07'31"	8.53'
C22	15.50'	1°20'01"	4.63'
C23	15.50'	38°39'40"	10.73'
C24	30.50'	47°2'00"	2.24'
C25	3910.50'	0°15'53"	2.15'
C26	3902.50'	0°15'09"	17.20'
C27	3902.50'	0°14'19"	16.26'
C28	15.50'	79°43'44"	21.00'
C29	3910.50'	0°20'58"	23.87'

2990-006

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

## EXHIBIT B

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

SHEET 3 OF 4

# TRACT 8229 MISSION STEVENSON

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF GRANT DEED  
2016-043500, OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

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

SCALE 1" = 30' MAY 2017



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND CALTRANS MONUMENTS A-501 AND A-500 SHOWN HEREON, THE BEARING BEING N35°20'25"W PER PARCEL MAP 4845 (155 M 54)

### LEGEND

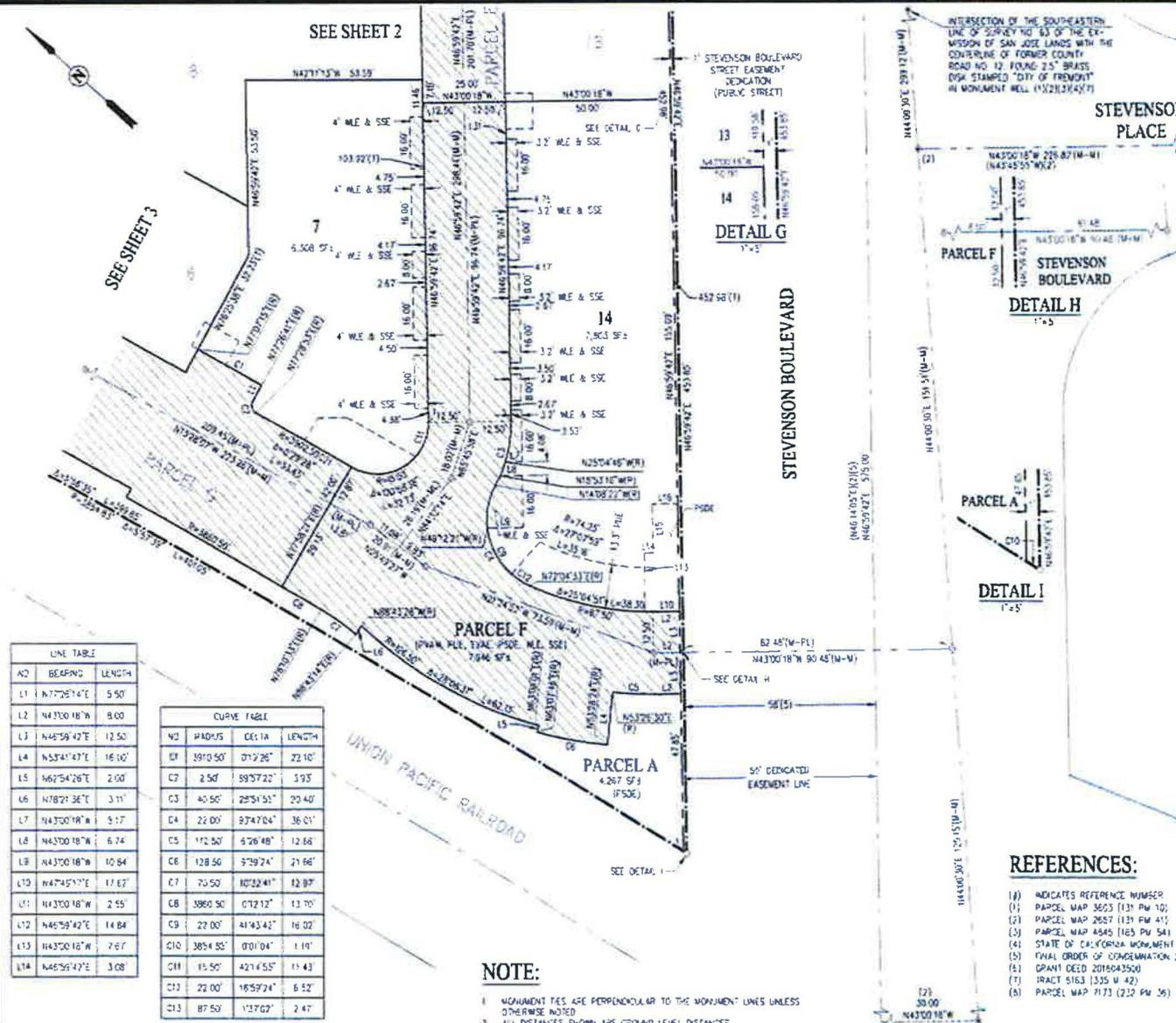
	SUBDIVISION BOUNDARY LINE
	CALTRANS RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TE LINE
	FOUND STANDARD STREET MONUMENT AS NOTED
	FOUND PEBAR, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" PEBAR AND CAP LS 7960 OR NAIL AND TAG LS 7960
	STANDARD STREET MONUMENT LS 7960 TO BE SET PER (7)
	PEBAR AND CAP LS 1960 OR NAIL AND TAG LS 1960 TO BE SET PER (7)
	MONUMENT TO MONUMENT
	MONUMENT TO MONUMENT LINE
	MONUMENT TO PROPERTY LINE
	RASAL
	TOTAL
	EVAE
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PSE
	PUBLIC SERVICE EASEMENT
	PVE
	PUBLIC UTILITY EASEMENT
	PVAW
	PRIVATE VEHICLE ACCESSWAY
	SSE
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT
	MEE
	SANITARY SEWER EASEMENT - 80% A

### REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (2) PARCEL MAP 2653 (131 PM 10)
- (3) PARCEL MAP 2657 (131 PM 41)
- (4) PARCEL MAP 4845 (155 PM 54)
- (5) STATE OF CALIFORNIA MONUMENT MAP 5-209-9 AND 5-208-10
- (6) FINAL ORDER OF CONDEMNATION 2003646027
- (7) GRANT DEED 2016043500
- (8) TRACT 5163 (325 M 42)
- (9) PARCEL MAP 7173 (212 PM 36)

## EXHIBIT B

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



NO	BEARING	LENGTH
L1	N77°25'14"E	5.50'
L2	N43°00'18"W	8.00'
L3	N46°59'42"E	12.50'
L4	N53°41'43"E	16.00'
L5	N62°54'26"E	2.00'
L6	N78°21'36"E	3.11'
L7	N43°00'18"W	5.17'
L8	N43°00'18"W	10.84'
L9	N47°45'17"E	17.67'
L10	N43°00'18"W	2.55'
L11	N46°59'42"E	14.84'
L12	N43°00'18"W	7.67'
L13	N46°59'42"E	3.08'

NO	RADIUS	CHORD	LENGTH
C1	3910.50'	07'2'26"	22.10'
C2	2.50'	89°37'22"	3.93'
C3	40.50'	28°51'51"	20.40'
C4	22.00'	97°47'04"	36.01'
C5	172.50'	6°26'48"	12.66'
C6	128.50'	5°29'24"	21.66'
C7	70.50'	10°22'41"	12.87'
C8	3860.50'	07°12'12"	13.70'
C9	22.00'	41°43'42"	16.02'
C10	3854.55'	07°01'04"	1.19'
C11	15.50'	42°14'52"	11.43'
C12	22.00'	16°59'24"	6.52'
C13	87.50'	1°37'02"	2.47'

**NOTE:**  
1. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.  
2. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.

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

**AUTHORIZE THE GENERAL MANAGER TO EXECUTE AN AGREEMENT AND TASK ORDER NO. 1 WITH WEST YOST ASSOCIATES FOR THE GRAVITY SEWER REHABILITATION/REPLACEMENT PROJECT – PHASE VII**

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated that since 2010, the District had completed six phases of gravity sewer rehabilitation/replacement projects (formerly miscellaneous spot repair projects) which are summarized in the Board meeting packet. The District's routine television inspection of the collection system identifies pipelines with maintenance problems and structural defects. These sewers are located throughout the District and are in varying conditions. The scope of services to be included in Task Order No. 1 were outlined in the Board meeting packet. Staff selected West Yost Associates through a Request for Proposal process with a total not-to-exceed fee of \$176,582, which was 18% of the preliminary construction cost estimate of \$1 million. The higher percentage rate of this design fee was due to the project being comprised of multiple locations, the additional permitting and coordination with the three cities and the geotechnical investigation and site surveying efforts in eight sites. The work under this task order is scheduled for completion in March 2020, with construction to follow in the summer of 2020. General Manager Eldredge added that the title Phase VII will be named FY 19-20 and each phase will be named after the Fiscal Year instead. Staff recommended the Board authorize the General Manager to execute an Agreement and Task Order No. 1 with West Yost Associates in the amount of \$176,582 for the final design services of the Gravity Sewer Rehabilitation/Replacement Project – Phase VII.

It was moved by Director Fernandez, seconded by Director Lathi, to Authorize the General Manager to Execute an Agreement and Task Order No. 1 with West Yost Associates in the amount of \$176,582 for the Final Design Services of the Gravity Sewer Rehabilitation/Replacement Project – Phase VII. Motion carried unanimously.

**AUTHORIZE THE GENERAL MANAGER TO EXECUTE TASK ORDER NO. 3 WITH CAROLLO ENGINEERS, INC. FOR THE ALVARADO INFLUENT PUMP STATION IMPROVEMENTS PROJECT**

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated that this Task Order was for \$347,645 and the Alvarado Influent Pump Station Improvements Project with the improvements listed in the Board meeting packet. The Board awarded the construction contract for the Project to Kiewit Infrastructure West Co., at the Board meeting held October 14, 2019. Staff will issue the Notice to Proceed in early November 2019 with a completion by November 2021. The purpose of this Task Order was to authorize engineering services and support during construction. The task order's total not-to-exceed amount was under 4% of the construction contract. Staff recommended the Board authorize the General Manager to execute Task Order No. 3 with Carollo Engineers, Inc. in the amount of \$347,645 to provide engineering services during construction of the Alvarado Influent Pump Station Improvements Project.

It was moved by Secretary Kite, seconded by Vice President Handley, to Authorize the General Manager to Execute Task Order No. 3 with Carollo Engineers, Inc. in the amount

of \$347,645 for the Alvarado Influent Pump Station Improvements Project. Motion carried unanimously.

**AUTHORIZE THE GENERAL MANAGER TO EXECUTE AN AGREEMENT AND TASK ORDER NO. 1 WITH TANNER PACIFIC, INC. FOR THE ALVARADO INFLUENT PUMP STATION IMPROVEMENTS PROJECT AND THE HEADWORKS SCREENS REPLACEMENT PROJECT**

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated that this Task Order was for \$1,176,305 to provide construction management services for the Alvarado Influent Pump Station Improvements (AIPS) Project and the Headworks Screens Replacement (Headworks) Project. The scope of the AIPS Project was listed in the Board meeting packet. The Board awarded the construction contract for the AIPS Project to Kiewit Infrastructure West Co. (Kiewit), at the Board meeting held on October 14, 2019. Staff will issue the Notice to Proceed in early November 2019 with a completion by November 2021. The scope of the Headworks Project was listed in the Board meeting packet. The Board also awarded the construction contract for the Headworks Project to Kiewit at the Board meeting held September 23, 2019. Staff issued the Notice to Proceed on October 11, 2019 with a completion of November 5, 2020. Both projects will be constructed concurrently at the Plant by the same contractor. To effectively manage the workload of these two projects, staff decided to hire one Construction Management consultant to manage and inspect both projects. Staff selected Tanner Pacific through a Request for Proposal process. Their scope of services and fees was listed in the Board meeting packet with a total not-to-exceed fee of \$1,176,305, which was 11% of the \$10,706,775 combined construction costs for the two projects. The work under this task order is scheduled to be completed by December 31, 2021. Staff recommended the Board authorize the General Manager to execute an Agreement and Task Order No. 1 with Tanner Pacific, Inc. in the amount of \$1,176,305 to provide construction management services for the (AIPS) Project and the Headworks Project.

It was moved by Vice President Handley, seconded by Director Fernandez, to Authorize the General Manager to Execute and Agreement and Task Order No. 1 with Tanner Pacific, Inc. in the amount of \$1,176,305 for the Alvarado Influent Pump Station Improvements (AIPS) Project and the Headworks Screens Replacement (Headworks) Project. Motion carried unanimously.

**CONSIDER THIRD AMENDED AND RESTATED EMPLOYMENT AGREEMENT BETWEEN UNION SANITARY DISTRICT AND PAUL R. ELDREDGE**

District Council Murphy stated the General Manager's performance evaluation took place on October 1 and 7, 2019, and the Board met with its designated ad hoc subcommittee on October 7, 2019. The following amendments were agreed upon: (1) an increase in salary to \$290,778.85, or approximately four percent, retroactive to September 1, 2019; and (2) a one-time payment of \$8,387.85. Staff recommended the Board consider approval of the Third Amended and Restated Employment Agreement between Union Sanitary District and Paul R. Eldredge.

It was moved by Director Lathi, seconded by Secretary Kite, to Approve the Third Amended and Restated Employment Agreement Between Union Sanitary District and Paul R. Eldredge. Motion carried unanimously.

**RECEIVE INFORMATION AND PROVIDE DIRECTION REGARDING THE ENHANCED TREATMENT & SITE UPGRADE (ETSU) PROGRAM OPERATIONAL BUDGET**

This item was reviewed by the Budget & Finance Committee. General Manager Eldredge, stated that ETSU Program expenses were appointed to the CIP budget. After careful consideration, staff recommended to create a new team budget for the ETSU staff and to utilize a standard budget operating template to track the program costs. This transfer does not increase the total approved budget for FY 2020.

The Board directed staff to proceed with the direction proposed by staff.

**INFORMATION ITEMS:**

**Legislative Update on Regional Issues of Interest to the Board**

This item was reviewed by the Legislative Committee. General Manager Eldredge provided an overview of the legislative update included in the Board meeting packet.

**CAL-Card, First Quarter Fiscal Year 2020**

This item was reviewed by the Budget & Finance Committee. Business services Coach Brenner stated the CAL-card Merchant Spend Analysis for the first quarter of FY 2020, included in the Board meeting packet, covers transactions from the billing period of July 23, 2019 through September 23, 2019. Staff responded to Boardmember questions.

**Boardmember Expenses, First Quarter Fiscal Year 2020**

This item was reviewed by the Budget & Finance Committee. Business services Coach Brenner reviewed the First Quarter Fiscal year 2020 Board member Expense report included in the Board meeting packet. Staff responded to Boardmember questions.

**Report on the East Bay Dischargers Authority (EBDA) Meeting of September 19, 2019**

Vice President Handley provided an overview of the EBDA meeting minutes included in the Board meeting packet.

**Check Register**

Staff responded to Boardmember questions regarding the Check Register.

**COMMITTEE MEETING REPORTS:**

The Engineering and Information Technology, Budget & Finance, Legal/Community Affairs and Legislative Committees met.

**GENERAL MANAGER'S REPORT:**

General Manager Eldredge reported the following:

- General Manager Eldredge provided update on recent the Regional Board meeting.
- There is a special East Bay Discharges Authority (EBDA) meeting to consider the final JPA agreement at 3:00 p.m. at Castro Valley Sanitary District. If approved, it will go to individual agencies for consideration.
- General Manager Eldredge will be meeting with Union City Manager Malloy, on October 31, 2019 to hand deliver the Annual Report for FY 2019.

**OTHER BUSINESS:**

There was no other business.

**ADJOURNMENT:**

The meeting was adjourned at 8:04 p.m. to the next Regular Board Meeting in the Boardroom on Monday, November 11, 2019, at 7:00 p.m.

SUBMITTED:



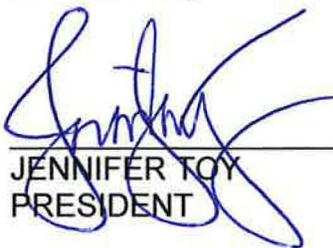
\_\_\_\_\_  
MAY BAUTISTA  
ADMINISTRATIVE SPECIALIST

ATTEST:



\_\_\_\_\_  
PAT KITE  
SECRETARY

APPROVED:



\_\_\_\_\_  
JENNIFER TOY  
PRESIDENT

Adopted this 11<sup>th</sup> day of November 2019